



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-49-20-3**  
**April 20, 2021**

**Paradise Valley [Village Planning Committee](#) Meeting Date:** May 3, 2021

**[Planning Commission](#) Hearing Date:** June 3, 2021

**Request From:** R1-6 (Single-Family Residence District)  
(1.11 acres)

**Request To:** R-3 (Multifamily Residence District)  
(1.11 acres)

**Proposed Use:** Community Residence Center

**Location:** Approximately 970 feet north of the northeast corner of 34th Street and Sweetwater Avenue

**Owner:** Fedzin Enterprises, LLC

**Applicant and Representative:** Matt Ihms

**Staff Recommendation:** Approval, subject to stipulations

<b><a href="#">General Plan Conformity</a></b>			
<b><a href="#">General Plan Land Use Map Designation</a></b>		Residential 3.5 to 5 dwelling units per acre and Parks/Open Space-Publicly Owned	
<b><a href="#">Street Map Classification</a></b>	34th Street	Local Street	30-foot east half street
<p><b><i>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.</i></b></p> <p>Per historic aerial photography, the subject site has remained vacant since it was annexed from Maricopa County into the City of Phoenix in 1962. The development</p>			

would permit a new use in the area at a scale that is compatible with the surrounding land uses and appropriately located at the end of a local street absent of residential homes immediately fronting it. Furthermore, this local street, 34th Street, connects to Sweetwater Avenue, a minor collector street, which will provide easy access to other parts of the Village.

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.***

The proposal, a community residence center, is compatible with surrounding land uses in the area which are residential and quasi-public in nature. This use allows a new housing type that will serve individuals with disabilities in the community to support a broad range of lifestyles. As stipulated, the development will incorporate elements to maintain an appropriate scale with the existing neighborhood.

***CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.***

The development provides a reasonable level of intensity that is respectful of local conditions and surrounding neighborhood, which are predominantly built out and zoned single-family and multifamily residential. The subject site is located at the end of a local street that presently serves as primary access to residential uses in the area and a church south of the site. The subject site is adjacent to non-residential uses, including a church, freeway and a wash, thus no adverse impacts are anticipated on adjacent land uses if this rezoning request is approved.

***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, as stipulated, will be required to provide shade along internal pedestrian paths and the adjacent public street. This will help to encourage walking and to mitigate the urban heat island effect by shading hard surfaces, thus cooling the micro-climate around the project vicinity.

<b>Applicable Plans, Overlays, and Initiatives</b>
<b><u>Tree and Shade Master Plan</u></b> : See Background Item No. 7.
<b><u>Complete Streets Guidelines</u></b> : See Background Item No. 8.
<b><u>Comprehensive Bicycle Master Plan</u></b> : See Background Item No. 9.
<b><u>Piestewa Peak Freeway Specific Plan</u></b> : See Background Item No. 10.
<b><u>State Route 51 &amp; Loop 101 Scenic Corridor Policy</u></b> : See Background Item No. 11.
<b><u>Zero Waste PHX</u></b> : See Background Item No. 12.
<b><u>Housing Phoenix</u></b> : See Background Item No. 13.

<b>Surrounding Land Uses and Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant / Undeveloped	R1-6
<b>North</b>	Vacant / Undeveloped, Indian Bend Wash	R1-6
<b>South</b>	Single-Family Residential	R1-6
<b>East (across Indian Bend Wash)</b>	Phoenix Indian Bend Wash Park and Single-Family Residential	R1-6
<b>West</b>	State Route 51	R1-6

<b>R-3 – Multifamily Residential (Subdivision Development Option)</b>		
<b><u>Standards</u></b>	<b><u>R-3 Requirements</u></b>	<b><u>Proposed</u></b>
Gross Acreage	-	1.11 acres
Maximum Number of Units	16 units	None (Met, community residence center with 50 beds proposed)
Maximum Density	Maximum 14.5 dwelling units per acre	None (Met, community residence center with 50 beds proposed)

<b>Standards</b>	<b>R-3 Requirements</b>	<b>Proposed</b>
Maximum Building Height	2 stories or 30 feet (except that there shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.)	2 stories or 30 feet (Met)
Maximum Lot Coverage	45 percent	22 percent (Met)
<b>MINIMUM BUILDING SETBACKS</b>		
Front: 34th Street	25 feet	30 feet (Met)
Rear: East property line	15 feet	21 feet (Met)
Sides: North and south property lines	10 feet and 3 feet	15 feet and 127 feet (Met)
<b>MINIMUM LANDSCAPE SETBACKS AND STANDARDS</b>		
Front: 34th Street	25 feet	Not specified*
Rear and sides: North, south and east property lines	5 feet	Not specified*
Minimum Open Space	5% of gross area	Not specified*
<b>MINIMUM PARKING REQUIREMENTS</b>		
Parking	1 space per two resident/patient beds (Community Residence Center/Nursing Home) and 1 space per 300 square feet (Office).	32 spaces provided (Square footage of office space not provided)*

\*Site plan revision or variance required.

## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This request is to rezone 1.11 acres located approximately 970 feet north of the northeast corner of 34th Street and Sweetwater Avenue from R1-6 (Single-Family Residence District) to R-3 (Multifamily Residence District) for a community residence center, subject to a use permit process. Community residence centers are permitted subject to a use permit in multifamily zoning districts, including the R-3 zoning district, while permitted by right in some of the commercial zoning districts. The site is presently vacant and undeveloped.

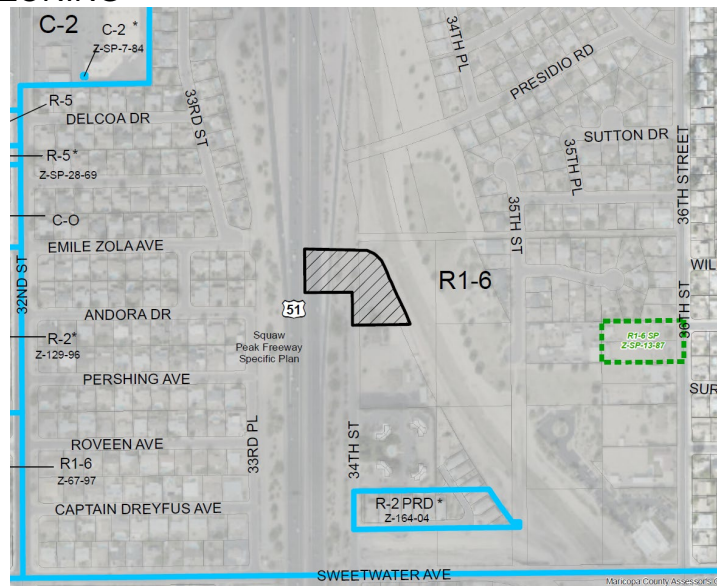
### **SURROUNDING LAND USES AND ZONING**

2. The request for R-3 (Multifamily Residence District) zoning is located in an area surrounded by single-family zoning, although adjacent to non-residential uses. These non-residential uses include a vacant lot/wash area (north), church (south), State Route 51 (west) and Phoenix Indian Bend Wash Park (east).

Multifamily zoning is located near the northeast corner of 34th Street and Sweetwater Avenue, developed with a single-family detached use.

Multifamily uses developed under the R1-6 (Single-Family Residence District) zoning exists along 34th Street, less than 500 feet south of the subject site.

Access to the subject site is along 34th Street, a local street, which terminates at the subject site. Overall, the general area has been developed with a variety of residential uses, including single-family and multifamily, plus non-residential uses. The proposed multifamily zoning is consistent with existing uses in the area and will allow a new residential use to be established on the subject site without impacting nearby residential properties due to its geographic location.

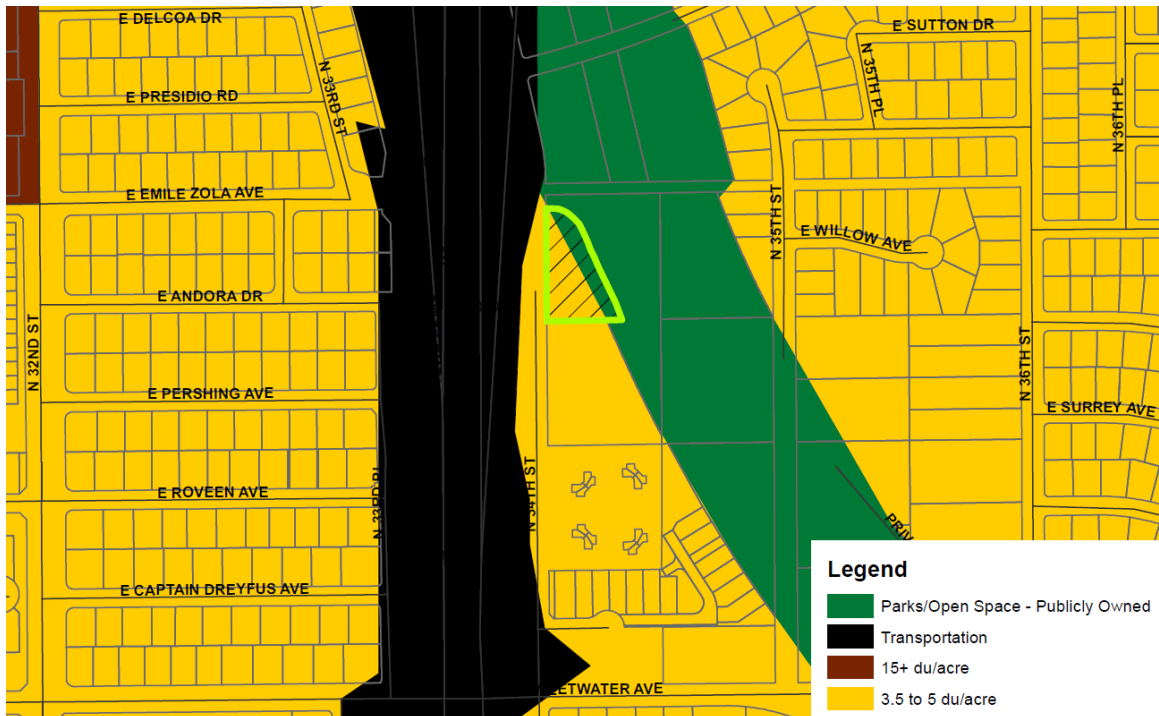


Zoning Aerial Map, Source: Planning and Development Department

### GENERAL PLAN LAND USE MAP DESIGNATIONS

3. The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre and Parks/Open Space -Publicly Owned. The proposal is not consistent with the existing General Plan Land Use map designation, as the R-3 zoning district is consistent with Commercial and Residential 10 to 15 dwelling units per acre Land Use Map designations. However, a Minor General Plan Amendment is not required since the site is under 10 acres in size.

North and east of the site has been designated as Parks/Open-Space-Publicly Owned and a small portion as Residential 3.5 to 5 dwelling units per acre. South of the site has been designated as Residential 3.5 to 5 dwelling units per acre, and west of the site has been designated as Transportation along State Route 51.



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

## PROPOSAL

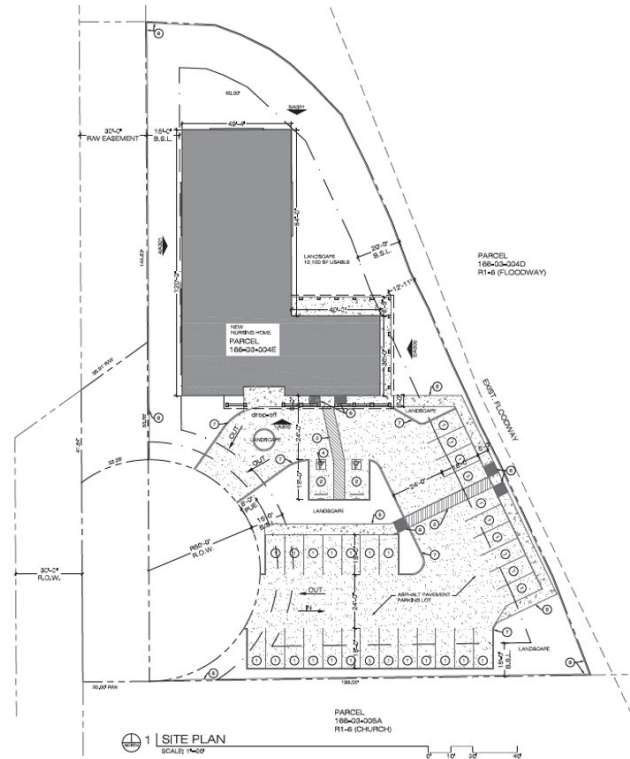
### 4. Site Plan

The development proposes a community residence center, subject to a use permit, on the subject site. The conceptual site plan shows a single two-story building located on the north-half of the site, with vehicular surface parking spaces located on the south-half of the site. An open space area is proposed west of the building, within proximity to the eastern property line bordering Indian Bend Wash.

Access to the site is proposed exclusively along 34th Street, envisioned to terminate as a cul-de-sac to be constructed as part of this development. A sidewalk connecting to Sweetwater Avenue presently exists along most of 34th Street, located either on the west or east side of the street.

As mentioned previously in this report, no residential uses are adjacent to the subject site. However, staff recommends Stipulation No. 1 which would limit the location of buildings on the site away from an adjacent single-family zoned property to the south, shall this property develop in the future as single-family. Stipulation No. 1 would require a minimum 50-foot building setback from the south property line, exclusive of carports or perimeter walls. A church is adjacent to the site along the south property line, while a freeway and wash bound the remaining property lines.

General conformance to the conceptual site plan is not proposed since zoning variances may be requested by the applicant following the rezoning process if site plan modifications cannot be made. Furthermore, the subject parcel is non-symmetrical in shape and constrained by topographical features such as a wash and freeway, thus additional flexibility during the develop review phase for the



Conceptual Site Plan, Source: Another Look LLC.

site could be beneficial. In addition, a community residence center is subject to a use permit within the R-3 multifamily district. Use permits and variances undergo a separate review process, subject to the Zoning Adjustment hearing process.

## 5. Elevations

The conceptual building elevations depict various architectural features such as pitched roofs, windows, a covered patio and four-sided architecture. Building materials referenced in the conceptual elevations include brick façade, cement board siding, stucco and tile roofs. The conceptual building elevations proposed for the site depict a maximum height of two stories and 30 feet to the mid-point of the roof. Stipulation No. 2 recommends limiting the maximum height of buildings on site to two stories and 30 feet to help keep the building on this site consistent with adjacent R1-6 zoning district permitted height standards.

Staff is recommending a stipulation to require building elevations to incorporate a variety of colors, materials and textural changes. This is addressed in Stipulation No. 3. Stipulation No. 4 also recommends that all building elevations contain architectural embellishments and detailing, including pitched roofs, and/or overhang canopies. Stipulation Nos. 3 and 4 will ensure that the site provides aesthetically pleasing building materials and architecture across from a public park and adjacent to a single-family zoned property.

A conformance to the conceptual building elevations is not currently proposed as the building elevations show no colors and since zoning variances may be requested following the rezoning process if site plan modifications cannot be made, which could result in a change of layout for the building. However, the stipulations listed above will help ensure that the proposed buildings will incorporate pleasing aesthetics, materials that will withstand the weather for many years and architectural features consistent with those found in the adjacent residential areas.





Conceptual Building Elevations, Source: Another Look LLC.

## 6. Landscaping, Walls and Walkways

The development features one usable open space area, northeast of the site at approximately 12,100 square feet in area. This open space area is oriented towards Indian Bend Wash, east of the site, and will serve to enhance the viewscape from the wash area towards this adjacent bank. Furthermore, the R-3 zoning district requires that a minimum of 100 square feet of open space is provided per bed in community residence centers.

In order to buffer the site from adjacent uses, increase shade and to provide an enhanced landscape treatment along Indian Bend Wash, Stipulation No. 5 recommends enhanced plantings within landscape setbacks that include minimum 2-inch caliper large canopy shade trees planted 20 feet on center or equivalent groupings and five 5-gallon shrubs per tree.

Stipulation No. 6 recommends that where a landscaped median is provided within the ingress or egress to the site, a landscaped accent area shall be provided. This will help to provide a visually unique character and provide seasonal interest along the streetscape.

Stipulation No. 7 recommends several wall enhancements to be aesthetically pleasing along the street frontage and Indian Bend Wash. The wall enhancements include:

- Finished appearance with textural differences where visible from public streets;
- Combination of view fencing and solid walls along Indian Bend Wash.

Stipulation Nos. 8 and 9 recommend several pedestrian enhancements to promote walking and safety. The enhancements include:

- Pedestrian pathways that connect all buildings, community amenity areas and public sidewalks via the most direct route;
- Pathways constructed of decorative pathways that visually contrast with parking and drive aisle surfaces.



Conceptual Site Plan, Source: Another Look LLC. with Planning and Development Department annotations

## STUDIES AND POLICIES

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. Staff is recommending several stipulations designed to provide trees and enhance shade within the development. Staff is recommending Stipulation No. 10 to require a minimum of 75 percent shade within pedestrian walkways, including the public sidewalk, to encourage walking by employees and residents by providing thermal comfort.

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. This development will help to pedestrianize the immediate street frontages by shading sidewalks adjacent to the development, addressed in Stipulation No. 10. A minimum of two inverted u-bicycle racks located near the main building entrance are recommended in Stipulation No. 11.

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. Bicycle lanes have been designed within the Sweetwater Avenue corridor; thus Stipulation No. 11 recommends a minimum of two inverted u-bicycle racks located near the main building entrance to promote the use of bicycling as a means of transportations for future employees and residents of this facility.

10. **[Piestewa Peak Freeway Specific Plan](#)**

The Piestewa Peak Freeway Specific Plan was approved in 1991 to help address the impacts of the State Route 51 (SR-51) freeway on adjacent neighborhoods. The plan proposes ways to maximize the compatibility of the freeway with adjacent and nearby land uses, while encouraging neighborhood cohesion and stability. The subject site is located within Segment 5 of this Specific Plan and was envisioned as a park within the existing and proposed land use map, part of a larger linear park along Indian Bend Wash. Thus, the proposal is consistent with the Piestewa Peak Freeway Specific Plan existing and proposed land use map. However, the existing freeway noise mitigation wall and landscape area within the SR-51 freeway portion, in addition to landscape setbacks adjacent to the SR-51, will help mitigate any potential impacts to this new proposed development.

11. **State Route 51 & Loop 101 Scenic Corridor Policy**

The State Route 51 & Loop 101 Scenic Corridor Policy was approved in 2011 to help establish and protect this scenic corridor from outdoor uses, such as outdoor storage and off-premise advertising structures, along portions of the State Route 51 and Loop 101. The requested R-3 (Multifamily Residence District) zoning does not allow outdoor uses such as outdoor storage or off-premise advertising structures, thus the proposal is consistent with this policy document and will promote the vision for this scenic corridor.

12. **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 materials indicate that recycling services will be part of the development.

13. **Housing Phoenix**

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 at a more rapid pace while using vacant land in a more sustainable fashion.

Although the proposed community residence center is not a traditional residential use, it will allow for disabled residents to be housed and cared for at this location, which proposes up to 50 beds as part of this facility. Shall the proposed use not be developed on this site, the proposed zoning would permit a variety of residential uses including single-family and multifamily.

**COMMUNITY INPUT SUMMARY**

14. As of the writing of this report, staff had not received any letters in support or opposition to this rezoning application. Staff did receive a letter from an individual

in the area that listed concerns regarding the manner in which the virtual neighborhood meeting was held by the applicant.

#### INTERDEPARTMENTAL COMMENTS

15. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the 2018 International Fire Code with Phoenix Amendments, and the facility will require fire sprinklers and an alarm system. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
16. The Floodplain Management division of the Public Works Department has indicated that a sliver of the parcel is located in a Special Flood Hazard Area (SFHA) called Zone AE Floodplain, on panels 1735L of the Flood Insurance Rate Maps (FIRM) dated December 22, 2017. If the plans show no building and/or construction encroachment including fill within the sliver, then no floodplain requirements will be required. If an encroachment does occur, Stipulation No. 14 addresses these floodplain requirements.
17. The Public Transit Department provided comments expressing the importance of direct, clearly defined accessible, and well shaded pedestrian pathways on the site. Shaded pathways should connect the public sidewalks with site amenities and gathering areas. Lastly, that alternative pavement material be used where pedestrian pathways cross drive aisles. These comments were addressed in Stipulation Nos. 8, 9 and 10.
18. The Pedestrian Safety Coordinator with the Street Transportation Department commented that pedestrian accesses to the site from the public sidewalk should be attractive plus inviting, in addition to providing a shaded plus illuminated pedestrian circulation on the site. Furthermore, that alternative paving material be used to delineate pedestrian walkways where vehicle conflicts exist. Also, that the public sidewalk be detached to help provide shade and thick vegetation to discourage mid-block pedestrian crossings. Lastly, that pedestrian walkways are marked where these are located in parking areas, and that buildings with varied setbacks are located near sidewalks to encourage walking plus create visual vibrancy.

Stipulation No. 6 requires a landscaped accent area where a median is provided along the main entrance to the site to create visual vibrancy. Stipulation No. 8 addresses pedestrian pathways that connect the site to adjacent sidewalks, while Stipulation No. 9 requires decorative pavement to be utilized in order to visually contrast the parking surfaces. Lastly, Stipulation No. 10 requires the

shading of pedestrian walkways to encourage walking. Variation in building setbacks was not stipulated due to the unique shape of the parcel, which constraints development on the site.

19. The Street Transportation Department requires the construction of a cul-de-sac at the terminus of 34th Street. Furthermore, that the developer construct all streets within and adjacent to the development with all required elements. These are addressed in Stipulation Nos. 12 and 13.

#### OTHER

20. The site is not located in an area identified as being archaeologically sensitive. 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. This is addressed in Stipulation No. 15.
21. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

#### **Findings**

1. This proposed development provides a new non-traditional housing option that is consistent with surrounding developments and serves a need in the community for disabled individuals.
2. The development, as stipulated, will maintain an appropriate scale to ensure that it remains compatible with the area.
3. This development proposes to develop an asymmetrical parcel that is bounded by a wash and freeway with a use that is consistent with the goals of the State Route 51 & Loop 101 Scenic Corridor Policy plan.

#### **Stipulations**

1. The development shall maintain a minimum 50-foot building setback, exclusive of carports and perimeter walls, from the southern site boundary where adjacent to R1-6 zoning.
2. The maximum building height shall be limited to 2 stories and 30 feet.

3. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
4. All elevations of the building(s) shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, pitched roofs and/or overhang canopies, as approved by the Planning and Development Department.
5. The required landscape setbacks shall include minimum 2-inch caliper large canopy shade trees, planted 20 feet on center or in equivalent groupings, and five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
6. Where a landscaped median is provided within the ingress or egress to the site, a landscaped accent area shall provide a visually unique character with drought-tolerant plant materials providing seasonal interest and 75 percent live cover, as approved by the Planning and Development Department.
7. Perimeter walls shall be constructed to the following standards, as approved by the Planning and Development Department.
  - a. Perimeter walls visible from public streets shall have a finished appearance compatible with primary structures that includes material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs.
  - b. A combination of solid masonry wall not exceeding 4 feet in height, and wrought iron view fencing or similar material shall be utilized along the eastern property lines where open space is adjacent to the drainage channel/floodway (Indian Bend Wash) east of the site.
8. Clearly defined, accessible pedestrian pathways shall be provided connecting all building entrances and exits, community amenity areas, and all public sidewalks utilizing the minimum possible distance and providing the most direct route, as approved by the Planning and Development Department.

9. The developer shall provide clearly defined, accessible pathways, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
10. Pedestrian walkways, including adjacent public sidewalks, shall be shaded to a minimum of 75 percent, as approved by the Planning and Development Department.
11. A minimum of two inverted U-bicycle racks or artistic style racks shall be provided, located near the main building entrance. All bicycle racks shall adhere to Appendix K, "Outdoor/Open Facilities", of the Comprehensive Bicycle Master Plan, and as approved by the Planning and Development Department.
12. The developer shall construct a minimum 45-foot radius cul-de-sac at the terminus of 34th Street, as approved by the Planning and Development Department.
13. 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.
14. A portion of this parcel is located in a Special Flood Hazard Area (SFHA) called Zone AE Floodplain, on panels 1735L of the Flood Insurance Rate Map (FIRM) revised December 22, 2017. If the plans show no building and/or construction encroachment including fill within this portion of the site in the SFHA, then no floodplain requirements will be required. If encroachment does occur, then the following requirements must be met, as approved by the Planning and Development Department:
  - a. The Architect/Engineer is required to show the special flood hazard area boundary limits on plans and ensure that impacts to the proposed facilities and surrounding properties have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
  - b. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements prior to issuance of a Grading Permit.
15. 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.



Staff Report: Z-49-20-3

April 20, 2021

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**Writer**

Enrique Bojórquez-Gaxiola

April 20, 2021

**Team Leader**

Samantha Keating

**Exhibits**

Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped September 17, 2020 (1 page)

Conceptual Elevations date stamped September 17, 2020 (2 pages)

Community Correspondence (1 page)





# ARCHITECTURE SITE PLAN

FOR  
**SOLACE HOSPICE AZ**  
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 13,  
 TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE G.&S.R.B.&M.,  
 MARICOPA COUNTY, AZ  
 APN: 166-03-004E  
 13225 N. 34TH ST., PHOENIX, AZ 85032

## #KEYED NOTES

- 8'-6"x18' STANDARD PARKING SPACE
- 11'x18' ADA PARKING STALL
- 5' WIDE ADA ACCESS AISLE
- HANDICAP PARKING SIGN
- CONC. SIDEWALK
- CONCRETE RAMP
- 6" CONC. CURB
- 8' HIGH WALL

## ACCESSIBILITY NOTES

THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE A.D.A. AND LOCAL BARRIER FREE REQUIREMENTS AND SHALL ENSURE THAT THIS FACILITY WILL MEET THE STRICTEST OF THE APPLICABLE REQUIREMENTS. THE FOLLOWING IS A PARTIAL LIST OF SITE RELATED ITEMS WITHIN THE SCOPE OF WORK TO PAY PARTICULAR ATTENTION TO:

- ACCESSIBLE PARKING STALL REQUIREMENTS.
- ACCESSIBILITY FROM PARKING TO BUILDING INTERIOR.
- PATH OF EGRESS FROM BUILDING TO PUBLIC RIGHT OF WAY.

## PROJECT DATA

**OVERALL NET ACREAGE:** 0.90 ACRES (39,558 SF)  
**GROSS ACREAGE:** 1.03 ACRES  
**ZONING:** R1-6 EXISTING - R-3 PROPOSED (ZONING CHANGE)  
**S/T/R:** 13-3N-3E  
**OCCUPANCY TYPE:** I-2 (INSTITUTIONAL)  
**OCCUPANCY LOAD:** -  
**CONSTRUCTION TYPE:** V-A  
**PARCEL:** 166-03-004E

**FIRE SPRINKLERS:** YES  
**FIRE ALARMS:** YES  
**EMERGENCY LIGHTING:** YES

SETBACKS:	REQUIRED	MIN. PROVIDED
FRONT:	15'-0"	30'-4"
SIDE:	15'-0"	15'-4"
REAR:	20'-0"	21'-0"

## PROJECT DESCRIPTION

THE PROJECT IS FOR A NURSING HOME AND MEMORY CARE FACILITY. WORK PERFORMED, BUT NOT LIMITED TO, WILL INCLUDE:  
 - NEW BUILDING  
 - RE-WORK SITE & PARKING

## FIXTURE CALCS

BLDG #	SPACE	OCCUPANCY	GROSS AREA		HT.	CONST. TYPE
			NET AREA	UNDER ROOF		
1	NURSING HOME	I-2	-SF	-	30'	VA

**INTERIOR FOOTPRINT:** 7,286 SF  
**TOTAL FOOTPRINT (W/ PATIOS):** 8,464 SF  
**MAX. ALLOWABLE LOT COVERAGE:** 25% R-3  
**LOT COVERAGE:** 21.39%  
**ALLOWABLE BUILDING HEIGHT:** 30 FEET / 2 STORIES  
**ADDITIONAL REQUIREMENTS:** 100 SF OF USABLE OUTDOOR SPACE PER BED  
**MAX. # OF BEDS:** 50 BEDS (5,000 SF USABLE OUTDOOR SPACE REQ'D)  
**ALLOWABLE AREA:**  $A_A = \lceil \frac{1}{10.500} \rceil = A_A < 1.0$

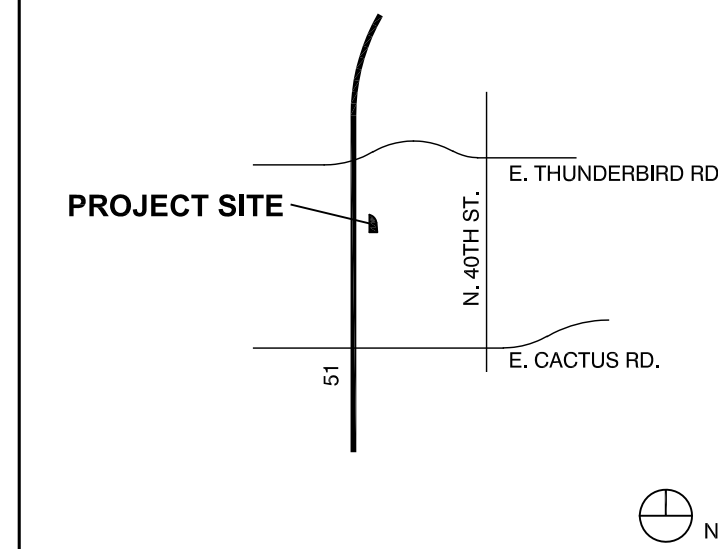
## PARKING

IN ACCORDANCE WITH CITY OF PHX #7 - PARKING REGULATIONS  
**REQUIREMENT:** CAR PARKING  
**NURSING HOME:** 1 SPACE / 2 RESIDENT/PATIENT BEDS  
**OFFICE:** 1/300 SF FLOOR AREA

**PARKING REQUIRED:** 30 ESTIMATED  
**ACCESSIBLE PARKING REQUIRED:** 26-50 SPACES = 2 SPACES  
**ACCESSIBLE PARKING PROVIDED:** 2 SPACES  
**REGULAR PARKING PROVIDED:** 30 SPACES

**NEW PARKING PROVIDED:** 32 SPACES

## VICINITY MAP



## BUILDING CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.  
 2018 INTERNATIONAL BUILDING CODE (IBC) W/ AMENDMENTS  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ AMENDMENTS  
 2018 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS  
 2018 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS  
 2018 INTERNATIONAL PLUMBING CODE W/ AMENDMENTS  
 2017 NATIONAL ELECTRIC CODE (NEC)  
 2018 INTERNATIONAL FIRE CODE W/ AMENDMENTS  
 2010 ADA STANDARDS

## OWNER:

FEDZIN ENTERPRISES LLC  
 ADDRESS: PO BOX 7426  
 SURPRISE, AZ 85374

Contact: Thomas Fedzin  
 Phone: 602.888.7037  
 Email: thomasf@solacehospiceaz.com

## ARCHITECT:

ANOTHER LOOK, LLC  
 2506 E. CAMPBELL AVE  
 PHOENIX, AZ 85016  
 PHONE: 480.266.8193  
 EMAIL: matt.ihms@gmail.com

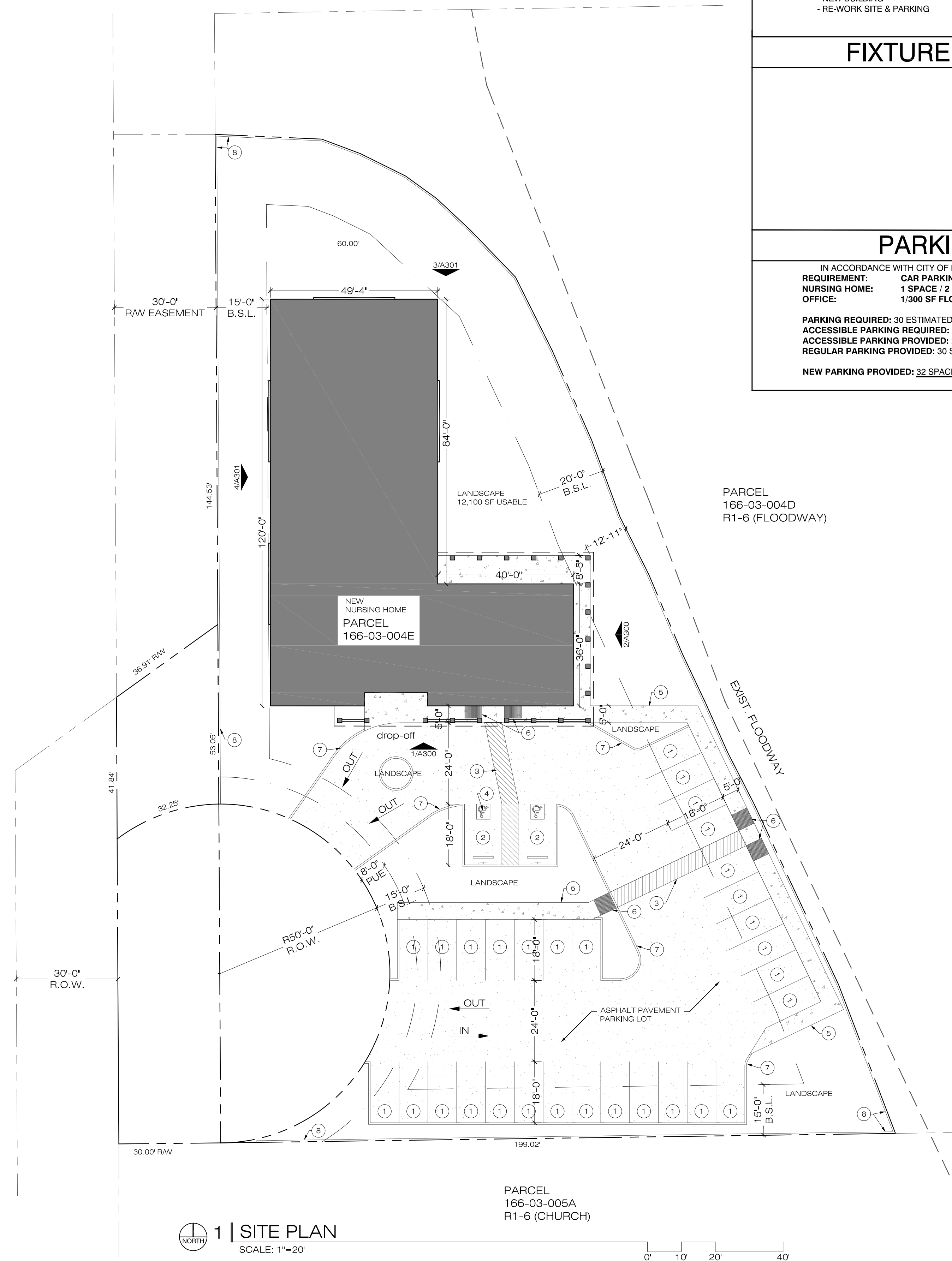
PROJECT:  
**SOLACE HOSPICE AZ**

13225 N. 34TH ST.  
 PHOENIX, AZ 85032



ANOTHER LOOK

2506 E. CAMPBELL AVE  
 PHOENIX, AZ 85016  
 MATT IHMS  
 T. 480.266.8193  
 matt.ihms@gmail.com



## LEGAL DESCRIPTION:

LOT 4, OASIS ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 45 OF MAPS, PAGE 20.

COMMENCING AT THE CENTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## CITY OF PHOENIX SITE NOTES:

- Development and use of this site will conform with all applicable codes and ordinances.
- All new or relocated utilities will be placed underground.
- Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor, or vibration will be emitted at any level exceeding the general level of noise, odor, or vibration emitted by uses in the area outside of the site.
- Owners of property adjacent to public right-of-ways will have the responsibility for maintaining all landscaping located within the right-of-ways, in accordance with approved plans.
- All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
- 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.
- Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas.
- All signage requires separate reviews, approvals, and permits. No signs are approved per this plan.

I consent to the reproduction of this site plan provided that if modifications are made, the professionals who make such changes assume full responsibility and liability for the modified portions of the plan.

SIGNATURE OF COPYRIGHT OWNER \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED NAME OF COPYRIGHT OWNER \_\_\_\_\_

**CITY OF PHOENIX**  
 SEP 17 2020  
 Planning & Development  
 Department

issued	rev	date
PRE-APP #19-160		12/30/19

## SITE PLAN

Drawing Title

AS NOTED  
 Scale

**A000**

Drawing No.

CITY OF PHOENIX

SEP 17 2020

Planning & Development  
Department

PROJECT:  
SOLACE HOSPICE AZ

13225 N. 34TH ST.  
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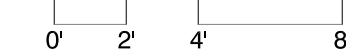
1 | SOUTH ELEVATION

SCALE: 3/16"=1'-0"



2 | EAST ELEVATION

SCALE: 3/16"=1'-0"



issued	rev	date
PRE-APP #19-160		12/30/19

ELEVATIONS

Drawing Title

AS NOTED  
Scale

A300

Drawing No.



**ANOTHER LOOK**

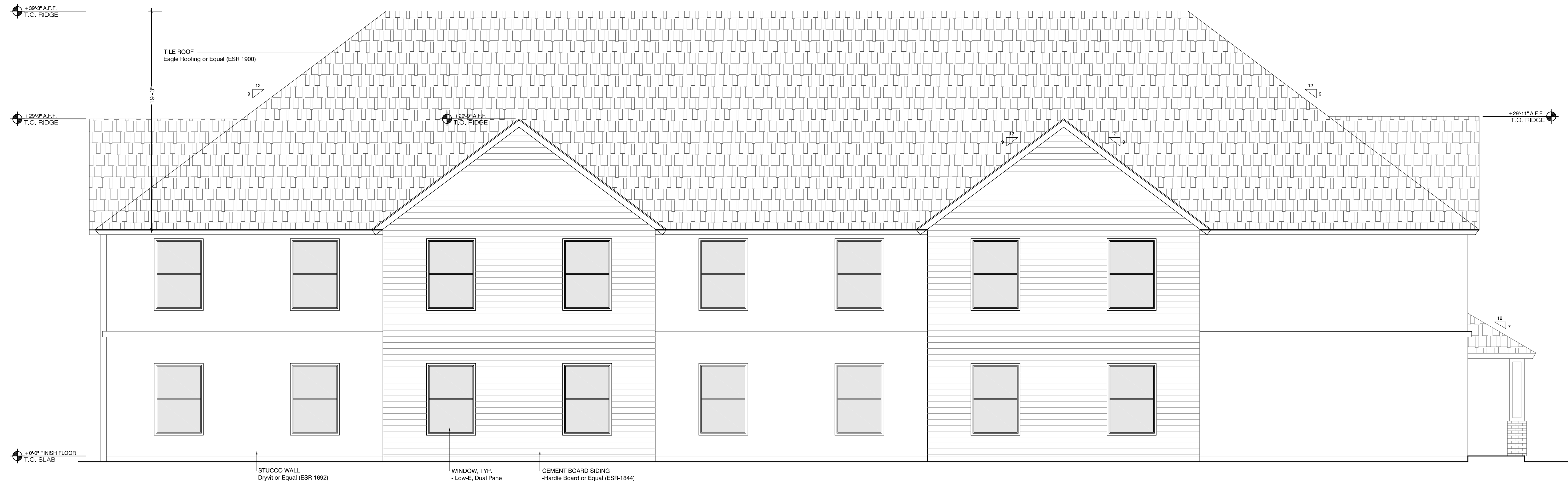
2506 E. CAMPBELL AVE  
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MATT IHMS  
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matt.ihms@gmail.com

**CITY OF PHOENIX**  
SEP 17 2020  
Planning & Development  
Department



**3 | NORTH ELEVATION**  
SCALE: 3/16"=1'-0"

issued	rev	date
PRE-APP #19-160		12/30/19



**4 | WEST ELEVATION**  
SCALE: 3/16"=1'-0"

**ELEVATIONS**

Drawing Title

AS NOTED  
Scale

**A301**

Drawing No.

**From:** [Emad Zaki](#)  
**To:** [matt.ihms@gmail.com](mailto:matt.ihms@gmail.com)  
**Cc:** [David O Simmons](#); [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** Case Z-49-20-3  
**Date:** Monday, February 22, 2021 12:39:10 PM  
**Attachments:** [Rezoning Letter .pdf](#)

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Dear Mr. Ihms,

I am attaching a copy of the letter you mailed regarding the above-mentioned case. I have few concerns that I would like to address:

1. The meeting is scheduled on a work day at 9AM, this is going to prevent a lot of the neighborhood members from attending. My experience with these meeting that it is usually scheduled after regular work hours.
2. The way this is set does not give the members an access to the meeting until they request it from you, this is another concern as members should have a direct link to access the meeting same as in-person meeting works.

Please consider the above concerns as it interferes with the main purpose of this meetings to allow the neighbors to voice their opinions and address their concerns. It would be great if you can reschedule this meeting for another day after 5PM and to have a direct link for anyone who would like to attend.

Please also let me know if you can provide me with the mailing list to make sure that our neighbors all got the letter, and if they share the same concerns we have.

Best Regards,

Emad Zaki