



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Alan Stephenson
Planning & Development Department Director
Date: June 14, 2021
Subject: **P.H.O. APPLICATION NO. PHO-1-21--Z-14-19-8** – Notice of Pending Actions
by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **July 21, 2021**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **June 21, 2021**.

DISTRIBUTION

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City Council (Matthew Heil), 11th Floor
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Public Works (Ray Dovalina, Kristina Jensen, Elise Moore, Rudy Rangel), 5th Floor
Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Alan Stephenson, Joshua Bednarek), 3rd Floor
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor
Village Planner (Sofia Mastikhina, Laveen Village)
Village Planning Committee Chair (Tonya Glass, Laveen Village)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-21--Z-14-19

Council District: 8

Request For: Stipulation Modification

Reason for Request: Modification of Stipulation 2 regarding general conformance to the site plan and elevations date stamped May 3, 2019. Modification of Stipulation 2.c regarding a maximum of 249 units.

Owner	Applicant	Representative
Isola Elliot, LLC 13555 SE 36th Street No. 320 Bellevue WA 98006 (602) 230-0600 ben@witheymorris.com	Isola Elliot, LLC 13555 SE 36th Street No. 320 Bellevue WA 98006 (602) 230-0600 ben@witheymorris.com	Benjamin Tate, Withey Morris PLC 2525 E Arizona Biltmore Cir Ste A-212 Phoenix AZ 85004 P: (602) 230-0600 F: (602) 212-1787 ben@witheymorris.com

Property Location: Approximately 776 feet north of the northeast corner of 59th Avenue and Elliot Road

Zoning Map: C-5 Quarter Section: 04-15 APN: 300-02-055C Acreage: 22.87

Village: Laveen

Last Hearing: CC HEARING

Previous Opposition: No

Date of Original City Council Action: 07/03/2019

Previous PHO Actions: _____

Zoning Vested: R-3

Supplemental Map No.: _____

Planning Staff: 071773

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$1,080.00	\$0.00	04/19/2021	21-0034420	Original Filing Fee

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>07/21/2021 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	
Action: _____	Action: _____	Action: _____



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

May 14, 2021

Via Hand Delivery

Adam Stranieri
City of Phoenix
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003

Re: NEC 59th Avenue & Elliot Road / Z-14-19

Dear Adam:

The subject parcel for this Planning Hearing Officer application is approximately 22.81 gross acres located northeast of the northeast corner of 59th Avenue and Elliot Road in Phoenix, Arizona as shown on the Aerial Map attached at **Tab 1** (the "Property"). The property is currently zoned R-3 as shown on the Zoning Map attached at **Tab 2**.

In July 2019, the Phoenix City Council approved the rezoning of the Property from R1-8 PCD to R-3 for the development of a high-quality single-family rental home community proximate to the recently completed Loop 202 extension. The rezoning of the Property was approved subject to fifteen (15) stipulations, including a stipulation requiring general conformance to the site plan and a maximum of 249 residential units.

Prior to the filing of the Z-14-19, the applicant sought to incorporate the adjacent 5.26-gross-acre remnant parcel to the south as part of the development but it was owned by another entity we were unable to incorporate it into the development plan at that time. Since then, we were able to acquire that remnant parcel and include it into our overall development which necessitates some minor adjustments to our site plan, and hence this PHO application. A rezoning application for the 5.26-acre remnant parcel was filed concurrently with this PHO application in case number Z-22-21. Consequently, due to the inclusion of the remnant parcel in the overall project, a PHO is necessary for the remainder of the development that is subject to Z-14-19.

The incorporation of the adjacent parcel into the overall project allows for the reconfiguration of certain elements of the original site plan that will result in a more logical layout and more efficient circulation. See Site Plan at **Tab 3**. The primary driveway for the project will be relocated from 59th Avenue to Elliot Road, and a porte cochere will be added to provide visual interest and a more dramatic sense of arrival. Consistent with the Laveen Residential Design Guidelines, the primary access and street

frontage will feature an enhanced landscape setback with mature trees, a split-rail fence, and a landscaped driveway median. The leasing office has similarly been relocated, facing Elliot Road and immediately visible upon entering the primary driveway. It has been designed to pay tribute to the agrarian heritage of the Laveen area and will feature a materials palette and massing reminiscent of a barn, offering high ceilings with clerestory windows to provide abundant natural light in a warm, welcoming environment.

The expanded development will provide a total of 299 rental homes, with 35 located on the adjacent parcel being concurrently rezoned from S-1 to R-3. The original site – the Property – will contain the remaining 264, whereas before we showed 249. As a result of the slight unit increase and reconfiguration of the overall site, modification of Stipulation 2 is necessary to move forward with the development.

Stipulation #2:

*The development shall be in general conformance with ~~the site plan and elevations date stamped May 3, 2019~~ **site plan date stamped April 19, 2021 and the elevations date stamped April 19, 2021**, as approved by the Planning and Development Department, and as modified by the following criteria:*

- a. The front elevations shall consist of a minimum 10% non-stucco accent material.*
- b. The development shall provide gated access.*
- c. The development shall have a maximum of ~~249~~ **264** units.*

Rationale: The reconfiguration of the site plan is necessary to accommodate the addition of the adjacent 5.26-gross-acre parcel, the inclusion of which will result in a better overall development with improved streetscape along Elliot Road, improved internal circulation, and a more cohesive land use pattern for the area. The resulting increase density of the overall project (10.7 du/ac) is still appreciably lower than maximum density permitted in with the R-3 PRD option.

Conclusion

Approval of the requested stipulation modification, along with approval of the concurrent rezoning application, will allow the applicant to move forward with an improved version of the single-family rental community already approved by City Council. With only minor changes to one stipulation, the expanded and enhanced project will provide a more uniform land use pattern for the area, a more efficient site plan, and improved streetscape along Elliot Road.

The proposed zoning stipulation modification is accompanied by the following documents:

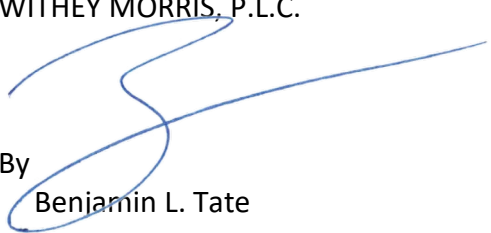
1. Ownership Verification form;
2. Information Form;
3. Property Owner Information;
4. Site plan;
5. Elevations;

6. Parcel map with project area identified;
7. Legal Description;
8. Property Owner Notification Requirements;
9. CD with electronic copies of submittal.

Please feel free to contact me if you have any questions, or if you need any additional information. Thank you.

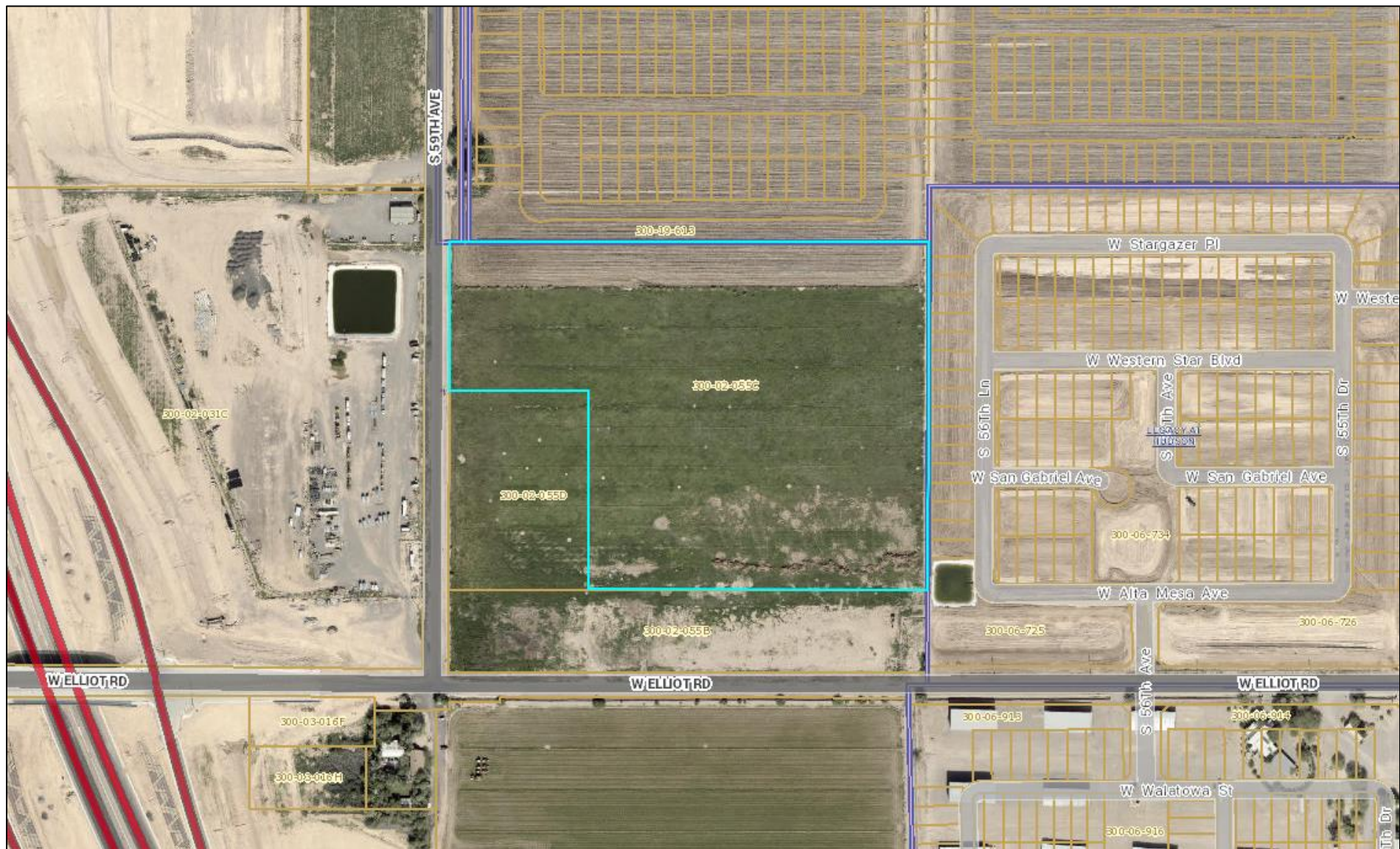
Sincerely yours,
WITHEY MORRIS, P.L.C.

By
Benjamin L. Tate



TAB 1

Aerial Map

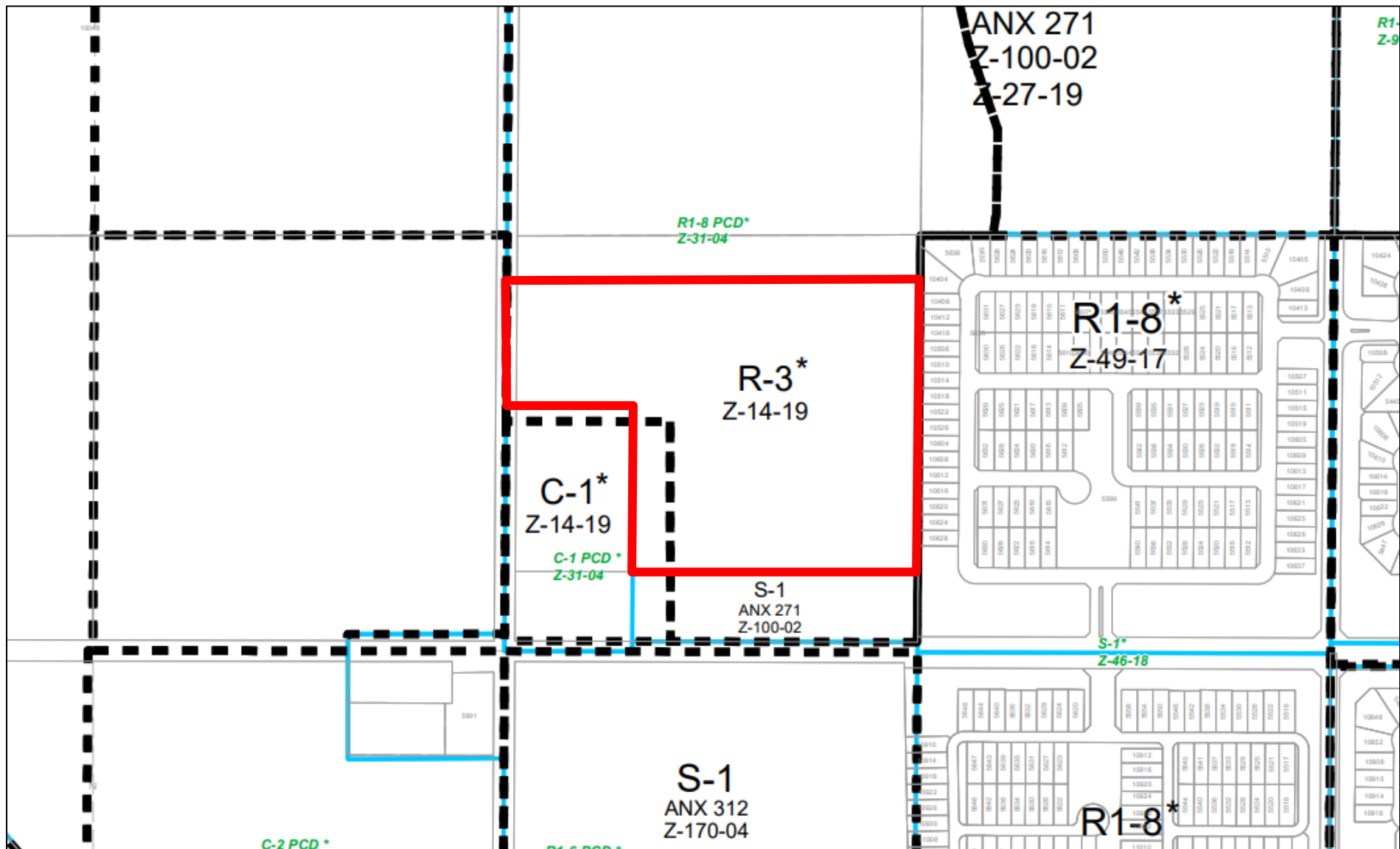


NEC 59th Avenue & Elliot Road – Phoenix, AZ



TAB 2

Zoning Map



NEC 59th Avenue and Elliot Road – Phoenix, AZ



TAB 3

CITY OF PHOENIX SITE PLAN NOTES

- a. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- b. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- c. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- d. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-AT-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- e. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
- f. GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF 8 AM AND 6 PM.
- g. ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.
- h. I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.
- i. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- j. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- k. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- l. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO PUBLIC STREETS.
- m. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FORM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.

SIGNATURE OF COPYRIGHT OWNER

PRINTED NAME OF COPYRIGHT OWNER

TED LUTHER, PE

SITE NOTES

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

PHASING - CONSTRUCTION SEQUENCING

SHEET 4 PROVIDES A SEQUENCING PLAN.

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

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH A BRASS CAP IN HANDHOLE AT THE WEST QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 0 DEGREES 14 MINUTES 04 SECONDS EAST, 2641.07 FEET;

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

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

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

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

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

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

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

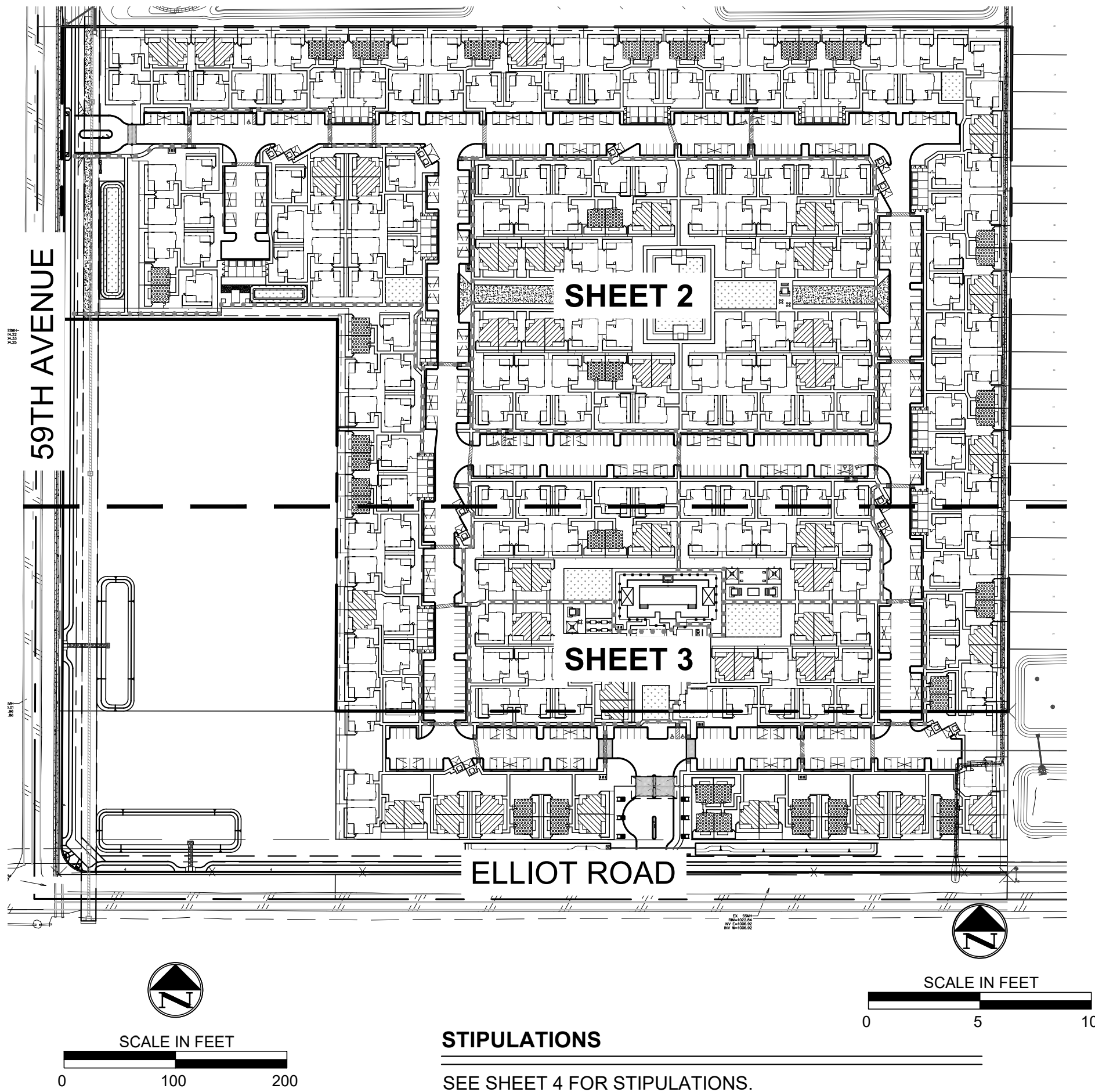
THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST, 372.00 FEET TO THE POINT OF BEGINNING.

PRELIMINARY SITE PLAN FOR
ISOLA AT 202 AND ELLIOT

5800 W. ELLIOT ROAD

PHOENIX, ARIZONA 85339

GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



STIPULATIONS

SEE SHEET 4 FOR STIPULATIONS.

REQUIRED PARKING CALCULATIONS

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

*INCLUDES TOTAL UNRESERVED REQUIRED SPACES (SEE BELOW)

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

PROVIDED PARKING CALCULATIONS

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

PARKING STALL SIZE	
REQ'D STALL SIZE	9' X 18'
PROVIDED STALL SIZE	9' X 15.5' PAVED WITH 2.5' OVERHANG

BIKE RACK CALCULATIONS

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

PROJECT DATA

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

BENCHMARK

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

FLOOD ZONE

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

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

ZONING STANDARDS R-3 - PRD OPTION

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

LOADING REQUIREMENTS

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

*PER CITY OF PHOENIX ZONING ORDINANCE SECTION 702

RETENTION

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

BUILDING AREA LOT COVERAGE CALCULATIONS

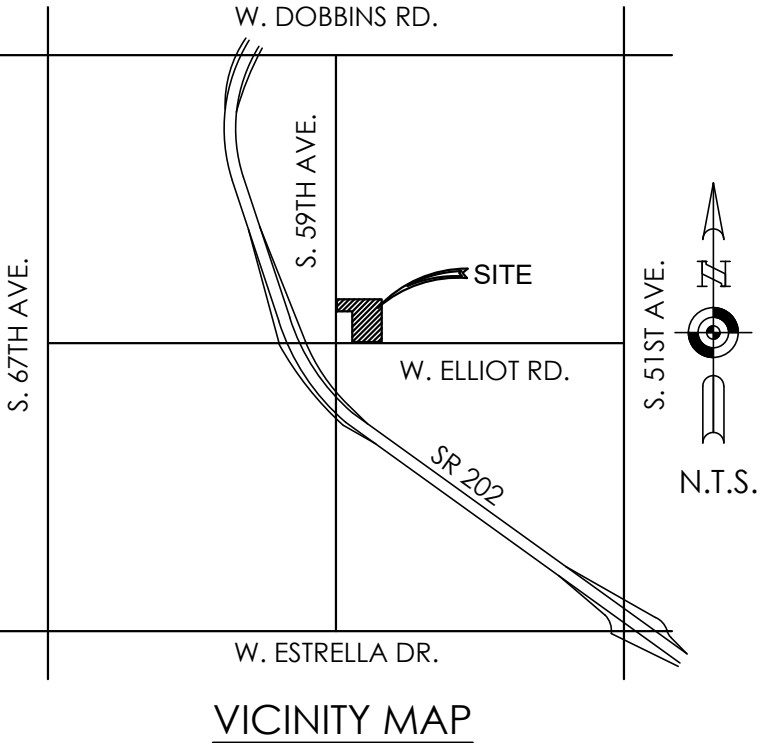
BUILDING TYPE	NO. BLDG.	AREA (SF)	TOTAL (SF)
ALL SINGLE STORY			
STUDIO DUPLEX (17%)	26 (52 DU)	1,950	50,700
1-BED DUPLEX (25%)	37 (74 DU)	1,290	47,730
2 BED (58%)	173	1,290	223,170
SUB-TOTAL	299 DU		321,600 SF
GARAGE	11	1,217	13,387
LEASING OFFICE	1	864	864
CLUBHOUSE	1	2,171	2,171
GRAND TOTAL			338,022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

REFUSE

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

CARPORT CANOPY CALCULATIONS

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



DEVELOPER / APPLICANT

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

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

ARCHITECT

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

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

CIVIL ENGINEER

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

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

PROPERTY OWNER

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

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

LANDSCAPE ARCHITECT

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

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

BASIS OF BEARING

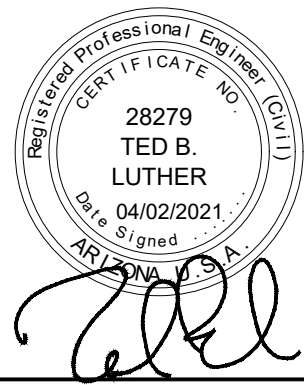
NORTH 00°14'04" EAST, BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. (PER TITLE REPORT LEGAL DESCRIPTION)

PROJECT DESCRIPTION

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

consulting
terrascope
civil engineering • surveying • urban planning

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



ISOLA AT 202 AND
ELLIOT

PRELIMINARY SITE
PLAN



DATE DESCRIPTION
04/02/21 1ST SUBMITTAL

CHECKED BY: TBL

DRAWN BY: CMB

TITLE:

COVER

SHEET No.

1 of 4

PROJECT No.
0929



KEY NOTES

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

ABBREVIATIONS

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

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

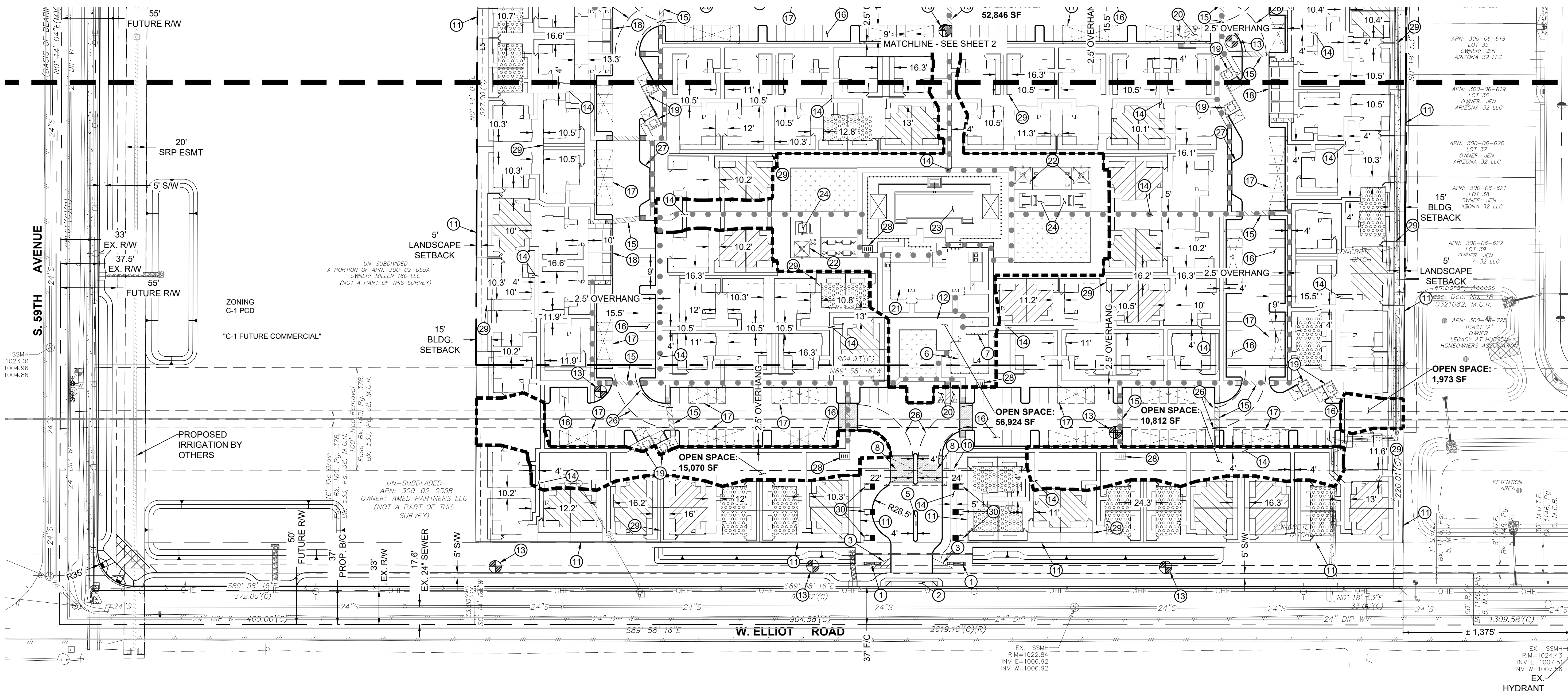
LEGEND

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

TYPICAL FLOOR PLANS

	STUDIO UNIT (DUPLEX)
	1 - BEDROOM UNIT (DUPLEX)
	2 - BEDROOM UNIT
	PARKING GARAGE
	CANOPY (SIZE VARIES FOR 4, 6, OR 8 VEHICLES)

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



ISOLA AT 202 AND ELLIOT

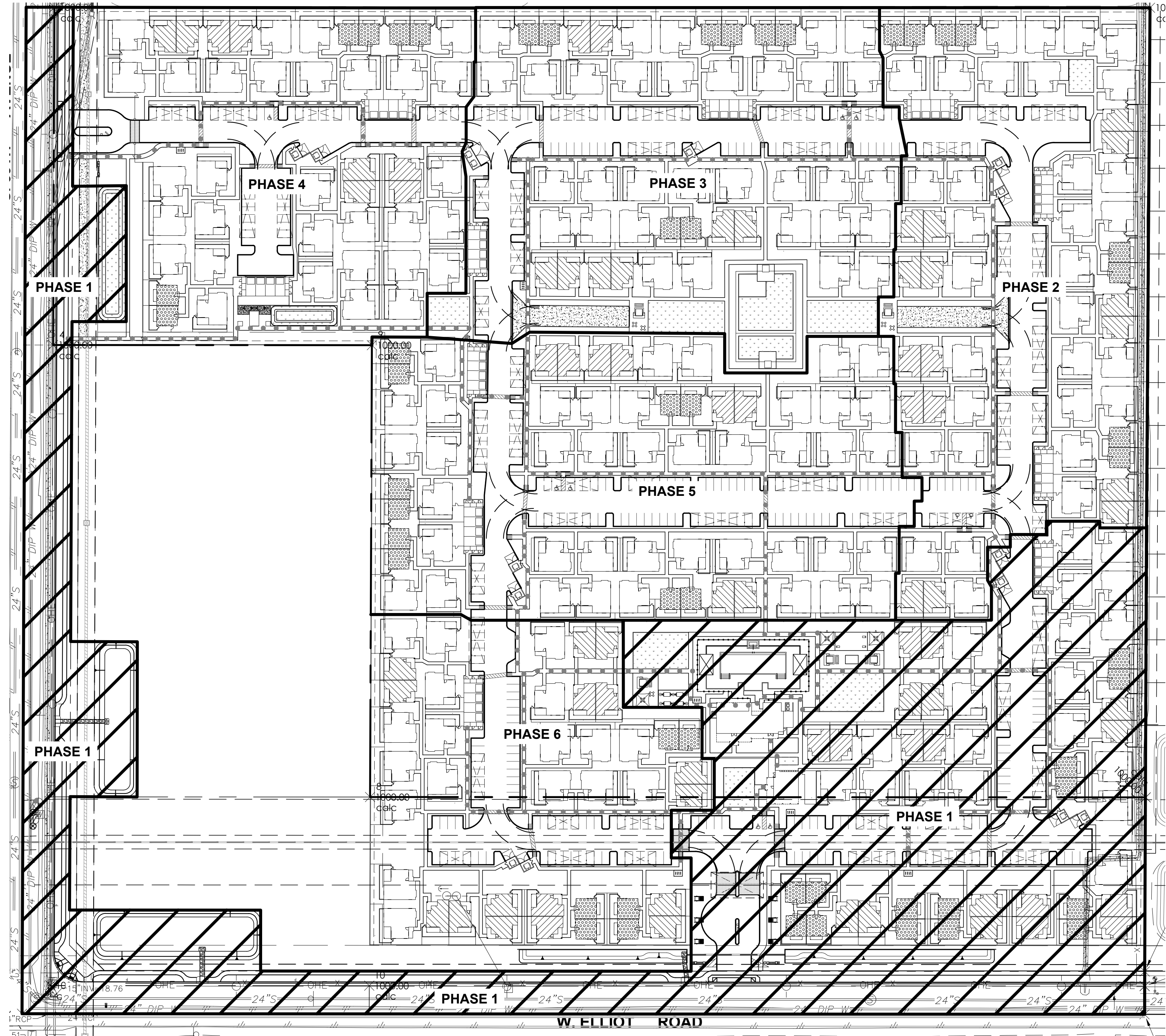
PRELIMINARY SITE PLAN



DATE	DESCRIPTION
04/02/21	1ST SUBMITTAL
CHECKED BY:	TBL
DRAWN BY:	CMB
TITLE:	PRELIMINARY SITE PLAN
SHEET No.	3 of 4
PROJECT No.	0929

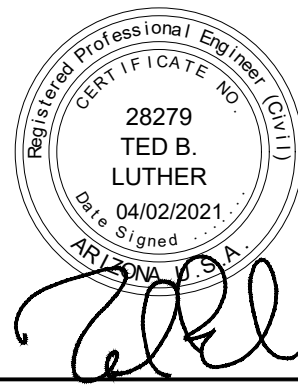
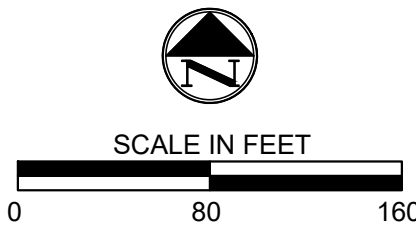
STIPULATIONS

1. THE CONCEPTUAL SITE PLAN, LANDSCAPE PLAN, LIGHTING PLAN AND BUILDING ELEVATIONS FOR THE COMMERCIAL (C-1) PORTION OF THE SITE SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
2. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED MAY 3, 2019, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, AND AS MODIFIED BY THE FOLLOWING CRITERIA:
 - A. THE FRONT ELEVATIONS SHALL CONSIST OF A MINIMUM OF 10% NON-STUCCO ACCENT MATERIAL.
 - B. THE DEVELOPMENT SHALL PROVIDE GATED ACCESS.
 - C. THE DEVELOPMENT SHALL HAVE A MAXIMUM OF 249 UNITS.
3. A 30-FOOT MINIMUM LANDSCAPE SETBACK- SHALL BE PROVIDED ALONG 59TH AVENUE AND ALONG ELLIOTT ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4. THE DEVELOPER SHALL PROVIDE A MINIMUM OF 10% OPEN SPACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5. THE DEVELOPER SHALL INSTALL A MINIMUM OF 20 INVERTED U-BICYCLE RACKS FOR GUESTS, INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H.4 OF THE ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6. A PEDESTRIAN CONNECTION SHALL BE PROVIDED BETWEEN THE R-3 AND C-1 PORTIONS OF THE SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
7. 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.
8. THE APPLICANT SHALL SUBMIT A TRAFFIC IMPACT STUDY TO THE CITY FOR THIS DEVELOPMENT. THE CONCLUSIONS OF THE STUDY WILL BE USED TO DETERMINE THE REQUIRED ROADWAY AND TRAFFIC IMPROVEMENTS TO BE PROVIDED BY THE DEVELOPER. NO PRELIMINARY APPROVAL OF PLANS SHALL BE GRANTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE CITY. CONTACT MR. MATTHEW WILSON (602-262-7580) TO SET UP A MEETING TO DISCUSS THE REQUIREMENTS OF THE STUDY. THE TRAFFIC IMPACT STUDY SHALL ALSO BE SUBMITTED TO THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL.
9. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT HALF STREET RIGHT-OF-WAY DEDICATION FOR THE EAST SIDE OF 59TH AVENUE FOR THE ENTIRE LENGTH OF PROPERTY, EXTENDING TO ELLIOT ROAD. THIS SHALL INCLUDE 37 FEET OF PAVING FOR THE EAST HALF OF 59TH AVENUE.
10. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT HALF STREET RIGHT-OF-WAY DEDICATION ON THE NORTH SIDE OF ELLIOT ROAD FROM 59TH AVENUE TO THE EXISTING RESIDENTIAL DEVELOPMENT TO THE EAST. INCLUDE 37 FEET OF PAVING FOR THE NORTH HALF OF ELLIOT ROAD AND ADDITIONAL IMPROVEMENTS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
11. THE DEVELOPER SHALL PROVIDE FOR A 25-FOOT BY 25-FOOT RIGHT-OF-WAY TRIANGLE DEDICATION AT THE NORTHEAST CORNER OF THE 59TH AVENUE AND ELLIOT ROAD INTERSECTION.
12. OPEN IRRIGATION FACILITIES ARE TO BE RELOCATED AND PIPED OUTSIDE OF THE RIGHT-OF-WAY. CONTACT SALT RIVER PROJECT TO IDENTIFY EXISTING LAND RIGHTS AND ESTABLISH AN APPROPRIATE PROCESS TO RELOCATE FACILITY. RELOCATIONS THAT REQUIRE ADDITIONAL DEDICATIONS OR LAND TRANSFER REQUIRE COMPLETION PRIOR TO OBTAINING PLAT AND/OR CIVIL PLAN REVIEW APPROVAL.
13. THE DEVELOPER SHALL UNDERGROUND EXISTING OVERHEAD ELECTRICAL UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY THAT ARE IMPACTE'D OR TO BE RELOCATED AS PART OF THIS PROJECT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
14. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, 5-FOOT SIDEWALK, CURB RAMPS, STREETLIGHTS, LANDSCAPING AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH THE CURRENT ADA GUIDELINES.
15. ANY REQUEST TO CHANGE, DELETE OR MODIFY STIPULATIONS SHALL BE PRESENTED THROUGH _ THE PLANNING HEARING OFFICER PROCESS AND NOTIFICATION SHALL BE GIVEN TO THE LAVEEN VILLAGE PLANNING COMMITTEE PRIOR TO THE PLANNING HEARING OFFICER HEARING.



SEQUENCING PLAN

PHASE	DESCRIPTION
1	W. ELLIOT RD. FRONTAGE, S. 59TH AVE FRONTAGE, 51 UNITS, 1 GARAGE, LEASING OFFICE, RESIDENCE CLUBHOUSE, AMENITIES
2	56 UNITS, 3 GARAGES
3	48 UNITS, 2 GARAGES
4	46 UNITS, 2 GARAGES
5	58 UNITS, 2 GARAGES
6	40 UNITS, 1 GARAGE



ISOLA AT 202 AND ELLIOT

PRELIMINARY SITE PLAN



DATE	DESCRIPTION
04/02/21	1ST SUBMITTAL

CHECKED BY: TBL

DRAWN BY: CMB

TITLE:

STIPULATIONS

SHEET No.

4 of 4

PROJECT No.
0929

ORDINANCE G-6608

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-14-19-8) FROM S-1 (APPROVED R1-8 PCD) (RANCH OR FARM RESIDENCE DISTRICT (APPROVED SINGLE-FAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT)) AND S-1 (APPROVED C-1 PCD) (RANCH OR FARM RESIDENCE DISTRICT (APPROVED NEIGHBORHOOD COMMERCIAL DISTRICT, PLANNED COMMUNITY DISTRICT)) TO R-3 (MULTIFAMILY RESIDENCE DISTRICT) AND C-2 (INTERMEDIATE COMMERCIAL DISTRICT).

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

SECTION 1. The zoning of a 30.14 acre property located at the northeast corner of 59th Avenue and Elliot Road, in a portion of Section 8, Township 1 South, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from 22.08 acres of "S-1 (Approved R1-8 PCD)" (Ranch or Farm Residence District (Approved Single-Family Residence District, Planned Community District)) and 8.06 acres of "S-1 (Approved C-1 PCD)" (Ranch or Farm Residence District (Approved Neighborhood Commercial District, Planned Community District)) to 22.89 acres of "R-3" (Multifamily Residence District) and 7.25 acres of "C-2" (Intermediate Commercial District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The conceptual site plan, landscape plan, lighting plan and building elevations for the commercial (C-1) portion of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval.
2. The development shall be in general conformance with the site plan and elevations date stamped May 3, 2019, as approved by the Planning and Development Department, and as modified by the following criteria:
 - a. The front elevations shall consist of a minimum of 10% non-stucco accent material.
 - b. The development shall provide gated access.
 - c. The development shall have a maximum of 249 units.
3. A 30-foot minimum landscape setback shall be provided along 59th Avenue and along Elliott Road, as approved by the Planning and Development Department.
4. The developer shall provide a minimum of 10% open space, as approved by the Planning and Development Department.
5. The developer shall install a minimum of 20 inverted U-bicycle racks for guests, installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A pedestrian connection shall be provided between the R-3 and C-1 portions of the site, as approved by the Planning and Development Department.
7. 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.

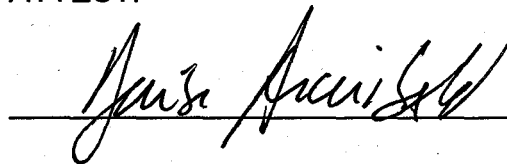
8. The applicant shall submit a Traffic Impact Study to the City for this development. The conclusions of the study will be used to determine the required roadway and traffic improvements to be provided by the developer. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Matthew Wilson (602-262-7580) to set up a meeting to discuss the requirements of the study. The Traffic Impact Study shall also be submitted to the Arizona Department of Transportation for review and approval.
9. The developer shall provide for a 55-foot half street right-of-way dedication for the east side of 59th Avenue for the entire length of property, extending to Elliot Road. This shall include 37 feet of paving for the east half of 59th Avenue.
10. The developer shall provide for a 55-foot half street right-of-way dedication on the north side of Elliot Road from 59th Avenue to the existing residential development to the east. Include 37 feet of paving for the north half of Elliot Road and additional improvements, as approved by the Planning and Development Department.
11. The developer shall provide for a 25-foot by 25-foot right-of-way triangle dedication at the northeast corner of the 59th Avenue and Elliot Road intersection.
12. Open irrigation facilities are to be relocated and piped outside of the right-of-way. Contact Salt River Project to identify existing land rights and establish an appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
13. The developer shall underground existing overhead electrical utilities within the public right-of-way that are impacted or to be relocated as part of this project, as approved by the Planning and Development Department.
14. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, 5-foot sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
15. Any request to change, delete or modify stipulations shall be presented through the Planning Hearing Officer process and notification shall be given to the Laveen Village Planning Committee prior to the Planning Hearing Officer hearing.

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

PASSED by the Council of the City of Phoenix this 3rd day of July, 2019.


MAYOR

ATTEST:

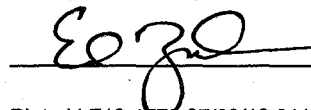

City Clerk



APPROVED AS TO FORM:


Acting City Attorney pml

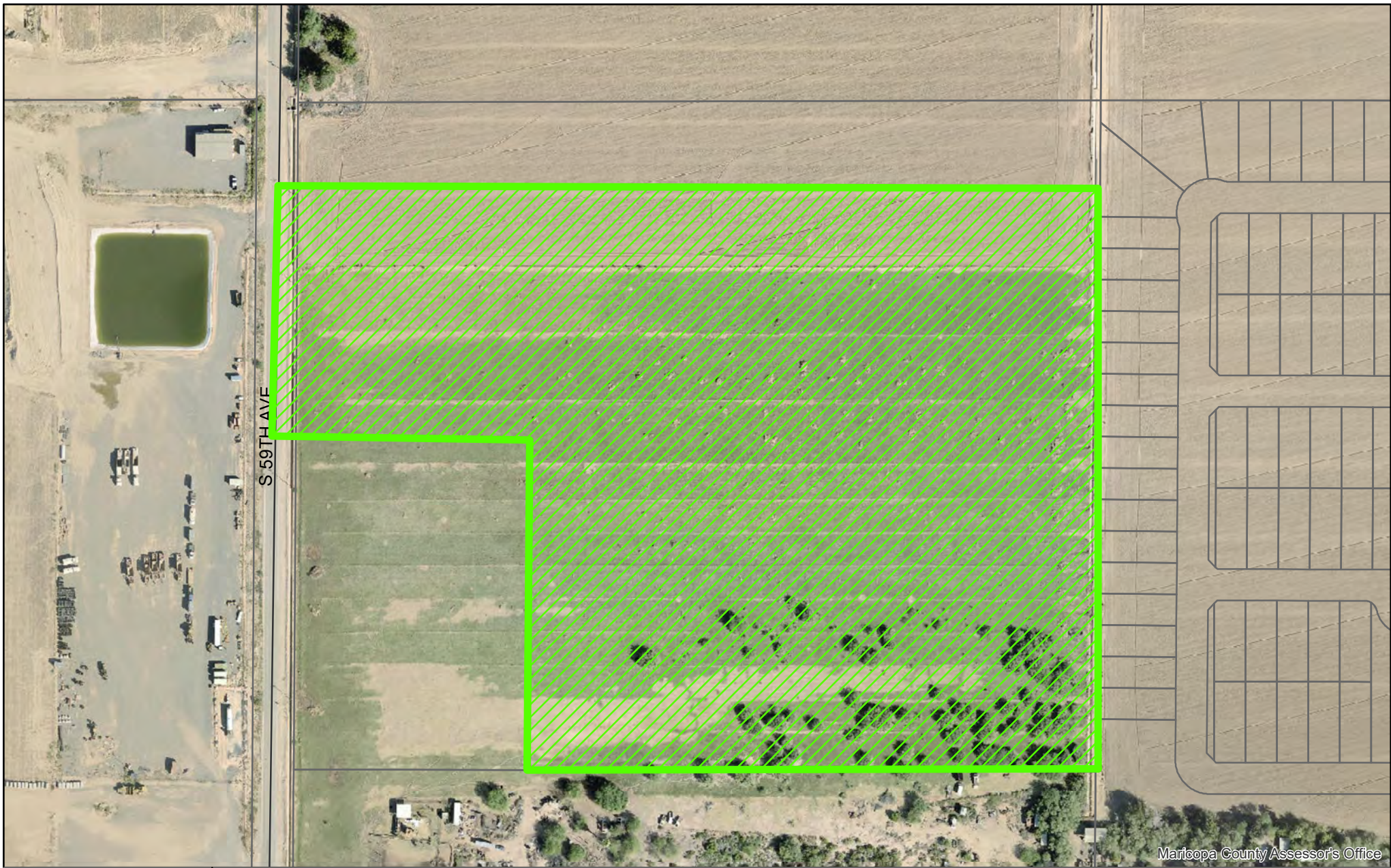
REVIEWED BY:


City Manager

PL:tml:LF19-1773:07/03/19:2119771v1

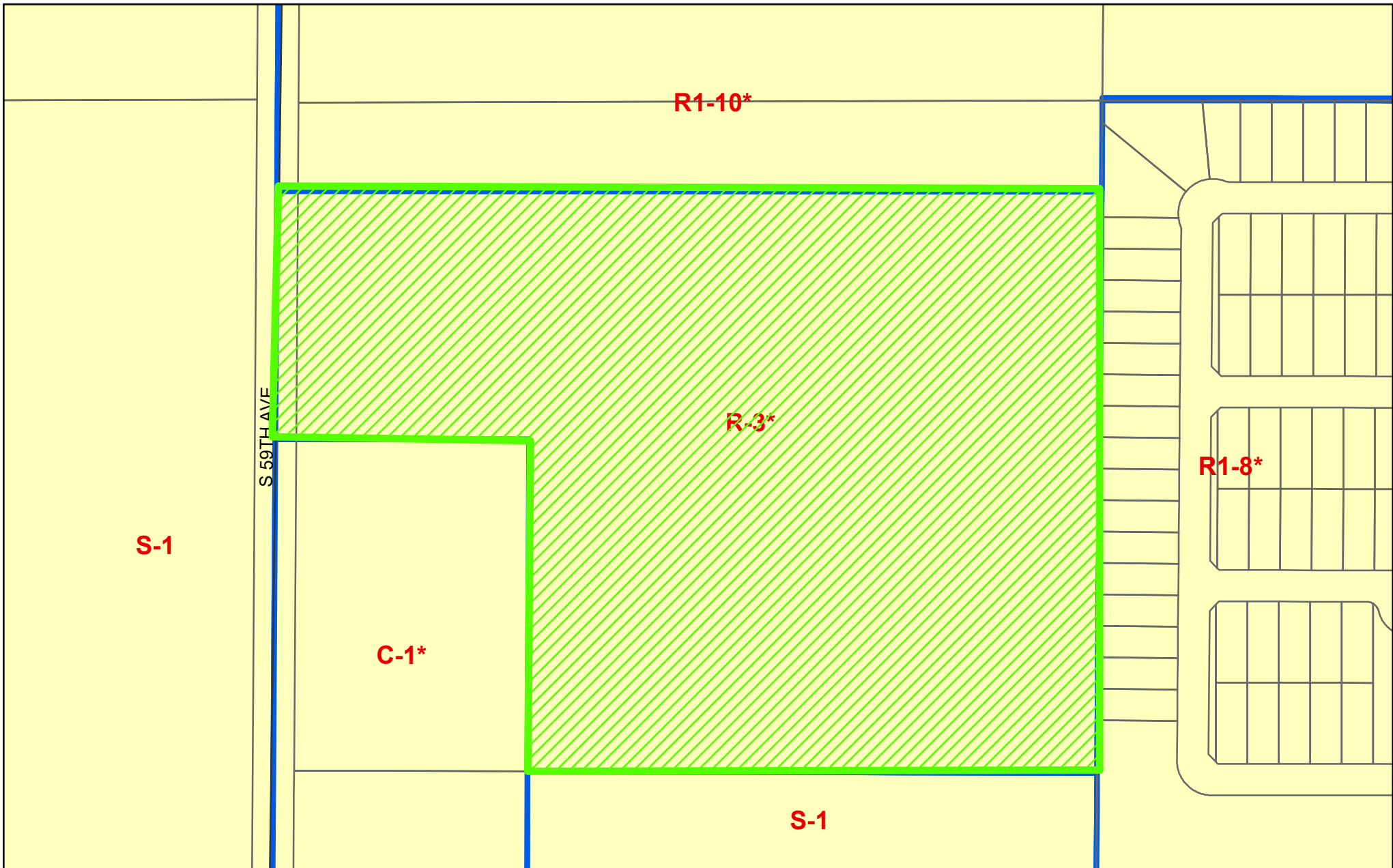
Exhibits:

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



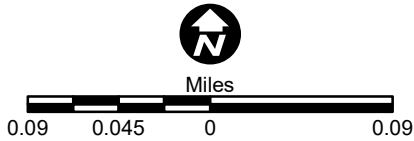
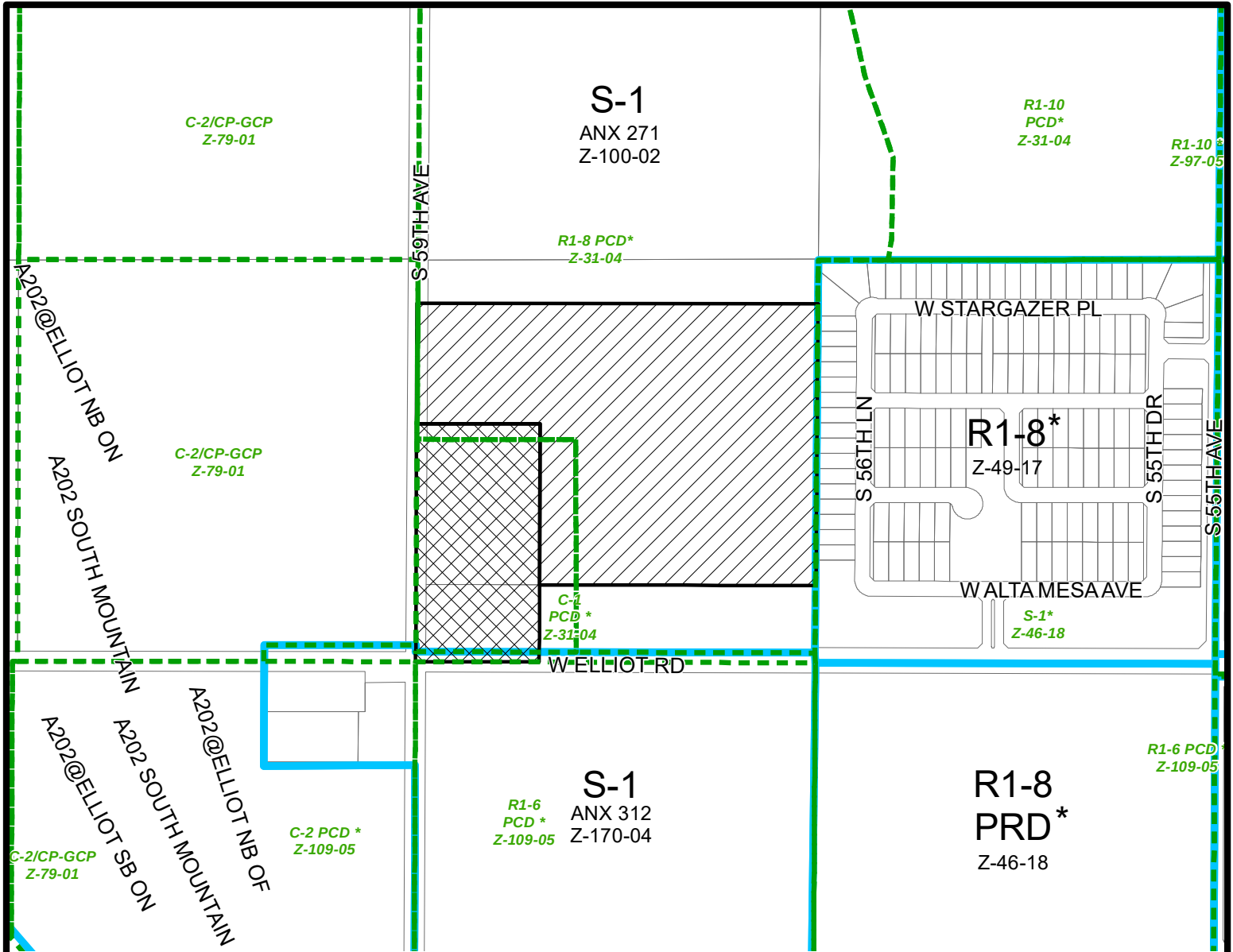
PHO-1-21--Z-14-19-8

Property Location: Approximately 776 feet north of the northeast corner of 59th Avenue and Elliot Road

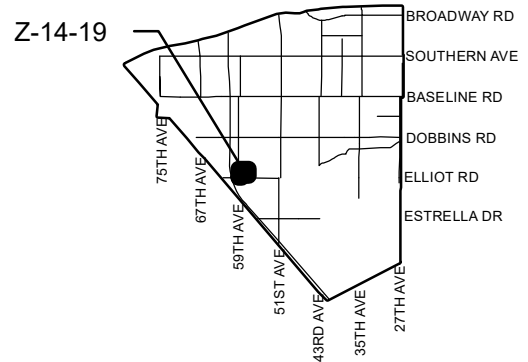


PHO-1-21--Z-14-19-8

**Property Location: Approximately 776 feet north of the northeast corner
of 59th Avenue and Elliot Road**



LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: **Jim Stockwell, Jr./Vita Communities, LLC**

APPLICATION NO. **Z-14-19**

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

30.14 Acres

DATE: **4/3/2019**
REVISION DATES:

4/15/2019

AERIAL PHOTO &
QUARTER SEC. NO.

QS 04-15

ZONING MAP

C-5

REQUESTED CHANGE:

FROM: **S-1 (Approved C-1 PCD) (8.06 a.c.)**
S-1 (Approved R1-8 PCD) (22.08 a.c.)

TO: **C-1 (7.25 a.c.)** 
R-3 (22.89 a.c.) 

MULTIPLES PERMITTED

S-1 (Approved C-1 PCD), S-1 (Approved R1-8 PCD)
C-1, R-3

CONVENTIONAL OPTION

8 (117), 22 (95)
105, 332

*** UNITS P.R.D. OPTION**

N/A (140), N/A (121)
126, 398

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

CITY OF PHOENIX SITE PLAN NOTES

- a. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- b. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- c. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- d. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-AT-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- e. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
- f. GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF 8 AM AND 6 PM.
- g. ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.
- h. I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.
- i. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- j. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- k. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- l. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO PUBLIC STREETS.
- m. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FORM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.

SIGNATURE OF COPYRIGHT OWNER

PRINTED NAME OF COPYRIGHT OWNER

TED LUTHER, PE

SITE NOTES

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

PHASING - CONSTRUCTION SEQUENCING

SHEET 4 PROVIDES A SEQUENCING PLAN.

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

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH A BRASS CAP IN HANDHOLE AT THE WEST QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 0 DEGREES 14 MINUTES 04 SECONDS EAST, 2641.07 FEET;

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

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

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

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

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

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

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

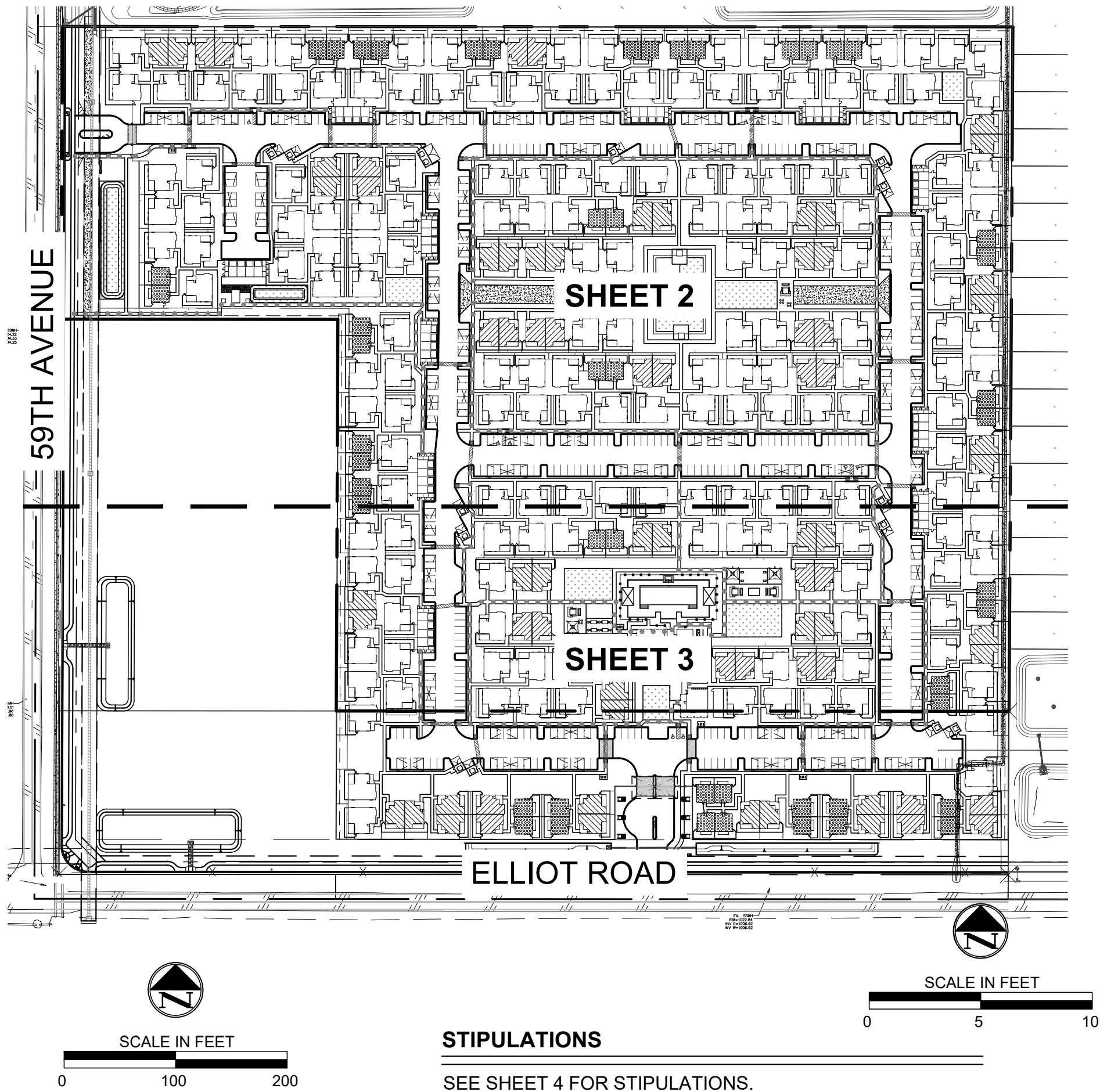
THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST, 372.00 FEET TO THE POINT OF BEGINNING.

PRELIMINARY SITE PLAN FOR
ISOLA AT 202 AND ELLIOT

5800 W. ELLIOT ROAD

PHOENIX, ARIZONA 85339

GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



STIPULATIONS

SEE SHEET 4 FOR STIPULATIONS.

REQUIRED PARKING CALCULATIONS

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

TOTAL 439*

*INCLUDES TOTAL UNRESERVED REQUIRED SPACES (SEE BELOW)

UNRESERVED PARKING

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

TOTAL UNRESERVED REQUIRED 140

PROVIDED PARKING CALCULATIONS

GARAGE	44
OPEN PARKING	253
COVERED PARKING	312
OPEN ACCESSIBLE	3
COVERED ACCESSIBLE	6

TOTAL	618
RESERVED	362
UNRESERVED	256

PARKING STALL SIZE REQ'D STALL SIZE 9' X 18'

PROVIDED STALL SIZE 9' X 15.5' PAVED WITH 2.5' OVERHANG

BIKE RACK CALCULATIONS

TOTAL UNITS PER PALLET	6 UNITS
TOTAL BIKE PALLETS	6 PALLETS

TOTAL BIKE UNITS 36 UNITS

PROJECT DATA

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

BENCHMARK

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

FLOOD ZONE

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

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

ZONING STANDARDS R-3 - PRD OPTION

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

LOADING REQUIREMENTS

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

*PER CITY OF PHOENIX ZONING ORDINANCE SECTION 702

RETENTION

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

BUILDING AREA LOT COVERAGE CALCULATIONS

BUILDING TYPE	NO. BLDG.	AREA (SF)	TOTAL (SF)
ALL SINGLE STORY			
STUDIO DUPLEX (17%)	26 (52 DU)	1,950	50,700
1-BED DUPLEX (25%)	37 (74 DU)	1,290	47,730
2 BED (58%)	173	1,290	223,170
SUB-TOTAL	299 DU		321,600 SF

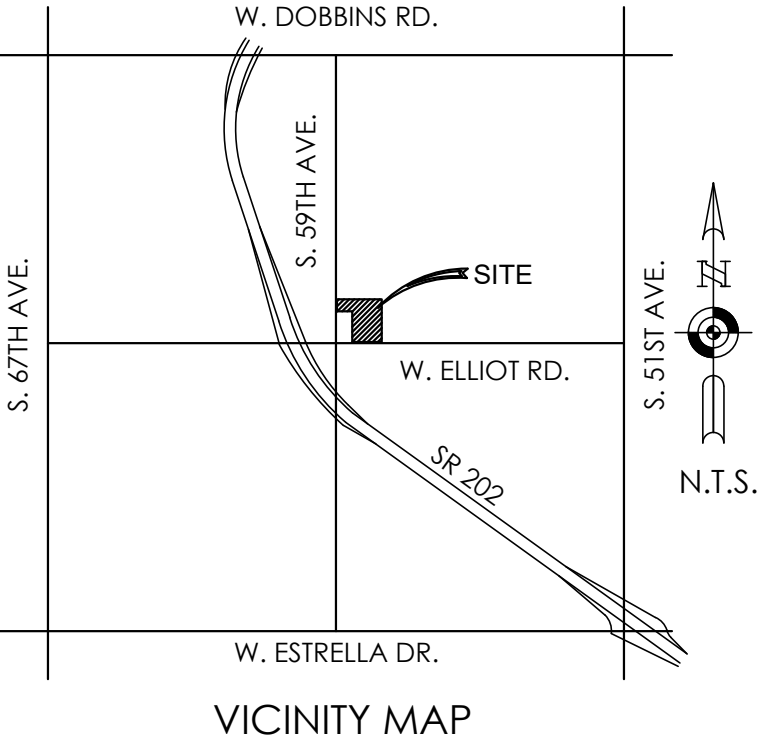
GARAGE	11	1,217	13,387
LEASING OFFICE	1	864	864
CLUBHOUSE	1	2,171	2,171
GRAND TOTAL			338,022 SF
LOT COVERAGE:	338,022 / 1,155,587		= 29.3%

REFUSE

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

CARPORT CANOPY CALCULATIONS

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



DEVELOPER / APPLICANT

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

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

ARCHITECT

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

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

CIVIL ENGINEER

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

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

PROPERTY OWNER

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

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

LANDSCAPE ARCHITECT

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

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

BASIS OF BEARING

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

PROJECT DESCRIPTION

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

CITY OF PHOENIX

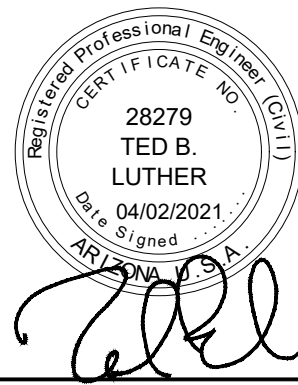
APR 19 2021

Planning & Development
Department

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

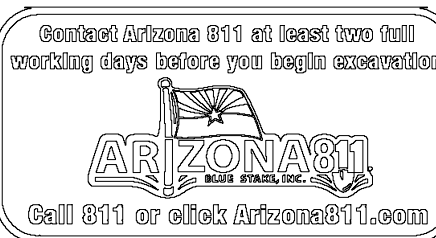
consulting
Terrascope
civil engineering • surveying • urban planning

645 East Missouri Ave, Suite 160, Phoenix, Arizona 85012
P: 402.297.8735 • info@terrascope.us • terrascopeconsulting.com



ISOLA AT 202 AND
ELLIOT

PRELIMINARY SITE
PLAN



DATE DESCRIPTION

04/02/21 1ST SUBMITTAL

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TITLE:

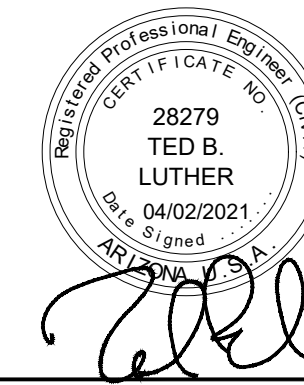
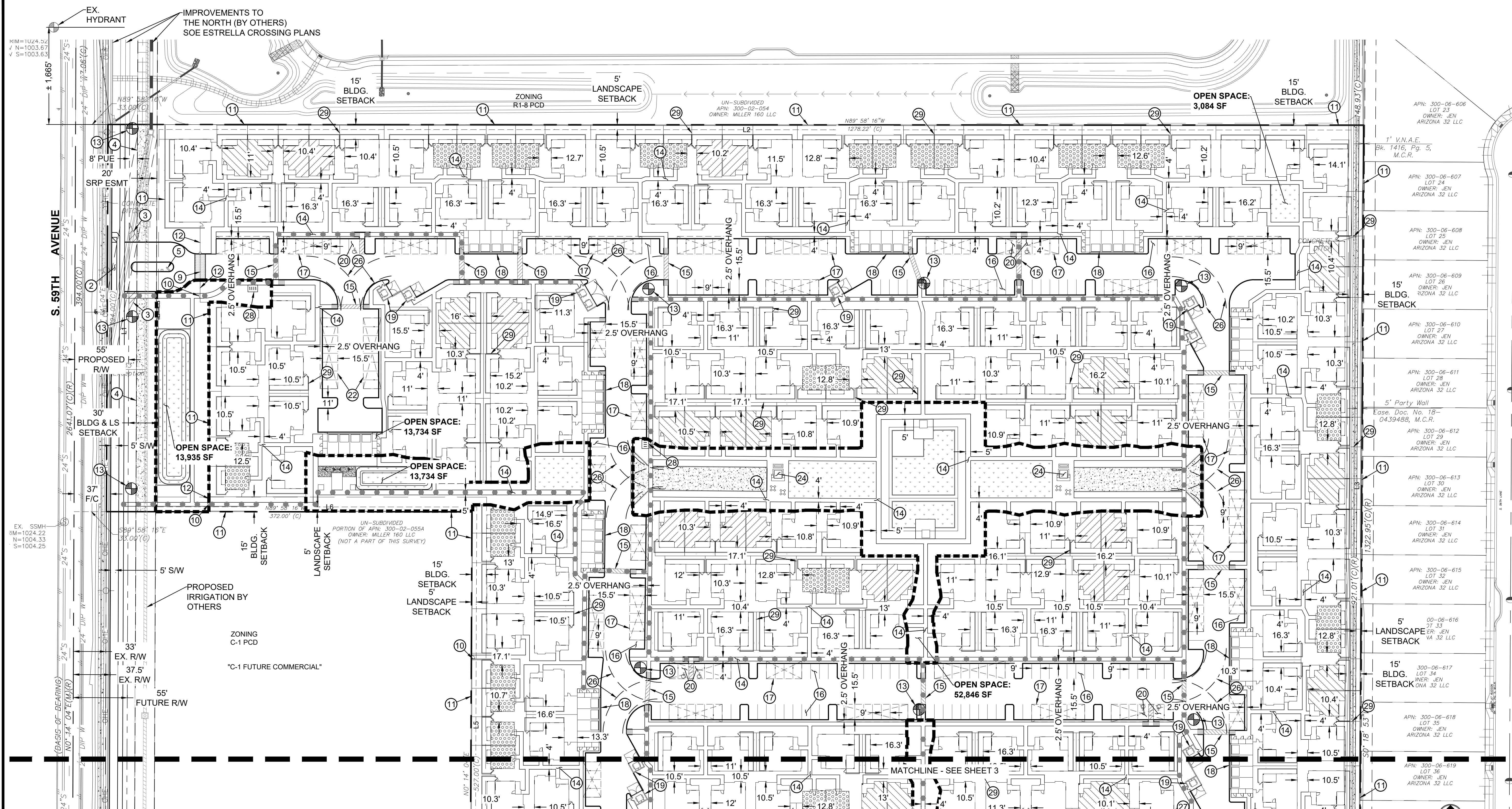
COVER

SHEET No.

1 of 4

PROJECT No.

0929

ISOLA AT 202 AND
ELLIOT

PRELIMINARY SITE PLAN



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

KEY NOTES

- | | | | | | |
|---|---|---|---|---|--|
| ① | PROJECT MONUMENT SIGN | ⑪ | 6' HIGH BLOCK WALL | ⑳ | BBQ AREA |
| ② | DRIVEWAY ENTRANCE PER COP
STD. DTL. P1255-2 | ⑫ | 6' HIGH VIEW FENCE | ㉑ | FIRE DEPARTMENT TURNING
RADIi (55' OUTER RADIUS, 35'
INNER RADIUS) |
| ③ | SIGHT VISIBILITY TRIANGLE | ⑬ | PROPOSED FIRE HYDRANT | ㉒ | 10' X 30' LOADING BERTH |
| ④ | 10' WIDE MULTI-USE TRAIL | ⑭ | SIDEWALK, WIDTH AS NOTED | ㉓ | BICYCLE RACK |
| ⑤ | VISITOR CALL BOX & DIRECTORY
BOARD IN LANDSCAPE ISLAND | ⑮ | STRIPED CROSSWALK | ㉔ | 6' VINYL FENCE |
| ⑥ | LEASING OFFICE | ⑯ | PARKING STALL | ㉕ | DECORATIVE COLUMN |
| ⑦ | MAILBOXES | ⑰ | PARKING SHADE CANOPY | | |
| ⑧ | VEHICLE ENTRY GATE WITH
AUTOMATIC GATE OPTICAL
SENSOR | ⑱ | PARKING GARAGE | | |
| ⑨ | RESIDENT ONLY VEHICLE ENTRY
GATE WITH AUTOMATIC GATE
OPTICAL SENSOR | ㉑ | TRASH ENCLOSURE PER COP
STANDARDS (6 CY DUMPSTERS) | | |
| ⑩ | PEDESTRIAN ENTRY GATE | ㉒ | ACCESSIBLE PARKING STALL | | |
| | | ㉓ | RESIDENCE CLUBHOUSE | | |
| | | ㉔ | RAMADA / SHADE STRUCTURE | | |
| | | ㉕ | POOL | | |

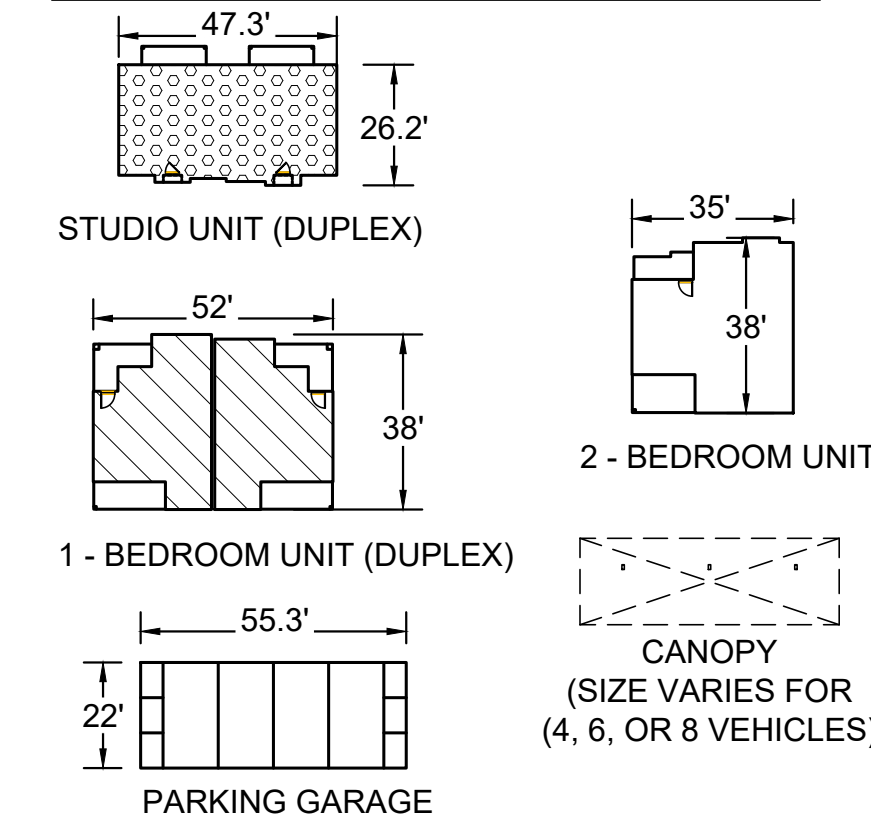
ABBREVIATIONS

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

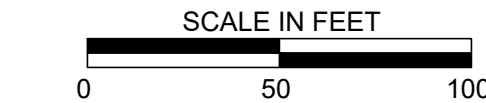
LEGEND

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

TYPICAL FLOOR PLANS



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



PHO-1-21--Z-14-19-8

KEY NOTES

- 1 PROJECT MONUMENT SIGN

2 DRIVEWAY ENTRANCE PER COP STD. DTL. P1255-2

3 SIGHT VISIBILITY TRIANGLE

4 10' WIDE MULTI-USE TRAIL

5 VISITOR CALL BOX & DIRECTORY BOARD IN LANDSCAPE ISLAND

6 LEASING OFFICE

7 MAILBOXES

8 VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR

9 RESIDENT ONLY VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR

10 PEDESTRIAN ENTRY GATE
- 11 6' HIGH BLOCK WALL

12 6' HIGH VIEW FENCE

13 PROPOSED FIRE HYDRANT

14 SIDEWALK, WIDTH AS NOTED

15 STRIPED CROSSWALK

16 PARKING STALL

17 PARKING SHADE CANOPY

18 PARKING GARAGE

19 TRASH ENCLOSURE PER COP STANDARDS (6 CY DUMPSTERS)

20 ACCESSIBLE PARKING STALL

21 RESIDENCE CLUBHOUSE

22 RAMADA / SHADE STRUCTURE

23 POOL
- 24 BBQ AREA

26 FIRE DEPARTMENT TURNING RADI (55' OUTER RADIUS, 35' INNER RADIUS)

27 10' X 30' LOADING BERTH

28 BICYCLE RACK

29 6' VINYL FENCE

30 DECORATIVE COLUMN

ABBREVIATIONS

- BLDG BUILDING

ESMT EASEMENT

EX EXISTING

F/C FACE OF CURB

LS LANDSCAPE SETBACK

PUE PUBLIC UTILITY ESMT

PROP PROPOSED

ROW RIGHT-OF-WAY

B/C BACK OF CURB

OS OPEN SPACE

TYP TYPICAL
- S/W SIDEWALK

BS BUILDING SETBACK

EOP EDGE OF PAVEMENT

C COMPACT PARKING SPACE

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

LEGEND

- BOUNDARY

EX PROPERTY LINE

CENTERLINE

SETBACK

EASEMENT

FENCE

ACCESSIBLE ROUTE

STREET LIGHT

PROPOSED FIRE HYDRANT

SIDEWALK RAMP

UNITS EQUIPPED WITH FIRE SPRINKLERS (150' HOSE LAY EXCEEDED)

RECYCLING ENCLOSURE

OPEN SPACE

TYPICAL FLOOR PLANS

- STUDIO UNIT (DUPLEX)

1 - BEDROOM UNIT (DUPLEX)

PARKING GARAGE
- 2 - BEDROOM UNIT

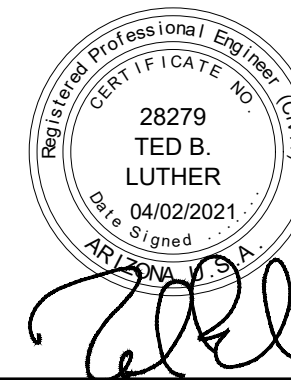
CANOPY (SIZE VARIES FOR 4, 6, OR 8 VEHICLES)

- 10' MIN. SEPARATION BETWEEN RESIDENTIAL & RESIDENTIAL BLDGS

15' MIN. SEPARATION BETWEEN RESIDENTIAL & COMMERCIAL BLDGS

20' MIN. SEPARATION BETWEEN COMMERCIAL & COMMERCIAL BLDGS

CITY OF PHOENIX
APR 19 2021
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Department



ISOLA AT 202 AND ELLIOT

PRELIMINARY SITE PLAN



DATE	DESCRIPTION
04/02/21	1ST SUBMITTAL

CHECKED BY: TBL

DRAWN BY: CMB

TITLE:
**PRELIMINARY
SITE PLAN**

SHEET No.

3 of 4

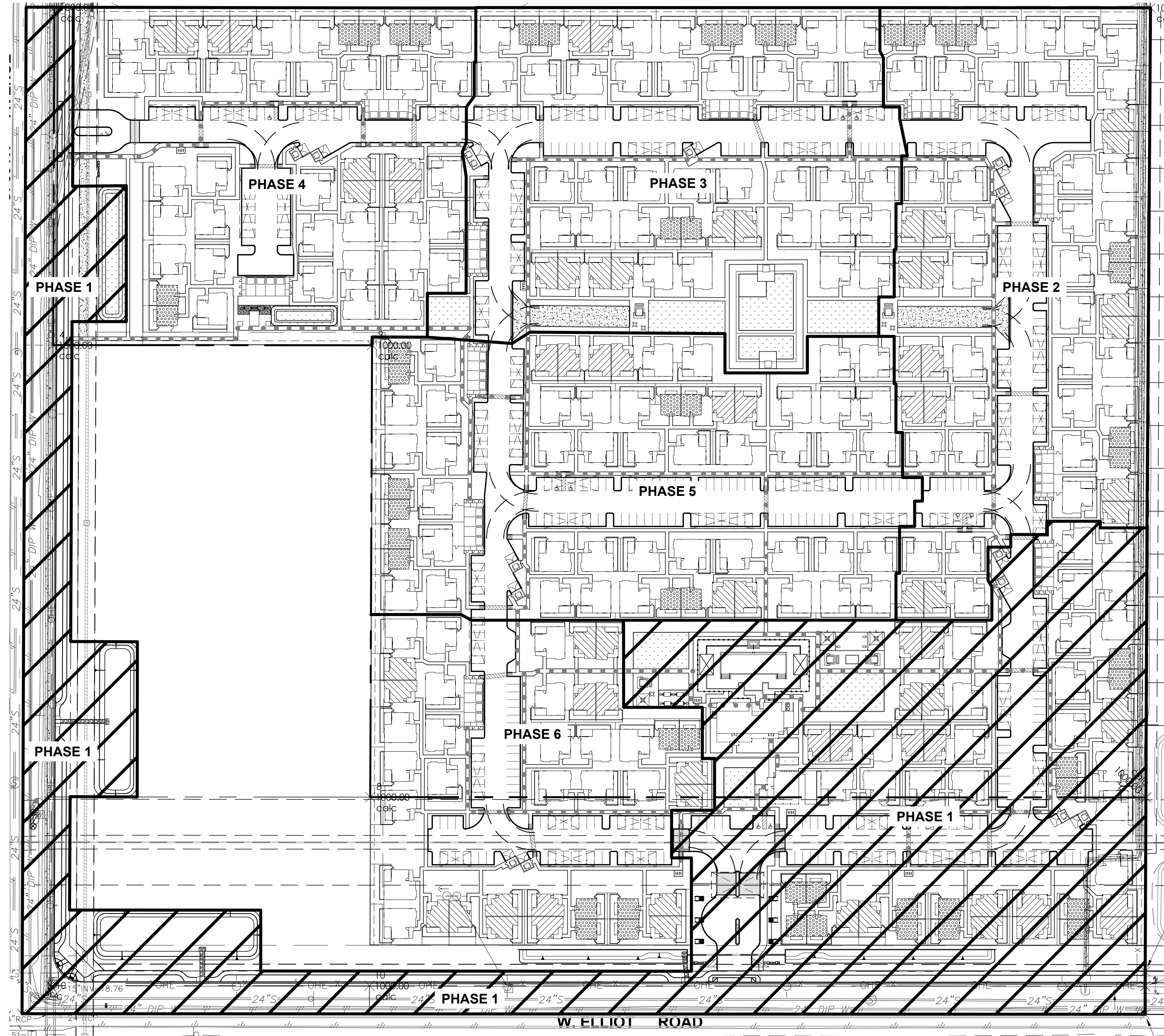
PROJECT No.
0929

Hearing Date: July 21, 2021

Proposed Site Plan

STIPULATIONS

1. THE CONCEPTUAL SITE PLAN, LANDSCAPE PLAN, LIGHTING PLAN AND BUILDING ELEVATIONS FOR THE COMMERCIAL (C-1) PORTION OF THE SITE SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
2. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED MAY 3, 2019, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, AND AS MODIFIED BY THE FOLLOWING CRITERIA:
 - A. THE FRONT ELEVATIONS SHALL CONSIST OF A MINIMUM OF 10% NON-STUCCO ACCENT MATERIAL.
 - B. THE DEVELOPMENT SHALL PROVIDE GATED ACCESS.
 - C. THE DEVELOPMENT SHALL HAVE A MAXIMUM OF 249 UNITS.
3. A 30-FOOT MINIMUM LANDSCAPE SETBACK- SHALL BE PROVIDED ALONG 59TH AVENUE AND ALONG ELLIOTT ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4. THE DEVELOPER SHALL PROVIDE A MINIMUM OF 10% OPEN SPACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5. THE DEVELOPER SHALL INSTALL A MINIMUM OF 20 INVERTED U-BICYCLE RACKS FOR GUESTS, INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H.4 OF THE ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6. A PEDESTRIAN CONNECTION SHALL BE PROVIDED BETWEEN THE R-3 AND C-1 PORTIONS OF THE SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
7. 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.
8. THE APPLICANT SHALL SUBMIT A TRAFFIC IMPACT STUDY TO THE CITY FOR THIS DEVELOPMENT. THE CONCLUSIONS OF THE STUDY WILL BE USED TO DETERMINE THE REQUIRED ROADWAY AND TRAFFIC IMPROVEMENTS TO BE PROVIDED BY THE DEVELOPER. NO PRELIMINARY APPROVAL OF PLANS SHALL BE GRANTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE CITY. CONTACT MR. MATTHEW WILSON (602-262-7580) TO SET UP A MEETING TO DISCUSS THE REQUIREMENTS OF THE STUDY. THE TRAFFIC IMPACT STUDY SHALL ALSO BE SUBMITTED TO THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL.
9. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT HALF STREET RIGHT-OF-WAY DEDICATION FOR THE EAST SIDE OF 59TH AVENUE FOR THE ENTIRE LENGTH OF PROPERTY, EXTENDING TO ELLIOT ROAD. THIS SHALL INCLUDE 37 FEET OF PAVING FOR THE EAST HALF OF 59TH AVENUE.
10. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT HALF STREET RIGHT-OF-WAY DEDICATION ON THE NORTH SIDE OF ELLIOT ROAD FROM 59TH AVENUE TO THE EXISTING RESIDENTIAL DEVELOPMENT TO THE EAST. INCLUDE 37 FEET OF PAVING FOR THE NORTH HALF OF ELLIOT ROAD AND ADDITIONAL IMPROVEMENTS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
11. THE DEVELOPER SHALL PROVIDE FOR A 25-FOOT BY 25-FOOT RIGHT-OF-WAY TRIANGLE DEDICATION AT THE NORTHEAST CORNER OF THE 59TH AVENUE AND ELLIOT ROAD INTERSECTION.
12. OPEN IRRIGATION FACILITIES ARE TO BE RELOCATED AND PIPED OUTSIDE OF THE RIGHT-OF-WAY. CONTACT SALT RIVER PROJECT TO IDENTIFY EXISTING LAND RIGHTS AND ESTABLISH AN APPROPRIATE PROCESS TO RELOCATE FACILITY. RELOCATIONS THAT REQUIRE ADDITIONAL DEDICATIONS OR LAND TRANSFER REQUIRE COMPLETION PRIOR TO OBTAINING PLAT AND/OR CIVIL PLAN REVIEW APPROVAL.
13. THE DEVELOPER SHALL UNDERGROUND EXISTING OVERHEAD ELECTRICAL UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY THAT ARE IMPACTED OR TO BE RELOCATED AS PART OF THIS PROJECT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
14. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, 5-FOOT SIDEWALK, CURB RAMPS, STREETLIGHTS, LANDSCAPING AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH THE CURRENT ADA GUIDELINES.
15. ANY REQUEST TO CHANGE, DELETE OR MODIFY STIPULATIONS SHALL BE PRESENTED THROUGH _ THE PLANNING HEARING OFFICER PROCESS AND NOTIFICATION SHALL BE GIVEN TO THE LAVEEN VILLAGE PLANNING COMMITTEE PRIOR TO THE PLANNING HEARING OFFICER HEARING.



SEQUENCING PLAN

PHASE	DESCRIPTION
1	W. ELLIOT RD. FRONTAGE, S. 59TH AVE FRONTAGE, 51 UNITS, 1 GARAGE, LEASING OFFICE, RESIDENCE CLUBHOUSE, AMENITIES
2	56 UNITS, 3 GARAGES
3	48 UNITS, 2 GARAGES
4	46 UNITS, 2 GARAGES
5	58 UNITS, 2 GARAGES
6	40 UNITS, 1 GARAGE

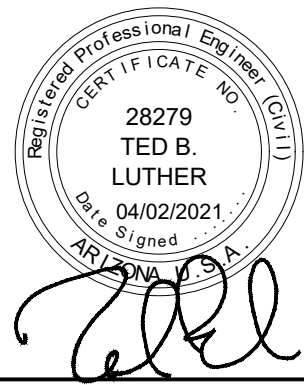
CITY OF PHOENIX

APR 19 2021

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civil engineering • surveying • urban planning

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ISOLA AT 202 AND
ELLIOT

PRELIMINARY SITE
PLAN



DATE	DESCRIPTION
04/02/21	1ST SUBMITTAL

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DRAWN BY: CMB

TITLE:

STIPULATIONS

SHEET No.

4 of 4

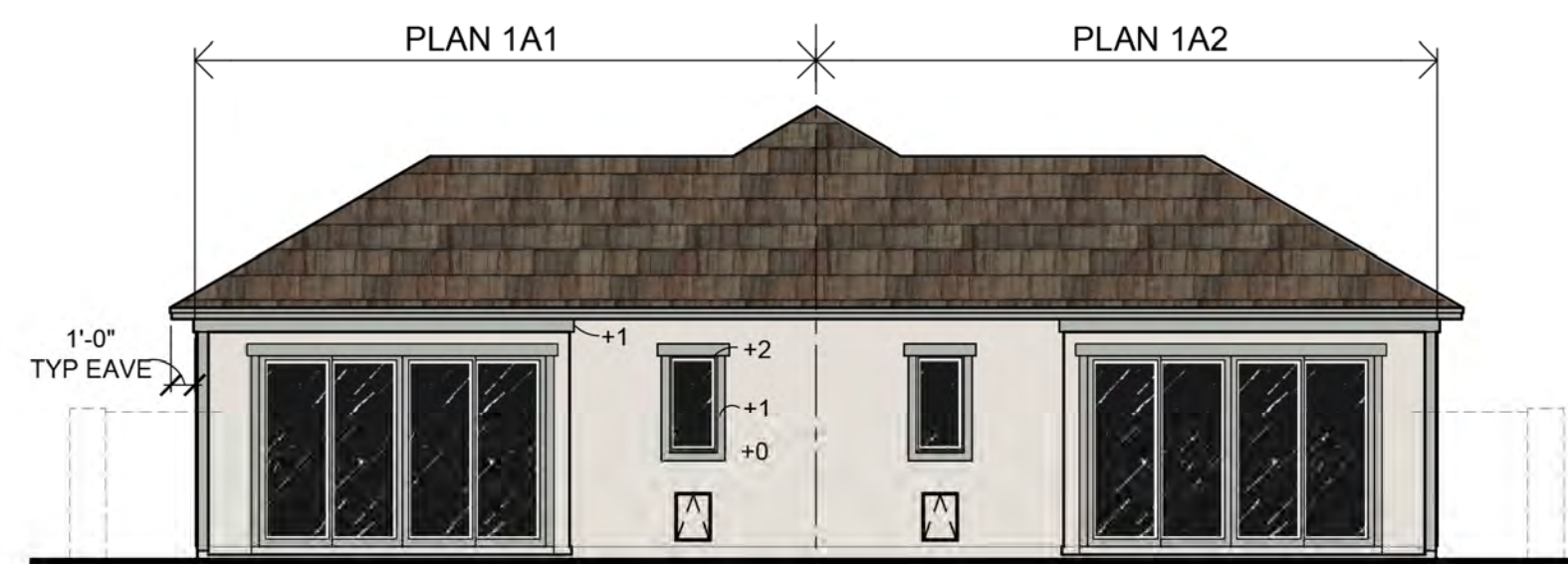
PROJECT No.
0929



Right Elevation

Elevation A - Cottage

1/8" = 1'-0"



Rear Elevation

Elevation A - Cottage

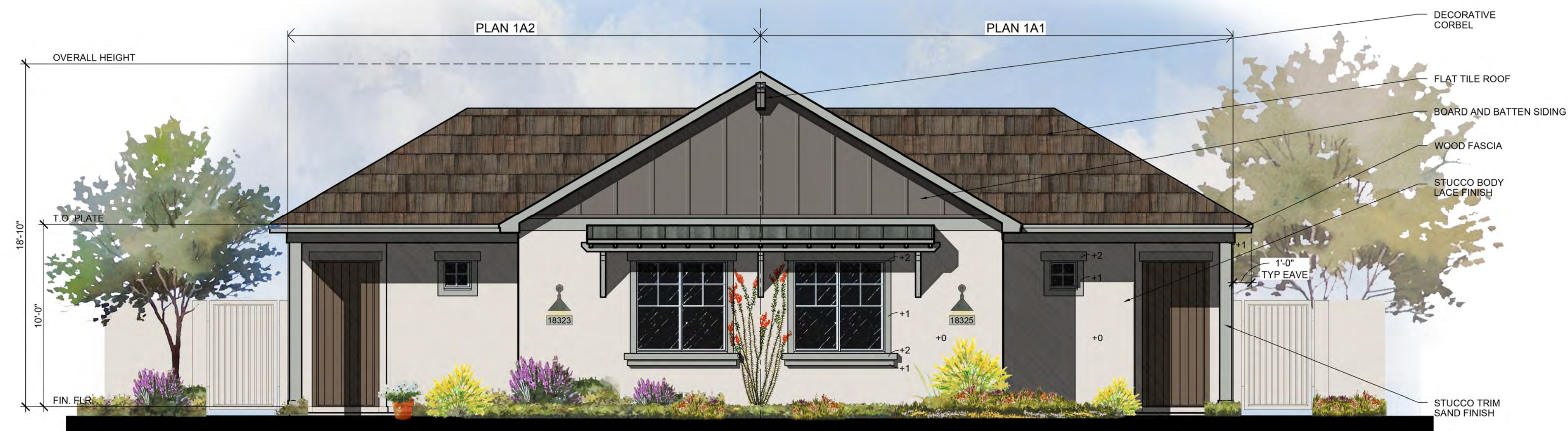
1/8" = 1'-0"



Left Elevation

Elevation A - Cottage

1/8" = 1'-0"



Front Elevation

Elevation A - Cottage

1/4" = 1'-0"

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Plan 1 - Cottage Elevation | 1 and 2 Family Rental Units

3-24-2021



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Proposed Elevations

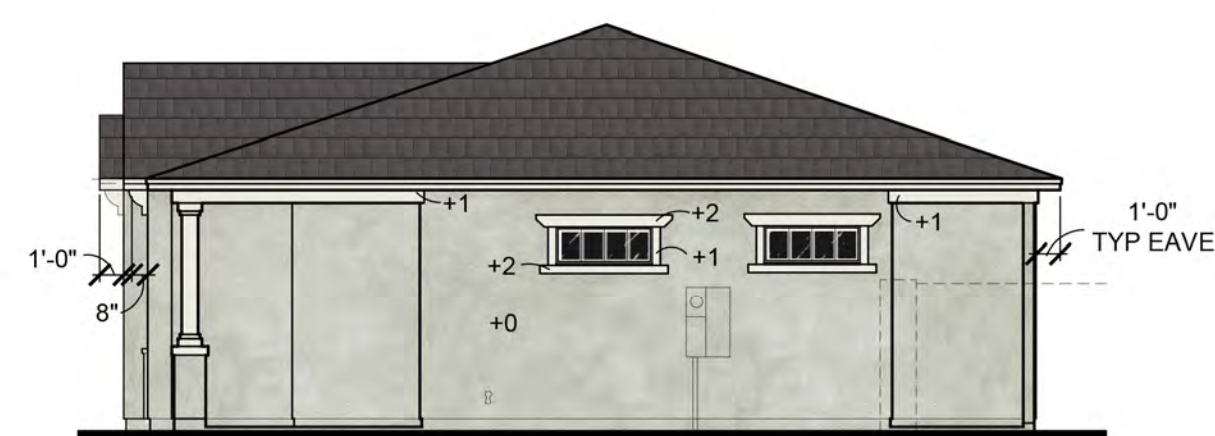
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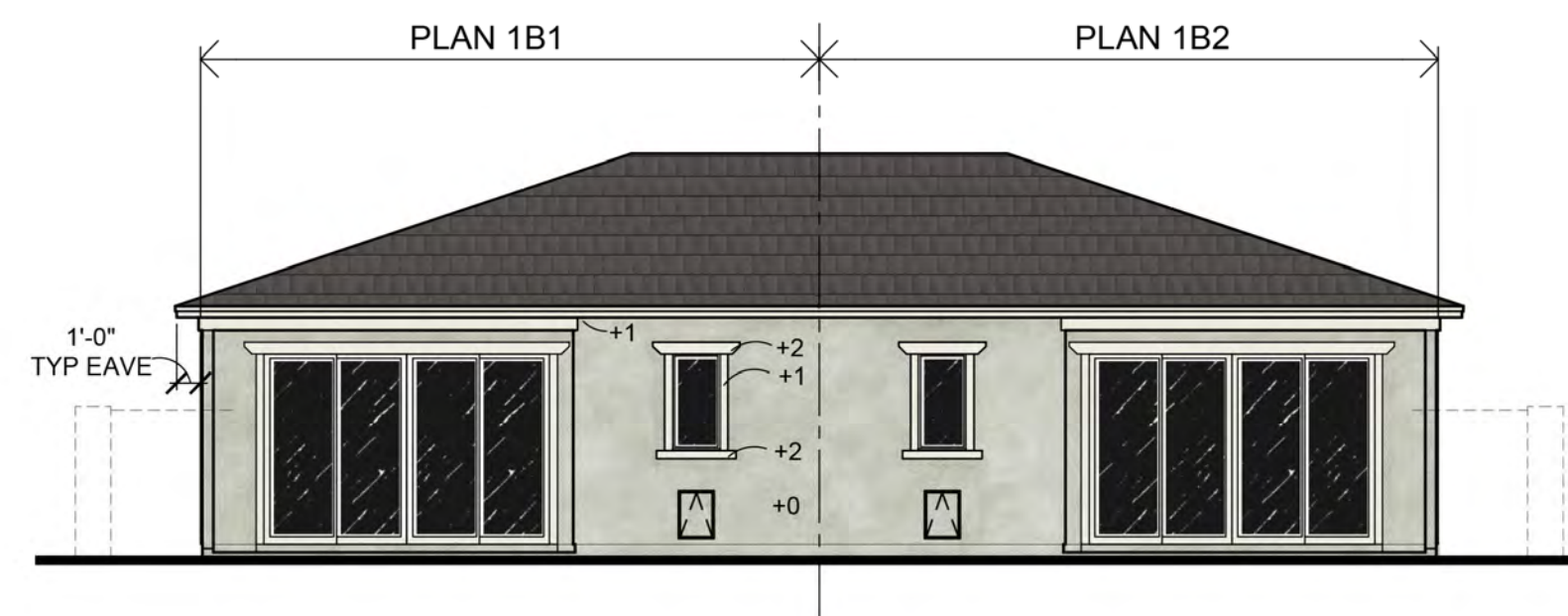
Hearing Date: July 21, 2021



Right Elevation

Elevation B - Craftsman

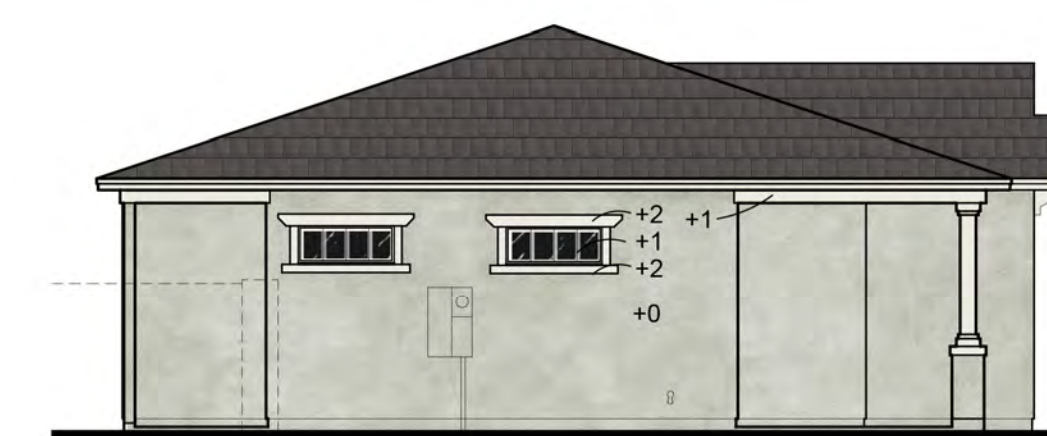
1/8" = 1'-0"



Rear Elevation

Elevation B - Craftsman

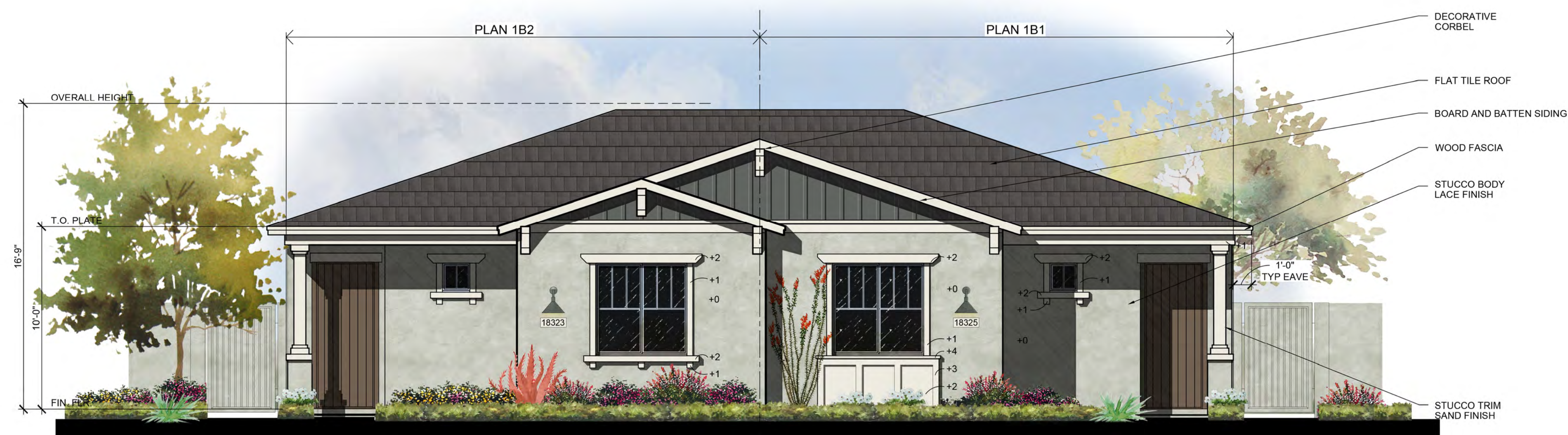
1/8" = 1'-0"



Left Elevation

Elevation B - Craftsman

1/8" = 1'-0"



Front Elevation

Elevation B - Craftsman

1/4" = 1'-0"

CITY OF PHOENIX

APR 19 2021

Planning & Development
Department

Plan 1 - Craftsman Elevation | 1 and 2 Family Rental Units

3-24-2021



Right Elevation

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



Rear Elevation

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



Left Elevation

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



Front Elevation

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

CITY OF PHOENIX

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Department

Plan 2 - Cottage Elevation | 1 and 2 Family Rental Units

3-24-2021



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Proposed Elevations

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RIGHT ELEVATION

ELEVATION B - CRAFTSMAN

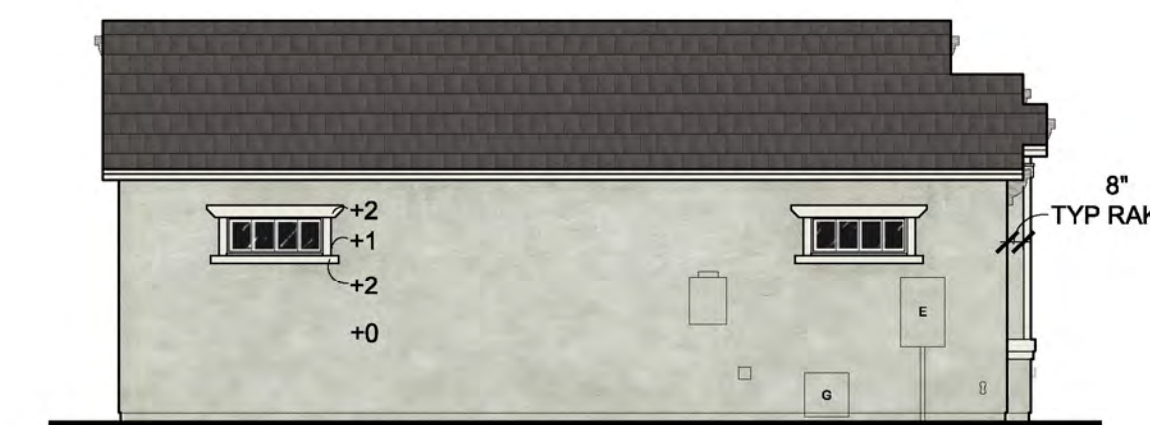
1/8" = 1'-0"



REAR ELEVATION

ELEVATION B - CRAFTSMAN

1/8" = 1'-0"



LEFT ELEVATION

ELEVATION B - CRAFTSMAN

1/8" = 1'-0"



FRONT ELEVATION

ELEVATION B - CRAFTSMAN

1/4" = 1'-0"

CITY OF PHOENIX

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Plan 2 - Craftsman Elevations | 1 and 2 Family Rental Units

3-24-2021



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Proposed Elevations

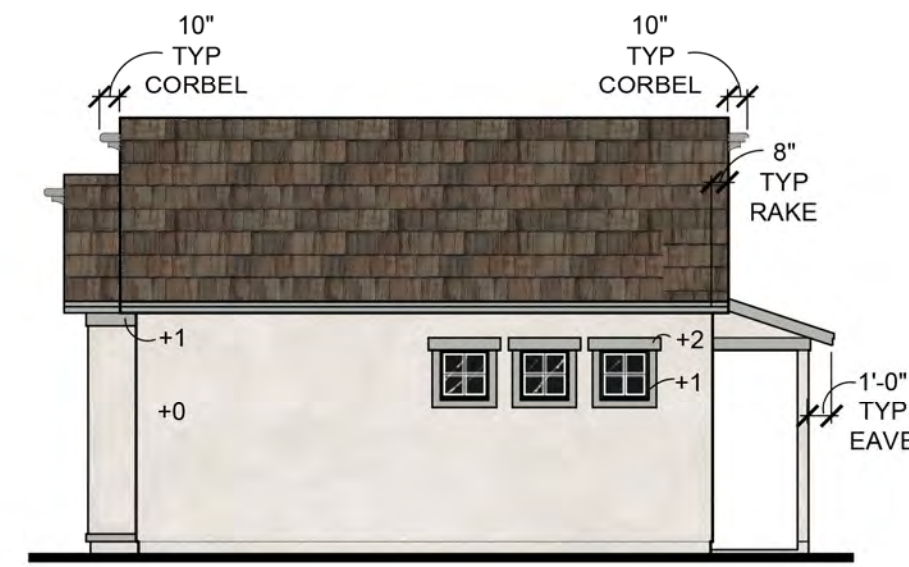
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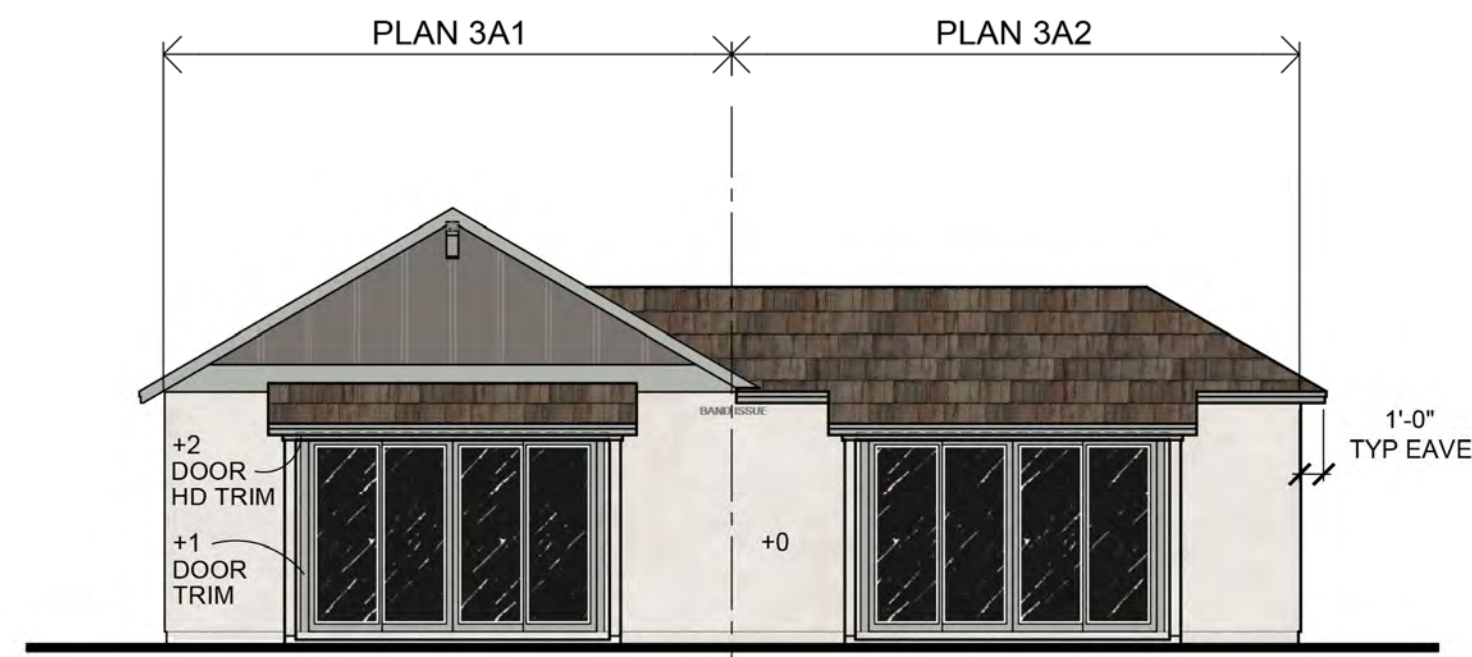
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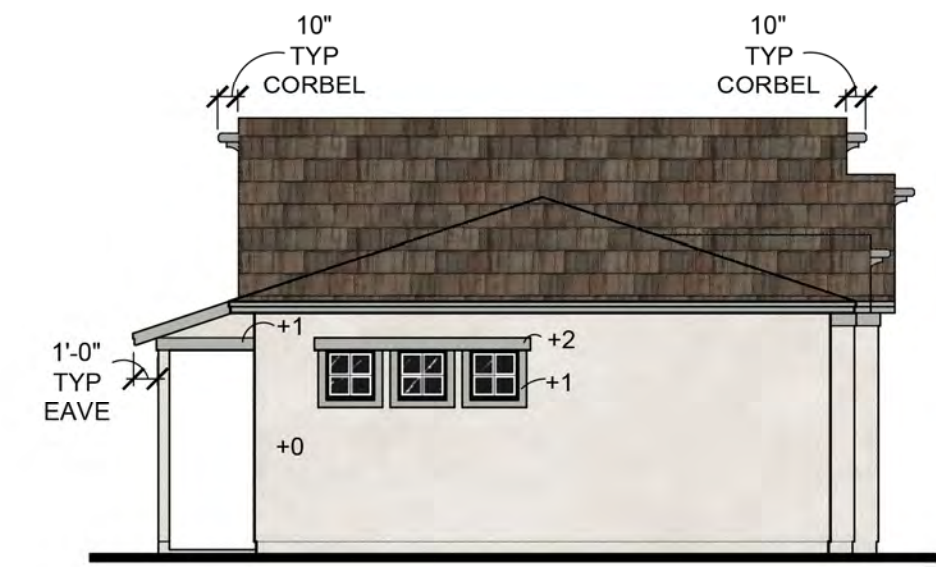
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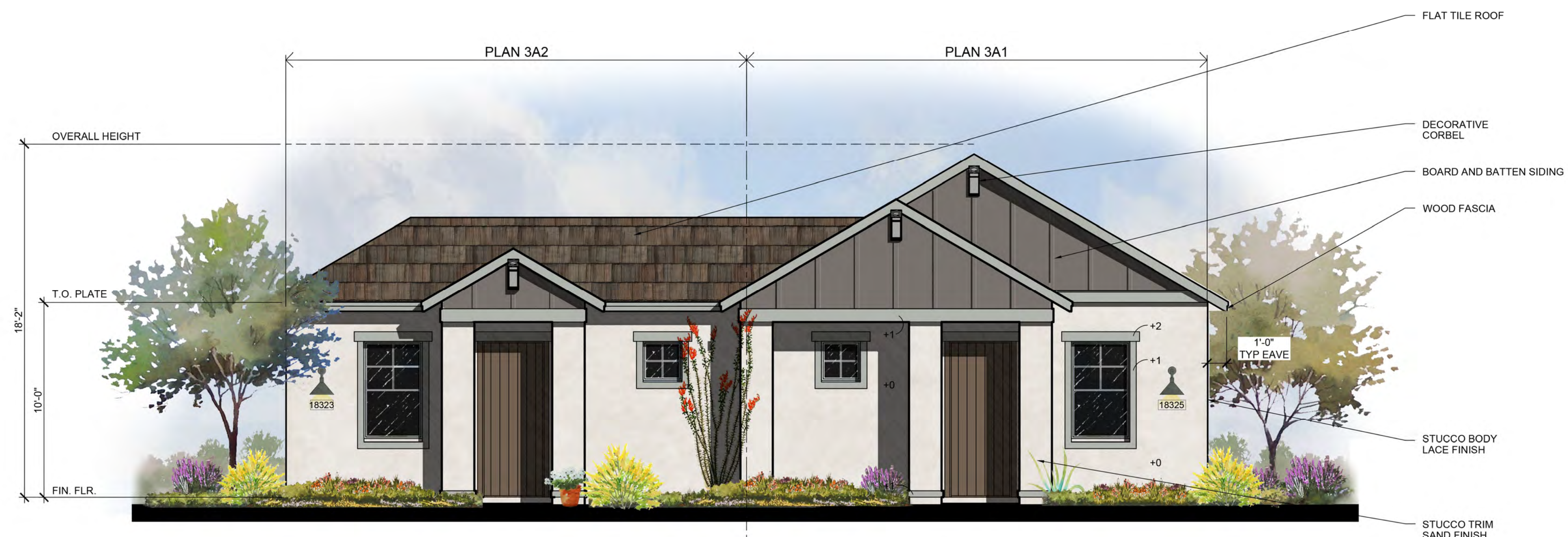
Right Elevation
Elevation A - Cottage
1/8" = 1'-0"



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



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

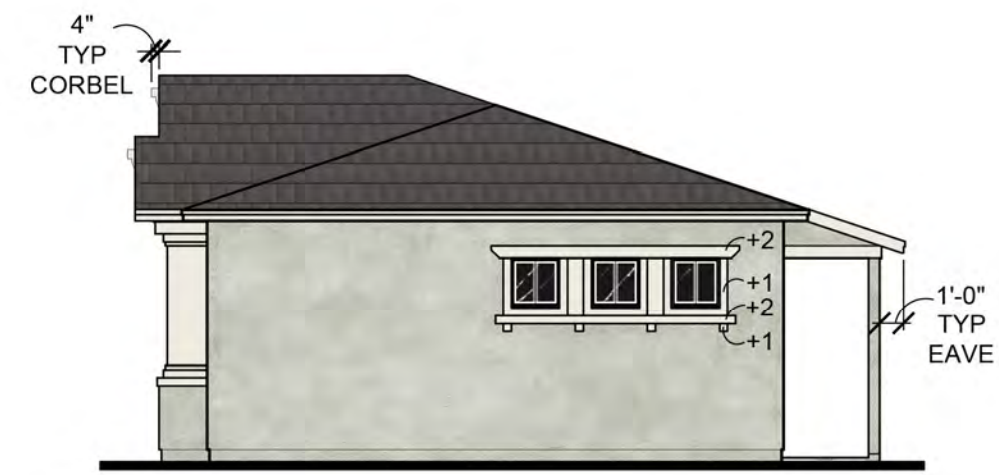


Front Elevation
Elevation A - Cottage
1/4" = 1'-0"

CITY OF PHOENIX
APR 19 2021
Planning & Development
Department

Plan 3 - Cottage Elevation | 1 and 2 Family Rental Units

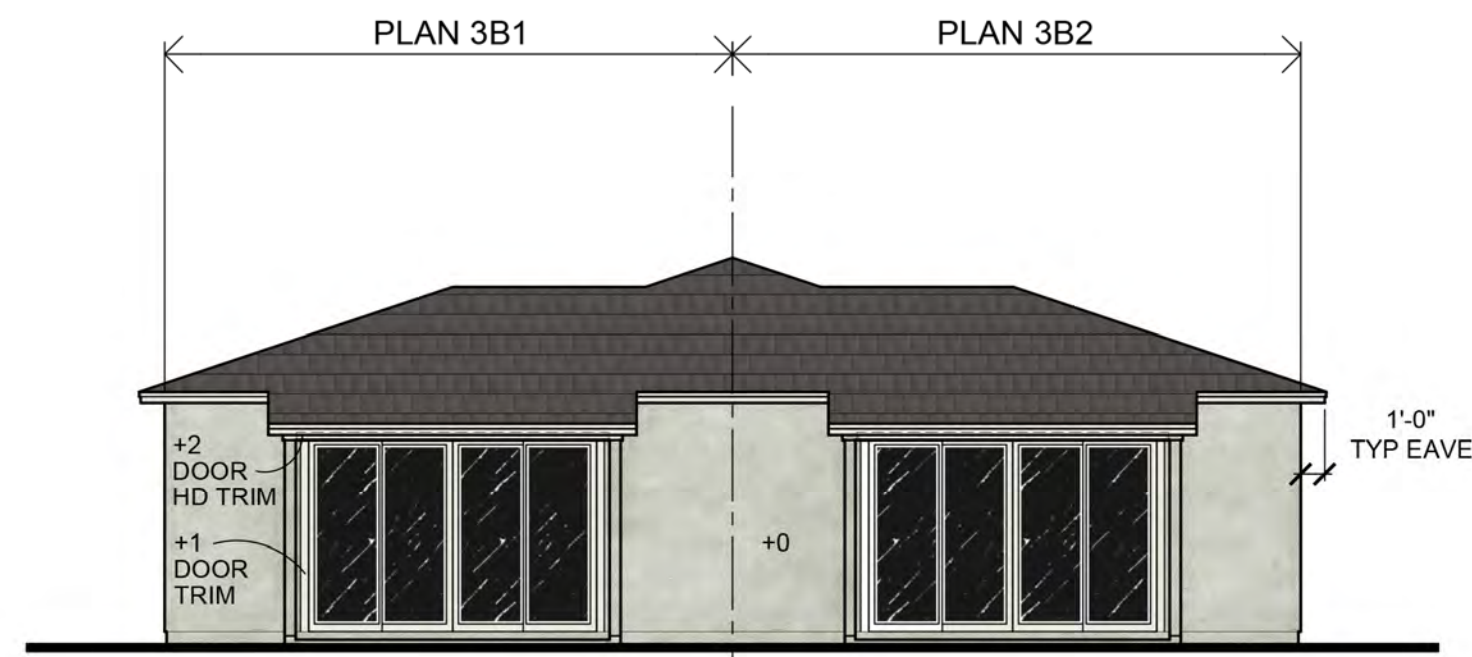
3-24-2021



Right Elevation

Elevation B - Craftsman

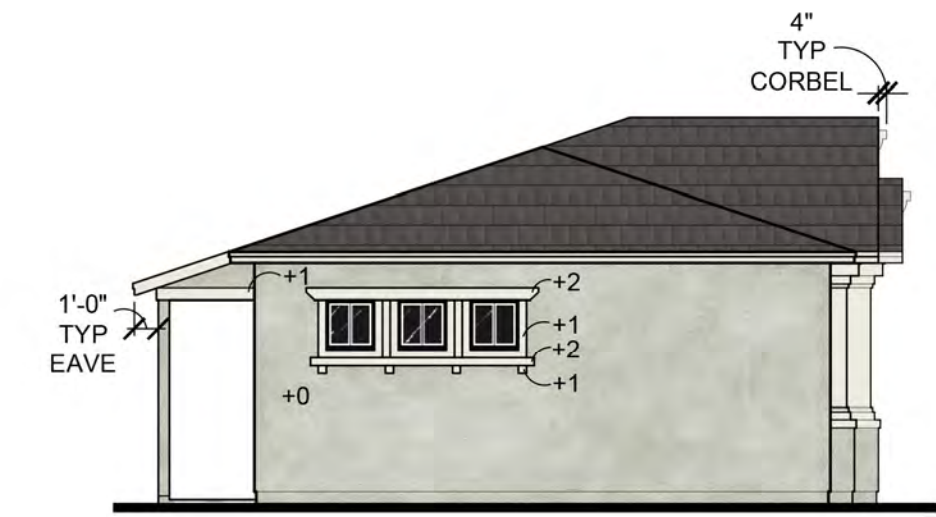
1/8" = 1'-0"



Rear Elevation

Elevation B - Craftsman

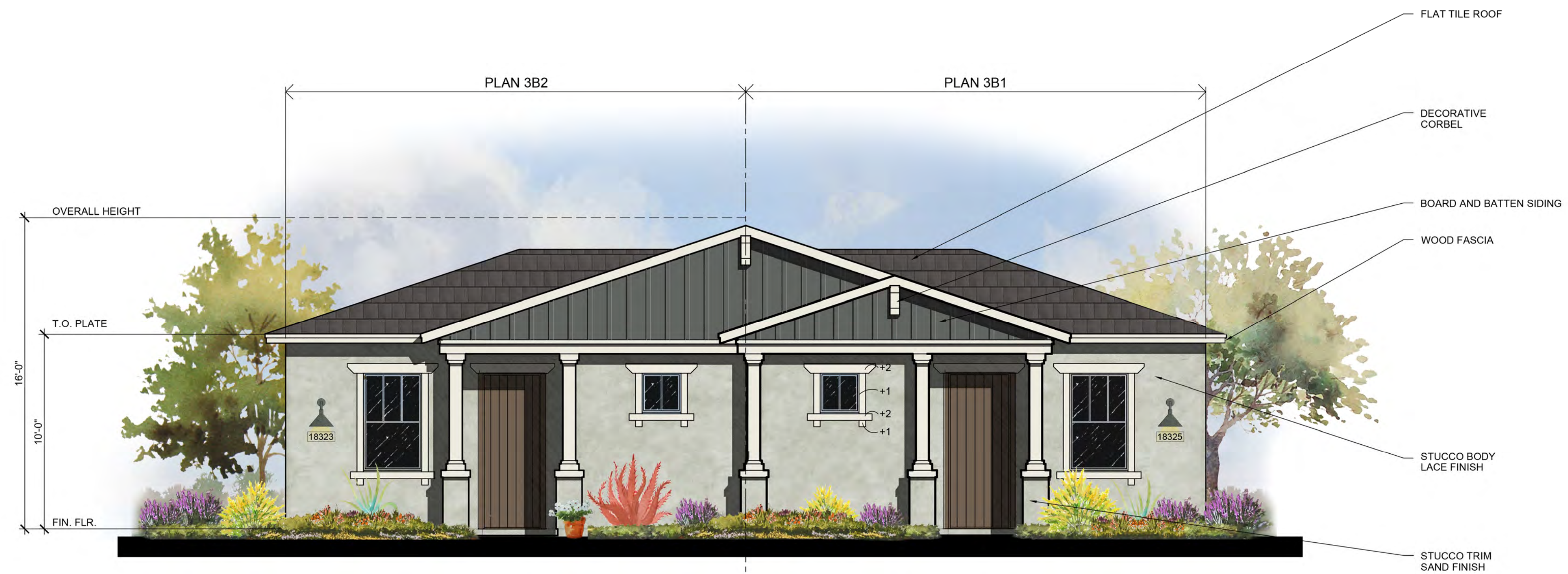
1/8" = 1'-0"



Left Elevation

Elevation B - Craftsman

1/8" = 1'-0"



Front Elevation

Elevation B - Craftsman

1/4" = 1'-0"

CITY OF PHOENIX

APR 19 2021

Planning & Development
Department

Plan 3 - Craftsman Elevation | 1 and 2 Family Rental Units

3-24-2021



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Proposed Elevations

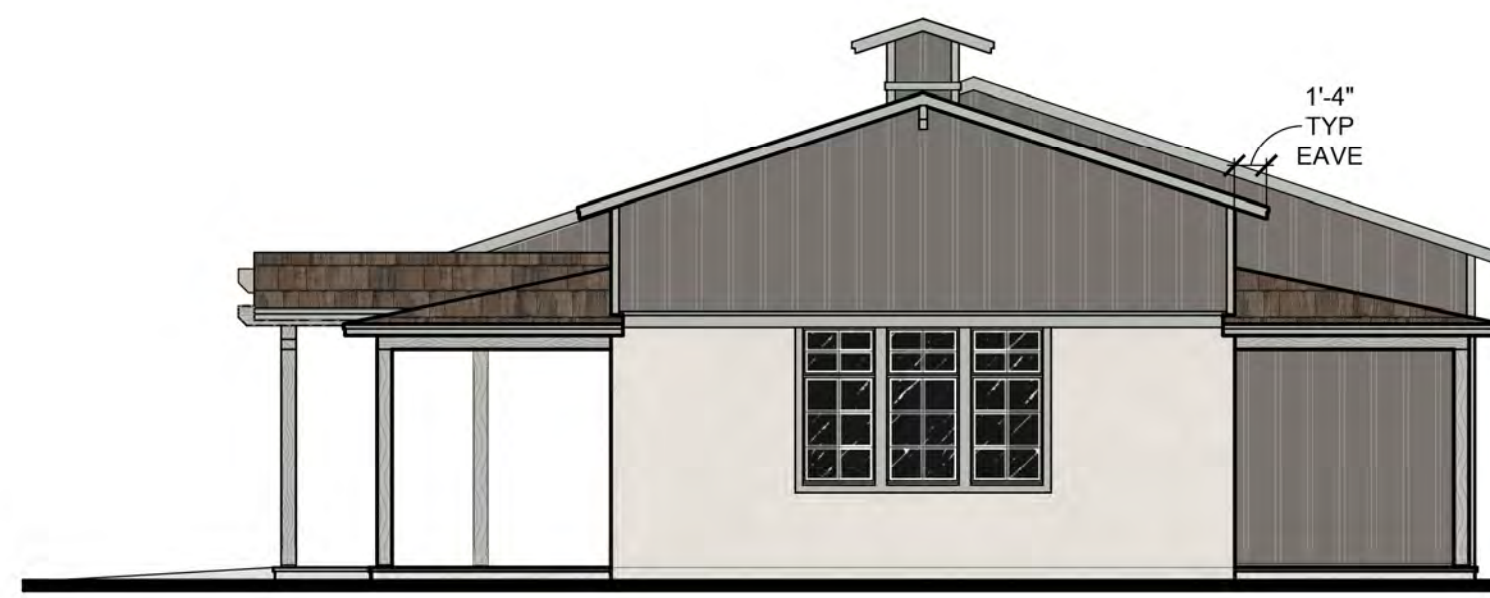
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Hearing Date: July 21, 2021



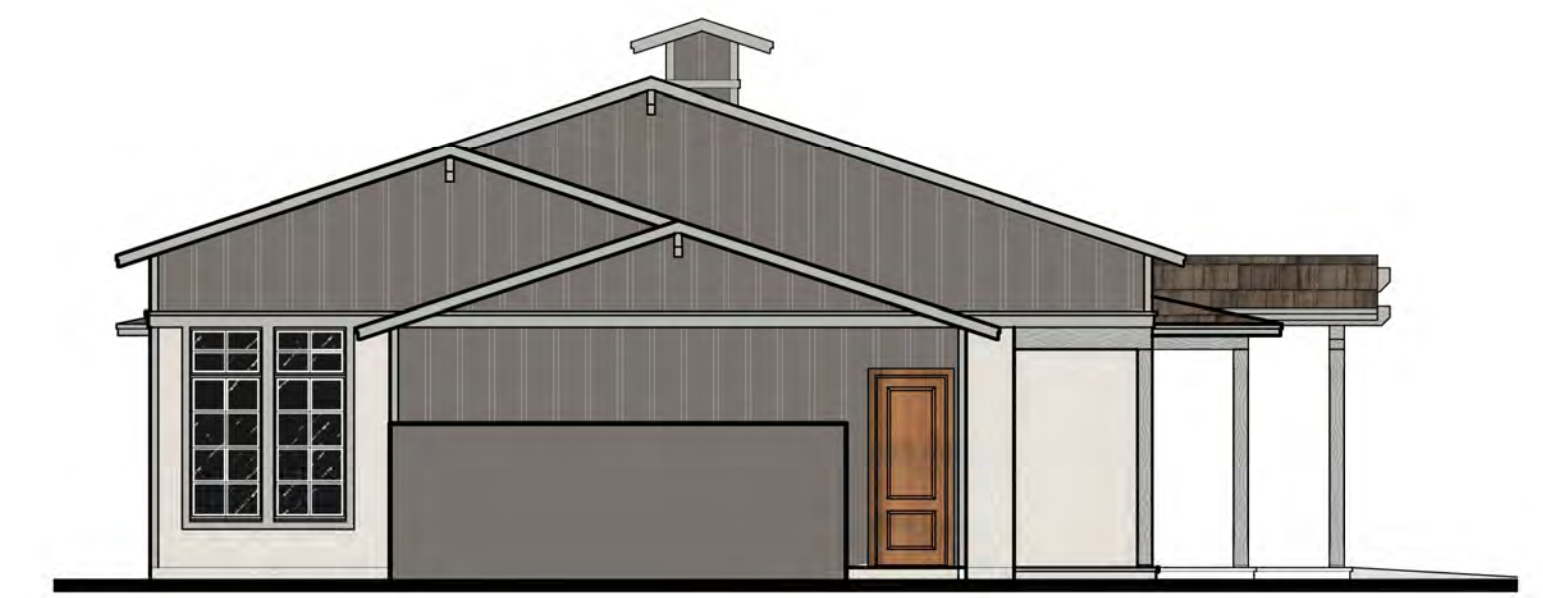
Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

CITY OF PHOENIX

APR 19 2021

Planning & Development
Department

Residence Club Building | One & Two Family Rental Community

3-24-2021



13555 SE 36th STREET
BELLEVUE, WA 98006
ISOLACOMMUNITIES.COM

PHO-1-21--Z-14-19-8

Proposed Elevations

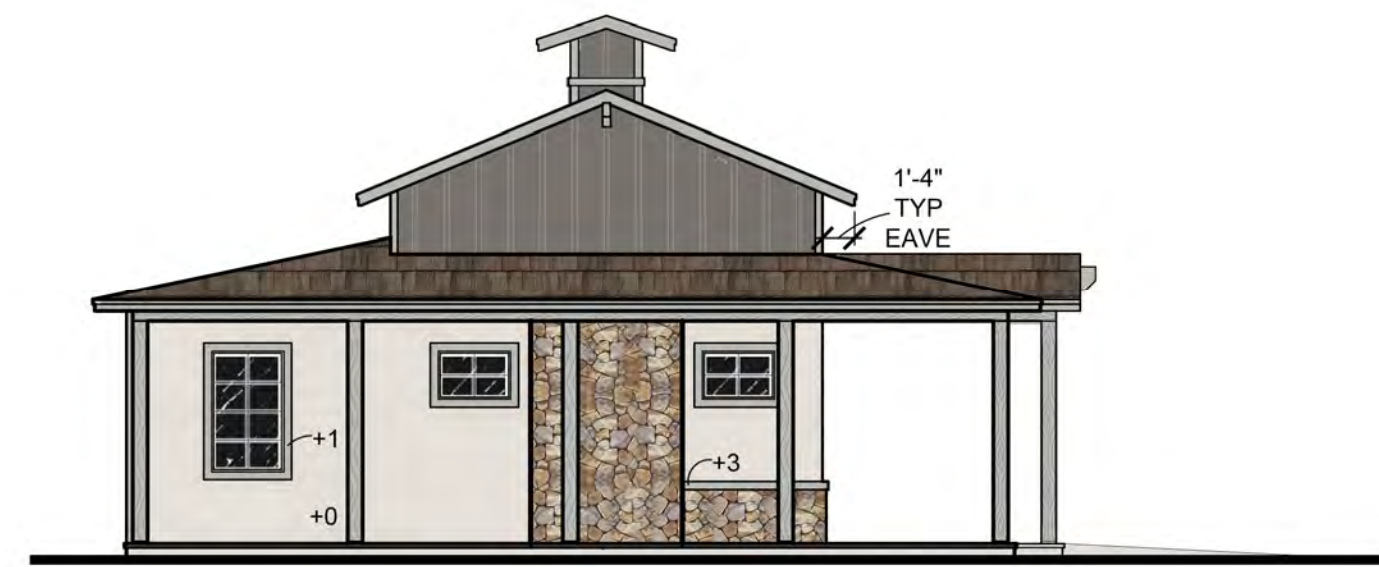
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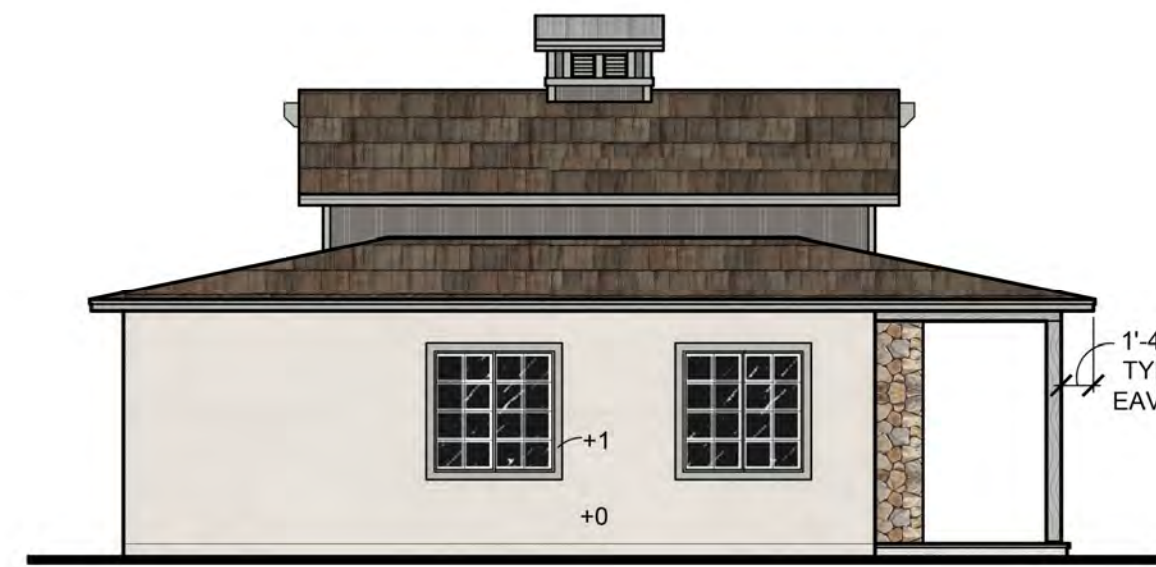
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Hearing Date: July 21, 2021



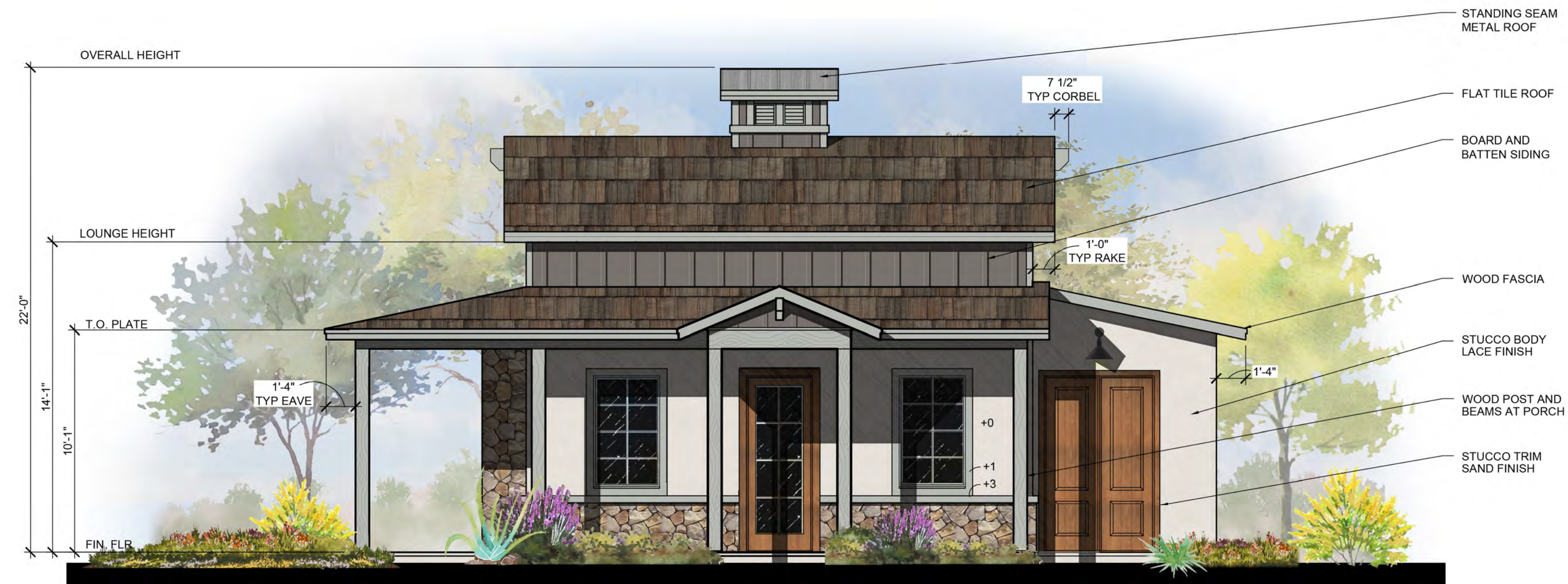
LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

CITY OF PHOENIX

APR 19 2021

Planning & Development
Department

Leasing Office | 1 and 2 Family Rental Units

3-24-2021



13555 SE 36TH STREET
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PHO-1-21--Z-14-19-8

Proposed Elevations

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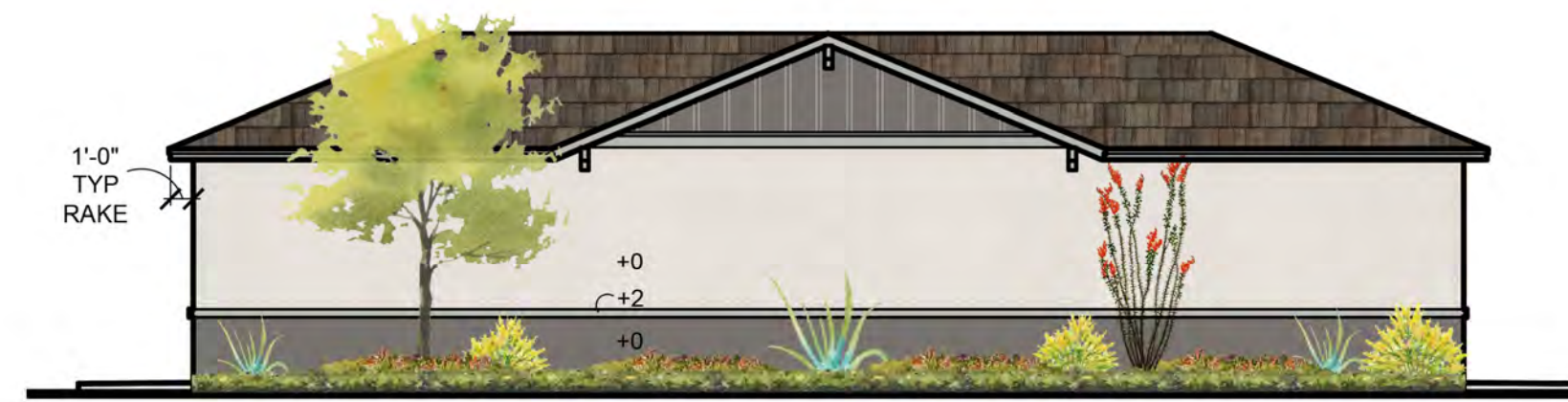
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Hearing Date: July 21, 2021



Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

CITY OF PHOENIX

APR 19 2021

Planning & Development
Department

Garage / Storage Building | One & Two Family Rental Community

3-24-2021

PORTE COCHERE



Latte Froth, DE6239



Body Color



Trim/Accent Color

DE6276, Silhouette



Lighting Style

Coronado Stone, Appalachian
Fieldstone, Naples Veneer



Eagle Roofing
Ponderosa #5699

CITY OF PHOENIX

APR 19 2021

Planning & Development
Department



Hearing Date: July 21, 2021

Proposed Elevations

PHO-1-21--Z-14-19-8



RESIDENCE CLUB



FRONT ELEVATION

1/4\" = 1'-0"

Body Color

Latte Froth, DE6239

Trim/Accent Color

DE6276, Silhouette

Board & Batten
Siding Color

DE6376, Looking Glass



Exterior Doors
DE6112, Cedar Chest



Lighting Style

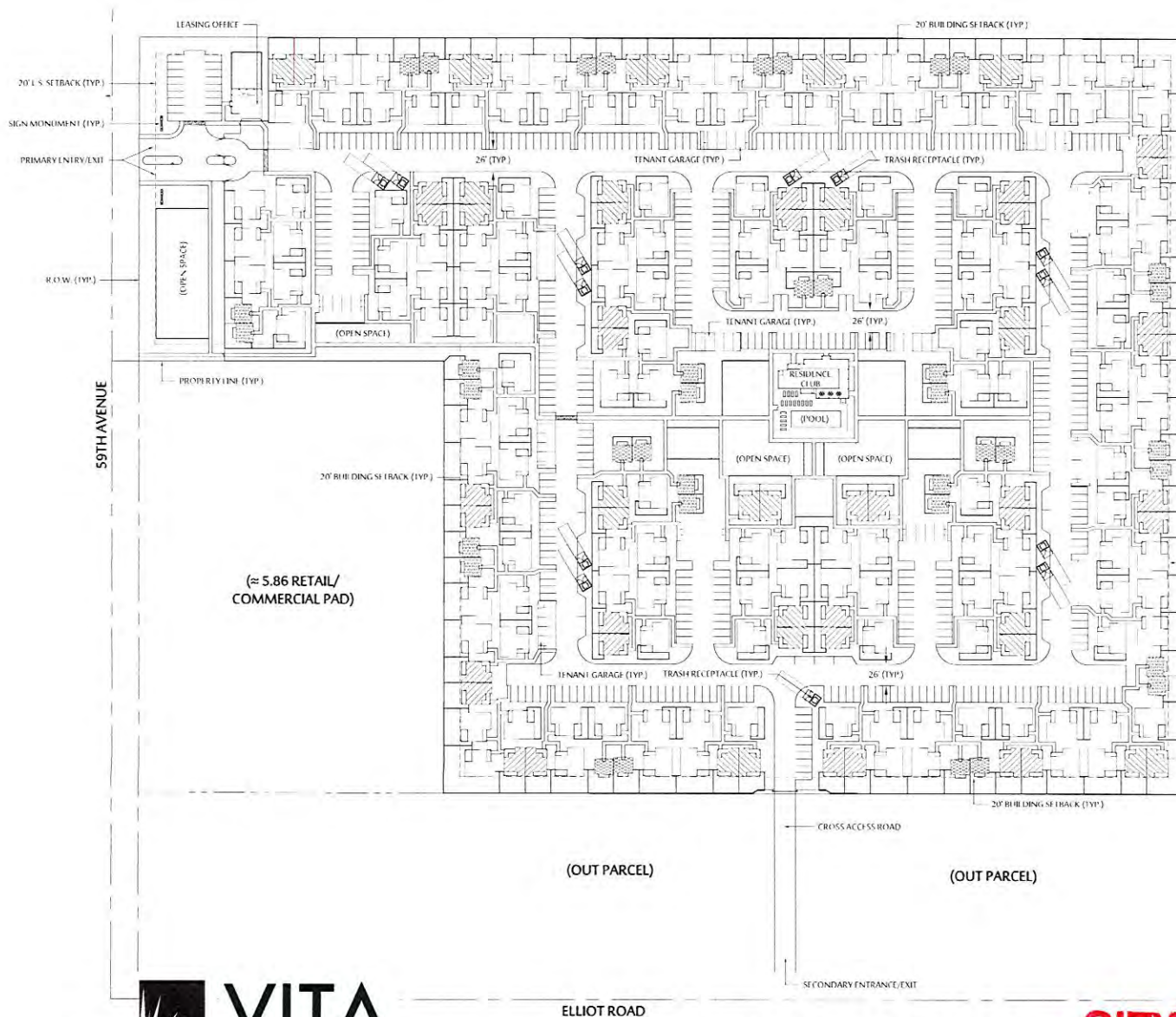
Eagle Roofing
Ponderosa #5699

CITY OF PHOENIX

APR 19 2021

Planning & Development
Department





LAND PLAN SUMMARY

SITE AREA: $\approx$ 22.51 ACRES

UNITS: 249 (11.06 DU/ACRE)

- STUDIO UNITS: 38 (15%)
- 1 BEDROOM UNITS: 62 (25%)
- 2 BEDROOM UNITS: 149 (60%)

REQUIRED PARKING: 498 SPACES

PROVIDED PARKING: 498 SPACES

- UNCOVERED: 192 (ESTIMATE)

- COVERED: 250 (ESTIMATE)

- GARAGES: 56 (ESTIMATE)

(10' X 20' GARAGES)

- STORAGE UNITS: 10 BE BUILT

INTO THE ENDS OF THE GARAGE

STRUCTURES (3) EACH END.

TOTAL QUANTITY: 84

- ACCESSIBLE: 10 SPACES

LOCATIONS TO BE DETERMINED.

MAY BE COVERED/UNCOVERED.



VICINITY MAP



VITA AT 59TH & ELLIOT CONCEPTUAL LAND PLAN

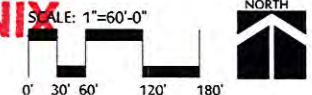
NEC OF 59TH AVE. & ELLIOT RD. - PHOENIX, AZ

MAY 2, 2019

CITY OF PHOENIX

MAY 03 2019

**Planning & Development
Department**





Right Elevation

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



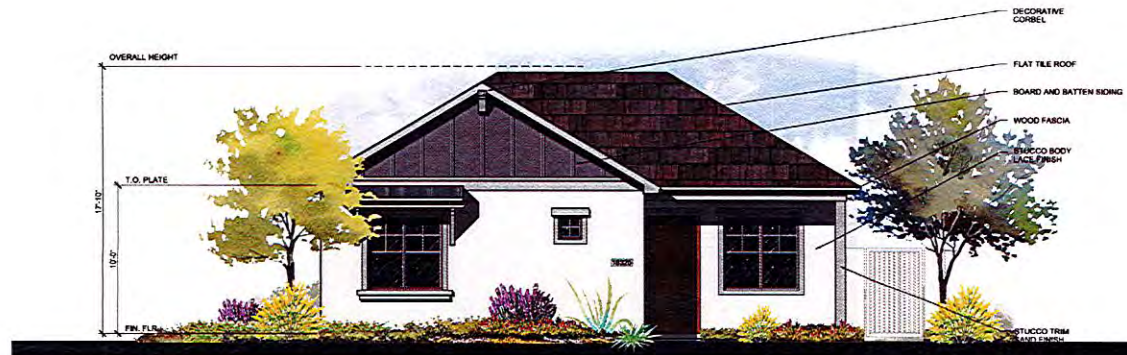
Rear Elevation

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



Left Elevation

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



Front Elevation

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

CITY OF PHOENIX

MAY 03 2019

1-16-2019

Plan 2 - Cottage Elevation | 1 and 2 Family Rental Units

VITA

COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

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



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



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



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

CITY OF PHOENIX

Plan 2 - Craftsman Elevation | 1 and 2 Family Rental Units

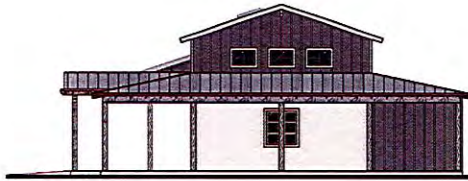
MAY 03 2019

1-16-2019

VITA
COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

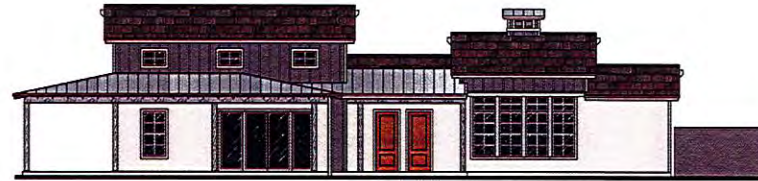
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Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

CITY OF PHOENIX

MAY 03 2019

1-16-2019

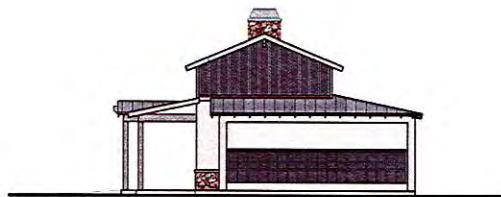
Residence Club Building | One & Two Family Rental Community

VITA

COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

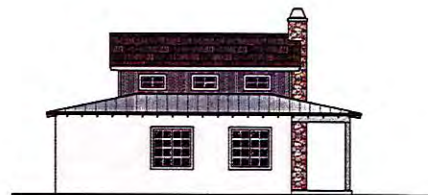
**Planning & Development
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Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

Leasing Office | One & Two Family Rental Community

VITA
COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

CITY OF PHOENIX

MAY 03 2019

**Planning & Development
Department**

1-16-2019

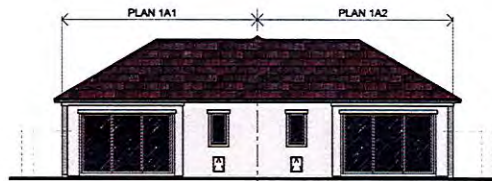
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PHONE 602.887.2100 WWW.FELTENGROUPE.COM
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Right Elevation

Elevation A - Cottage

1/8" = 1'-0"



Rear Elevation

Elevation A - Cottage

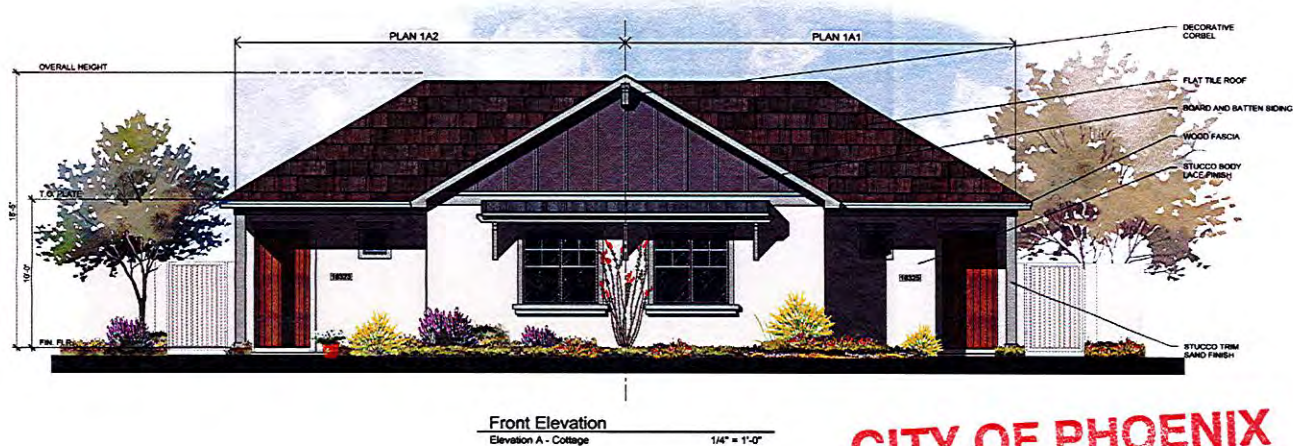
1/8" = 1'-0"



Left Elevation

Elevation A - Cottage

1/8" = 1'-0"



Front Elevation

Elevation A - Cottage

1/4" = 1'-0"

CITY OF PHOENIX

MAY 03 2019

**Planning & Development
Department**

Plan 1 - Cottage Elevation | 1 and 2 Family Rental Units

VITA

COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

1-16-2019

FELTENGROU

ARCHITECTURE : ENGINEERING : FORENSICS

Phone: 602.857.2100 WWW.FELTENGROU.COM

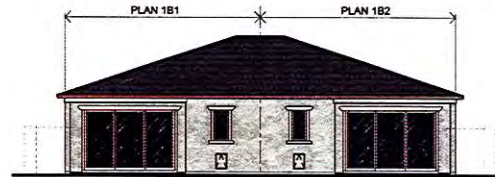
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Right Elevation

Elevation B - Craftsman

1/8" = 1'-0"



Rear Elevation

Elevation B - Craftsman

1/8" = 1'-0"



Left Elevation

Elevation B - Craftsman

1/8" = 1'-0"



Front Elevation

Elevation B - Craftsman

1/4" = 1'-0"

- DECORATIVE CORBEL
- FLAT TILE ROOF
- BOARD AND BATTEN SIDING
- WOOD FASCIA
- STUCCO BODY
- LACE FINISH
- STUCCO TRIM
- SAND FINISH

Plan 1 - Craftsman Elevation | 1 and 2 Family Rental Units

VITA

COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

CITY OF PHOENIX

MAY 03 2019

**Planning & Development
Department**

1-16-2019

FELTENGROUP

ARCHITECTURE | ENGINEERING | LANDSCAPE

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Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

Garage / Storage Building | One & Two Family Rental Community

VITA

COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

CITY OF PHOENIX

MAY 03 2019

**Planning & Development
Department**

1-16-2019

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Location

Northeast corner of 59th Avenue and Elliott Road

Council District: 8

Parcel Addresses: N/A

Discussion

Mayor Gallego declared the public hearing open. Noting there was no one present to speak, she declared the public hearing closed.

The hearing was held. A motion was made by Councilmember Garcia, seconded by Councilman DiCiccio, that this item be approved per the Planning Commission's recommendation and to adopt the related resolution. The motion carried by the following vote:

Yes: 8 - Councilman DiCiccio, Councilmember Garcia, Councilwoman Guardado, Councilman Nowakowski, Councilwoman Pastor, Councilwoman Stark, Vice Mayor Waring and Mayor Gallego

No: 0

Absent: 1 - Councilwoman Williams

120 Public Hearing and Ordinance Adoption - Amend City Code - Rezoning Application **Z-14-19-8 - Northeast Corner of 59th Avenue and Elliot Road (Ordinance G-6608)**

Request to hold a public hearing on the request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-14-19-8 and rezone the site from S-1 (Approved R1-8 PCD) and S-1 (Approved C-1 PCD) to R-3 and C-1 for multifamily residential and commercial.

Summary

Application: Z-14-19-8

Current Zoning: 22.08 acres of S-1 (Approved R1-8 PCD) and 8.06 acres of S-1 (Approved C-1 PCD)

Proposed Zoning: 22.89 acres of R-3 and 7.25 acres of C-1

Acreage: 30.14

Proposed Use: Multifamily residential and commercial

Owner: Miller 160, LLC; AMED Partners, LLC

Applicant: Jim Stockwell, Jr, Vita Communities, LLC

Representative: Jim Stockwell, Jr, Vita Communities, LLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Laveen Village Planning Committee heard the case on May 13, 2019, and recommended approval per the staff recommendation with additional stipulations by an 11-1 vote.

PC Action: The Planning Commission heard this case on June 6, 2019, and recommended approval per the Laveen Village Planning Committee recommendation by a 9-0 vote.

Location

Northeast corner of 59th Avenue and Elliot Road.

Council District: 8

Parcel Addresses: N/A

Discussion

Mayor Gallego declared the public hearing open. Noting there was no one present to speak, she declared the public hearing closed.

The hearing was held. A motion was made by Councilmember Garcia, seconded by Councilman DiCiccio, that this item be approved per the Planning Commission's recommendation and to adopt the related ordinance. The motion carried by the following vote:

Yes: 8 - Councilman DiCiccio, Councilmember Garcia, Councilwoman Guardado, Councilman Nowakowski, Councilwoman Pastor, Councilwoman Stark, Vice Mayor Waring and Mayor Gallego

No: 0

Absent: 1 - Councilwoman Williams

121 Public Hearing and Ordinance Adoption - General Plan Amendment GPA-EN-1-19-4 - Northeast Corner of Central Avenue and Indian School Road (Ordinance S-45917)

Request to hold a public hearing on a General Plan Amendment for the following item and to consider the Planning Commission's recommendation and the related ordinance if approved. This file is a companion case to Z-9-19-4.

Summary

Item #: 4
Application #: Z-14-19-8 (Companion case GPA-LV-1-19-8)
From: S-1 (Approved R1-8 PCD) and S-1 (Approved C-1 PCD)
To: R-3 and C-1
Acreage: 30.14
Location: Northeast corner of 59th Avenue and Elliot Road
Proposal: Multifamily residential and commercial
Applicant: Jim Stockwell, Jr., Vita Communities, LLC
Owner: Miller160, LLC and AMED Partners, LLC
Representative: Jim Stockwell, Jr., Vita Communities, LLC

Ms. Racelle Escolar stated that Item Nos. 4 [3] and 5 [4] are related cases and can be heard together, but separate motions are required. Both are located on 30.14 acres at the northeast corner of 59th Avenue and Elliot Road.

Item No. 3 is GPA-LV-1-19-8, a request to amend the General Plan Land Use Map designation from Residential 3.5 to 5 dwelling units per acre, to Residential 10 to 15 dwelling units per acre and Commercial.

Item No. 4 is Z-14-19-8, a request to rezone from S-1 (Ranch or Farm Residence District), Approved R1-8 (Single-Family Residence District) PCD (Planned Community District) and S-1, Approved C-1 (Neighborhood Retail District) PCD; to R-3 (Multifamily Residence District) and C-1 to allow multifamily residential and commercial.

The Laveen Village Planning Committee recommended approval of GPA-LV-1-19-8 by a 12-0 vote; and recommended approval of Z-14-19-8 per the staff recommendation with additional stipulations.

The added stipulations require general conformance to a site plan, a maximum of 249 units, that all front elevations have a minimum of 10 percent non-stucco accent material, that the development be gated, and that all Planning Hearing Officer requests go through the Village Planning Committee.

Staff recommends approval of GPA-LV-1-19-8 and Z-14-19-8, per the Laveen Village Planning Committee recommendations.

Chairman Johnson stated that no cards were submitted wishing to speak.

Commissioner Shank made a MOTION to approve Z-14-19-8 per the Laveen Village Planning Committee recommendation.

Commissioner Wininger SECONDED.

There being no further discussion, Chairman Johnson called for a vote and the **MOTION PASSED 9-0.**

Stipulations:

1. The conceptual site plan, landscape plan, lighting plan and building elevations for the

commercial (C-1) portion of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval.

2. The development shall be in general conformance with the SITE PLAN AND Elevations date stamped May 3, 2019, as approved by the Planning and Development Department, AND AS MODIFIED BY THE FOLLOWING CRITERIA:
 - A. THE FRONT ELEVATIONS SHALL CONSIST OF A MINIMUM OF 10% NON-STUCCO ACCENT MATERIAL.
 - B. THE DEVELOPMENT SHALL PROVIDE GATED ACCESS.
 - C. THE DEVELOPMENT SHALL HAVE A MAXIMUM OF 249 UNITS.
3. A 30-foot minimum landscape setback shall be provided along 59th Avenue and along Elliott Road, as approved by the Planning and Development Department.
4. The developer shall provide a minimum of 10% open space, as approved by the Planning and Development Department.
5. The developer shall install a minimum of 20 inverted U-bicycle racks for guests, installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A pedestrian connection shall be provided between the R-3 and C-1 portions of the site, as approved by the Planning and Development Department.
7. 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.
8. The applicant shall submit a Traffic Impact Study to the City for this development. The conclusions of the study will be used to determine the required roadway and traffic improvements to be provided by the developer. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Matthew Wilson (602-262-7580) to set up a meeting to discuss the requirements of the study. The Traffic Impact Study shall also be submitted to the Arizona Department of Transportation for review and approval.
9. The developer shall provide for a 55-foot half street right-of-way dedication for the east side of 59th Avenue for the entire length of property, extending to Elliot Road. This shall include 37 feet of paving for the east half of 59th Avenue.
10. The developer shall provide for a 55-foot half street right-of-way dedication on the north side of Elliot Road from 59th Avenue to the existing residential development to the east. Include 37 feet of paving for the north half of Elliot Road and additional improvements, as approved by the Planning and Development Department.

11. The developer shall provide for a 25-foot by 25-foot right-of-way triangle dedication at the northeast corner of the 59th Avenue and Elliot Road intersection.
12. Open irrigation facilities are to be relocated and piped outside of the right-of-way. Contact Salt River Project to identify existing land rights and establish an appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
13. The developer shall underground existing overhead electrical utilities within the public right-of-way that are impacted or to be relocated as part of this project, as approved by the Planning and Development Department.
14. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, 5-foot sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
15. ANY REQUEST TO CHANGE, DELETE OR MODIFY STIPULATIONS SHALL BE PRESENTED THROUGH THE PLANNING HEARING OFFICER PROCESS AND NOTIFICATION SHALL BE GIVEN TO THE LAVEEN VILLAGE PLANNING COMMITTEE PRIOR TO THE PLANNING HEARING OFFICER HEARING.

fencing plans be reviewed through the Planning Hearing Officer prior to preliminary site plan approval. **Mr. Randy Schiller** seconded the motion.

Vote

12-0, Motion to approve passed, with Committee Members Branscomb, Glass, Abegg, Bolding, Ensminger, Estela, Flunoy, Hurd, Mockus, Ortega, Rouse and Schiller in favor.

8. **GPA-LV-1-19-8 (Companion Case – Z-14-19-8)**: Presentation, discussion and possible recommendation on a request to amend the City of Phoenix General Plan Land Use Map Designation on approximately 30.14 acres located at the northeast corner of 59th Avenue and Elliott Road from Residential 3.5 to 5 dwelling units per acre to Residential 10 to 15 dwelling units per acre and Commercial to allow for multifamily residential and commercial uses.

Discussion for this item was combined with Z-14-19-8.

MOTION

Ms. Linda Abegg motioned to recommend approval of the General Plan Land Use Map amendment. **Ms. Jennifer Rouse** seconded the motion.

Vote

12-0, Motion to approve passed, with Committee Members Branscomb, Glass, Abegg, Bolding, Ensminger, Estela, Flunoy, Hurd, Mockus, Ortega, Rouse and Schiller in favor.

9. **Z-14-19-8**: Presentation, discussion and possible recommendation on a request to rezone approximately 30.14 acres located at the northeast corner of 59th Avenue and Elliott Road from S-1 (Approved C-1 PCD) (Ranch or Farm Residence, approved Neighborhood Retail, Planned Community District) and S-1 (Approved R1-8 PCD) (Ranch or Farm Residence, approved Single-Family Residence District, Planned Community District) to C-1 (Neighborhood Retail) and R-3 (Multifamily Residence District).

Mr. Joel Carrasco provided a staff presentation for the request.

Mr. Adam Baugh with Withey Morris provided the applicant presentation for the request.

Mr. Carlos Ortega asked if there would be any two-story buildings. **Mr. Baugh** replied that all buildings would be single-story, save for the leasing office, which would be two stories.

Mr. John Mockus mentioned that multifamily is inevitable in Laveen.

Ms. Linda Abegg mentioned that she would like to see more stone accent material on the elevations, a general conformance stipulation with a unit cap, and required entry gates.

Chairman Robert Branscomb opened the floor to public comment.

Mr. Phil Hertel provided public comment noting that the LCRD had no concerns regarding the project.

MOTION

Ms. Linda Abegg motioned to recommend approval of the rezone request, adding additional stipulations requiring general conformance to the site plan, a maximum of 249 units, that all front elevations shall have a minimum of 10% non-stucco accent material, that the development shall be gated and that all stipulation modification requests through the Planning Hearing Officer notify the Village Planning Committee prior to the PHO hearing. **Ms. Jennifer Rouse** seconded the motion.

Vote

11-1, Motion to approve passed, with Committee Members Branscomb, Glass, Abegg, Ensminger, Estela, Flunoy, Hurd, Mockus, Ortega, Rouse and Schiller in favor. Bolding Opposed.

10. **Staff update on cases recently reviewed by the committee.**

None.

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

12. **Adjournment.**

The meeting was adjourned at 8:55 PM.