



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-76-22-8**  
December 28, 2022

**Camelback East Village Planning Committee Meeting Date:** January 3, 2023

**Planning Commission Hearing Date:** February 2, 2023

**Request From:** [R1-6](#) (Single-Family Residence District) (5.46 acres), [R-3](#) (Multifamily Residence District) (0.36 acres)

**Request To:** [R-3](#) (Multifamily Residence District) (5.82 acres)

**Proposed Use:** Multifamily residential

**Location:** Southwest corner of 48th Street and Loop 202 Freeway

**Owner:** H&M Enterprises, Inc

**Applicant:** Northbridge Development, LLC

**Representative:** Larry Lazarus, Lazarus & Silvyn, P.C.

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

<b><u>General Plan Conformity</u></b>			
<b><u>General Plan Land Use Map Designation</u></b>		Mixed Use and Transportation, Village Core	
<b><u>Street Map Classification</u></b>	48th Street	Minor Collector	40-foot west half street
	McKinley Street	Local Street	25-foot north half street
<p><b><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></b></p> <p>The proposal will allow for multifamily residences that are compatible in scale with the surrounding neighborhood. As stipulated, a landscape area along the south property line will provide a buffer to the adjacent single-family neighborhood which is respectful of local conditions.</p>			

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.**

The request will allow for multifamily residences, which is compatible with the surrounding residential uses to the south of the site.

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

As stipulated, the landscape areas along the perimeter of the site will contain shade trees. These will provide thermal comfort and shade for residents and provide a buffer to the surrounding land uses.

**Applicable Plans, Overlays, and Initiatives**

[44th Street Corridor Specific Plan](#) – See Background Item No. 5.

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

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

[Complete Streets Guiding Principles](#) – See Background Item No. 8.

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

[Zero Waste PHX](#) – See Background Item No. 10.

**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	R1-6 and R-3
<b>North</b>	Loop 202 freeway	R-3
<b>South</b>	Single-family residential	R1-6
<b>East (across 48th Street)</b>	Data center	CP/GCP
<b>West</b>	Canal, State Route 143	R1-6 and R-3

<b>R-3 – Multifamily Residence District (Subdivision Development Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
Gross Acreage	-	5.82
Maximum Number of Units	84	69 (Met)
Maximum Dwelling Unit Density (units/gross acre)	14.5	11.86 (Met)
Maximum Lot Coverage	45%	30.2% (Met)
Maximum Building Height	2 stories, 30 feet	2 stories, 23 feet 9 inches (Met)
Minimum Building Setbacks	Front (48th Street): 25 feet Rear: 15 feet Sides: 10 feet and 3 feet	Front: 25 feet (Met) Rear: 10 feet* Side (North):10 feet (Met) Side (South): 10 feet (Met)
Minimum Landscape Setbacks	Front (48th Street): 25 feet Interior property lines not adjacent to a street: 5 feet	Front: 25 feet (Met) Rear: 5 feet (Met) Side (North):5 feet (Met) Side (South): 5 feet (Met)
Minimum Open Space	5.0%	5.5% (Met)
Minimum Parking Requirements	207 spaces  138 reserved spaces 69 unreserved spaces	170 spaces*

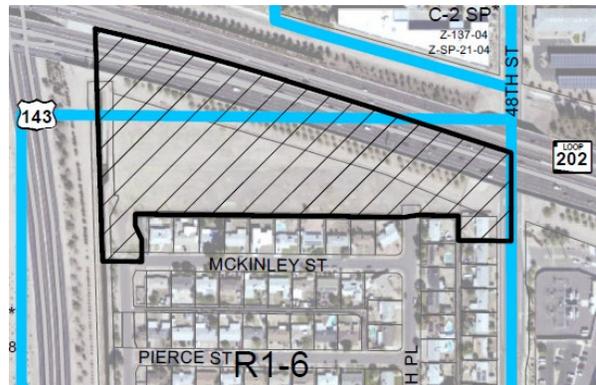
\*Variance or site plan modification required

## **Background/Issues/Analysis**

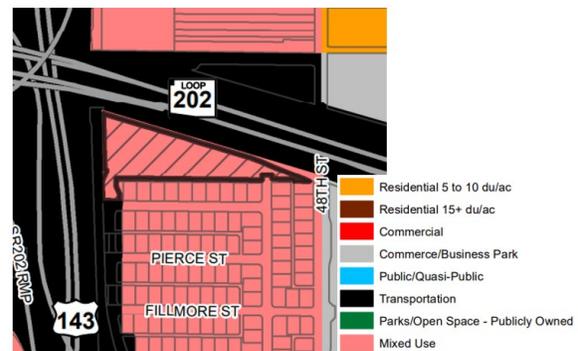
### **SUBJECT SITE**

1. This request is to rezone 5.82 acres located at the southwest corner of 48th Street and the Loop 202 Freeway from 5.46 acres of R1-6 (Single-Family Residence District) and 0.36 acres of R-3 (Multifamily Residence District) to R-3 to allow multifamily residential.

*Zoning Sketch Map, Source: City of Phoenix Planning and Development Department*



2. The subject site is designated as Mixed Use and Transportation on the General Plan Land Use Map and is within a Village Core. The request for multifamily residential is consistent with the Mixed Use designation. The designation to the south is also Mixed Use and Transportation. The designation to the north and west, along the Loop 202 and State Route 143 freeways, is Transportation. To the east, across 48th Street, is designated as Commerce/Business Park.



*General Plan Land Use Map, Source: City of Phoenix Planning and Development Department*

### **EXISTING CONDITIONS & SURROUNDING ZONING**

3. The subject site is currently vacant. To the north of the subject site is the Loop 202 Freeway, zoned R-3. To the west is a canal and State Route 143, zoned R1-6 and R-3. To the south are single-family residences zoned R1-6. To the east, across 48th Street, is a data center zoned CP/GCP (Commerce Park, General Commerce Park Option).

### **PROPOSAL**

4. The conceptual site plan, attached as an exhibit, depicts 69 three-bedroom units, with private yards, located around a centralized open space area. Access is proposed from 48th Street and McKinley Street. Units will contain one and two-car garages, in addition to surface parking spaces dispersed throughout the site.

Staff does not recommend general conformance to the site plan provided as variances will be required to meet the R-3 development standards. Variances undergo the Zoning Adjustment hearing process following the rezoning process.

The proposed building elevations, attached as an exhibit, depict two-story facades with a variety of exterior colors and materials. To ensure that the units develop as proposed, staff recommends general conformance to the elevations (Stipulation No. 1).

To screen the units from the surrounding freeways and single-family residences, staff recommends Stipulation No. 2 which requires a ten-foot landscape area planted with large evergreen trees along the north, west and south property lines. In addition, staff recommends Stipulation No. 3, which requires a perimeter wall no less than six feet in height along the north and west property lines, which are adjacent to the freeways. Stipulation No. 4 requires that the developer provide an analysis, signed and sealed by an engineer with a proficiency in residential sound mitigation or noise control, ensuring that the indoor noise levels of the residential units shall not exceed a decibel day night-level (DNL) of 45 decibels.

#### PLANS, OVERLAYS, AND INITIATIVES

5. [44th Street Corridor Specific Plan](#)  
Completed in 1991, the 44th Street Corridor Specific Plan established a framework to provide compatibility of new development along 44th Street from McDonald Drive to Sky Harbor International Airport. The Land Use Plan (Figure 5.2) does not show a designation for the subject site. The designation to the south of the subject site is MU2 (Mixed Use II), which calls for multifamily residential, retail, office and hotel uses. The requested zoning designation is consistent with the MU2 designation to the south.



*44th St Corridor Specific Plan, Source: City of Phoenix Planning and Development Department*

6. [Housing Phoenix Plan](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by allowing for the development of housing units on the subject site.

7. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff recommends the planting of large evergreen shade trees within the landscape areas around the north, west and south property lines. This is addressed in Stipulation No. 2.

8. **Complete Streets Guiding Principles**

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. To promote alternative transportation, staff recommends Stipulation No. 6 which requires bicycle parking on site, which is appropriate given the site location adjacent to a bicycle lane along 48th Street. Staff also recommends Stipulation No. 5, which requires a five-foot-wide sidewalk be constructed along the west side of 48th Street.

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. 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 subject site is adjacent to a bike lane along 48th Street and less than a mile from the light rail station at 48th Street and Washington. As stipulated, the development will provide bicycle parking spaces per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. This is addressed in Stipulation No. 6.

10. **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 Section 716 of the Phoenix Zoning Ordinance 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's materials indicated that each unit will have recycling bins.

#### COMMUNITY INPUT SUMMARY

11. At the time this staff report was written, five letters of support have been received. In addition, four letters from residents stating they are not opposed to the project have been received.

#### INTERDEPARTMENTAL COMMENTS

12. **Water Services Department**

The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that are serving or can serve this development, and that a technical appeal would be required for the proposed 30-foot sewer easement and to allow the easement within a retention basin.

13. **Street Transportation Department**

The Street Transportation has requested that the developer construct a minimum five-foot-wide sidewalk along the west side of 48th Street, that bicycle parking be provided per Section 1307.H of the Phoenix Zoning Ordinance, and that street improvements be constructed with all required elements and to ADA requirements. This is addressed in Stipulation Nos. 5 through 7.

#### OTHER

14. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. This is addressed in Stipulation No. 8.
15. 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. 9 through 11.

16. 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. 12.
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 abandonments, may be required.

### **Findings**

1. The proposed development is consistent with the General Plan Land Use Map designation of Mixed Use.
2. The proposal will allow for additional housing options within the Camelback East Village Core.
3. As stipulated, the proposal will provide increase shade along the perimeter of the site and help reduce the urban heat island effect.

### **Stipulations**

1. The development shall be in general conformance with the elevations date stamped October 6, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. A minimum 10-foot-wide landscape area shall be provided along the north, west and south property lines. The landscape area shall be planted with large evergreen trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department. Sixty percent of the trees shall be minimum 2-inch caliper, 40 percent of the trees shall be minimum 3-inch caliper with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
3. A perimeter wall no less than 6 feet in height shall be provided along the north and west property lines.
4. The indoor noise levels of residential units shall not exceed a decibel day night-level (DNL) of 45 decibels, as approved by the Planning and Development Department. A sealed and signed analysis by an engineer licensed in Arizona with a proficiency in residential sound mitigation or noise

control shall be included with the building plans submitted for Phoenix Building Construction Code compliance review to the Planning and Development Department. The engineer shall note in the analysis that the building design is capable of achieving the required Noise Level Reduction.

5. The developer shall construct a minimum 5-foot-wide sidewalk along the west side of 48th Street along the entire rezoning frontage area connection to the sidewalk to the north, as approved by the Planning and Development Department.
6. The developer shall provide bicycle parking and/or storage as required by Chapter 13, Section 1307.H, as approved by the Planning and Development Department.
7. 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.
8. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
9. 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.
10. 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.
11. 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.
12. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the

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Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Sarah Stockham

December 28, 2022

**Team Leader**

Racelle Escolar

**Exhibits**

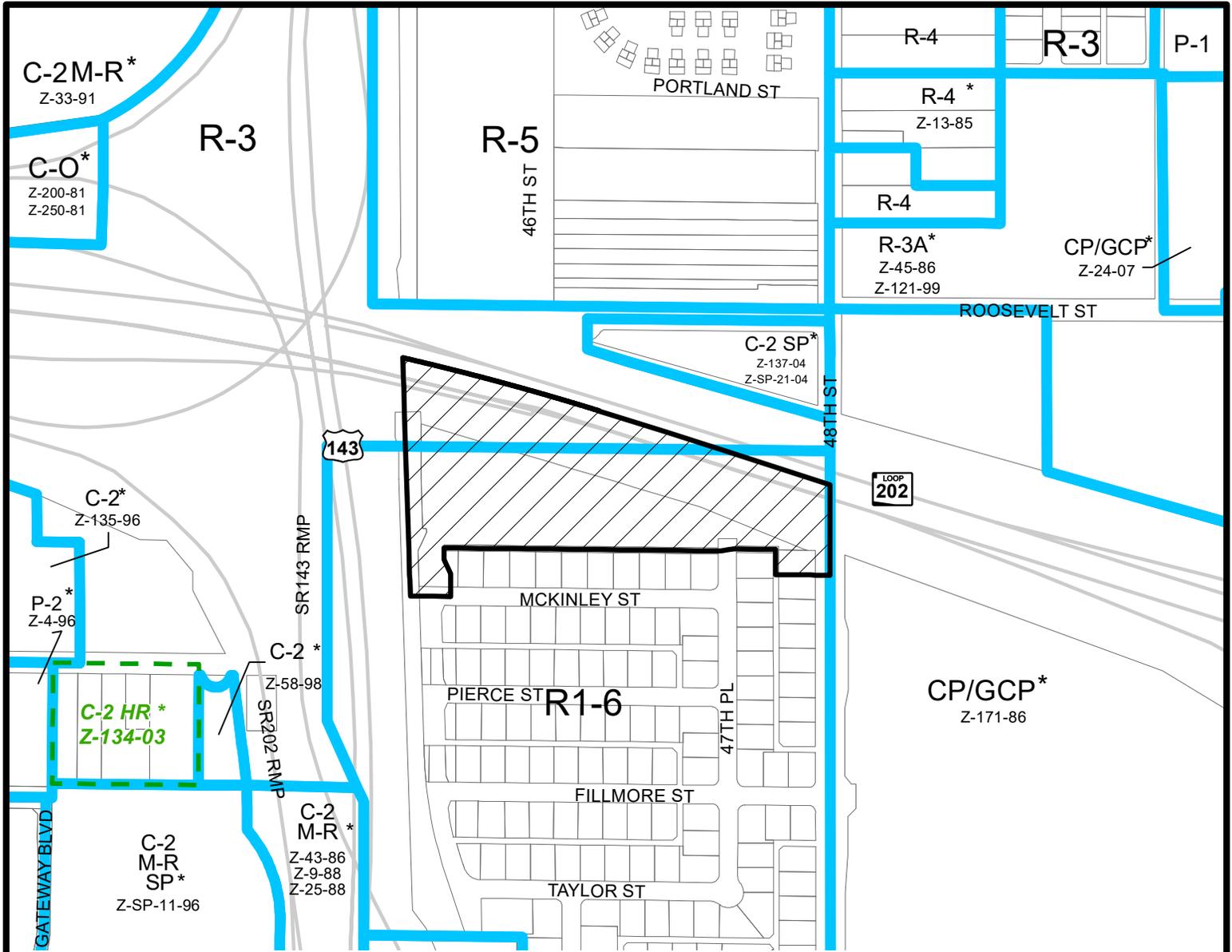
Sketch map

Aerial map

Site plan date stamped October 6, 2022 (3 pages)

Elevations date stamped October 6, 2022

Correspondence (9 pages)

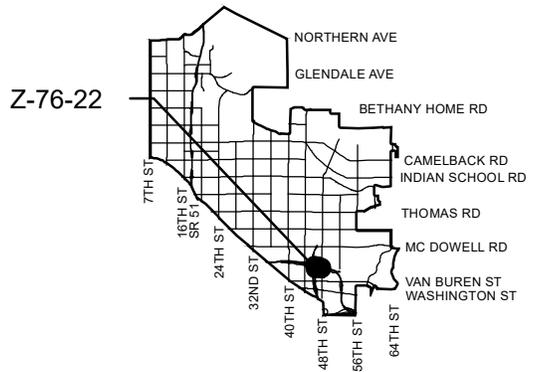


Miles



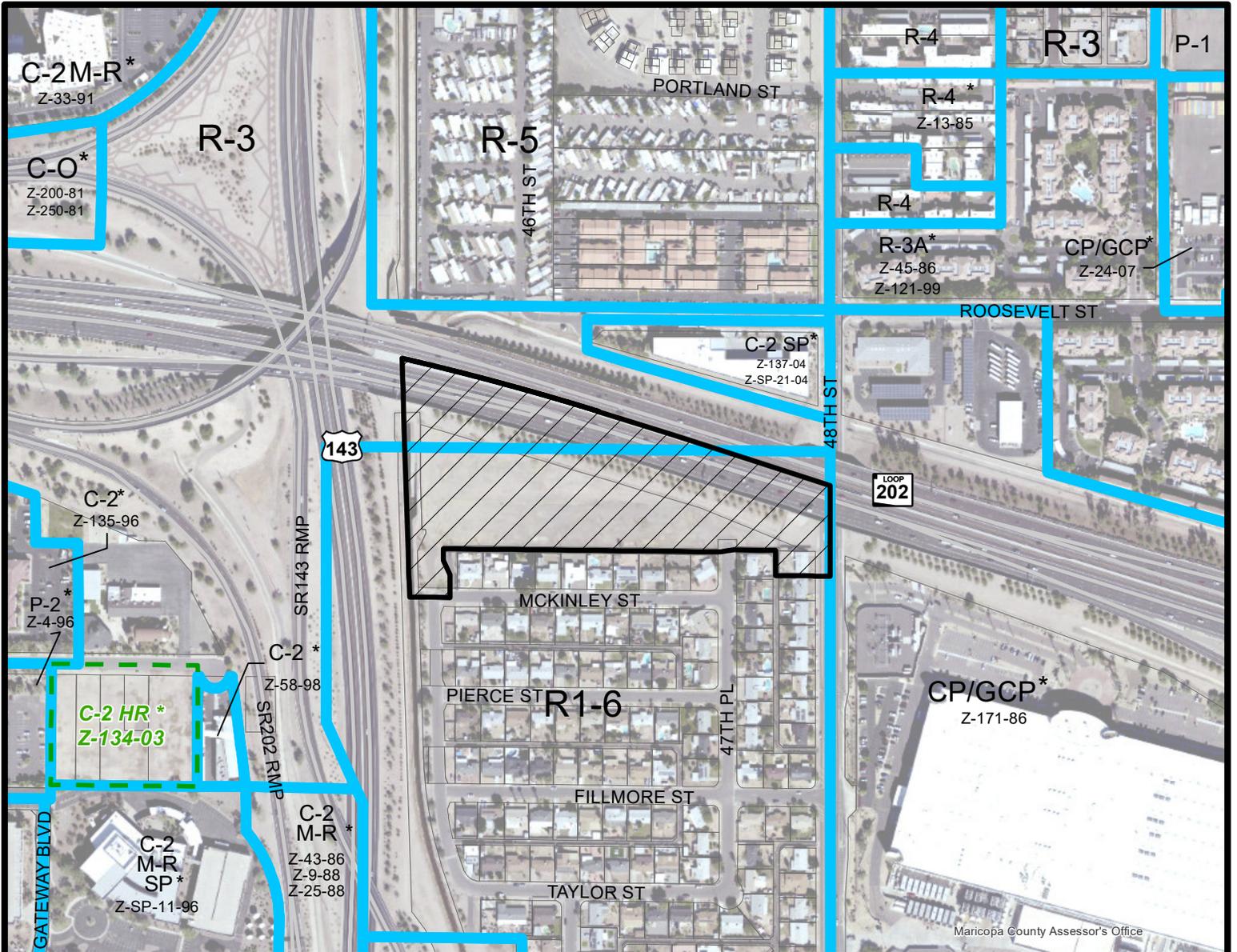
**CAMELBACK EAST VILLAGE**

CITY COUNCIL DISTRICT: 8



<b>APPLICANT'S NAME:</b> Northbridge Development LLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-76-22	<b>DATE:</b> 10/31/2022 <b>REVISION DATES:</b>	<b>FROM:</b> R1-6 ( 5.46 a.c.) R-3 ( 0.36 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>5.82 Acres</b>	<b>12/12/2022</b>	<b>TO:</b> R-3 ( 5.82 a.c.)	
<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 11-38	<b>ZONING MAP</b> F-11		
<b>MULTIPLES PERMITTED</b> R1-6, R-3 R-3	<b>CONVENTIONAL OPTION</b> 29, 5 84	<b>* UNITS P.R.D. OPTION</b> 35, 6 101	

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



Maricopa County Assessor's Office

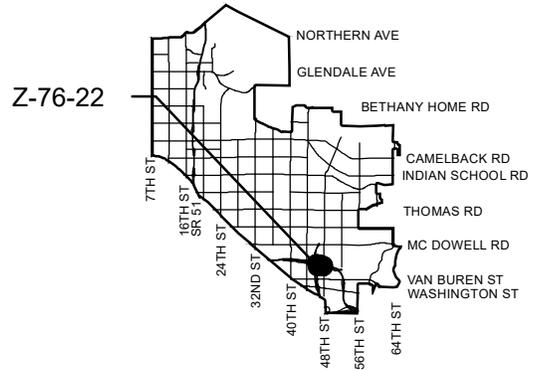


Miles



**CAMELBACK EAST VILLAGE**

CITY COUNCIL DISTRICT: 8



<b>APPLICANT'S NAME:</b> Northbridge Development LLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-76-22	<b>DATE:</b> 10/31/2022 <b>REVISION DATES:</b>	<b>FROM:</b> R1-6 ( 5.46 a.c.) R-3 ( 0.36 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>5.82 Acres</b>	<b>12/12/2022</b>	<b>TO:</b> R-3 ( 5.82 a.c.)	
<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 11-38	<b>ZONING MAP</b> F-11	<b>* UNITS P.R.D. OPTION</b>	
<b>MULTIPLES PERMITTED</b> R1-6, R-3 R-3	<b>CONVENTIONAL OPTION</b> 29, 5 84	35, 6 101	

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

**PROJECT INFORMATION**

**OWNER:** H&M ENTERPRISES INC.  
P.O. BOX 591, TEMPE, AZ 85280

**DEVELOPER:** NORTHBRIDGE DEVELOPMENT LLC  
5510 E. CALLE CAMELIA, PHOENIX, AZ 85018  
MICHAEL DOOLEY (602) 818-7931  
NORTHBRIDGEDEV@GMAIL.COM

**LEGAL:** LAZARUS & SILVYN P.C.  
206 E. VIRGINIA AVE, PHOENIX, AZ 85004  
LARRY LAZARUS (602) 340-0900  
LLAZARUS@SLAWAZ.COM  
MICHELLE GREEN  
MGREEN@SLAWAZ.COM

**PROJECT DESCRIPTION:** SIXTY NINE (69) UNITS  
MULTI-FAMILY COMMUNITY  
LOTS FOR SALE = NO

**DEVELOPMENT STANDARDS**

**ZONING:** R-3 & R1-6 (CURRENT)  
R-3 (PROPOSED w/ VARIANCES)

**APN:** 125-30-083A, 125-30-001

**ADDRESS:** 850 NORTH 48<sup>TH</sup> STREET  
PHOENIX, ARIZONA, 85008

**LOT SIZE:**  
NET = 197,445 SqFt (4.53 ACRES)  
[25' of ADOT LOOP 202  
CL of CROSSCUT CANAL, ALLEY, 48th ST]  
+ 53,025 SqFt  
GROSS = 250,470 SqFt. (5.75 ACRES)

**SET-BACKS:** REO'D PROPOSED  
FRONT: 25'(BSB) / 15'(LSB) 25'(BSB) / 15'(LSB)  
REAR: 15'(BSB) / 5'(LSB) 10'(BSB) / 5'(LSB)  
SIDE: 10' & 3'(BSB) / 5'(LSB) 10' & 3'(BSB) / 5'(LSB)

**LOT COVERAGE:**  
MAXIMUM ALLOWED = 112,712 / 250,470 SqFt (45.0%)  
PROPOSED = 75,744 / 250,470 SqFt (30.2%)

**SITE DENSITY:**  
MAX ALLOWED = 83 LOTS = 14.5 DU/AC \* 5.75 AC  
PROPOSED = 69 LOTS = 12.0 DU/AC \* 5.75 AC

**PARKING DENSITY:**  
REQUIRED: 2 PER DU = 138 SPACES  
0.25 PER DU UNRESERVED = 17 SPACES  
PROPOSED: 127 GARAGE SPACES + 11 846 SF  
+ 32 UNRESERVED (2 STANDARD / 1 ACCESSIBLE)  
TOTAL = 170 SPACES PROVIDED

**OPEN SPACE:** 15,465 / 250,470 SqFt (5.00% OF GROSS)  
15,700 / 250,470 SqFt (5.08% PROVIDED)  
[1]...1,700 SqFt DOG PARK AREA  
[2]...13,116 SqFt PHONIC/BBQ AREA  
[3]...884 SqFt SPLASH PAD/RAMADA AREA

**\*\* OPEN SPACE EXCLUSIVE OF LANDSCAPE SET-BACKS,  
LANDSCAPE SETBACKS AREA = 3,874 SqFt \*\***

**OUTDOOR PARKING AREA:**  
42 EA (8.5'x16') + 2 EA (16'x16') = 6,088 SqFt  
LANDSCAPE AREA: 304 SqFt (5% REQUIRED)  
315 SqFt (5.2% PROPOSED)

**\*\*\* NO R.O.W. DEDICATIONS.  
ENVIRONMENTAL ASSESSMENT DOES NOT APPLY**

**BUILDING INFORMATION**

**OCCUPANCY:** R-3

BOHMS GARAGE	1st FLOOR	2nd FLOOR	HEIGHT
3	896 SF	1 846 SF	23'-9"

**UNITS:** 15, 17, 19, 21, 29, 34, 35, 41, 49, 51, 64  
TOTAL UNITS: 11

3	2	1136 SF	1,096 SF	21'-9"
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**UNITS:** 1-14, 16, 18, 20, 22-28, 30-33, 36-40, 42-48, 50, 52-63  
TOTAL UNITS: 58  
TOTAL CONSTRUCTION AREA: 75,744 SF

**CONSTRUCTION TYPE:** V-B  
FIRE SEPARATION: 1 HR FIRE RATED WALLS  
AT LESS THAN 5 FEET FROM PROPERTY LINE.  
FIRE SPRINKLERS: NOT PROPOSED

**UTILITY LOCATION NOTE**

LOCATION OF ALL UTILITIES ON THIS PLAN ARE BASED ON INFORMATION SUPPLIED TO THE ENGINEER BY THE APPROPRIATE UTILITY COMPANIES. ENGINEER DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR REMOVAL, RELOCATION AND/OR REPLACEMENT.

**UTILITIES**

WATER - CITY OF PHOENIX  
SEWER - CITY OF PHOENIX  
ELECTRIC - SALT RIVER PROJECT  
TELEPHONE - CENTURYLINK  
GAS - SOUTHWEST GAS  
FIRE - CITY OF PHOENIX FIRE DEPT.  
POLICE - CITY OF PHOENIX POLICE DEPT.  
CABLE TV - COX COMMUNICATIONS

TABLE B. SINGLE-FAMILY (SUBMITTED PRIOR TO MAY 1, 1998) SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT			
Standards	R-3 Development Options		2A Proposed Multi-Family
	(a) Required: Subdivision	(b) Proposed Multi-Family	
Minimum lot dimensions (width and depth)	60' width, 94' depth	60' width, 94' depth	
Dwelling unit density (units/gross acre)	14.5 du/gac	89 units (12.0 du/gac)	
Perimeter standards	None	None	
Building setbacks	25' front, 15' rear, 10' and 3' side	25' front (East/48th Street), 10' rear (West/Crosscut Canal), 10' side (North/Loop 202 / side (South/Alley)	
Maximum height	2 stories and 30' *	2 stories or 23'-9" feet	
Lot coverage	45%	30.2%	
Common areas	Minimum 5% of gross area	5.5% of gross area	
Allowed uses	Single-family attached and multifamily	Multifamily	
Street standards	Public street or private accessway	Private accessway	

**LEGAL DESCRIPTION**

PER EXHIBIT 'B', TITLE REPORT  
(CANTON TITLE #AZ300112-NOV 19, 2021)

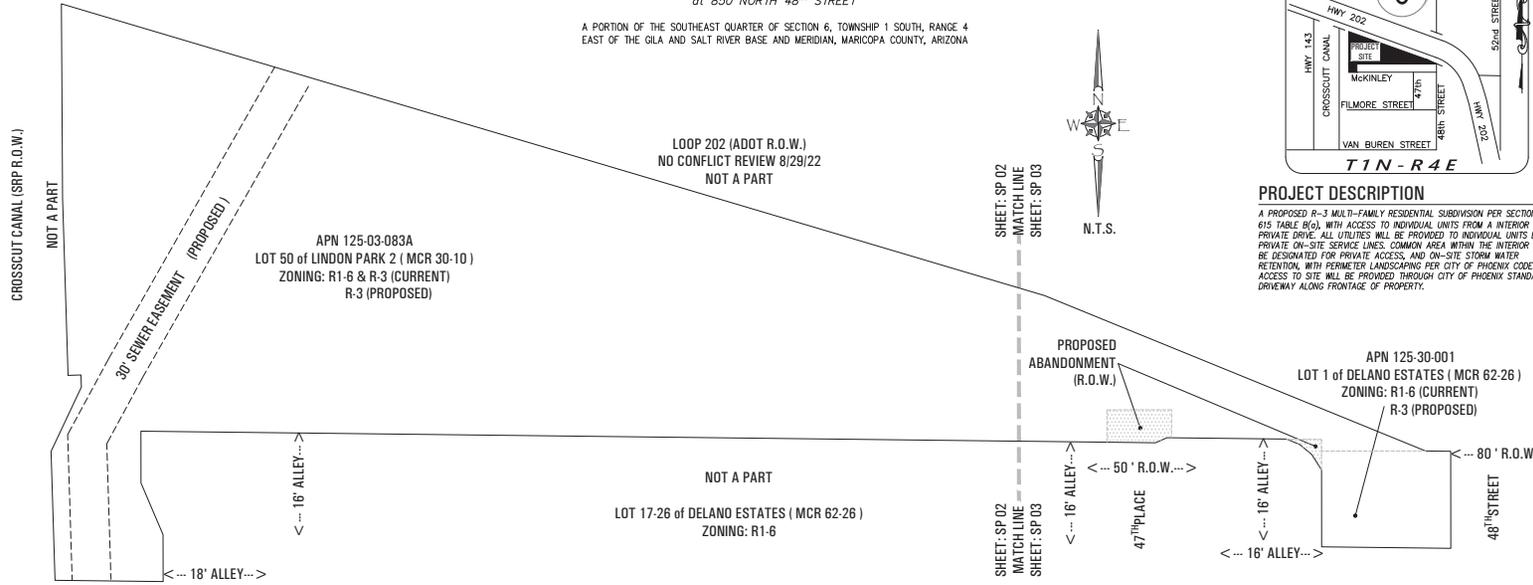
**PARCEL NO. 1:**  
THOSE PORTIONS OF LINDON PARK TWO, ACCORDING TO BOOK 64 OF MAPS, PAGE 43; DELANO ESTATES, ACCORDING TO BOOK 62 OF MAPS, PAGE 28; AND VILLAS EASTWOOD, ACCORDING TO BOOK 149 OF MAPS, PAGE 12; RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6;  
THENCE NORTH 00 DEGREES 03 MINUTES 48 SECONDS WEST, 1980.26 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 6; THENCE DEPARTING SAID EAST LINE SOUTH 89 DEGREES 56 MINUTES 12 SECONDS WEST 40.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 48TH STREET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE NORTH 89 DEGREES 20 MINUTES 57 SECONDS WEST 19.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 20 MINUTES 57 SECONDS WEST 80.50 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 18 SECONDS WEST, 8.00 FEET TO THE SOUTH LINE OF LOT 76 LINDON PARK TWO, ACCORDING TO BOOK 64 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH 89 DEGREES 20 MINUTES 57 SECONDS WEST, 115.94 FEET ALONG SAID SOUTH LINE OF LOT 76 AND THE SOUTH LINE OF LOT 77 OF SAID LINDON PARK TWO TO THE SOUTHWEST CORNER OF SAID LOT 77; THENCE DEPARTING SAID SOUTH LINE NORTH 00 DEGREES 03 MINUTES 17 SECONDS WEST, 21.82 FEET ALONG THE WEST LINE OF SAID LOT 77; THENCE DEPARTING SAID WEST LINE SOUTH 89 DEGREES 56 MINUTES 43 SECONDS WEST 50.00 FEET TO THE EAST LINE OF LOT 78 OF SAID LINDON PARK TWO; THENCE SOUTH 00 DEGREES 03 MINUTES 17 SECONDS EAST, 25.00 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF LOT 78 OF SAID LINDON PARK TWO; THENCE DEPARTING SAID EAST LINE NORTH 89 DEGREES 20 MINUTES 57 SECONDS WEST, 747.16 FEET ALONG THE SOUTH LINE OF SAID LOT 78 AND LOTS 79 THROUGH 89 OF SAID LINDON PARK TWO; THENCE DEPARTING SAID SOUTH LINE OF SAID LOT 89 SOUTH 00 DEGREES 05 MINUTES 04 SECONDS EAST 40.00 FEET; THENCE SOUTH 23 DEGREES 06 MINUTES 36 SECONDS EAST, 43.46 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 04 SECONDS EAST, 36.23 FEET TO THE SOUTH LINE OF LOT 27, DELANO ESTATES, ACCORDING TO BOOK 62 OF MAPS, PAGE 28; RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH 89 DEGREES 20 MINUTES 57 SECONDS WEST, 83.59 FEET ALONG SAID SOUTH LINE OF LOT 27 AND THE SOUTH LINE OF LOT 28 OF SAID DELANO ESTATES TO THE RELOCATED CROSSCUT CANAL EASTERLY RIGHT OF WAY LINE; THENCE DEPARTING SAID SOUTH LINE OF LOT 28 NORTH 01 DEGREES 47 MINUTES 00 SECONDS WEST, 99.71 FEET ALONG SAID RELOCATED CROSSCUT CANAL EASTERLY RIGHT OF WAY LINE; THENCE DEPARTING SAID RELOCATED CROSSCUT CANAL EASTERLY RIGHT OF WAY LINE NORTH 25 DEGREES 16 MINUTES 33 SECONDS EAST 54.95 FEET; THENCE NORTH 01 DEGREES 47 MINUTES 00 SECONDS WEST, 9.35 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 00 SECONDS WEST, 10.00 FEET TO SAID RELOCATED CROSSCUT CANAL EASTERLY RIGHT OF WAY LINE; THENCE NORTH 01 DEGREES 47 MINUTES 00 SECONDS WEST, 137.04 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 41 WEST, 150.18 FEET; THENCE DEPARTING SAID RELOCATED CROSSCUT CANAL EAST EASTERLY RIGHT OF WAY LINE SOUTH 73 DEGREES 29 MINUTES 00 SECONDS EAST, 792.90 FEET; THENCE SOUTH 67 DEGREES 49 MINUTES 45 SECONDS EAST, 318.41 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 2:**  
LOT 1, DELANO ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 62 OF MAPS, PAGE 26.

**SITE PLAN FOR CROSSCUT COMMONS**

A MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
at 850 NORTH 48<sup>TH</sup> STREET

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



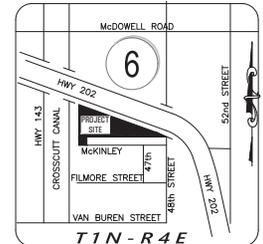
**CODE INFORMATION**

**GOVERNING BUILDING CODES**  
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND ADJUSTMENTS PER THEIR ADOPTING ORDINANCES.  
2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 UNIFORM PLUMBING CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL RESIDENTIAL CODE  
2018 INTERNATIONAL EXISTING BUILDING CODE  
2018 INTERNATIONAL FUEL GAS CODE  
2017 NATIONAL ELECTRICAL CODE (NFPA-70)  
2018 INTERNATIONAL ENERGY CONSERVATION CODE

**SITE PLAN GENERAL NOTES**

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- 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, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-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, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURE BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- OPEN SPACE AREA MUST BE 50% SHADED WITH 50% LIVE COVER.
- ANY STRUCTURE WITHIN FRONT/STREET BUILDING SETBACK MAY NOT EXCEED 40 INCHES IN HEIGHT.
- ON-SITE PEDESTRIAN PATHWAY SHALL BE SHADED 75% AND SHALL BE ADA COMPLIANT.
- PROVIDE ON-SITE STORM WATER RETENTION FOR 100 YEAR STORM EVENT, PER IAS POST CONDITIONS.

**VICINITY MAP**



**PROJECT DESCRIPTION**

A PROPOSED R-3 MULTI-FAMILY RESIDENTIAL SUBDIVISION PER SECTION 615 TABLE B(a), WITH ACCESS TO INDIVIDUAL UNITS FROM AN INTERIOR PRIVATE DRIVE. ALL UTILITIES WILL BE PROVIDED TO INDIVIDUAL UNITS BY PRIVATE ON-SITE SERVICE LINES. COMMON AREA WITHIN THE INTERIOR WILL BE DESIGNATED FOR PRIVATE ACCESS, AND ON-SITE STORM WATER RETENTION WITH PERIMETER LANDSCAPING PER CITY OF PHOENIX CODE. ACCESS TO SITE WILL BE PROVIDED THROUGH CITY OF PHOENIX STANDARD DRIVEWAY ALONG FRONTAGE OF PROPERTY.

**ZONING CASE/USE PERMIT (ZA - 22)**

**REQUEST:**  
1. DEVELOPMENT PER OPTION R-3  
2. REDUCE REAR SETBACK TO 10 FEET, WHERE 15 FEET IS REQUIRED SEC 615.B, TABLE B(a).  
3. ABANDON A PORTION OF 47' PLACE  
4. ABANDON A PORTION OF ALLEY, LOCATED EAST OF 47' PLACE

**DECISION:** -- PENDING --

**STIPULATIONS:**  
1. ONE YEAR TO APPLY & PAY FOR BUILDING PERMITS

CITY OF PHOENIX APPROVAL

**CITY OF PHOENIX**

OCT 06 2022

Planning & Development Department

CITY OF PHOENIX APPROVAL

**SHEET INDEX**

SP1: SITE PLAN (COVER SHEET)  
SP2: SITE PLAN (PLAN VIEW - WEST HALF)  
SP3: SITE PLAN (PLAN VIEW - EAST HALF)

REZONING 21-144	SCALE: N.T.S.
SCSU #	PROJECT No. SSE-991-2022
SOB# # 2201057	SHEET: 11 of 13
PP# # 2202474	
RVA# # 22-1338	
Q.S. 11-38	

Contract Arizona #11 or least two full working days before any single construction

**ARIZONA**  
CALL #11 or call Arizona#11.com

WORK LOG  
DATE 09/09/22  
PREP APP - CITY OF PHOENIX SUBMITAL

CIVIL - STRUCTURAL  
RESIDENTIAL - COMMERCIAL

CIVIL ENGINEER  
STATE OF ARIZONA  
LICENSE # 14889-216-0210

PROJECT NUMBER: 4889-216-0210

**SITE PLAN**

**CROSSCUT COMMONS**

850 North 48<sup>th</sup> Street  
Phoenix, Arizona

NA NA NA

REZONING 21-144  
SCSU #  
SOB# # 2201057  
PP# # 2202474  
RVA# # 22-1338  
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SP1: SITE PLAN (COVER SHEET)  
SP2: SITE PLAN (PLAN VIEW - WEST HALF)  
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SHEET: 11 of 13

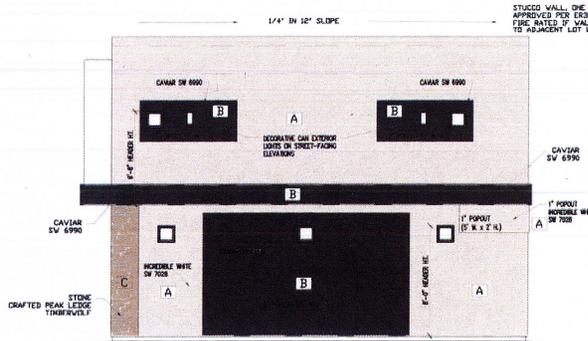
SP 1 of 03





- A - STUCCO INCREDIBLE WHITE SV 7028
- B - STUCCO / CAVIAR SV 6990
- C - STONE CRAFTED PEAK LEDGE TINSERVOLF
- D - STEEL GARAGE DOOR / CAVIAR SV 6990
- E - ENTRY DOORS / GLASS / URBANE BRONZE SV 7048
- F - STUCCO / MUBLED BASIL SV 7745

THE PACKAGED HEAT PUMP UNITS ARE JUST OVER 36" IN HEIGHT AND MOUNTED NEAR THE ROOF CENTER. WITH A 24" PARAPET, THE UNITS ARE NOT VISIBLE ANYWHERE WITHIN THE COMMUNITY.



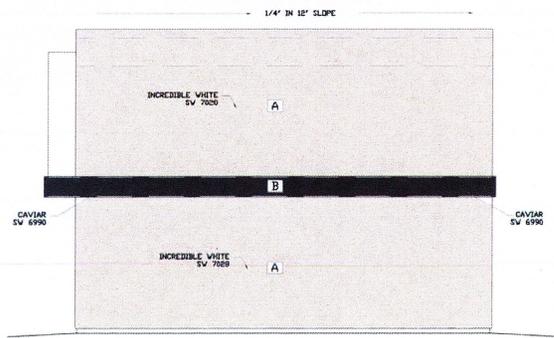
**STREET FACING UNIT  
SIDE ELEVATION**

SCALE: 1/4" = 1'



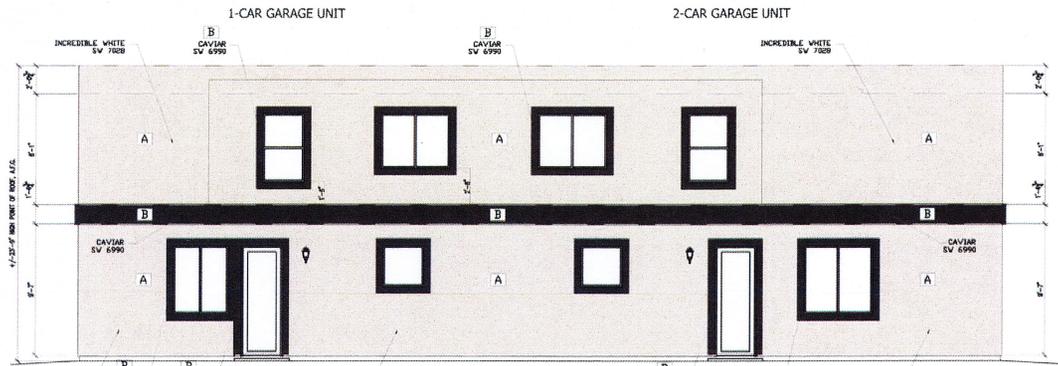
**FRONT ELEVATION**

SCALE: 1/4" = 1'



**SIDE ELEVATION**

SCALE: 1/4" = 1'



**REAR ELEVATION**

SCALE: 1/4" = 1'

**CITY OF PHOENIX**

CITY OF PHOENIX STANDARD PLAN #19146-RPSC

PAPP #  
PRLM #  
SDEV #  
Q.S.

OCT 06 2022

Planning & Development  
Department

CALL THE ARCHITECT FIRST BEFORE YOU GO  
263-1100  
WHILE STAKE COVER IS CALLED

PROJECT INFO - PLEASE CONTACT PROJECT MANAGER CHRISTOPHER (480) 225-4920

ENGINEER APPROVAL

REGISTERED PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
NO. 11171  
DATE: 08/11/22

RESIDENTIAL - COMMERCIAL  
CIVIL - STRUCTURAL  
S S E  
THE PLANNING AND DEVELOPMENT DEPARTMENT

ELEVATIONS: 1-CAR/2-CAR BLDG.  
CROSSCUT COMMONS  
850 N 48TH STREET  
PHOENIX, ARIZONA

SCALE: 1/4" = 1'-0"  
PROJECT No:  
RIVA No:  
SHEET:

November 9, 2022

Name Christian Vargas

Address 4711 E. Pierce St.

Phoenix, Arizona 85008

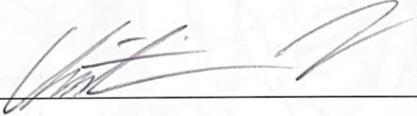
Dear City of Phoenix Planning and Development Department,

The purpose of this letter is to voice my opinion on Crosscut Commons, the proposed R-3 rezoning project at the property located at 4604 E McKinley Street, Phoenix, Arizona 85008 (APN: 125-30-083A, 125-30-001). My property is located to the south of the project. I have reviewed the site plan, elevations, and other relevant documents related to the project.

I am in support of this project.

I am not opposed to this project.

Thank you,

Signature: 

Phone number or Email:

480 274 4314

November 7, 2022

Name Diane Cazares

Address 4708 E Pierce St.

Phoenix, Arizona 85008

Dear City of Phoenix Planning and Development Department,

The purpose of this letter is to voice <sup>non-opposition</sup> ~~my support~~ for Crosscut Commons, the proposed R-3 rezoning project at the property located at 4604 E McKinley Street, Phoenix, Arizona 85008 (APN: 125-30-083A, 125-30-001). My property is located to the south of the project. I have reviewed the site plan, elevations, and other relevant documents related to the project.

I am in support of this project.

I am not opposed to this project.

Thank you,

Signature: 

Phone number or Email:

\_\_\_\_\_





November 9, 2022

Name Sherri Gibbons (Esperanza)

Address 4701 E. Pierce

Phoenix, Arizona 85008

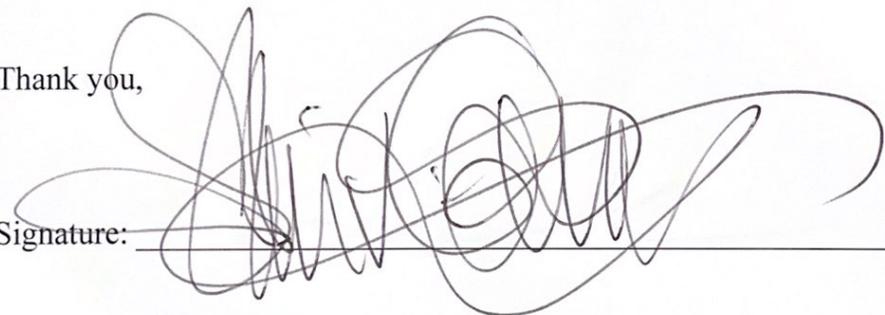
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I am in support of this project.

I am not opposed to this project.

Thank you,

Signature: 

Phone number or Email:

svaughngibbons@gmail.com



November 7, 2022

Name Albert R. Provencio

Address 4629 E McKinley St Phoenix AZ 85

Phoenix, Arizona 85008

Dear City of Phoenix Planning and Development Department,

The purpose of this letter is to voice my support for Crosscut Commons, the proposed R-3 rezoning project at the property located at 4604 E McKinley Street, Phoenix, Arizona 85008 (APN: 125-30-083A, 125-30-001). My property is located to the south of the project. I have reviewed the site plan, elevations, and other relevant documents related to the project.

I am in support of this project.

I am not opposed to this project.

Thank you,

Signature: Albert Provencio

Phone number or Email:

albertprovencio@yahoo.com



November 9, 2022

Name David Escalante

Address 4613 E. Fillmore

Phoenix, Arizona 85008

Dear City of Phoenix Planning and Development Department,

The purpose of this letter is to voice my opinion on Crosscut Commons, the proposed R-3 rezoning project at the property located at 4604 E McKinley Street, Phoenix, Arizona 85008 (APN: 125-30-083A, 125-30-001). My property is located to the south of the project. I have reviewed the site plan, elevations, and other relevant documents related to the project.

I am in support of this project.

I am not opposed to this project.

Thank you,

Signature: David Escalante

Phone number or Email:

\_\_\_\_\_



November 9, 2022

Name Gerardo Perez

Address 602 N 47th Place Phoenix AZ 85008

Phoenix, Arizona 85008

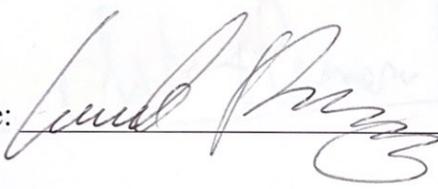
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GP I am in support of this project.

\_\_\_\_\_ I am not opposed to this project.

Thank you,

Signature: 

Phone number or Email:

(602) 592-1382





