

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-9-23-5

April 19, 2023

Alhambra Village Planning Committee Hearing Date: April 25, 2023

Planning Commission Hearing Date: May 4, 2023

Request From: R-3 (Multifamily Residence District)
(0.80 acres)

Request To: R-4 (Multifamily Residence District)
(0.80 acres)

Proposed Use: Multifamily residential

Location: Approximately 400 feet east of the southeast corner of 27th Avenue and McLellan Boulevard

Owner: Putting U First, LLC

Applicant/Representative: Derek Stana, Leckie Investments

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity

<u>General Plan Land Use Map Designation</u>		Residential 15+ dwelling units per acre	
<u>Street Map Classification</u>		Local	30-foot south half street

General Plan Conformity

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: *Development should include convenient bicycle parking.*

The proposal, as stipulated, will incorporate bicycle parking to provide convenient opportunities for residents and visitors to secure their bicycles while at home or visiting the site. The bicycle parking will also encourage residents and visitors to utilize the existing I-17 pedestrian bridge on Maryland Avenue.

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

The proposal will provide new multifamily housing opportunities in close proximity to other multifamily developments of similar densities. The proposal will broaden the range of housing types and densities available in this neighborhood.

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

The proposal provides trees and shade on McLellan Boulevard, in the parking area, and over pedestrian pathways which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plans, Overlays and Initiatives

[Housing Phoenix Plan](#) – See Background Item No. 5.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 6.

[Complete Streets Guiding Principles](#) – See Background Item No. 7.

[Transportation Electrification Action Plan](#) – See Background Item No. 8.

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

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

[Black Canyon / Maricopa Freeway Specific Plan](#) – See Background Item No. 11.

[27th Avenue Corridor Community Safety and Crime Prevention Plan](#) – See Background Item No. 12.

[27th Avenue “To Do List”](#) – See Background Item No. 13.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residential	R-3
North (across McLellan Boulevard)	Educational facility and community residence center	R-4 SP, R-3 SP, R-3
South	Multifamily residential	R-4
East	Multifamily residential	R-3
West	Playground, parking lot, and vacant	C-2

R-4 Multifamily Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Minimum Gross Acreage	None	0.80
Maximum Number of Units	24 dwelling units, up to 28 with bonus	24 (Met)
Maximum Density (dwelling units/acre)	30.45 dwelling units per acre, up to 34.80 with bonus	30 dwelling units per acre (Met)
Maximum Building Height	3 stories or 40 feet for first 150 feet; 1 foot in five feet increase to 48 feet high or 4-story maximum	20 feet (Met)
<i>Minimum Building Setbacks</i>		
Front (McLellan Blvd)	20 feet adjacent to a public street	156 feet (Met)
Rear	10 feet	Approximately 15 feet (Met)
Sides	10 feet	East: 20 feet (Met) West: 20 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Front (McLellan Blvd)	20 feet adjacent to a public street	Not Specified
Rear	5 feet	Approximately 15 feet (Met)
Sides	5 feet	East: 10 feet (Met) West: 4 feet (Not Met)
Minimum Common Area/Open Space	5% of gross area	5% of gross area (Met)
Maximum Lot Coverage	50%	Not Specified

Background/Issues/Analysis

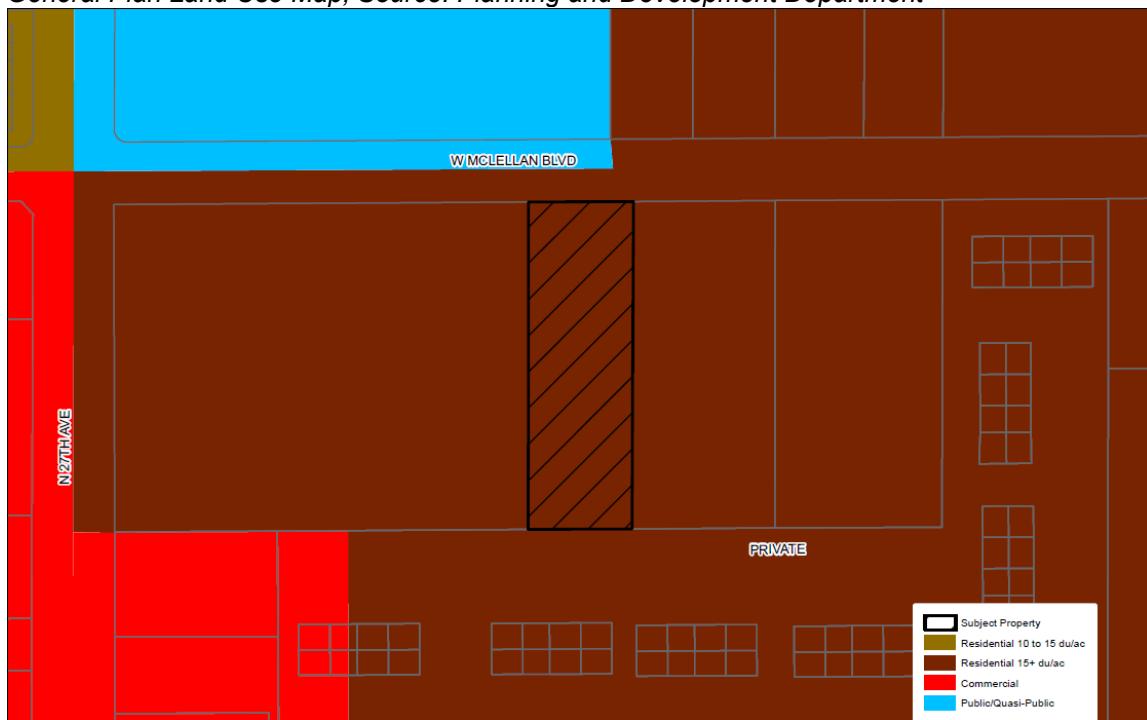
SUBJECT SITE

1. This request is to rezone a 0.80 acre site located approximately 400 feet east of the southeast corner of 27th Avenue and McLellan Boulevard from R-3 (Multifamily Residence District) to R-4 (Multifamily Residence District) for multifamily residential.

The subject site is within one-quarter mile of the I-17 and the I-17 pedestrian bridge located at the northwest corner of Maryland Avenue and the I-17.

2. The General Plan Land Use Map designation for this site is Residential 15+ dwelling units per acre. The proposal is consistent with the General Plan Land Use Map designation. The General Plan Land Use designations to the north, south, east, and west are Residential 15+ dwelling units per acre. The General Plan Land Use Map designation to the north is also Public/Quasi-Public.

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



EXISTING CONDITIONS AND SURROUNDING ZONING

3. The subject site is zoned R-3 and contains a single-family residence. To the east and south are multifamily uses zoned R-3 to the east and R-4 to the south. To the west is a parking area, small playground, and vacant land zoned C-2. Across McLellan Boulevard to the north is a school zoned R-3 SP and R-4 SP, and a community residence center zoned R-3.

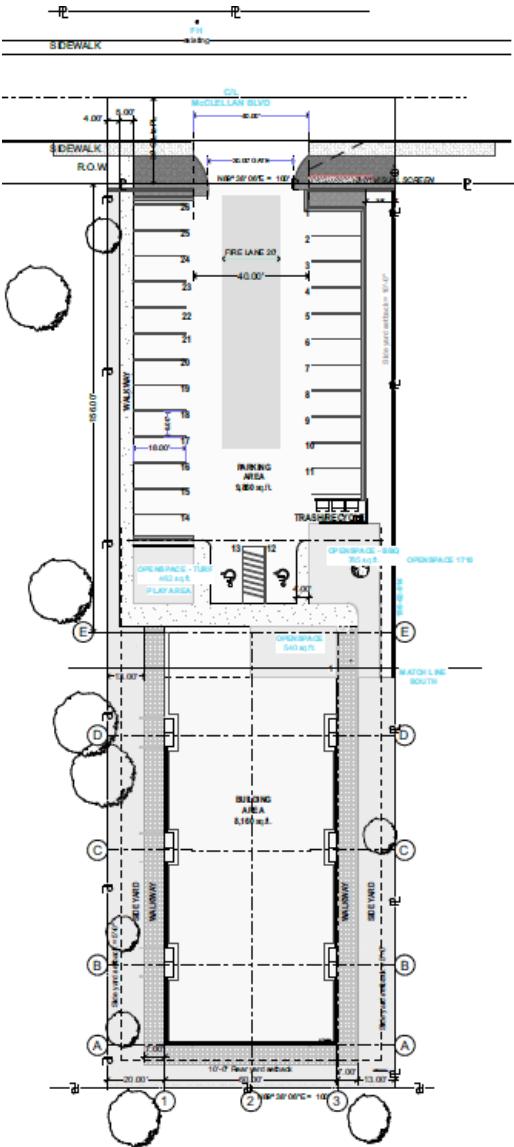
PROPOSAL

4. As shown on the conceptual site plan attached as an exhibit, the proposal is for one multifamily residential building with a total of 24 units. The applicant states units will be workforce housing. The building is located on the southern portion of the lot with a parking lot on the northern portion adjacent to McLellan Boulevard. Between the parking area and building there are two open space areas and the trash and recycling enclosure.

The conceptual elevations, attached as an exhibit, demonstrate a two-story building with entrances on the north, east, and west sides of the building.

The proposal will provide bicycle infrastructure and enhance the streetscape along McLellan Boulevard. Staff recommends Stipulation No. 6 which requires the development to provide a mix of secure and guest bicycle parking per Section 1307.H, electric bicycle charging facilities, and a bicycle repair station. Furthermore, Stipulation No. 1 requires a detached sidewalk along McLellan Street with a five-foot-wide landscape strip. Additionally, Stipulation No. 3 requires that all public and private pedestrian pathways and sidewalks will be shaded to a minimum of 75 percent. Stipulation No. 7 requires pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path.

Conceptual Site Plan, Balance and Design Architecture



AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

5. 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 constructing additional housing, contributing to the mix of housing types in the area, and helping address the housing shortage in Phoenix.

6. 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. To create a bike-supportive environment for residents, bicycle infrastructure is incorporated into the proposed project. Staff recommends Stipulation No. 6 which will require guest and residential bicycle parking, electric bicycle charging facilities, and a bicycle repair station to be provided on site.

7. 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. Per Stipulation No. 1, the proposal includes shaded, detached sidewalks along McLellan Boulevard, which will increase the thermal comfort and usability for those walking to and from nearby transit and the I-17 pedestrian bridge, and those patronizing local businesses. The proposal also includes bicycle parking spaces for visitors and residents, a bike repair station, and electric bike charging facilities as required in Stipulation No. 6.

8. Transportation Electrification Action Plan

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a

future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 5 which requires a minimum 10 percent of the required parking spaces to be EV capable. This means that 10 percent of the required parking spaces will include access to electrical wiring to allow for a future junction box and appropriate voltage for an outlet capable of charging a vehicle. Additionally, Stipulation No. 6.c. requires electrical receptacles for 10 percent of the required secure bicycle parking to encourage micromobility.

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. Stipulation No. 1 requires shaded detached sidewalks on McLellan Boulevard. Additionally, Stipulation Nos. 3 and 4 require shading of public and private pedestrian pathways and the parking area.

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 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 proposed development will provide recycling services for residents.

11. **Black Canyon / Maricopa Freeway Specific Plan**

The Freeway Mitigation Program, created in the City of Phoenix by the 1988 approval of Proposition 17, authorized general obligation bonds to prepare plans and fund projects to mitigate the blighting effects on neighborhoods from existing and proposed freeway construction. The Black Canyon/ Maricopa Freeway Specific Plan study area is 32 miles long from Pinnacle Peak Road at I-17 in the north, to Pecos Road at I-10 in the south. Generally, the width of the study area is one-quarter mile on each side of the freeway.

The subject site is identified in Segment 8 with a land use designation of High Density Residential and the proposal for multifamily residential is consistent with

that recommendation. The proposal advances Land Use Policy No. 3 (Page 11 in the plan) by including multifamily at a compatible density.

12. **27th Avenue Corridor Community Safety and Crime Prevention Plan**

Approved by the Phoenix City Council on February 16, 2022, the 27th Avenue Corridor Community Safety and Crime Prevention Plan is a two-year pilot program intending to reduce crime and increase the quality of life in communities around the city. The plan is an effort between the Neighborhood Services, Police, Public Transit, Street Transportation, Human Services, and the Law Departments to address community safety in a collaborative manner, leveraging technology and community-based resources. The three strategies to address community concerns in the corridor are outreach, education and partnerships, prevention and intervention, and enforcement. To promote Crime Prevention Through Environmental Design (CPTED) principals to enhance neighborhood safety, staff recommends Stipulation Nos. 2 and 8 which require native cacti or similar plants in the north landscape setback and site lighting at building entrances/exits, and in public assembly and parking areas. Additionally, Stipulation No. 9 requires that the developer enroll in Phase One of the Crime Free Multi-Housing Program.

13. **27th Avenue “To Do List”**

The “To Do List” was developed by the community with assistance by the Planning and Development Department. The guide applies to the area from 23rd Avenue to 29th Avenue and from Indian School Road to Dunlap Avenue. The neighborhood led effort focuses on achieving “an active, safe, and welcoming community with vibrant retail and sustainable housing.” The guide articulates goals and strategies focused on pedestrian-friendly design and connectivity, pedestrian safety on roadways, branding, advocacy, and placemaking initiatives. To promote Crime Prevention Through Environmental Design (CPTED) principals to enhance neighborhood safety, staff recommends Stipulation Nos. 2 and 8 which require native cacti or similar plants in the north landscape setback and site lighting at building entrances/exits, and in public assembly and parking areas. Additionally, Stipulation No. 9 requires that the developer enroll in Phase One of the Crime Free Multi-Housing Program.

COMMUNITY INPUT SUMMARY

14. As of the writing of this report, no community correspondence has been received for the request.

INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department requested that landscaping in the streetscape be replenish and that all streets be constructed with the required improvements and comply with current ADA standards. This is addressed in Stipulation Nos. 1 and 10.

OTHER

16. 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. 11.
17. 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.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 15+ dwelling units per acre, 27th Avenue Corridor Community Safety and Crime Prevention Plan, Black Canyon / Maricopa Freeway Specific Plan, the 27th Avenue "To Do List", and with the character of the surrounding area.
2. The proposal will provide a new housing option to contribute to the mix of housing types in the area and will help alleviate the housing shortage in Phoenix.
3. As stipulated, the proposal provides enhanced pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, Tree and Shade Master Plan, and the Complete Streets Guiding Principles.

Stipulations

1. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be provided for the south side of McLellan Boulevard, planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.

- b. Shrubs, accents and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- 2. The required landscape setback along the north portion of the site shall be planted with native cacti or similar plants, as approved by the Planning and Development Department.
- 3. All public and private pedestrian pathways including sidewalks shall be shaded to a minimum 75%, as approved by the Planning and Development Department.
- 4. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
- 5. A minimum of 10% of the required parking spaces shall be EV capable.
- 6. Bicycle infrastructure shall be provided as described below, located near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Bicycle parking spaces shall be provided through inverted U and/or artistic racks. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.
 - a. Secured bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces.
 - b. Guest bicycle parking shall be provided at a minimum of 0.05 spaces per dwelling unit, up to a maximum of 50 required spaces.
 - c. 120-volt receptacle shall be installed for a minimum of 10% of the required secured bicycle parking spaces for electric bicycle charging capabilities.
 - d. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:

- i. Standard repair tools affixed to the station;
- ii. A tire gauge and pump affixed to the base of the station or the ground;
- iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

7. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
8. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
9. Prior to preliminary site plan approval, the developer shall complete Phase One of the Crime Free Multi-Housing Program, as approved by the Planning and Development Department.
10. 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.
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 Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Samuel Rogers

April 19, 2023

Team Leader

Racelle Escolar

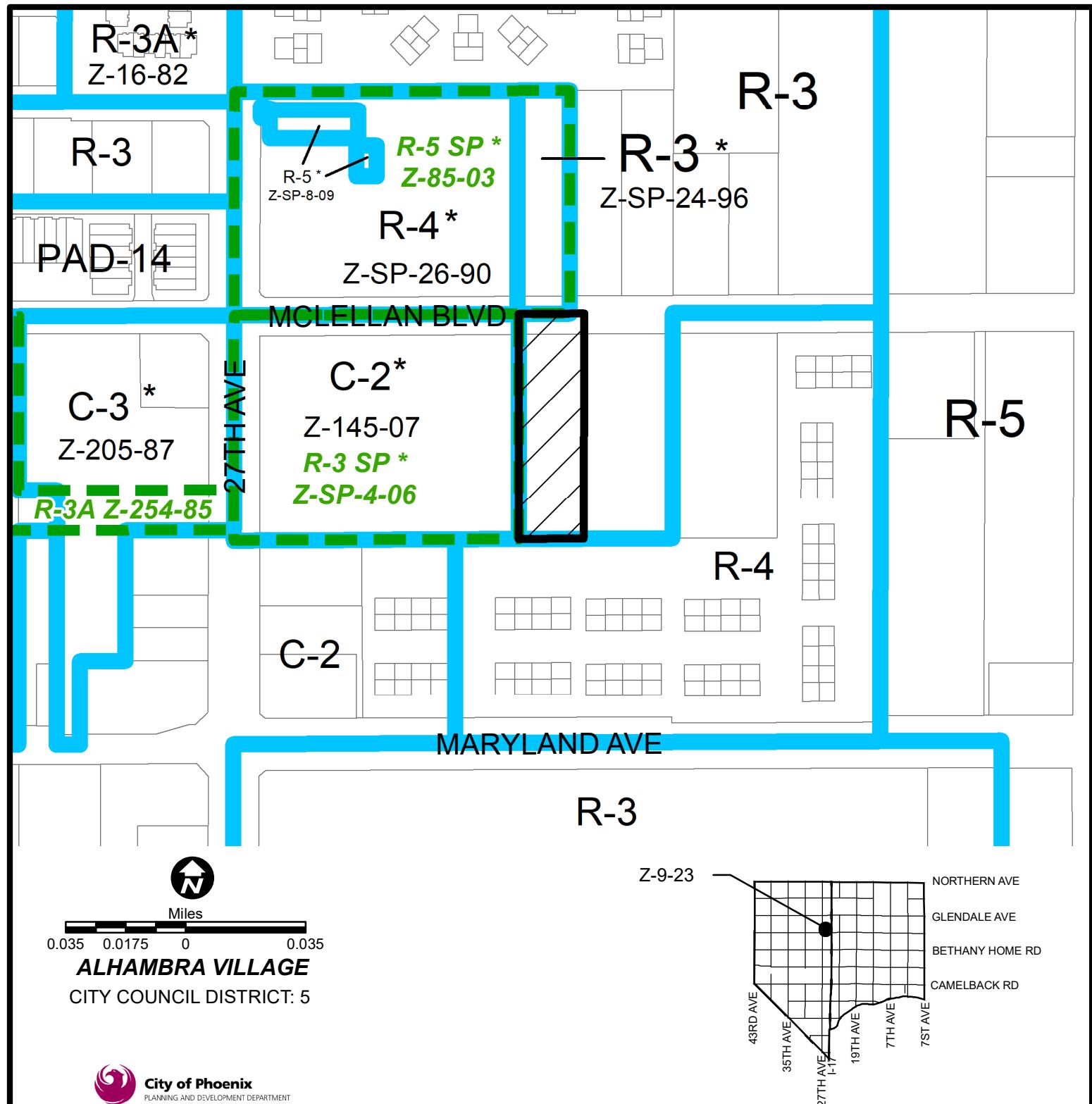
Exhibits

Sketch Map

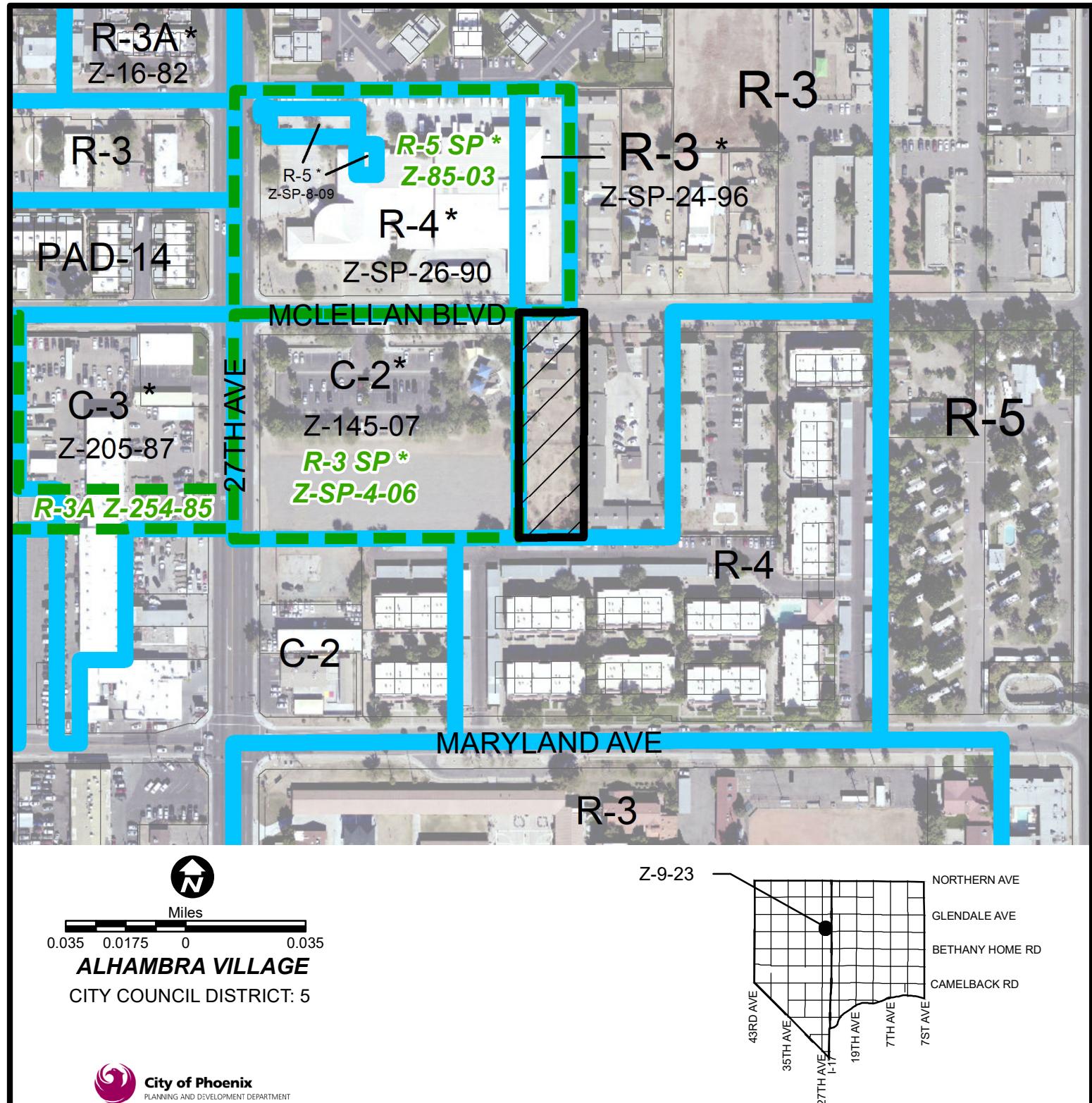
Aerial Map

Conceptual Site Plan Date Stamped February 8, 2023

Conceptual Elevations Date Stamped February 8, 2023 (2 pages)



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



APPLICANT'S NAME:	Derek Stana		REQUESTED CHANGE:
APPLICATION NO.	Z-9-23	DATE: 3/08/2023 REVISION DATES:	FROM: R-3 (0.80 a.c.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		QS 22-23	TO: R-4 (0.80 a.c.)
0.80 Acres		ZONING MAP I7	* UNITS P.R.D. OPTION 14 28
MULTIPLES PERMITTED	CONVENTIONAL OPTION		
R-3	11		14
R-4	23		28

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

MULTIFAMILY DEVELOPMENT

2609 W McLellan Phoenix AZ 85017

PROJECT AREAS

SITE DATA:
SITE GROSS AREA: 31,566.67 square feet
SITE PERIMETER: 831.26'
MEASURED AREAS:
BLDG FOOTPRINT: 8,160 SQ. FT.
DRIVES: 3,540 sq. ft.
OPENSPACE: 1,767 sq. ft.

PROJECT DATA

PROJECT DESCRIPTION:
24 unit multifamily residential housing development
CODE DATA:
OCCUPANCY: R
CONSTRUCTION TYPE: V-B
FIRE SPRINKLERS: Fully Sprinklered
PARKING: 26

SITE NOTES

City of Phoenix Planning and Development

1. REFER TO COVER SHEET FOR GENERAL NOTES
2. PROJECT BLDG. 117.24'
3. BASE ELEVATION 1170.95' = OUTFALL
4. REFERENCE LEVEL = 1171.75' (SOGL)
5. Development and use of this site will conform with all applicable codes and ordinances.
6. All new or relocated trees will be placed underground.
7. Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of the property entrances will be maintained at a maximum height of 3'.
8. Structures and landscaping within a triangle measuring 33' x 33' along the property lines will be maintained at a maximum height of 3'.
9. Any lighting will be placed so as to direct light away from adjacent residential dwellings and not exceed one foot candle at the property line. No noise, odor, vibration or light will be emitted at any level exceeding the general level of noise, odor, or vibration emitted by uses in the area outside of the site.*
10. Owners and occupants of the property will be responsible for the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans.
11. All rooftop equipment and satellite dishes shall be screened to the height of the roofline.
12. All service areas shall be screened to conceal trash containers, loading docks, transformers, back flow preventers and other mechanical and electrical equipment from eye level adjacent to all public streets.
13. Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas.
14. All signage requires separate reviews, approvals, and permits. No signs are approved per this plan.

TOTAL AREA (ROW+LOT) = 24,492 sq.ft.
OPEN SPACE = 1,767 sq. ft.

ALLOWABLE AREAS:

BUILDABLE AREA: 10,700 sq.ft.
FLOOR AREA RATIO: N/A
MAX ALLOWABLE: N/A
PROPOSED FLOOR AREA: 8,160 sq. ft.
PROPOSED F.A.R.: N/A

MAX HEIGHT: 20'
STORIES: 2
ABOVE GR: 2
BELOW GR: 0

FIRST FLOOR AREA: 8,160 sq. ft.
SECOND FLOOR AREA: 7,900 sq. ft.
BASEMENT AREA: NONE
COVERED AREA: 30 sq. ft. Common area
TOTAL BUILDING: 16,060 sq. ft.

GARAGE AREA: N/A

UNIT SUMMARY:
(20) 1 BEDROOM UNITS
(4) 2 BEDROOM UNITS
(24) TOTAL NUMBER OF UNITS
(28) TOTAL BEDROOMS

APPLICABLE CODES:

BUILDING CODE: ARIZONA BUILDING CODE 2019
GREEN CODE: ARIZONA GREEN BUILDING STANDARDS 2019
MECHANICAL CODE: ARIZONA MECHANICAL CODE 2019
ELECTRICAL CODE: ARIZONA ELECTRICAL CODE 2019
PLUMBING CODE: ARIZONA PLUMBING CODE 2019
FIRE CODE: ARIZONA FIRE CODE 2019

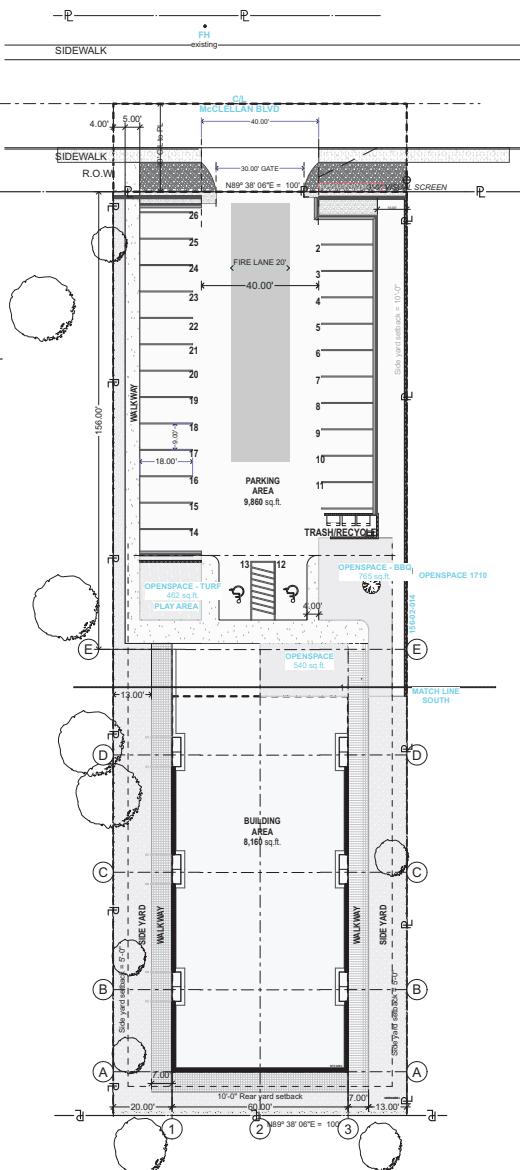
SITE DATA:

ZONE: MF RESIDENTIAL
PARCEL AREA: 31,566.67 square feet
SETBACKS:

FRONT: 15'
REAR: 10'
SIDES: 5'

LEGAL DESCRIPTION:

PARCEL NO: 156
TRACT: 02
LOT: 012
MAP REFERENCE: MCR 156



1 Architectural Site Plan (1:20)
A1.3 SCALE: 1" = 20'



SITE LEGEND

PROPERTY LINE
REFERS TO
SETBACKS

SITE TOPOGRAPHY
REFERS TO SITE SURVEY PLAN A1.2 & CIVILS

EXISTING BUILDINGS
REFERS TO SITE SURVEY PLAN

ASPHALT PAVING
REFERS TO SITE SURVEY PLAN A1.2 & CIVILS

CONCRETE PAVING
REFERS TO SITE SURVEY PLAN A1.2 & CIVILS

PEDESTRIAN PAVING
REFERS TO SITE SURVEY PLAN A1.2 & CIVILS

BRICK PAVING
REFERS TO SITE SURVEY PLAN A1.2 & CIVILS

STONE UNIT PAVING
REFERS TO SITE SURVEY PLAN A1.2 & CIVILS

CURB AND GUTTER
REFERS TO SITE SURVEY PLAN A1.2 & CIVILS

TREES AND SHRUBS
REFERS TO SITE SURVEY & LANDSCAPE PLAN

LANDSCAPED COVERINGS
REFERS TO SITE SURVEY PLAN A1.2 & CIVILS

WATER FEATURE
REFERS TO SITE SURVEY PLAN A1.2 & CIVILS

CHAINLINK FENCE
WOOD FENCE

SITE WALL
REFERS TO SITE SURVEY PLAN

SITE STAIRS AND STEPS

MULTIFAMILY DEVELOPMENT

PROJECT: Phoenix AZ 2017
CLIENT: LEXIE INVESTMENTS, LLC
ADDRESS: 1000 E. 25th Street
602-633-5175
NOTES:

NORTH
REVISIONS
DATE: 2/6/23 1:16 AM

CITY OF PHOENIX

FEB 08 2023

Planning & Development
Department

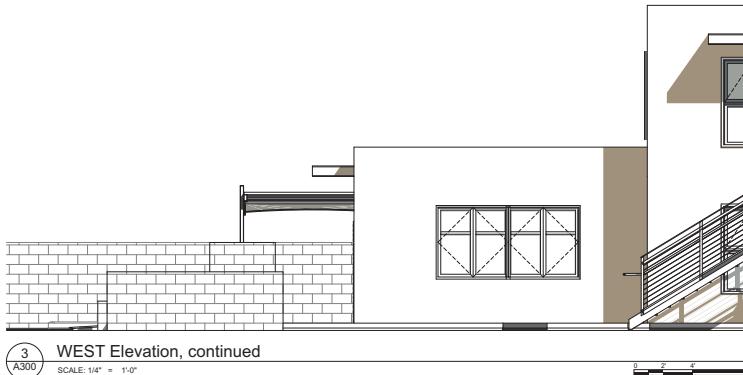
A1.3





BALANCE architecture+design, p.c.
541-914-1733

PROJECT ARCHITECT:
REX PRATER, AIA



3/A300 WEST Elevation, continued

SCALE: 1/4" = 1'-0"

0 2' 4' 6'



1/A300 WEST Elevation

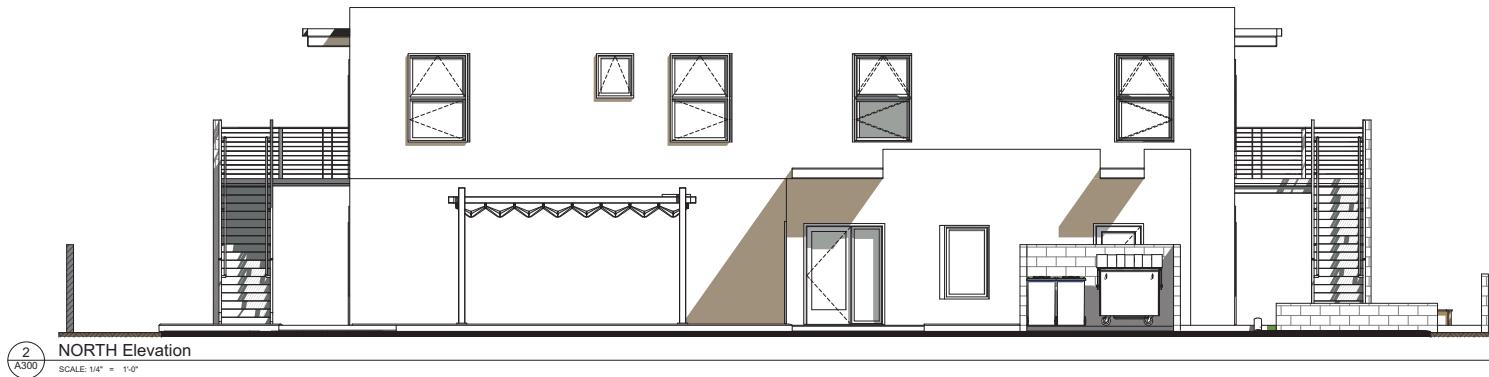
SCALE: 1/4" = 1'-0"

McLellan
Residential

PRELIMINARY
BUILDING ELEVATIONS

A300

Printed: 5/16/22



2/A300 NORTH Elevation

SCALE: 1/4" = 1'-0"

0 2' 4' 6'

CITY OF PHOENIX

FEB 08 2023

Planning & Development
Department

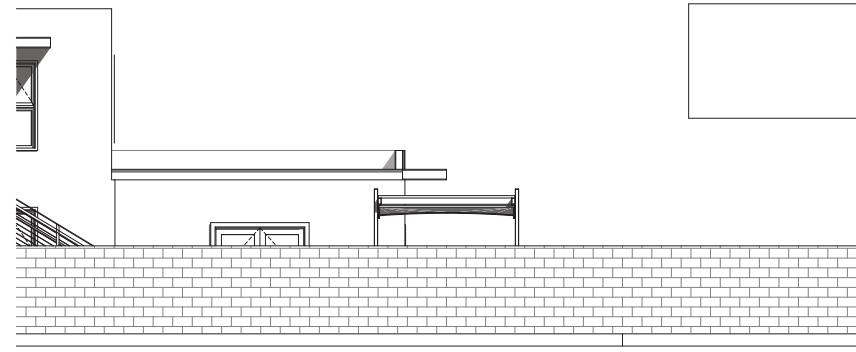
PROJECT ADDRESS:
2600 W McLellan Blvd. #Site
Address2
Phoenix, AZ 85017

Drawings and Specifications are instruments of service and shall remain the property of the Architect. They are not to be used on another project without the written consent of the Architect, except by agreement in writing and assignment of the project to another Architect.

The General Contractor is responsible for confirming and consulting dimensions at the site. The General Contractor is also responsible for construction means, methods, and sequences, including safety procedures, or for safety precautions and programs in connection with the project.

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LLC

Project phase: Preliminary Site Plan Review



PROJECT ARCHITECT:
REX PRATER, AIA

PROJECT ADDRESS:
2609 W McLellan Blvd. #Site
Address2
Phoenix, AZ 85017

Drawings and Specifications are instruments of service and shall remain the property of the Architect. They are not to be used on other projects without the written consent of the Architect, except by agreement in writing and payment of the required fees.

The General Contractor is responsible for confirming and consulting dimensions at the site. The Architect is not responsible for construction means, methods, sequences, sequences, or procedures, or for safety practices or programs in connection with the project.

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Project phase: Preliminary Site Plan Review

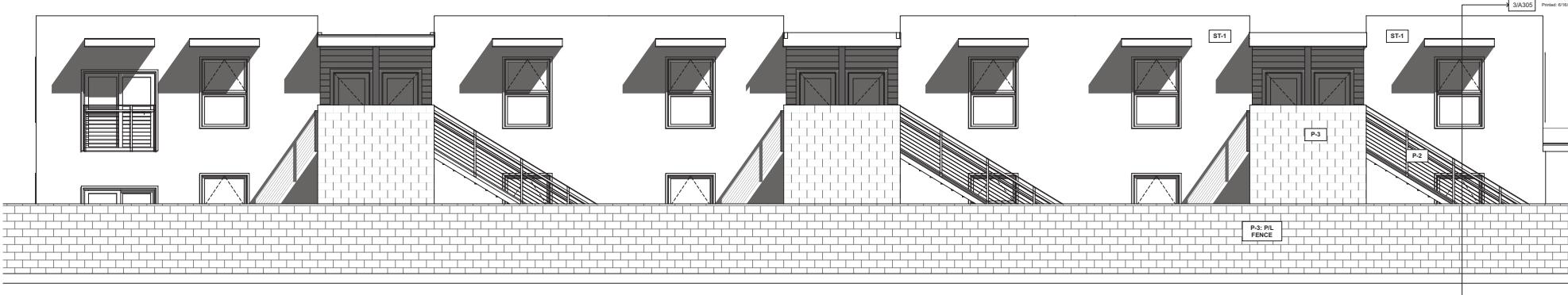
McLellan Residential
PRELIMINARY
BUILDING ELEVATIONS

A305

3 EAST Elevation, continued
A305

SCALE: 1/4" = 1'-0"

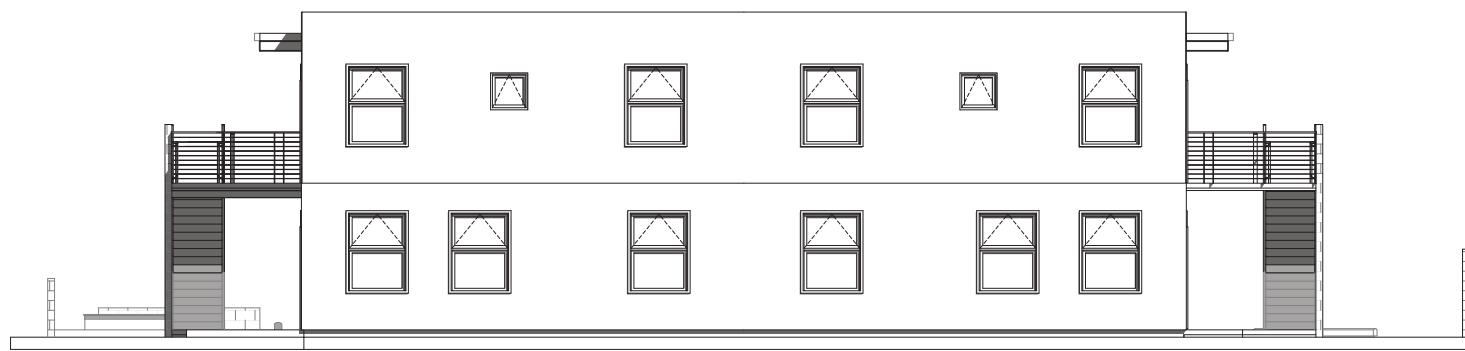
0 2' 4' 6' 8'



1 EAST Elevation
A305

SCALE: 1/4" = 1'-0"

0 2' 4' 6' 8'



CITY OF PHOENIX

FEB 08 2023

Planning & Development
Department

2 SOUTH Elevation
A305

SCALE: 1/4" = 1'-0"

0 2' 4' 6' 8'