



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-78-22-6
February 3, 2023

Camelback East Village Planning Committee Meeting Date: February 7, 2023
Planning Commission Hearing Date: March 2, 2023

Request From: [R1-6](#) (Single-Family Residence District) (1.05 acres)
Request To: [R-3](#) (Multifamily Residence District) (1.05 acres)
Proposed Use: Multifamily residential
Location: Approximately 470 feet south of the southeast corner of 38th Street and Weldon Avenue
Owner: Dawn Marie Augusta
Applicant: Risome, LLC
Representative: William Allison, Withey Morris, PLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 dwelling units per acre	
Street Map Classification	38th Street	Local	30-foot east half street
	Crittenden Lane	Private Accessway	18.58-foot north half street
<p><i>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposal is for a new multifamily development that is respectful of local conditions and surrounding neighborhoods, as it is located in an area where similar developments exist. The proposed site plan and elevations also depict a development that is compatible in scale and character to the surrounding neighborhood and would be a reasonable level of increased intensity.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The request proposes to redevelop a relatively larger underutilized lot compared to others in the surrounding area. The site currently contains a single-family residence and as stipulated, the enhanced landscaping standards will provide buffering from the adjacent single-family residences and be compatible with the surrounding land uses.

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.

The proposal will provide a new sidewalk along 38th Street and will be required to provide shade trees along the sidewalk in addition to private walkways within the development to provide thermal comfort and shade for pedestrians and residents walking adjacent to or within the development.

Applicable Plans, Overlays, and Initiatives

[Housing Phoenix Plan](#) – See Background Item No. 5.

[Tree and Shade Master Plan](#) – See Background Item No. 6.

[Complete Streets Guiding Principles](#) – See Background Item No. 7.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 8.

[Zero Waste PHX](#) – See Background Item No. 9.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residence	R1-6
North	Multifamily residences, single-family residences	R-3, R1-6
South	Single-family residences	R1-6
East	Single-family residence	R1-6

Surrounding Land Uses/Zoning		
West (across 38th Street)	Multifamily residences	R-3

R-3 – Multifamily Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	1.05
Maximum Number of Units	16, 18 with bonus	15 units (Met)
Maximum Dwelling Unit Density (units/gross acre)	15.23; 17.40 with bonus	14.29 (Met)
Maximum Lot Coverage	45%	36.6% (Met)
Maximum Building Height	2 stories or 30 feet for first 150 feet; 1 foot in 5 feet increase to 48 feet, 4-story maximum; 15 feet maximum within 10 feet of single-family zoning district, increased by an additional foot of height for each additional foot of building setback to the maximum permitted height	Building A, adjacent to R-3 zoning: 30 feet (Met) Building B, adjacent to R1-6 zoning, 25-foot 1-inch setback: 30 feet (Met)
Minimum Building Setbacks	Adjacent to a public street: 20 feet	West (38th Street): 20 feet (Met)
	Adjacent to property line: 15 feet	North: 19 – 25 feet (Met)
		South (Crittenden Lane): 20 feet (Met)
		East: 22 feet 9 inches (Met)
		West (adjacent to single-family residence): 23 feet 10 inches (Met)
	South (adjacent to single-family residence): 24 feet, 29 feet (Met)	

*Variance or site plan modification required

R-3 – Multifamily Residence District (Planned Residential Development Option)		
Landscape Setbacks	Adjacent to public street: 20 feet	West (38th Street): 20 feet (Met)
	Interior property lines: 5 feet	North: 0 feet* (Not Met)
		South (Crittenden Lane): 5 feet (Met)
		East: 5 feet (Met)
		West (adjacent to single-family residence): 0 feet* (Not Met)
	South (adjacent to single-family residence): 5 feet (Met) and 0 feet* (Not Met)	
Common Area / Open space	Minimum 5% of gross area	5.4% (Met)
Parking Requirements	30 spaces required 1.5 spaces per 1 and 2-bedroom unit and additional unreserved parking at a rate of 0.5 spaces per 1 and 2-bedroom unit: (15) 2-bedroom units proposed	38 (Met)

*Variance or site plan modification required

Background/Issues/Analysis

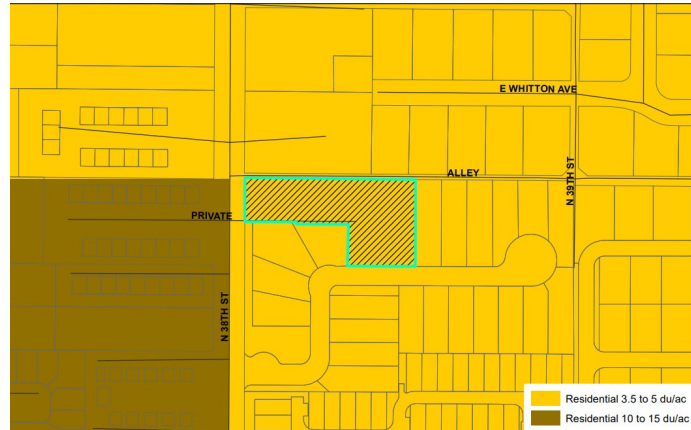
SUBJECT SITE

1. This request is to rezone 1.05 acres located approximately 470 feet south of the southeast corner of 38th Street and Weldon Avenue from R1-6 (Single-Family Residence District) to R-3 (Multifamily Residence District) to allow multifamily residential. The site currently has a single-



Zoning Sketch Map, Source: City of Phoenix Planning and Development Department

- family residence.
2. The subject site as well as the surrounding area to the north, east, and south are designated Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. West, across 38th Street, is designated as Residential 10 to 15 dwelling units per acre. The requested R-3 zoning district is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required since the site is less than 10 acres in size.



General Plan Land Use Map, Source: City of Phoenix Planning and Development Department

EXISTING CONDITIONS & SURROUNDING ZONING

- 3 Multifamily residential communities exist adjacent to the subject site to the north, and to the northwest and west across 38th Street. The request to rezone the site to R-3 for 15 new units is consistent with the surrounding zoning and land uses.



Left: Subject Site Existing Conditions, Right: Multifamily Residential Community Across 38th Street, Source: Google Street View



Left: Multifamily Residential Community North of Subject Site, Right: Multifamily Residential Community Across 38th Street, Source: Google Street View

North of the subject site is a multifamily residential community zoned R-3 (Multifamily Residence District). To the northwest, across 38th Street, is a multifamily residential community zoned R-3. To the west, across 38th Street, is also a multifamily residential community zoned R-3. To the east and south are single-family residences zoned R1-6 (Single-Family Residence District).

PROPOSAL

4. The conceptual site plan, attached as an exhibit, depicts 15 two-bedroom units, with private patios, located around a centralized open space area. Access is proposed from 38th Street. Units will contain two-car garages, in addition to surface parking spaces dispersed throughout the site.

Staff does not recommend general conformance to the site plan provided as variances will be required to meet the R-3 development standards. Variances undergo the Zoning Adjustment hearing process following the rezoning process.

The proposed building elevations, attached as an exhibit, depict two-story facades with a variety of exterior colors and materials. To ensure that the units develop as proposed, staff recommends general conformance to the elevations (Stipulation No. 1).

To screen the units from the surrounding single-family residences, staff recommends Stipulation No. 2 which requires the landscape setbacks along the east and south property lines be planted with minimum 2-inch caliper trees.

PLANS, OVERLAYS, AND INITIATIVES

5. [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 allowing for the development of additional housing units on the subject site.
6. [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 developer will be required by the Phoenix Zoning Ordinance to locate trees adjacent to public and private sidewalks and private walkways to provide a minimum of 50 percent shade at maturity. Staff also recommends the planting of minimum 2-inch caliper trees within the landscape areas around the east and south property lines. This is addressed in Stipulation No. 2.

7. **Complete Streets Guiding Principles**

In 2014, 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. To promote alternative transportation, the developer is providing bicycle parking on site. Staff also recommends Stipulation No. 3, which requires a 5-foot-wide sidewalk be constructed along the east side of 38th Street. □

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.

The development proposes to provide bicycle parking spaces as shown on the conceptual site plan.

9. **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, commercial, and mixed-use developments meeting certain criteria. The applicant's materials indicated that each unit would have recycling bins.

COMMUNITY INPUT SUMMARY

10. At the time this staff report was written, staff has received 11 letters of support and one letter with concerns. Concerns listed were increased vehicular and pedestrian traffic, 38th Street being too narrow to accommodate two-way traffic with on-street parking and additional traffic, lack of sidewalks, and safety.

INTERDEPARTMENTAL COMMENTS

11. **Water Services Department**

The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that are serving or can serve this development, and that a technical appeal would be required if all service connections are taken from a main other than the largest diameter main when multiple distribution mains in the same pressure zone are adjacent to a development.

12. **Street Transportation Department**

The Street Transportation Department has requested that the developer construct a minimum 5-foot-wide sidewalk along the east side of 38th Street and that street improvements be constructed with all required elements and to ADA requirements. This is addressed in Stipulation Nos. 3 and 4.

13. **Fire Prevention Division, Fire Department**

Fire Prevention does not anticipate problems with the referenced case. However, the site and/or buildings shall comply with the International Fire Code with Phoenix Amendments. Further, the Department commented that they do not know the water supply at this site and noted that it must meet fire flow requirements. The Department also commented that if the dead-end cannot be changed to an exit onto Crittenden Lane, then all requirements for a turnaround will need to be implemented in accordance with Appendix D of the 2018 Phoenix Fire Code.

OTHER

14. 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. 5.

15. Development and use of the site is 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 proposed development is consistent with surrounding land uses and zoning.
2. The proposal will allow for additional housing options within the Camelback East Village.

3. As stipulated and as required by the Phoenix Zoning Ordinance for multifamily development, the proposal will provide increased shade along the perimeter of the site and help to reduce the urban heat island effect.

Stipulations

1. The development shall be in general conformance with the elevations date stamped October 18, 2022 as approved by the Planning and Development Department.
2. The landscape setback along the east and south property lines shall be planted with minimum 2-inch caliper trees, as approved by the Planning and Development Department.
3. The developer shall construct a minimum 5-foot-wide sidewalk along the east side of 38th Street, as approved by the Planning and Development 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. 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

Adrian Zambrano

February 3, 2023

Team Leader

Racelle Escolar, AICP

Exhibits

Sketch map

Aerial map

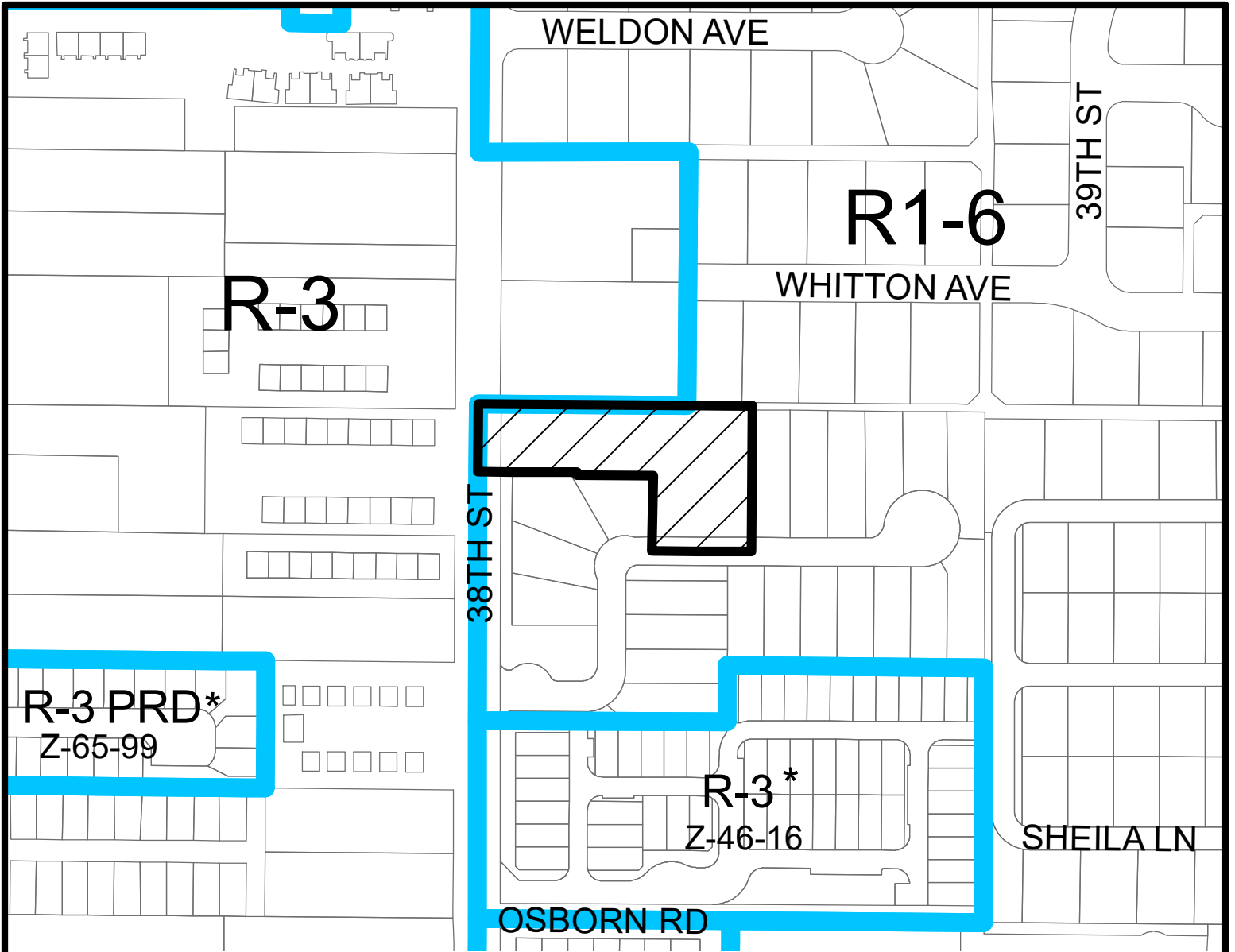
Site Plan date stamped October 18, 2022 (1 page)

Conceptual Landscape Plan date stamped October 18, 2022 (1 page)

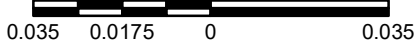
Elevations date stamped October 18, 2022 (7 pages)

Renderings date stamped October 18, 2022 (1 page)

Correspondence (14 pages)



Miles



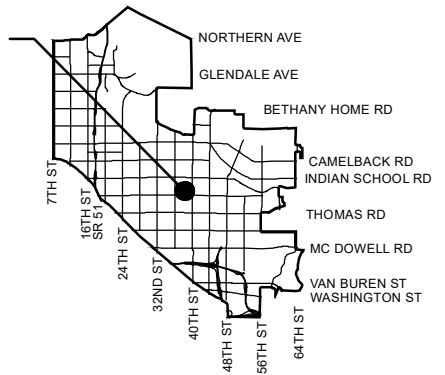
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



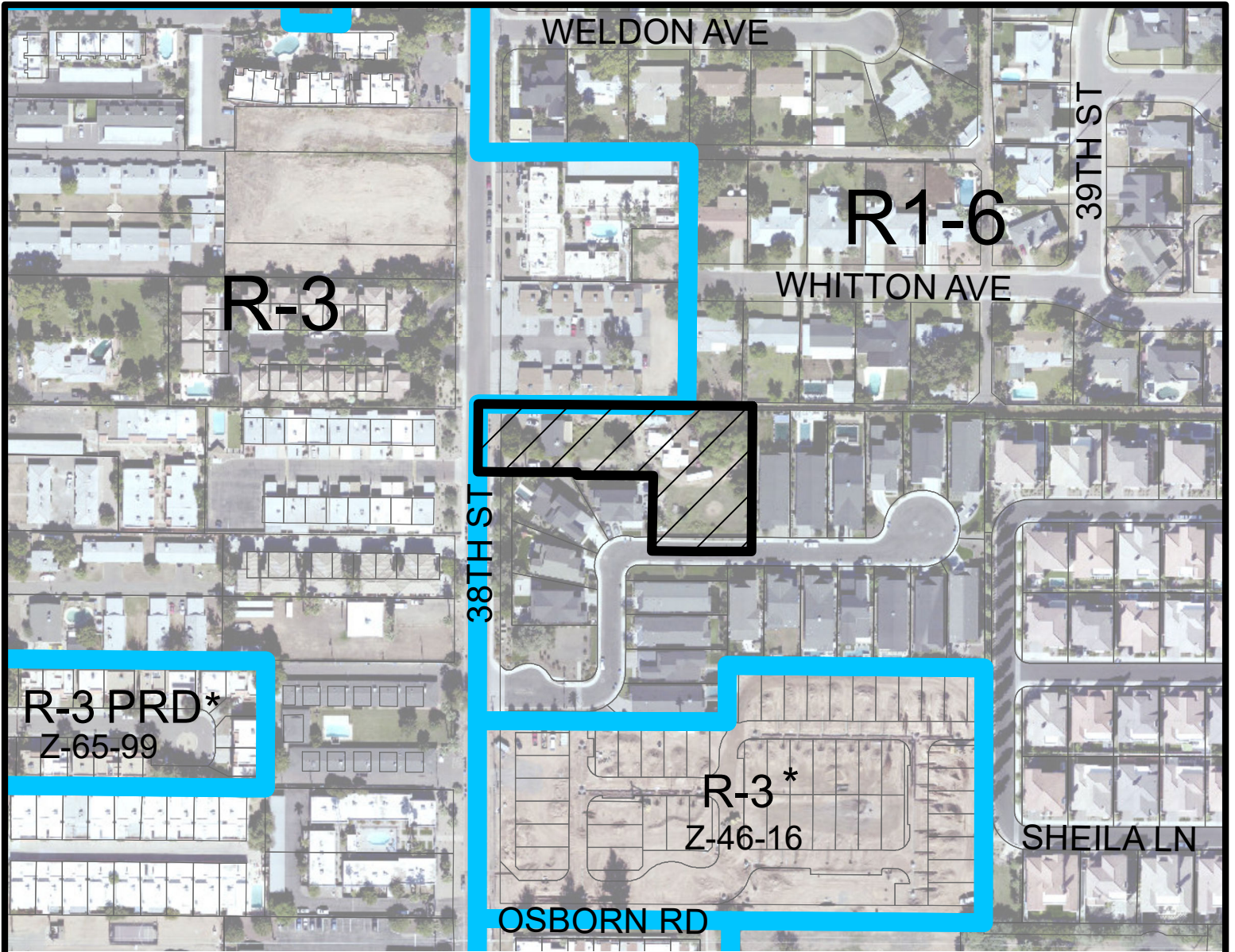
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-78-22



APPLICANT'S NAME: Risome, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-78-22		FROM: R1-6 (1.05 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.05 Acres		TO: R-3 (1.05 a.c.)	
<small>DATE:</small> 11/08/2022 <small>REVISION DATES:</small>		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 16-36	
<small>MULTIPLES PERMITTED</small>		<small>CONVENTIONAL OPTION</small>	
R1-6		5	
R-3		15	
<small>* UNITS P.R.D. OPTION</small>		7	
		18	

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



Miles

0.035 0.0175 0 0.035

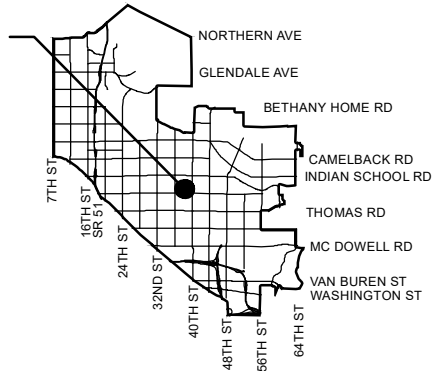
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



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PLANNING AND DEVELOPMENT DEPARTMENT

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<small>DATE:</small> 11/08/2022 <small>REVISION DATES:</small>			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 16-36		<small>ZONING MAP</small> H-10	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R1-6		7	
R-3		18	
CONVENTIONAL OPTION			
5			
15			

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

ARCADIA SKY HOMES

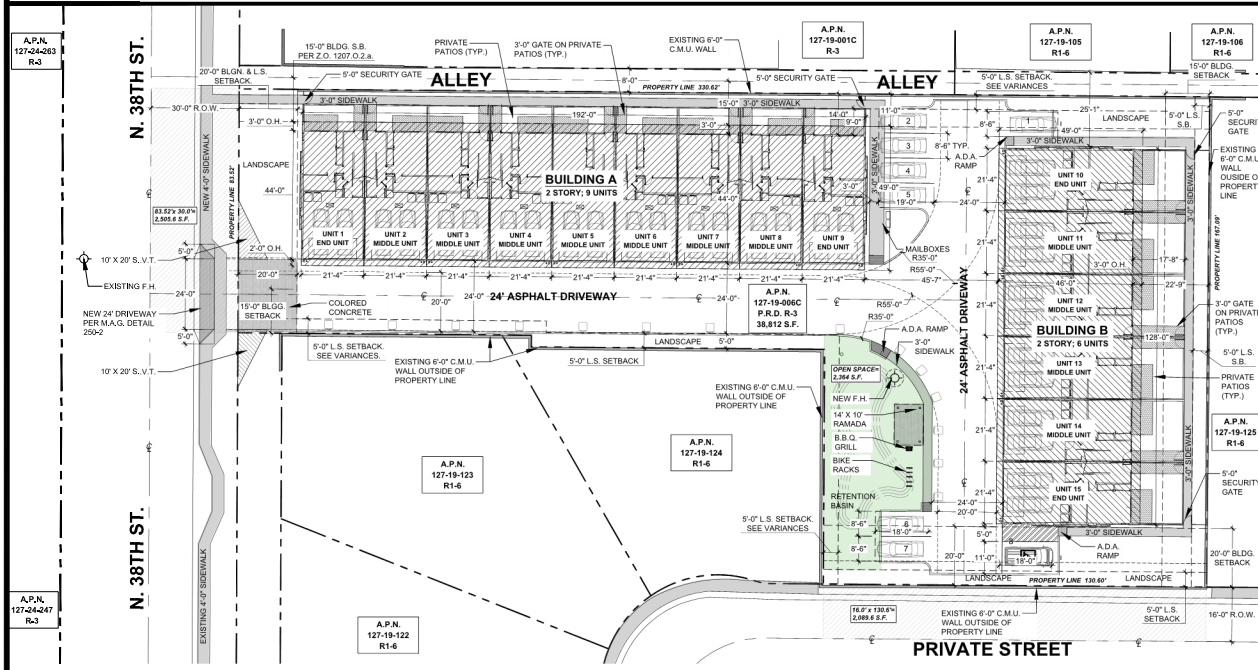
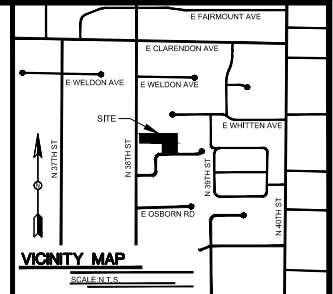
BY RISOME - 15 GARDEN HOMES IN ECO ENCLAVE
 3451 N. 38th Street Phoenix, AZ 85018
 R-3 P.R.D. ZONING CASE Z-XX-XX
 SCOPE OF WORK: NEW 15 TOWNHOMES - 2 BUILDINGS

ARCHITECT:
 JERRY PALMER
 PALMER ARCHITECTS, LTD.
 4222 EAST CAMELBACK ROAD H210
 PHOENIX, ARIZONA 85018
 PHONE: (480) 947-7171
 JERRY@PALMERARCHITECTS.COM

LANDSCAPE:
 MATTHEW T. HORNE
 MTH DESIGN GROUP
 2601 N. FOOTE DR.
 PHOENIX, ARIZONA 85008
 PHONE: (602) 399-6079
 MAT@MTHDESIGNGROUP.COM

OWNER:
 RISOME, L.L.C.
 DAWN AUGUSTA
 MANAGER
 (480) 438-4454
 DAUGUSTA@ASUJEDU

CIVIL:
 BEN MATHEW, PE.
 USA INFRASTRUCTURE, LLC.
 724 W. PECKOS AVE.
 MESA, AZ 85210
 PHONE: (480) 215-3647
 BSMTHUSA@COX.NET



PROJECT DESCRIPTION

A 2-STORY ENCLAVE OF 15 TOWNHOMES LOCATED AT 3451 N. 38TH STREET PHOENIX, AZ 85018. EACH HOME IS 1,620 S.F. LAYOUT: 2-CAR GARAGE, 3-BEDROOM, 3-BATH, WITH PRIVATE ENTRY PATIO AND BIKY DECKS THAT VIEW CAMELBACK MOUNTAIN.

SITE DATA

PROJECT NAME:
ARCADIA SKY

A.P.N.:
127-19-000C

PROJECT ADDRESS:
3451 N. 38TH STREET PHOENIX, AZ 85018

EXISTING ZONING:
R-3

NET AREA:
38,875 S.F. = 0.89 ACRES

GROSS AREA:
38,812 S.F. + 2,089 A.F. + 2,505 S.F. =
43,406 S.F. (143,560 ± 0.99 ACRES)

DENSITY:
15.23 U./0.98 ACRES = 14.92 UNITS ALLOWED
15 UNITS PROVIDED (OVER 0.75 ROUND UP)

BUILDING HEIGHT MAX:
ALLOWED: 30'-0" (2 STORIES)
PROVIDED: 30'-0" (2 STORIES)

PARKING REQUIREMENTS:
15 2-PR. UNITS X 1.52 = 22.5 SPACES
15 0.03 (GUEST) PARKING = 7.5 SPACES
30 PARKING SPACES REQUIRED (INCLUDING 1 H.C.)

PARKING SUMMARY (PROVIDED):
1 H.C. SPACE (GUEST)
30 GARAGE SPACES
7 STANDARD GUEST PARKING SPACES
39 PARKING SPACES PROVIDED

BICYCLE PARKING:
5 SPACES PROVIDED

OPEN SPACE:
43,406 S.F. X 0.5 = 21,703 S.F. REQUIRED (5%)
2,364 S.F. PROVIDED (5.4%)

CONSTRUCTION TYPE:
VFB

FIRE SPRINKLES:
ALL BUILDINGS TO BE FIRE SPRINKLED, SYSTEM TYPE 13D

LOT COVERAGE:
BUILDING A: 9,444 S.F.
BUILDING B: 6,208 S.F.
RAMADA: 140 S.F.
TOTAL: 15,892 S.F. (36.6%)
(45.0% ALLOWED)

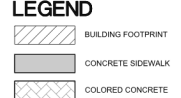
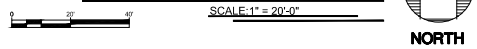
SITE PLAN NOTES

- 1- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- 2- 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'.
- 3- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- 4- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL LIGHTING AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE, NO NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THIS SITE.
- 5- 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.
- 6- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- 7- 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.
- 8- BARBED WIRE OR CONCRETE WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- 9- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
- 10- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

SOLID WASTE NOTE

SOLID WASTE ACCESS AND CONTAINMENT, THIS DEVELOPMENT HAS BEEN APPROVED WITH INDIVIDUAL COLLECTION LOCATIONS WHICH ARE NOT DIRECTLY ADJACENT TO EACH DWELLING UNIT, AS SHOWN ON THE APPROVED FINAL SITE PLAN ON FILE WITH THE CITY OF PHOENIX PLANNING AND DEVELOPMENT DEPARTMENT. EACH RESIDENT IS RESPONSIBLE TO TRANSPORT THEIR COLLECTION BIN(S) TO AND FROM THE APPROVED COLLECTION LOCATION, AND PLACED IN COMPLIANCE WITH ALL CITY CODES AND ORDINANCES. ANY MODIFICATIONS TO THE SOLID WASTE COLLECTION LOCATIONS MUST BE APPROVED THROUGH THE SUBMITTAL OF A SITE PLAN AMENDMENT TO THE PLANNING AND DEVELOPMENT DEPARTMENT WITH CONSENT FROM THE PUBLIC WORKS DEPARTMENT. THIS SECTION MAY NOT BE MODIFIED OR REMOVED WITHOUT EXPRESS WRITTEN PERMISSION FROM THE PLANNING AND DEVELOPMENT DEPARTMENT.

SITE PLAN



CODES

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 UNIFORM PLUMBING CODE (UPC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2017 NATIONAL ELECTRICAL CODE (NEC)
- ARIZONANS WITH DISABILITIES ACT, ARS 41-1491.37 (ADA/ADAAG)

+VARIANCES REQUESTS

- ZA-XX-XX-X APPROVED ON XX/XX/2022
1. 608.F.B.c(3) VARIANCE TO REDUCE PERIMETER (NORTH) LANDSCAPE SETBACK TO 0'-0", MINIMUM 5'-0" REQUIRED.
 2. 608.F.B.c(3) VARIANCE TO REDUCE PORTION OF PERIMETER (SOUTHWEST) LANDSCAPE SETBACK TO 0'-0", MINIMUM 5'-0" REQUIRED.
 3. 608.F.B.c(3) VARIANCE TO REDUCE PERIMETER (SOUTHEAST) LANDSCAPE SETBACK TO 0'-0", MINIMUM 5'-0" REQUIRED.
 4. 615.F.B.TABLE B (d) VARIANCE TO REDUCE THE PERIMETER (SOUTHEAST) SIDE SETBACK TO 0'-0", MINIMUM 15'-0" REQUIRED.

STIPULATIONS:

KIVA: 22-2567
 SDEV:
 Q.S.:
 PAPP: 2204804
 PRLM
 ZONING CASE:

CITY OF PHOENIX

OCT 18 2022

Planning & Development
 Department

ARCADIA SKY HOMES
 3451 N. 38th Street Phoenix, AZ 85018
 PALMER ARCHITECTS, LTD.
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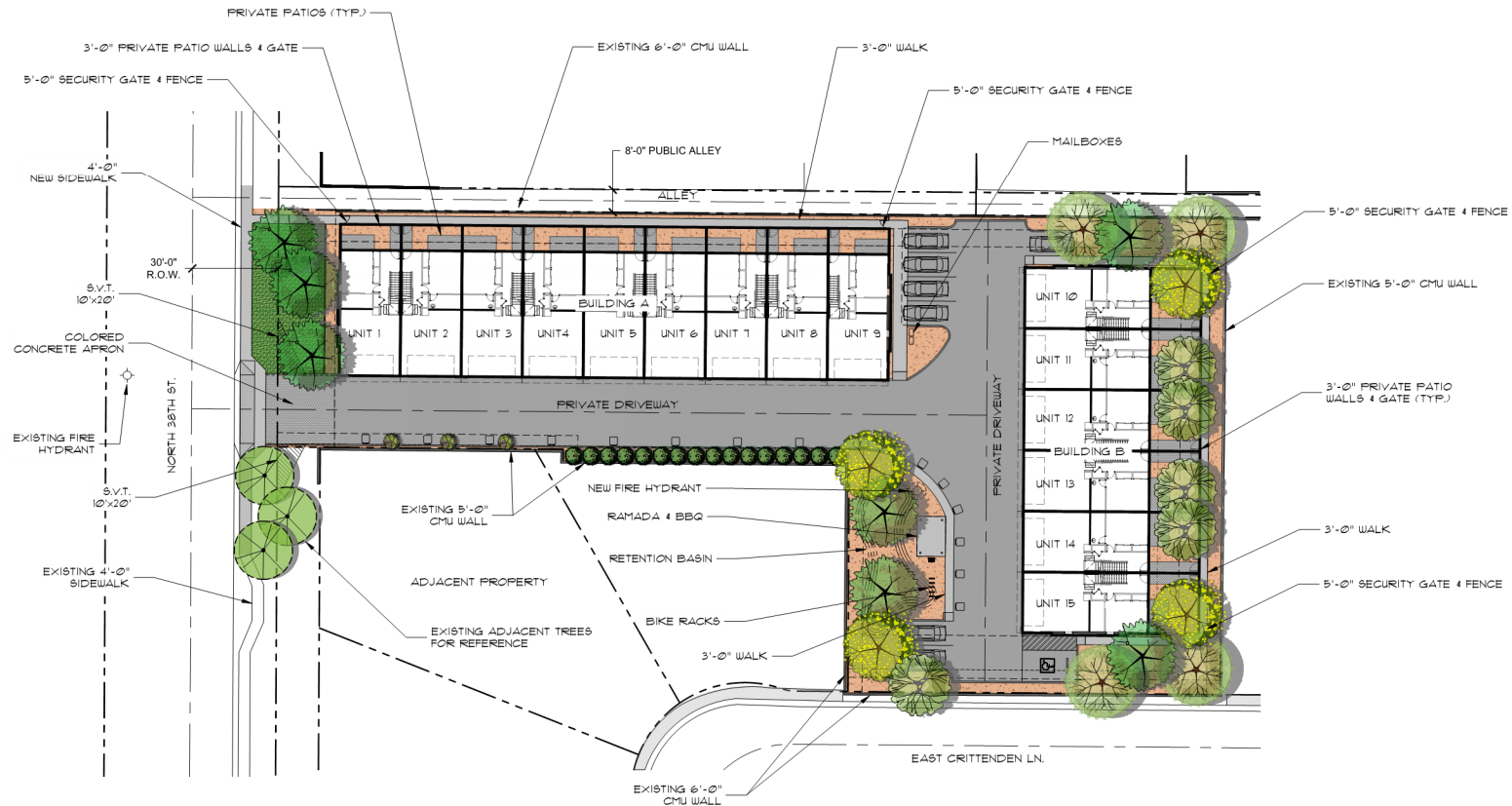


NEW TOWNHOMES
 3451 N. 38th Street Phoenix, AZ 85018
 ARCADIA SKY HOMES
 SITE PLAN

REVISIONS	BY

DRAWN
 SR
 CHECKED
 JP
 DATE
 SCALE
 1" = 30'-0"
 JOB NO.
 PLM 009 2022
 SHEET
 SP-1
 OF SHEETS

ARCADIA SKY HOMES CONCEPTUAL LANDSCAPE SITE PLAN



LEGEND

SYMBOL	DESCRIPTION
	LAWN
	ASPHALT DRIVE & PARKING
	CONCRETE SIDEWALK
	PAVER PATIOS & PRIVATE WALKS
	DECOMPOSED GRANITE PLANTING AREAS

CITY OF PHOENIX

OCT 18 2022

**Planning & Development
 Department**



Scale: 1" = 20'

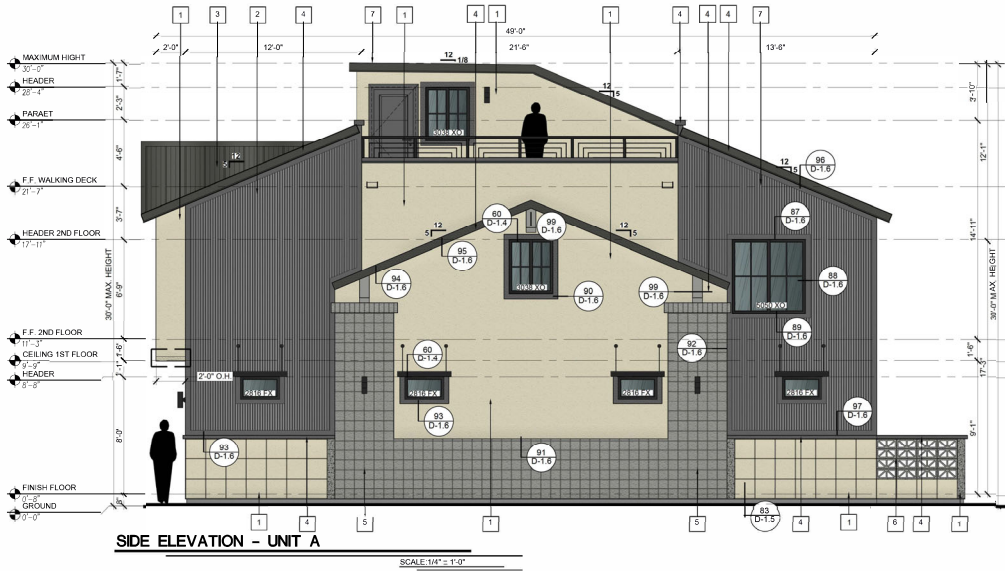
ARCADIA SKY HOMES
 3451 NORTH 38TH STREET
 PHOENIX, AZ 85018

MTH DESIGN GROUP
 LANDSCAPE ARCHITECTURE - DESIGN BUILD
 WWW.MTHDESIGNGROUP.COM
 FIRM #16127-0 - LA #51889 - AZROC #233820

Project: Arcadia Sky Homes
 Title: Landscape Set
 Date: 09.05.2022
 Designed/Drawn By: Matthew Horne
 Revisions:

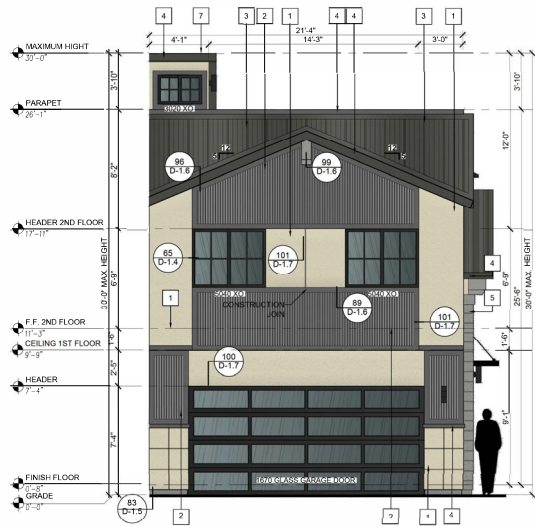
No.	Revision	Date

LANDSCAPE COVER
 - of -



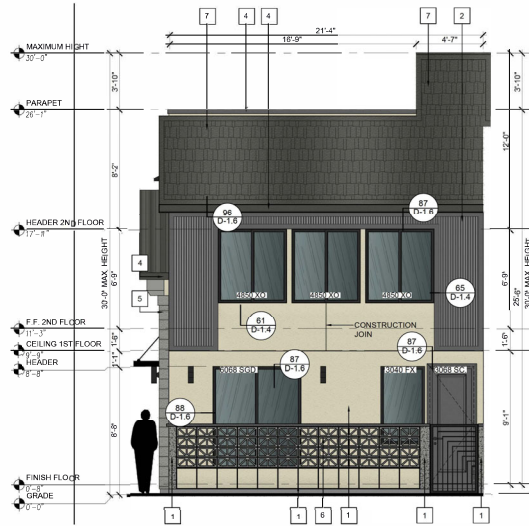
SIDE ELEVATION - UNIT A

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - UNIT A

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - UNIT A

SCALE: 1/4" = 1'-0"

- 1 DUNN-EDWARDS, DE 6713 FINE GRAIN LRV 59 STUCCO SMOOTH TEXTURE
- 2 WESTERN STATES METAL ROOFING 7/16" CORRUGATED METAL SIDING SHEET - STEEL GRAY METAL SIDING
- 3 WESTERN STATES METAL ROOFING WESTERN LOCK - STANDING SEAM - DARK BRONZE METAL ROOF.
- 4 DUNN-EDWARDS, DE 6713 CHARCOAL SMUDGE LRV 14 TRIM, FASCIA, WINDOWS AND DOORS.
- 5 LOWES 6 X 8 X 8 STANDAR CORED CONCRETE BLOCK. POP-OUTS WALLS.
- 6 BREEZE BLOCK BREEZELOCK PATTERN DESIGN BY OWNER
- 7 OWENS CORNING OAKRIDGE 32.8 SQ FT ESTATE GRAY LAMINATED ARCHITECTURAL ROOF SHINGLE

NOTE: INDIVIDUAL UNIT ADDRESS #'S SHOWN:
 - CENTERED ABOVE GARAGE O.H.D.
 - CENTERED ABOVE ENTRY DOOR @ REAR COVERED PATIO

CITY OF PHOENIX

OCT 18 2022

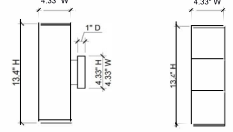
Planning & Development Department

MANSEAU MATTE BLACK 2 - BULB 13.4" H OUTDOOR ARMED SCIENCE
 SKU: W005274533

LIGHTING TYPE: OUTDOOR ARMED SCIENCE
 NUMBER OF BULBS: 2
 MAXIMUM WATTAGE (PER BULB): 60 WATT
 VOLTAGE: 120 VOLT

FIXTURE FINISH: MATTE BLACK
 FIXTURE SHAPE: CYLINDER
 FIXTURE MATERIAL: METAL
 METAL TYPE: ALUMINUM
 SHADE MATERIAL: GLASS
 GLASS TYPE: TRANSPARENT

LIGHT DIRECTION: DOWN; UP
 SUPPLIES INTENDED AND APPROVED USE:
 RESIDENTIAL USE: NON RESIDENTIAL USE



1 MANSEAU MATTE BLACK

SCALE: 1/1/2" = 1'-0" SKU: W005274533

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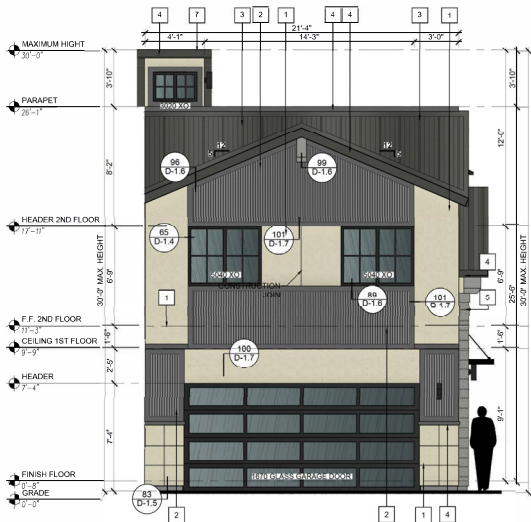


NEW/CON HOMES
 3451 N. 38th Street Phoenix, AZ 85018
ARCADIA SKY HOMES
 UNIT COLORED ELEVATIONS

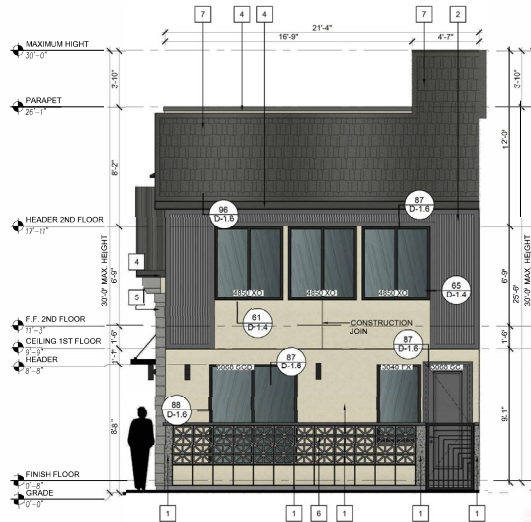
REVISIONS	BY

DRAWN BY: []
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 CHECKED BY: []
 DATE: []
 SCALE: 1/4" = 1'-0"
 JOB NO.: 06
 PLAN NO.: 200-2022
 SHEET: A-2.7
 OF SHEETS

UNIT COLORED ELEVATIONS



FRONT ELEVATION - UNIT A (VERSION 2)
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - UNIT A (VERSION 2)
SCALE: 1/4" = 1'-0"

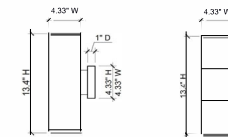
- 1 DUNN-EDWARDS DE 6213 FINE GRAN LRV 59 STUCCO SMOOTH TEXTURE
- 2 WESTERN STATES METAL ROOFING 71P CORRUGATED METAL SIDING SHEET - STEEL GRAY METAL SIDING
- 3 WESTERN STATES METAL ROOFING WESTERN LOCK - STANDING SEAM - DARK BRONZE METAL ROOF
- 4 DUNN-EDWARDS DE 6270 CHARCOAL SMUDGE LRV 14 TRIM, FASCIA, WINDOWS AND DOORS
- 5 LOWES 6 X 8 X 8 STANDAR CORED CONCRETE BLOCK POP-OUTS WALLS
- 6 BREEZE BLOCK BREEZE BLOCK PATTERN DESIGN BY OWNER
- 7 OWENS CORNING OAKRIDGE 32.8 SQ FT ESTATE GRAY LAMINATED ARCHITECTURAL ROOF SHINGLE

NOTE: INDIVIDUAL UNIT ADDRESS #S SHOWN:
- CENTERED ABOVE GARAGE O.H.D.
- CENTERED ABOVE ENTRY DOOR @ REAR COVERED PATIO

CITY OF PHOENIX
OCT 18 2022
Planning & Development
Department

MANSEAU MATTE BLACK 2 - BULB 13.4" H OUTDOOR ARMED SCIENCE
SKU: W005274533

LIGHTING TYPE: OUTDOOR ARMED SCIENCE NUMBER OF BULBS: 2
FIXTURE FINISH: MATTE BLACK MAXIMUM WATTAGE (PER BULB): 60 WATT
FIXTURE SHAPE: CYLINDER VOLTAGE: 120 VOLT
FIXTURE MATERIAL: METAL LIGHT DIRECTION: DOWN; UP
METAL TYPE: ALUMINUM SUPPLIER INTENDED AND APPROVED USE:
SHADE MATERIAL: GLASS RESIDENTIAL USE; NON RESIDENTIAL USE
GLASS TYPE: TRANSPARENT



1 MANSEAU MATTE BLACK
SCALE: 1 1/2" = 1'-0" SKU: W005274533

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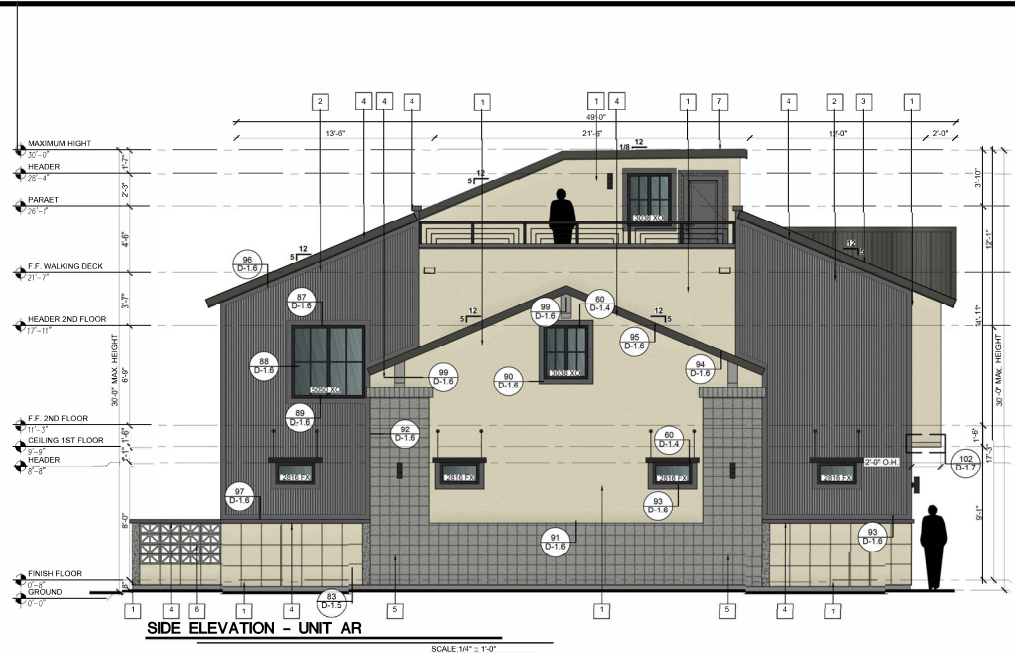
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NEW TOWNHOMES
3451 N. 38th Street Phoenix, AZ 85018
ARCADIA SKY HOMES
UNIT COLORED ELEVATIONS

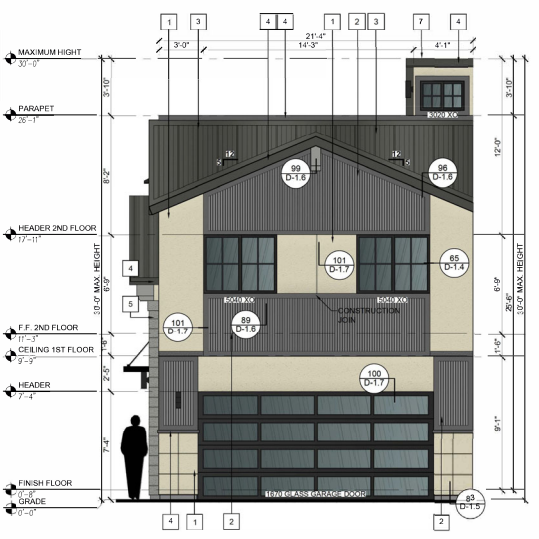
REVISIONS	BY

DRAWN	FIELD
CHECKED	UP
DATE	SCALE
10/18/22	1/4" = 1'-0"
JOB NO.	SHEET
1001-000000	A-2.8
	OF SHEETS



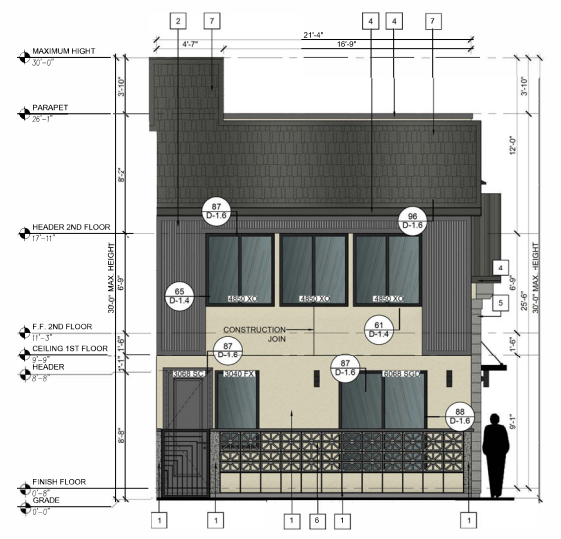
SIDE ELEVATION - UNIT AR

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - UNIT AR

SCALE: 1/4" = 1'-0"



REAR ELEVATION - UNIT AR

SCALE: 1/4" = 1'-0"

1	DUNN-EDWARDS, DE 6213 FINE GRAIN LRV 59 STUCCO SMOOTH TEXTURE
2	WESTERN STATES METAL ROOFING 7/16 CORRUGATED METAL SIDING SHEET - STEEL GRAY METAL SIDING
3	WESTERN STATES METAL ROOFING WESTERN LOCK - STANDING STEAM - DARK BRONZE METAL ROOF.
4	DUNN-EDWARDS, DE 6270 CHARCOAL SMUDGE LRV 14 TRIM, FASCIA, WINDOWS AND DOORS.
5	LOWES 6 X 8 X 8 STANDAR CORED CONCRETE BLOCK. POP-OUTS WALLS.
6	BREEZE BLOCK BREEZELOCK PATTERN DESIGN BY OWNER
7	OWENS CORNING OAKRIDGE 32.8-SQ FT ESTATE GRAY LAMINATED ARCHITECTURAL ROOF SHINGLE

NOTE: INDIVIDUAL UNIT ADDRESS #S SHOWN:
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 - CENTERED ABOVE ENTRY DOOR @ REAR COVERED PATIO

CITY OF PHOENIX
 OCT 18 2022
 Planning & Development
 Department

MANSEAU MATTE BLACK 2 - BULB 13.4" H OUTDOOR ARMED SCIENCE
 SKU: W005274533

LIGHTING TYPE: OUTDOOR ARMED SCIENCE	NUMBER OF BULBS: 2
FIXTURE FINISH: MATTE BLACK	MAXIMUM WATTAGE (PER BULB): 60 WATT
FIXTURE SHAPE: CYLINDER	VOLTAGE: 120 VOLT
FIXTURE MATERIAL: METAL	LIGHT DIRECTION: DOWN; UP
METAL TYPE: ALUMINUM	SUPPLIER INTENDED AND APPROVED USE: RESIDENTIAL USE; NON RESIDENTIAL USE
SHADE MATERIAL: GLASS	
GLASS TYPE: TRANSPARENT	

1 MANSEAU MATTE BLACK
 SCALE: 1/1/2" = 1'-0" SKU: W005274533

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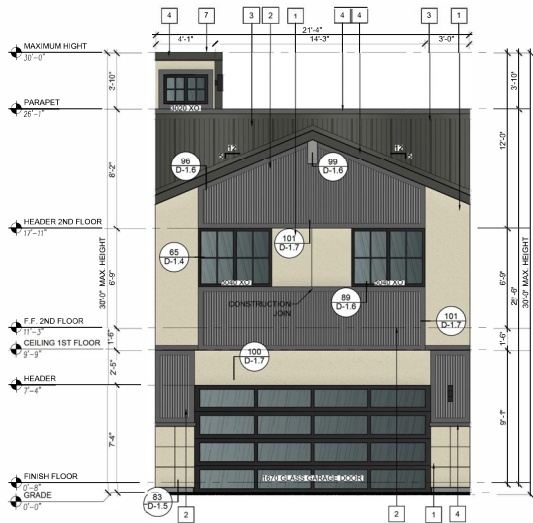
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NEW HOMES
 3451 N. 38th Street Phoenix, AZ 85018
ARCADIA SKY HOMES
 UNIT COLORED ELEVATIONS

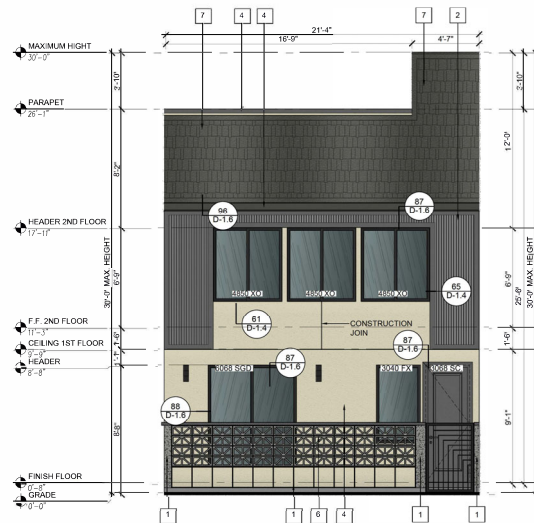
REVISIONS	BY

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 CHECKED BY: []
 DATE: []
 SCALE: 1/4" = 1'-0"
 JOB NO. 106
 PLAN DATE 10/05/2022
 SHEET: []
A-2.9
 OF SHEETS



FRONT ELEVATION - UNIT B

SCALE: 1/4" = 1'-0"



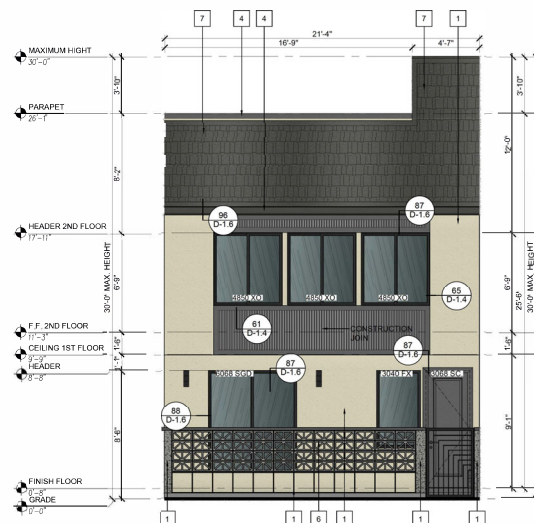
REAR ELEVATION - UNIT B

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - UNIT B (VERSION 2)

SCALE: 1/4" = 1'-0"



REAR ELEVATION - UNIT B (VERSION 2)

SCALE: 1/4" = 1'-0"

- 1 DUNN-EDWARDS DE 6013 FINE GRAIN LRV 59 STUCCO SMOOTH TEXTURE
- 2 WESTERN STATES METAL ROOFING 7/16" CORRUGATED METAL SIDING SHEET - STEEL GRAY METAL SIDING
- 3 WESTERN STATES METAL ROOFING WESTERN LOCK - STANDING STEAM - DARK BRONZE METAL ROOF.
- 4 DUNN-EDWARDS DE 6270 CHARCOAL SMUDGE LRV 14 TRIM, FASCIA, WINDOWS AND DOORS.
- 5 LOWES 6 X 8 X 8 STANDAR CORED CONCRETE BLOCK. POP-OUTS WALLS.
- 6 BREEZE BLOCK BREEZELOCK PATTERN DESIGN BY OWNER
- 7 OWENS CORNING OAKRIDGE 32.8 SQ FT ESTATE GRAY LAMINATED ARCHITECTURAL ROOF SHINGLE

NOTE: INDIVIDUAL UNIT ADDRESS #S SHOWN:
 - CENTERED ABOVE GARAGE #S H.D.
 - CENTERED ABOVE ENTRY DOOR @ REAR COVERED PATIO

CITY OF PHOENIX

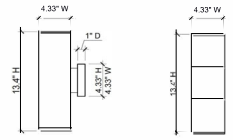
OCT 1 8 2022

Planning & Development Department

MANSEAU MATTE BLACK 2 - BULB 13.4" H OUTDOOR ARMED SCIENCE

SKU: W005274533

LIGHTING TYPE: OUTDOOR ARMED SCIENCE NUMBER OF BULBS: 2
 FIXTURE FINISH: MATTE BLACK MAXIMUM WATTAGE (PER BULB): 60 WATT
 FIXTURE SHAPE: CYLINDER VOLTAGE: 120 VOLT
 FIXTURE MATERIAL: METAL LIGHT DIRECTION: DOWN; UP
 METAL TYPE: ALUMINUM SUPPLIER INTENDED AND APPROVED USE:
 SHADE MATERIAL: GLASS RESIDENTIAL USE: NON RESIDENTIAL USE
 GLASS TYPE: TRANSPARENT



1 MANSEAU MATTE BLACK

SCALE: 1/1/2" = 1'-0" SKU: W005274533

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NEW! CROWN HOMES
 3451 N. 38th Street Phoenix, AZ 85018
ARCADIA SKY HOMES
UNIT COLORED ELEVATIONS

REVISIONS	BY

DRAWN BY: []
 FIELD: []
 CHECKED BY: []
 DATE: []
 SCALE: 1/4" = 1'-0"
 JOB NO. PLM 305 2022
 SHEET: []

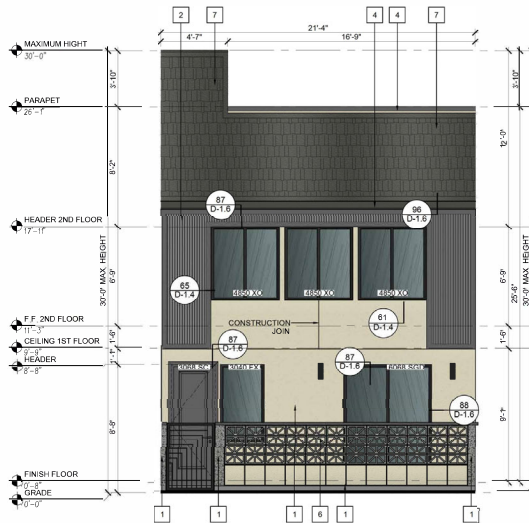
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 OF SHEETS

UNIT COLORED ELEVATIONS



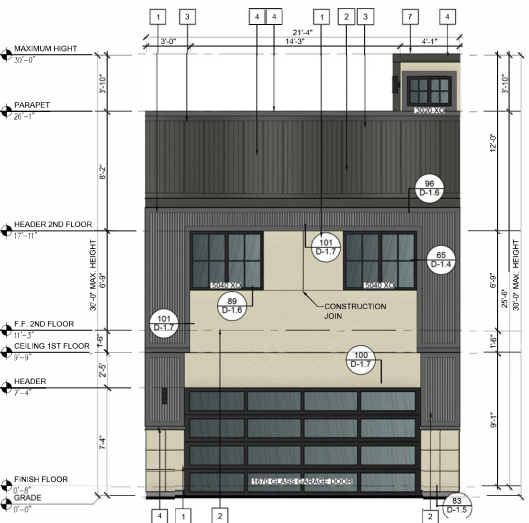
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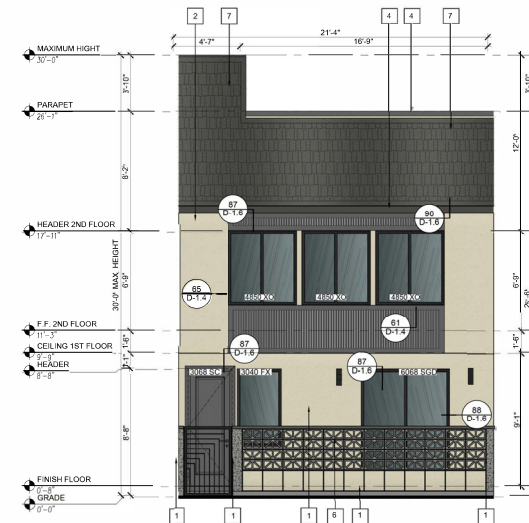
REAR ELEVATION - UNIT BR (VERSION 1)

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - UNIT BR (VERSION 2)

SCALE: 1/4" = 1'-0"



REAR ELEVATION - UNIT BR (VERSION 2)

SCALE: 1/4" = 1'-0"

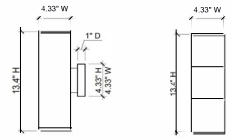
- 1 DUNN-EDWARDS, DE 6213 FINE GRAY LRV 59 STUCCO SMOOTH TEXTURE
- 2 WESTERN STATES METAL ROOFING 7/16" CORRUGATED METAL SIDING SHEET - STEEL GRAY METAL SIDING
- 3 WESTERN STATES METAL ROOFING WESTERN LOCK - STANDING SEAM - DARK BRONZE METAL ROOF.
- 4 DUNN-EDWARDS, DE 6270 CHARCOAL SMUDGE LRV 14 TRIM, FASCIA, WINDOWS AND DOORS
- 5 LOWES 6" X 8" X 8" STANDARD CORED CONCRETE BLOCK. POP-OUTS WALLS.
- 6 BREEZE BLOCK BREEZE BLOCK PATTERN DESIGN BY OWNER
- 7 OWENS CORNING OAKRIDGE 32 3/8 SQ FT ESTATE GRAY LAMINATED ARCHITECTURAL ROOF SHINGLE

NOTE: INDIVIDUAL UNIT ADDRESS #S SHOWN:
 - CENTERED ABOVE GARAGE O.H.D.
 - CENTERED ABOVE ENTRY DOOR @ REAR COVERED PATIO

CITY OF PHOENIX
 OCT 1 8 2022
 Planning & Development
 Department

MANSEAU MATTE BLACK 2 - BULB 13.4" H OUTDOOR ARMED SCENIC
 SKU: W005274533

LIGHTING TYPE: OUTDOOR ARMED SCENIC	NUMBER OF BULBS: 2
FIXTURE FINISH: MATTE BLACK	MAXIMUM WATTAGE (PER BULB): 60 WATT
FIXTURE SHAPE: CYLINDER	VOLTAGE: 120 VOLT
FIXTURE MATERIAL: METAL	LIGHT DIRECTION: DOWN; UP
METAL TYPE: ALUMINUM	SUPPLIER INTENDED AND APPROVED USE:
SHADE MATERIAL: GLASS	RESIDENTIAL USE: NON RESIDENTIAL USE
GLASS TYPE: TRANSPARENT	



1 MANSEAU MATTE BLACK
 SCALE: 1/1/2" = 1'-0" SKU: W005274533

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN INCHES.
 DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
 THE ARCHITECT'S INTENT SHALL PREVAIL OVER ANY CONFLICTING DIMENSIONS.
 THE ARCHITECT'S INTENT SHALL PREVAIL OVER ANY CONFLICTING DIMENSIONS.
 THE ARCHITECT'S INTENT SHALL PREVAIL OVER ANY CONFLICTING DIMENSIONS.
 THE ARCHITECT'S INTENT SHALL PREVAIL OVER ANY CONFLICTING DIMENSIONS.
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NEW-TOWN-HOMES
 3451 N. 38th Street Phoenix, AZ 85018
ARCADIA SKY HOMES
 UNIT COLORED ELEVATIONS

REVISIONS	BY

DRAWN: []
 FIELD: []
 CHECKED: []
 UP: []
 DATE: []
 PLOT/DATE/TIME: September 02, 2022 11:09
 SCALE: []
 1/4" = 1'-0"
 JOB NO. []
 PLAN NO. 200-2022
 SHEET []

A-2.11
 OF SHEETS

UNIT COLORED ELEVATIONS



DRIVEWAY ELEVATION BUILDING A

SCALE: 1/8" = 1'-0"



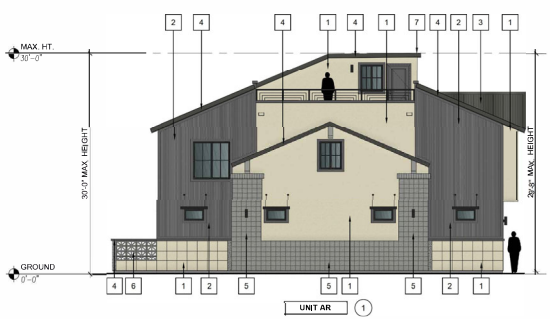
REAR ELEVATION BUILDING A

SCALE: 1/8" = 1'-0"



SIDE ELEVATION BUILDING A

SCALE: 1/8" = 1'-0"

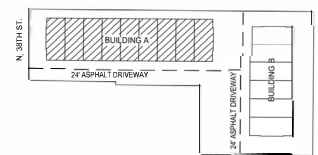


SIDE ELEVATION BUILDING A

SCALE: 1/8" = 1'-0"

- 1 DUNN-EDWARDS, DE 613 FINE GRAIN LRV 59 STUCCO SMOOTH TEXTURE
 - 2 WESTERN STATES METAL ROOFING 7/8" CORRUGATED METAL SIDING SHEET - STEEL GRAY METAL SIDING
 - 3 WESTERN STATES METAL ROOFING WESTERN LOCK - STANDING SEAM - DARK BRONZE METAL ROOF.
 - 4 DUNN-EDWARDS, DE 670 CHARCOAL SMUDGE LRV 14 TRIM, FASCIA, WINDOWS AND DOORS.
 - 5 LOWES 6 X 8 X 8 STANDAR CORED CONCRETE BLOCK. POP-OUTS WALLS.
 - 6 BREEZE BLOCK BREEZEBLOCK PATTERN DESIGN BY OWNER
 - 7 OWENS CORNING GARRIDGE 32.8-50 FT ESTATE GRAY LAMINATED ARCHITECTURAL ROOF SHINGLE
- NOTE: INDIVIDUAL UNIT ADDRESS #'S SHOWN:
 - CENTERED ABOVE GARAGE O/H/D
 - CENTERED ABOVE ENTRY DOOR @ REAR COVERED PATIO

CITY OF PHOENIX
 OCT 18 2022
 Planning & Development
 Department



KEY SITE PLAN

SCALE: N/A



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NEW-TOWN HOMES
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ARCADIA SKY HOMES
BLDG A COLORED ELEVATIONS

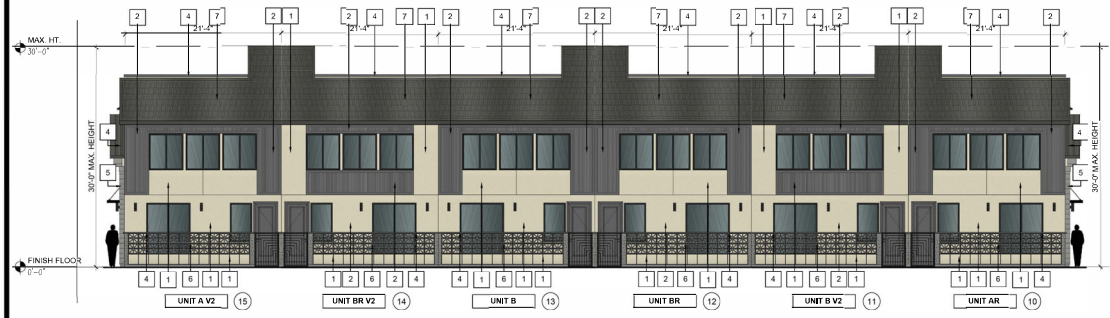
REVISIONS	BY

DRAWN BY: []
 FIELD CHECKED BY: []
 DATE: []
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 JOB NO. PMR 300 2022
 SHEET: []
A-2.12
 OF SHEETS



DRIVEWAY ELEVATION BUILDING B

SCALE 1/8" = 1'-0"



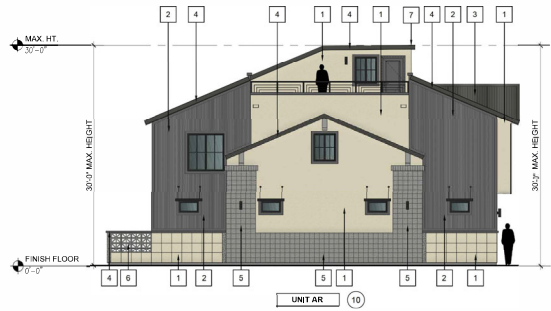
REAR ELEVATION BUILDING B

SCALE 1/8" = 1'-0"



SIDE ELEVATION BUILDING B

SCALE 1/8" = 1'-0"



SIDE ELEVATION BUILDING B

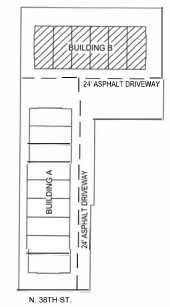
SCALE 1/8" = 1'-0"

- 1 DUNN-EDWARDS, DE 6213 FINE GRAIN STUCCO SMOOTH TEXTURE
 - 2 WESTERN STATES METAL ROOFING 7/8" CORRUGATED METAL SIDING SHEET - STEEL GRAY METAL SIDING
 - 3 WESTERN STATES METAL ROOFING WESTERN LOCK - STANDING SEAM - DARK BRONZE METAL ROOF.
 - 4 DUNN-EDWARDS, DE 6070 CHARCOAL SMUDGE LRV 14 TRIM, FASCIA, WINDOWS AND DOORS.
 - 5 LOWES 6 X 8 X 8 STANDAR CORED CONCRETE BLOCK. POP-OUTS WALLS.
 - 6 BREEZE BLOCK BREEZELOCK PATTERN DESIGN BY OWNER
 - 7 OWENS CORNING OAKRIDGE 32.8-SQ FT ESTATE GRAY LAMINATED ARCHITECTURAL ROOF SHINGLE
- NOTE: INDIVIDUAL UNIT ADDRESS #'S SHOWN:
 - CENTERED ABOVE GARAGE O.H.D.
 - CENTERED ABOVE ENTRY DOOR @ REAR COVERED PATIO

CITY OF PHOENIX

OCT 1 8 2022

Planning & Development
Department



KEY SITE PLAN

SCALE: N/A



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NEW TOWNHOMES
 3451 N. 38th Street Phoenix, AZ 85018
ARCADIA SKY HOMES
BLDG B COLORED ELEVATIONS

REVISIONS	BY

DRAWN	FIELD
CHECKED	SP
DATE	
Proj./Date/Time	September 02, 2022 11:20
SCALE	1/8" = 1'-0"
JOB NO.	FLM 300 2022
SHEET	
A-2.13	
OF SHEETS	



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SCALE: N/A



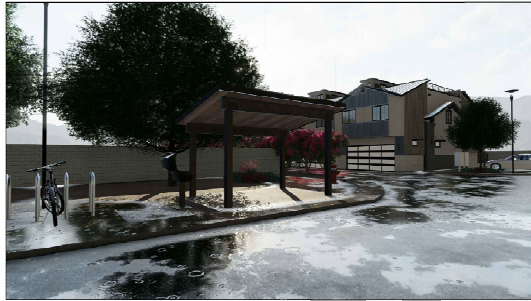
2 PERSPECTIVE / RENDERING
SCALE: N/A



3 PERSPECTIVE / RENDERING
SCALE: N/A



4 PERSPECTIVE / RENDERING
SCALE: N/A



5 PERSPECTIVE / RENDERING
SCALE: N/A

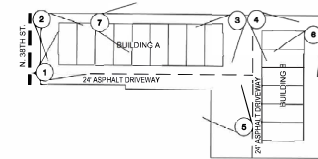


6 PERSPECTIVE / RENDERING
SCALE: N/A



7 PERSPECTIVE / RENDERING
SCALE: N/A

CITY OF PHOENIX
OCT 18 2022
Planning & Development
Department



KEY SITE PLAN
SCALE: N/E
NORTH

ARCADIA SKY HOMES
3451 N. 38TH STREET, PHOENIX, AZ 85018
PALMER ARCHITECTS, LTD.
4646 N. 38TH STREET, SUITE 200, PHOENIX, AZ 85018
(480) 947-7777
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PALMER ARCHITECTS, LTD.
4646 N. 38th Street, Suite 200 • Phoenix, AZ 85018
(480) 947-7777 Fax: (480) 947-7776



NEW TOWNHOMES
3451 N. 38th Street Phoenix, AZ 85018
ARCADIA SKY HOMES
RENDERINGS
EXPIRES: 12/31/2023

REVISIONS	BY

DRAWN: FJ / SR / LD
CHECKED: JP
DATE: 11/22/22
SCALE: 3/16" = 1'-0"
JOB NO: PALM 306 2022
SHEET: A-2.14
OF SHEETS: 14



VELO PARK
PROPERTIES

January 18th, 2023

RE: Arcadia Sky Homes
Z-78-22

To Whom It May Concern:

My name is Hank Gries. I am a real estate broker, developer and property owner in the vicinity of the proposed Arcadia Sky project. I am writing this letter in support of the proposed redevelopment of the property. Currently the property is a larger low density parcel located on 38th Street in Phoenix. I can personally and professionally attest to the housing shortage we are facing in our community. Thus, when the opportunity arises to make more efficient use of our infill pieces through higher density, such as the one in this proposal, we must take it seriously and work towards promoting housing products that include all members of our community.

I am a frequent attendee at the ASU Real Estate Council meetings and coincidentally, the next meeting's topic is *Yes, In My Backyard: Ensuring housing supply for Arizona's future*. As a community, I believe we do need to take a look at our future and support more projects like this.

Best regards,

Hank Gries

January 19, 2023
Erin Garmon
3801 E Clarendon Ave

Dear City of Phoenix Planning and Development Department,
The purpose of this letter is to voice my opinion on Arcadia Sky Homes, the proposed R-3 rezoning project at the property located at 3451 N 38th Street, Phoenix, AZ 85018 (APN: 127-19-006C). My property is located within two blocks of the project. I have reviewed the site plans, elevations and other relevant documents related to the project and met with the developer to have my questions and concerns addressed. I am in

complete support of our local resident and member of our community developing this community- As a 25 year resident in the neighborhood I have seen a lot of developing and frankly some of the developments do not look very fit however Arcadia Sky looks more modern and will be more visually appealing.

 YES I am in support of this project

 I am not opposed to this project

Thank You,
Erin Garmon

1/23/2023

Maureen Flood

4002 N. 40th St.
Phoenix, Arizona 85018

Dear City of Phoenix Planning and Development Department,

The purpose of this letter is to voice my opinion on Arcadia Sky Homes, the proposed R-3 rezoning project at the property located at 3451 N 38th Street, Phoenix, AZ 85018 (APN: 127-19-006C). My property is located nearby this project. I have reviewed the site plans, elevations and other relevant documents related to the project and met with the developer to have my questions and concerns addressed.

As a property owner of 16 years, this development greatly enhances the neighborhood home values and this parcel has needed development for some time. The City of Phoenix housing crisis indicates we need to increase housing options. ***I support this development.***

Thank you,

Maureen Flood

Maureen Flood

Phone number or email:
310-905-2932
moflood@gmail.com

January 27, 2023

Alexis Magness, Realtor
The Builders Group/Launch Real Estate

Home address
4031 E Indianola Ave
Phoenix, Arizona 85018

Dear City of Phoenix Planning and Development Department,

The purpose of this letter is to voice my opinion of Arcadia Sky Homes, the proposed R-3 rezoning project located at 3451 N 38th Street, Phoenix, AZ 85018 (APN: 127-19-006C). My husband, a local architect, and I live about two blocks from the project in a renovated 1950s ranch. I have reviewed the site plans, elevations and other relevant documents related to the project and met with the developer to have my questions and concerns addressed. I've also virtually attended the second neighborhood meeting

As a realtor, I am intimately aware of the housing crisis going on here in the Valley of the Sun. We continue to experience a housing shortage and desperately need more homes. According to US Census 2021 Estimates, Maricopa County grew by more than 58,000 people last year! That's an average net gain of more than 150 people moving here every day, and with all of the new jobs being created, we are expected to continue to grow.

As a Phoenix native, I am thrilled anytime I see a creative infill project such as this one. I've seen 38th Street as well as my own street and neighborhood transform greatly for the better in the past few years. This parcel has been in need of development for some time and the design of this thoughtful development enhances the neighborhood aesthetic. ***I fully support this development.***

Thank you for your consideration.

alex magness

Alexis Paige Magness
602-828-7053
alexis@alexismagness.com
alexis@tbgaz.com

January 28, 2023

City of Phoenix Camelback East Village Planning Committee

The purpose of this letter is to voice my opinion on Arcadia Sky Homes, the proposed R-3 rezoning project at the property located at 3451 N 38th Street, Phoenix, AZ 85018 (APN: 127-19-006C). My property is located within a few blocks of the project. I have reviewed the site plans, elevations and other relevant documents related to the project and met with the developer to have my questions and concerns addressed.

I have lived in Arcadia neighborhood my entire life and have seen the changes in our community over the past 20 years. **I support this infill project** because the site has needed development for many years. The proposed project contributes to increase the City's much needed housing stock in a manner that is fitting to the existing community. This new project will help to support the value of the surrounding homes and multifamily projects.



Chris Preach

3512 E Flower Street

Phoenix, AZ 85018

preachchris@gmail.com

1/30/23

Breyan Sussman

3636 N. 37th St Unit 6

Phoenix, Arizona 85018

Dear City of Phoenix Planning and Development Department,

The purpose of this letter is to voice my opinion on Arcadia Sky Homes, the proposed R-3rezoning project at the property located at 3451 N 38th Street, Phoenix, AZ 85018 (APN: 127-19-006C). My property is located within two blocks of the project. I have reviewed the site plans, elevations and other relevant documents related to the project and met with the developer to have my questions and concerns addressed.

The plans for this development look like they were very thoughtfully designed with the community in mind, and I love the addition of the sky decks. I am very excited to see this project come to fruition after years of watching it sit under utilizing its full potential. I whole heartedly support this development.

Thank you,

Breyan Sussman

480.235.7508

breyansussman@gmail.com

From: [Dean Chiarelli](#)
To: hannah@withemorris.com; [Lady Lighthouse](#)
Subject: Letter of Support: Z-78-22
Date: Monday, January 30, 2023 2:42:29 PM

January 30, 2023

To: Camelback Village Planning Committee
City of Phoenix Planning and Development Department

Re: Rezoning case (Z-78-22) for Arcadia Sky Homes

I'm writing to convey my support for the proposed R-3 rezoning project at the property located at 3451 N 38th Street, Phoenix, AZ 85018 (APN: 127-19-006C).

The proposal is a well-suited use and better use of an odd L-shaped lot to build a residential community. The plan is consistent with other multifamily infill development adjacent to the property and within the area. The request to rezone to R-3 makes sense for this lot and is directly adjacent to other R-3 developments. This developer is not a large-scale home builder of banal generic homes geared towards maximum profit. The design elements are fresh and modern and thoughtful of neighborhood impact. The developer is acting upon community feedback in good faith as demonstrated by the willingness to:

- Modify the sky decks to protect the privacy of neighbors
- Customize landscaping to function as a privacy screen and green space for animals
- Locate trash and recycle receptacles in garages to prevent the need for a large congregant trash near a neighbor's perimeter wall

I support the proposal and encourage the committees to vote "Yes" to approve this well-designed infill development.

Dean Chiarelli, MA, Dietitian, Registered Environmental Health Specialist
912 E. La Mirada Drive
Phoenix AZ 85042

January 31, 2023

RE: REZONING APPLICATION Z-78-22
3451 N 38th Street
Phoenix AZ

Dear City of Phoenix Planning and Development Department,

The purpose of this letter is to voice my opinion on Arcadia Sky Homes, the proposed R-3 rezoning project at the property located at 3451 N 38th Street, Phoenix, AZ 85018 (APN: 127-19-006C). My property is located within two blocks of the project. I have reviewed the site plans, elevations and other relevant documents related to the project and met with the developer to have my questions and concerns addressed.

The plans the developer/owner of Arcadia Sky has provided looks like a nicer version of other similar "missing middle" developments that have been agreeable improvements to our neighborhood and those in the surrounding area at other similarly sized sites. This project will be a welcome addition to the community and is consistent with what I understand the City's goal for expanding the much-needed number of residential units in the area to support business and infrastructure. I am in support of the development.

Thank you,



Bryan Krizek
CRS Scottsdale Housing Corporation
3625 N. 38th Street
Phoenix, Arizona 85018
Bryan@christainrelief.org
703-317-9484

CC: WITHEY MORRIS
DAWN AUGUSTA

From: [Adrian G Zambrano](#)
To: [Adrian G Zambrano](#)
Subject: 2023-02-01 - Support - Kathy Ring
Date: Friday, February 3, 2023 10:03:41 AM

-----Original Message-----

From: Kathy Ring <kring3025@gmail.com>
Sent: Wednesday, February 1, 2023 8:23 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Support for Z-78-22-6

Hello -

As a neighbor on at 38th Street and Fairmount Ave in the Camelback Village East, I support what Dawn Augusta is proposing as development to that lot.

Dawn has engaged with the neighbors and has created a very thoughtful design for everyone's enjoyment. The tree setback and cover, the 2 car included garage, etc.

ArcadiaSkyHomes and the sky deck design will be a welcome design addition to our neighborhood. It is also consistent with other lot usage surrounding it.

Thank you,
Kathy Ring

Sent from my iPhone



February 1st, 2022

To :

City of Phoenix Zoning

I am writing this letter in support of the rezoning project located at 3451 N 38th Street (Z-78-22). My name is Pavel Rosas, I am a long-time Arcadia resident and have done extensive land development in this community. My home address, 3725 N 35th Place, is around the corner from the proposed project site. I have reviewed the plans, walked the lot and discussed the project with Dawn Augusta. I believe this project makes sense for that lot and fits well among the developments in the neighborhood. I support this project because it has been thoughtfully developed with community input and helps to increase the City's much needed housing options.

Sincerely,

Pavel Rosas

President, Wolff Development
3725 N 35th Pl
Phoenix, AZ 85018

February 1, 2023

Robyn Rose
3801 E Piccadilly rd
Phoenix, AZ 85018
646-515-3355

To The City of Phoenix Planning and Development Department,

This is regarding the proposed R-3 rezoning project, Arcadia Sky Homes, located at 3451 N 38th st, Phoenix, AZ 85018 (APN: 127-19-006C). I live just north of the property and have reviewed the site plans, elevations as well as other information regarding the project. I'm in support of this project.

Thank you-

A handwritten signature in black ink, appearing to be 'Robyn Rose', with a long horizontal flourish extending to the right.

Robyn Rose

From: [Bill Brooks](#)
To: [Sarah Stockham](#)
Subject: Arcadia Sky Homes by Rosome, LLC rezoning proposal
Date: Friday, January 13, 2023 3:48:59 PM

Hello Sarah,

New residential infill projects increasing population density, vehicle, pedestrian, bicycle traffic volumes sharing a narrow North 38th Street between East Thomas Road and East Indian School Road in Phoenix are causing growing public safety concerns in my neighborhood.

I welcome single family and multi-family property improvements and developments in my neighborhood. North 38th Street is insufficiently wide enough though to safely support more parked vehicles on both sides of the street, plus 2-lane vehicle traffic, plus school buses, plus construction trucks, plus bicyclists, plus pedestrians walking in the street where no sidewalks exist.

During daily peak traffic times, the residential North 38th Street is not wide enough to safely accommodate 4 vehicles across (2 parked, 2 moving vehicles meeting in opposite directions) causing reliance on frequent yielding to single lane traffic in bottle-necked portions of the street.

Although 25 MPH speed limit signs are posted along North 38th Street, many drivers drive much faster than the limit increasing risks of collisions.

I observed numerous near collisions of vehicles and/or pedestrians in the street due to congestion and/or excessive vehicle speeds. The current city street and sidewalk conditions are insufficient to safely support ongoing increases in pedestrian and vehicle traffic during daily peak times.

Solutions I propose to the City of Phoenix include limit street parking along North 38th Street to only one side or no sides of the street. Also multi-family zoning needs to require additional parking spaces on-site of new developments to discourage their residents and visitors from parallel parking along North 38th Street. Also require public sidewalks along all properties next to the street to reduce pedestrians walking in the busy street.

I also request the City of Phoenix Street Transportation Department to perform traffic light studies of the intersections of North 38th Street and East Thomas Road, and North 38th Street and East Indian School Road. Pedestrians crossing those streets in marked crosswalks during green walk signals face increasing vehicle risks. Sometimes aggressive drivers turn and drive their vehicles across the crosswalks without properly yielding to pedestrians in crosswalks

increasing risk of collisions.

I plan to participate in the virtual neighborhood meeting to discuss the Arcadia Sky Homes by Risome, LLC rezoning proposal on January 23, 2023, at 5:30 p.m. MST. I hope you will come prepared to discuss increased vehicle and pedestrian traffic, and parking problems and solutions along North 38th Street caused by such single family to multi-family rezoning.

Regards,

Bill Brooks

3810 E Weldon Ave

Phoenix, AZ 85018

BillBrooks@cox.net

602-955-2855 mobile