



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-45-20-4
November 12, 2020

<u>Maryvale Village Planning Committee Meeting Date:</u>	November 18, 2020
<u>Planning Commission Hearing Date:</u>	December 3, 2020
Request From:	<u>PAD-14</u> (Planned Area Development) (9.64 acres)
Request To:	<u>R-5</u> (Multifamily Residence District) (9.64 acres)
Proposed Use:	Multifamily residences
Location:	Southeast corner of 45th Avenue and Hubbell Street
Owner:	Moise Hendeles, FLM Enterprises Inc.
Applicant:	Tim Rice, Stewart + Reindersma Architecture
Representative:	Tim Rice, Stewart + Reindersma Architecture
Staff Recommendation:	Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 15+ dwelling units per acre	
<u>Street Map Classification</u>	45th Avenue	Local Street	25-foot east half street
	Hubbell Street	Local Street	25-foot south half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.</i></p> <p>The proposed development is consistent with the scale, design, and appearance of the surrounding multifamily residences on site and provides additional housing options for Maryvale residents.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans

The proposal to add multifamily residences within an existing multifamily residential development is compatible with the existing use on site.

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 development, as stipulated, provides enhanced levels of trees and shade which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plans, Overlays, and Initiatives

[Housing Phoenix Plan](#): See Background Item No. 6 below.

[Tree and Shade Master Plan](#): See Background Item No. 7 below.

[Complete Streets Guidelines](#): See Background Item No. 8 below.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 9 below.

[Reimagine Phoenix](#): See Background Item No. 10 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Multifamily residences	PAD-14
North	Park	R1-6
South	Single-family residences, self-storage	R-3A, C-2 SP
East	Multifamily residences	R-5
West	Single-family residences	R1-6

R-5 (Multifamily Residence District) Planned Residential Development Option		
<i>*if variance required</i>		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	9.64 acres
Maximum Number of Units	440, 503 with bonus	320 (40 units added)
Maximum Density	45.68; 52.20 with bonus	33.2 (Met)
Lot Coverage	50 percent maximum	22.51 percent (Met)
Building Height	Maximum 48 feet	25 feet 6 inches (Met)
<i>Perimeter Setbacks</i>		
Front (45th Avenue)	20 feet adjacent to a public street	Approx. 66 feet (Met)
Side (Hubbell Street)	20 feet adjacent to a public street	Approx. 48 feet (Met)
Side (South)	10 feet	Approx. 50 feet (Met)
Rear (East)	10 feet	Approx. 50 feet (Met)
Open space	Minimum 5% gross area	40% (Met)
Parking	1.5 spaces per 1 or 2-bedroom unit; 2.0 spaces per 3 or more-bedroom unit	353 spaces (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 9.64 acres located at the southeast corner of 45th Avenue and Hubbell Street from PAD-14 (Planned Area Development) to R-5 (Multifamily Residence District) to allow multifamily residences within an existing multifamily development.

BACKGROUND

2. The existing multifamily residences on site were constructed in the 1980s in conjunction with the parcel to the east, as shown in Figure A below. Rezoning Case No. Z-162-87-4 requested to rezone the subject site and parcel to the east to R-5, however the parcel to the east was the only site that was rezoned in 1988 due to concerns of changes to the residential character of the area. This request, however, maintains and adds to the residential uses on site that have existed since 1982 and preserves the residential character of the area.

Figure A. 1982 Aerial Map

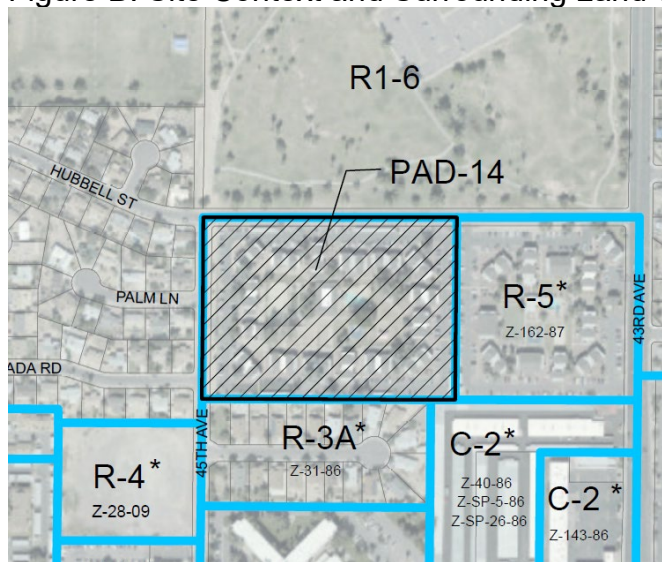


Source: City of Phoenix Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. Multifamily residences exist on site and on the parcel to the east, which is zoned R-5. To the south are single-family residences zoned R-3A (Multifamily Residence District) and a self-storage facility zoned C-2 SP (Intermediate Commercial, Special Permit). To the west are single-family residences zoned R1-6 (Single-Family Residence District) and to the north is Sueño Park, also zoned R1-6.

Figure B. Site Context and Surrounding Land Uses

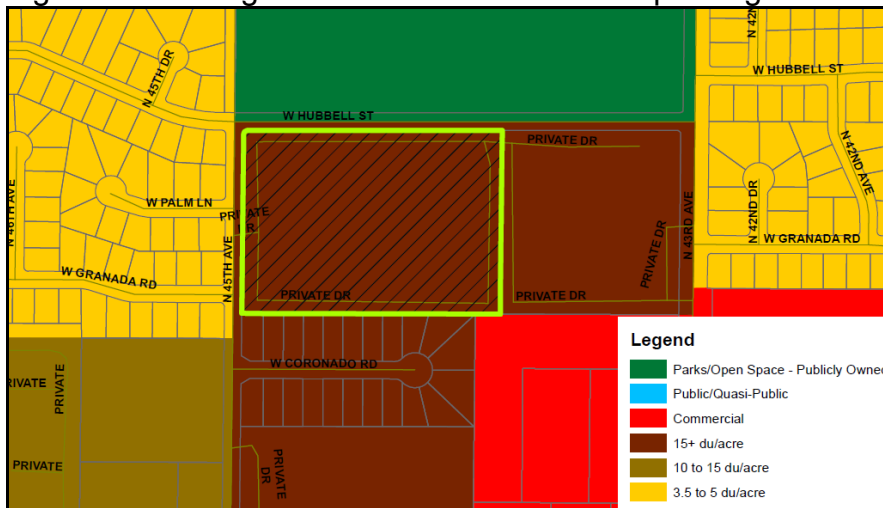


Source: City of Phoenix Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATIONS

- The General Plan Land Use Map designation for the site is Residential 15+ dwelling units per acre. This higher density land use category provides for town homes, condominiums, and apartments with proximity to employment, entertainment and pedestrian activities to encourage interaction and create and an urban environment. The proposal for R-5 zoning is consistent with the General Plan Land Use Map designation.

Figure C. Existing General Plan Land Use Map Designation



Source: City of Phoenix Planning and Development Department

PROPOSAL

- The conceptual site plan proposes to add five, two-story buildings in the interior of the site behind the existing buildings, for a total of 40 two-bedroom units. The conceptual elevations propose the building additions to be complimentary in scale and form to the existing buildings on site. Stipulation No. 1 calls for general conformance to the site plan and elevations date stamped August 18, 2020 so the subject site develops as presented in those plans. The conceptual site plan also shows proposed open space areas, existing building setbacks, and internal pathways. Stipulation Nos. 3 and 4 requires a minimum of 10 percent of the gross site area to be retained as open space and for open space amenity areas to be shaded to a minimum of 50 percent. Stipulation No. 2 addresses the landscaped setback areas along 45th Avenue and Hubbell Street and require a minimum of two-inch caliper shade trees to be planted 20 feet on center to enhance shade for pedestrians along those streets.

Figure D. Site Plan and Elevations



Source: STEWART + REINDERSMA ARCHITECTURE, PLLC

STUDIES AND POLICIES

6. [Housing Phoenix Plan](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with 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 housing types that will address the supply shortage.

7. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Stipulations Nos. 2 and 4 require enhanced planting and shading standards to contribute to the urban forest and increase thermal comfort for pedestrians and residents on site.

8. [Complete Streets Guidelines](#)

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. Stipulation No. 6 requires that any street improvements to be built to ADA and City of Phoenix standards to promote accessible and safe street improvements. Stipulation No. 10 requires the construction of two pedestrian pathways that cross drive aisle surfaces at the north and east sides of the site.

9. [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. Stipulation No. 5 requires bicycle parking on site for residents and visitors.

10. [Reimagine Phoenix](#)

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The proposal states that recycling collection bins will be placed on site.

COMMUNITY INPUT SUMMARY

11. The applicant has completed the Citizen Participation requirements as outlined in the Rezoning Process Packet. At the time this staff report was written, staff has not received any community correspondence in support or opposition.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department requested that all street improvements be constructed to ADA accessibility standards and per plans approved by the Planning and Development Department. This is addressed in Stipulation No. 6.
13. The Public Transit Department requested clearly defined accessible pathways constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces; that all cross access agreements incorporate a pedestrian pathway; and that trees or shade structures provide at least 75 percent shade coverage on all pedestrian paths. No changes are proposed to the existing parking spaces on site and there is no proposal for a cross access agreement, therefore no stipulations were added regarding accessible pathways and shaded pedestrian pathways between the site and the parcel to the east. There are existing pedestrian pathways throughout the site to connect buildings, amenities and the parking lot. The site plan shows new pedestrian pathways for the proposed buildings. Stipulation No. 10 requires the construction of two pedestrian pathways that cross drive aisle surfaces at the north and east sides of the site.
14. The Floodplain Division of the Public Works Department determined the site is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2185 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
15. The City of Phoenix Water Services Department noted the property has existing water and sewer mains that can potentially serve the site. However, the requirements and assurances for water and sewer service are determined during the site plan application review.
16. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The Aviation Department also requires that the project receive a No Hazard Determination from the FAA and that the property owner grant and record an aviation easement. These are addressed in Stipulation Nos. 7 through 9.

OTHER

17. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and

immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. These are addressed in Stipulation Nos. 11 through 13.

18. 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. This proposal provides for additional housing options in Maryvale and contributes to the mix of housing types in the area.
2. The stipulated open space and landscaping standards are above the minimum standards required for multifamily development and will make the proposal a compatible addition to the site and the neighboring area.
3. The proposal is compatible with the existing use on the site and is consistent with the General Plan Land Use Map designation.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped August 18, 2020, as modified by the following stipulations and approved by the Planning and Development Department.
2. Minimum two-inch caliper shade trees shall be planted a minimum of 20 feet on center or in equivalent groupings in the landscape setback areas along 45th Avenue and Hubbell Street, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department. When possible, the developer should use existing trees and landscaping to meet the landscaping requirements.
3. A minimum of 10 percent of the gross site area shall be retained as open space.
4. All required open space amenity areas shall be shaded to a minimum 50

percent, as approved by the Planning and Development Department.

5. A minimum of 8 bicycle parking spaces shall be provided on site, as approved by the Planning and Development Department. These spaces may be provided through a combination of inverted U-bicycle racks, artistic style racks, "Secure/Covered Facilities" or "Outdoor/Covered Facilities" as defined in Appendix K or the Comprehensive Bicycle Master Plan.
6. 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.
7. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
8. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
9. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
10. Two pedestrian pathways shall be constructed to cross the drive aisles at the north and east sides of the site. The pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the drive aisles, as approved by the Planning and Development Department.
 - a. The north pathway shall cross the east-west running drive aisle. Additional concrete or other accessible surface pathways shall be constructed to connect existing pedestrian pathways on the site to this pedestrian crossing and to connect this pedestrian crossing out to the public sidewalk.
 - b. The south pathway shall cross the north-south running drive aisle. Additional concrete or other accessible surface pathways shall be constructed to connect existing pedestrian pathways on the site to this pedestrian crossing and to connect this pedestrian crossing out to the

public sidewalk.

11. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
12. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
13. 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.

Writer

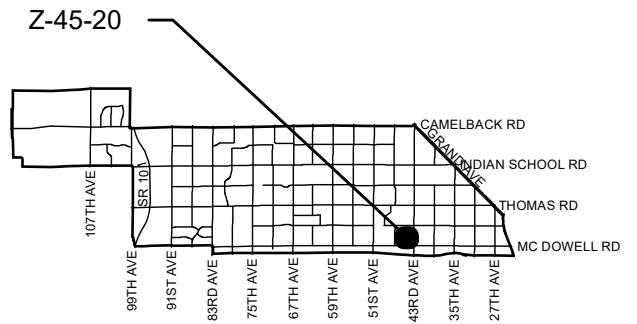
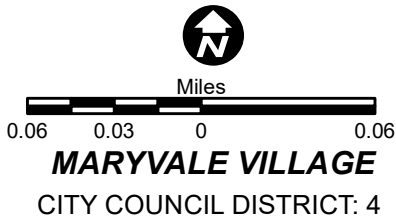
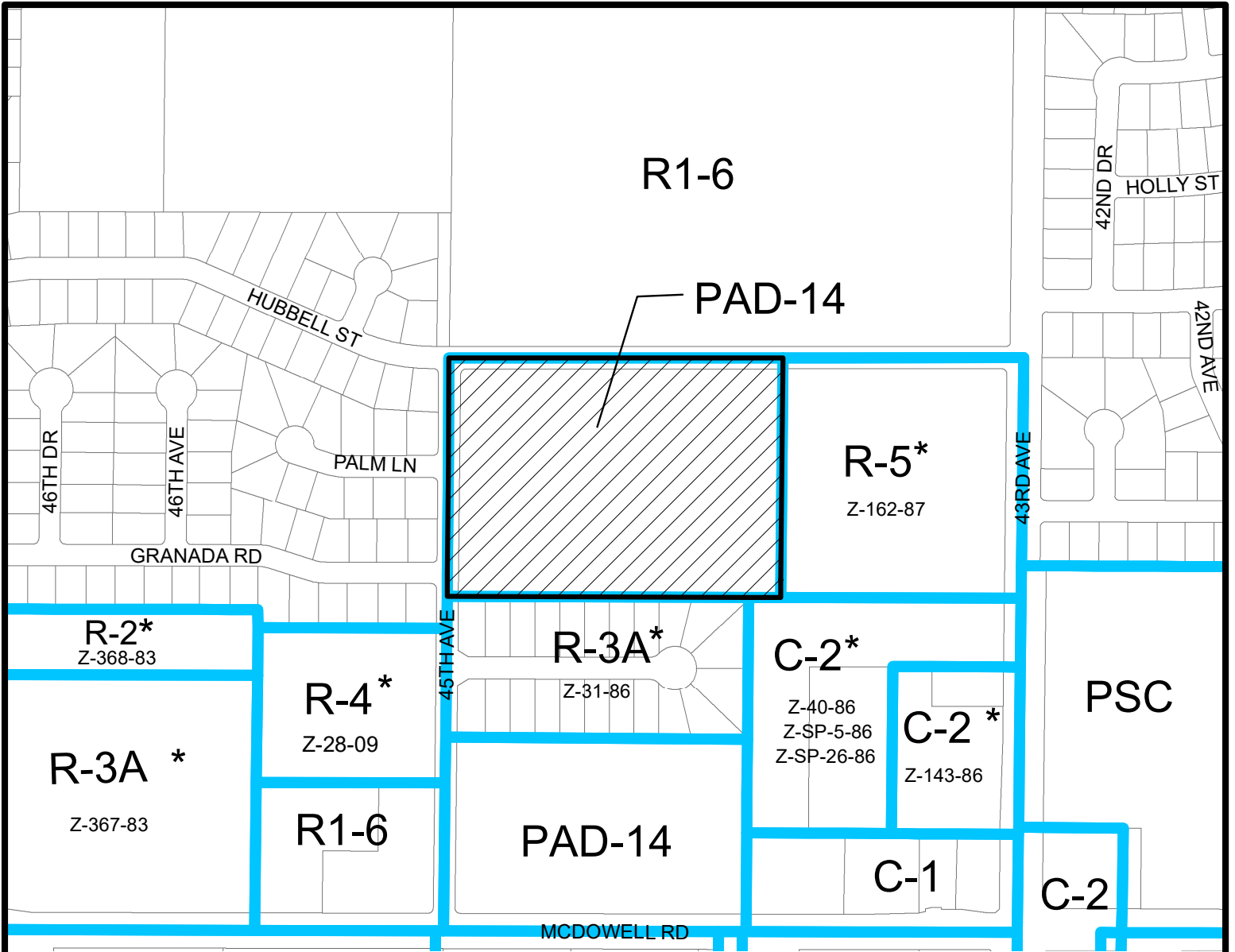
Sarah Stockham
November 12, 2020

Team Leader

Samantha Keating

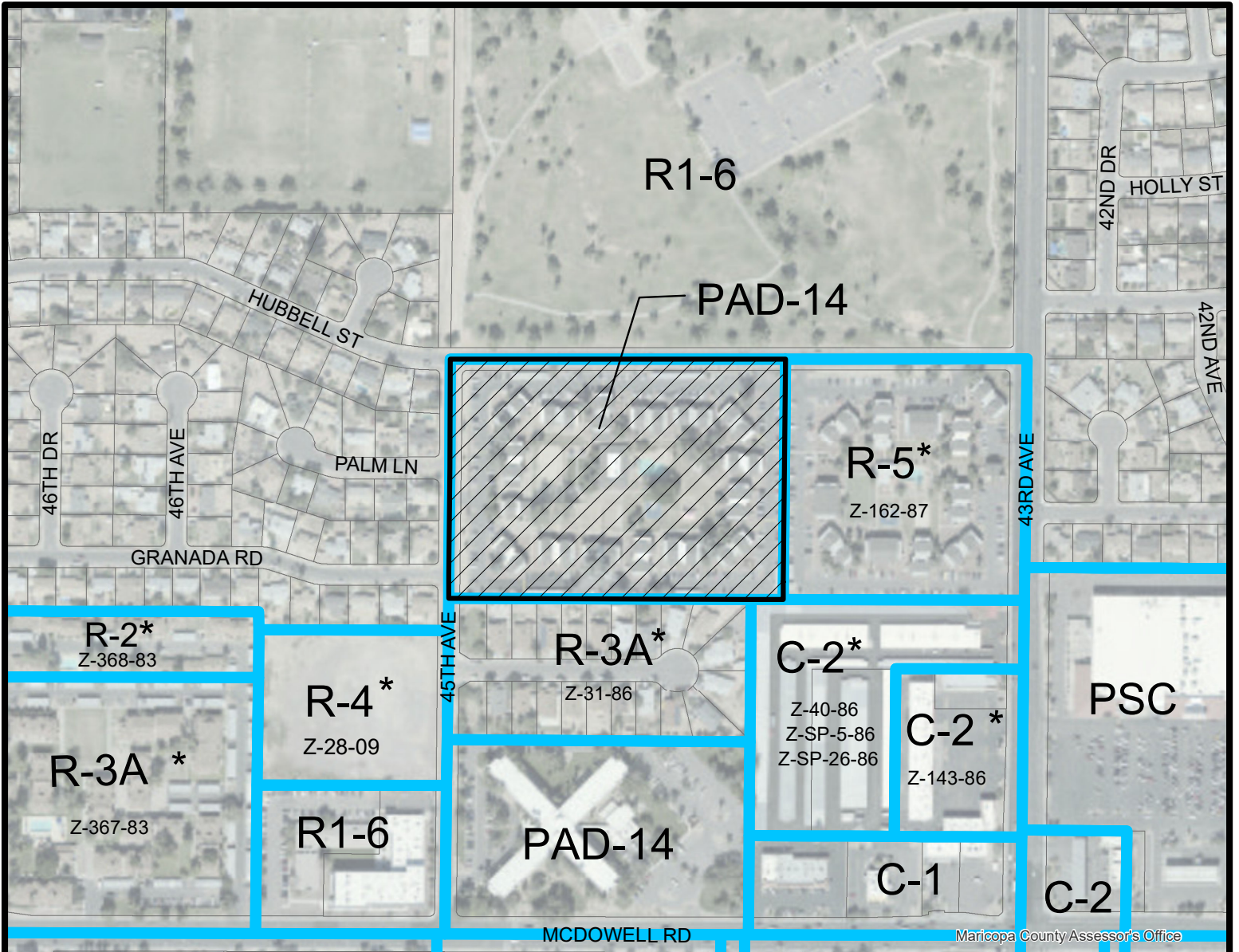
Exhibits

Zoning sketch map
Aerial sketch map
Conceptual Site Plan date stamped August 18, 2020
Conceptual Elevations date stamped August 18, 2020



APPLICANT'S NAME: Stewart+Reindersma Architecture/Tim Rice		REQUESTED CHANGE:	
APPLICATION NO. Z-45-20		FROM: PAD-14 (9.64 a.c.)	
DATE: 9/9/2020 <small>REVISION DATES:</small>		TO: R-5 (9.64 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 9.64 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 13-18	<small>ZONING MAP</small> G-6
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
PAD-14		N/A	
R-5		503	

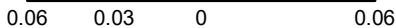
* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's Office

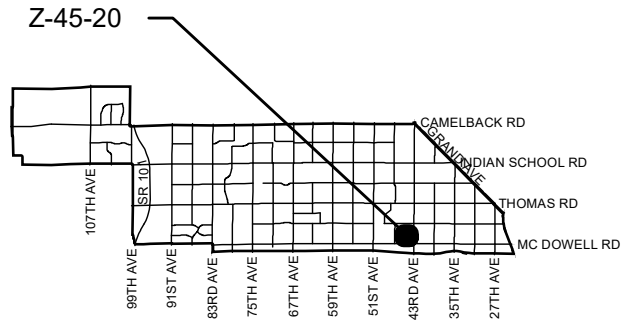


Miles



MARYVALE VILLAGE

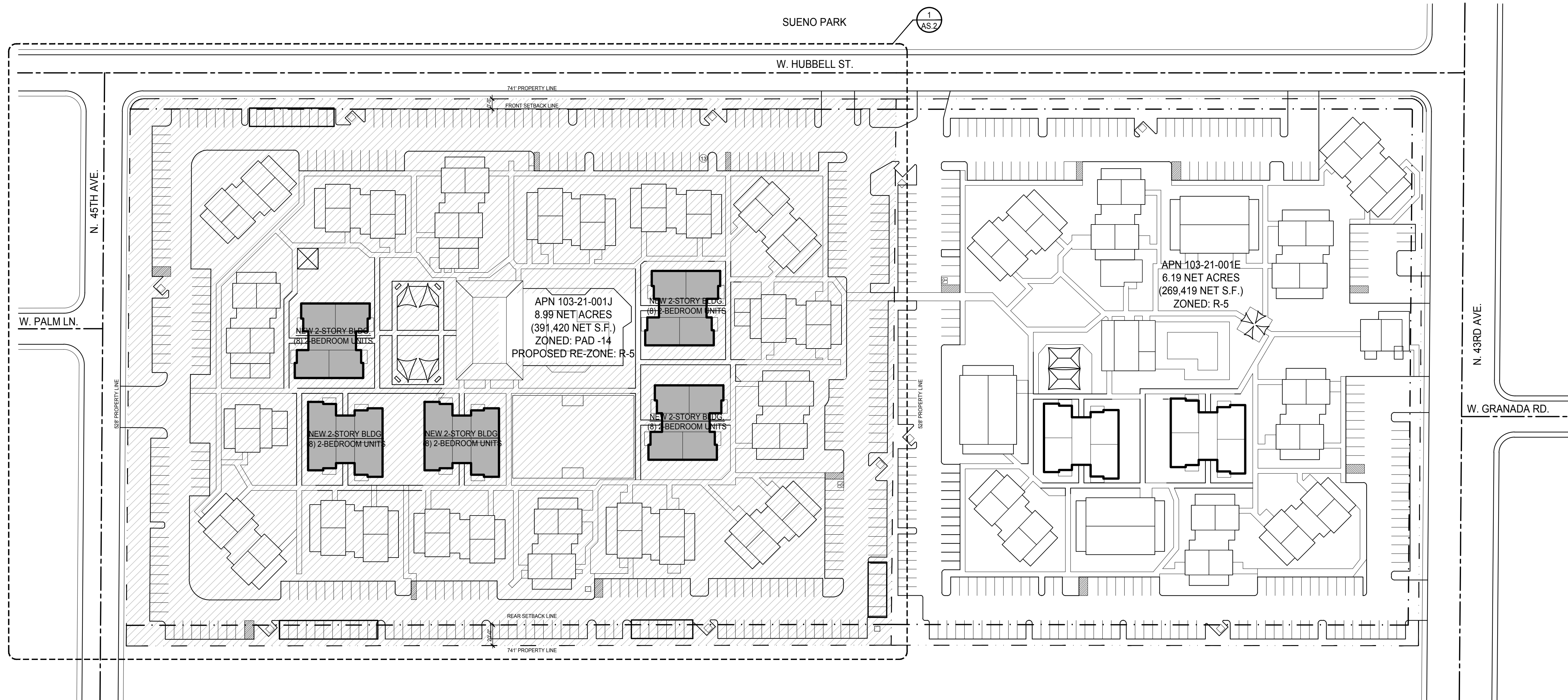
CITY COUNCIL DISTRICT: 4



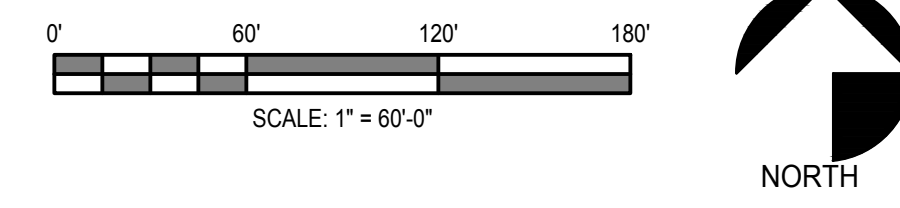
APPLICANT'S NAME: Stewart+Reindersma Architecture/Tim Rice		REQUESTED CHANGE:	
APPLICATION NO. Z-45-20		FROM: PAD-14 (9.64 a.c.)	
DATE: 9/9/2020 <small>REVISION DATES:</small>		TO: R-5 (9.64 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 9.64 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 13-18	<small>ZONING MAP</small> G-6
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
PAD-14		279	
R-5		419	
		* UNITS P.R.D. OPTION	
		N/A	
		503	

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

S:\2020\2049 - FLM Ent - Los Vecinos Apis & rezone\Arch\DD\004 - 20-049 - AS1 Overall Site Plan - Rezoned.dwg Aug 13, 2020 - 11:12am trice



1 OVERALL SITE PLAN



SITE DATA:

APN:	103-21-001J	
S/T/R:	33 2N 2E	
SITE ADDRESS:	1829 N. 45th AVENUE, PHOENIX, 85053	
LOT SIZE:	423,916 S.F. (9.73 AC) GROSS AREA 391,420 S.F. (8.99 AC) NET AREA	
PROJECT DESCRIPTION:	ADDITION OF (5) 8,600 S.F. 2-STORY MULTI-FAMILY APARTMENT BUILDINGS, CONSISTING OF (8) 2-BEDROOM UNITS EACH, TO EXISTING APARTMENT COMPLEX.	
CURRENT ZONING:	PAD-14	
REQUESTED ZONING:	R-5	
GROSS BUILDING AREA:	66,587 S.F.	
LOT COVERAGE:	17.01% (50% ALLOWED IN PAD-14)	
GROSS BUILDING AREA PLANNED:	88,087 S.F.	
LOT COVERAGE PLANNED:	22.51% (50% ALLOWED IN R-5)	
UNIT DATA:		
UNIT DENSITY:	PAD-14 29.00 UNITS/ GROSS ACRE	= 282.17 UNITS
UNITS ALLOWED:	(9.73 GROSS ACRES X 29.00 UNITS/ ACRES)	= 280.00 UNITS
CURRENT UNITS:		
UNITS ALLOWED (AFTER RE-ZONE):	R-5 43.50 UNITS/ GROSS ACRES	= 423.26 UNITS
	(9.73 GROSS ACRES X 43.50 UNITS/ ACRE)	= 320.00 UNITS
TOTAL UNITS PLANNED:	+40 UNITS	
PARKING DATA:		
CURRENT PARKING PROVIDED:		353 STALLS
CURRENT REQUIRED, BY UNIT MIX:		
(94) STUDIO < 600 S.F.		94 STALLS
(181) 1-BR < 600 S.F.		181 STALLS
(5) 2-BR > 600 S.F.		8 STALLS
TOTAL REQUIRED:		283 STALLS
ADDITIONAL PARKING REQUIRED BY ADDITION:		
(40) 2-BR > 600 S.F.		(40 X 1.5) = 60 STALLS
TOTAL PARKING REQUIRED AFTER ADDITION:		343 STALLS
=	+ 10 STALLS	
OPEN SPACE REQUIREMENTS:		
CURRENT REQUIRED:	5% OF GROSS AREA	= 21,196 S.F.
CURRENT PROVIDED:		= 188,271 S.F.
AFTER ADDITION:		= 166,771 S.F.

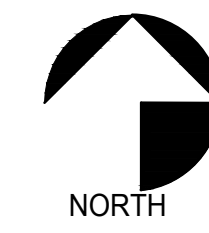
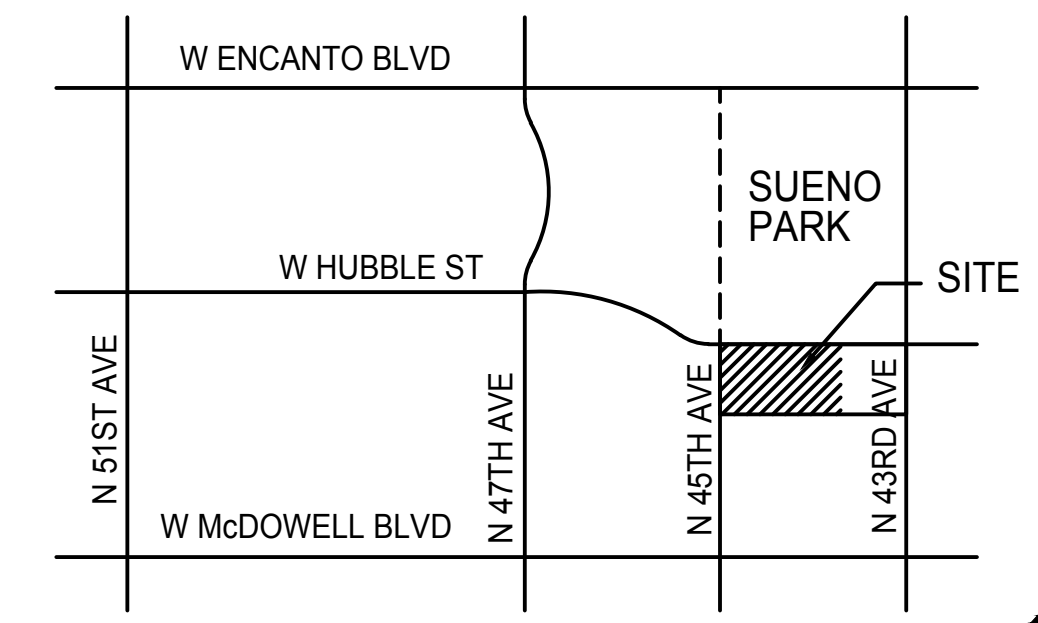
PROJECT SCOPE:

THIS PROJECT CONSISTS OF CONSTRUCTION OF 40 NEW 2 BEDROOM APARTMENT UNITS ON A DEVELOPED PARCEL THAT IS AN EXISTING APARTMENT COMPLEX. THE SITE IS BORDERED BY W. HUBBLE STREET & SUENO PARK TO THE NORTH, THE EXISTING COMPLEX ON THE EAST, N. 45TH AVENUE ON THE WEST AND A RESIDENTIAL HOUSING DEVELOPMENT TO THE SOUTH. THE SITE IS CURRENTLY ZONED PAD-14 AND WE ARE APPLYING TO REZONE TO R-5. THE PROPOSED APARTMENT UNITS WILL BE SIMILAR TO THE EXISTING UNITS AND WILL BE MANAGED THROUGH THE EXISTING APARTMENT OFFICE. THE NEW UNITS WILL SHARE THE PARKING, SWIMMING POOL AND LAUNDRY FACILITIES THAT ARE IN THE EXISTING COMPLEX.

BUILDING CODES:

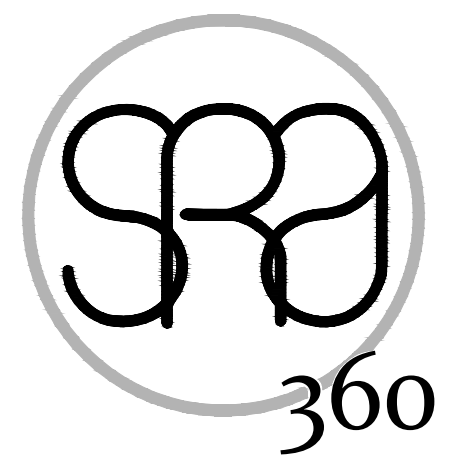
- 2018 INTERNATIONAL BUILDING CODE (IBC) W/ CITY OF PHOENIX AMENDMENTS
- 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC) W/ CITY OF PHOENIX AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE (IMC) W/ CITY OF PHOENIX AMENDMENTS
- 2018 PLUMBING CODE (UPC) W/ CITY OF PHOENIX AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE (NEC) / NFPA-70 W/ CITY OF PHOENIX AMENDMENTS
- 2018 INTERNATIONAL FUEL GAS CODE W/ CITY OF PHOENIX AMENDMENTS
- 2018 INTERNATIONAL FIRE CODE W/ CITY OF PHOENIX AMENDMENTS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ CITY OF PHOENIX AMENDMENTS
- 2018 CITY OF PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS
- 2009 ACC/ANSI A117.1,
- 2010 AMERICANS WITH DISABILITIES ACT

VICINITY MAP:

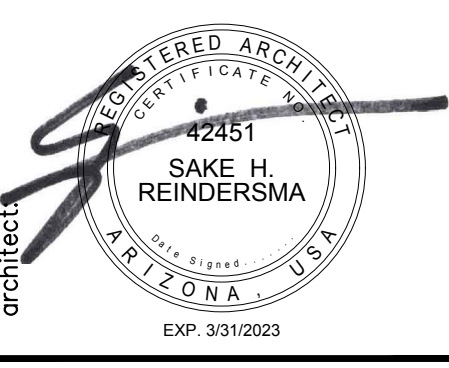


SITE PLAN GENERAL NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY OWNER. STARTING OF WORK BY THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT CONTRACTOR HAS INSPECTED AND ACCEPTED CONDITIONS INVOLVED WITH THE WORK AND FINDS CONDITIONS TO BE SATISFACTORY TO PERFORM WORK SHOWN ON THESE PLANS.
- GENERAL CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR OR OMISSIONS DISCOVERED IN THE DRAWINGS OR ANY INCONSISTENCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION TO ALLOW THE ARCHITECT TO ISSUE WRITTEN CLARIFICATION IN A TIMELY MANNER.
- GENERAL CONTRACTOR RESPONSIBLE FOR ALL PERMITS AND FEES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. ALL UTILITIES, PIPING, CONDUIT OR LINES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, CAPPED AND TAGGED FOR EASY LOCATION AND IDENTIFICATION. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS AND ACCEPTED CONSTRUCTION TRADE PRACTICES.
- SLOPE ALL FINISH GRADES AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICT AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- GENERAL CONTRACTOR SHALL APPOINT ONE SPECIFIC PERSON PERSON TO HANDLE ALL COMMUNICATIONS WITH OWNER AND ARCHITECT. ALL CORRESPONDENCE SHALL BE DIRECTED THROUGH THE ARCHITECT'S OFFICE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROTOCOLS IN CONNECTION WITH THE WORK AND SHALL COORDINATE SUCH WITH THE OWNER.
- GENERAL CONTRACTOR SHALL NOT PERFORM ANY PORTION OF THE WORK WITHOUT APPROVED CONTRACT DOCUMENTS AND PERMITS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL (INCLUDING LIGHTING), PLUMBING, TELEPHONE AND CABLE, SO TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION ARE MAINTAINED AND ALL EQUIPMENT ARE PROVIDED. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ALL ITEMS WITH APPROPRIATE TRADES, DRAWINGS AND SUB-CONTRACTORS PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS. USE THE DIMENSIONS PROVIDED. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ARCHITECT PRIOR TO STARTING WORK. ALL DIMENSIONS SHOWN ARE TO FACE OF NOMINAL ROUGH FRAMING DIMENSIONS OR FACE OF MASONRY. DIMENSIONS SHALL NOT BE CHANGED WITHOUT WRITTEN APPROVAL FROM ARCHITECT.
- GENERAL CONTRACTOR RESPONSIBLE FOR PROTECTING EXISTING WORK FROM DAMAGE DURING CONSTRUCTION. PATCH, REPAIR, PAINT AND FINISH ALL WORK DISTURBED OR DAMAGED DURING CONSTRUCTION TO ORIGINAL CONDITION WHERE ANY DAMAGE OCCURS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL AREAS OF CONSTRUCTION CLEAN AND FREE OF DEBRIS. AFTER THE CONSTRUCTION IS COMPLETE THE G.C. SHALL PROVIDE FINAL CLEAN UP.
- PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION. PRIOR TO FINAL APPROVAL AND OCCUPANCY. THE CONTRACTOR SHALL NOTIFY DEVELOPMENT SERVICES PRIOR TO OCCUPANCY TO REQUEST INSPECTIONS (002.252.0981).
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
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- 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.
- ALL DOOR HARDWARE TO SHALL BE LEVER TYPE COMPLYING WITH THE THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE OR EFFORT. PROVIDE SIGNS ABOVE ALL EXIT DOORS TO READ "THIS DOOR SHALL REMAIN UNLOCKED DURING BUSINESS HOURS"
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- FIRE SPRINKLER APPROVALS ARE NOT INCLUDED IN THIS PERMIT SUBMITTAL AND ARE A DEFERRED SUBMITTAL. PRIOR TO STARTING ANY MODIFICATIONS TO, OR INSTALLATION OF, ANY FIRE SPRINKLER SYSTEMS CONTRACTOR MUST SUBMIT PLANS TO AUTHORITY HAVING JURISDICTION AND RECEIVE APPROVALS FROM SAME. FINAL INSTALLED SYSTEM MUST RECEIVE INSPECTIONS AND APPROVALS BY JURISDICTION HAVING AUTHORITY INSPECTORS PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY.



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project:
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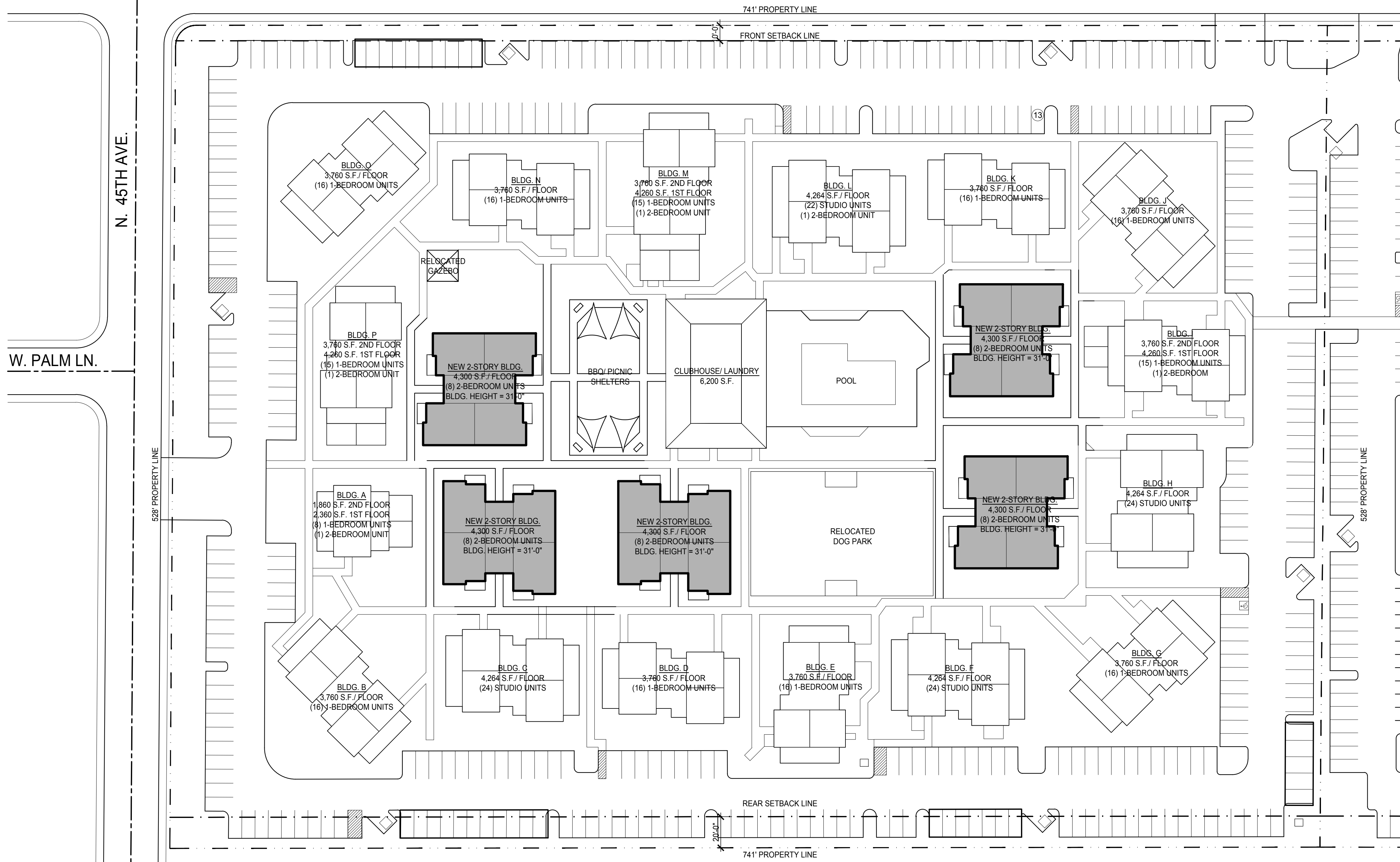
CITY OF PHOENIX
AUG 1 8 2020
Planning & Development Department

KIV# 20-XXXX
SDEV# XXXXXXX
OS# QX-XX
ZONE: PAD - 14 / R-4

sheet title:
OVERALL SITE PLAN
sheet no.:
AS.1

SUENO PARK

W. HUBBELL ST.

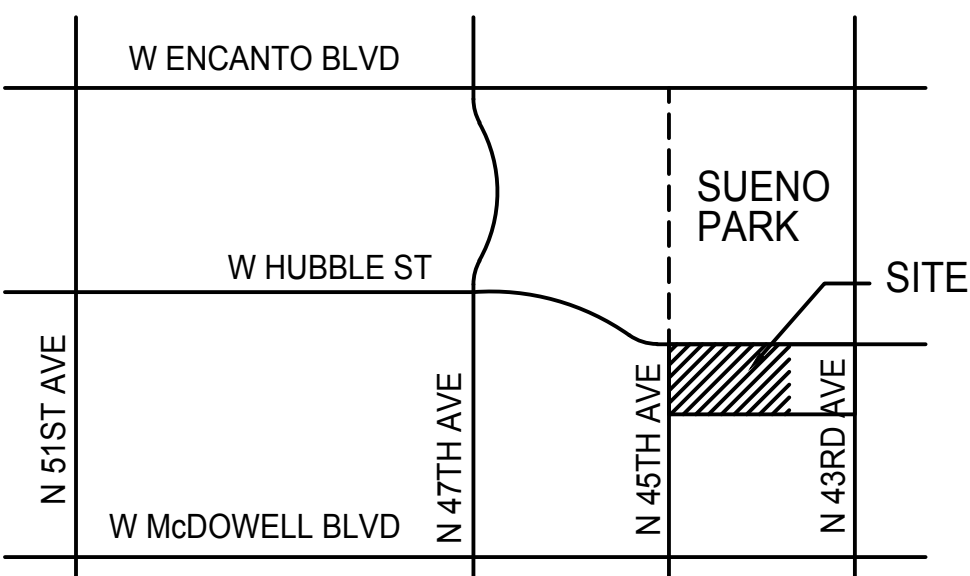


1 ENLARGED SITE PLAN

SITE PLAN GENERAL NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
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- GENERAL CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR OR OMISSIONS DISCOVERED IN THE DRAWINGS OR ANY INCONSISTENCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION TO ALLOW THE ARCHITECT TO ISSUE WRITTEN CLARIFICATION IN A TIMELY MANNER.
- GENERAL CONTRACTOR RESPONSIBLE FOR ALL PERMITS AND FEES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. ALL UTILITIES, PIPING, CONDUIT OR LINES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, CAPPED AND TAGGED FOR EASY LOCATION AND IDENTIFICATION. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS AND ACCEPTED CONSTRUCTION TRADE PRACTICES.
- SLOPE ALL FINISH GRADES AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICT AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- GENERAL CONTRACTOR SHALL APPOINT ONE SPECIFIC PERSON PERSON TO HANDLE ALL COMMUNICATIONS WITH OWNER AND ARCHITECT. ALL CORRESPONDENCE SHALL BE DIRECTED THROUGH THE ARCHITECT'S OFFICE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROTOCOLS IN CONNECTION WITH THE WORK AND SHALL COORDINATE SUCH WITH THE OWNER.
- GENERAL CONTRACTOR SHALL NOT PERFORM ANY PORTION OF THE WORK WITHOUT APPROVED CONTRACT DOCUMENTS AND PERMITS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL (INCLUDING LIGHTING), PLUMBING, TELEPHONE AND CABLE, SO TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ALL ITEMS WITH APPROPRIATE TRADES, DRAWINGS AND SUB-CONTRACTORS PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS. USE THE DIMENSIONS PROVIDED. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ARCHITECT PRIOR TO STARTING WORK. ALL DIMENSIONS SHOWN ARE TO FACE OF NOMINAL ROUGH FRAMING DIMENSIONS OR FACE OF MASONRY. DIMENSIONS SHALL NOT BE CHANGED WITHOUT WRITTEN APPROVAL FROM ARCHITECT.
- GENERAL CONTRACTOR RESPONSIBLE FOR PROTECTING EXISTING WORK FROM DAMAGE DURING CONSTRUCTION. PATCH, REPAIR, PAINT AND FINISH ALL WORK DISTURBED OR DAMAGED DURING CONSTRUCTION TO ORIGINAL CONDITION, WHERE ANY DAMAGE OCCURS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL AREAS OF CONSTRUCTION CLEAN AND FREE OF DEBRIS. AFTER THE CONSTRUCTION IS COMPLETE THE G.C. SHALL PROVIDE FINAL CLEAN UP.
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VICINITY MAP:



SITE DATA

APN:	103-21-001J
S/T/R:	33 2N 2E
SITE ADDRESS:	1829 N. 45TH AVENUE, PHOENIX, 85035
LOT SIZE:	423,916 S.F. (9.73 AC) GROSS AREA 391,420 S.F. (8.99 AC) NET AREA
PROJECT DESCRIPTION:	ADDITION OF (5) 8,600 S.F. 2-STORY MULTI-FAMILY APARTMENT BUILDINGS, CONSISTING OF (8) 2-BEDROOM UNITS EACH, TO EXISTING APARTMENT COMPLEX.
CURRENT ZONING:	PAD-14
REQUESTED ZONING:	R-5
GROSS BUILDING AREA:	66,587 S.F.
LOT COVERAGE:	17.01% (50% ALLOWED IN PAD-14)
GROSS BUILDING AREA PLANNED:	88,087 S.F.
LOT COVERAGE PLANNED:	22.51% (50% ALLOWED IN R-5)
UNIT DATA:	
UNIT DENSITY:	PAD-14 29.00 UNITS/ GROSS ACRE
UNITS ALLOWED:	(9.73 GROSS ACRES X 29.00 UNITS/ ACRES) = 282.17 UNITS
CURRENT UNITS:	
UNITS ALLOWED (AFTER RE-ZONE):	R-5 43.50 UNITS/ GROSS ACRES
TOTAL UNITS PLANNED:	(9.73 GROSS ACRES X 43.50 UNITS/ ACRE) = 423.26 UNITS
	+40 UNITS = 320.00 UNITS
PARKING DATA:	
CURRENT PARKING PROVIDED:	353 STALLS
CURRENT REQUIRED, BY UNIT MIX:	
(94) STUDIO < 600 S.F.	94 STALLS
(181) 1-BR < 600 S.F.	181 STALLS
(5) 2-BR > 600 S.F.	8 STALLS
TOTAL REQUIRED:	283 STALLS
ADDITIONAL PARKING REQUIRED BY ADDITION:	
(40) 2-BR > 600 S.F.	(40 X 1.5) = 60 STALLS
TOTAL PARKING REQUIRED AFTER ADDITION:	343 STALLS
	= + 10 STALLS
OPEN SPACE REQUIREMENTS:	
CURRENT REQUIRED:	5% OF GROSS AREA = 21,196 S.F.
CURRENT PROVIDED:	= 188,271 S.F.
AFTER ADDITION:	= 166,771 S.F.

PROJECT SCOPE:

THIS PROJECT CONSISTS OF CONSTRUCTION OF 40 NEW 2 BEDROOM APARTMENT UNITS ON A DEVELOPED PARCEL THAT IS AN EXISTING APARTMENT COMPLEX. THE SITE IS BORDERED BY W. HUBBELL STREET & SUENO PARK TO THE NORTH, THE EXISTING COMPLEX ON THE EAST, N. 45TH AVENUE ON THE WEST AND A RESIDENTIAL HOUSING DEVELOPMENT TO THE SOUTH. THE SITE IS CURRENTLY ZONED PAD-14 AND WE ARE APPLYING TO REZONE TO R-5. THE PROPOSED APARTMENT UNITS WILL BE SIMILAR TO THE EXISTING UNITS AND WILL BE MANAGED THROUGH THE EXISTING APARTMENT OFFICE. THE NEW UNITS WILL SHARE THE PARKING, SWIMMING POOL AND LAUNDRY FACILITIES THAT ARE IN THE EXISTING COMPLEX.

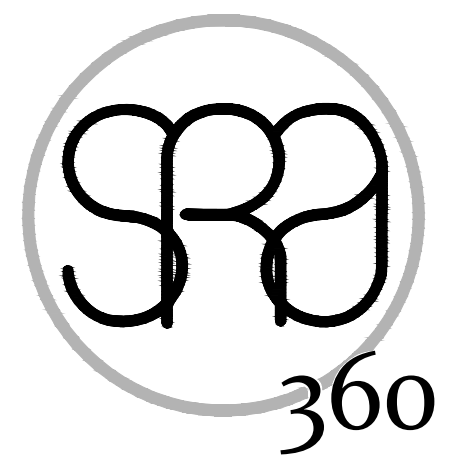
BUILDING CODES:

- 2018 INTERNATIONAL BUILDING CODE (IBC) W/ CITY OF PHOENIX AMENDMENTS
- 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC) W/ CITY OF PHOENIX AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE (IMC) W/ CITY OF PHOENIX AMENDMENTS
- 2018 PLUMBING CODE (UPC) W/ CITY OF PHOENIX AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE (NEC) / NFPA-70 W/ CITY OF PHOENIX AMENDMENTS
- 2018 INTERNATIONAL FUEL GAS CODE W/ CITY OF PHOENIX AMENDMENTS
- 2018 INTERNATIONAL FIRE CODE W/ CITY OF PHOENIX AMENDMENTS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ CITY OF PHOENIX AMENDMENTS
- 2018 CITY OF PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS
- 2009 ACC/ANSI A117.1,
- 2010 AMERICANS WITH DISABILITIES ACT

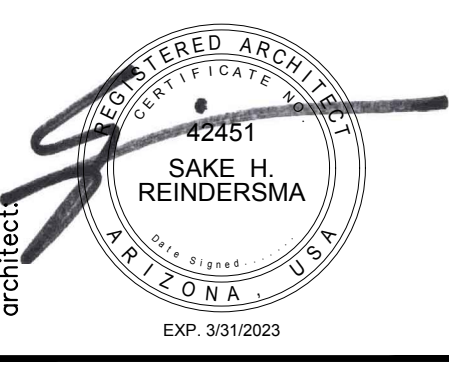
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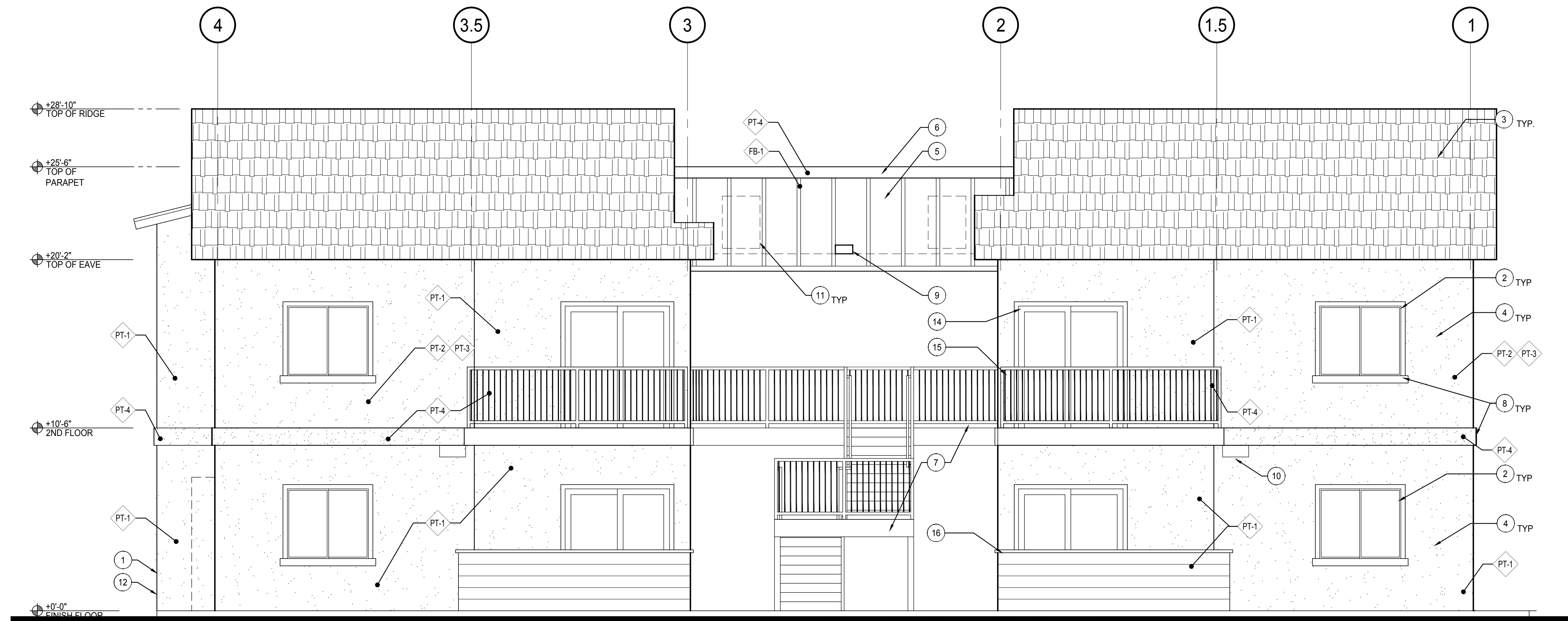
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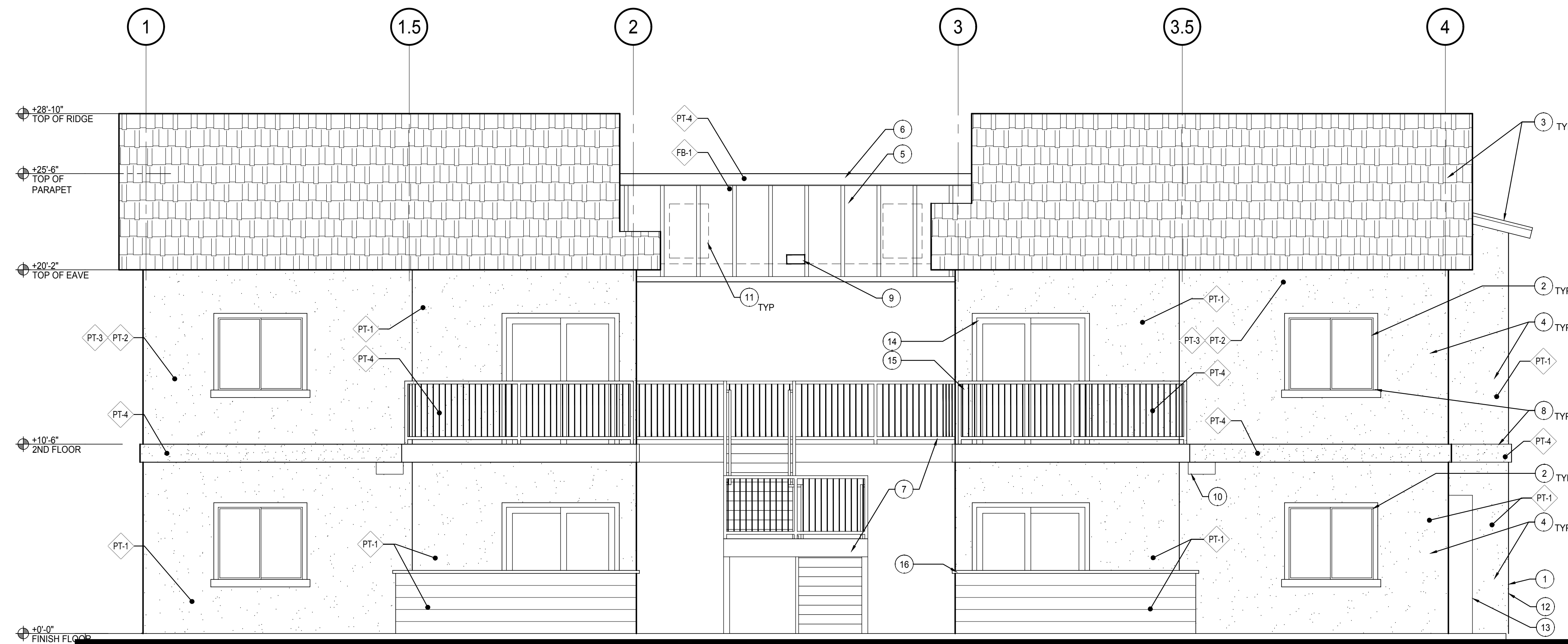
project:
**Los Vecinos Apartments
Addition**
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PHOENIX, ARIZONA 85035

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sheet no.: **AS.2**



2 ELEVATION

1/4" = 1'-0"



1 ELEVATION

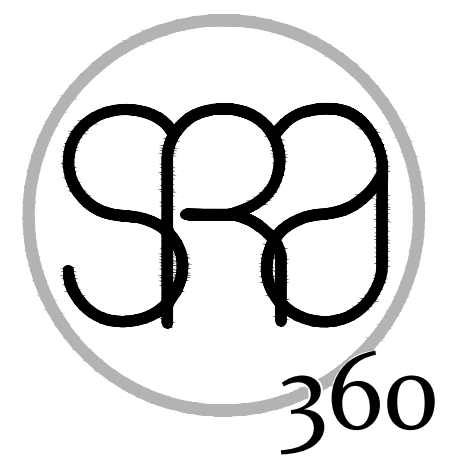
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KEYED NOTES:

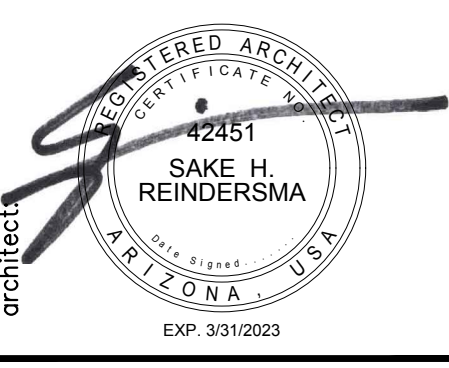
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- PT-2 S510-6 "DURANGO BLUE" - BEHR - STUCCO - REF. TO SITE PLAN FOR COLOR BY BUILDING
- PT-3 SW 7046 "ANONYMOUS" - SHERWIN-WILLIAMS - STUCCO - REF. TO SITE PLAN FOR COLOR BY BUILDING
- PT-4 SW 7675 "SEALSKIN" - SHERWIN-WILLIAMS - STUCCO/METAL
- PT-5 SW 6244 "NAVAL" - SHERWIN-WILLIAMS - METAL/ EXTERIOR
- FB-1 HARDIE BOARD SIERRA 8 PANEL AND TRIM - FACTORY PRIMED - PAINTED PT-5



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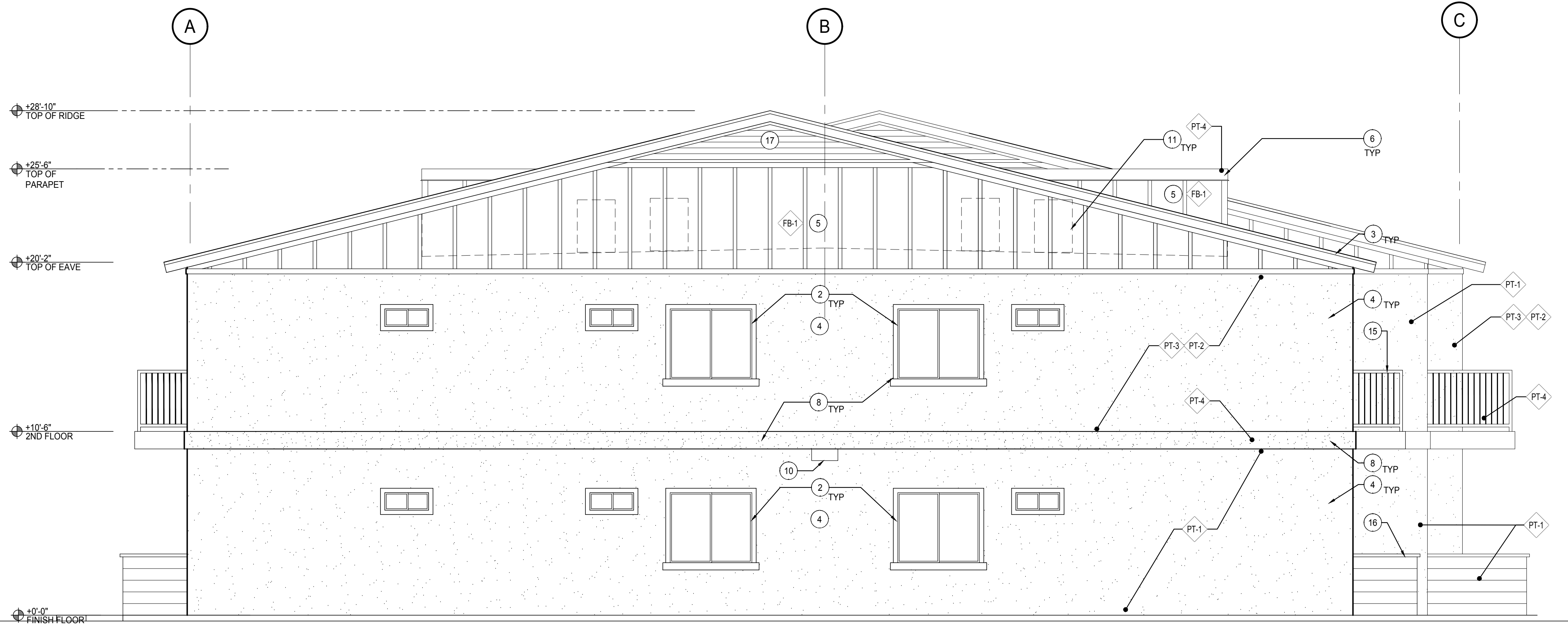
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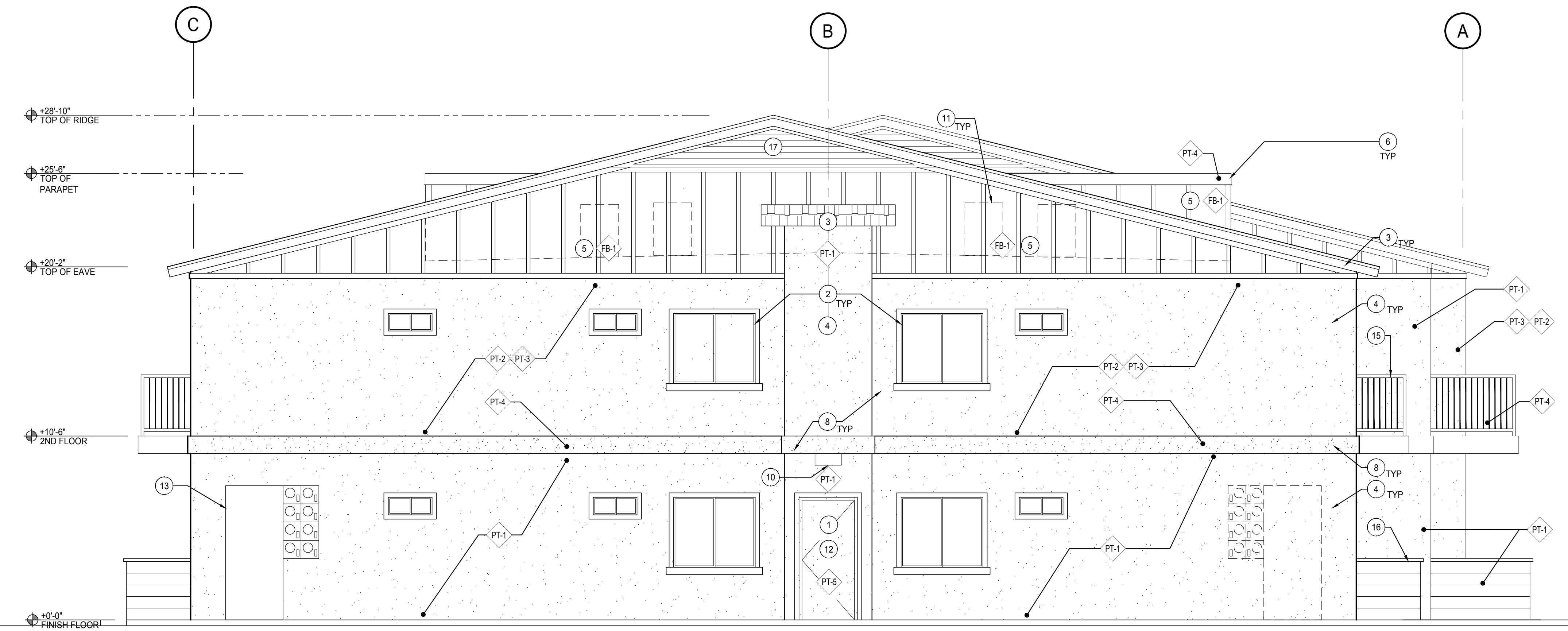
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EXTERIOR ELEVATIONS

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2 ELEVATION

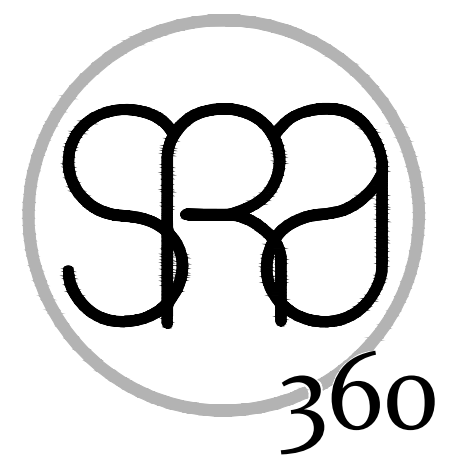
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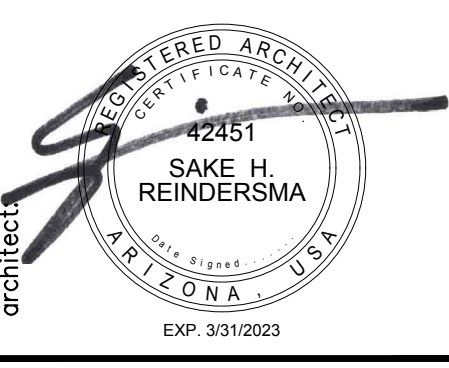
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