

PAD Narrative

The Waverly

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Prepared for:

DOMINIUM

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REQUEST

The purpose of this request is to rezone an approximate 12.68-gross-acre (12.68 net acres) site located east of the southeast corner of 99th Avenue and Wolverine Way (the “Site”) from I-1 (Light Industrial) to PAD (Planned Area Development) zoning. The Site located within the El Distrito (Business District) of the 2024 General Plan. The intent of the applicant is to rezone this land to accommodate a multifamily development. The Site consists of a portion of APNs 101-04-009 and 101-04-973B, as shown in the context aerial below, and is currently undeveloped.

Context Aerial



SURROUNDING CONTEXT

The Site is currently vacant, undeveloped land with no significant natural features or major changes in grade. Historically, the site was used for agricultural purposes which ceased in 2019. The Site is currently zoned I-1 (Light Industrial) and is within the El Distrito (Business District) of the 2024 General Plan.

To the north of the Site is Tolleson Union High School District Office, a city park, multi-family residential (zoned C-2), and commercial land uses (zoned C-2). To the south is Harrison Street with vacant industrially zoned land beyond. The land to the east was recently rezoned to C-2 as well but is currently undeveloped.

DEVELOPMENT PLAN

Proposed is a 323-dwelling unit multi-family residential community on 12.68-gross-acres (12.68 net acres) of undeveloped land (25.48 dwelling units per gross acre). The development plan includes a mix of two-, three-, and four-bedroom apartments distributed across five buildings with a proposed building height of 48 feet (4-stories). However, due to parapets and materials used to screen rooftop equipment, elevator overruns, and stair towers that provide rooftop access, the proposed maximum height is 57 feet. The proposed development is compatible and supportive of the existing and proposed surrounding land uses.

The site layout is organized to include a central amenity core featuring a clubhouse with fitness center, swimming pool, and dedicated play areas. The internal circulation is supported by well-defined roadways with the primary ingress/egress along Wolverine Way and a secondary access point along Harrison Street, both of which have gated entries. A total of 594 parking spaces are provided, which includes 26 accessible parking spaces.

The architectural character will include simple, contemporary design features and elements. Architectural embellishments and details will include textural changes, offsets, recesses, variations in window sizes and locations, the use of multiple colors. Further, a rhythm and pattern of windows and other features define the position of each floor through horizontal expression lines and balconies.





The development incorporates open space and landscaping throughout, including buffers along the property lines to ease the transition between land uses. Further, 10.9% (approximately 59,988 square feet) of the Site's acreage is dedicated for usable open space. Drought tolerant landscaping will be provided to improve water conservation on the Site.

PERMITTED USES

The intent is to develop the site with multi-family residential uses. The permitted uses in the PAD are limited to Section 12-4-21, the multi-family zoning district in the Tolleson Zoning Code. Planning staff may issue interpretations for land uses analogous to those listed in Section 12-4-21. Any use not permitted by this PAD is prohibited.

DEVELOPMENT STANDARDS

The proposed development standards are based upon the multi-family zoning district, R-2, of the Tolleson Zoning Code with modifications where appropriate to accommodate the existing building. Development standards not noted in this PAD will comply with the Tolleson Zoning Code. The following development standards are proposed for the Site.

Proposed Development Standards	
Max Density	26 du/ gross acre
Max Height	4-Stories or 57 feet, inclusive of parapets and materials used to screen roof top equipment, elevator overruns, and stair towers that provide rooftop access
Max Lot Coverage	40%
Minimum Building Setbacks	
-Front	10 feet
- Sides	10 feet
- Rear	20 feet

Minimum Open Space	7%
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CONCLUSION

The purpose of this request is to seek a rezoning for 12.68 gross acres located east of the southeast corner of 99th Avenue and Wolverine Way. Rezoning the Site to Planned Area Development (PAD) with flexible development standards would allow the development of a 323-unit multi-family residential community at this location.