



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-164-24-3**  
**February 12, 2025**

[North Mountain Village Planning Committee Meeting Date:](#)

February 19, 2025

[Planning Commission Hearing Date:](#)

March 6, 2025

**Request From:**

[C-2](#) (Intermediate Commercial)  
(2.18 acres)

**Request To:**

[R-5](#) (Multifamily Residence District –  
Restricted Commercial) (2.18 acres)

**Proposal:**

Multifamily residential

**Location:**

Southwest corner of Cave Creek Road  
and Peoria Avenue

**Owner:**

Valle Point, LLC

**Applicant:**

Allante Properties

**Representative:**

Alan Beaudoin, Norris Design

**Staff Recommendation:**

Approval, subject to stipulations

General Plan Conformity			
<u><a href="#">General Plan Land Use Designation</a></u>		Commercial	
<u><a href="#">Street Map Classification</a></u>	Cave Creek Road	Major Arterial	42-foot west half street
	Peoria Avenue	Minor Collector	0 to 22-foot south half street
<b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOOD; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.</i></b>			
The proposal is compatible with surrounding land uses and zoning designations, and will add to the mix of housing types within the area.			
<b><i>BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREE AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.</i></b>			

The proposal, as stipulated, provides enhanced shading and planting standards for pedestrian pathways, bicycle parking areas and bus stops.

**CONNECT PEOPLE AND PLACES CORE VALUE; PUBLIC TRANSIT; LAND USE PRINCIPLE:** *Continue to require installation of bus bays at appropriate locations, continue to reserve and require easements or right of ways for bus shelters.*

As stipulated, the proposal will include the installation of a new bus bay and bus pad adjacent to the site.

#### Applicable Plan, Overlays, and Initiatives

[Target Area F Redevelopment Plan](#): Background Item No. 7.

[Housing Phoenix Plan](#): Background Item No. 8.

[Complete Streets Guiding Principles](#): Background Item No. 9.

[Comprehensive Bicycle Master Plan](#): Background Item No. 10.

[Tree and Shade Master Plan](#): Background Item No. 11.

[Transportation Electrification Action Plan](#): Background Item No. 12.

[Conservation Measures for New Development](#): Background Item No. 13.

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

#### Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2
North (across Peoria Avenue)	Single-family residential and restaurant	R-5, C-2
South	Multifamily residential	R-3A PCD
East (across Cave Creek Road)	Commercial uses	C-2
West	Vacant (proposed multifamily residential)	R-5

<b>R-5 Multifamily Residence District (Planned Residential Development Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Site Plan Provisions</u></b>
Gross Acres	-	2.18 acres - Rezone Area 5.20 acres - Project Area
Maximum Dwelling Units	Rezone area - 99, 114 with bonus Project area - 237, 271 with bonus	Rezone area - Unspecified Project Area - 240 (Met)
Maximum Density (dwelling units/acre)	45.68, 52.20 with bonus	Rezone Area - Unspecified Project Area - 46.15 (Met)
Maximum Building Height	4 stories or 48 feet; 15 feet within 10 feet of a single-family zoning district, 1-foot increase in height for every additional 1-foot of building setback to the maximum permitted height	4 stories and 48 feet (Met)
<i>Minimum Perimeter Building Setbacks</i>		
Adjacent to a Street	20 feet	Peoria Avenue: 20 feet (Met)  Cave Creek Road: 20 feet (Met)
Adjacent to a Property Line	15 feet	South: Not depicted, approximately 45 feet (Met)  West: Not depicted, approximately 30 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Adjacent to a Street	20 feet	Peoria Avenue: 20 feet (Met) (*Parking spaces not permitted in landscape setback)  Cave Creek Road: 20 feet (Met)
Adjacent to a Property Line	5 feet	South: 7 feet (Met)  West: Not depicted, approximately 5 feet (Met)
<i>Lot Standards</i>		
Minimum Common Area / Open Space	5 percent	10 percent (Met)
Maximum Lot Coverage	50 percent	49 percent (Met)

Minimum Parking	360 spaces, 1.5 spaces per dwelling unit	373 spaces (Met)
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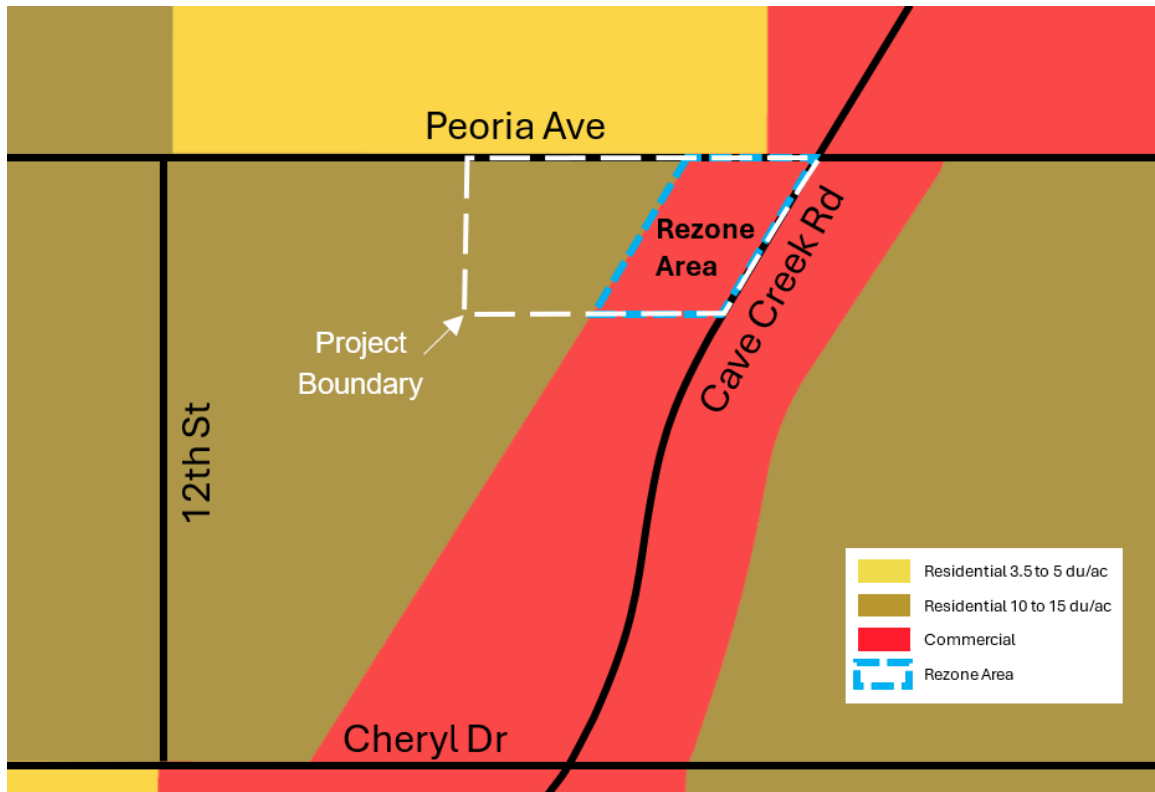
### **Background/Issues/Analysis**

#### **SUBJECT SITE**

1. This request is to rezone 2.18 acres located at the southwest corner of Cave Creek Road and Peoria Avenue from C-2 (Intermediate Commercial) to R-5 (Multifamily Residence District - Restricted Commercial) for multifamily residential. The subject site is proposed to be developed in combination with the area to the west for one multifamily residential building and associated parking structure.

#### **GENERAL PLAN LAND USE MAP DESIGNATION**

2. The subject site, as well as areas to the north, east and south are designated as Commercial on the General Plan Land Use Map. To west is designated as Residential 10 to 15 dwelling units per acre. To the north is designated Residential 3.5 to 5 dwelling units per acre and Commercial. The proposal for R-5 zoning is not consistent with the General Plan Land Use; however, a General Plan Amendment is not required as the site is less than 10 acres.

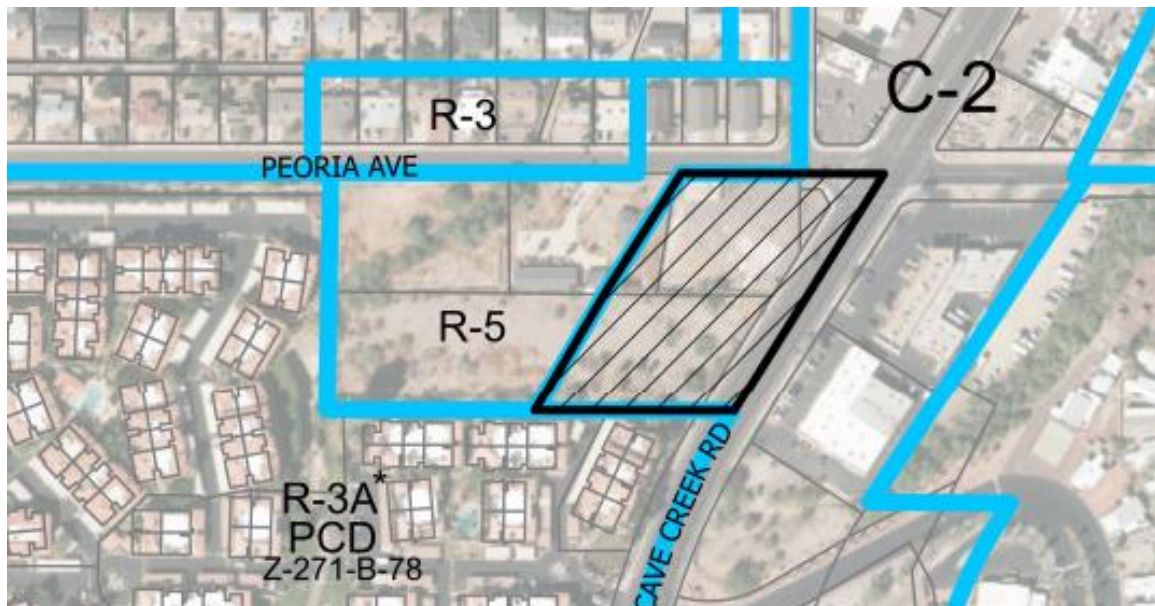


General Plan Land Use Map; Source: City of Phoenix GIS with annotations by staff



### SURROUNDING LAND USES AND ZONING

3. To the east, across Cave Creek Road, are commercial uses zoned C-2. To the north, across Peoria Avenue, is a restaurant zoned C-2 and single-family residences zoned R-5. To the south is multifamily residential zoned R-3 PCD (Multifamily Residential District, Planned Community District). To the west is vacant land that is part of the project area, and zoned R-5.
4. The following image illustrates the subject site and its proximity to the adjacent properties and zoning.



Source: City of Phoenix GIS

### PROPOSAL

#### 5. Site Plan

The site plan, attached as an exhibit, depicts a 240-unit apartment building. The building and its appurtenances will span the larger approximately five-acre site as outlined in white below; however, the area included in the subject rezone request is outlined in red and is only approximately two acres of the larger 5-acre site.



Source: Norris Design with annotations by staff

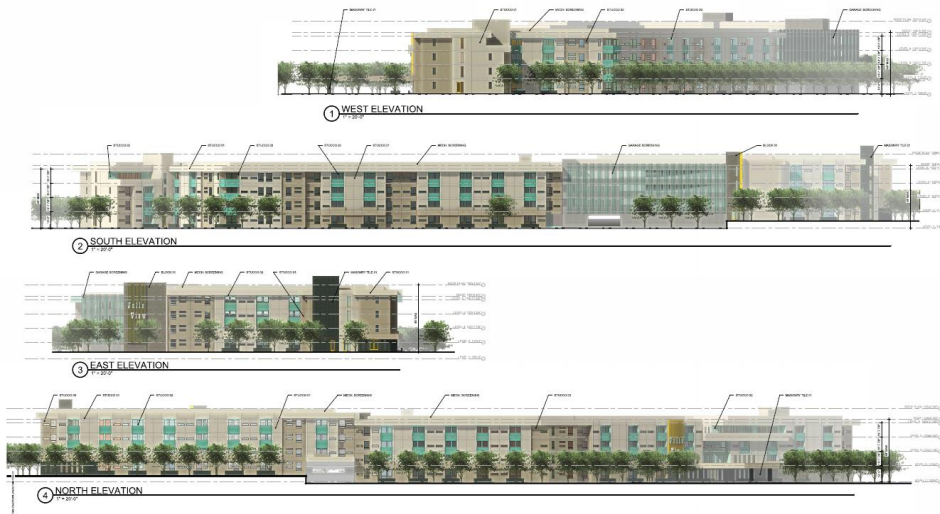
Parking will consist of 360 vehicular spaces, mostly located within the internalized parking structure, with 22 spaces and one loading zone located on the surface lot.

Primary access to the larger site will be from Peoria Avenue, which will lead to a small parking area and ultimately an access gate that leads to additional surface parking, loading zone, and second gate with ultimate access to Cave Creek Road. Access to the parking garage will occur at a dedicated entrance from Peoria Avenue and along the south side of the building via the aforementioned private drive.

Amenities will include an internalized courtyard with pool, cabanas, BBQ area and landscape areas. Located in the southwest corner of the larger site within the gated area will be a dog park.

## 6. Elevations

The elevations, attached as an exhibit, depict a four-story building with a maximum height of 48 feet. The exterior materials are shown as stucco, masonry tile, and block but are otherwise undefined, while the parking spaces within the integrated parking garage are shown to be screened but are also otherwise undefined.



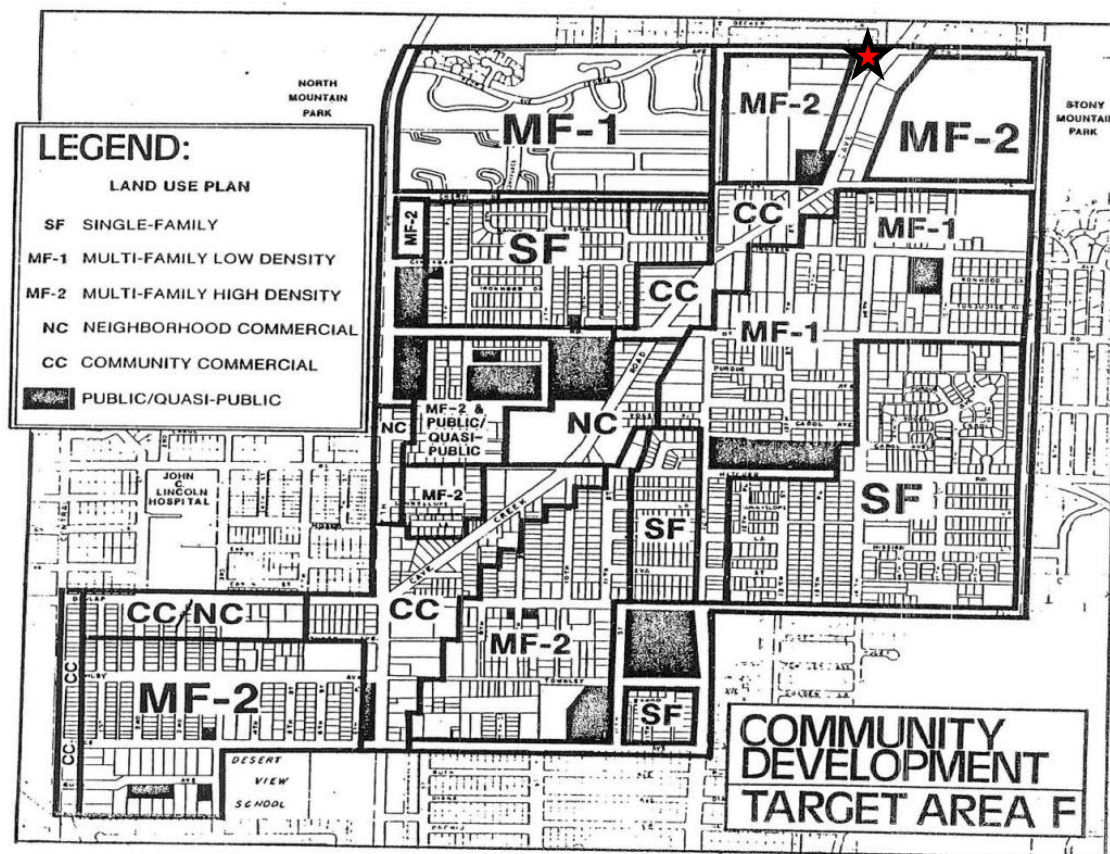
Source: Kephart

## ADOPTED AREA PLANS, STUDIES, AND POLICIES

### 7. [Target Area F Redevelopment Plan:](#)

Adopted January 1980 and amended February 1981 (Resolution No. 15576), the Target Area F Redevelopment Plan encompasses approximately 800 acres of the Sunnyslope area. The following map, taken from the Plan, includes what was then a forward-looking Land Use Plan, which shows the subject site as being designated as Community Commercial and adjacent to an area designated as High-Density Multi-Family.





Source: Target Area F Redevelopment Plan with annotations by staff

While the Target Area F's Land Use Plan designates the site as Community Commercial, which would suggest the proposed rezone does not advance the goals and policies of the Plan, Section III of the Target Area F Redevelopment Plan also includes several Objectives, which include but are not limited to the following:

- 1. Ensure the stability of existing viable residential areas and stabilize declining residential neighborhoods by removing structurally substandard buildings and blighting influences which act as a disincentive for private reinvestment.*
- 3. Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities.*
- 5. Ensure the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods and preservation of the environment.*

*9. Create a sense of community and neighborhood throughout the Target Area in order to enhance its attractiveness as a place to live, work, and play.*

The larger five-acre multifamily development that is associated with the proposed rezone acts to redevelop the site in a manner that advances these objectives.

8. **Housing Phoenix Plan:**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety of housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

9. **Complete Streets Guiding Principles:**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposed development, as stipulated, will support walking, bicycling, and transit use by including the following:

- Contrasting pavement for pedestrian crossings;
- Shaded, detached sidewalks along Peoria Avenue and Cave Creek Road;
- Bus bay and bus pad adjacent to the site;
- Bicycle infrastructure including guest bicycle parking, electrical charging stations, and fix-it station;
- Shaded bicycle, pedestrian, and transit infrastructure.

These are addressed in Stipulation Nos. 3, 5, 7, 11, 13, and 14.

10. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. Stipulation No.13 requires bicycle parking with supporting

equipment, all to be installed per the requirements in the city's Walkable Urban (WU) Code.

11. **Tree and Shade Master Plan**

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

- Landscape setbacks to be planted with 2-inch caliper shade trees at 20-feet on center;
- The use of 2-inch caliper trees to achieve 75% shade for all detached sidewalks;
- The use of shade structure, trees, or landscaping to achieve 75% shade at bicycle, pedestrian, and transit infrastructure;
- Vegetating the surface parking lot with minimum 2-inch caliper trees to achieve a minimum of 25 percent shade.

These are addressed in Stipulation Nos. 2, 5, 7, 14, and 19.

12. **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, is to recommend a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 12. Additionally, electric receptacles are required for electric bicycle charging per Stipulation No. 13.c.

13. **Conservation Measures for New Development:**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 15 through 19.

14. **Phoenix Climate Action Plan:**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emission reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 18, which requires a minimum of two GI techniques for stormwater management to be implemented.

COMMUNITY INPUT SUMMARY

15. As of the writing of this report, no community correspondence has been received.

INTERDEPARTMENTAL COMMENTS

16. The Street Transportation Department requires sufficient right-of-way dedication to bring the half-width for Peoria Avenue to 30 feet adjacent to the site, and a right-of-way dedication along Cave Creek Road to bring the half-width to 50 feet adjacent to the site. Improvements will include curb, gutter, detached sidewalk, and landscaping as outlined in Stipulations No. 4 through No. 10.
17. The Public Transit Department requested a bus bay, bus stop pad and if necessary, additional dedication of right-of-way along Cave Creek Road. This is addressed in Stipulation No. 11.

OTHER

18. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the

City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 20.

19. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 21.
20. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

### **Findings**

1. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.
2. As stipulated, the proposal advances the goals and policies of adopted plans and policies.
3. The proposal is appropriate at this location and is compatible with surrounding land uses.

### **Stipulations**

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or equivalent groupings, as approved by the Planning and Development Department.
3. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. A minimum 30 feet of right-of-way shall be dedicated and constructed for the south half of Peoria Avenue, as approved by the Planning and Development Department.



5. A minimum 6-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area shall be constructed on the south side of Peoria Avenue and planted to the following standards, as approved or modified by the Planning and Development Department:
  - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

- b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

6. A minimum of 50 feet of right-of-way shall be dedicated and constructed for the west half of Cave Creek Road, as approved by the Planning and Development Department.
7. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area shall be constructed on the west side of Cave Creek Road and planted to the following standards, as approved or modified by the Planning and Development Department:

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

- b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

8. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 29, 2025.
9. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
10. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and

Development Department. All improvements shall comply with all ADA accessibility standards.

11. A bus bay and pad along Cave Creek Road shall be constructed per the requirements of City of Phoenix Standard Details P1256, P1258, and P1262, as approved by the Planning and Development Department. The entirety of the facility shall be placed within the public right-of-way or an easement. Additional right-of-way dedication may be necessary as required by the Planning and Development Department.
12. A minimum of 2% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure. A minimum of 8% of the required parking spaces shall include EV Capable infrastructure.
13. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
  - a. The developer shall provide secure bicycle parking per Section 1307 of the Zoning Ordinance.
  - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 space per dwelling unit, up to a maximum of 50 spaces.
  - c. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
  - d. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
    - i. Standard repair tools affixed to the station;
    - ii. A tire gauge and pump affixed to the base of the station or the ground;
    - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
14. All bicycle infrastructure, pedestrian pathways (including sidewalks), and transit stops shall be shaded by a structure, landscaping, or a combination of the two

to provide a minimum of 75% shade, as approved by the Planning and Development Department.

15. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
16. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Program for a minimum of ten years, or as approved by the Planning and Development Department.
18. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
19. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
20. 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.
21. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Robert Kuhfuss

February 12, 2025

**Team Leader**

Racelle Escolar

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February 12, 2025

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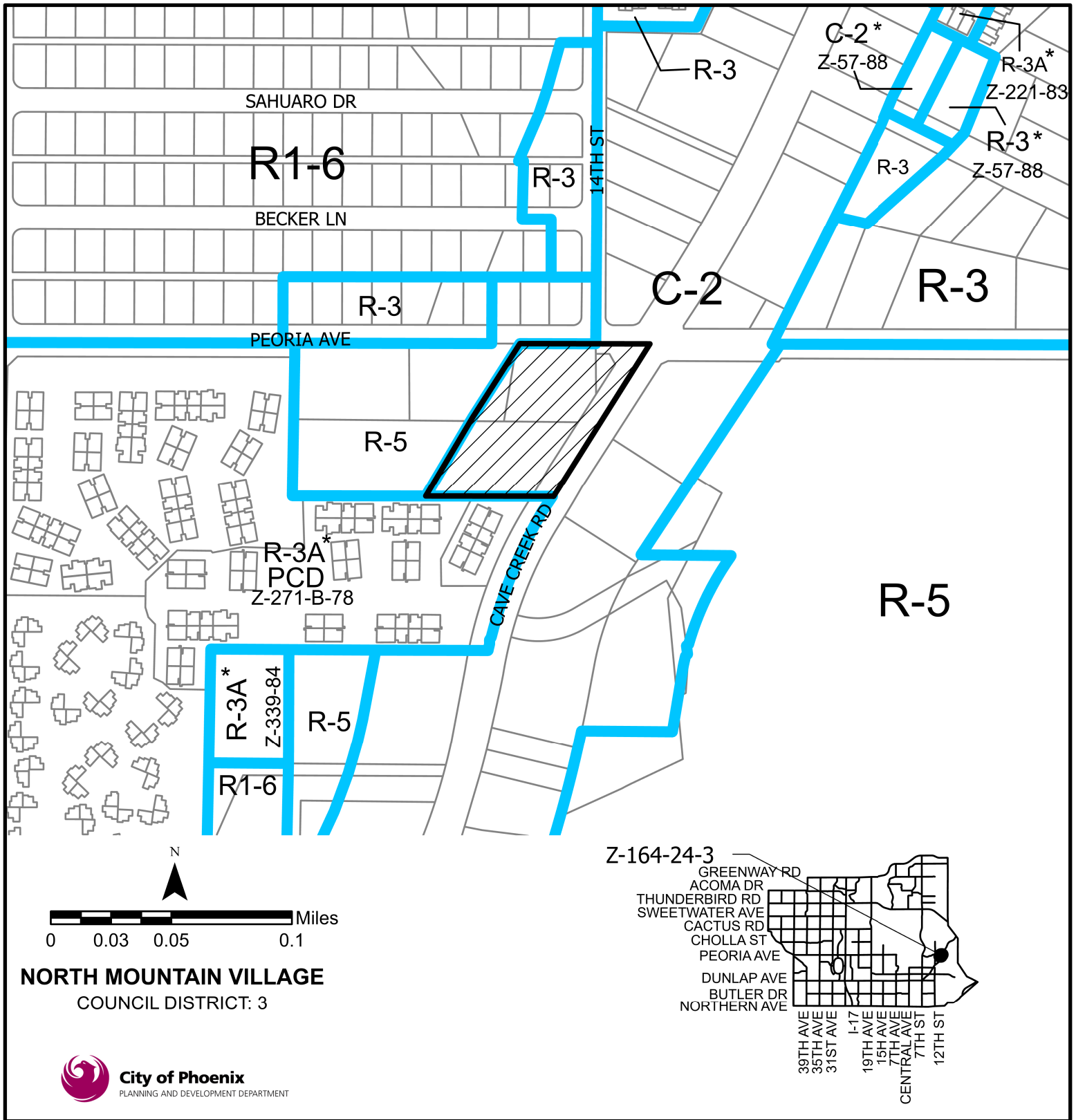
**Exhibits**

Sketch Map

Aerial Sketch Map

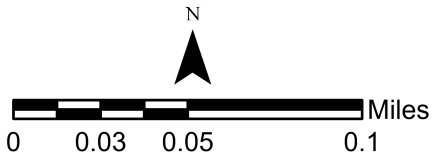
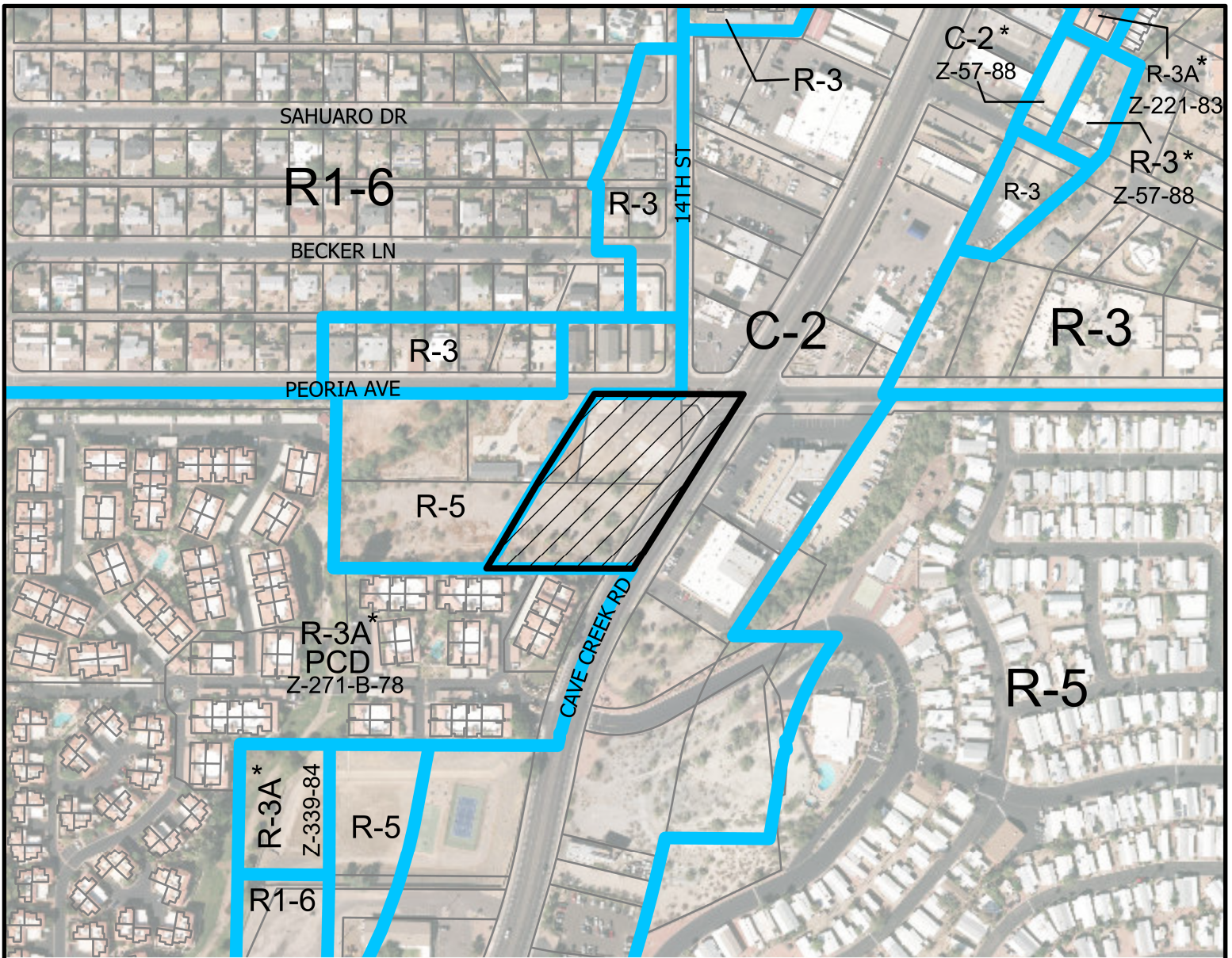
Conceptual Site Plan date stamped January 17, 2025

Conceptual Elevations date stamped January 17, 2025

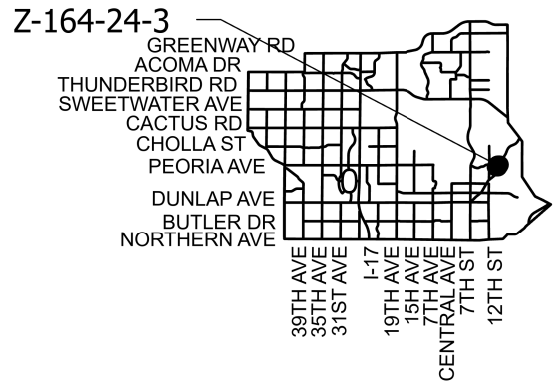


APPLICANT'S NAME: <b>Norris Design</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-164-24-3</b>		FROM: <b>C-2 ( 2.18 ac.)</b>	
DATE: <b>11/27/2024</b>		TO: <b>R-5 ( 2.18 ac.)</b>	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		AERIAL PHOTO & QUARTER SEC. NO.	
<b>2.18 Acres</b>		<b>QS 28-30</b>	
		ZONING MAP	
		<b>K-9</b>	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
<b>C-2</b>		<b>31</b>	
<b>R-5</b>		<b>95</b>	
		* UNITS P.R.D OPTION	
		<b>38</b>	
		<b>114</b>	

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



**NORTH MOUNTAIN VILLAGE**  
COUNCIL DISTRICT: 3



APPLICANT'S NAME: <b>Norris Design</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-164-24-3</b>	DATE: <b>11/27/2024</b>	FROM: <b>C-2 ( 2.18 ac.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>2.18 Acres</b>	REVISION DATES:		TO: <b>R-5 ( 2.18 ac.)</b>
	AERIAL PHOTO & QUARTER SEC. NO. <b>QS 28-30</b>		
ZONING MAP <b>K-9</b>			
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
<b>C-2</b>	<b>31</b>		<b>38</b>
<b>R-5</b>	<b>95</b>		<b>114</b>

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



EAST PEORIA AVENUE



PROJECT DATA:

ZONING	R-5 & C-2
EXISTING:	R-5 (PRD OPTION)
ACREAGE	5.2 AC (227,339 SF)
GROSS:	4.3 AC (185,460 SF)
NET:	240 UNITS
UNIT COUNT:	52.20 DU / AC
DENSITY	46.15 DU / AC
ALLOWED:	4 STORIES / 48 FEET
BUILDING HEIGHT	4 STORIES / 48 FEET
PROPOSED:	50% (92,730 SF)
LOT COVERAGE	49% (91,117 SF)
ALLOWED:	5% (11,367 SF)
COMMON AREA	10% (22,734 SF)
REQUIRED:	360 (1.5 SPACE / UNIT)
PARKING	373 SPACES
REQUIRED	
PROVIDED	

CITY OF PHOENIX  
JAN 17 2025  
Planning & Development  
Department



PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE



