

# ATTACHMENT B



## City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

**\*REVISED**  
**Staff Report Z-162-24-8**  
**March 18, 2025**

**South Mountain Village Planning Committee Meeting Date:**

March 11, 2025

**Planning Commission Hearing Date:**

April 3, 2025

**Request From:**

R-4 RSIOD (Multifamily Residence District, Rio Salado Interim Overlay District) (2.89 acres) and C-3 RSIOD (General Commercial, Rio Salado Interim Overlay District) (0.49 acres)

**Request To:**

C-3 RSIOD (General Commercial, Rio Salado Interim Overlay District) (3.38 acres)

**Proposal:**

Fabrication, office and warehouse

**Location:**

Approximately 230 feet east of the southeast corner of 7th Street and Elwood Street

**Owner:**

749E, LLC

**Applicant/Representative:**

Mario Mangiamele, Iplan Consulting

**Staff Recommendation:**

Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial and Residential 15+ dwelling units per acre	
<u>Street Map Classification</u>	Elwood Street	Collector	42-foot south half street
<b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></b>			
The proposal will facilitate development of this largely vacant lot in a manner that will be compatible with surrounding developments. The surrounding area includes a mix of			

residential, commercial, and industrial uses, and the proposal will allow for a fabrication, office and warehouse use at an appropriate scale and character as a transition between the surrounding industrial, commercial, and residential uses. As stipulated, the design and appearance of the development will be promoted through architectural variation, multiple building materials, enhanced landscaping, and a detached sidewalk.

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

The proposal, as stipulated, includes shaded bicycle parking to encourage bicycling and transit use by leveraging its proximity to businesses, neighborhoods, and transit stops.

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

The proposal, as stipulated, includes enhanced landscaping, shaded bicycle and vehicular parking, and shaded parking areas. This will create a comfortable pedestrian environment along Elwood Street by reducing the urban heat island affect and making the walk to nearby destinations safer and more comfortable.

**Applicable Plans, Overlays, and Initiatives**

[Rio Phx Initiative](#): Background Item No. 6.

[Rio Salado Interim Overlay District](#): Background Item No. 7.

[Rio Salado Beyond the Banks Area Plan](#): Background Item No. 8.

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

[Transportation Electrification Action Plan](#): Background Item No. 10.

[Tree and Shade Master Plan](#): Background Item No. 11.

[Complete Streets Guidelines](#): Background Item No. 12.

[Zero Waste PHX](#): Background Item No. 13.

[Phoenix Climate Action Plan](#): Background Item No. 14.

[Conservation Measures for New Development](#): Background Item No. 15.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Outdoor storage and vacant land	R-4 RSIOD and C-3 RSIOD
<b>North</b>	Warehouse and government office	C-3 RSIOD (Approved C-2 RSIOD), A-1 RSIOD (Approved C-2 RSIOD), and A-1 RSIOD
<b>East</b>	Vacant land and single-family residential	R-4 RSIOD
<b>West</b>	Commercial	C-3 RSIOD
<b>South</b>	Manufacturing, warehouse and associated outdoor storage	C-3 RSIOD

C-3 RSIOD (General Commercial, Rio Salado Interim Overlay District)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Minimum Building Setbacks</i>		
Adjacent to streets (Elwood Street)	Average 25 feet, minimum 20 feet	Average 25 feet, minimum 20 feet (Met)
Not adjacent to streets (Adjacent to C-3) (For structures exceeding 1 story or 15 feet)	0 feet	West: 79 feet  South: 10 feet (Met)
Not adjacent to streets (Adjacent to R-4) (For structures exceeding 1 story or 15 feet)	15 feet	East: 15 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Adjacent to streets (Elwood Street)	Average 25 feet, minimum 20 feet	Average 25 feet, minimum 20 feet (Met)
Not adjacent to streets (Adjacent to C-3)	0 feet	West: 6 feet, 5 inches (Met, per Stipulation No. 4)

		South: 10 feet (Met, per Stipulation No. 5)
Not adjacent to streets (Adjacent to R-4)	10 feet	East: 10 feet (Met)
Maximum Lot Coverage	50 percent	26.15 percent (Met)
Maximum Building Height	2 stories, 30 feet	22 feet, 4 inches (Met)
Minimum Parking	51 spaces  (1 space per 1.5 warehouse or production workers. If the facility runs more than one shift a day, employee count will be based on the two largest shifts and 1 space per 300 square feet of administration office.)  (1 space per 1,000 square feet of unspecified industrial use.)	51 spaces (Met)

### **Background/Issues/Analysis**

#### **SUBJECT SITE**

1. This request is to rezone 3.38 acres located approximately 230 feet east of the southeast corner of 7th Street and Elwood Street from 2.89 acres of R-4 RSIOD (Multifamily Residence District, Rio Salado Interim Overlay District) and 0.49 acres of C-3 RSIOD (General Commercial, Rio Salado Interim Overlay District) to C-3 RSIOD (General Commercial, Rio Salado Interim Overlay District) for a fabrication, office and warehouse use.

## GENERAL PLAN

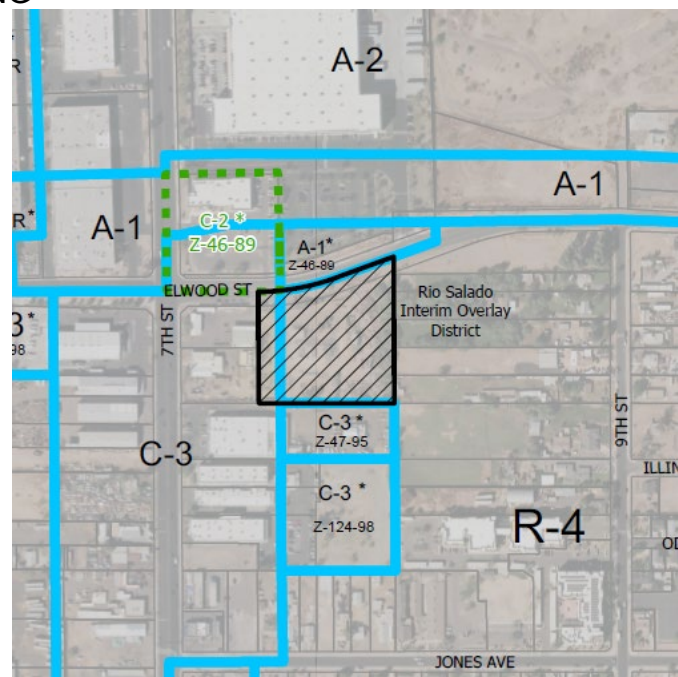
2. The subject site is primarily designated as Commercial, with a portion in the northeast corner of the parcel designated Residential 15+ dwelling units per acre. The area to north (across Elwood Street) is designated Commercial. The area to the west is designated as Commercial and Commerce/Business Park. The area to the south is designated as Residential 15+ dwelling units per acre and Commerce/Business Park. The area to the east is designated Residential 15+ dwelling units per acre and Commercial. The proposed C-3 zoning district is consistent with the Commercial General Plan Land Use Map designation on the majority of the site and is not consistent with the Residential 15+ dwelling units per acre on a portion of the site. A General Plan Amendment is not required because the portion of the site that is not consistent with the General Plan Land Use Map is less than 10 acres in size.



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

## SURROUNDING LAND USE AND ZONING

3. To the north (across Elwood Street) are a warehouse and a government office zoned C-3 RSIOD (Approved C-2 RSIOD), A-1 RSIOD (Approved C-2 RSIOD), and A-1 RSIOD; in the area to the east are single-family residential homes zoned R-4 RSIOD; in the area to the west are commercial uses zoned C-3 RSIOD; and the area to the south is a manufacturing, warehouse and associated storage use zoned C-3 RSIOD.

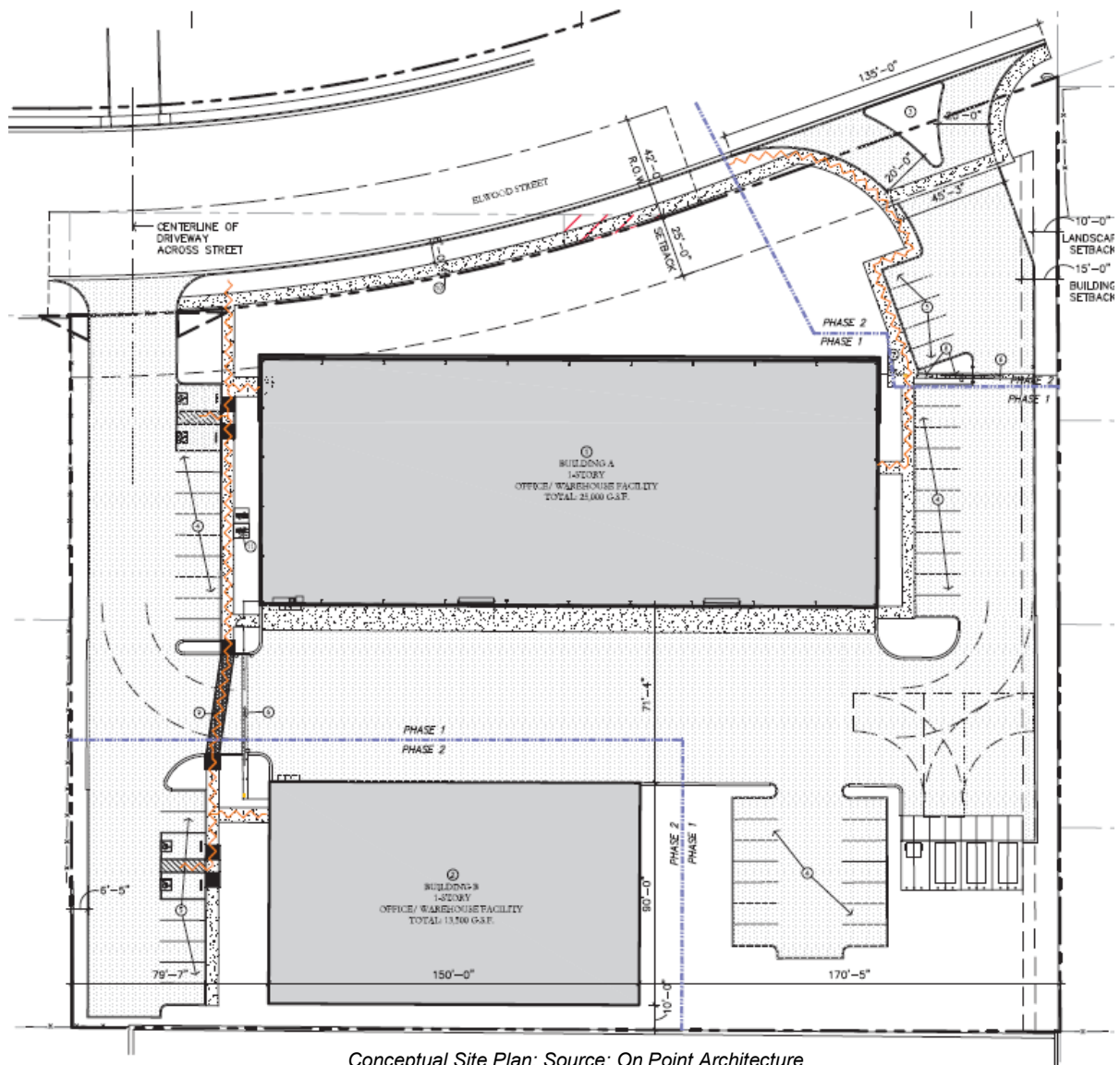


General Plan Land Use Map; Source: Planning and Development Department

## PROPOSAL

4. Site Plan

The proposal is for a fabrication, office and warehouse use. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of proposed buildings, the pedestrian circulation, the bicycle and vehicular parking, two vehicular gates, and the trash enclosure. The site will have two points of ingress/egress on Elwood Street. The proposal is for a two-phased development: Phase 1 will include Building A and the western ingress/egress point, while Phase 2 will include Building B, and the eastern right-in, right-out driveway.



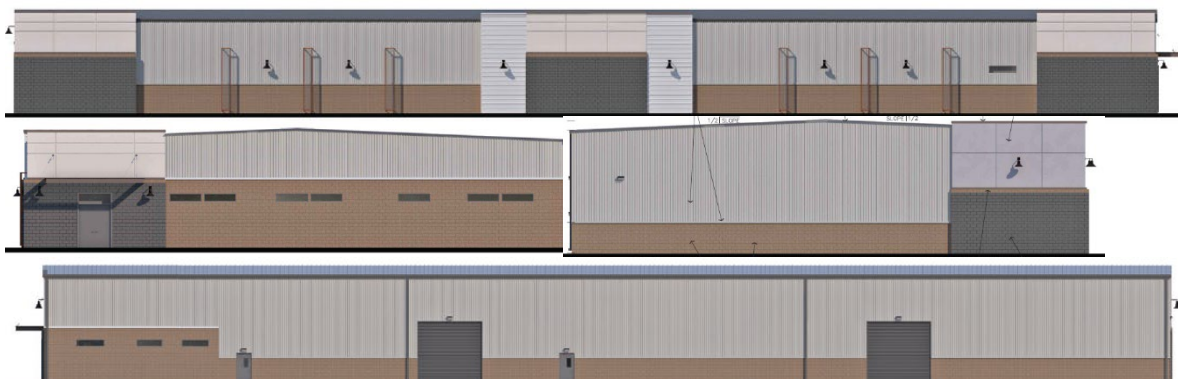
To ensure the site provides enhanced buffering to the residential uses to the east, as depicted on the site plan, staff recommends Stipulation No. 1 to require that the

development be in general conformance with the site plan. Staff recommends Stipulation No. 2 to require pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety. To promote enhanced walkability and shade, Stipulation No. 3 requires a minimum of four bicycle parking spaces be provided, Stipulation No. 4 requires that bicycle parking spaces and pedestrian pathways be shaded, Stipulation Nos. 5 and 6 require that landscape setbacks be provided on the west and south perimeters of the site, Stipulation No. 7 requires enhanced landscape setbacks along the east, south, and west portions of the site, and Stipulation No. 15 requires a detached sidewalk along Elwood Street.

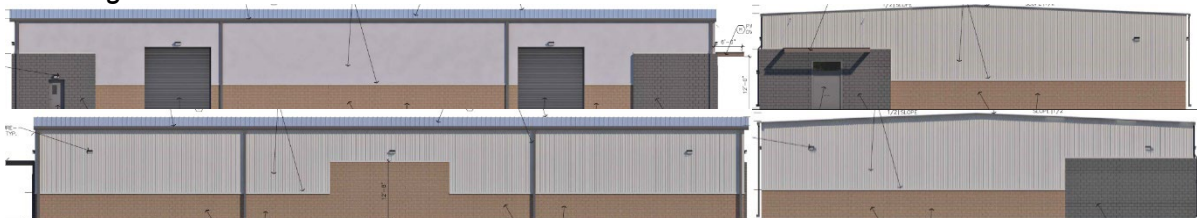
5. *Conceptual Building Elevations*

The conceptual building elevations, included as an exhibit, depict a variety of materials, colors, and architecture that is compatible with the surrounding area, the Rio Salado Beyond the Banks plan, and the Rio Phx initiative. Staff recommends Stipulation No. 1 to require that the development be in general conformance with the elevations.

*Building A:*



*Building B:*



*Conceptual Building Elevations; Source: On Point Architecture*

STUDIES AND POLICIES

6. *Rio Phx Initiative*

The Rio Phx initiative is a collaborative effort by the City of Phoenix and various property/business owners and community stakeholders to create a series of land

use policy documents that will help promote a 20-mile Rio Salado (Salt River) corridor as a local and regional destination that attracts positive investment for the benefit of businesses, residents, and tourists. This plan aims to be a key implementation component of the regional Rio Reimagined project. This initiative also seeks to identify outstanding needs in the area and opportunities for housing, employment, recreation, art, and ecological restoration. The final aim of this project is also to improve health outcomes for residents.

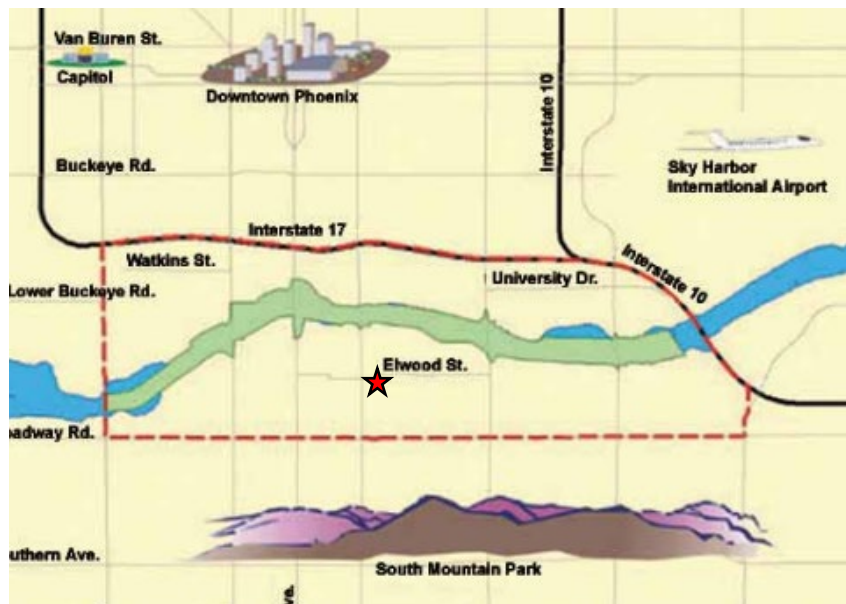
To support and enhance the Rio Phx Initiative the proposal is required to provide bicycle parking, enhanced landscaping, architectural variation, a detached sidewalk along Elwood Street, and parking lot shade. These are addressed in Stipulation Nos. 1, 3 through 7, 11, and 15.

7. **Rio Salado Interim Overlay District**

The subject site is located within the Rio Salado Interim Overlay District (RSIOD). The district is designed to “control open, outdoor land uses and other uses in order to have a positive impact on the Rio Salado Habitat Restoration Project and add to the long-term value of adjacent land.” The proposal is consistent with the intent of the Rio Salado Interim Overlay District.

8. **Rio Salado Beyond the Banks Area Plan**

In December of 2003 the City of Phoenix adopted the Rio Salado Beyond the Banks Area Plan to identify goals and policies to guide development decisions for an area beyond the banks of the Rio Salado and to complement the Phoenix Rio Salado Habitat Restoration Project (Rio Salado Project).



The Rio Salado Beyond the Banks Area Plan recommends incorporation of Crime Prevention Through Environmental Design (CPTED) to improve neighborhood safety and deter crime. In alignment with the Rio Salado Beyond the Banks Area Plan, staff recommends Stipulation Nos. 9 and 10 to require enhanced site lighting and the incorporation of native cacti or similar plants in the landscape setback along Elwood 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.

To create a bike-supportive environment for employees and patrons, bicycle infrastructure is incorporated into the proposed project. Staff recommends Stipulation Nos. 3 and 4 which will require shaded bicycle parking be provided on site.

10. **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. 8, which requires that two percent of parking spaces include EV Capable infrastructure.

11. **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 frontage should be detached from the curb 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. Staff recommends Stipulation Nos. 4 through 7, 11, and 15 to require shaded bicycle parking and pedestrian pathways, enhanced landscaped setbacks along the south, east, and west portions of the property, shaded vehicular parking, and shaded detached sidewalks along Elwood Street.

12. **Complete Streets Guidelines**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles,

pedestrians, transit, and vehicles. The proposed development, as stipulated, will support walking, bicycling and transit use by including contrasting pedestrian pathways on site, shaded bicycle parking and pedestrian pathways, and detached sidewalks. This is addressed in Stipulation Nos. 2 through 4, and 15.

13. **Zero Waste Phoenix PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant stated in their submittal materials that they are targeting recycling 70 percent of all waste.

14. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 13, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

15. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 12 through 14.

COMMUNITY CORRESPONDENCE

16. As of the writing of this report, no letters of support or opposition have been received for the request.

#### INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department requested that a detached sidewalk be provided along Elwood Street, which is addressed in Stipulation No. 15. Additionally, Stipulation No. 16 requires the dedication of right-of-way for Elwood Street, Stipulation No. 17 requires that the mitigation improvements identified in the Traffic Impact Analysis (TIA) be constructed and funded, and Stipulation No. 18 requires that the developer construct all improvements in the right-of-way with all required elements and to ADA standards.

#### OTHER

18. 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. 19 through 21.
19. 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 final site plan approval. This is addressed in Stipulation No. 22.
20. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

#### **Findings**

1. The proposal is consistent with the Commercial General Plan Land Use Map designation.
2. As stipulated, the proposal provides enhanced pedestrian and bicycle amenities consistent with the Rio Phx Initiative, Comprehensive Bicycle Master Plan, Tree and Shade Master Plan, and the Complete Streets Guiding Principles.

- \*3. The proposal is compatible with the adjacent commercial and industrial zoning districts.

**Stipulations:**

1. The development shall be in general conformance with the site plan and elevations date stamped February 14, 2025, as approved by the Planning and Development Department.
2. 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.
3. Four bicycle spaces shall be provided on the site through Inverted U and/or artistic racks located near the building entrances or in a secure location inside the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
4. Bicycle parking spaces and pedestrian walkways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
5. A minimum 6-foot landscape setback shall be provided along the west perimeter of the site, as approved by the Planning and Development Department.
6. A minimum 10-foot landscape setback shall be provided along the south perimeter of the site, as approved by the Planning and Development Department.
7. The landscape setbacks along the east, south, and west portions of the site shall be planted with minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.
8. A minimum of 2% of the required vehicle parking spaces shall include EV Capable infrastructure.

9. The landscape setback along Elwood Street shall be planted to include native cacti or similar spiny desert accent plants, as approved by the Planning and Development Department.
10. Site lighting shall be provided at building entrances/exits and in public assembly and parking areas, as approved by the Planning and Development Department.
11. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, shade trees, or a combination thereof.
12. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
13. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
14. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
15. The sidewalk along Elwood Street shall be a minimum of 6 feet in width and detached with a minimum 8-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
  - b. Shrubs, accents and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

16. A minimum 40 feet of right-of-way shall be dedicated and constructed for the south side of Elwood Street.
17. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 15, 2025, including the proportional contribution of \$80,000 to the Street Transportation Department prior to Final Site Plan approval for the future signalized intersection at 7th Street and Elwood Street..
18. All streets within and adjacent to the development shall be constructed 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.
19. 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.
20. 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.
21. 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.
22. Prior to final 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.

Staff Report: Z-162-24-8

March 18, 2025

Page 15 of 15

**Writer**

Samuel Rogers

March 18, 2025

**Team Leader**

Racelle Escolar

**Exhibits**

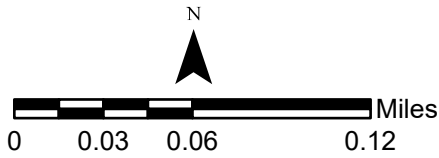
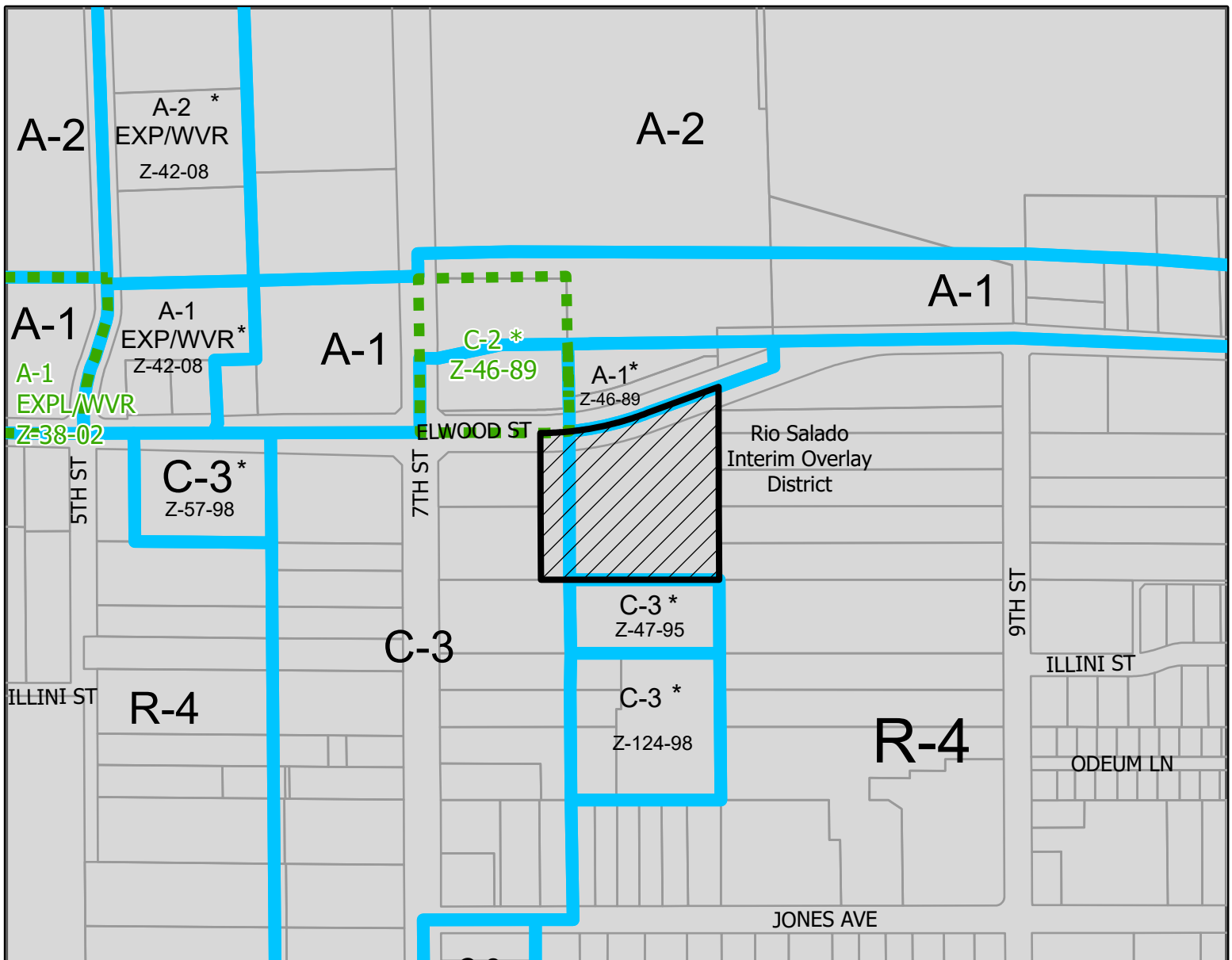
Zoning sketch map

Aerial sketch map

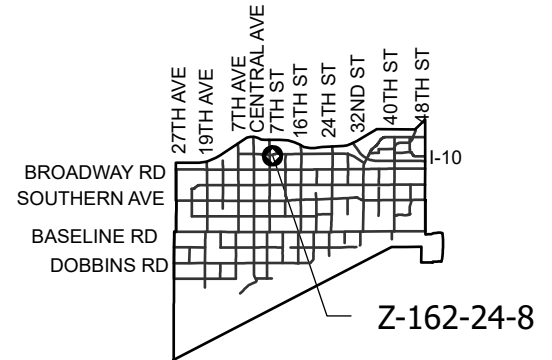
Conceptual Site Plan date stamped February 14, 2025

Conceptual Color Elevations date stamped February 14, 2025 (3 pages)

Conceptual Rendering date stamped February 14, 2025

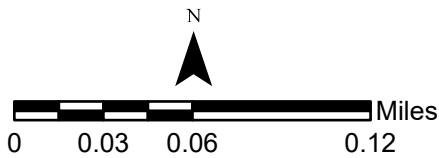
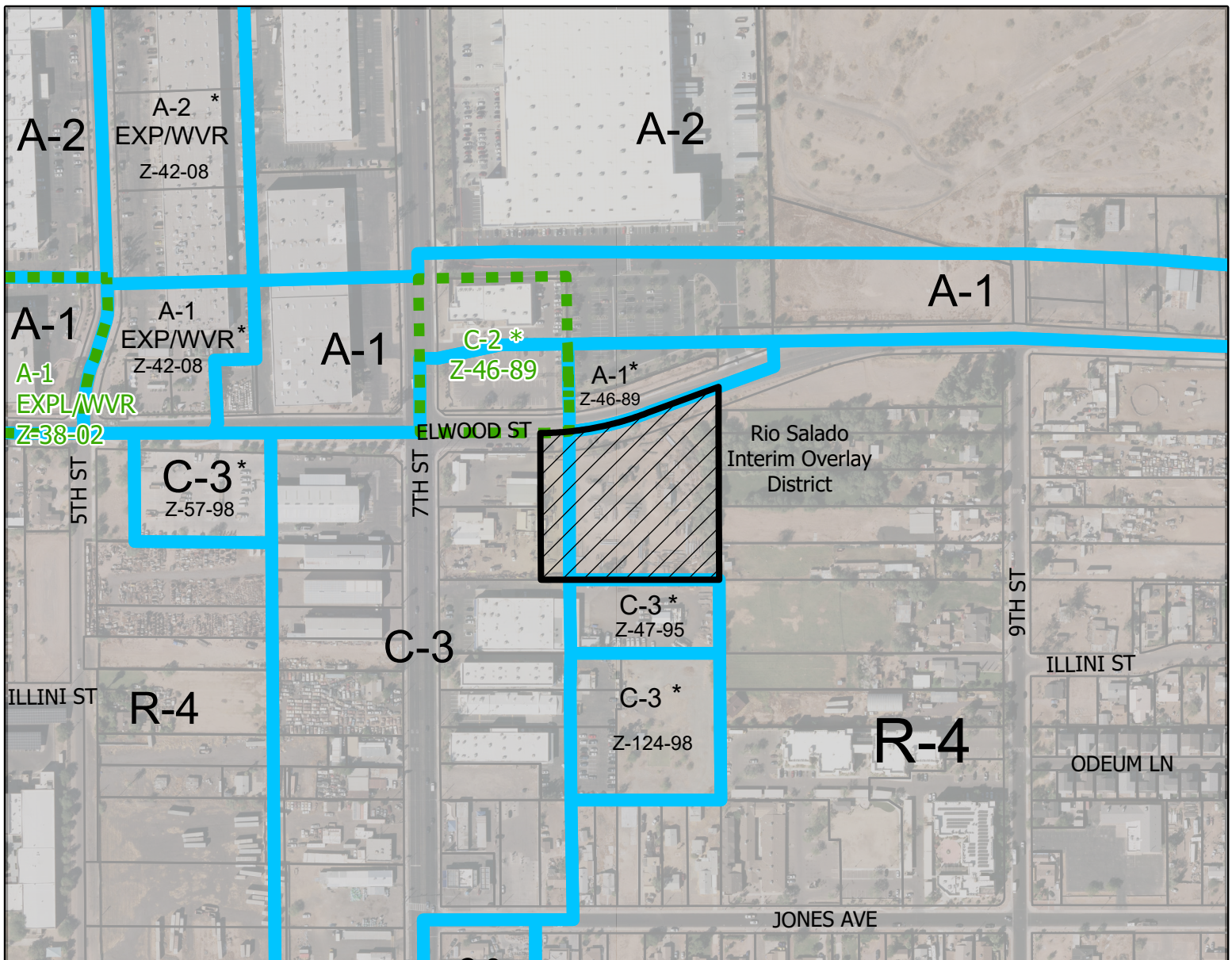


**SOUTH MOUNTAIN VILLAGE**  
COUNCIL DISTRICT: 8

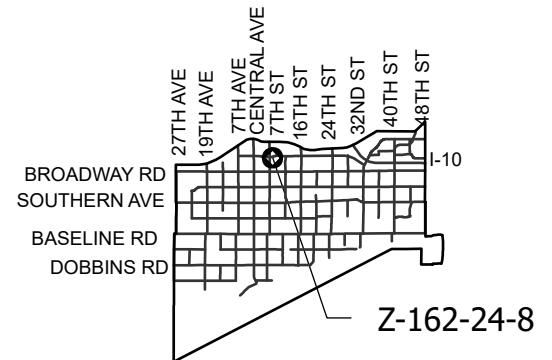


APPLICANT'S NAME: <b>Iplan Consulting</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-162-24-8</b>	DATE: <b>11/25/2024</b>	FROM: <b>R-4 RSIOD ( 2.89 ac.)</b> <b>C-3 RSIOD ( 0.49 ac.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>3.38 Acres</b>	REVISION DATES:		TO: <b>C-3 RSIOD ( 3.38 ac.)</b>
	AERIAL PHOTO & QUARTER SEC. NO. <b>QS 5-29</b>	ZONING MAP <b>E-8</b>	
MULTIPLES PERMITTED <b>R-4 RSIOD, C-3 RSIOD</b> <b>C-3 RSIOD</b>	CONVENTIONAL OPTION <b>84, 7</b> <b>49</b>		* UNITS P.R.D OPTION <b>100, 8</b> <b>59</b>

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



**SOUTH MOUNTAIN VILLAGE**  
COUNCIL DISTRICT: 8



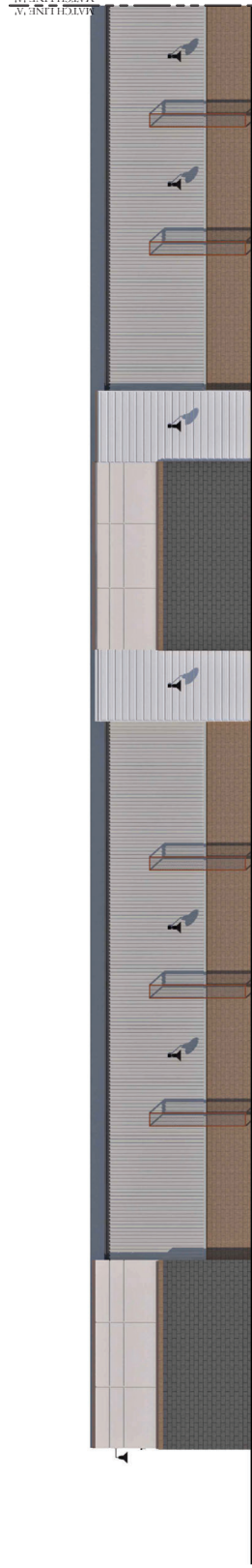
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GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>3.38 Acres</b>	REVISION DATES:		TO: <b>C-3 RSIOD ( 3.38 ac.)</b>		
	<table border="1"> <tr> <td>AERIAL PHOTO &amp; QUARTER SEC. NO.</td> <td>ZONING MAP</td> </tr> <tr> <td><b>QS 5-29</b></td> <td><b>E-8</b></td> </tr> </table>			AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP
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<b>QS 5-29</b>	<b>E-8</b>				
MULTIPLES PERMITTED <b>R-4 RSIOD, C-3 RSIOD</b> <b>C-3 RSIOD</b>	CONVENTIONAL OPTION <b>84, 7</b> <b>49</b>		* UNITS P.R.D OPTION <b>100, 8</b> <b>59</b>		

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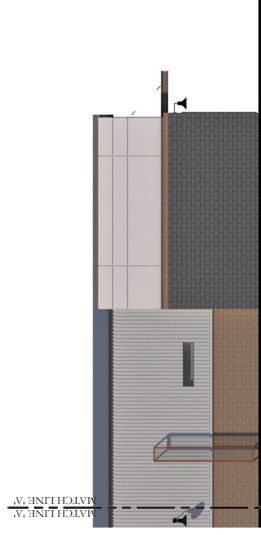




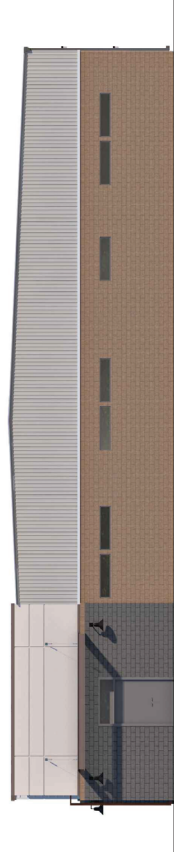
NORTH ELEVATION- OVERALL



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0" BUILDING A



NORTH ELEVATION— cont.  
SCALE: 1/8"=1'-0"  
BUILDING A



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0" BUILDING A

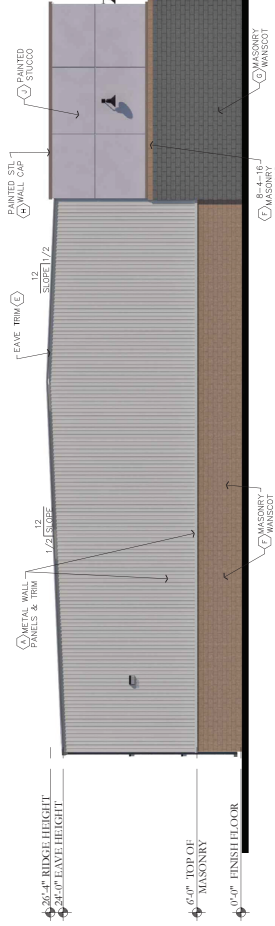
CITY OF PHOENIX

FEB 14 2025

Planning & Development  
Department

MATERIAL KEY	
①	METAL WALL PANELS & TRIM:
②	METAL ROOF PANELS:
③	METAL ROOF PANELS:
④	ROLL-UP METAL DOORS:
⑤	PAINTED 1/4 IN. DOOR & FRAMES:
⑥	ROOF EAVE TRIM & GUTTERS:
⑦	8-16 IN. SPILT FACE MASONRY:
⑧	8-16 IN. REGULAR MASONRY:
⑨	PAINTED STEEL:
⑩	PAINTED STUCCO:
⑪	METAL WALL PANELS & TRIM:
⑫	STEEL DECORATIVE FENCE:

SCALE: 1/16" = 1'-0"


$$\frac{300 \text{ III}}{\text{SCALE: } 1/8" = 1' - 0"}$$


SCALE: 1/8" = 1'-0"

MATERIAL KEY	
(A) METAL WALL PANELS & TRIM	ASH GRAY, FBU BY MED
(B) METAL ROOF PANELS	GALVALUME, FRB BY MED
(C) METAL WALL DOORS	CHARCOAL GRAY, BY COCKSON
(D) ROLL-UP METAL DOORS	BLACK, ANCHOR GL2377 BY DUINN EDWARDS
(E) PAINTED 4" W/ DOOR & FRAMES	CHARCOAL GRAY, BY MED
(F) PAINTED 4" W/ DOOR & FRAMES	CHARCOAL GRAY, BY MED
(G) ROOF EAVE TRIM & GUTTERS	CHARCOAL GRAY, BY MED
(H) 8" x 8" x 16 SPILL FACE MASONRY	MOR SANDSTONE, IN SUPERLITE
(I) 8-8-16 REGULAR MASONRY	GRAY, BY SUPERLITE
(J) 8-8-16 REGULAR MASONRY	COCCA POWER DET31 BY DUINN EDWARDS
(K) PAINTED STEEL	INDUSTRIAL AGE BE18 B BY DUINN EDWARDS
(L) PAINTED STUCCO	POLAR WHITE, FBC BY MED
(M) METAL WALL PANELS & TRIM	
(N) MASONRY FENCE	

SDEV	2400308
PAPP	2403953

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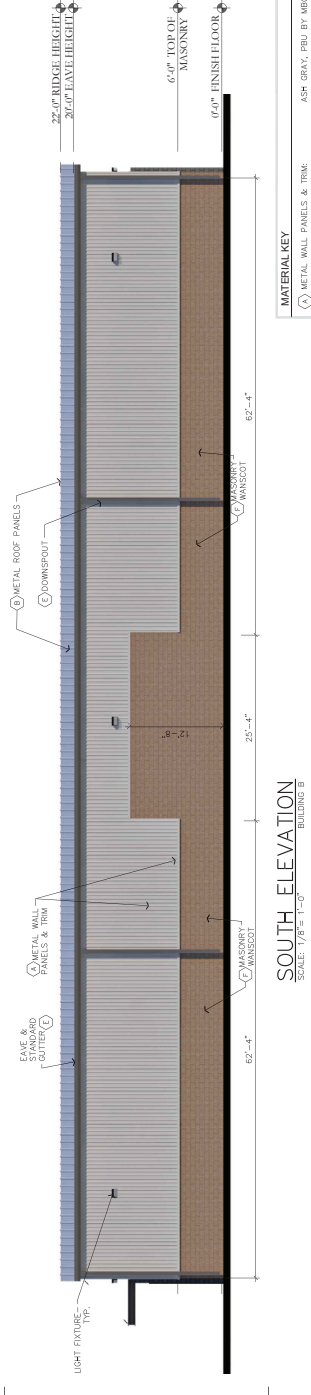
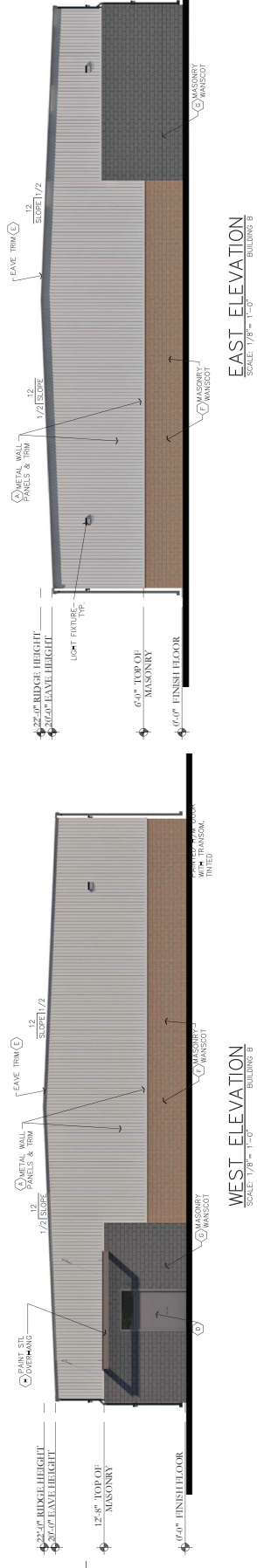
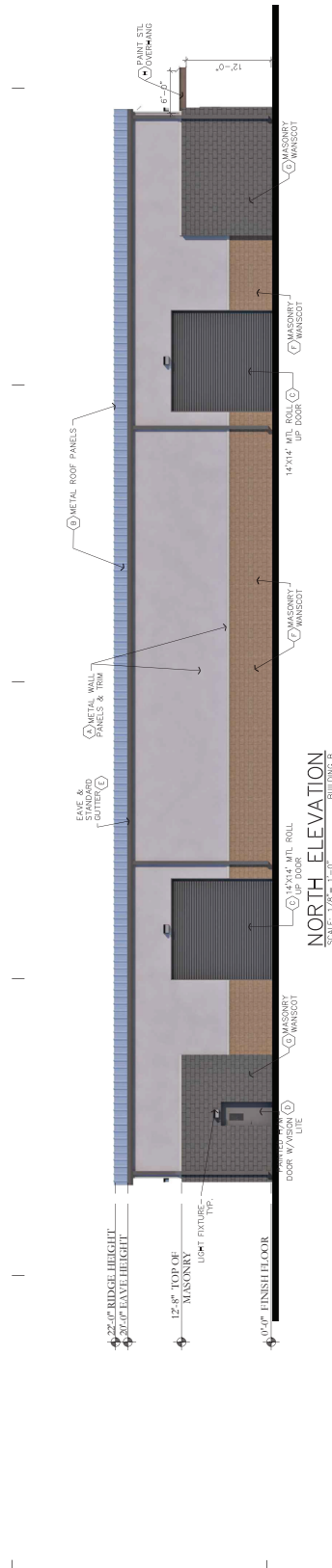
OFFICE/WAREHOUSE FACILITY  
for  
MIKE KERN  
749 E ELWOOD ST.  
PHOENIX, ARIZONA

JOB NO: 2414

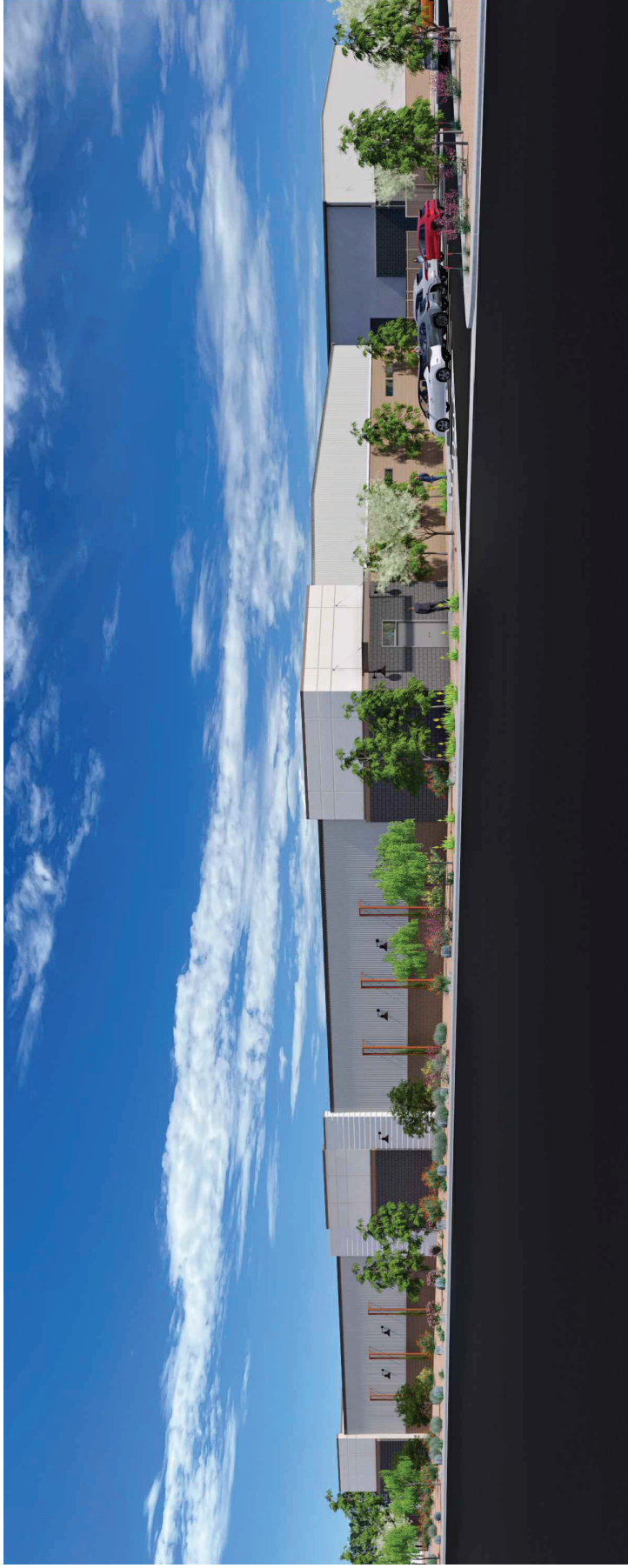


1152 E GREENWAY ST SUITE 5  
MESA, ARIZONA 85203  
WWW.ONPOINTARCHITECTURE.COM  
PHONE: (480) 227-5250

NON POINT ARCHITECTURE



WATERLICK	
① METAL WALL PANELS & TRIM:	ASH GRAY, PRU BY MBI
② METAL ROOF PANELS:	GALVALUME, PRU BY MBI
③ ROLL-UP METAL DOORS:	BEAT GRAY, PRU BY COCKSON
④ PAINTED 4" M DOOR & FRAMES:	BLACK ANCHOR 003377 BY DUINI EDWARDS
⑤ ROOF EAVE TRIM & GUTTERS:	CHARCOAL GRAY, BY MBI
⑥ 8"-8'-16" SPLIT FACE MASONRY:	ROY SANDSTONE, BY SUPRITONE
⑦ 8"-8'-16" REGULAR MASONRY:	GRAY BY SUPRITONE
⑧ PAINTED STEEL:	COCCA POWDER DETEST BY DUINI EDWARDS
⑨ PAINTED STUCCO:	SNOW WHITE DESKAY BY DUINI EDWARDS
⑩ METAL WALL PANELS & TRIM:	CHARCOAL GRAY, PRG BY MBI
⑪ STEEL DECORATIVE FENCE:	LOTUS, PERFORATED STEEL PANEL BY HENDRICK



**CITY OF PHOENIX**  
**FEB 14 2025**  
**Planning & Development**  
**Department**

[illegible]

DATE	ITEM
06/19/24	OWNER REVIEW
06/23/24	PRI-APP SUB 1
07/31/24	OWNER REVISIONS
11/01/24	ZONING SUB 1
06/17/25	ZONING SUB 2

## BUILDING RENDERING

DWG NO:

### A3.0

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JOB NO: 2414

OFFICE/WAREHOUSE FACILITY  
for  
MIKE KERN

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# POINT-TO-POINT