



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-73-18-4
March 27, 2019

Encanto [Village Planning Committee](#) Hearing Date April 8, 2019
[Planning Commission](#) Hearing Date May 2, 2019
Request From: [R1-6](#) (2.05 acres)
Request To: [R-3A](#) (2.05 acres)
Proposed Use Multifamily Residential
Location Approximately 76 feet south of the southwest corner of 24th Avenue and Avalon Drive
Owner Ridgeway Investments, LLC
Applicant/ Representative W. Ralph Pew, Pew & Lake, PLC
Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 10 to 15 dwelling units per acre	
<u>Street Map Classification</u>	24th Avenue	Local	15 to 25-foot west half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; DESIGN PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></p> <p>The subject site is currently vacant. The proposal will provide appropriate development of a site that is bordered on the north, south and west by properties zoned to allow multifamily development.</p>			
<p><i>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES, LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposed zoning will allow for an appropriate density transition from the abutting multifamily developments adjacent to the subject site. In addition, and as stipulated, the streetscape treatments, height and building orientation, and design will mitigate impacts to the adjacent single-family neighborhood to the east and will provide an inviting and walkable pedestrian friendly environment.</p>			

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

As stipulated, the development will provide enhanced planting standards in all required landscape setbacks and a shaded detached sidewalk along 24th Avenue to increase tree canopy and shade.

Applicable Plans, Overlays, and Initiatives

[Black Canyon/Maricopa Freeway Specific Plan](#) – See item No. 3 in the Background/Issues/Analysis Section.

[Complete Streets Guiding Principles](#) – See Item No. 7 in the Background/Issues/Analysis Section.

[Tree and Shade Master Plan](#) – See Item No. 8 in the Background/Issues/Analysis Section.

[Comprehensive Bicycle Master Plan](#) – See Item No. 9 in the Background/Issues/Analysis Section.

[Reimagine Phoenix](#) – See Item No. 15 in the Background/Issues/Analysis Section.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant Land	R1-6
North	Multifamily Residential	PAD-12
South	Office	R-5
East	Single-Family Residential	R1-6
West	Multifamily Residential	R-5

**R-3A, Multifamily Residential
(Planned Residential Development Option)**

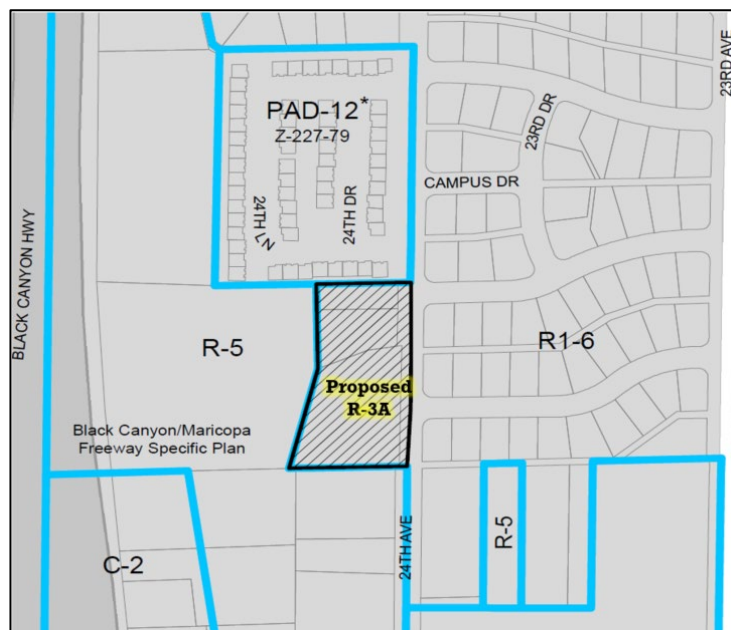
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage	-	2.05 acres
Total Number of Units	-	42 units
Density (dwelling units/acre)	23.1 to 26.40 with bonus	20.49 (Met)
Typical Lot Size	N/A	N/A

<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u> <i>*if variance required</i>
Building Height	3 stories or 40 feet for first 150 feet; 1 foot in 5-foot setback to 48-foot height, 4-story maximum	2 stories (Met)
Lot Coverage	45 % Maximum	24.04% (Met)
Common Area	5% minimum of gross area	5.25% (Met)
Parking	67 minimum	67 provided (Met)
<u>Building Setbacks</u>	<u>Requirements</u>	<u>Proposed</u>
Adjacent to Street (24th Avenue)	20 feet minimum	20 feet (Met)
Adjacent to Property Line (North, South and West)	15 feet minimum	North: 10 feet (Not Met)* South: 10 feet (Not Met)* West: 10 feet (Not Met)*
<u>Landscape Setbacks</u>	<u>Requirements</u>	<u>Proposed</u>
Adjacent to Street (24th Avenue)	20 feet minimum	20 feet (Met)
Adjacent to Property Line (North, South and West)	5 feet minimum	North: 10 feet (Met) South: 10 feet (Met) West: 10 feet (Met)

Background/Issues/Analysis

REQUEST

1. This is a rezoning request for a multifamily residential development on a 2.05-acre site located approximately 76 feet south of the southwest corner of 24th Avenue and Avalon Drive. The request is to rezone the entire site from R1-6 (Single-Family Residence District) to R-3A (Multifamily Residence District) to allow multifamily residential. The subject site consists of three parcels under the ownership of Ridgeway Investments, LLC. The R-3A district permits greater density and height than the R-3

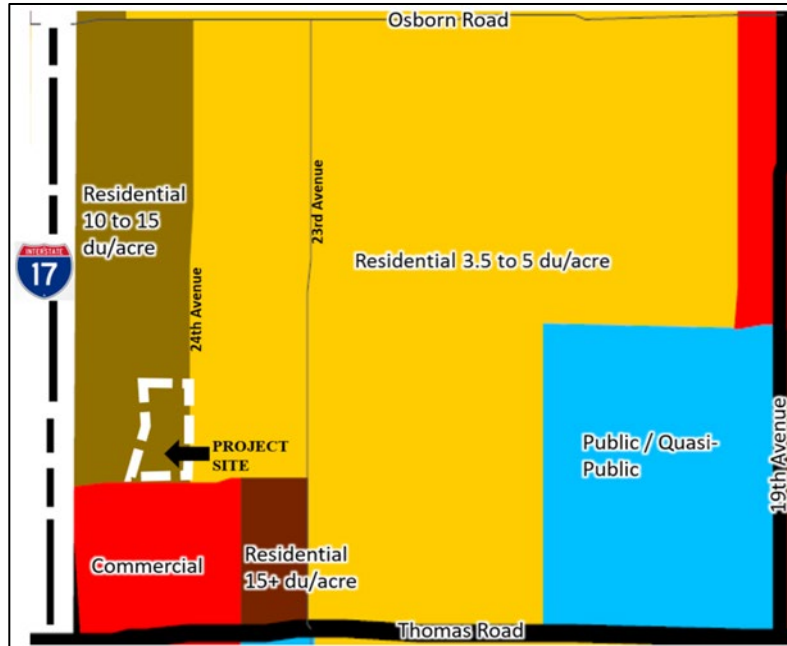


Source: City of Phoenix Planning and Development Department

zoning district and allows a residential convenience market accessory to a multifamily development, subject to additional standards.

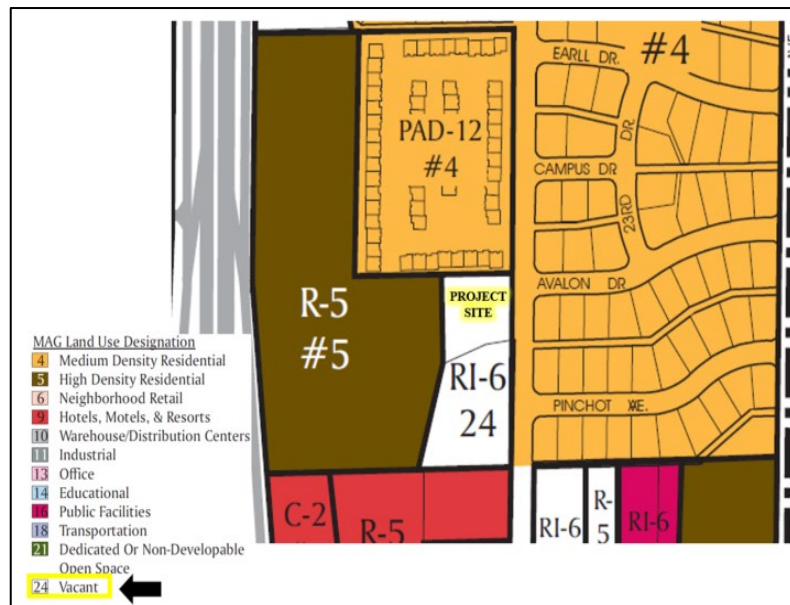
GENERAL PLAN

- The General Plan Land Use Map designation for the subject site is Residential 10 to 15 dwelling units per acre. The proposed rezoning request is not consistent with the General Plan Land Use Map designation; however, an amendment is not required as the subject site is less than 10 acres in size. The surrounding General Plan Land Use Map designations are Residential 3.5 to 5 dwelling units per acre to the east, Residential 10 to 15 dwelling units per acre to the north and west and Commercial to the south.



Source: Black Canyon/Maricopa Freeway Specific Plan

- The Black Canyon/Maricopa Freeway Specific Plan study area is 32 miles long and extends from Pecos Road at the Interstate 10 to the south to Pinnacle Peak Road to the north. The plan covers the following elements: Existing Zoning and Land Use, Circulation, Noise Wall Mitigation, Neighborhood Safety and Stabilization, Landscape, Enhancements and Bicycle Paths and Recreation Trails.



Source: Black Canyon/Maricopa Freeway Specific Plan

The subject site falls within Segment 11 of the plan which identifies the property as vacant and suggests that future development conform to the General Plan, zoning

and land use policies identified in the text of the document. At that time the property was zoned R1-6. Policy 3 in the Land Use Policies section identified that vacant parcels within residential areas should implement city infill programs and not to exceed the existing density pattern. The request promotes infill development, provides additional housing opportunities within the Village and is consistent with the multifamily land use pattern to the north and west which permit densities greater than those permitted in the R-3A zoning district. The R-3A zoning district allows for a transition between the single-family residential neighborhood to the east and high density multifamily residential to the west. Staff is requesting that the maximum building height be limited to 2 stories and 30 feet to further the compatibility of the development with the single-family residences to the east. This is addressed in Stipulation No. 1.

SURROUNDING LAND USE AND ZONING

4. **North:**

Directly to the north of the subject site is a multifamily development zoned PAD-12 (Planned Area Development).

South:

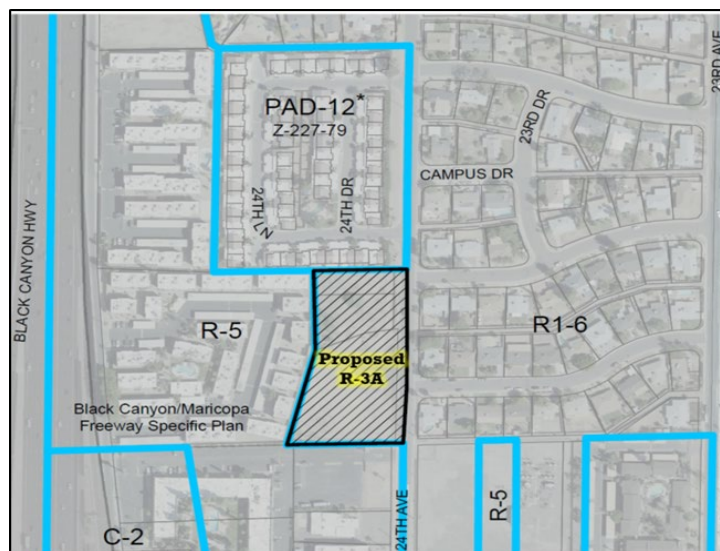
Directly to the south of the subject site is a parking lot and office plaza zoned R-5 (Multifamily Residence District).

East:

Directly to the east of the subject site is 24th Avenue, a local street. Across 24th Avenue are three single-family homes zoned R1-6 (Single-Family Residence District).

West:

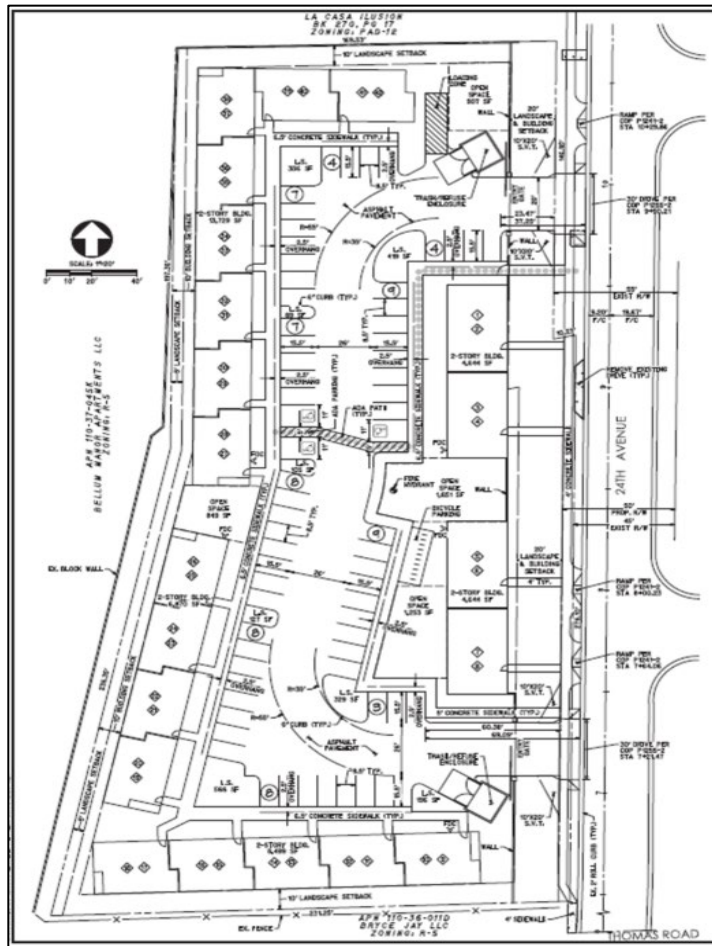
Directly to the west of the subject site is a multifamily residential development zoned R-5 (Multifamily Residence District).



Source: City of Phoenix Planning and Development Department

PROPOSAL

5. The proposed site plan depicts an irregular shaped parcel with ingress and egress located along 24th Avenue. The project proposes 42 dwellings and 67 parking spaces internal to the site. The development proposes the majority of the units to be located along the west, south and north boundaries of the parcel. In addition, eight units are proposed along 24th Avenue. Staff is requesting that these eight units be oriented with the primary access to the units along 24th Avenue and connected to the public sidewalk. In addition, staff is requesting that the required surface parking be located a minimum of 23 feet from 24th Avenue or be located behind buildings. These standards will increase pedestrian activity, provide eyes on the street, and create a compatible and pedestrian scaled environment that is consistent with the single-family neighborhood to the east. These requests are addressed in Stipulation Nos. 5, 6 and 10.



Source: 3 Engineering

ELEVATIONS

6. The project being proposed will include 2-story, 30-foot tall buildings. The elevations provided are conceptual in nature; therefore, staff is recommending that the final building elevations exhibit architectural embellishments and detailing. In addition, staff is requesting that the elevations utilize brick or block architectural elements and detailing and that there be a mixture of articulated rooflines a minimum of every 50 linear feet. These enhanced architectural features will provide visual interest and complement the architecture in the surrounding area. These requests are addressed in Stipulation Nos. 2, 3, and 4.



Source: Applicant, Pew & Lake, PLC

COMPLETE STREETS GUIDING PRINCIPLES

7. In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To this end, staff is recommending that units along 24th Avenue connect to the sidewalk with decorative material such as colored or stamped concrete or pavers. This is addressed in Stipulation No. 6. Additionally, the sidewalk adjacent to the site along 24th Avenue will be detached and upgraded to meet current ADA requirements. This is addressed in Stipulation Nos. 7 and 14.

TREE AND SHADE MASTER PLAN

8. The provision of shade trees in the landscape area is an essential component for contributing toward the goals of the Tree and Shade Master Plan. Staff is recommending increased planting standards for trees located in the required North, South and West landscape setbacks. In addition, staff is recommending that the sidewalk along 24th Avenue be detached and that minimum 2-inch caliper shade trees be planted along both sides of the sidewalk. These standards will create a more pleasant pedestrian environment for residents and mitigate impacts on surrounding uses. These requirements are addressed in Stipulation Nos. 7, 8, and 9.

COMPREHENSIVE BICYCLE MASTER PLAN

9. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The conceptual site plan depicts bicycle parking on-site. It is recommended that two types of parking be provided on the property: secured parking for residents, and short-term rack parking for guests. Providing secure bicycle parking for residents and parking for guests of the development is supportive of multimodal travel options. Secured bicycle parking can be provided in bicycle

lockers or via garage entry into each unit. The short-term bicycle racks should be an inverted-u design where both ends of the “U” are affixed to the ground and installed per the requirements of Walkable Urban Code. This provision is addressed in Stipulation No. 11.



Inverted-U bicycle rack, where both ends of the “U” reach the ground.



Secured bicycle parking can be accomplished through the use of individual lockers and/or the establishment of secured bicycle rooms.



COMMUNITY INPUT SUMMARY

10. At the time this staff report was written, staff had not received any public correspondence regarding the request.

INTERDEPARTMENTAL COMMENTS

11. The City of Phoenix Street Transportation Department has determined that the developer must dedicate 20 feet of right-of-way for the west half of 24th Avenue, construct a 4-foot-wide sidewalk and curb ramps on 24th Avenue and that all offsite improvements be developed per the current ADA guidelines. This is addressed in Stipulation Nos. 12, 13 and 14.
12. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.
13. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2205 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
14. Fire prevention does not anticipate any issues with this request. The site or/and building(s) shall comply with the Phoenix Fire Code. However, the water supply to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

OTHER

15. 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. 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 provision of recycling containers was not addressed in this development.

16. 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. This is addressed in Stipulations Nos. 15, 16 and 17.
17. 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 abandonment may be required.

Findings

1. The proposal will allow for additional housing opportunities in the Encanto village.
2. The proposed development is consistent with policies identified in the Black Canyon/Maricopa Freeway Specific Plan.
3. The proposal will provide compatible development on a vacant site which will contribute to enhancing the area.
4. As stipulated, the development will promote a pedestrian friendly environment and increase tree canopy within the City of Phoenix.

Stipulations

1. The maximum building height shall be limited to 2 stories and 30 feet.
2. All building elevations shall contain architectural embellishments such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
3. The buildings shall contain brick or block architectural embellishments and detailing, as approved by the Planning and Development Department.

4. There shall be a mixture of articulated roofline features a minimum of every 50 linear feet.
5. Units 1 through 8 located along 24th Avenue, as depicted on the site plan date stamped March 27, 2019, shall front onto 24th Avenue and incorporate an entryway that is either elevated, depressed or include a feature such as a low wall to accentuate the primary entrances to the unit, as approved by the Planning and Development Department.
6. Units 1 through 8 located along 24th Avenue, as depicted on the site plan date stamped March 27, 2019, shall contain on site pedestrian walkways connecting to the sidewalk and shall be made up of a decorative material such as colored or stamped concrete or pavers, as approved by the Planning and Development Department.
7. The sidewalk along 24th Avenue shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
8. Trees located within the required landscape setback along 24th Avenue shall be a minimum of three inches in caliper.
9. Trees located within the required landscape setbacks along the north, south and west shall be a minimum of 50% two inches in caliper and 50% three inches in caliper.
10. All surface parking must be setback a minimum of 23 feet along 24th Avenue, measured from the property line, or be located behind a building, as approved by the Planning and Development Department.
11. The developer shall install secured bicycle parking at 0.25 spaces for each residential unit and a minimum of four inverted U-bicycle racks for guests located near entrances to the building, installed per the requirements of Section 1307.H. of the Zoning Ordinance, as approved by the Planning and Development Department.
12. Right-of-way totaling 20 feet shall be dedicated for the west half of 24th Avenue, as approved by the Planning and Development Department.
13. The developer shall construct a 4-foot wide sidewalk and curb ramps on 24th Avenue, as approved by Planning and Development Department.

14. 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.
15. 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.
16. 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.
17. 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

Maja Brkovic
March 27, 2019

Team Leader

Samantha Keating

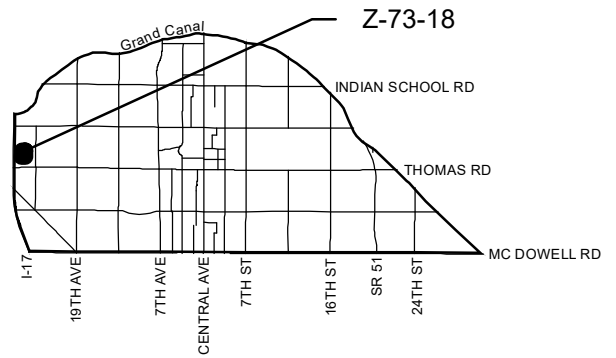
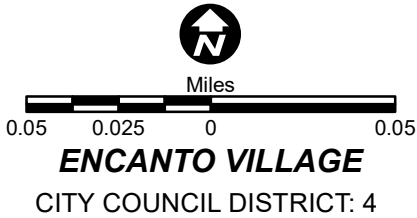
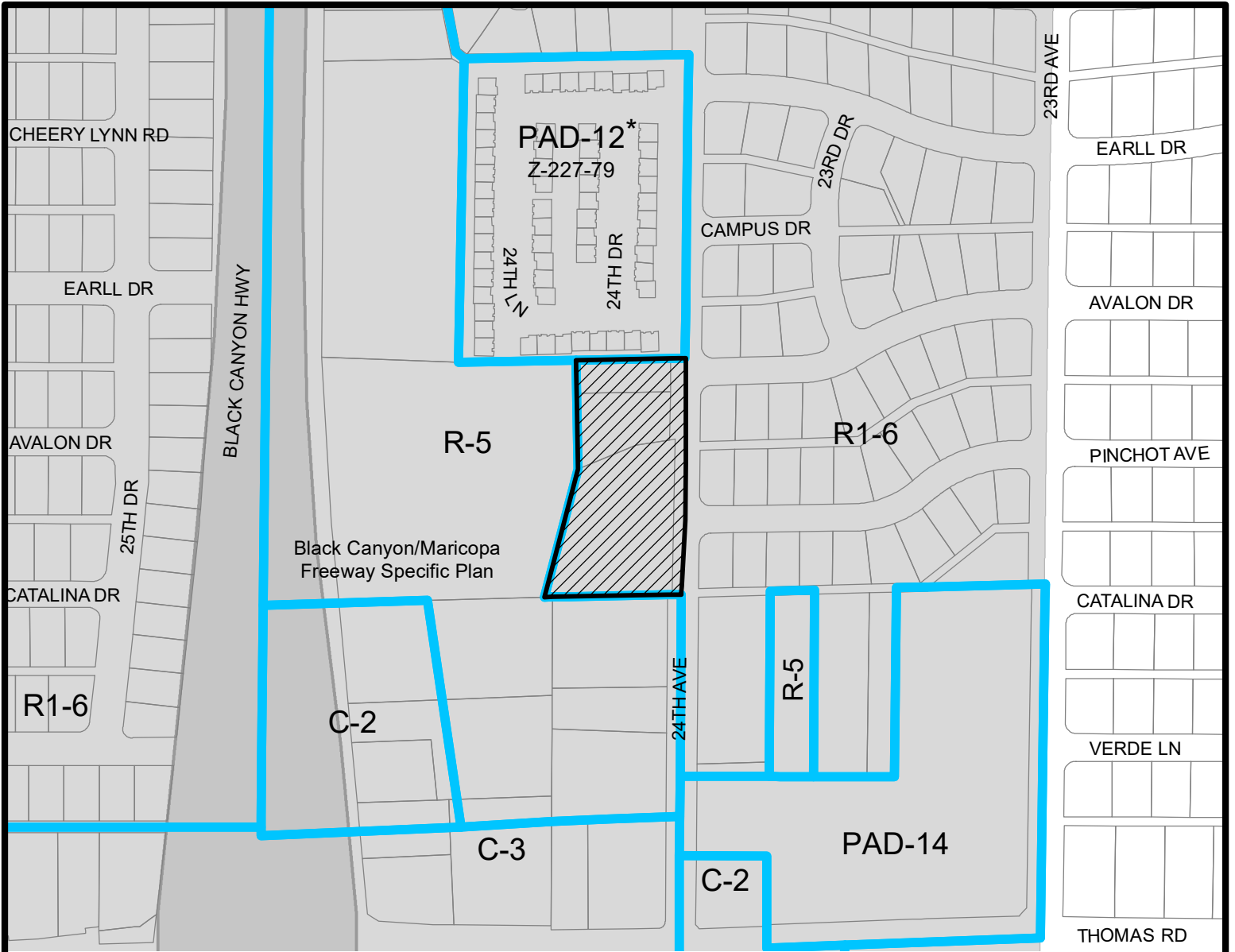
Exhibits

Sketch Map

Aerial

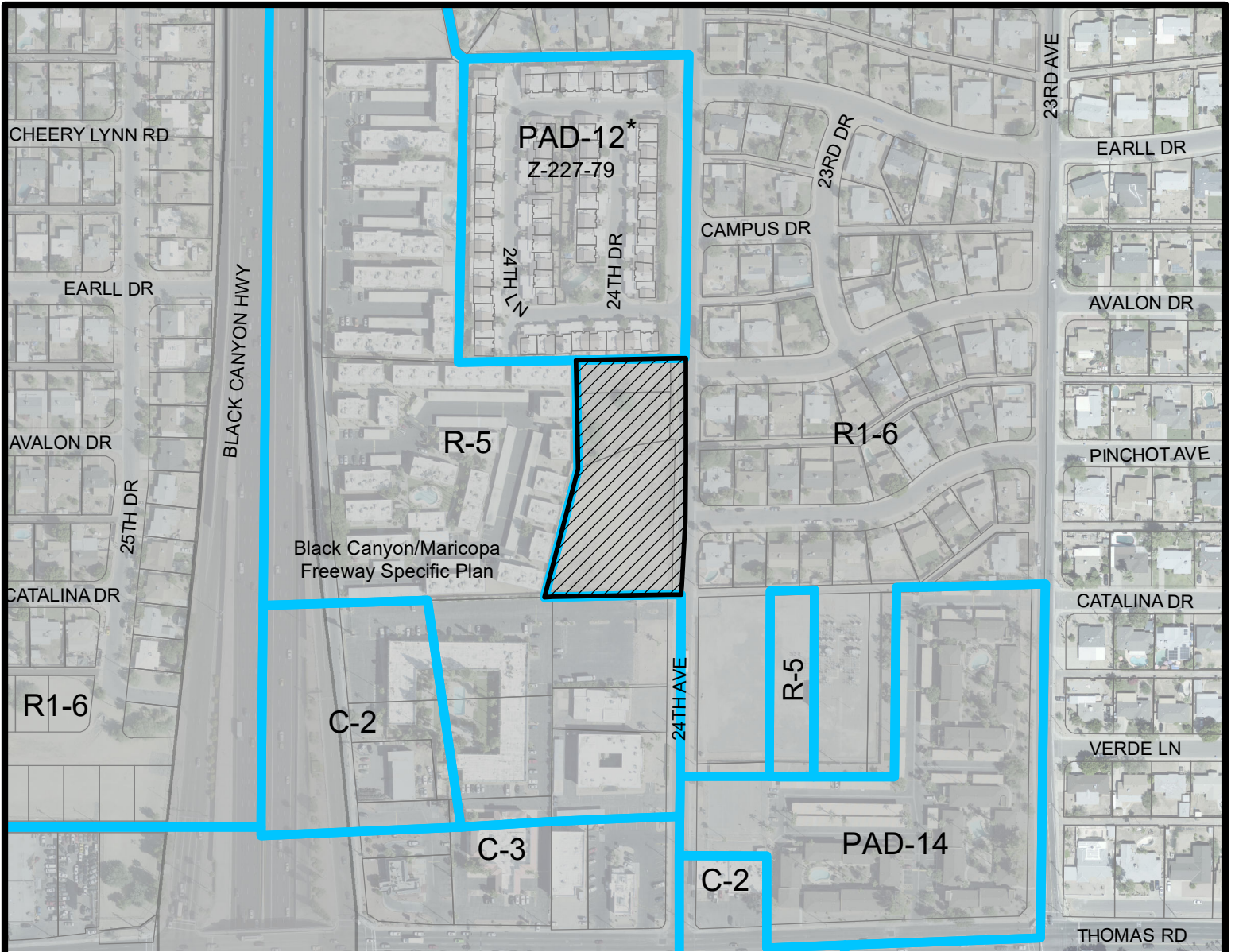
Site Plan date stamped March 27, 2019

Elevations date stamped January 04, 2019



APPLICANT'S NAME: W. Ralph Pew, Pew & Lake, PLC		REQUESTED CHANGE:	
APPLICATION NO. Z-73-18		FROM: R1-6 (2.05 a.c.)	
DATE: 2/12/2019 <small>REVISION DATES:</small>		TO: R-3A (2.05 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.05 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 15-23	<small>ZONING MAP</small> G-7
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R1-6		11	
R-3A		45	
		* UNITS P.R.D. OPTION	
		13	
		54	

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



Miles

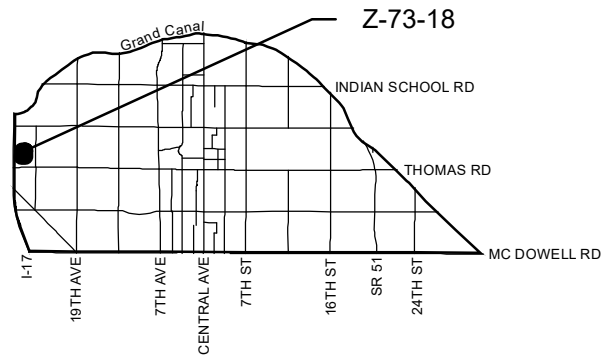
0.05 0.025 0 0.05

ENCANTO VILLAGE

CITY COUNCIL DISTRICT: 4



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: W. Ralph Pew, Pew & Lake, PLC

REQUESTED CHANGE:

FROM: R1-6 (2.05 a.c.)

APPLICATION NO. Z-73-18

DATE: 2/12/2019
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

2.05 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 15-23

ZONING MAP
G-7

TO: R-3A (2.05 a.c.)

MULTIPLES PERMITTED

R1-6
R-3A

CONVENTIONAL OPTION

11
45

*** UNITS P.R.D. OPTION**

13
54

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

LA CASA ILUSION
BK 270, PG 17
ZONING: PAD-12
169.53'

APN NUMBER:

110-37-044A
110-37-045M
110-37-045N

ADDRESS:

3030 N. 24TH AVENUE
PHOENIX, ARIZONA 85015

CLIENT:

RIDGEWAY INVESTMENTS, LLC,
3214 N. UNIVERSITY AVENUE, NO. 117
PHOENIX, UT 84604

CONTACT: RYAN HATCH
PHONE: (480) 236-6483

APPLICANT:

RIDGEWAY INVESTMENTS, LLC,
3214 N. UNIVERSITY AVENUE, NO. 117
PHOENIX, UT 84604

CONTACT: RYAN HATCH

PHONE: (480) 236-6483

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE # 200
SCOTTSDALE, ARIZONA 85251

CONTACT: DANIEL G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@ENGINEERING.COM

UNIT DATA

UNIT NAME	UNIT TYPE	NET AREA (SF)	UNIT COUNT	PERCENTAGE
TYPE 1	2BR/2BA	869	34	80.95%
TYPE 2	3BR/2BA	1,161	8	19.05%
2-STORY BUILDINGS				

LEGAL DESCRIPTION:

PARCEL NO. 1:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 89 DEGREES 35 MINUTES WEST, 246 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, TO THE CENTER LINE OF THE MARIKOPA CANAL;

THENCE NORTH 15 DEGREES 16 MINUTES EAST, 237 FEET ALONG THE CENTER LINE OF THE MARIKOPA CANAL TO A POINT;

THENCE NORTH 71 DEGREES 16 MINUTES EAST, 111 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, TO THE CENTER LINE OF THE MARIKOPA CANAL;

THENCE NORTH 80 DEGREES 23 MINUTES EAST, 93.8 FEET TO THE INTERSECTION OF THE CENTER LINE OF THE MARIKOPA CANAL AND THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH 88 DEGREES 40 MINUTES WEST, 281 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE NORTH 60 FEET AS MEASURED ALONG THE EAST LINE OF THE NORTH QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH (ASSUMED BEARING) ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 281.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE NORTHEAST CORNER OF PARCEL DESCRIBED IN BOOK 301 OF DEEDS, PAGE 359;

THENCE SOUTH 80 DEGREES 23 MINUTES WEST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 93.80 FEET TO A POINT;

THENCE SOUTH 71 DEGREES 16 MINUTES WEST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 114.50 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE NORTH, A DISTANCE OF 196.93 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN INSTRUMENT RECORDED IN DOCKET 2254, PAGE 15, MARICOPA COUNTY RECORDS; SAID POINT BEING 194.19 FEET TO THE WEST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 194.19 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 143.20 FEET TO THE POINT OF BEGINNING;

EXCEPT THE EAST 25.00 FEET THEREOF, AS MEASURED ALONG AND THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL;

PARCEL NO. 3:

THAT PORTION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH (ASSUMED BEARING) ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 194.19 FEET TO THE POINT OF BEGINNING; SAID POINT BEING 194.19 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH 80 DEGREES 23 MINUTES WEST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 93.80 FEET TO A POINT;

THENCE SOUTH 71 DEGREES 16 MINUTES WEST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 114.50 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE NORTH, A DISTANCE OF 196.93 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN INSTRUMENT RECORDED IN DOCKET 2254, PAGE 15, MARICOPA COUNTY RECORDS; SAID POINT BEING 194.19 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 194.19 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 143.20 FEET TO THE POINT OF BEGINNING;

EXCEPT THE EAST 25.00 FEET THEREOF, AS MEASURED ALONG AND THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL;


THENCE NORTH 60.00 FEET THEREOF, AS MEASURED ALONG THE EAST LINE OF THE ABOVE DESCRIBED PARCEL;

PROJECT DATA

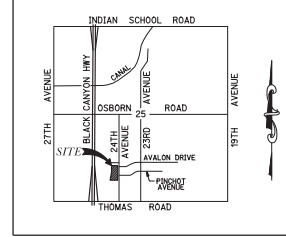
EXISTING ZONING.....	R-16
PROPOSED ZONING.....	R-3A
GROSS AREA.....	2,0352 ACRES..... 88,653 SF
NET AREA.....	1,8558 ACRES..... 80,838 SF
OPEN SPACE.....	5% OF GROSS..... 4,433 SF REQ./ 4,660 SF PROV.
LANDSCAPED AREA.....	5% OF PARKING AREA..... 1,152 SF REQ./ 2,187 SF PROV.
ZONING OVERLAY.....	BLACK CANYON/MARIKOPA FREEWAY SPECIFIC PLAN
NUMBER OF UNITS.....	42
PROPOSED DENSITY.....	20.64 UNITS/ACRE..... 42 UNIT/1,8558 ACRE
ALLOWED DENSITY.....	22 UNITS/ACRE
MAX LOT COVERAGE.....	45%
PROPOSED LOT COVERAGE.....	24.02% OF NET AREA..... 19,417 SF/80,838 SF
ALLOWED HEIGHT.....	30 FT..... 19,417 SF BUILDINGS
BICYCLE PARKING	
REQUIRED.....	0.25x42 + 4x2 = 18.5..... 0.25 SPACES/UNIT &
PROVIDED.....	20 SPACES..... 4 GUEST U RACKS
PARKING CALCULATIONS	
REQUIRED.....	34x1.5 + 8x2 = 67..... 1.5/1 OR 2 BEDROOM UNIT
TOTAL REQUIRED.....	67 SPACES..... 2/3 BEDROOM UNIT
PROVIDED.....	64 UNCOVERED NON-ADA 3 UNCOVERED ADA
ADA REQUIRED.....	2% OF TOTAL
ADA PROVIDED.....	4.47% OF TOTAL..... 3 ADA/47 TOTAL
TOTAL PROVIDED.....	67 UNRESERVED SPACES (INCLUDING 3 ADA)

SITE PLAN NOTES: (CITY OF PHOENIX)

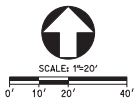
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED RACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT THE 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 NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE.
5. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
6. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY D.S.D. PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 480-262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACK-FLOOR PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. BARED, RAZOR OR CONCERTINA WIRE (OR SIMILAR) OR CHAIN LINK SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. SMOKE, GAS, AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION RULES AND REGULATIONS.
11. THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
12. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS. CONSIDER TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME THE RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTION OF THE PLAN.


SIGNATURE OF COPYRIGHT OWNER DATE
DANIEL G. MANN 3-26-19
PRINTED NAME OF COPYRIGHT OWNER

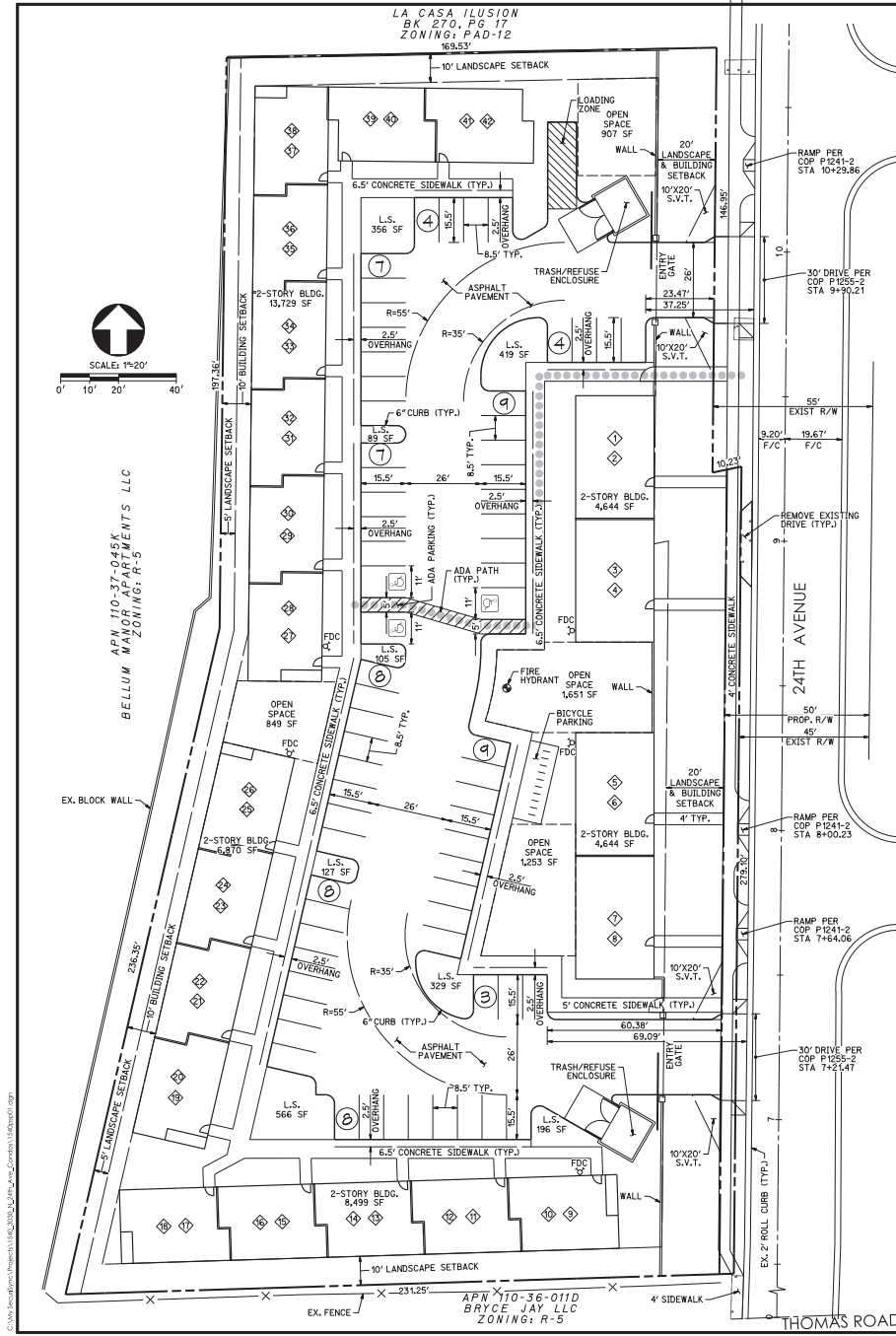
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SDEV #: 1900019
PAPP #: 1900064
QS# : 15-23



VICINITY MAP
N.T.S.



APN 110-37-045K
BELLUM MANOR APARTMENTS LLC
ZONING: R-5



APPROVALS

CITY OF PHOENIX
MAR 27 2019
Planning & Development
Department

3030 N. 24TH AVENUE CONDOS
3030 N. 24TH AVENUE, PHOENIX, ARIZONA 85015

PRELIMINARY SITE PLAN

300engineering
CITY OF PHOENIX
DATE: 03/19/19

PROJECT NO: 1540
SHEET NO: PSP01
1 of 1



CITY OF PHOENIX

JAN 04 2019

Planning & Development
Department