



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-50-22-4
December 16, 2022

Alhambra [Village Planning Committee](#) Meeting Date: December 20, 2022
[Planning Commission](#) Hearing Date: January 5, 2023
Request From: [C-2 TOD-1](#) (Intermediate Commercial, Interim Transit-Oriented Zoning Overlay District One) (4.79 acres)
Request To: [WU Code T5:5 UT](#) (Walkable Urban Code, Transect 5:5, Transit Uptown Character Area) (4.79 acres)
Proposed Use: Multifamily Residential
Location: Approximately 180 feet north of the northeast corner of 7th Avenue and Camelback Road
Owner: Larkspur Lane Investment Properties, LLC
Applicant: Brian Greathouse, Burch & Cracchiolo, PA
Representative: Brian Greathouse, Burch & Cracchiolo, PA
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	7th Avenue	Arterial	40-foot east half street
<p>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.</p> <p>The proposal includes design and development standards to encourage walking, bicycling, and transit use. These standards include a shaded streetscape, units fronting onto the public sidewalk, parking situated away from the public street, and on-site amenities.</p>			
<p>CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</p>			

The proposal includes bicycle facilities to encourage bicycling and transit use to become a way of life by leveraging its proximity to the light rail station at 7th Avenue and Camelback, the Colter Street Pedestrian and Bicycle Improvements, and the Phoenix Sonoran Bikeway on 3rd Avenue. Features include secure bicycle parking for residents, convenient racks for guests, and a bicycle repair station for residents.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal includes robust tree plantings between the back of curb and the building fronts and a detached sidewalk that will be shaded to 75 percent as stipulated. These improvements will serve create a comfortable pedestrian environment along 7th Avenue to make the walk from the adjacent neighborhood to the light rail and other nearby amenities more comfortable.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The subject site is approximately 200 feet from the 7th Avenue and Camelback Road light rail station, and the proposal to provide multifamily residential meets the goals of the Uptown Transit Oriented Development Policy Plan and the Housing Phoenix Plan.

Applicable Plans, Overlays, and Initiatives

[TOD Strategic Policy Framework](#): Background Item No. 4.

[Uptown Transit Oriented Development Policy Plan](#): Background Item No. 5.

[Alhambra Village Character Plan](#): Background Item No. 6.

[Tree and Shade Master Plan](#): Background Item No. 9.

[Complete Streets Guidelines](#): Background Item No. 10.

[Housing Phoenix](#): Background Item No. 11.

[Zero Waste PHX](#): Background Item No. 12.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant, former retail suites, and other commercial uses	C-2 TOD-1
North	Driveway for multifamily residential to the east, church and school	WU Code T5:5 UT, R-4
South	Liquor and smoke shop, mattress store, and multifamily residential	C-2 TOD-1, WU Code T5:5 UT
East	Multifamily residential	WU Code T5:5 UT
West (across 7th Avenue)	Commercial shopping center	C-2 TOD-1

Walkable Urban Code Transect 5:5 UT		
<u>Standards</u>	<u>Requirements</u>	<u>Site Plan Provisions</u>
Gross Acres		4.79
Total Dwelling Units	No maximum	249
Density		52 dwelling units per acre
Building Height	56 foot maximum	54 feet 9 inches (Met)
<i>Building Setbacks</i>		
Primary Frontage (7th Avenue)	12 foot maximum	6 feet (Met, per Stipulation No. 3)
<i>Parking</i>		
Primary Frontage Setback	30 foot minimum or behind building	30 feet (Met)
Parking Spaces	244 spaces required 97 spaces for studios, 172.5 spaces for 1-bedroom units, 55.5 spaces for 2-bedrooms 25 percent reduction permitted, 0.25 miles of light rail station.	272 spaces (Met)

Walkable Urban Code Transect 5:5 UT		
<u>Standards</u>	<u>Requirements</u>	<u>Site Plan Provisions</u>
<i>Streetscape Standards</i>		
Primary Frontage	Minimum sidewalk width of 6 feet and a minimum landscape width of 5 feet	6-foot-wide sidewalk, 10-foot-wide landscape area (Met, per Stipulation No 10)
<i>Lot Requirements</i>		
Lot Coverage	80 percent maximum	26.4 percent (Met)
Primary Frontage	70 percent minimum	78 percent (Met)
Frontage Types	All frontages	Porch and Storefront (Met, per Stipulation No. 2)
Open Space	Minimum 5 percent of gross site area	Not listed, 5 percent required as publicly accessible per Stipulation No. 1
<i>Glazing Requirements</i>		
Primary Frontage		
Ground Floor	25 percent	Not listed
Second Floor	25 percent, 10 percent East and West	Not listed

*Site plan revision, variance, of administrative relief required.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 4.97 acres located approximately 180 feet north of the northeast corner of 7th Avenue and Camelback Road from C-2 TOD-1 (Intermediate Commercial, Interim Transit-Oriented Zoning Overlay District One) to WU Code T5:5 UT (Walkable Urban Code, Transect 5:5, Transit Uptown Character Area) for multifamily residential.

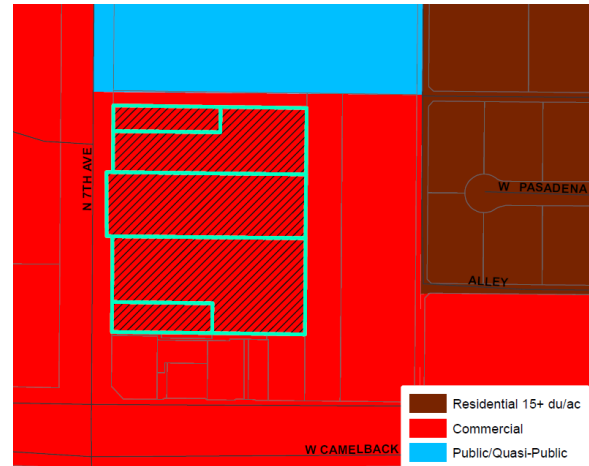
SURROUNDING LAND USES AND ZONING

2. The subject site contains vacant commercial structures. To the east of the subject site is a five-story multifamily residential development under construction that was rezoned to WU Code T5:5 UT through Rezoning Case No. Z-39-19-4. To the north of the subject site is a driveway to the multifamily residential development to the east, and a high school and church zoned R-4 (Multifamily Residence District). To the south of the subject site are multiple commercial properties zoned C-2 TOD-1 and a portion of a multifamily development zoned WU Code T5:5 UT. To the west of the subject site across 7th Avenue is a commercial shopping center zoned C-2

TOD-1.

GENERAL PLAN LAND USE MAP

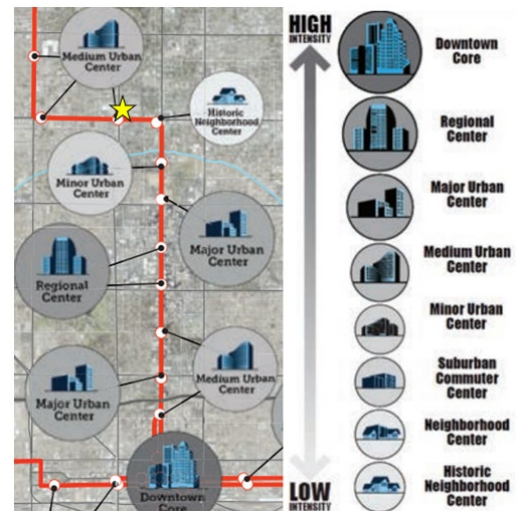
- The General Plan Land Use Map designates the site as Commercial. The proposal for multifamily residential is consistent with the designation. To the south, west, and east is designated as Commercial. To the north of the driveway is designated as Public/Quasi-Public.



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

- Transit Oriented Development Strategic Policy Framework:**

The Transit Oriented Development Strategic Policy Framework is part of the City's General Plan. The framework identifies planning typologies to describe urban environments. The subject site is located within 200 feet from the light rail station located at 7th Avenue and Camelback Road which is identified as a Medium Urban Center Place Type. The Medium Urban Center Place Type is characterized by high intensity with building heights typically from three to six stories with incentive heights of up to 10 stories when bonus criteria are met. The proposal for four stories is consistent with the intensity envisioned by the Medium Urban Center Place Type.



Transit Oriented Development Strategic Policy Framework, Place Type Map Excerpt; Source: Planning and Development Department

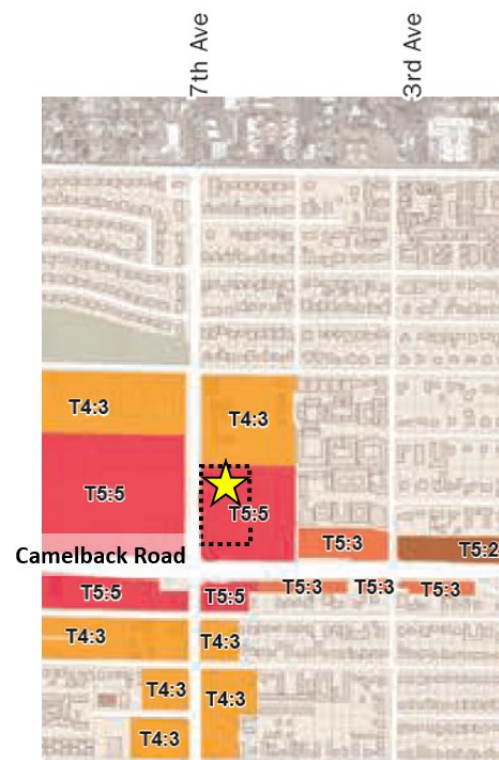
- Uptown TOD Policy Plan:** The site is located within the Uptown TOD Planning Area which is bound by Missouri Avenue on the north, 7th Street on the east, Indian School Road on the south, and the western edge is generally 7th Avenue south of the Grand Canal and 15th Avenue north of the Grand Canal. The policy plan for the Uptown TOD District provides a blueprint for fully achieving the

transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services.

With specific regard to the proposed use and the site, the Uptown TOD District Plan provides the following guidance.

- The site is depicted on the Conceptual Zoning Plan with a recommended Transect of 5:5, which the applicant has proposed.
- The plan projects a shortfall of 10,888 housing units by 2035 and articulates a goal for more housing and employment in proximity to high-capacity transit. The proposal would add 249 dwelling units near light rail.
- The plan identifies that only 22 percent of households are within a 0.25 mile walk of healthy food and the proposal would bring 249 households within that distance of the Fry's Food Store located at the northwest corner of 7th Avenue and Camelback Road.

Uptown TOD Policy Plan, Conceptual Zoning Plan; Source: Planning and Development Department



6. **Alhambra Village Character Plan:**

The Alhambra Village Character Plan was approved and adopted into the Phoenix General Plan through General Plan Amendment GPA-1-19. The project advances the following items identified in the Alhambra Village Character Plan:

- Land Use Principle: Locate major traffic-generating land uses on major streets in areas planned for such uses, or near parkway and freeway access and transit centers or light rail transit stations, and avoid use of local streets.
- Land Use Principle: Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas and where transit or transportation alternatives exist.
- Design Principle: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

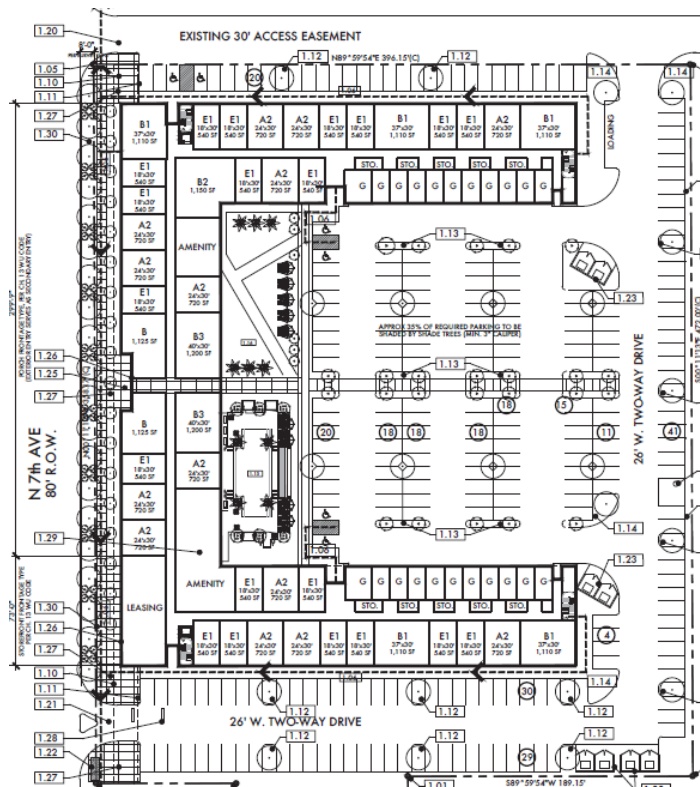
- Design Principle: Locate parking to the rear of a site to create a more pedestrian environment, when adequate shielding from noise and light can be provided to adjacent established neighborhoods. On-street parking in some areas may also promote a pedestrian environment.

The proposal would add new multifamily residential within close proximity to high-capacity transit, on an arterial street, and in a walkable urban configuration that will produce a strong and well shaded pedestrian environment with parking situated to the rear of the site, with the exception of the parking spaces along the driveways at the far north and south of the site.

PROPOSAL

7. Site Plan

The applicant is proposing 249 dwelling units in a four-story configuration. The proposal provides ground-level surface parking shaded to 35 percent (per Stipulation No. 7) located behind or set back from the building. The vehicular ingress/egress is from a driveway at the south edge of the site and through an access easement north of the site shared with the adjacent multifamily east of the subject site. The driveway on 7th Avenue will be restricted to right-in/right-out (Stipulation No. 9). Further, traffic calming devices will be installed at driveways to slow vehicles down when crossing the sidewalk, per Stipulation No. 5.



Conceptual Site Plan; Source: Wilder Architects

The streetscape along 7th Avenue includes a six-foot-wide sidewalk detached from the curb with a ten-foot-wide landscape strip (Stipulation No. 10) with a six-foot-wide landscape setback between the sidewalk and building to accommodate a double row of trees along the streetscape (Stipulation No. 3). To further activate the streetscape, the applicant is providing ground-floor units with the porch frontage type. This frontage type is codified in Stipulation No. 2.

The applicant is providing 10,000 square feet of publicly accessible open space, adjacent to 7th Avenue and shaded to a minimum of 50 percent, at the north and south corners and at the midpoint of the site. Staff recommends Stipulation No. 1 to ensure that the provided open space areas are developed as proposed.

8. Conceptual Building Elevations

To promote enhanced design and compatibility with the surrounding area, staff is recommending Stipulation No. 4 which requires that masonry elements be incorporated into the primary exterior building materials.



Conceptual 7th Avenue Elevation; Source: Wilder Architects

STUDIES AND POLICIES

9. 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. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect.

The proposal aligns with the Tree and Shade Master Plan in the following ways. First, the Walkable Urban Code requires that all public sidewalks be shaded to a minimum of 75 percent at maturity. Second, as required by Stipulation No. 3 the applicant will provide a six-foot-wide landscape area along 7th Avenue planted with minimum three-inch caliper shade trees. Stipulation No. 7 requires that the surface parking area be shaded to 35 percent by minimum three-inch caliper trees and that the landscape area between the back of curb and sidewalk be planted with three-inch caliper trees (Stipulation No. 10).

10. Complete Streets Guidelines:

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.

The Walkable Urban Code is designed to facilitate pedestrian, bicycle, and transit-oriented development and includes provisions to advance the goals of the policy guide. As required by Stipulation No. 5, traffic calming devices will be installed along the driveways to slow vehicles down when exiting the site. Stipulation No. 6 requires bicycle parking and a fix-it station, and Stipulation No. 10 requires a six-foot-wide sidewalk detached from the curb with a ten-foot-wide landscape strip.

11. **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 the 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 or underutilized land in a more sustainable fashion.

12. **Zero Waste Phoenix 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 stated in their application materials that they anticipate the developer will incorporate recycling options for residents.

COMMUNITY CORRESPONDENCE

13. As of the writing of this report, staff has not received letters or support or opposition from members of the public.

INTERDEPARTMENTAL COMMENTS

14. The Fire Department commented that the site plan must comply with the Phoenix Fire Code, indicated there are no problems anticipated with the case, but noted that the applicant should be aware of requirements for fire apparatus access road turning radius, width, and clear height.

15. The Street Transportation Department provided a series of stipulations related to the perimeter conditions of the proposed development including the following: Stipulation No. 8 to require a Traffic Impact Study to evaluate 7th Avenue peak hour restrictions, site traffic routing on the surrounding street network and a contribution of funds for the Colter Street Project; Stipulation No. 9 requiring that the southern driveway on 7th Avenue be right-in/right-out, Stipulation Nos. 10 and 11 to require a shaded and detached sidewalk along 7th Avenue with a corresponding sidewalk easement; and Stipulation No. 12 to require all improvements in the right-of-way be constructed with all required elements and to ADA standards.
16. The Public Transit Department asked that the existing bus stop be retained towards the southern boundary of the site. That is shown on the site plan attached as an exhibit.

OTHER

17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet 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. 13.
18. 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. 14.
19. Development and use of the site are 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 the General Plan Land Use Map designation and the transect map within the Uptown Transit Oriented Development Policy Plan.
2. The proposal as stipulated, will create a strong pedestrian environment along 7th Avenue with shaded and detached sidewalks to convey residents safely

and comfortably to the 7th Avenue/Camelback Road light rail station.

3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations

1. The developer shall provide a minimum 10,000 square feet of publicly accessible open space in a forecourt configuration, as described below and as approved or modified by the Planning and Development Department. The publicly accessible open space shall be:
 - a. Adjacent and accessible to the public sidewalk on 7th Avenue
 - b. Provided in areas of not less than 500 square feet and 20 feet in width;
 - c. Shaded to a minimum of 50 percent by vegetative shade;
 - d. Maintained in perpetuity without fences or barriers;
 - e. Eligible to qualify as a forecourt frontage type;
 - f. Improved to contain, at minimum, a drinking fountain for people and pets, art, and seating.
2. All ground floor dwelling units adjacent to 7th Avenue shall utilize the stoop and doorwell, forecourt, or porch frontage types, as approved or modified by the Planning and Development Department.
3. Between the public sidewalk and the building fronts, there shall be a 6-foot-wide landscape area planted with minimum 3-inch caliper shade trees placed 20 feet on center or in equivalent groupings, as approved or modified by the Planning and Development Department to comply with frontage requirements.
4. The development shall incorporate masonry elements into the primary exterior building materials and shall be reflective of the architectural style in the area, as approved by the Planning and Development Department.
5. The developer shall install traffic calming devices along the driveways of the property so that vehicle drivers exercise caution prior to crossing the sidewalk when exiting the property, as approved or modified by the Planning and Development Department.

6. The developer shall incorporate bicycle infrastructure, as described below and as approved by the Planning and Development Department.
 - a. All required bicycle parking for multifamily use, per Section 1307.H of the Phoenix Zoning Ordinance, shall be secured parking.
 - b. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 required spaces near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
 - c. One bicycle repair station shall be provided and maintained by the developer in an area of high visibility near the secure bicycle parking areas.
7. A minimum 35 percent of the uncovered parking lot area shall be shaded by minimum 3-inch caliper shade trees, as approved by the Planning and Development Department.
8. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development. The TIS shall include evaluation of 7th Avenue peak hour restrictions and resulting site traffic routing on the surrounding street network and proposed mitigation to Colter Street. The developer shall be responsible for all costs for mitigation measure determined by the Study and contribute funds for the Colter Street Project. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
9. The southern driveway onto 7th Avenue, as depicted on the site plan date stamped October 31, 2022, shall be restricted to right-in/right-out only and access shall be coordinated with the Public Transit Department, as approved by Planning and Development.
10. The developer shall construct a minimum 6-foot-wide sidewalk separated from the curb by a minimum 10-foot-wide landscape area along the east side of 7th Avenue and planted with minimum three-inch caliper shade trees placed 20 feet on center or in equivalent groupings, as approved by the Planned and Development Department.
11. The developer shall dedicate a sidewalk easement to accommodate a minimum 6-foot-wide sidewalk and minimum 10-foot-wide landscape area located between the back of curb and sidewalk, as approved by the Planning

and Development Department.

12. 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.
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.
14. 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

Sarah Stockham
December 16, 2022

Team Leader

Racelle Escolar

Exhibits

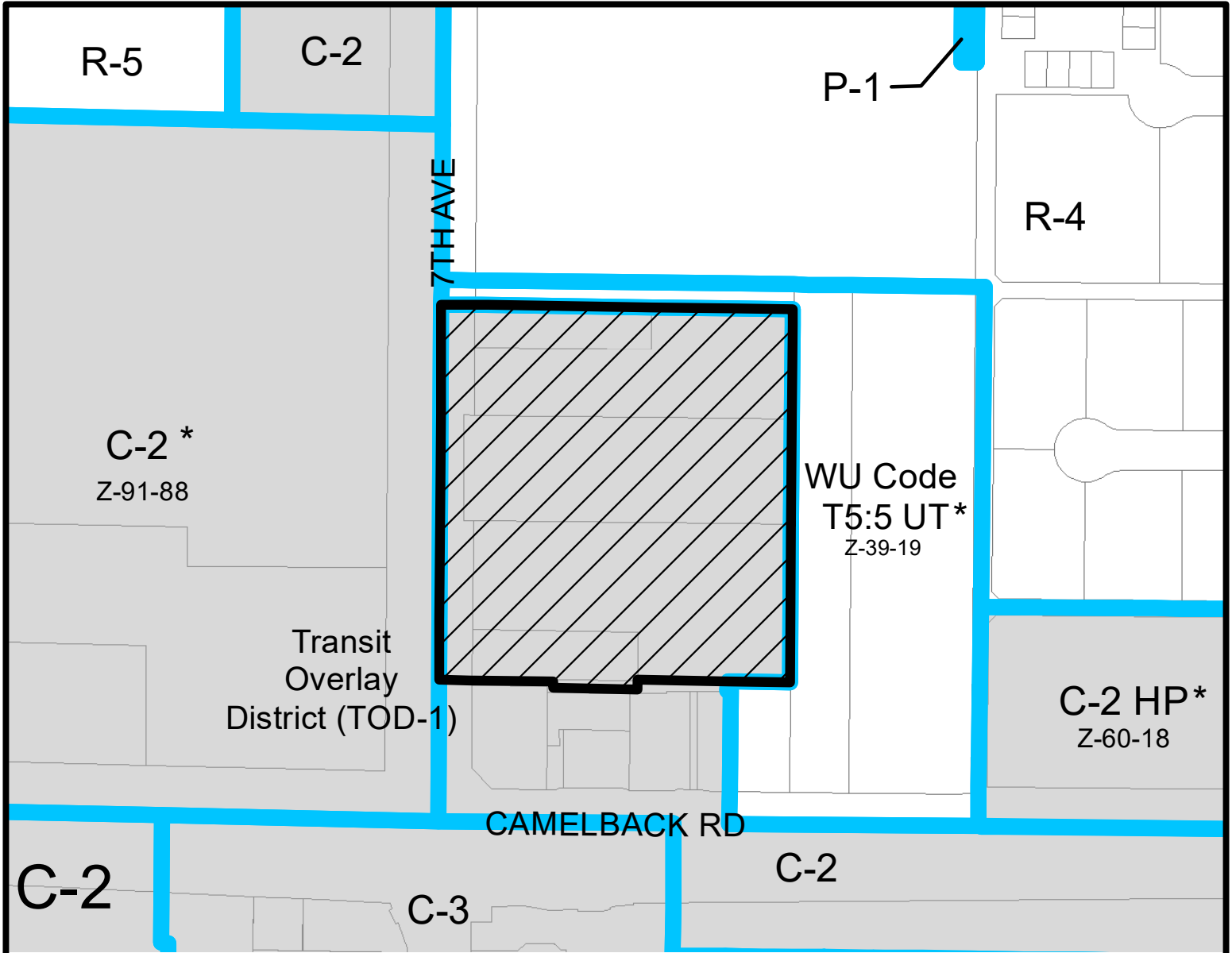
Zoning sketch map

Aerial sketch map

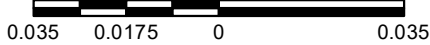
Conceptual Site Plan date stamped October 31, 2022

Conceptual Landscape Plan date stamped October 31, 2022

Conceptual Building Elevations date stamped October 31, 2022 (4 pages)



Miles

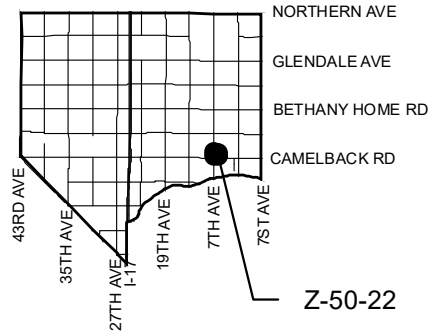


ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 4

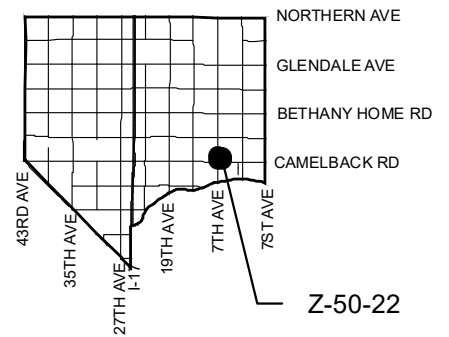
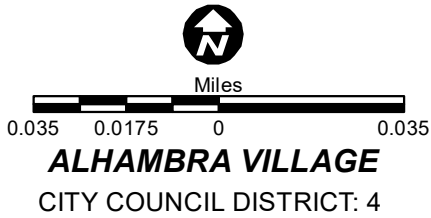
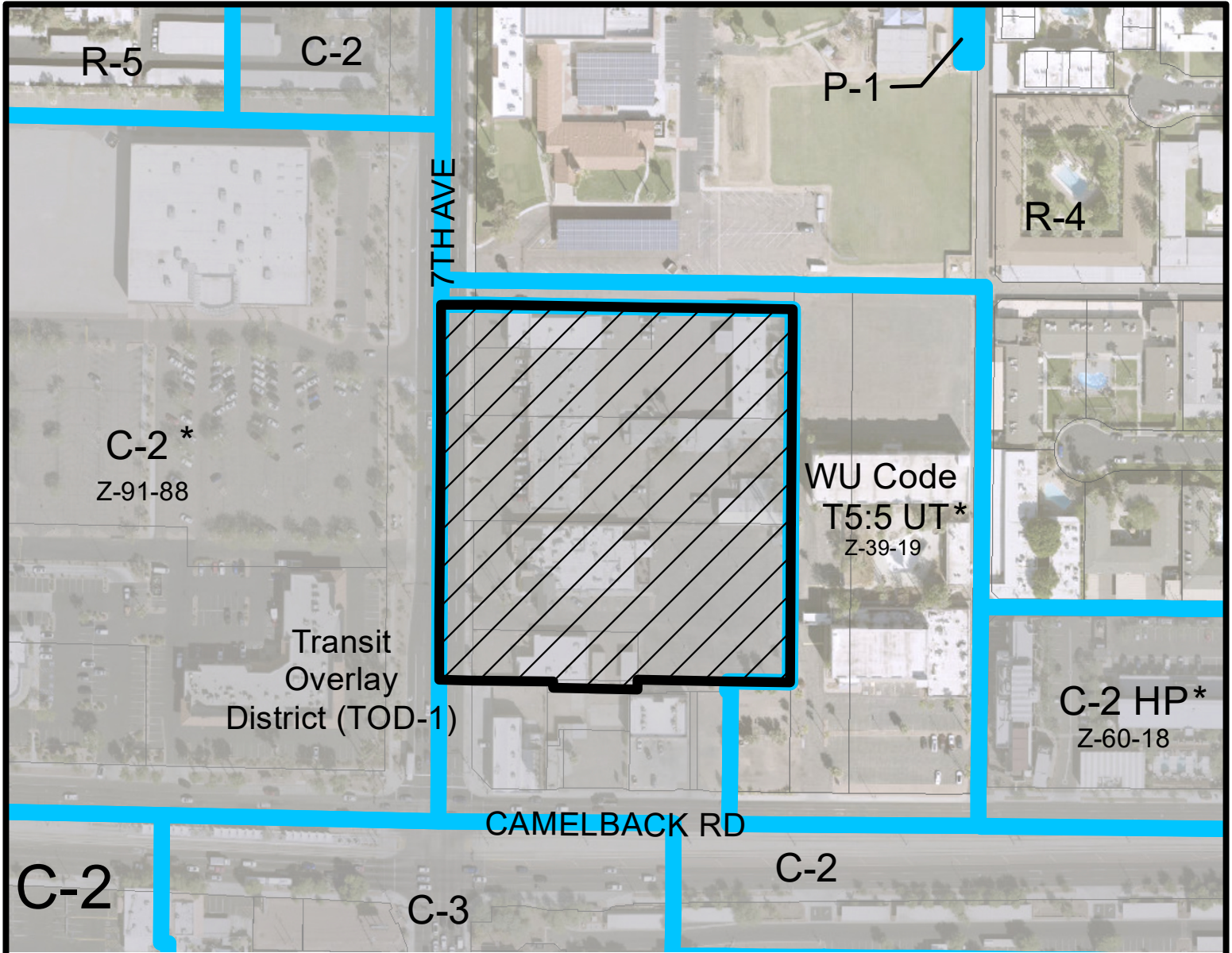


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



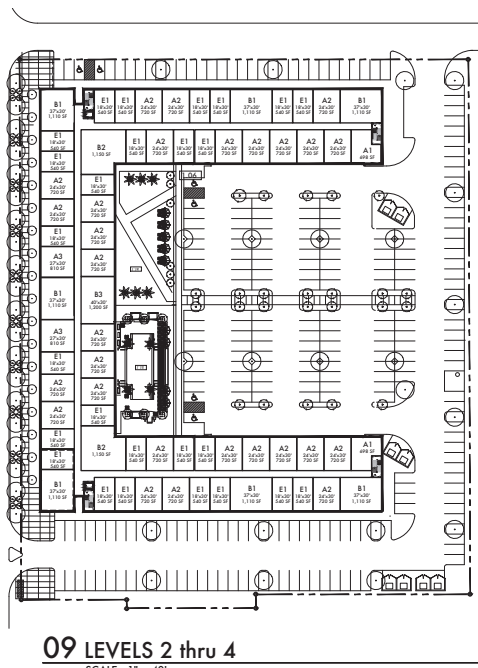
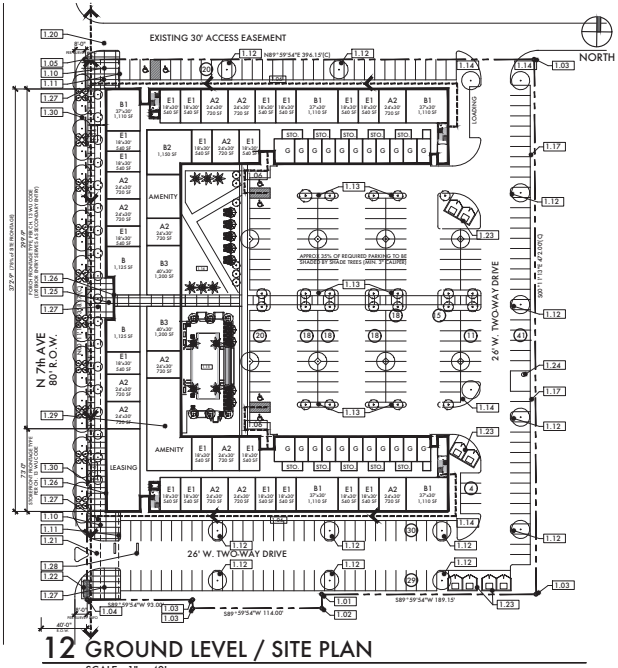
APPLICANT'S NAME: Brian Greathouse, Burch & Cracchiolo, PA		REQUESTED CHANGE:	
APPLICATION NO. Z-50-22		FROM: C-2 TOD-1 (4.79 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 4.79 Acres		<small>DATE:</small> 6/30/2022 <small>REVISION DATES:</small>	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 19-27		<small>ZONING MAP</small> H-8	
TO: WU Code T5:5 UT (4.79 a.c.)			
MULTIPLES PERMITTED C-2 TOD-1 WU Code T5:5 UT		CONVENTIONAL OPTION 69 No Maximum	
		* UNITS P.R.D. OPTION 83 N/A	

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



APPLICANT'S NAME: Brian Greathouse, Burch & Cracchiolo, PA		REQUESTED CHANGE:	
APPLICATION NO. Z-50-22		FROM: C-2 TOD-1 (4.79 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 4.79 Acres		<small>DATE:</small> 6/30/2022 <small>REVISION DATES:</small>	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 19-27		<small>ZONING MAP</small> H-8	
TO: WU Code T5:5 UT (4.79 a.c.)			
MULTIPLES PERMITTED C-2 TOD-1 WU Code T5:5 UT		CONVENTIONAL OPTION 69 No Maximum	
		* UNITS P.R.D. OPTION 83 N/A	

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



SITE INFORMATION

ADDRESS: 5015, 5025, 5027, 5037, 5049
NORTH 7TH AVE
PHOENIX, AZ 85013

CURRENT ZONING: C-2
REQUESTED ZONING: WU 15.5

SITE SIZE: 188,803 SF (4.33 AC)
GROSS: 207,994 SF (4.77 AC)

LOT COVERAGE: BLDG FOOTPRINT: 55,000 SF (26.4%)
ALLOWABLE BUILDING HT: 50'
PROPOSED BUILDING HT: 54'9"

BUILDING AREA:
GROSS: 222,000 SF
NET: 177,500 SF

249 UNITS TOTAL

STUDIO	97
1 BR	116
2 BR	37

PARKING REQUIRED:
1 per STUDIO
1.5 per 1 BR
1.5 per 2 BR

SUBTOTAL REQ'D: 325 SPACES
25% REDUCTION: 31 SPACES
TOTAL: 284 SPACES REQUIRED

PARKING PROVIDED:
SURFACE: 244
ACCESSIBLE: 4
TOTAL UNDER GARAGES: 25
TOTAL: 272 SPACES PROVIDED

WILDER ARCHITECTS
1400 CLUB HILL DR
DALLAS, TX 75248
214.616.5195
WILDERARCH.COM

Project Owner: **Magnolia Property Co.**
1400 Club Hill Dr., Suite 100
Southlake, TX 75092
817.582.2500
randy@mpco.com

Architect: **Wilder Architects**
1400 Club Hill Dr., Suite 100
Southlake, TX 75092
214.616.5195
wilder@wilderarch.com

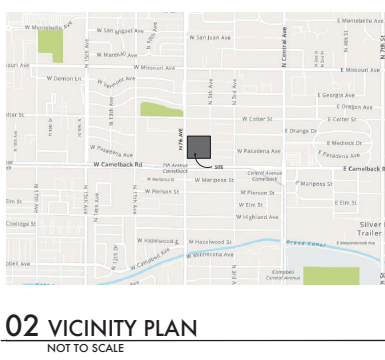
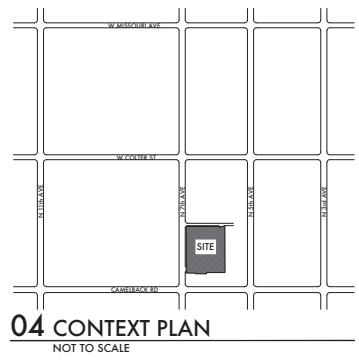
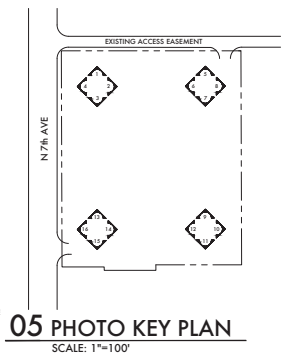
MAGNOLIA
7th and CAMELBACK
PHOENIX, ARIZONA

Project Owner: Magnolia Property Company
2425 Southlake Blvd., S 150
Southlake, TX 75092
817.582.2500
randy@mpco.com

Architect: Wilder Architects
1400 Club Hill Dr., Suite 100
Southlake, TX 75092
214.616.5195
wilder@wilderarch.com

Drawing Name: **SITE PLAN**
Sheet Number: **A001**

- KEYNOTES**
- 0.01 SET "X" NAIL / WASHER R.L.S. #28236
 - 0.02 SET REBAR / CAP R.L.S. #28236
 - 0.03 FOUND REBAR / CAP R.L.S. #31020
 - 0.04 FOUND REBAR / CAP R.L.S. #31020
 - 0.05 FOUND REBAR / CAP R.L.S. #42130
 - 0.06 ACCESSIBLE PATH TO ENTRY / PUBLIC WAY
 - 1.10 FRONTIARD SEEBACK (WU 15.5); COMPLIES WITH DRAFT STIPULATIONS REF. SECTION
 - 1.11 PARKING SEEBACK: 30'
 - 1.12 LANDSCAPE ISLAND: 8'x17'
 - 1.13 LANDSCAPE ISLAND: 5'x35'
 - 1.14 LANDSCAPE ISLAND (75 SF)
 - 1.15 POOL DECK, TURF and PAVING
 - 1.16 AMENITY DECK, TURF and CONC PAVING
 - 1.17 SPRINKLER EASEMENT
 - 1.20 30' W. R12551 ENTRY DRIVEWAY
 - 1.21 24' W. R12551 ENTRY DRIVEWAY - RIGHT-IN, BICYCLEIT ONLY
 - 1.22 EXISTING BUS STOP RELOCATED TO SOUTH END OF PROPERTY
 - 1.23 TRASH BIN ENCLOSURES COMPLYING WITH C.O.'S STANDARDS
 - 1.24 EXISTING CELL TOWER ANTENNA TO REMAIN "NECESS" AT FIRST 2 LEVELS AT MIDPOINT OF BUILDING LENGTH
 - 1.26 BUILDING ENTRY ON 7TH AVE.
 - 1.27 PUBLICLY ACCESSIBLE OPEN SPACE
APPROX 4,000 SF AT SOUTH CORNER
APPROX 2,000 SF AT MID POINT
APPROX 2,000 SF AT NORTH CORNER
 - 1.28 TRAFFIC CALMING DEVICE AT VEHICULAR EXIT
 - 1.29 AMENITY AREAS WILL INCLUDE SECURE RESIDENT BICYCLE PARKING AND BICYCLE REPAIR STATION. LOCATION AND CONFIGURATION TBD.
 - 1.30 GUEST BICYCLE PARKING COMPLYING WITH SECTION 1302.H OF ZONING ORDINANCE



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DESIGN STATEMENT:
 WHILE THE ARCHITECTURAL AESTHETIC IS CLEAN and MODERN, THE DESIGN INCORPORATES CLASSIC AND TIMELESS STRATEGIES:

- ① CORNER TOWERS - ANCHORING THE BUILDING AT THE CORNERS
- ② SYMMETRY - FRONT ELEVATION IS SYMMETRICAL, CREATING A BALANCED, HARMONIOUS LOOK
- ③ ARTICULATED MASONRY AT BASE OF THE BUILDING - VISUALLY SECURING THE BUILDING AT THE GROUND PLANE
- ④ TRIPARTITE DESIGN AT CENTRAL TOWER - EXPRESSED AS: BASE, MIDDLE and TOP
- ⑤ 48'-9" TO THIS PARAPET
- ⑥ 50'-9" TO THIS PARAPET

SOUTH ELEVATION



WILDER ARCHITECTS
 1904 CLUB HILL DR
 DALLAS, TX 75248
 214.616.2196
 WILDERARCH.COM

Project Owner:
Magnolia
 MAGNOLIA PROPERTY CO.
 2425 SOUTHMOOR BLVD.
 SUITE 120
 SOUTHDALE, TX 76092

Issues and Revisions:

No.	Date	Issue
1	22 Feb 22	Review Issues Per AG
2	17 June 22	Exiting Per App updates
3	02 Sept 22	Draft Signatures

MAGNOLIA
 7th and CAMELBACK
 PHOENIX, ARIZONA

Project Owner: Magnolia Property Company
 Contact: 2425 Southmoor Blvd, S 120
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Drawing Name:
BUILDING ELEVATION

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