



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## Staff Report Z-59-22-1 (Home at Happy Valley PUD) April 19, 2023

**Deer Valley [Village Planning Committee Meeting](#) Date:** April 20, 2023

**[Planning Commission](#) Hearing Date:** May 4, 2023

**Request From:** [S-1](#) (Ranch or Farm Residence) (5.28 acres) and [C-2](#) (Intermediate Commercial) (2.72 acres)

**Request To:** [PUD](#) (Planned Unit Development) (8.00 acres)

**Proposed Use:** Multifamily residential

**Location:** Approximately 320 feet north of the northwest corner of 17th Avenue and Happy Valley Road

**Owner:** Red Hawk Partners, LLC et.al.

**Applicant:** Shelter Asset Management

**Representative:** Benjamin Graff, Quarles & Brady, LLP

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

| <a href="#">General Plan Conformity</a>               |             |   |                               |
|---|-------------|---|-------------------------------|
| <a href="#">General Plan Land Use Map Designation</a> |             | Current: Residential 3.5 to 5 dwelling units per acre (5.28 acres) and Mixed Use (Commercial/Commerce/Business Park) (2.72 acres) |                               |
|   |             | Pending (GPA-DV-3-22-1): Residential 15+ dwelling units per acre  |                               |
| <a href="#">Street Map Classification</a>             | 17th Avenue | Local   | 0 to 30-foot west half street |

**General Plan Conformity**

**CONNECT PEOPLE AND PLACES: OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The proposal would allow development of an underused site into a multifamily residential community that is compatible with the surrounding area and respectful of local conditions. The proposed development is located next to a similar development and as stipulated, incorporates setbacks and enhanced landscaping around the perimeter to enhance compatibility with the surrounding area.

**CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS: CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.**

As stipulated, the proposal will be sensitive to the scale and character of the surrounding area. This area near 19th Avenue and Happy Valley Road contains a mix of higher-intensity commercial uses and multifamily development. As stipulated, the development would incorporate standards to avoid negative impacts on the adjacent single-family residences to the north and east, including a height limit, increased setbacks, and enhanced landscaping.

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

As stipulated, the proposal will be required to shade the sidewalk on 17th Avenue, provide enhanced landscaping standards and provide additional shaded open space. This will help to provide shade for pedestrians in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

| <b>Applicable Plans, Overlays and Initiatives</b>   |
|---|
| <a href="#"><u>Housing Phoenix Plan</u></a> : Background Item No. 6.                        |
| <a href="#"><u>Complete Streets Guiding Principles</u></a> : Background Item No. 7.         |
| <a href="#"><u>Comprehensive Bicycle Master Plan</u></a> : Background Item No. 8.           |
| <a href="#"><u>Tree and Shade Master Plan</u></a> : Background Item No. 9.                  |
| <a href="#"><u>Zero Waste PHX</u></a> : Background Item No. 10.                             |
| <a href="#"><u>Transportation Electrification Action Plan</u></a> : Background Item No. 11. |

| <b>Surrounding Land Uses/Zoning</b> |   |               |
|-------------------------------------|---|---------------|
|                                     | <b>Land Use</b>   | <b>Zoning</b> |
| <b>On Site</b>                      | Vacant land   | S-1 and C-2   |
| <b>North</b>                        | Single-family residence   | County RU-43  |
| <b>South</b>                        | School, vacant  | C-2           |
| <b>East (across 17th Avenue)</b>    | Single-family residences  | County RU-43  |
| <b>West</b>                         | Single-family residences (proposed multifamily residential), self-service storage | PUD, C-2 SP   |

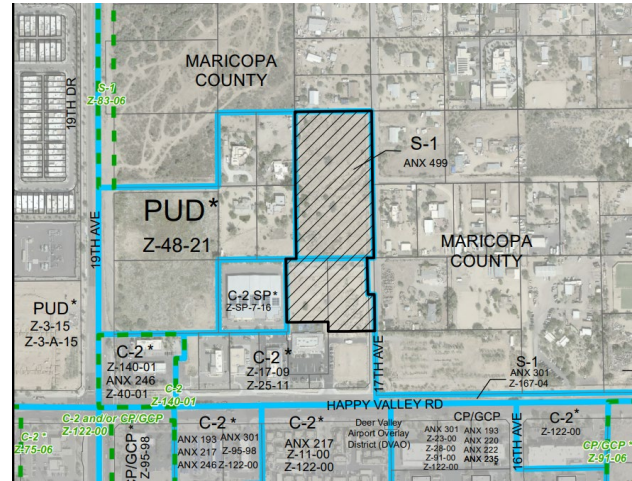
**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone 8.00 acres located approximately 320 feet north of the northwest corner of 17th Avenue and Happy Valley Road from 5.28 acres of S-1 (Ranch or Farm Residence) and 2.72 acres of C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow multifamily residential development. The subject site is currently vacant.

### SURROUNDING LAND USES AND ZONING

2. To the north is a single-family residence within Maricopa County jurisdiction zoned RU-43 (Rural Zoning District - One Acre Per Dwelling Unit). To the south is vacant land and a school zoned C-2 (Intermediate Commercial District). To the east, across 17th Avenue, are single-family residences zoned RU-43. To the west are existing single-family residences which are proposed to be demolished as part of a multifamily project known as the “Lumara” PUD (Z-48-21) and self-service storage facility zoned C-2 SP (Special Permit). Further to the west, across 19th Avenue, is the “Norterra” PUD (Z-3-B- 15) this includes approximately 405.4 acres of mixed-use development consisting of employment, commercial, hotel, multifamily and single-family residential uses.



Existing Zoning Aerial Map  
Source: Planning and Development Department

### GENERAL PLAN LAND USE MAP DESIGNATION

3. The current General Plan Land Use Map designation for the site is 5.28 acres of Residential 3.5 to 5 dwelling units per acre and 2.72 acres of Mixed Use (Commercial/Commerce/Business Park).




To the north of the subject site is designated Residential 3.5 to 5 dwelling units per acre. To the east is designated Residential 3.5 to 5 dwelling units per acre and Mixed Use (Commercial/Commerce/Business Park). To the south is designated Mixed Use (Commercial/Commerce/Business Park). To the west is designated Residential 15+ dwelling units per acre and Mixed Use (Commercial/Commerce/Business Park).

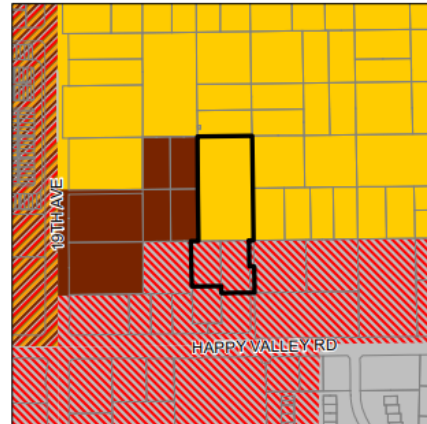
To ensure consistency with the General Plan, a concurrent General Plan Land Use Map amendment, GPA-DV-3-22-1, is proposed to change the land use map designation to Residential 15+ dwelling units per acre.

The requested PUD zoning is consistent with the proposed General Plan Land Use Map designation.

**EXISTING:**



Residential 3.5 to 5 du/ acre ( 5.28 +/- Acres)  
Mixed Used (Commercial / Commerce /  
Business Park) ( 2.72 +/- Acres)

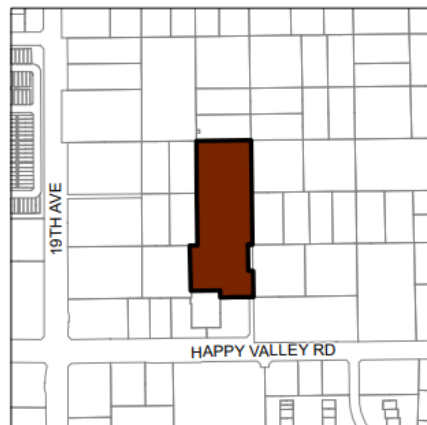
-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 15+ du/ac
-  Commerce/Business Park
-  Mixed Use (Commercial /  
Commerce / Business Park)
-  Mixed Use (Commercial /  
Commerce /Business Park /  
Residential 5 to 10 / 10 to 15 / 15+)



**PROPOSED CHANGE:**

Residential 15+ du/ acre ( 8.00 +/- Acres)

-  Proposed Change Area
-  Residential 15+ du/ac



General Plan Land Use Map

Source: City of Phoenix Planning and Development Department

**PROPOSAL**

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
5. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped April 4, 2023.

**List of Uses**

The Development Narrative lists multiple family dwelling units as the only permitted use, in addition to temporary and accessory uses.

**Development Standards**

Below is a summary of the key development standards as set forth in the Development Narrative.

| <b>Development Standards</b>                         |   |
|--|---|
| Maximum Density                                      | 28.25 du/acre   |
| Maximum Number of dwelling units                     | 226   |
| Minimum Building Setbacks<br>PUD Site Area Perimeter |   |
| North  | 30-foot, exclusive of carports  |
| East (Along 17th Avenue)                             | 40-foot, exclusive of carports  |
| West (Adjacent to C-2 SP)                            | 10-foot, exclusive of carports  |
| West (Adjacent to PUD)                               | 80-foot, exclusive of carports  |
| South  | 20-foot, exclusive of carports  |
| Interior Lot Lines                                   | 0-foot  |
| Maximum Building Height                              | 5 stories or 65-foot<br>To further ensure an appropriate height transition from adjacent properties the building height shall not exceed 30 feet within 100 feet of the northern property line. |
| Maximum PUD Site Area Lot Coverage                   | 50% of total PUD Net Site Area  |
|  |   |
| Minimum PUD Site Area Total Open Space               | 19%   |
|  |   |
| Minimum Landscape Setbacks                           |   |
| North  | 30-foot   |
| East (Along 17th Avenue)                             | 20-foot   |
| West (Adjacent to C-2 SP)                            | 10-foot   |
| West (Adjacent to PUD)                               | 10-foot   |
| South  | 20-foot   |
| Interior Property Line Landscape Setbacks            | 0-foot  |
|  |   |
| Minimum Parking Standards                            | Shall comply with Section 702 of the Zoning Ordinance.  |
|  |   |
| Minimum Bicycle Parking Standards                    | 0.25 per dwelling unit  |
| Surface Spaces                                       | Minimum 160 secure spaces shall be provided. Secure parking includes bicycles locker spaces located in the basement   |
| Spaces in Basement                                   |   |

The PUD proposes five buildings consisting of 226 dwelling units at a density of 28.25 dwelling units per acre. The building heights range between two and five stories. The proposed townhomes on the north side of the site are two stories and 30 feet tall. The reduced height and intensity along the northern boundary allows for a transition to the single-family homes located in the Maricopa County island.

The applicant proposes 19 percent open space and to retain the natural open space running through the middle of the site. This will ensure for a more shaded and comfortable environment and is above the minimum requirements for open space in the Phoenix Zoning Ordinance.

### **Landscape Standards**

The PUD proposes a 30-foot landscape setback to the north, 20-foot east, 10-foot west, and 20-foot south which provide a transition and ensure compatibility with the surrounding uses.

The PUD proposes enhanced landscape setbacks along the perimeter property lines. The landscape areas will incorporate a minimum of two-inch caliper trees planted and spaced approximately 25-foot on center.

The streetscape standards propose a minimum 5-foot-wide detached sidewalk with a minimum 8-foot-wide landscape strip located between the sidewalk and back of curb along 17th Avenue. This streetscape will be required to provide a minimum of two-inch caliper trees planted between the back of curb and sidewalk and spaced approximately 25 feet on center. The landscaping will provide for a pedestrian-friendly environment with shade on all sidewalks at a minimum of 75 percent, exceeding the minimum requirements of the Zoning Ordinance.

### **Parking Standards**

The PUD proposes to comply with the Zoning Ordinance minimum parking standards per Section 702 and it proposes a minimum bicycle parking which exceeds the requirements of the Zoning Ordinance.

Also, the proposal includes standards for electric vehicle parking and infrastructure.

### **Fences/Walls**

All fences and walls will adhere to the Zoning Ordinance requirements per Section 703, except a minimum 7-foot-tall wall is required along the northern property line to provide additional screening. Also, wall enhancements include the provision of view fencing where the washes intersect the west property line. View fencing will also be provided around the centralized open space, surrounding the main amenity area.

The townhomes on the north of the site will incorporate a wall creating private yards.

**Shade**

Shading including architectural, vegetative, or a combination is proposed to be provided at a minimum of 75 percent for all sidewalks. This goes above and beyond the conventional 50 percent provisions of the Zoning Ordinance.

**Lighting**

Lighting is proposed to adhere to the Zoning Ordinance standards.

**Design Guidelines**

The Development Narrative includes design standards that enhance the facades of the proposed buildings by incorporating a variety of materials. Building massing is taken into consideration to transition height and bulk of buildings relative to their surrounding developments and all units will include a patio or balcony.

The streetscape design promotes an enhanced entry by providing stamped asphalt, pedestrian pathway connections, and larger trees. Additionally, there will be a minimum of six residential amenities.

**Signs**

The PUD Narrative states all signs shall comply with the City of Phoenix sign codes including Section 705. All signs will require a sign permit from the City of Phoenix prior to installation.

**Sustainability**

The Development Narrative proposes several options to incorporate sustainability principals. These options include standards which encourage recycling, energy efficiency, minimize waste and waste water and provide drought tolerant landscaping. Also, the proposal promotes sustainability by encouraging the use of electric vehicles by providing charging stations for residents and visitors onsite.

AREA PLANS, OVERLAY DISTRICT, AND INITIATIVES

6. **[Housing Phoenix Plan](#)**

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

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using underutilized land in a more sustainable fashion.



7. **[Complete Streets Guiding Principles](#)**

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Detached sidewalks will be provided along street frontages to promote a safe pedestrian atmosphere. The Development Narrative requires that pedestrian pathways will visually contrast the drive aisles.

8. **[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. Provisions for bicycle parking are addressed in the PUD Narrative.

9. **[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. The PUD includes enhanced shading and landscaping standards to reduce the urban heat island effect.

10. **[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 developments meeting certain criteria. The PUD narrative states that recycling receptacles will be provided on site.

11. **[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. This PUD provides requirements for electric vehicle parking, charging and infrastructure.

#### COMMUNITY INPUT SUMMARY

12. As of the writing of this report, staff has received three letters of opposition, 42 signed statements of support, and one email of support.

The letters of opposition express concerns that the proposed development is not compatible with the rural atmosphere of the surrounding properties, and it will not provide the buffer as promised in the existing general plan land use map. Also, there are concerns with this proposal being more than a minor change to the area which will increase traffic, noise, and destroy the character of the unincorporated rural community.

#### INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department has proposed stipulations requiring the developer to dedicate right-of-way and make street improvements to City and ADA standards. Additionally, a Traffic Impact Study is required where the developer is responsible for any mitigation identified through the study. This is addressed in Stipulation Nos. 2 through 4.
14. The Water Services Department commented that a water and sewer main extension is required within 17th Avenue.
15. The Aviation Department has indicated that due to the proximity of the Deer Valley Airport and potential for noise from airport related activity, a stipulation is recommended to require documents to disclose the existence and operational characteristics of the airport to future owners or tenants of the property. This is addressed in Stipulation No. 5.

#### OTHER

16. The site has not been identified as being archeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 6.
17. 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 preliminary site plan approval. This is addressed in Stipulation No. 7.

#### **Findings**

1. The proposal would allow multifamily residential, which is compatible with

proposed land uses to the west and is consistent with the proposed General Plan Land Use Map designation of Residential 15+ dwelling units per acre.

2. The proposal, as stipulated, protects the character of the surrounding area by providing additional landscape setbacks, open space, and limiting height adjacent to single-family residential properties to the north.
3. The subject site is appropriate for residential uses at the proposed densities and provides new housing opportunities in the Deer Valley Village and in close proximity to employment uses.

### **Stipulations**

1. An updated Development Narrative for the Home at Happy Valley PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped April 4, 2023, as modified by the following stipulations:
  - a. Front cover: Revise the date information on the cover page to the following:

City Council Adopted: [Add Adoption Date]
2. A minimum of 30 feet of right-of-way shall be dedicated for the west side of 17th Avenue, as approved by the Planning and Development Department.
3. The applicant shall submit a Traffic Impact Study to the City for this development. The developer shall be responsible for cost and construction of all mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
4. The developer shall construct all streets within and adjacent to the development 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.
5. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
6. 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.

7. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Matteo Moric

April 19, 2023

**Team Leader**

Racelle Escolar

**Exhibits**

Sketch Map

Aerial Map

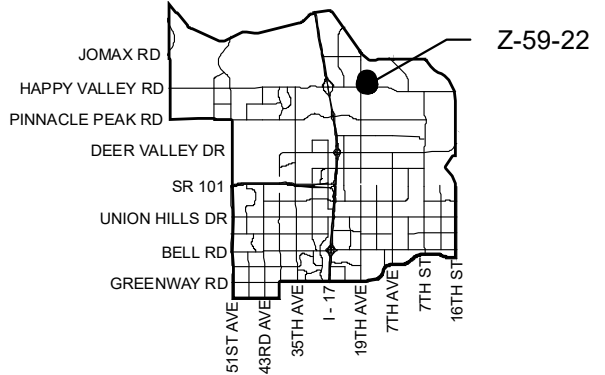
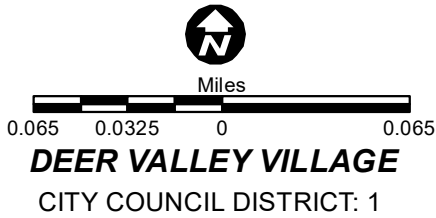
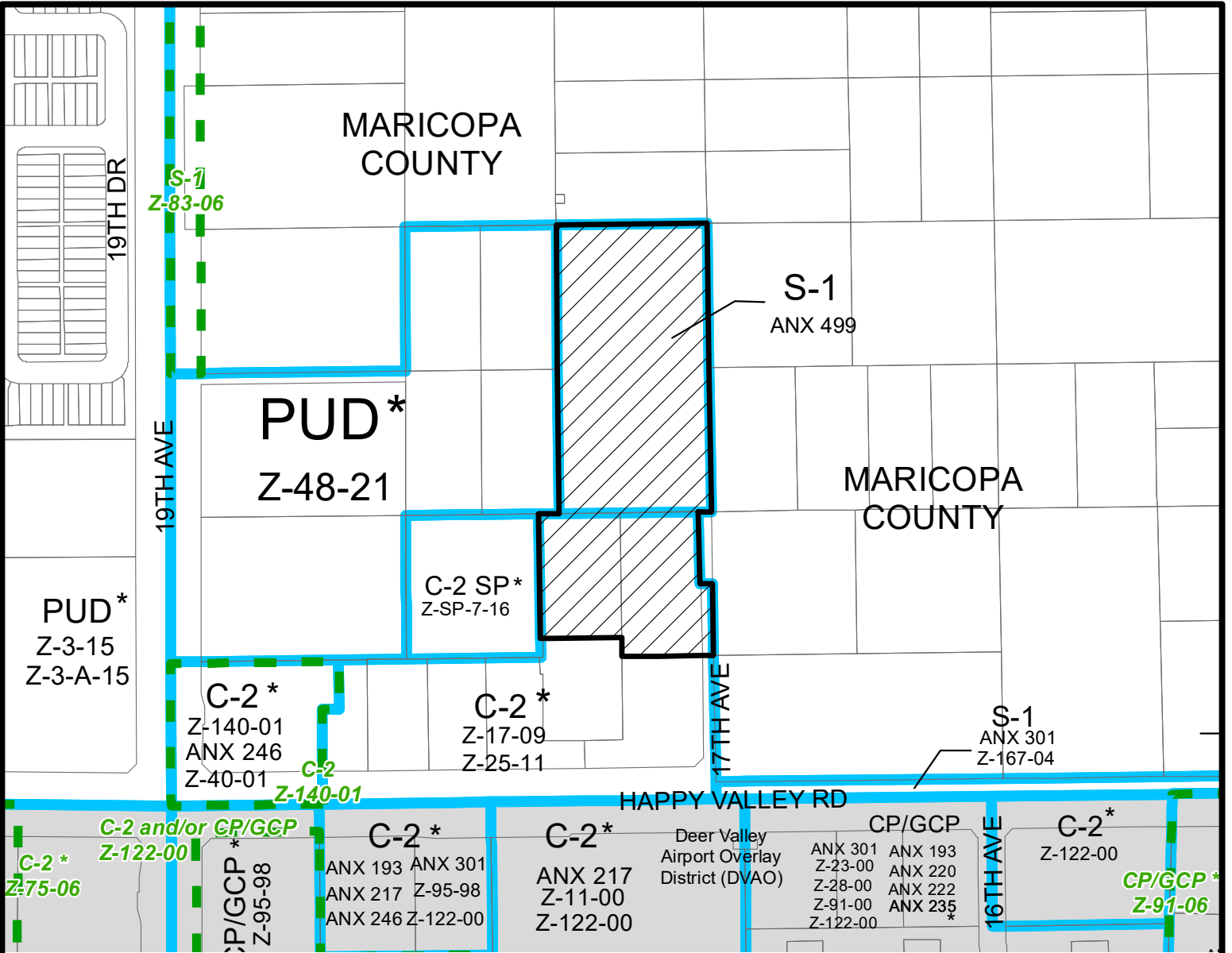
Site Plan date stamped April 4, 2023

Elevations date stamped April 4 (4 pages)

Conceptual Landscape Plan date stamped April 4, 2023

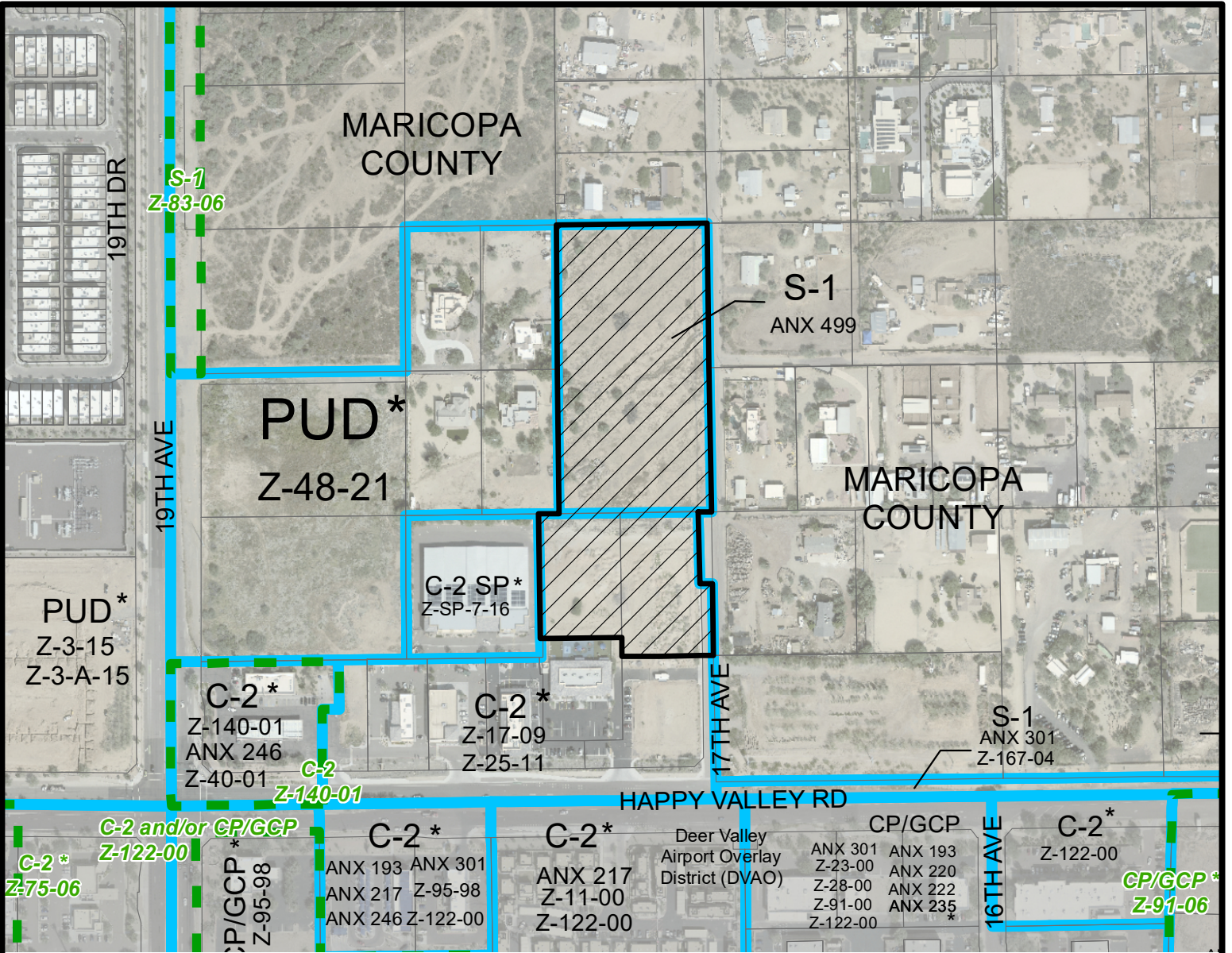
Correspondence (53 pages)

[Home at Happy Valley PUD Narrative](#) date stamped April 4, 2023



|   |  |   |  |
|---|--|---|--|
| <b>APPLICANT'S NAME:</b> Shelter Asset Management                       |  | <b>REQUESTED CHANGE:</b>                          |  |
| <b>APPLICATION NO.:</b> Z-59-22   |  | <b>FROM:</b> S-1 ( 5.28 a.c.)<br>C-2 ( 2.72 a.c.) |  |
| <b>DATE:</b> 8/11/2022  |  | <b>TO:</b> PUD ( 8.00 a.c.)                       |  |
| <b>REVISION DATES:</b>  |  |   |  |
| <b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.:</b> |  | <b>AERIAL PHOTO &amp; QUARTER SEC. NO.:</b>       |  |
| 8.00 Acres  |  | QS 47-25  |  |
|   |  | <b>ZONING MAP:</b> O-7                            |  |
| <b>MULTIPLES PERMITTED:</b> S-1, C-2<br>PUD                             |  | <b>CONVENTIONAL OPTION:</b> 5, 39<br>226          |  |
|   |  | <b>* UNITS P.R.D. OPTION:</b> N/A, 47<br>N/A      |  |

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



Miles

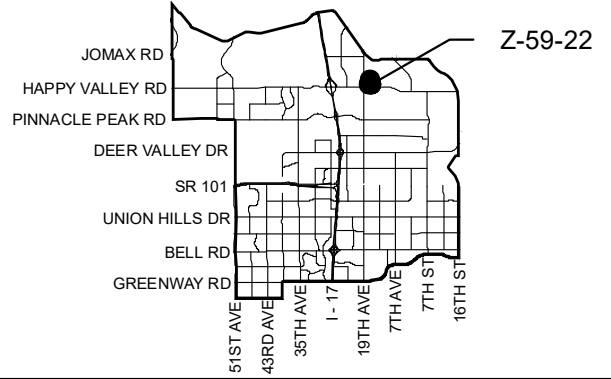
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**DEER VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 1



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

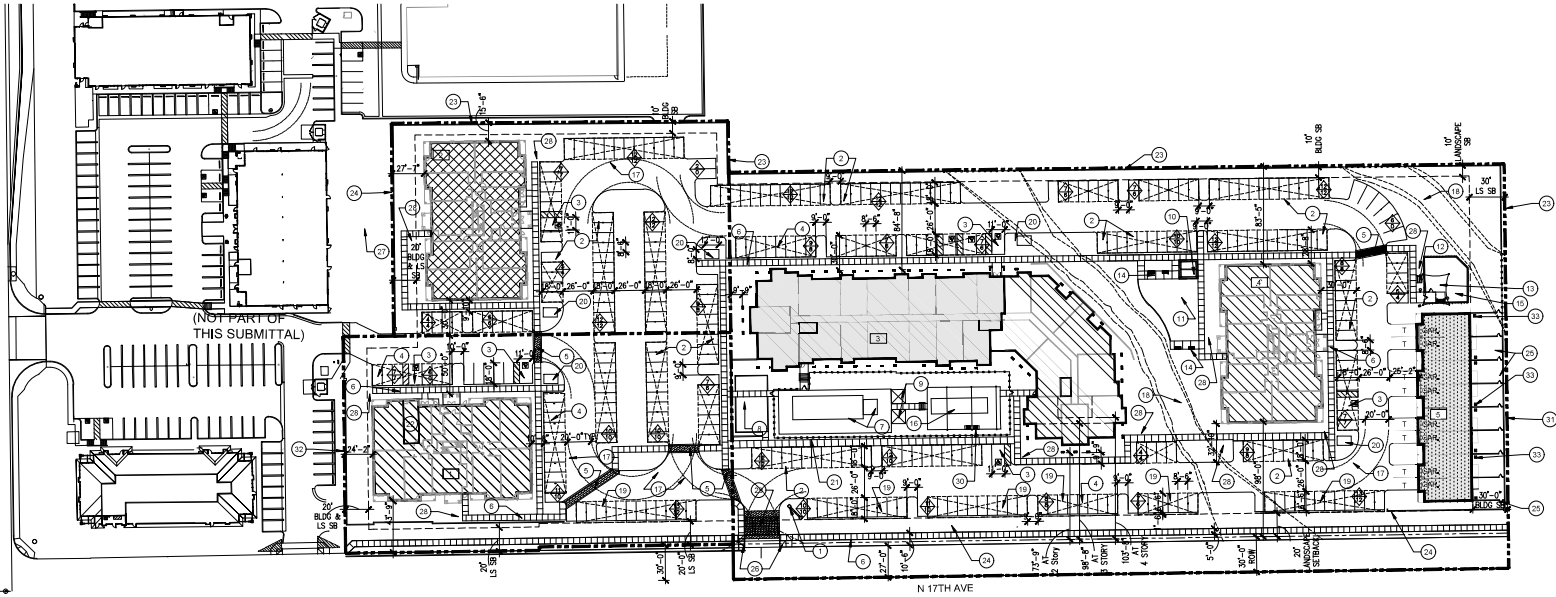


|  |  |   |  |
|--|--|---|--|
| <b>APPLICANT'S NAME:</b> Shelter Asset Management  |  | <b>REQUESTED CHANGE:</b>                          |  |
| <b>APPLICATION NO.</b> Z-59-22   | <b>DATE:</b> 8/11/2022<br><small>REVISION DATES:</small>       | <b>FROM:</b> S-1 ( 5.28 a.c.)<br>C-2 ( 2.72 a.c.) |  |
| <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small><br>8.00 Acres | <small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small><br>QS 47-25 | <small>ZONING MAP</small><br>O-7                  | <b>TO:</b> PUD ( 8.00 a.c.)                    |
| <b>MULTIPLES PERMITTED</b><br>S-1, C-2<br>PUD  | <b>CONVENTIONAL OPTION</b><br>5, 39<br>226                     |   | <b>* UNITS P.R.D. OPTION</b><br>N/A, 47<br>N/A |

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

HOME AT  
HAPPY VALLEY  
PHOENIX, AZ

SHELTER ASSET  
MANAGEMENT



**PROJECT DATA**

**ADDRESS/LOCATION**  
25250 AND 25100 NORTH 17TH AVENUE PHOENIX, AZ 85085

**PLANNED UNIT DEVELOPMENT**

**SITE AREA**  
348,800 GROSS S.F. = 8.0 ACRES  
324,156.52 NET S.F. = 7.4 ACRES

**ASSESSOR PARCEL NUMBER(S)**  
210-160160, 210-160159, 210-160163

**ZONING DISTRICT** C-2-S-1  
**ZONING MAP** 07  
**RECORDING CASE(S)** 225-11  
**ALTA CASE(S)** 2A-619-18  
**CENSUS TRACT** 8123PROVIDED

**UNIT MIX**

**STUDIO UNITS** 3  
**ONE BEDROOM UNITS** 110  
**TWO BEDROOM UNITS** 97  
**THREE BEDROOM UNITS** 18  
**TOTAL UNITS** 228

**DENSITY**  
TOTAL NO. OF UNITS 228  
228,640 = 98.25 DU/ACRE

**TOTAL PARKING REQUIRED**  
STUDIO 3 x 1.3 = 4  
1 BED 110 x 1.5 = 165  
2 BED 97 x 1.5 = 146  
3 BED 18 x 2 = 32  
**TOTAL PARKING SPACES REQUIRED** 347

**PARKING PROVIDED**  
CARPORT SPACES 218  
GARAGE SPACES 9  
**TOTAL PARKING SPACES PROVIDED** 347

**ACCESSIBLE SPACES (INCLUDED INTO TOTAL PROVIDED SPACES)**  
7 STANDARD (PROVIDED)  
1 VAN (PROVIDED)

**BICYCLE PARKING**  
REQUIRED: 25 PER 228 = 66.5  
PROVIDED: 60 BIKE SPACES ON SITE  
80 BICYCLE LOCKERS IN BASEMENT  
80 BICYCLE SPACES IN BASEMENT

**OPEN SPACE SQUARE FOOTAGE**  
MINIMUM 6.5% OF GROSS AREA (248,450) = 22,651.20 (REQUIRED)  
DOG PARK WITH SHADED STRUCTURE AND WASH STATION: 10,296 S.F.  
TOT LOT W/ SHADED SEATING AND CABANAS: 14,662.72 S.F.  
POOL, SPA, AND DECK AREA: 14,272.81 S.F.  
ADDITIONAL OPEN SPACE: 24,912.02 S.F.  
**TOTAL OPEN SPACE**: 65,543.12 S.F. (19% PROVIDED)

**BUILDING FOOTPRINTS**  
BUILDING 1: 10,000.89 S.F.  
BUILDING 2: 10,600.89 S.F.  
BUILDING 3: 25,500.04 S.F.  
BUILDING 4: 10,000.04 S.F.  
BUILDING 5: 8,871.74 S.F.  
CABANA 1 & 2: 288 S.F.  
CABANA 3: 256 S.F.  
TOTAL FOOTPRINT: 65,006.18 S.F.

**BUILDING SQUARE FOOTAGES**  
BUILDING 1: 42,403.29 S.F.  
BUILDING 2: 52,182.10 S.F.  
BUILDING 3: 114,818.28 S.F.  
BUILDING 4: 42,403.29 S.F.  
BUILDING 5: 13,604.89 S.F.  
TOTAL: 264,096.63 S.F.

**LOT COVERAGE**  
REQUIRED MAXIMUM 50% OF 324,156.52 S.F. = 162,078 S.F.  
PROVIDED: 159,300.19 / 324,156.52 S.F. = 33.71%

**BUILDING SETBACKS**  
NORTH: 30'-0"  
EAST (ALONG 17TH AVE): 45'-0"  
WEST (ADJACENT TO C-2 SP): 15'-0"  
WEST (ADJACENT TO PUD): 80'-0" TO BUILDING  
100'-0" TO CARPORTS  
SOUTH: 30'-0"

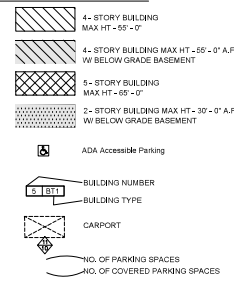
**LANDSCAPE SETBACKS**  
NORTH: 30'-0"  
EAST (ALONG 17TH AVE): 25'-0"  
WEST (ADJACENT TO C-2 SP): 15'-0"  
WEST (ADJACENT TO PUD): 15'-0" TO CARPORTS  
SOUTH: 20'-0"

**BUILDING HEIGHTS**  
BUILDING 1: 4 STORY (65'-0")  
BUILDING 2: 5 STORY (65'-0")  
BUILDING 3: 4 STORY W/ BASEMENT (65'-0" A.F.F. WITH 3RD AND 4TH FLOOR SETBACK)  
BUILDING 4: 4 STORY (65'-0")  
BUILDING 5: 2 STORES W/ BASEMENT (30'-0")

**KEYED NOTES**

- MONUMENT SIGNAGE
- TYPICAL PARKING STALL PER CITY OF PHOENIX
- ACCESSIBLE PARKING STALL PER CITY OF PHOENIX - 8'-0" x 16'-0"
- CARPORT TYPICAL
- DECORATIVE ASPHALT AT PEDESTRIAN CROSSING - TYPICAL
- 2 SECONDARY TYPICAL
- FITNESS LAWN
- POOL, CABANAS
- TOT LOT RAJADA
- AND DOG WASH
- DRINKING FOUNTAIN, DOG WATERING STATION
- SHADE STRUCTURE
- SEATING AREA
- DOG PARK
- UPPER DECK
- DASHED LINE INDICATES FIRE TRUCK TURNING RADIUS - TYPICAL
- NATURAL WASH
- PARKING STALL 8'-0" x 16'-0" W/ 15'-0" OVERHANG AT CURB
- GARBAGE PICKUP PAD
- POOL, FENCING
- LEASING
- 2 SECONDARY THEME WALL - SEE LANDSCAPE PLANS
- 880 STATION
- 2 SECONDARY THEME WALL
- 5 PRIMARY THEME WALL
- GROUND MOUNTED MECHANICAL UNIT

**SITE LEGEND**



**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION - NCS-1099184**  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS: LOT 41, SECTION 9, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT.

**LEGAL DESCRIPTION - NCS-1099184**  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS: PARCEL NO. 1  
A PORTION OF LOT 42, SECTION 6 TOWNSHIP 4 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 6 FROM WHICH A CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS SOUTH 89 DEGREES 17 MINUTES 55 SECONDS WEST 2847.15 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS OF THIS DESCRIPTION.  
THENCE SOUTH 89 DEGREES 17 MINUTES 55 SECONDS WEST 1396.91 FEET ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 6 TO THE INTERSECTION OF 17TH AVE & HAPPY VALLEY ROAD.  
THENCE NORTH 00 DEGREES 51 MINUTES 55 SECONDS WEST 330.37 FEET ALONG THE MONUMENT LINE OF SAID 17TH AVENUE TO THE SOUTHWEST CORNER OF SAID LOT 42.  
THENCE SOUTH 89 DEGREES 18 MINUTES 45 SECONDS WEST 27.00 FEET ALONG THE SOUTH LINE OF SAID LOT 42 TO THE WETTERLY RIGHT OF WAY AS DESCRIBED IN DOCUMENT NO. 2013-0925285, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE POINT OF BEGINNING.  
THENCE CONTINUING SOUTH 89 DEGREES 18 MINUTES 45 SECONDS WEST 184.1 FEET ALONG SAID SOUTH LINE.  
THENCE NORTH 00 DEGREES 38 MINUTES 27 SECONDS WEST 330.37 FEET TO THE NORTH LINE OF SAID LOT 42.  
THENCE NORTH 89 DEGREES 18 MINUTES 29 SECONDS EAST 180.11 FEET ALONG SAID NORTH LINE TO SAID WESTERLY RIGHT OF WAY.  
THENCE SOUTH 00 DEGREES 51 MINUTES 55 SECONDS EAST 165.15 FEET TO THE NORTH LINE OF SAID WESTERLY RIGHT OF WAY.  
THENCE NORTH 89 DEGREES 18 MINUTES 07 SECONDS EAST 3.00 FEET ALONG SAID NORTH LINE TO THE SAID WESTERLY RIGHT OF WAY.  
THENCE SOUTH 00 DEGREES 51 MINUTES 55 SECONDS EAST 165.15 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING, EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT FROM UNITED STATES OF AMERICA IN DOCKET 1624, PAGE 2.

**PARCEL NO. 2 - SURVEYOR'S DESCRIPTION**  
A PORTION OF G.L.L. LOT 42 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 42.  
THENCE SOUTH 89 DEGREES 18 MINUTES 45 SECONDS WEST 211.41 FEET ALONG THE SOUTH LINE OF SAID LOT 42.  
THENCE NORTH 00 DEGREES 38 MINUTES 27 SECONDS WEST 43.21 FEET TO THE POINT OF BEGINNING.  
THENCE SOUTH 89 DEGREES 18 MINUTES 45 SECONDS WEST 181.24 FEET.  
THENCE NORTH 00 DEGREES 38 MINUTES 27 SECONDS WEST 330.37 FEET TO THE NORTH LINE OF SAID LOT 42.  
THENCE NORTH 89 DEGREES 18 MINUTES 29 SECONDS EAST 180.11 FEET ALONG SAID NORTH LINE.  
THENCE SOUTH 00 DEGREES 36 MINUTES 04 SECONDS EAST 287.1 FEET TO THE POINT OF BEGINNING.

**GENERAL SITE PLAN NOTES**

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREAS AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A VISIBILITY TRIANGLE MEASURING 10' x 20' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED 90 AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND NOT EXCEED ONE FOOT CANDELE 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 THIS SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOF TOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPPED PLAN.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED WIRE, OR CONCRETE MIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS, NO SIGNS ARE APPROVED FOR THIS PLAN.
- E.V CHARGING STATIONS TO BE ADDED AT 1 POST (DUAL CHARGE) PER BUILDING.

**PROJECT DESCRIPTION**

THE SITE DEVELOPMENT OF THIS 7.4 ACRE MULTIFAMILY RESIDENTIAL COMMUNITY WILL CONSIST OF A TOTAL OF 228 UNITS, 301 PARKING SPACES, AND RESIDENTIAL AMENITIES INCLUDING TWO DOG PARKS, A TOT LOT, A CLUBHOUSE AND POOL AREA, AND AMBLE OPEN SPACE. THE CENTRAL BUILDING WILL CONTAIN A GYM, COMMUNITY ROOMS, SECURED BIKE STORAGE AND ADDITIONAL STORAGE SPACE FOR RESIDENTS.

**DEVELOPMENT TEAM**

**DEVELOPER**  
SHELTER ASSET MANAGEMENT  
1400 CENTURY PARK EAST  
LOS ANGELES, CALIFORNIA  
90067  
CONTACT: STU HANSEN  
PHONE: 310-555-0500  
EMAIL: STUHANSEN@SHELTERASSET.COM

**ARCHITECT**  
WHITNEYBELL PERRY INC  
878 W. CHANDLER BLVD. SUITE 123  
CHANDLER, AZ 85225  
CONTACT: LISA SHEA  
PHONE: 480-781-9580  
EMAIL: LISA@WHITNEYBELL.PERRY.COM

**CIVIL ENGINEER**  
RICK ENGINEERING COMPANY  
22415 N. 15TH STREET  
PHOENIX, AZ 85024  
CONTACT: BILL RIEBA  
PHONE: 602-957-3300  
EMAIL: BRIEBILL@RICKENR.COM

**LANDSCAPE ARCHITECT**  
ANDERSON DESIGN  
615 N. 1ST AVENUE, SUITE 3  
PHOENIX, AZ 85003  
PHONE: 602-952-2966  
EMAIL: BRETT.ANDERSON@ANDERSON.DL.COM

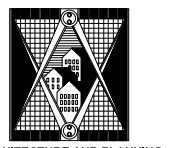
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**CITY OF PHOENIX**

APR 04 2023  
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Department

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KIA # 11316546  
SDM# 1100293  
PAPP# 2202887  
QSR  
ZONING PUD



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575 W Chandler Blvd, Suite 123  
Chandler, Arizona 85225  
(602) 265-1891



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**A1.0**  
2116

OPRYGHT WHITNEYBELL PERRY INC  
15 Feb 2023

**SITE PLAN PRELIMINARY**

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**EXTERIOR FINISH SCHEDULE**  
COLOR SCHEME - 1

|          |  |  |
|----------|--|--|
| <b>A</b> | STUCCO - COLOR A   |  |
| <b>B</b> | STUCCO - COLOR B   |  |
| <b>C</b> | TRIM - PAINT   |  |
| <b>D</b> | BRICK - OLD CASTLE SUPERLITE - BLACK CANYON                          |  |
| <b>E</b> | ARCHITECTURAL CMU WITH INTEGRAL COLOR - OLD CASTLE SUPERLITE - ASPEN |  |
| <b>F</b> | DECORATIVE ARCHITECTURAL PANEL                                       |  |



**BUILDING TYPE 1 - FRONT ELEVATION**

1/16" = 1'-0"



**BUILDING TYPE 1 - RIGHT ELEVATION**

1/16" = 1'-0"



**BUILDING TYPE 1 - BACK ELEVATION**

1/16" = 1'-0"



**BUILDING TYPE 1 - LEFT ELEVATION**

1/16" = 1'-0"

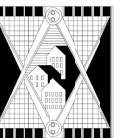
**HOME AT  
HAPPY VALLEY**

SHELTER ASSET  
MANAGEMENT

**PRELIMINARY**



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**BUILDING TYPE 1 - EXT  
ELEVATIONS**

**CITY OF PHOENIX**

APR 04 2023

**Planning & Development  
Department**



**EXTERIOR FINISH SCHEDULE**

COLOR SCHEME - 1

|   |  |
|---|--|
| A | STUCCO - COLOR A   |
| B | STUCCO - COLOR B   |
| C | TRIM - PAINT   |
| D | BRICK - OLD CASTLE SUPERLITE - BLACK CANYON                          |
| E | ARCHITECTURAL CMU WITH INTEGRAL COLOR - OLD CASTLE SUPERLITE - ASPEN |
| F | DECORATIVE ARCHITECTURAL PANEL                                       |



**BUILDING TYPE 2 - FRONT ELEVATION**

1/16" = 1'-0"



**BUILDING TYPE 2 - RIGHT ELEVATION**

1/16" = 1'-0"



**BUILDING TYPE 2 - BACK ELEVATION**

1/16" = 1'-0"



**BUILDING TYPE 2 - LEFT ELEVATION**

1/16" = 1'-0"

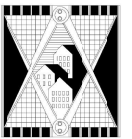
**HOME AT  
HAPPY VALLEY**

SHELTER ASSET  
MANAGEMENT

**PRELIMINARY**



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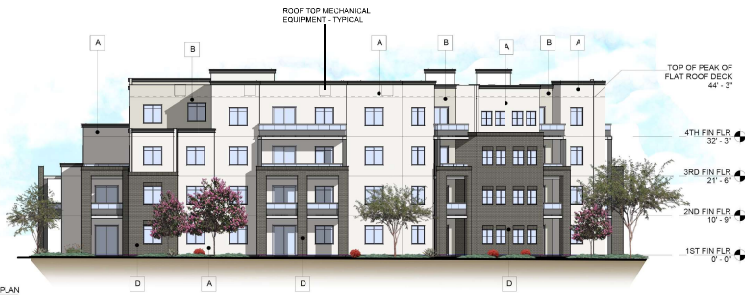
**BUILDING TYPE 2 - EXT  
ELEVATIONS**

**EXTERIOR FINISH SCHEDULE**  
COLOR SCHEME - 2

|          |  |
|----------|--|
| <b>A</b> | STUCCO - COLOR A   |
| <b>B</b> | STUCCO - COLOR B   |
| <b>C</b> | TRIM - PAINT COLOR C   |
| <b>D</b> | BRICK - OLDCASTLE SUPERLITE - IRONWOOD                               |
| <b>E</b> | ARCHITECTURAL CMU WITH INTEGRAL COLOR - OLD CASTLE SUPERLITE - ASPEN |



**BUILDING TYPE 3 - FRONT ELEVATION**  
1/16" = 1'-0"



**BUILDING TYPE 3 - LEFT SIDE ELEVATION**  
1/16" = 1'-0"



**BUILDING TYPE 3 - RIGHT SIDE ELEVATION**  
1/16" = 1'-0"



**BUILDING TYPE 3 - BACK ELEVATION**  
1/16" = 1'-0"

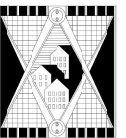
HOME AT  
HAPPY VALLEY

SHELTER ASSET  
MANAGEMENT

PRELIMINARY



**WHITNEYBELL PERRY INC**  
1132 East Missouri Avenue  
Phoenix, Arizona 85014  
575 W Chandler Blvd Suite 123  
Chandler, Arizona 85224  
(602) 265-1831



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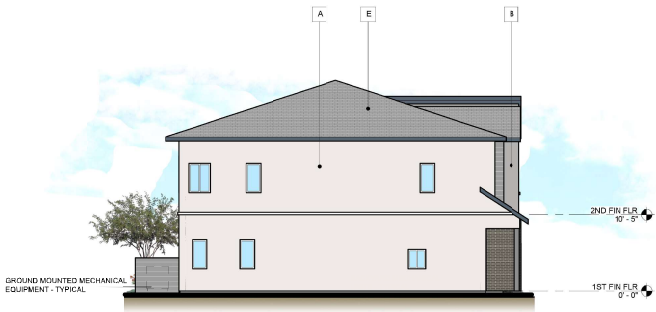
**BUILDING TYPE 3 -  
EXTERIOR ELEVATIONS**



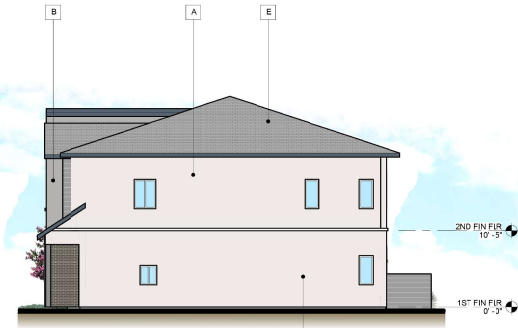
**TOWNHOUSE - FRONT ELEVATION**  
1/8" = 1'-0"

**EXTERIOR FINISH SCHEDULE**  
COLOR SCHEME - 3

|   |   |  |
|---|---|--|
| A | STUCCO - COLOR A                            |  |
| B | STUCCO - COLOR B                            |  |
| C | TRIM - PAINT                                |  |
| D | BRICK - OLD CASTLE SUPERLITE - BLACK CANYON |  |
| E | ROOFING - ASPHALT SHINGLES                  |  |
| F | DECORATIVE ARCHITECTURAL PANEL              |  |



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



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



**TOWNHOUSE - BACK ELEVATION**  
1/8" = 1'-0"

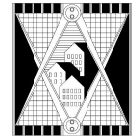
**HOME AT  
HAPPY VALLEY**

SHELTER ASSET  
MANAGEMENT

PRELIMINARY



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575 W Chandler Blvd, Suite 123  
Chandler, Arizona 85224  
(602) 265-891

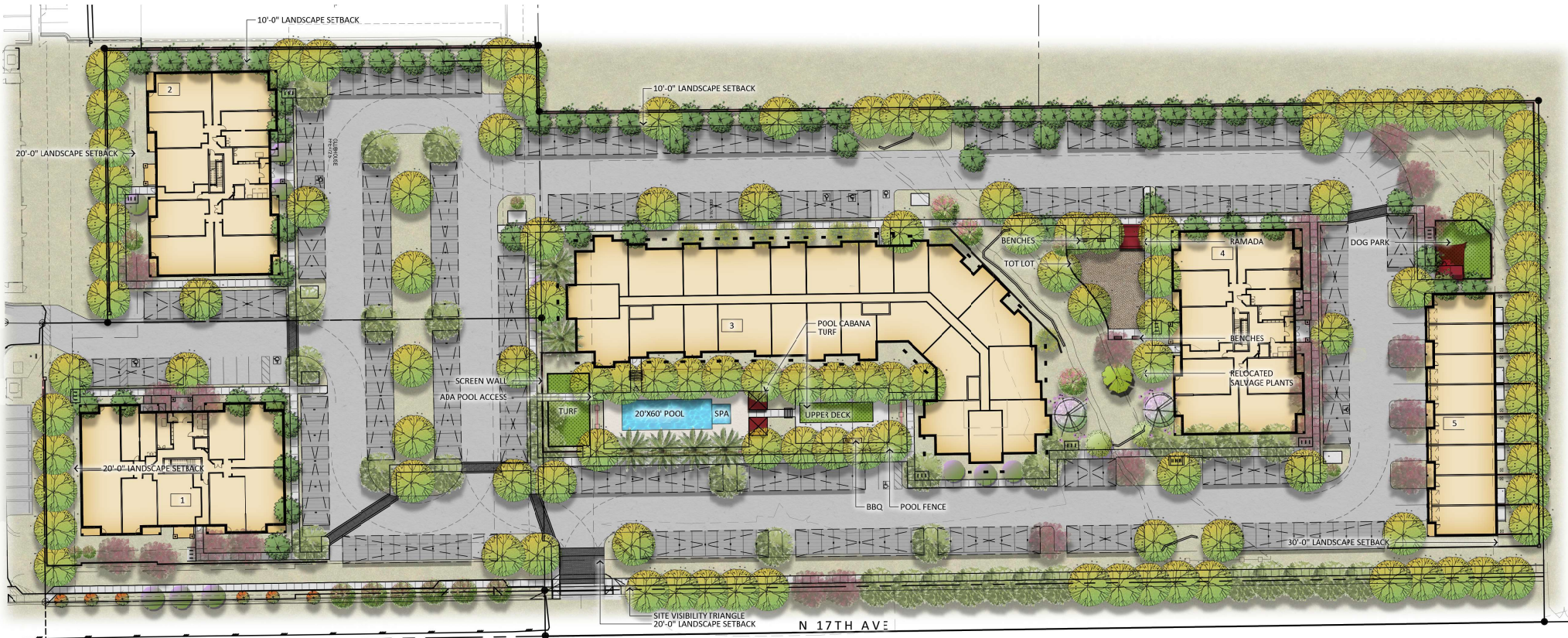


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**BUILDING TYPE 4 -  
EXTERIOR ELEVATIONS**



**PLANT MATERIALS LEGEND**

| Trees                              | Size             | Quantity |
|------------------------------------|------------------|----------|
| Acacia aneura                      | 2" caliper       | 59       |
| Mulga Acacia                       | 2" caliper       | 1        |
| Bauhinia lunarioides *             | 2" caliper       | 1        |
| Anacardic Orchid Tree              | 2" caliper       | 1        |
| Caesalpinia cacalaco 'Smoothie'    | 2" caliper       | 1        |
| Thornless Casahuate                | 2" caliper       | 1        |
| Callistemon citrinus 'CV01' Slim * | 2" caliper       | 1        |
| Slim Dwarf Bottlebrush             | 15 gal.          | 1        |
| Chilopsis linearis                 | 2" caliper       | 1        |
| Desert Willow - Purple             | 24" box          | 1        |
| Haverardia mexicana                | 3" caliper       | 1        |
| Mexican Ebony                      | 3" caliper       | 1        |
| Olinaya tessota                    | 16" to pineapple | 1        |
| Ironwood                           | 2" caliper       | 28       |
| Phoenix dactylifera                | 2" caliper       | 4        |
| Date Palm                          | 2" caliper       | 28       |
| Pistacia atlantica x integerrima   | 2" caliper       | 4        |
| Red Push Pistache                  | 2" caliper       | 4        |
| Pistacia lentiscus                 | 2" caliper       | 4        |
| Mastic Tree                        | 2" caliper       | 112      |
| Quercus virginiana                 | 3" caliper       | 11       |
| 'Cathedral' Oak                    | 2" caliper       | 1        |
| Quercus virginiana                 | 2" caliper       | 1        |
| Sophora secediflora *              | 2" caliper       | 19       |
| Ulmus parviflora                   | Salvage          | 1        |
| 'Small Elm'                        |                  |          |
| Prosopis juliflora                 |                  |          |
| Arizona Native Mesquite            |                  |          |

| Extra Large Shrubs                   | Size   |
|--------------------------------------|--------|
| Bougainvillea 'Rosetta' *            | 5 gal. |
| Bougainvillea                        | 5 gal. |
| Cavendishia pulcherrima *            | 5 gal. |
| Red Bird of Paradise                 | 5 gal. |
| Dodonaea viscosa *                   | 5 gal. |
| Hibiscus                             | 5 gal. |
| Tecoma alata 'Orange Jubilee' *      | 5 gal. |
| Orange Jubilee                       | 5 gal. |
| Tecoma x 'Bells of Fire' *           | 5 gal. |
| Bells of Fire                        | 5 gal. |
| Large Shrubs                         | Size   |
| Leucophyllum langmanii *             | 5 gal. |
| Lyon's Legacy Sage                   | 5 gal. |
| Simmondsia chinensis *               | 5 gal. |
| Jopba                                | 5 gal. |
| Medium Shrubs                        | Size   |
| Bougainvillea 'Torch Glow' *         | 5 gal. |
| Torch Glow Bougainvillea             | 5 gal. |
| Eremophila glabra spp. carnea *      | 5 gal. |
| Winter Blaze                         | 5 gal. |
| Eremophila hygrophana Blue Bells *   | 5 gal. |
| Blue Bells                           | 5 gal. |
| Leucophyllum frutescens 'Compacta' * | 5 gal. |
| Compact Texas Sage                   | 5 gal. |
| Nerium oleander 'Little Red' *       | 5 gal. |
| Oliver 'Little Red'                  | 5 gal. |
| Ruellia brittoniana                  | 5 gal. |
| Ruellia                              | 5 gal. |
| Small Shrubs                         | Size   |
| Olea europaea 'Little Olive' *       | 5 gal. |
| Little Olive Dwarf Olive             | 5 gal. |
| Taurocium chondrydium *              | 5 gal. |
| Gemander                             | 5 gal. |

| Groundcovers                          | Size       |
|---------------------------------------|------------|
| Eremophila prostrata *                | 1 gal.     |
| Outback Sunrise Eremophila            | 1 gal.     |
| Lantana monte-densis                  | 1 gal.     |
| Purple Trailing Lantana               | 1 gal.     |
| Lantana sp. *                         | 1 gal.     |
| 'New Gold' Lantana                    | 1 gal.     |
| Rosmarinus officinalis 'Prestratus' * | 1 gal.     |
| Trailing Rosemary                     | 1 gal.     |
| Weelia trilobata                      | 1 gal.     |
| Weelia                                | 1 gal.     |
| Cacti/Accents                         | Size       |
| Agave parvifolius 'Truncata' *        | 5 gal.     |
| Pony's Agave                          | 5 gal.     |
| Agave salmiana x ferox *              | 5 gal.     |
| Large Leaf Agave                      | 15 gal.    |
| Rovinskyia gracilis                   | 5 gal.     |
| Blond Ambition                        | 5 gal.     |
| Carrageea gigantea *                  | 5 gal.     |
| Sequans                               | 5 gal.     |
| Cereus hindmannianus *                | Salvaged 4 |
| Queen of the Night                    | 5 gal.     |
| Ferocactus acanthodes *               | 5 gal.     |
| Fire Barrel Cactus                    | Salvaged 1 |
| Hesperaloe parviflora *               | 3 gal.     |
| 'Breaklight' Red Yucca                | 3 gal.     |
| Hesperaloe sp. Pink Parade            | 3 gal.     |
| Pink Parade Hesperaloe                | 3 gal.     |
| Hesperaloe funifera *                 | 5 gal.     |
| Glenn Hesperaloe                      | 5 gal.     |
| Mullenbergia capillaris               | 5 gal.     |
| 'Regal Mist'                          | 5 gal.     |

- Insets**
- Crushed Rock 3/4" Screened, 2" Deep
  - Apache Brown
  - Turf- Mid-Iron Bermuda Sod
  - Wood Fiber

**NOTES:**

- ASTERISK (\*) INDICATES THAT SPECIES IS INCLUDED ON THE CITY OF PHOENIX "LIST OF PLANTS ACCEPTABLE IN UTILITY EASEMENT."
- REVEGETATION REQUIRED ON SLOPES WITH GRADE OF 4:1.

**CITY OF PHOENIX**

APR 04 2023

Planning & Development Department

Conceptual Landscape Plan

**Home at Happy Valley**



Scale: 1:30  
KVA: 11-3168

date: 02.13.23

**anderson**  
815 n. 1st avenue, suite 3  
phoenix, az 85003

## STATEMENT OF SUPPORT

By signing below, TB 19<sup>th</sup> Happy Valley LLC acknowledges that our company has communicated with representatives of the SAM Development Group LLC ("SAM") team; that TB 19<sup>th</sup> Happy Valley LLC is the owner of Parcel Nos. 210-10-023A, 210-10-030B, 210-10-008B, 210-10-008D, 210-10-008G, and 210-10-008F in Maricopa County located directly west of the proposed development; and that TB 19<sup>th</sup> Happy Valley LLC supports SAM's proposed Planned Unit Development (case numbers **Z-59-22-1** & **GPA-DV-3-22-1**) for a multifamily development located on an approximately 7.8-acre site located at the Northwest Corner of 17th Avenue and Happy Valley Road.

The proposed project will include: (a) redevelopment of vacant and underutilized parcels with quality attainable apartments with resort style amenities and lush landscaping; (b) 226 units across different building types and townhomes; (c) 351 total parking spaces provided with 222 reserved carport spaces and 8 reserved garage spaces; (d) an enhanced landscape and pedestrian experience along 17th Avenue; and (e) enhanced landscape and open space around the site.

By signing below, TB 19<sup>th</sup> Happy Valley LLC supports SAM's Planned Unit Development zoning application.

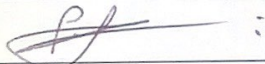
|  |                          |
|--|--------------------------|
| <b>Signature</b><br>Joshua M. Rubinich <small>Digitally signed by Joshua M. Rubinich<br/>DN: cn=Joshua M. Rubinich,<br/>email=jrubinich@tollbrothers.com, c=US<br/>Date: 2022.08.25 10:20:34 -04'00'</small> |                          |
| <b>Printed Name of Individual, Authorized Representative or Business Owner</b><br>Joshua M. Rubinich, Senior Vice President   Managing Director  |                          |
| <b>Street Address</b><br>1140 Virginia Drive   |                          |
| <b>City, State</b><br>Fort Washington, PA  | <b>Zip Code</b><br>19034 |
| <b>Phone Number</b><br>215-938-8191   484-868-1852   |                          |
| <b>Email</b><br>jrubinich@tollbrothers.com   |                          |

## STATEMENT OF SUPPORT FOR THE HOME AT HAPPY VALLEY DEVELOPMENT

By signing below, I acknowledge that either I or my ownership company has communicated with representatives of Shelter Asset Management Development ("SAM") and that I **support** Shelter Asset Management's Planned Unit Development (Case Numbers **Z-59-22-1 & GPA-DV-3-22-1**) for a multifamily development located on an approximately 8-acre site located at the Northwest Corner of 17th Avenue and Happy Valley Road.

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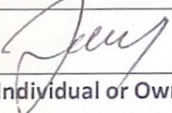
|  |  |          |       |
|--|--|----------|-------|
| Signature                                      |  |          |       |
| Printed Name of Individual or Ownership Entity | PAUL SCORTEAU  |          |       |
| Street Address                                 | 32025 N 19TH LN,   |          |       |
| City   | PHOENIX  | Zip Code | 85085 |
| Phone Number                                   | (623) 326-9036   |          |       |
| Email  | SCORTEAU@GTRAK.COM   |          |       |

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|  |  |                |
|--|--|----------------|
| Signature                                      |  |                |
| Printed Name of Individual or Ownership Entity | Ioan Mihaila   |                |
| Street Address                                 | 4416 W. Chama Dr.  |                |
| City   | Glendale A2  | Zip Code 85310 |
| Phone Number                                   | (773) 491-7151   |                |
| Email  | jim7151@yahoo.com  |                |

## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Shelter Asset Management Development team and that I **support** Shelter Asset Management's Planned Unit Development for the approximately 7.8-acre site located at the Northwest Corner of 17th Avenue and Happy Valley Road.

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By signing below, I give my support to Shelter Asset Management's Planned Unit Development zoning application.

|                |   |                |
|----------------|---|----------------|
| Signature      |  |                |
| Printed Name   | Alina Silagki   |                |
| Street Address | 2328 W. Andrea Dr.  |                |
| City           | Phoenix, AZ   | Zip Code 85085 |
| Phone Number   | 602-366-5746  |                |
| Email          | alyseniorliving@gmail.com   |                |

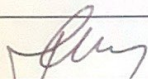


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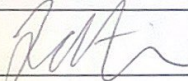
|                |   |            |
|----------------|---|------------|
| Signature      |  |            |
| Printed Name   | CRISTIAN ZAMBARIA   |            |
| Street Address | 25215 N 16th dr.  |            |
| City           | Phoenix   | Zip Code   |
|                |   | AZ. 85045. |
| Phone Number   | 602.327.8211  |            |
| Email          | bachistyba@gmail.com.   |            |

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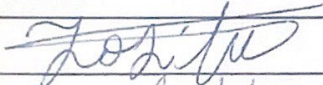
|                |   |                |
|----------------|---|----------------|
| Signature      |  |                |
| Printed Name   | Jennifer Cutileca   |                |
| Street Address | 4605 W. Fallen Leaf Lane  |                |
| City           | Glendale, AZ  | Zip Code 85310 |
| Phone Number   | 602-516-6881  |                |
| Email          | jenny226528@gmail.com   |                |

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|                |   |                |
|----------------|---|----------------|
| Signature      |  |                |
| Printed Name   | Iosif Megreanu  |                |
| Street Address | 25422 N 16th AVE  |                |
| City           | PHX   | Zip Code 85085 |
| Phone Number   | 602 6284006   |                |
| Email          |   |                |

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By signing below, I am expressing my support for SAM's's Planned Unit Development zoning and General Plan Amendment application.


|   |                   |
|---|-------------------|
| Signature<br> |                   |
| Printed Name of Individual or Ownership Entity<br>DANIEL GHIURAU                                |                   |
| Street Address<br>3120 W CAREFREE HWY #773  |                   |
| City<br>PHOENIX   | Zip Code<br>85086 |
| Phone Number<br>602-505-4596  |                   |
| Email<br>DANIELGHIURAU@YAHOO.COM  |                   |

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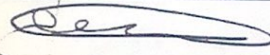
|                |   |                |
|----------------|---|----------------|
| Signature      |  |                |
| Printed Name   | S. Manuil Petete  |                |
| Street Address | 3120 W. Carefree Hwy # 414  |                |
| City           | Phoenix AZ  | Zip Code 85086 |
| Phone Number   | 602 - 625 - 4081  |                |
| Email          |   |                |

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|  |  |                   |
|--|--|-------------------|
| Signature                                      |  | 04/01/2023        |
| Printed Name of Individual or Ownership Entity | CORNEL BELBE   |                   |
| Street Address                                 | 21455 N 33RD LN  |                   |
| City   | PHOENIX  | Zip Code<br>85027 |
| Phone Number                                   | 602-818-3144   |                   |
| Email  |  |                   |

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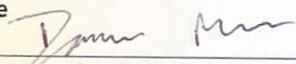
|  |  |                   |  |
|--|--|-------------------|--|
| Signature  |  | 4-1-2023          |  |
| Printed Name of Individual or Ownership Entity<br>Maria Pop                                  |  |                   |  |
| Street Address<br>4428 W Fallen Leaf Ln  |  |                   |  |
| City<br>Glendale AZ  |  | Zip Code<br>85310 |  |
| Phone Number<br>602-292-9032   |  |                   |  |
| Email  |  |                   |  |

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|  |                   |
|--|-------------------|
| Signature  |                   |
| Printed Name of Individual or Ownership Entity<br>DANIEL MATIS                               |                   |
| Street Address<br>2415 W CAVEDALE AVE  |                   |
| City<br>PHOENIX  | Zip Code<br>85085 |
| Phone Number<br>623-308-6427   |                   |
| Email  |                   |

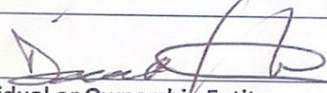


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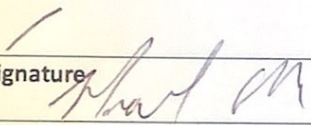
|  |  |                |
|--|--|----------------|
| Signature                                      |  |                |
| Printed Name of Individual or Ownership Entity | DAVID JAKOB  |                |
| Street Address                                 | 27909 N 66TH AVE   |                |
| City   | PHOENIX  | Zip Code 85083 |
| Phone Number                                   | 602-741-3685   |                |
| Email  |  |                |

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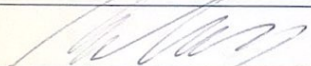
|   |                   |
|---|-------------------|
| Signature<br> |                   |
| Printed Name of Individual or Ownership Entity<br>MARCEL OLON                                   |                   |
| Street Address<br>331 W. ORANGE WOOD  |                   |
| City<br>PHOENIX AZ  | Zip Code<br>85021 |
| Phone Number<br>773-726-3960  |                   |
| Email<br>OLARMARCEL@GMAIL.COM   |                   |

## STATEMENT OF SUPPORT FOR THE HOME AT HAPPY VALLEY DEVELOPMENT

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|  |                   |
|--|-------------------|
| Signature  |                   |
| Printed Name of Individual or Ownership Entity<br>Michael Jakab                              |                   |
| Street Address<br>7441 N <sup>th</sup> Black canyon Hwy                                      |                   |
| City<br>Phoenix  | Zip Code<br>85085 |
| Phone Number<br>602 - 526 - 7872   |                   |
| Email<br>GoldenWoodFloorsCZ@gmail.com  |                   |

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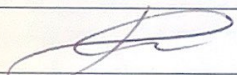
|  |            |
|--|------------|
| Signature  |            |
|  |            |
| Printed Name of Individual or Ownership Entity                                     |            |
| Daniel Budure  |            |
| Street Address   |            |
| 5452 W. Fallen Leaf Ln   |            |
| City   | Zip Code   |
| Glendale   | Az - 85310 |
| Phone Number   |            |
| 602-405-5124   |            |
| Email  |            |
| cobrohardwoodaz@gmail.com  |            |

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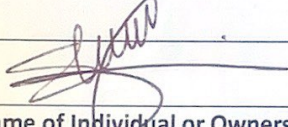
|  |          |
|--|----------|
| Signature  |          |
|  |          |
| Printed Name of Individual or Ownership Entity                                     |          |
| JERONIM MICI   |          |
| Street Address   |          |
| 1920 W Yearling Rd.  |          |
| City   | Zip Code |
| Phoenix  | 85085    |
| Phone Number   |          |
| 602 799 0383   |          |
| Email  |          |
| micifamily@yahoo.com   |          |

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|  |  |                 |
|--|--|-----------------|
| Signature                                      |  |                 |
| Printed Name of Individual or Ownership Entity | SERGIU BELBE.  |                 |
| Street Address                                 | 8324 W MISTY WILLOW LN.  |                 |
| City   | PEORIA.  | Zip Code 85383. |
| Phone Number                                   | 602-818-4784   |                 |
| Email  |  |                 |

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|  |                |
|--|----------------|
| Signature  |                |
| Printed Name of Individual or Ownership Entity<br>Narcis Chira                               |                |
| Street Address<br>24215 N. 55th Ave  |                |
| City<br>Glendale   | Zip Code<br>AZ |
| Phone Number<br>847-912-5166   |                |
| Email<br>cnm17_2000@yahoo.com  |                |

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|  |  |          |
|--|--|----------|
| Signature                                      |  |          |
| Printed Name of Individual or Ownership Entity | FLORICA PITU   |          |
| Street Address                                 | 3306 W. cloud Rd   |          |
| City   | Phoenix  | Zip Code |
|  |  | 85086    |
| Phone Number                                   | 847-877-4515   |          |
| Email  |  |          |

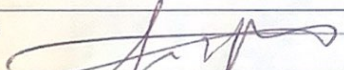


## STATEMENT OF SUPPORT FOR THE HOME AT HAPPY VALLEY DEVELOPMENT

By signing below, I acknowledge that either I or my ownership company has communicated with representatives of Shelter Asset Management Development ("SAM") and that I **support** Shelter Asset Management's Planned Unit Development (Case Numbers Z-59-22-1 & GPA-DV-3-22-1) for a multifamily development located on an approximately 8-acre site located at the Northwest Corner of 17th Avenue and Happy Valley Road.

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By signing below, I am expressing my support for SAM's's Planned Unit Development zoning and General Plan Amendment application.

|  |                   |
|--|-------------------|
| Signature  |                   |
| Printed Name of Individual or Ownership Entity<br>LIVIU R. ZAGREAN                           |                   |
| Street Address<br>27521 N. 33 <sup>RD</sup> AVE  |                   |
| City<br>PHOENIX  | Zip Code<br>85083 |
| Phone Number<br>602-301-7940   |                   |
| Email  |                   |

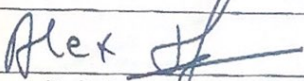
3/31/23, 8:54 AM

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|  |   |                   |
|--|---|-------------------|
| Signature                                      |  |                   |
| Printed Name of Individual or Ownership Entity | Alexandra Negreanu  |                   |
| Street Address                                 | 26007 N 19th Ave  |                   |
| City   | Phoenix   | Zip Code A2 85085 |
| Phone Number                                   | 602 405 5558  |                   |
| Email  | info@2royalgranite.com  |                   |

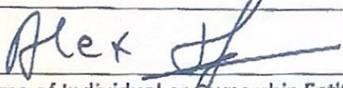
3/31/23, 8:54 AM

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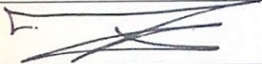
|  |  |          |
|--|--|----------|
| Signature                                      |  |          |
| Printed Name of Individual or Ownership Entity | Alexandra Negreanu   |          |
| Street Address                                 | 26007 N 19th Ave   |          |
| City   | Phoenix  | Zip Code |
|  |  | AZ 85085 |
| Phone Number                                   | 602 405 5558   |          |
| Email  | info@2royalgranite.com   |          |

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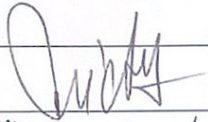
|  |  |    |                |
|--|--|----|----------------|
| Signature                                      |  |    |                |
| Printed Name of Individual or Ownership Entity | VASILE TUPITA  |    |                |
| Street Address                                 | 25113 N 11TH AVE   |    |                |
| City   | PHOENIX  | AZ | Zip Code 85085 |
| Phone Number                                   | 602 349 6174   |    |                |
| Email  | ULTUPITA@YAHOO.COM.  |    |                |

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|  |  |          |
|--|--|----------|
| Signature                                      |  |          |
| Printed Name of Individual or Ownership Entity | Nicoleta Mihaila   |          |
| Street Address                                 | 2812 W. Cloud Rd.  |          |
| City   | Phoenix, AZ  | Zip Code |
|  |  | 85086    |
| Phone Number                                   | (602) 515-3511   |          |
| Email  | nm.nicky@yahoo.com   |          |

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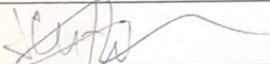
|   |                   |
|---|-------------------|
| Signature  |                   |
| Printed Name of Individual or Ownership Entity<br>OCTAVIAN DAN                                |                   |
| Street Address<br>115 W QUARTZ ROCK RD.   |                   |
| City<br>PHOENIX   | Zip Code<br>85085 |
| Phone Number<br>602-692-6119  |                   |
| Email<br>OCTAVIAN.DAN@YAHOO.COM   |                   |

## STATEMENT OF SUPPORT FOR THE HOME AT HAPPY VALLEY DEVELOPMENT

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|  |  |                |
|--|--|----------------|
| Signature                                      |  |                |
| Printed Name of Individual or Ownership Entity | CODRUT CUTILEA   |                |
| Street Address                                 | 6025 W CIELO GRANDE  |                |
| City   | GLENDAL  | Zip Code 85310 |
| Phone Number                                   | 602 619 3981   |                |
| Email  | CUTILEA CODRUT @ GMAIL.COM   |                |

## STATEMENT OF SUPPORT FOR THE HOME AT HAPPY VALLEY DEVELOPMENT

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By signing below, I am expressing my support for SAM's's Planned Unit Development zoning and General Plan Amendment application.

|  |  |
|--|--|
| Signature                                      |  |
| Printed Name of Individual or Ownership Entity | DANIEL MALUTAN   |
| Street Address                                 | 25406 N. 15th Ln. A  |
| City   | Phoenix  |
| Zip Code                                       | 85085  |
| Phone Number                                   | 6023735468   |
| Email  | danielmalutan@hot mail.com   |




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|  |  |          |
|--|--|----------|
| Signature                                      |  |          |
| Printed Name of Individual or Ownership Entity | JOAN PECHIEIE  |          |
| Street Address                                 | 2007 W BLAYLOCK DR.  |          |
| City   | PHOENIX AZ.  | Zip Code |
| Phone Number                                   | 602 405 5436   |          |
| Email  | danuaz@yahoo.com.  |          |

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|  |  |                |
|--|--|----------------|
| Signature                                      |  |                |
| Printed Name of Individual or Ownership Entity | ALIM BUTUZA  |                |
| Street Address                                 | 6121 - W ROSE GARDEN - LN.   |                |
| City   | GLENDALIE - AZ.  | Zip Code 85308 |
| Phone Number                                   | 602 - 620 3513   |                |
| Email  | Alinteodorescu29@yahoo.com   |                |

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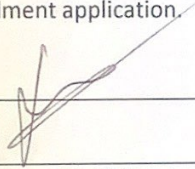
|  |  |                |
|--|--|----------------|
| Signature                                      |  |                |
| Printed Name of Individual or Ownership Entity | PAUL ADRIAN BUTUZA   |                |
| Street Address                                 | 4651 W MARIPOSA GRANDE AVE   |                |
| City   | GLENDACE AZ  | Zip Code 85310 |
| Phone Number                                   | 602 - 820 - 3698   |                |
| Email  | PAUL.BUTUZA@GMAIL.COM  |                |

## STATEMENT OF SUPPORT FOR THE HOME AT HAPPY VALLEY DEVELOPMENT

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|  |  |                |
|--|--|----------------|
| Signature                                      |  |                |
| Printed Name of Individual or Ownership Entity | LEONTIN SCORTIA  |                |
| Street Address                                 | 30907 N 25TH DR.   |                |
| City   | PHOENIX  | Zip Code 85085 |
| Phone Number                                   | (623) 227-9652   |                |
| Email  | ONE@AIRFIBER.CC  |                |

## STATEMENT OF SUPPORT FOR THE HOME AT HAPPY VALLEY DEVELOPMENT

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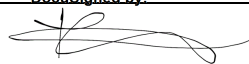
|   |                       |
|---|-----------------------|
| Signature <i>PM</i>   |                       |
| Printed Name of Individual or Ownership Entity <i>BABRIEL POZ</i> |                       |
| Street Address <i>34714 N 27th Ave</i>                            |                       |
| City <i>Phoenix</i>   | Zip Code <i>85086</i> |
| Phone Number <i>602-559-8769</i>                                  |                       |
| Email   |                       |

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|   |  |                 |
|---|--|-----------------|
| <b>Signature</b>                                      | <small>DocuSigned by:</small><br><br><small>8069F291748140B...</small> | 4/1/2023        |
| <b>Printed Name of Individual or Ownership Entity</b> |  |                 |
| Florin Popescu  |  |                 |
| <b>Street Address</b>                                 |  |                 |
| 20601 N 4th Ave                                       |  |                 |
| <b>City</b>   | Phoenix  | <b>Zip Code</b> |
|   |  | 85027           |
| <b>Phone Number</b>                                   |  |                 |
| (808) 773-2878  |  |                 |
| <b>Email</b>  |  |                 |
|   |  |                 |

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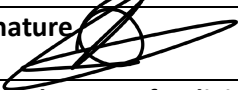
|  |  |                          |
|--|--|--------------------------|
| <b>Signature</b>   | <small>DocuSigned by:</small><br><i>Mario Diaz</i> | 4/3/2023                 |
| <b>Printed Name of Individual or Ownership Entity</b> Mario Diaz |  |                          |
| <b>Street Address</b><br>7144 W Monte Lindo                      |  |                          |
| <b>City</b>  | Glendale   | <b>Zip Code</b><br>85310 |
| <b>Phone Number</b><br>(602) 571-6530                            |  |                          |
| <b>Email</b>   |  |                          |

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|  |                          |
|--|--------------------------|
| <b>Signature</b><br> |                          |
| <b>Printed Name of Individual or Ownership Entity</b><br>Marius Groza                                  |                          |
| <b>Street Address</b><br>25822 N 20th Ave  |                          |
| <b>City</b><br>PHOENIX   | <b>Zip Code</b><br>85085 |
| <b>Phone Number</b><br>602 - 459 - 6740  |                          |
| <b>Email</b>   |                          |



## STATEMENT OF SUPPORT FOR THE HOME AT HAPPY VALLEY DEVELOPMENT

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|  |   |
|--|---|
| <small>DocuSigned by:</small>                                      |   |
| <b>Signature</b>   | <i>Mihai Costea</i> <span style="float: right;">4/3/2023</span> |
| <small>1831274B9E1A432...</small>                                  |   |
| <b>Printed Name of Individual or Ownership Entity</b> Mihai Costea |   |
| <b>Street Address</b><br>1923 W Hide Trl                           |   |
| <b>City</b><br>Phoenix   | <b>Zip Code</b><br>85085  |
| <b>Phone Number</b><br>(480) 406-8713                              |   |
| <b>Email</b>   |   |

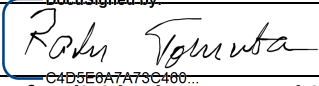


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|  |                          |          |
|--|--------------------------|----------|
| <small>DocuSigned by:</small><br><br><small>C4D5E6A7A73C400...</small> |                          | 4/3/2023 |
| <b>Printed Name of Individual or Ownership Entity</b><br>RADU TOMUTA   |                          |          |
| <b>Street Address</b><br>6523 W Gold Mountain Pass   |                          |          |
| <b>City</b><br>Phoenix   | <b>Zip Code</b><br>85083 |          |
| <b>Phone Number</b><br>(623) 703-1092  |                          |          |
| <b>Email</b>   |                          |          |

## STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I am familiar with and support the proposed multifamily Shelter Asset Management Planned Unit Development for the approximately 7.8-acre site located north of the northwest corner of 17th Avenue and Happy Valley Road.

I understand the proposed project will include (1) developing vacant/underutilized land parcels with quality attainable apartments with resort style amenities and lush landscaping; (2) 226 units across different building types and townhomes as a buffer to the north; (3) 351 total parking spaces provided with 222 carport spaces and 8 reserved garage spaces; (4) enhanced landscape and pedestrian experience along 17th Avenue; and (5) enhanced landscape and open space around the site.

I am a business-owner in the area, and hereby give my support to the project and to Shelter Asset's zoning application.

|                |   |          |
|----------------|---|----------|
| Signature      |  |          |
| Printed Name   | NATHAN JAEHNIG  |          |
| Street Address | 1730 W. HAPPY VALLEY RD. #102   |          |
| City           | PHOENIX   | Zip Code |
|                |   | 85085    |
| Phone Number   | 480 510 7719  |          |
| Email          | NATE @ BN - CONCEPTS. COM   |          |

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|   |                 |
|---|-----------------|
| <b>Signature</b><br><i>Kurt Homan</i> here        |                 |
| <b>Printed Name</b><br>Kurt Homan                 |                 |
| <b>Street Address</b><br>1540 W. HAPPY VALLEY RD. |                 |
| <b>City</b><br>PHOENIX                            | <b>Zip Code</b> |
| <b>Phone Number</b><br>623-869-6757               |                 |
| <b>Email</b><br>kurt@nativeresources.com          |                 |

## STATEMENT OF SUPPORT

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|   |          |
|---|----------|
| Signature  |          |
| Printed Name  |          |
| Street Address  |          |
| City  | Zip Code |
| Phone Number  |          |
| Email   |          |

**From:** [Alison McKee](#)  
**To:** [Matteo Moric](#)  
**Subject:** Village Planning committee guidelines  
**Date:** Wednesday, April 12, 2023 8:39:13 AM

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Matteo,

It was a pleasure speaking to you today. Can you please forward on the guidelines/rules/handbook that the village planning committee receives? Certainly the city of Phoenix has some sort of rules for this volunteer committee to abide by. It seems, in the past, that they completely disregard all community input and already have their mind up made up when we show up to the meetings. While our community is not in the City of Phoenix, we should be afforded the same consideration as if our properties were annexed.

Thank you,  
Alison McKee  
602-702-3676.

**From:** [Barbara](#)  
**To:** [PDD Deer Valley VPC](#)  
**Subject:** Case #Z-67-22-3  
**Date:** Wednesday, April 12, 2023 8:39:12 AM

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I am responding to rezoning request,  
Case #Z-67-22-3 rezones the C2 portion of the parcels from intermediate commercial to multi family. Case #GPA-DV-3-22-1 amments the general plan from residential, 3.5 - 5 units per acre to multi-family 15+ units per acre.

I am a resident located in the area of Happy Valley and 15th Ave.

I built my home in this area for the rural atmosphere in the 1980s decades ago and spent a short time serving on the Deer Valley Village Planning Committee many years ago.

The general plan for Deer Valley Village promised a buffer of light commercial, medical/dental/office space transitioning into our rural community. This type of zoning would contain businesses that are generally open 5 days a week, regular business hours, closed holidays. An apartment complex of 226 units will generate increased traffic & noise 24-7, 365 days a year and IS NOT an appropriate transition into our community.

Please comply with the original general plan of the committee and deny this request.

Sincerely,

Barbara Yednak

Sent from my iPhone



**From:** [Alison McKee](#)  
**To:** [Matteo Moric](#); [PDD Deer Valley VPC](#); [Council District 1 PCC](#); [Mayor Gallego](#)  
**Subject:** #Z-67-22-3 #GPA-DV-3-22-1  
**Date:** Wednesday, April 12, 2023 11:51:08 AM  
**Attachments:** [GPA-DV-3-22-1.pdf](#)

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Matteo,

The document I was referencing in my phone conversation with you today about the upcoming meeting regarding case #z-67-22-3 and #gpa-dv-3-22-1, is attached to this email. There is misinformation in this document being shared with the village planning committee that completely white washes the drastic zoning and general plan changes that are being proposed.

It states that one of the parcels in the proposed multi-family housing project is zoned S-1, but in other parts of the document it refers to the same parcel allowing 3.5-5 units per acre. Per the city's own zoning ordinance, there is only 1 dwelling per acre allowed on S-1 zoned parcels. Please reference the City of Phoenix zoning ordinance with the link I have provided. <https://phoenix.municipal.codes/ZO/603> [[phoenix.municipal.codes](https://phoenix.municipal.codes)] Also, the attached document says these are "minor" changes to the general plan. How is a small office complex and 5 homes (per the current zoning) being changed to a 226 unit apartment complex a minor change? It is a HUGE change, which destroys the present and desired character of our unincorporated rural community. How can staff recommend approval of this project when they don't even know their own city ordinances?

Also, the aforementioned zoning ordinance clearly states that S-1 properties "can be maintained without impairment from industrial, commercial or **higher density residential development.**" Since the S-1 zoned property in question borders, the Toll Brothers project, staff, the Village Planning committee, the city council and mayor **blatantly** disregarded their own zoning ordinance and passed through The Toll Brothers project, adjacent to a City of Phoenix S-1 parcel. The character of that parcel, whether developed or not, should have never been compromised with the enormous Toll Brothers complex.

I personally have been told by several City of Phoenix staff members, in conversations regarding the aggressive rezoning of our area, that the county equivalent to the city's S-1 zoning is, RU-43. Since the new proposed project, Home at Happy Valley, borders RU-43 zoned properties, we are going to insist that we are given the same consideration as City of Phoenix S-1 zoned properties. The fact that we are not annexed into the city should have no bearing on how we are treated as a community. We expect our rural community to be maintained without the impairment of this high density, multi-family,

"more attainable" (aka cheap), apartment complex. We have been bowled over in the past because we are unincorporated, and we refuse to be bowled over again. Home at Happy Valley can find a home elsewhere!

In conclusion, follow your own city ordinances and your own mission statement. **Mission:** Planning, Development and Preservation for a Better Phoenix. Preserve rural communities in the greater Phoenix area!

Regards,

Alison McKee

602-702-3676

On Wed, Apr 12, 2023, 8:50 AM Matteo Moric <[matteo.moric@phoenix.gov](mailto:matteo.moric@phoenix.gov)> wrote:

Hello Alison,

It was a pleasure talking with you, as well. Here is a link to the Village Planning Handbook online: [TABLE OF CONTENTS \(phoenix.gov\)](#)

If the link does not work for some reason, please let me know and I can save the pdf version and forward it onto you.

I hope you feel better soon.

Thank you,

*Matteo Moric*

**Planner II\* Village**

City of Phoenix

Planning and Development Department

Long Range Planning Division

200 West Washington Street

Phoenix, Arizona 85003

[matteo.moric@phoenix.gov](mailto:matteo.moric@phoenix.gov)

(602) 261-8235



**Mission:** Planning, Development and Preservation for a Better Phoenix

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**From:** Alison McKee <[alisonsmckee@gmail.com](mailto:alisonsmckee@gmail.com)>

**Sent:** Wednesday, April 12, 2023 8:39 AM

**To:** Matteo Moric <[matteo.moric@phoenix.gov](mailto:matteo.moric@phoenix.gov)>

**Subject:** Village Planning committee guidelines

Matteo,

It was a pleasure speaking to you today. Can you please forward on the guidelines/rules/handbook that the village planning committee receives? Certainly the city of Phoenix has some sort of rules for this volunteer committee to abide by. It seems, in the past, that they completely disregard all community input and already have their mind up made up when we show up to the meetings. While our community is not in the City of Phoenix, we should be afforded the same consideration as if our properties were annexed.

Thank you,

Alison McKee

602-702-3676.

**From:** [Michael Mosharrafa](#)  
**To:** [Graff, Benjamin W.](#)  
**Subject:** Rezoning Case Happy Valley / 17th Ave  
**Date:** Thursday, April 13, 2023 12:27:06 PM  
**Attachments:** [image001.png](#)

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Hi Ben,

Received your rezoning notice for the above referenced site today. Reaching out to tell you that Cobblestone is in support of your proposed development. Good luck!

Best,  
Michael

**Michael Mosharrafa**  
**Project Manager – Architecture & Development**  
**Cobblestone Auto Spa Corporate**



8900 E. Bahia Dr. Suite 200  
Scottsdale, AZ 85260

**t.** (602) 919-1218

**e.** [m.mosharrafa@cobblestone.com](mailto:m.mosharrafa@cobblestone.com)

**f.** (602) 787-0400

**w.** [cobblestone.com](http://cobblestone.com)  
[\[cobblestone.com\]](http://cobblestone.com)

**From:** [Alison McKee](#)  
**To:** [Matteo Moric](#); [PDD Deer Valley VPC](#); [Council District 1 PCC](#); [Mayor Gallego](#)  
**Subject:** case #Z-67-22-3 #GPA-DV-3-22-1  
**Date:** Tuesday, April 18, 2023 10:04:56 AM

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Deer Valley Village Planning Committee,

I am writing to plead with you to finally do the right thing for our rural community. Two large apartment complexes are already on the way that will disrupt our way of life and the character of our neighborhood. We cannot have another. The proposed zoning changes and general plan amendment to make way for Home at Happy Valley, must not be recommended to the City of Phoenix council. I hope you all will take the time to read this email in its entirety, as it makes it clear that the approval by your committee and recommendation to the council of case #Z-67-22-3 and GPA-DV-3-22-1 would be against city zoning ordinances and the City of Phoenix General Plan goals. I have also attached a video that represents just a fraction of what my husband and I do on our rural property. You and the city council have already damaged, irreparably, our lifestyle and neighborhood by approving other zoning changes and general plan amendments. Do not do this again to us, our animals and our neighbors.

Home at Happy Valley, a multi-family housing development, is different from the other developments in that it DOES NOT border a major road. It is on 17th Avenue which is surrounded by Maricopa County RU-43 properties. This will make traffic on our rural dirt roads a nightmare. Please don't believe developers when they claim residents from these apartments won't use our roads. Happy Valley and 19th Avenues are already congested because the city has not adequately improved them for the traffic created by the neighboring community of Union Park. We already have drivers using our rural area as a cut through. This problem will only be compounded by the building of the 2 other apartment complexes. We simply will not tolerate more traffic that will be caused by a third.

The City of Phoenix General Plan talks about certainty. Something that the city has taken away with the aggressive rezoning of our area. My husband and I thoroughly research the zoning in this area before choosing it for our home. The general plan at the time showed commercial, medical/dental office space as the buffer between our rural community and a growing city. We were happy with that, as were other residents since those are businesses that are typically 9-5, 5 days a week, closed holidays. No one lives in an office to be bothered by our rural activities that include lots of animal sounds and smells. Please vote no on the general plan amendment and help us maintain the certainty that it promises and honor the statement to, "Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood."

In the City of Phoenix zoning ordinances, section 603, there are rules specifically written to protect rural zoned, low density, residential properties. I'm just going to type out the entire thing for you to read. "The S-1, ranch or farm residence district, is a district designed to provide for very low density farm or residential uses to protect and preserve lower density areas in their present or desired character. It is intended that the S-1 district will afford areas where semi-rural residential and agricultural uses and be maintained without impairment from industrial, commercial or higher density residential development." During annexation meetings, the City of Phoenix staff and your committee has told residents of our community that S-1 is the equivalent to county RU-43 zoning. Just because we are not incorporated, does not mean that we shouldn't be protected and preserved in the manner described above. The City of Phoenix has very specifically made these rules to protect areas like ours. We expect

you to follow those rules and vote no on the zoning change and general plan amendment.

I have thoroughly gone through the Village Planning Handbook and specifically studied the points to consider for rezoning and general plan amendments. I implore you all to dust off that handbook and look at those points, one by one, like I have, in regards to the cases currently before you. If you do, and if you keep in mind the rural zoning ordinance and the goals of the general plan, you must reach the same conclusion, that case #Z-67-22-3 and #GPA-DV-3-22-1 must not be recommended to council.

Enjoy the video of our rural dream.

Link to video of Big Tank Ranch. <https://youtu.be/oGCJTNNaVrk> [youtu.be]

Kind regards,  
Alison McKee  
602-702-3676

## DEER VALLEY VILLAGE PLANNING COMMITTEE

RE: April 20, 2023 6 PM Meeting

Items 6 & 7 - GPA-DV-3-22-1 (Companion Case Z-59-22-1)

We resigned ourselves to the USAA development years ago. We actually thought it might afford our area and zoning some protection as we had 19<sup>th</sup> Avenue between us, and that did seem to be enough distance to allow us to compatibly maintain our current zoning and the rural aspect of our community. Then that barrier that we fought so hard to maintain was breached and suddenly there is nothing but a lot line between 3 - 5 story high density apartments, and homes with R-43 zoning designation (which affords them the right to have space & livestock). Where we once had to look into the distance to see multi story buildings, we now will simply have to look up.

For years the Deer Valley Village Planning Committee assured us of the goal to maintain the “character” “certainty” and “continuity” of the area that many have invested a lifetime into. Suddenly it has become critical to completely disrupt or abolish the zoning in which we securely built our homes, families, and lives in. Throughout those years we have nurtured and raised our families, and a big part of our family always included our outdoor family ; a pot bellied pig (adopted from the Humane Society – lived 12 years ) a sheep (that had been “dumped” in the desert- lived 14 years ) peafowl ( that lived to be 30!! years old) chickens, ducks, & horses (many were rescues) , and none of which would have been compatible with the current proposed changes. (Btw only left out our dogs and cats because they are part of our “indoor” family) .

It’s been a slap in the face to have been demeaned and ignored by the “powers that be” and the high \$ developers and lawyers that have but one quest in mind \$\$\$\$\$. There was a day this City & State embraced and respected the diversity of the neighborhoods that developed around the valley, but evidently that time has past. So now it is not enough to have this type of development of the outskirts of our neighborhood, now they seek to come within, to the heart of our County Island. Now they also seek to put high density zoning onto property that does not even have direct access to Happy Valley Rd or 19<sup>th</sup> Avenue, and should not be allowed to travel North on 17<sup>th</sup> Avenue using our Private Roads.

We are a landlocked triangular piece of County land. The roads within are private and essentially go nowhere due to the CAP. It is a travesty and extremely inappropriate to burden us with having to deal with the traffic (auto or foot) that will be inevitable with these projects. We have a right to keep our roads as private (as we will) as well as a right to expect that to be respected.

We are requesting that you evaluate carefully your sense of values when you are weighing the options here. Much more weight should be afforded to those of us who have already deeply vested ourselves into this area through much hard work and sacrifice, as opposed to the deep pockets of developers who are in this strictly for the money. They can yadayadaya all they want about how they are protecting us from worse and they are being a “buffer” from the realities of today’s world, but like it or not they are the people YOU, as the Deer Valley Planning Committee, are supposed to be protecting us from as they are funding and looking out for their interests only. We don’t have deep pockets or paid time to continually have to fight “to simply maintain” what we bought years ago and have nurtured, built and existed within for years.

Over the years the Deer Valley Village Planning Committee had continued to indicate the “plan” for our area was low density housing. We understand things change over time, however the terms continually used involving “buffers and compatibility” led us all to believe that we could be comfortable in investing our time and efforts into creating what has become a home for us all. As our representatives you should live up to those past commitments, assure us that we weren’t misled all these years, and make sure any changes made truly are “compatible buffers” to what already is. Let us maintain that sense of certainty so that we can continue to invest in our surroundings, not feel that we need to run from them

At a MAXIMUM the only changes we could be comfortable with on this 8 acre parcel would be 1 unit per ¼ acre, more preferably per 1/3 acre, most preferably per 1.25 acre as it stands – That would be much closer to a “Webster” definition of a “buffer” within the existing neighborhood (which has been happily co-existing with R-43 zoning for DECADES )

And in case there is any doubt that the vast majority of owners/dwellers within this County Island all feel the same about drastically changing zoning/density. Please refer to all of the signatures on petitions for the last 2 projects (Toll Brothers/Bungalows ) that we all put much time and effort into to stop, only to be marginalized thru “Virtual Meetings” that were fraught with “technical errors” and which ended up silencing the cumulative voices asking for common sense to see that projects of 52.5 acres with 665 housing units is hardly a “buffer” nor compatible with the R-43 property it directly borders – we are weary of fighting over and over again for the same thing when it is obvious that we are considered irrelevant to the “grand scheme of things” .

So once again rallying the troops to be a show of force is also a challenge. That is how most developers win I believe. That is their livelihood, whereas for us it is actually our day to day lives which we must continually “find more time in” to dispute those who are being paid to disrupt our day to day lives and our futures which now sadly always seem to be uncertain. Hopefully our turn out will be strong even if we are weary, but if not please also keep that aspect in your thoughts.

Also, please refer to my 3<sup>rd</sup> sheet to gain some perspective on what we have been, and are, going thru.

Respectfully and still Hopeful,

Richard & Laurel Brodie

25657 N. 17<sup>th</sup> Ave

Phoenix, AZ 85085

Resident since 1988

laurel@clearskies.com



ATTACHMENT FOR THE DISCUSSIONS OF

Items #6 & #7 April 20, 2023

GPA-DV-3-22-1 (Companion Case Z-59-22-1):

Please consider our realities on this matter – these are “rough” numbers

Original triangular County Island with R43 zoning - (bound by 19<sup>th</sup> Avenue - Happy Valley Rd - CAP ) Roughly 366 +/- acres - (Note: - which is also essentially a land locked parcel of land with most roads going nowhere and with no outlets - That leaves Parsons Rd. and ALL North-South Avenues crossing Parsons at a HUGE risk for detrimental traffic impact if this project is approved

Acreage still zoned residential R-43/S-1 (but owned by Churches (which brings in large volumes of outside traffic and set to increase with the building of a school on 15<sup>th</sup> Ave) 48 acres

Acreage approved by the City for High Density Housing - 52.5 acres - This new development on 17<sup>th</sup> Ave would bring that to 60.5 acres

Acreage owned and used by commercial businesses - 23.5 acres ( all on Happy Valley Road )

Vacant acreage on 19<sup>th</sup> Ave at risk of being targeted for re-zoning - 10 acres

So in essence our land locked County Island has already lost over 1/3 of our acreage to non-conforming zoning

If this new site on 17<sup>th</sup> is approved we have gone from an area that would max have maxed out at 1,464 actual residents to an area that will now look like this -

224 R-43 zoned acres (est 896 people)

60.5 high density PUD zoned acres (proposals indicate a total of 901 UNITS ) - (est 2,408 people)

for a total of 3,872 people

plus

48 acres (churches) with a high traffic impact that is about to become a daily issue with the building of a school on their grounds