

Copper Residences: Second vs. Third Submittal FAQ

1. What is the Third Submittal?

The Third Submittal is the applicant's latest revision to the proposed Copper Residences Planned Unit Development (PUD). It was submitted to the City of Phoenix on August 19, 2026, following the Second Submittal dated May 7, 2026.

The proposal continues to involve two development areas on portions of the Westin Kierland golf course: DU1 north of Greenway Parkway and DU2 south of Greenway Parkway.

2. What is the simplest way to understand the Third Submittal?

The proposal has changed in detail, but not in overall scale.

The Third Submittal contains more specificity about where development could occur and the standards that would govern it. However, the proposal still allows **up to 494 units**, retains the same maximum building heights reflected in the Second Submittal, and continues to seek residential redevelopment of land currently associated with the Westin Kierland golf course/open-space area.

3. Did the total number of proposed units decrease?

No.

The overall proposal continues to allow a maximum of 494 units:

- DU1: Up to 180 dwelling and/or hotel units
- DU2: Up to 314 residential units

The Second Submittal materials also reflected a 494-unit project. The Third Submittal continues to allow 180 units in DU1 and 314 in DU2.

4. Did the number of units within DU2 change?

The distribution changed, but the total did not.

Second Submittal:

- DU2-A: 74 units

- DU2-B: 156 units
- DU2-C: 84 units
- Total: 314

Third Submittal:

- DU2-A: approximately 78 units
- DU2-B: approximately 148 units
- DU2-C: approximately 88 units
- Total: 314

For example, the Second Submittal materials showed 74 units in DU2-A and 156 in DU2-B.

Bottom line: units were redistributed within DU2, but the overall number was not reduced.

5. Did the maximum building heights decrease?

No. The maximum heights reflected in the Second Submittal remain in the Third Submittal.

- **DU1:** 54 feet / 4 stories
- **DU2-A:** 30 feet / 2 stories
- **DU2-B:** 30 feet / 2 stories
- **DU2-C:** 45 feet, including a roof deck

The Second Submittal materials identified DU1 at 54 feet/4 stories and DU2-C at 45 feet including a roof deck. The Third Submittal retains those limits and expressly prohibits roof decks in DU2-A and DU2-B while permitting them in DU2-C.

6. What types of housing are now proposed in DU2?

The Third Submittal describes:

DU2-A: approximately 78 townhome/duplex lots

DU2-B: approximately 148 detached single-family lots

DU2-C: approximately 88 townhome/duplex lots

So while the allocation among the three areas changed, the overall DU2 maximum remains 314 units.

7. Did the setbacks change?

Yes. Some perimeter setback standards increased in the Third Submittal.

The Second Submittal materials described DU2 perimeter setbacks generally as **30 feet along the north, south and west**, with **10 feet in some conditions**.

The Third Submittal now specifies:

- Greenway Parkway: **30 feet**
- 66th Street: **60 feet**
- Acoma Drive: **80 feet**
- Non-street perimeter: **10 feet**, except the eastern edge at **20 feet**

However, the PUD includes qualifications related to drainage and retention along the street-frontage setbacks.

8. Is the golf-course land still proposed for residential redevelopment?

Yes.

The fundamental land-use request remains. The Second Submittal materials identified the existing General Plan designation as Parks/Open Space – Privately Owned and noted that the applicant was seeking an amendment for DU1 and DU2.

The Third Submittal continues the request to establish residential development on the project property.

9. Does the Third Submittal contain more landscaping and trail requirements?

Yes.

The Third Submittal contains considerably more detailed standards addressing landscaping, pedestrian connections, trails, shade, parks, drainage and other site-design elements.

That represents more specificity in the development standards, but it should be distinguished from a reduction in the overall size of the proposed development.

10. Did access to DU1 change?

The Second Submittal materials identified the removal of DU1 access from Clubgate Drive as one of the changes to the public concept at that stage.

The Third Submittal continues with the revised access concept rather than restoring the earlier Clubgate connection.

11. Are the drawings and renderings exactly what would be built?

Not necessarily.

This is an important distinction. The Third Submittal states that specific users and site plans are not yet known and that the plans contained within the PUD are conceptual and subject to refinement during the site-planning process, provided future development complies with the standards established by the PUD.

In other words, the development standards and entitlements matter just as much as the conceptual drawings.

12. Does the Third Submittal resolve the traffic questions?

No. Because the Third Submittal continues to allow the same overall 494-unit maximum, the project has not been reduced through a decrease in total unit count.

The Third Submittal adds and refines development details, but the Second Submittal traffic materials are already analyzing a 494-unit project. The City acceptance letter references a 494 dwelling units and 2,914 daily trips.