



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** September 29, 2020

From: Nick Klimek
Planner II* Village

Subject: BACK UP TO ITEM 9 (Z-62-19-4) – APPROXIMATELY 135 FEET SOUTH OF THE SOUTHEAST CORNER OF 17TH AVENUE AND DENTON LANE

This memo is to provide an updated site plan for Rezoning Case No. Z-62-19-4 based on concerns raised through the public hearing process regarding the proposed height of the buildings along 17th Avenue relative to the shallow setbacks from the street right-of-way.

On August 25, 2020, the Alhambra Village Planning Committee recommended approval of Z-62-19-4 by a 10-4 vote. During this meeting, concerns were expressed regarding height and street setbacks.

Following the Alhambra Village Planning Committee meeting, the applicant held an additional virtual neighborhood meeting on September 22nd to provide a revised site plan in response to concerns. The meeting on September 22nd was attended by 4 members of the public.

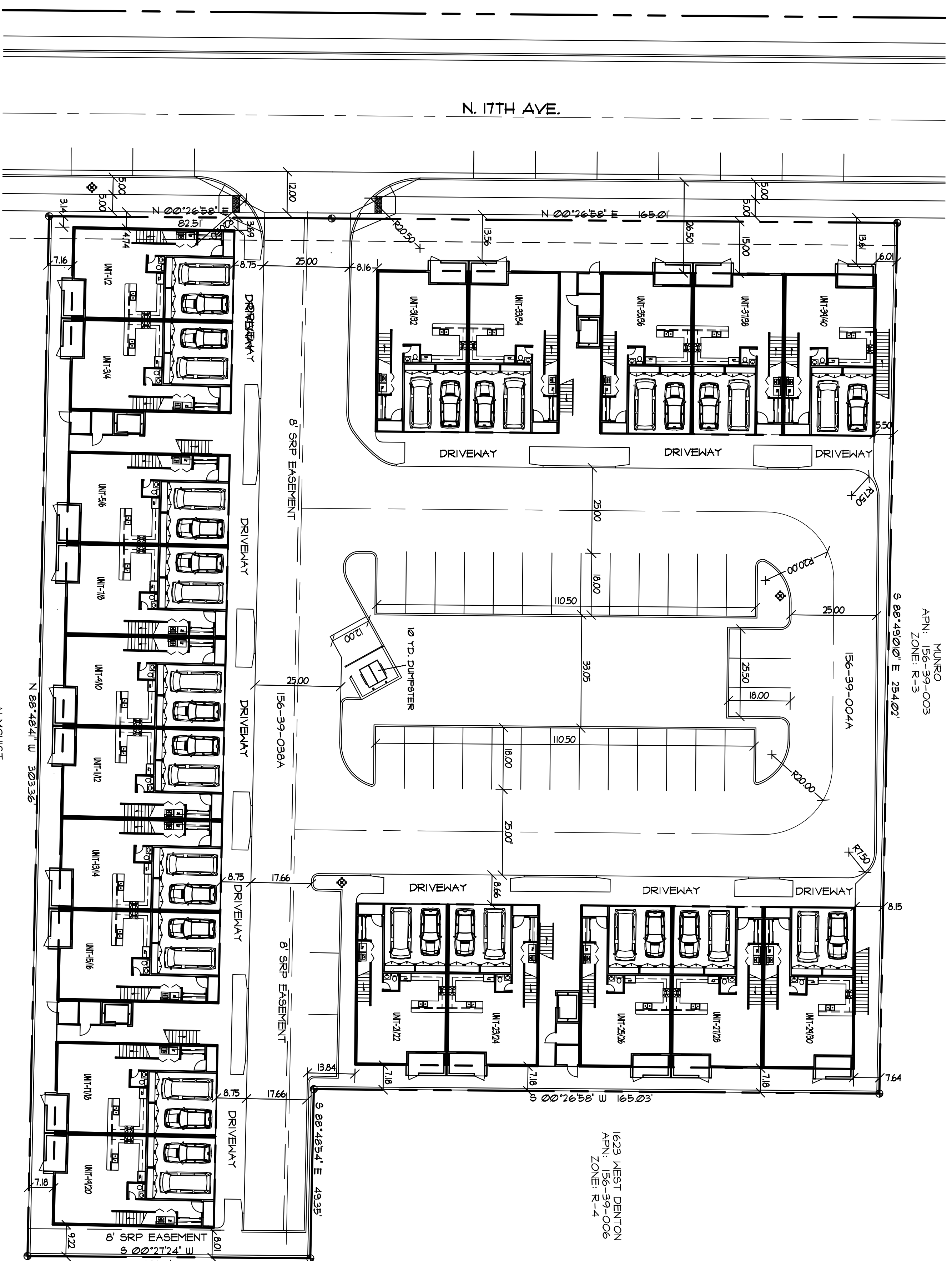
On September 22, 2020, the applicant submitted a revised site plan in response to neighborhood and committee comments to staff. The revised site plan depicts a 15-foot building setback from the 17th Avenue right-of-way to allow additional space for landscaping.

Staff is supportive of the changes to the site plan which will advance the intent of the Walkable Urban Code by promoting vegetative streetscapes and shaded sidewalks. The staff recommendation has not changed, and the proposed increased setback is aligned with the intent of Stipulation No. 1 which focuses on promoting trees between the sidewalk and building fronts.

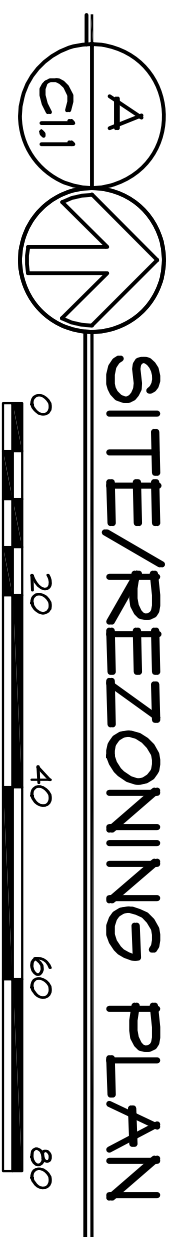
EXHIBITS

Site Plan date stamped September 21, 2020 (5 pages)

17th AVENUE CONDOMINIUM PROJECT PHOENIX, AZ CONCEPTUAL IMPROVEMENT PLANS



CITY OF PHOENIX
SEP 21 2020
Planning & Development
Department



SITE/REZONING PLAN
SCALE: 1"=20'
5307 N. 17th Ave. & 5245 N. 17th Ave.
APN-156-39-004A & 156-39-038A
66,827.86 SQFT
1534 ACRES
ZONING R-3

ALYQUIST
APN: 156-39-038B
ZONE: R-3

KESSLER
APN: 156-39-149
ZONE: R-2

1623 WEST DENTON
APN: 156-39-006
ZONE: R-4

LEGEND

- PROPERTY LINE
- - - CENTER LINE OF STREET
- - - EASEMENT
- BUILDING SET BACK
- C&U BLOCK WALL
- ◆ FIRE HYDRANT

LEGAL DESCRIPTION

FOR APN 156-39-004A GAINED FROM EXHIBIT A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER 2007496-06-189-154, DATED DECEMBER 15, 2017 AT 7:50 A.M.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE LOT 4 DENTON TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 16 OF MAPS, PAGE 25, DESCRIBED AS FOLLOWS:

PARCEL 2:
THE WEST 254 FEET OF TRACT 'C', DENTON TRACT, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 16 OF MAPS, PAGE 25 THEREOF.

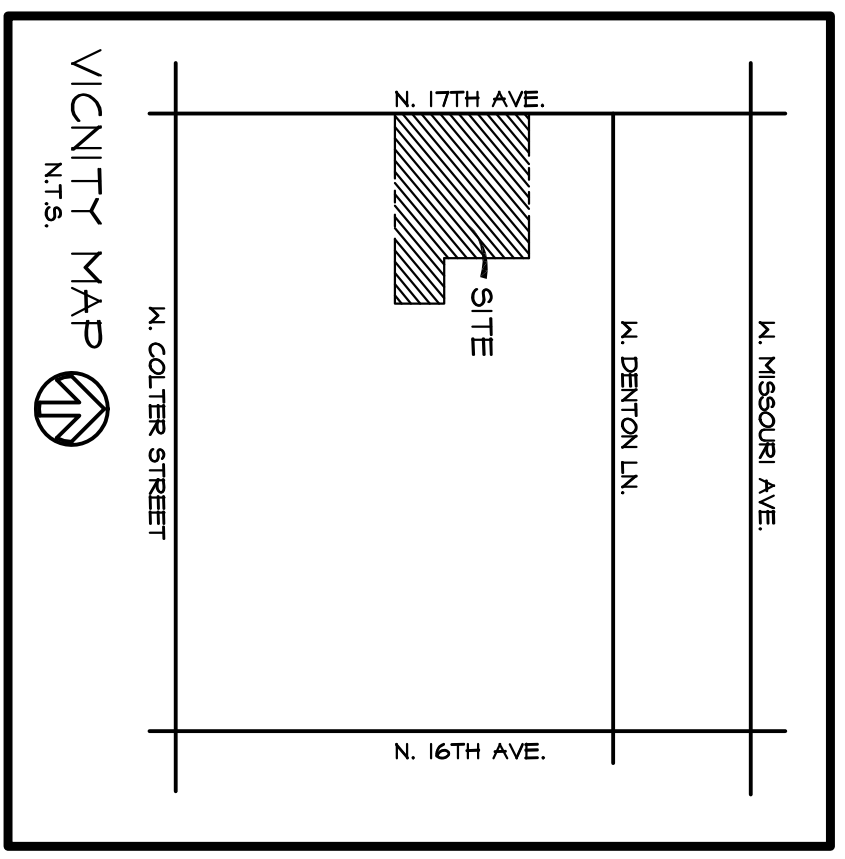
FOR APN 156-39-038A GAINED FROM EXHIBIT A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER 2007071-026-1789-041 DATED DECEMBER 14, 2017 AT 7:50 A.M.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTH HALF OF LOTS 5 AND BLOCK 2, NILE TRACT, ACCORDING TO BOOK 14 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THE SOUTH 75 FEET THEREOF.

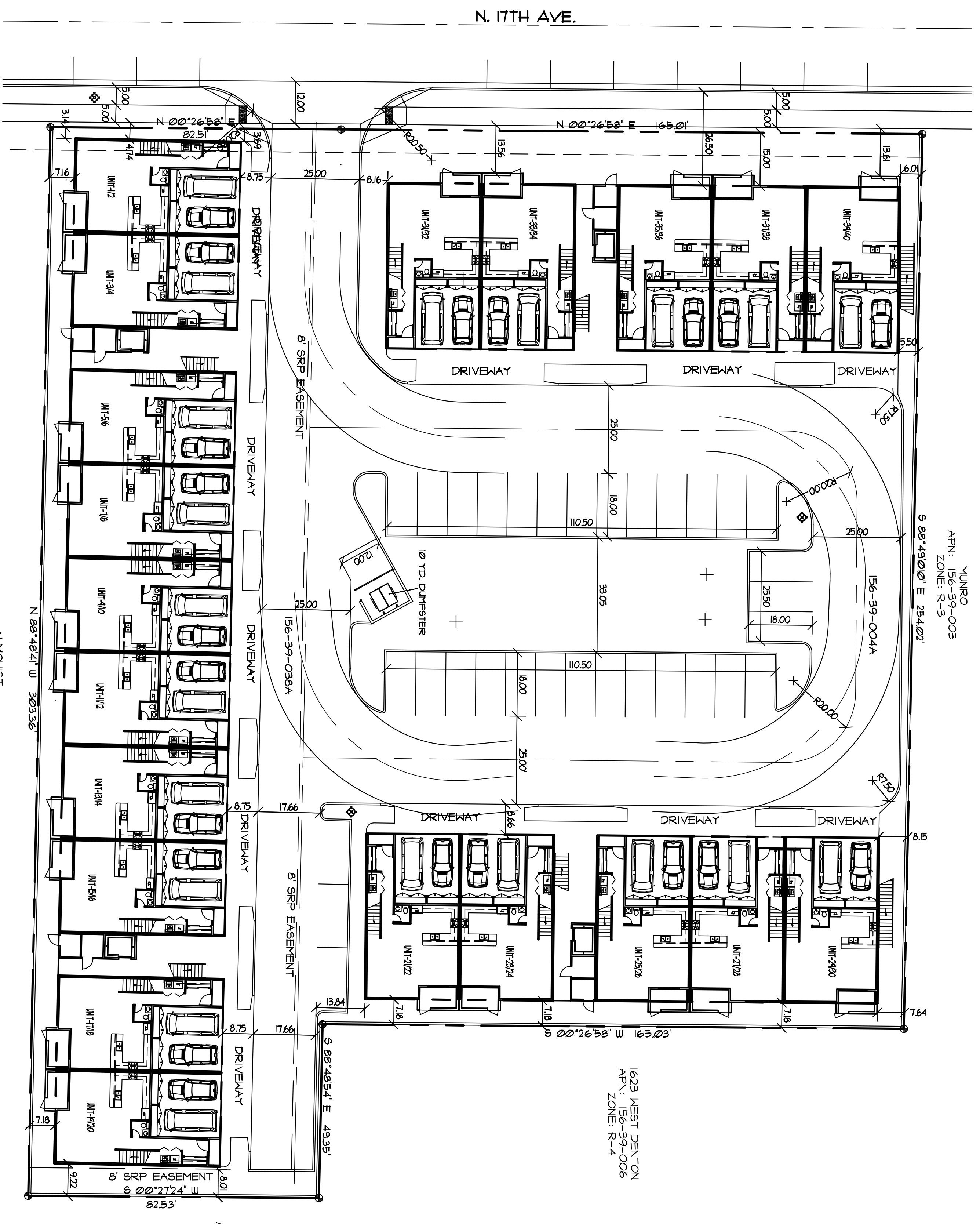
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- SITE PLAN NOTES:**
- DEVELOPMENT AND USE OF THIS SITE SHALL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 - ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
 - STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK TO FROM THE PROPERTY LINE AND A MAXIMUM HEIGHT OF 3'.
 - STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
 - ANY LIGHTING SHALL 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 SHALL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION.
 - OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL HAVE THE RESPONSIBILITY OF MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAY, 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, FALL SERVICE EQUIPMENT, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM THE LEVEL ADJACENT TO ALL PUBLIC STREETS.
 - BARBED WIRE OR CONCENTRIC WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OF ADJACENT RESIDENTIAL AREAS.
 - ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
 - PLEASE CONSIDER PLACING THE FOLLOWING NOTE (SIGNED AND DATED) ON THE SITE PLAN TO AUTHORIZE MAJOR AMENDMENT TO THE PLAN IN THE FUTURE.

<p>DATE: 9/18/20 DRAWN: AS SHOWN SCALE: JMK</p>	<p>DATE: 9/18/20 DRAWN: AS SHOWN SCALE: JMK</p>	<p>DATE: 9/18/20 DRAWN: AS SHOWN SCALE: JMK</p>	<p>DATE: 9/18/20 DRAWN: AS SHOWN SCALE: JMK</p>	<p>DATE: 9/18/20 DRAWN: AS SHOWN SCALE: JMK</p>	<p>DATE: 9/18/20 DRAWN: AS SHOWN SCALE: JMK</p>
<p>REVISIONS BY</p>					
<p>THESE CONCEPTS & DRAWINGS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE COUNTY OF MARICOPA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE COUNTY OF MARICOPA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE COUNTY OF MARICOPA.</p>					
<p>MS SQUARE CONSTRUCTION 4915 W. Bell Rd., Suite F-203 Glendale, AZ 85308 602-692-7521</p>					
<p>17TH AVE CONDOMINIUMS 5300 N. 17th AVE. PHOENIX, AZ</p>					
<p>JMK & ASSOCIATES, Inc. 15421 N. 161st Ave. Surprise, Arizona 85374 (623) 251-5146</p>					



A
C3.1

SITE/CONST. PLAN

SCALE: 1"=20'

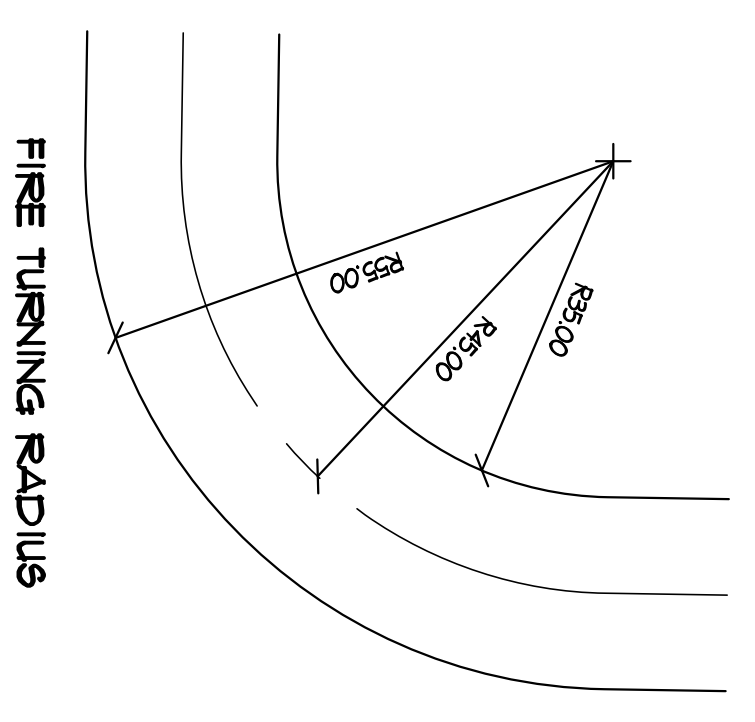
5307 N. 17th Ave. & 5245 N. 17th Ave.
 APN: 156-39-0044 & 156-39-038A
 66,827.86 SQFT
 15.34 ACRES
 ZONING R-3

ALYKULIST
 APN: 156-39-038B
 ZONE: R-3

KESSLER
 APN: 156-39-149
 ZONE: R-2

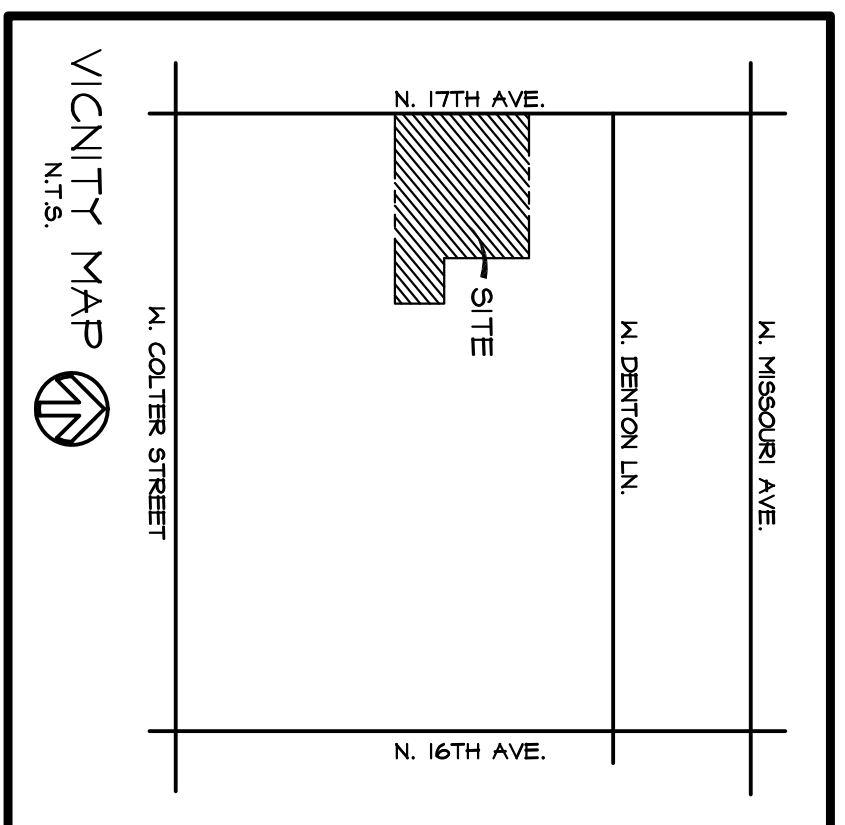
1623 WEST DENTON
 APN: 156-39-006
 ZONE: R-4

MUNRO
 APN: 156-39-003
 ZONE: R-3



LEGEND

- PROPERTY LINE
- - - CENTER LINE OF STREET
- - - EASEMENT
- - - BUILDING SET BACK
- C&U BLOCK WALL
- ◆ FIRE HYDRANT



PROJECT DESCRIPTION:
 THE REMOVE AND DEVELOPMENT OF THIS PROPERTY IS FOR THE CONSTRUCTION OF 40 SINGLE FAMILY CONDOMINIUM RESIDENCE. PROPOSED HEIGHTS 40'. APPROX SQUARE FOOTAGE PER UNIT 2051 SQFT GROUND LEVEL EACH UNIT TO HAVE A 154 SQFT SINGLE CAR GARAGEPORT

OWNER:
 McDONALD 414, LLC
 1562 N FRANK, LOTD URIGHT BLVD.
 SCOTTSDALE, AZ 85260
 driscoll@equity.com

ENGINEER:
 JPK & ASSOCIATES, INC.
 J. HICE KROGER
 15421 N. 161st AVE.
 SUITE 100, AZ 85374
 mh@jpkassociates.com

ZONING CATEGORY
 EXISTING R-3
 PROPOSED UJ 14.3

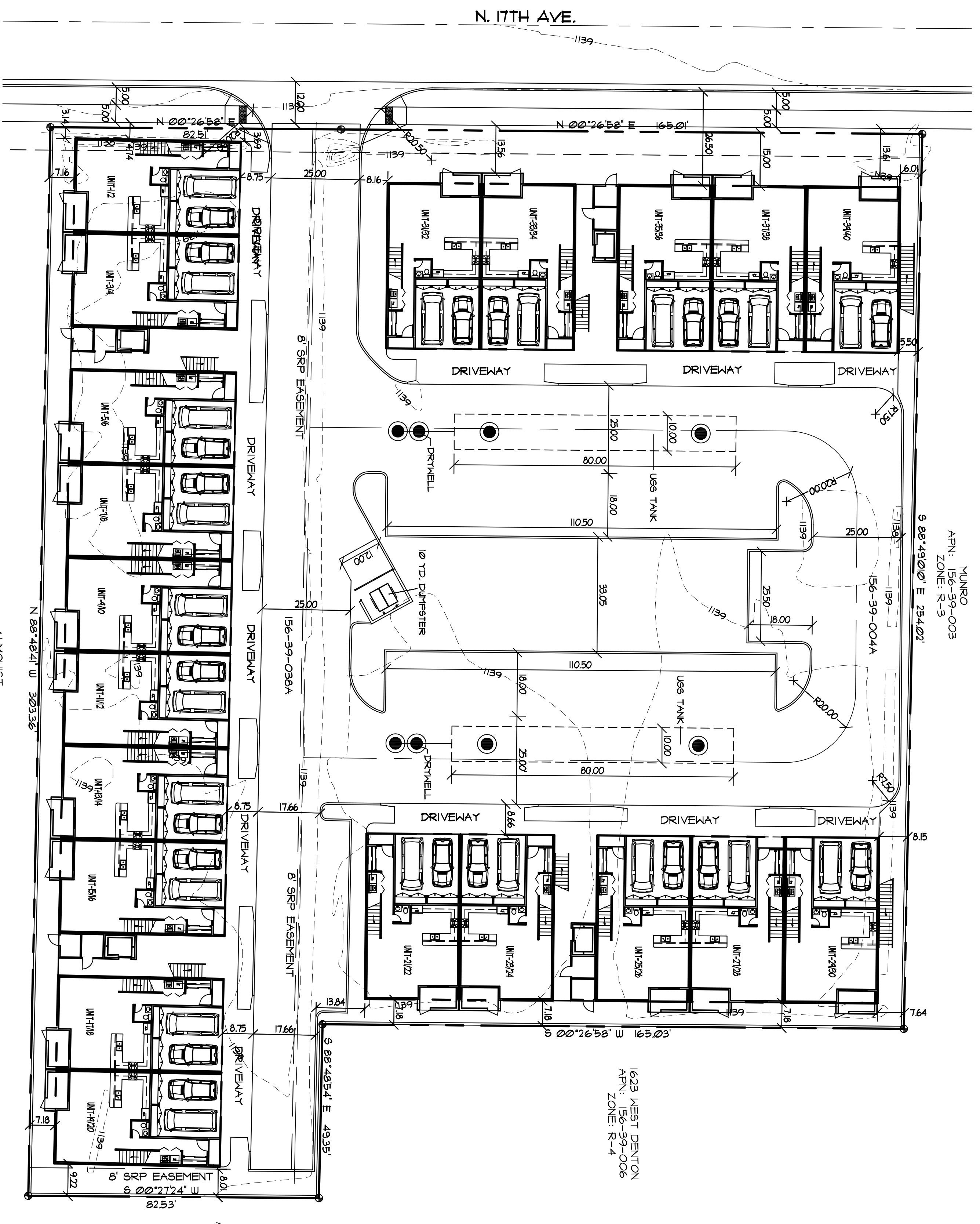
NO.	DATE	BY	REVISIONS

MS SQUARE CONSTRUCTION
 4915 W. Bell Rd., Suite F-203
 Glendale, AZ 85308
 602-692-7521

17TH AVE CONDOMINIUMS
 5300 N. 17th AVE.
 PHOENIX, AZ

JMK & ASSOCIATES, Inc.
 15421 N. 161st Ave.
 Surprise, Arizona 85374
 (623) 251-5148

Date: 9/18/20
 Scale: AS SHOWN
 Drawn: JMK
 Sheet: **C3.1**



A
C4.1

GRADING & DRAINAGE PLAN

0 20 40 60 80
 SCALE: 1"=20'

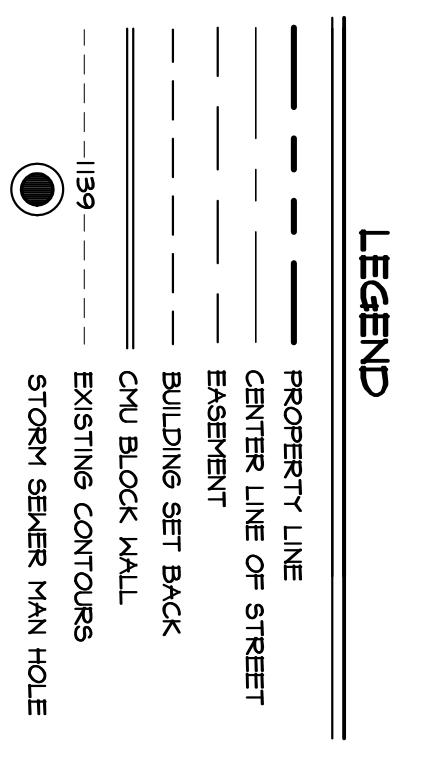
5307 N. 17th Ave. & 5245 N. 17th Ave.
 APN: 156-39-004A & 156-39-038A
 66,877.86 SQFT
 15.34 ACRES
 ZONING R-3

ALYQUIST
 APN: 156-39-038B
 ZONE: R-3

KESSLER
 APN: 156-39-149
 ZONE: R-2

1623 WEST DENTON
 APN: 156-39-006
 ZONE: R-4

MUNRO
 APN: 156-39-003
 ZONE: R-3



ACREAGE OF SITE:
 15.34 ACRES / 668,777.86 SQFT

RETENTION BASIN CAPACITY

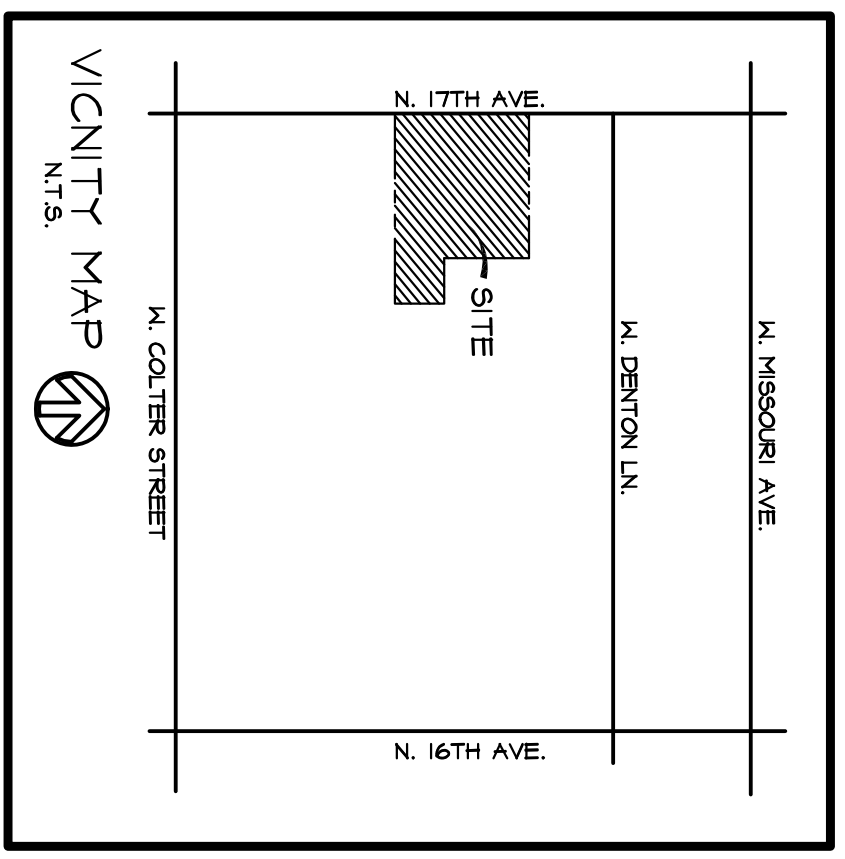
TOTAL RETENTION VOLUME REQUIRED FOR A 100 YEAR STORM EVENT:

C=0.92
 P=2.28/12 h (PER NOAA ATLAS 14)
 A=1.91 h
 V=11,678 CF VOLUME REQUIRED

DRAINAGE VOLUME PROVIDED
 2 (1,560) TANKS @ 6,283.19 CF/TANK
 TOTAL = 12,566.38 CF

V=11,678 CF
 V=12,566 CF

SURPLUS STORAGE VOLUME = 888 CF



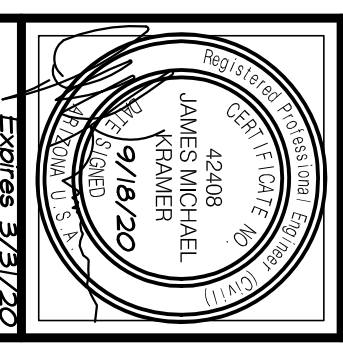
PROJECT DESCRIPTION:
 THE REMOVE AND DEVELOPMENT OF THIS PROPERTY IS FOR THE CONSTRUCTION OF 40 SINGLE FAMILY CONDOMINIUM RESIDENCE. PROPOSED HEIGHTS 40'. APPROX SQUARE FOOTAGE PER UNIT 2,051 SQM GROUND LEVEL. APPROX 150 UNITS PER UNIT. 154 SQM SINGLE CAR GARAGEPORT EACH UNIT.

OWNER:
 MCDONALD 414, LLC
 15623 N. FRANK, LLOYD URGENT BLDG.
 SCOTTSDALE, AZ 85260
 driscoll@equity.com

ENGINEER:
 JMK & ASSOCIATES, INC.
 J. MICHAEL KOEHLER
 81421 N. 161st AVE.
 SUITE 100, AZ 85374
 jmk@jmkassociates.com

ZONING CATEGORY
 EXISTING R-3
 PROPOSED MU 14.3

REVISIONS	BY

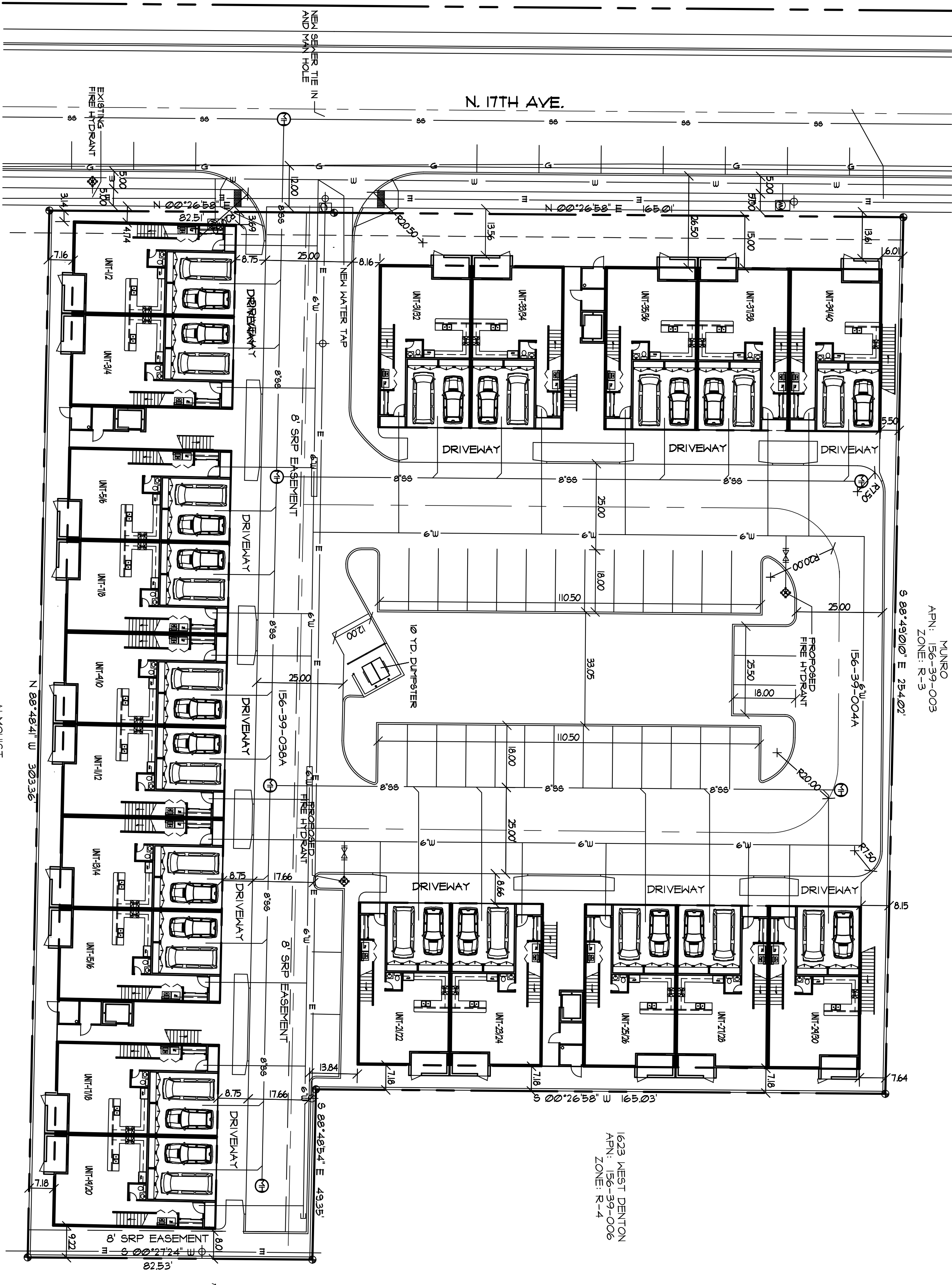


17TH AVE CONDOMINIUMS
 5300 N. 17th AVE.
 PHOENIX, AZ

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Date: 9/18/20
 Scale: AS SHOWN
 Drawn: JMK
 Sheet: **C4.1**



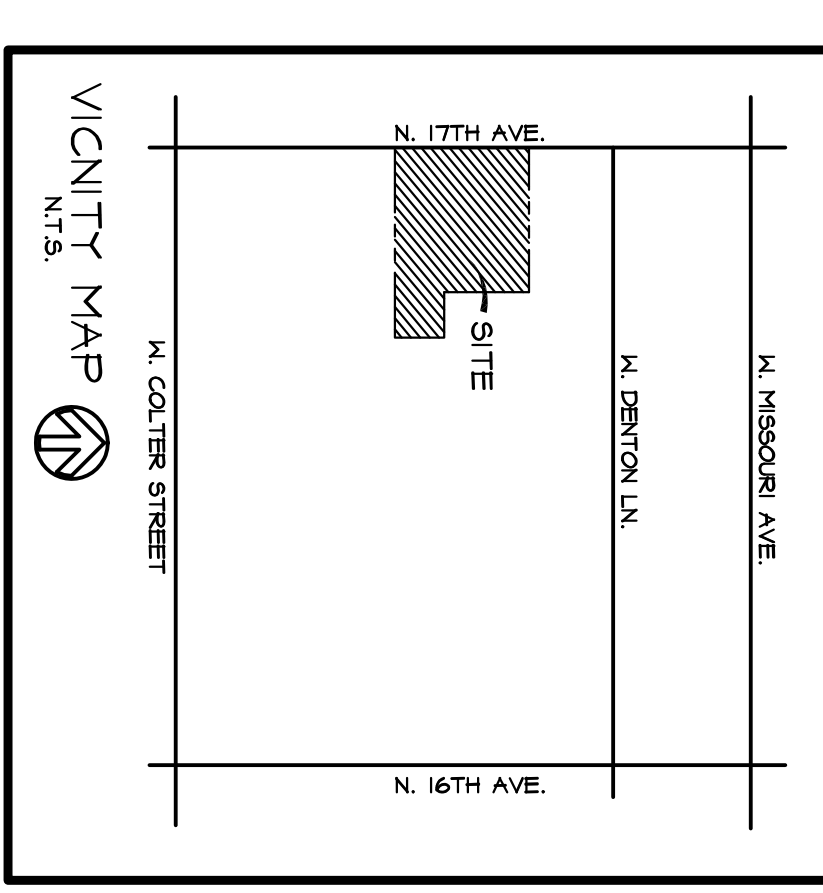
UTILITY PLAN

SCALE: 1"=20'

5307 N. 17th Ave. & 5245 N. 17th Ave.
 APN: 156-39-004A & 156-39-038A
 1534 ACRES
 ZONING R-3

LEGEND

- PROPERTY LINE
- - - CENTER LINE OF STREET
- - - EASEMENT
- - - BUILDING SET BACK
- - - CHU BLOCK WALL
- ◆ FIRE HYDRANT
- - - WATER LINE
- - - OVERHEAD UTILITY
- - - GAS LINE
- - - SANITARY SEWER
- - - WATER VALVE



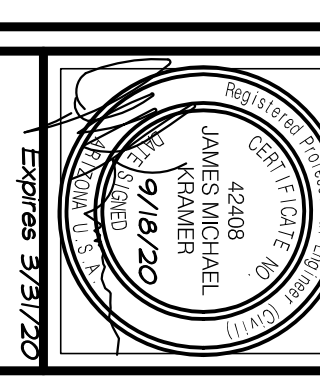
PROJECT DESCRIPTION:
 THE REMOVE AND DEVELOPMENT OF THIS PROPERTY IS FOR THE CONSTRUCTION OF 40 SINGLE FAMILY CONDOMINIUM RESIDENCE. PROPOSED HEIGHTS 40'. APPROX SQUARE FOOTAGE PER UNIT 2051 SQFT GROUND LEVEL. EACH UNIT TO HAVE A 154 SQFT SINGLE CAR GARAGEPORT.

OWNER:
 MCDONALD 414, LLC
 1432 N. FRANK LLOYD URIGHT BLVD.
 SCOTTSDALE, AZ 85260
 driscoll@equity.com

ENGINEER:
 JMK & ASSOCIATES, INC.
 J. MIKE KOSOWER
 15421 N. 161st AVE.
 SUITE 205E, AZ 85374
 mjmk@jmkassociates.com

ZONING CATEGORY
 EXISTING R-3
 PROPOSED UJ 14.3

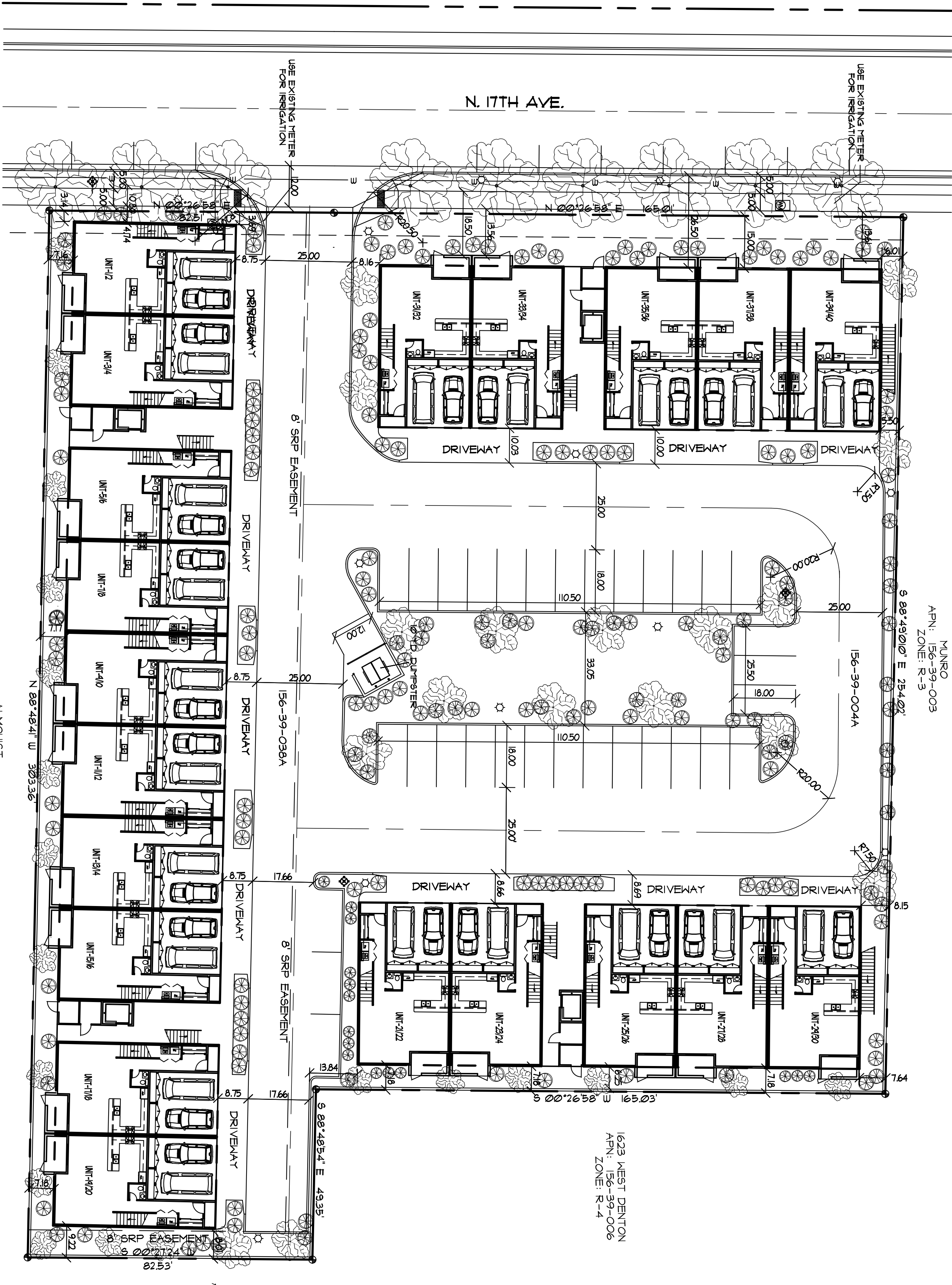
REVISIONS	BY



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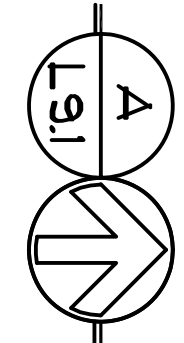
Date: 9/18/20
 Scale: AS SHOWN
 Drawn: JMK
 Sheet: C5.1



LANDSCAPE PLAN

SCALE: 1"=20'

5307 N. 17th Ave. & 5245 N. 17th Ave.
 APN: 156-39-0044 & 156-39-038A
 66,827.86 SQFT
 15.34 ACRES
 ZONING: R-3



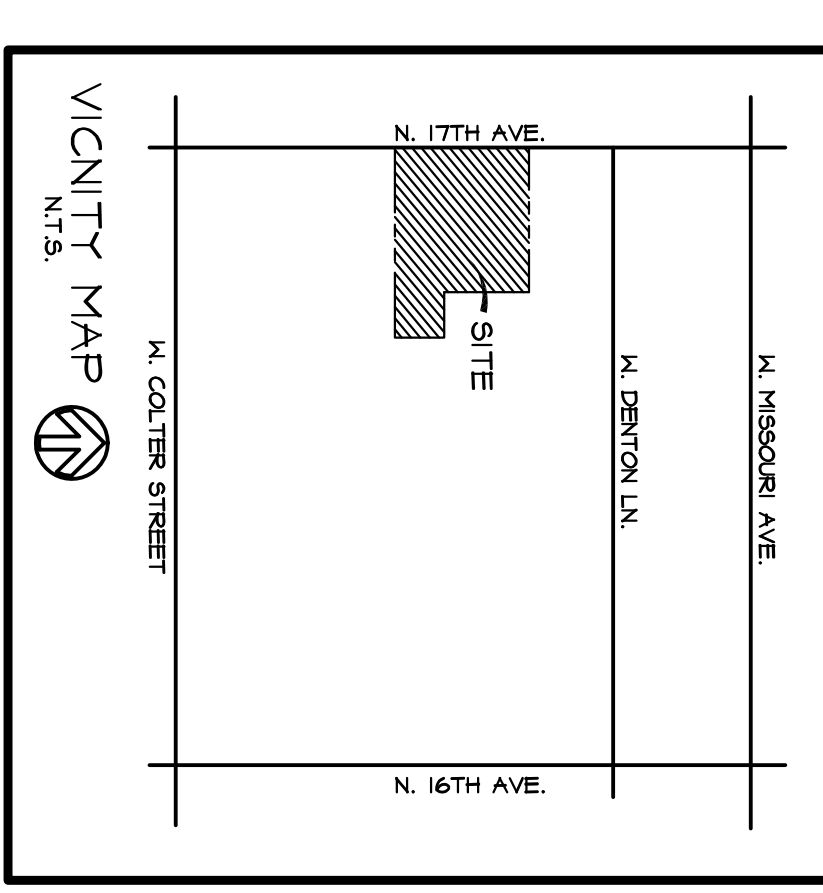
LEGEND

- PROPERTY LINE
- CENTER LINE OF STREET
- EASEMENT
- BUILDING SET BACK
- CHD BLOCK WALL
- FIRE HYDRANT
- WATER LINE
- NEW TREES
- NEW SHRUBS OR BUSHES
- BOLLARD LIGHTING

WALKING AREA SHADE RATIOS:

SIDE WALK ON 17TH AVENUE.
 (BASED ON JUNE 21ST 12:00 LIGHT ANGLE)
 TOTAL AREA 1063 sqft
 AREA OF SHADE 508 sqft
 SHADE RATIO 51%

SIDE WALK AT ENTRIES OF BUILDINGS
 (BASED ON JUNE 21ST 12:00 LIGHT ANGLE)
 TOTAL AREA 1871 sqft
 AREA OF SHADE 953 sqft
 SHADE RATIO 53.34%



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OWNER:
 McDONALD 441, LLC
 1362 N. FRANK LLOYD UPRIGHT BLVD.
 SCOTTSDALE, AZ 85260
 dms@mcquillan.com

ENGINEER:
 JMK & ASSOCIATES, INC.
 J. MIKE KOSOWER
 15421 N. 161st AVE.
 SUITE 203, AZ 85374
 mjmk@jmkassociates.com

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 EXISTING R-3
 PROPOSED LU 14.3

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