



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### Staff Report: Z-19-22-7

July 1, 2022

<a href="#">Laveen Village Planning Committee Meeting Date</a>	June 13, 2022 – Information only July 11, 2022 – Recommendation
<a href="#">Planning Commission Hearing Date</a>	August 4, 2022
<b>Request From:</b>	<a href="#">R1-8</a> (Single-Family Residence District) (11.08 acres)
<b>Request To:</b>	<a href="#">R-2</a> (Multifamily Residence District) (11.08 acres)
<b>Proposed Use</b>	Multifamily residential development
<b>Location</b>	Northeast corner of 39th Avenue and Vineyard Road
<b>Owner</b>	Laveen Land, LLC
<b>Applicant</b>	Prestige BeckShar Development, LLC
<b>Representative</b>	Michael T. Maerowitz, Gammage & Burnham
<b>Staff Recommendation</b>	Approval, subject to stipulations

#### [General Plan Conformity](#)

<a href="#">General Plan Land Use Map Designation</a>		Residential 3.5 to 5 dwelling units per acre	
<a href="#">Street Map Classification</a>	39th Avenue	Minor Collector	33-foot east half street easement
	Vineyard Road	Minor Collector	0-foot north half street

**CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The multifamily residential development provides a reasonable level of intensity that is respectful to local conditions by proposing residential design consistent with established residential neighborhoods in the area. The development will incorporate open space areas and enhanced landscaping, which will mirror existing residential properties and respect local conditions.

***BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; GREEN BUILDING, DESIGN PRINCIPLE: Encourage high-performance building designs that conserve resources, while balancing energy-efficient, water-efficient, cost-effective and low-maintenance engineering solutions and construction products through whole building life cycle assessment.***

The proposed development will incorporate green and sustainable building techniques and practices, such as low-flow water fixtures to reduce water usage, LED and energy efficient lighting technology, design that maximizes solar benefits and minimizes negative impacts of heat gain, and stormwater management through retention.

***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 development, as stipulated, will provide shade along detached sidewalks on 39th Avenue and Vineyard Road. The shade trees will help to encourage walking by providing a thermally comfortable environment for pedestrians and alternative transportation users along the sidewalks.

#### **Applicable Plans, Overlays, and Initiatives**

[Laveen Southwest Growth Study](#) – See Background Item No. 4.

[Housing Phoenix Plan](#) – See Background Item No. 7.

[Tree and Shade Master Plan](#) – See Background Item No. 8.

[Complete Streets Guiding Principles](#) – See Background Item No. 9.

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

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant land	R1-8
<b>North</b>	Single-family residential	R1-8, S-1
<b>South (across Vineyard Road)</b>	Single-family residential	R-2
<b>East</b>	Single-family residential	R1-6
<b>West (across 39th Avenue alignment)</b>	Single-family residential, vacant land	S-1

<b>R-2 Multifamily Residence District (Planned Residential 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	-	11.08 acres
Maximum Total Number of Units	116; 133 with bonus	110 (Met)
Maximum Density (dwelling unit/acre)	10.50; 12.00 with bonus	9.93 (Met)
Maximum Lot Coverage	45%	30% (Met)
Maximum Building Height	2 stories and 30 feet for first 150 feet; building height may be increased by 1 foot for every 5 feet of increased setback to a maximum of 4 stories and 48 feet	2 stories and 30 feet (Met)
<b>MINIMUM BUILDING SETBACKS</b>		
Perimeter, Adjacent to a Public Street (West and South property lines):	20 feet	West: Not specified South: 40 feet (Met)
Perimeter, Adjacent to a Property Line (North and East property lines):	10 feet	North: 20 feet (Met) East: 25 feet (Met)

<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<b>MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS</b>		
Adjacent to Street:	20 feet	South and West: 20 feet (Met)
Adjacent to Property Line:	5 feet	North: 20 feet (Met) East: 20 feet (Met)
Minimum Open Space	5% of gross site area	Common: 16.9% (Met) Usable: 11.3% Private: 7.4%
Minimum Amenities Provided	2 amenities	3 amenities (Met)
<b>MINIMUM PARKING REQUIREMENTS</b>		
Parking	177 spaces	244 spaces

\*Variance or Site Plan modification needed.

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone 11.08 acres at the northeast corner of 39th Avenue and Vineyard Road from R1-8 (Single-Family Residence District) to R-2 (Multifamily Residence District) to allow a multifamily, bungalow-style residential development.
2. The subject site is designated as Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. The proposal is consistent with the designation since the Residential 3.5 to 5 dwelling unit per acre land use category and R-2 zoning district are both considered under the traditional lot category.

The proposal is also compatible with the General Plan Land Use Map designations surrounding the site. The surrounding designations are as follows:

**North, East and West**

Residential 3.5 to 5 dwelling units per acre

**South (across Vineyard Road)**

Residential 5 to 10 dwelling units per acre



South of the subject site (across Vineyard Road) is a single-family residential subdivision zoned R-2 (Multifamily Residential District), subject to Rezoning Case No. Z-151-01.

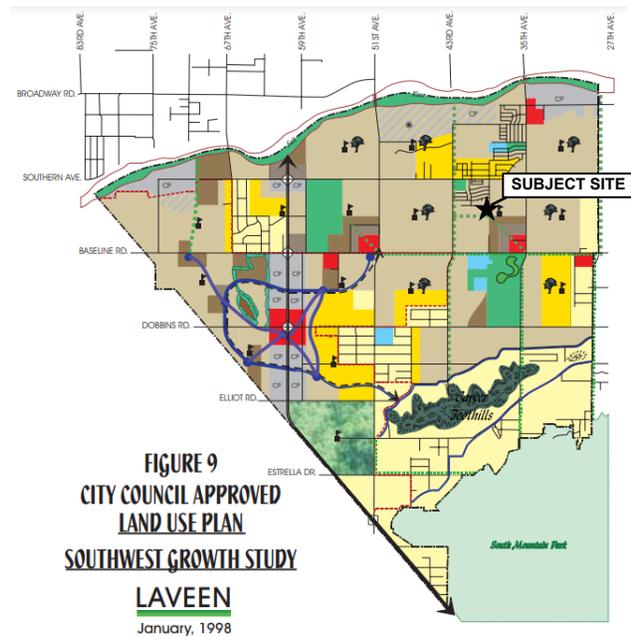
West of the subject are single family homes and vacant land zoned S-1 (Ranch or Farm Residence).

#### ADOPTED AREA PLANS

#### 4. [Laveen Southwest Growth Study](#)

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed.

This plan designates the project site as Residential 2 to 5 dwelling units per acre, which is similar to the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre. Although the proposed project density is 9.93 dwelling units per acre, the development is consistent with zoning entitlements approved in the general area and would further diversify the housing product in this area of the Laveen Village.



**LEGEND**

0-1 DU/ACRE	PARKS/OPEN SPACE
0-2 DU/ACRE	CONSERVATION COMMUNITY
2-5 DU/ACRE	SCHOOL
5-10 DU/ACRE	WATER COURSE/MULTI-USE TRAIL
10-15 DU/ACRE	PARKWAY
COMMERCIAL	PLANNED COMMUNITY
COMMERCE PARK	MULTI-USE TRAIL
PUBLIC/QUASI-PUBLIC	Existing Sand & Gravel to transition to Residential
HILLSIDE	OPEN SPACE FEATURE

**Laveen Southwest Growth Study Land Use Map; Source: City of Phoenix Planning and Development Department**

The Laveen Southwest Growth Study outlines specific design policies and standards for various types of developments that will enhance Laveen's built environment while remaining respectful of its agricultural heritage. The study encourages all new developments to use durable, high-quality building materials and to provide enhanced building design that will contribute to the character of the area. This is addressed in Stipulation No. 1, where staff recommends general

conformance to the elevations submitted by the applicant, which contain a variety of colors and materials, such as: wood fascia, stucco, lap siding, masonry veneer, decorative corbels, and concrete roof tiles.

The building elevations depict four building façade variations for the residential building types, in addition to the leasing office, fitness center, and garage buildings. The building elevations contain various architectural elements such as pitched roofs, windows of various sizes, accent materials, and pop-outs. Additionally, to maintain the character expected in the Laveen Village, staff recommends Stipulation No. 2, requiring all garage doors to have decorative embellishments.

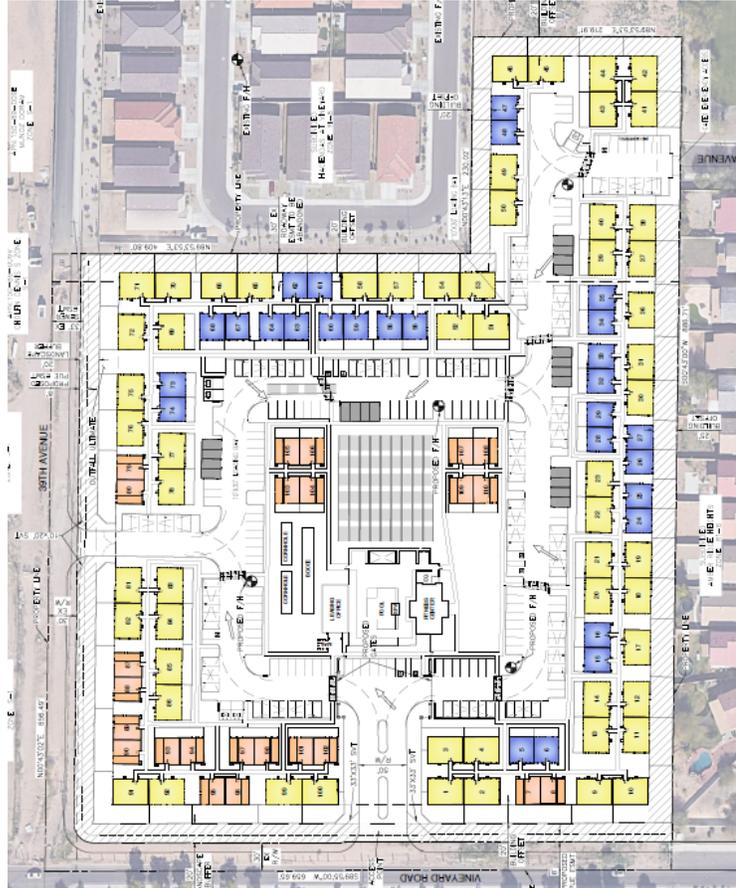


***Conceptual Building Elevations; Source: Felten Group and BeckShar Development***

The maximum height of the proposed buildings is two stories and 30 feet. However, per Stipulation No. 3, units along the north and east property lines shall be limited to a maximum building height of 18 feet.

## PROPOSAL

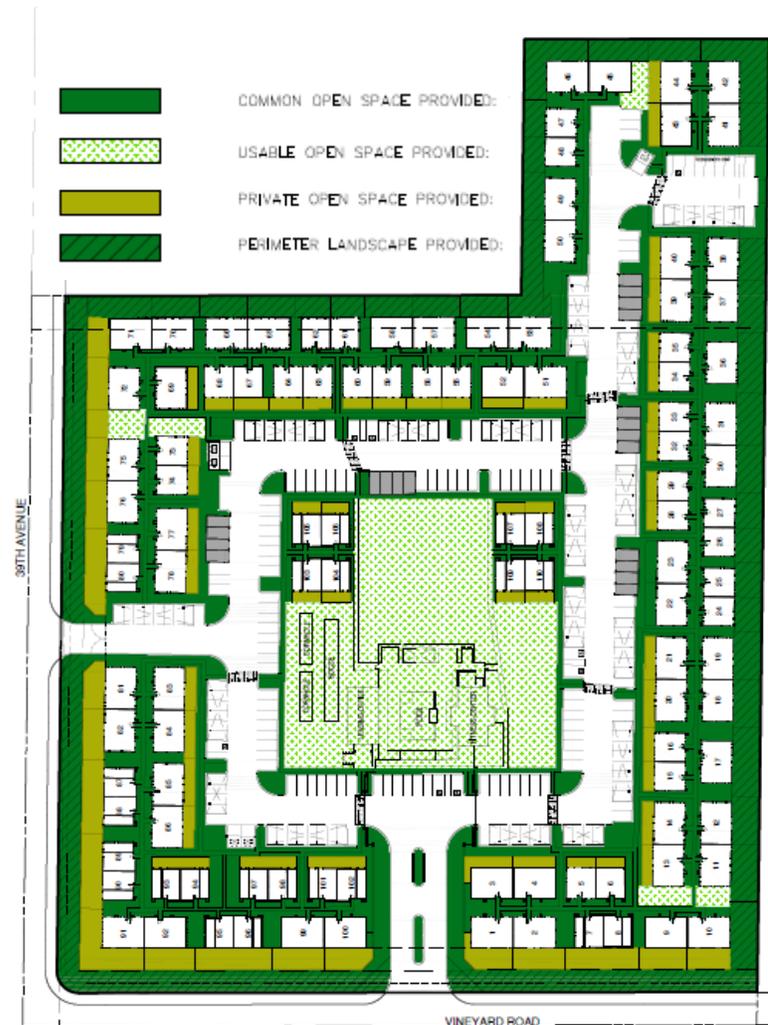
5. The conceptual site plan proposes 110 multifamily units, with a range of one, two, and three-bedroom units, across multiple buildings distributed throughout the subject site. There are two entry points to the site; one on 39th Avenue and the other on Vineyard Road. There will also be gated emergency access to Saint Anne Avenue. Residential units are located primarily along the perimeters of the site, while parking and open space is distributed within the interior of the site. Staff is recommending general conformance to the site plan, per Stipulation No. 1, so the site develops as shown on the site plan.



**Proposed Site Plan; Source: Bowman Consulting Group Ltd.**

6. The proposed open space exhibit depicts the types of open space that will be provided within the development. Per the exhibit the development will have 1.88 acres of common open space (16.9 percent of the gross site area), 1.26 acres of usable open space (11.3 percent of the gross site area), and 0.82 acres of private open space (7.4 percent of the gross site area). Overall, this is 35.6 percent of the site utilized for various types of open space. Staff recommends general conformance to the open space exhibit, per Stipulation No. 1, to ensure that the development retains the open space areas as depicted.

The open space exhibit also depicts perimeter landscape areas. Staff recommends landscaping enhancements per Stipulation No. 4, which requires two-inch and three-inch caliper trees and five-gallon shrubs to be planted within required landscape setbacks.



**Proposed Open Space Exhibit; Source: Bowman Consulting Group Ltd.**

## PLANS, OVERLAYS, AND INITIATIVES

### 7. [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 providing an opportunity for the development of 110 multifamily residential units.

8. **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 is recommending robust tree planting standards, with large caliper trees in the landscape strip between the sidewalk and back of curb and within required landscape setbacks. These are addressed in Stipulation Nos. 4 and 5.

9. **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. The development will provide a comfortable pedestrian environment with shaded detached sidewalks, per Stipulation No. 5. To promote alternative transportation, staff recommends Stipulation No. 11 to require bicycle parking within the development.

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. The applicant's submittals discussed provision of a sustainable recycling program and recycling receptacles within the development for resident and guest use.

COMMUNITY INPUT SUMMARY

11. At the time this staff report was written, staff had not received any community correspondence regarding the proposal.

INTERDEPARTMENTAL COMMENTS

12. **Fire Department**

Fire Prevention does not anticipate problems with the referenced case. However, the project team should be aware of the requirements for security gates and height clearances for fire apparatus access in accordance with Chapter 5 of the 2018 Phoenix Fire Code. The site and/or building(s) shall comply with the 2018

International Fire Code (IFC) with Phoenix Amendments. Currently the water supply (GPM and PSI) for the referenced case is unknown, but the water supply is required to meet fire flow as defined by Appendix B of the 2018 IFC with Phoenix Amendments.

13. **Public Transit Department**

The Public Transit Department requested pedestrian connections to 39th Avenue, Vineyard Road, and Saint Anne Avenue. Pedestrian connectivity will be addressed through the developmental design review process.

14. **Street Transportation Department**

The Street Transportation Department has provided the following comments:

- 39th Avenue is an F-Section collector roadway classified on the City Council approved Street Classification Map. The F-Section roadway requires dedication of a minimum 30-foot-wide half street. This is addressed in Stipulation No. 6.
- Vineyard Road is an F-Section collector roadway classified on the City Council approved Street Classification Map. The F-Section roadway requires dedication of a minimum 30-foot-wide half street. This is addressed in Stipulation No. 7.
- The developer shall underground all electrical utilities within the public right-of-way, as necessary. This is addressed in Stipulation No. 8.
- The developer shall underground and relocate any existing irrigation facilities outside of City right-of-way along 39th Avenue. This is addressed in Stipulation No. 9.
- The developer shall provide appropriate dedication and construction of adjacent right-of-way. This is addressed in Stipulation No. 10.
- This site is located near many trails and bicycle lanes such as the one existing along the south side of Vineyard Road, directly across from the site. The site is also within a half mile of Baseline Road. Baseline Road is a major transportation corridor that provides bike lanes, detached sidewalks, multi-use trail and multiple bus stops to support all modes of transportation. Lastly, the site is within a half mile of Cesar Chavez Park which also provides access to multiple multi-use trails. Bicycle infrastructure supports the established and future planned multi-modal network and promotes the goals of the City Council approved Complete Streets Policy. The Street Transportation Department is seeking bicycle infrastructure for this rental community as typical rental units don't provide

enough/dedicated space for recreational equipment storage. This is addressed in Stipulation No. 11.

15. **Water Services Department**

The Water Services Department determined that the property has existing water and sewer mains that can potentially serve the development. However, the site will require a re-plat or lot combination because water and sewer services cannot cross through property lines.

OTHER

16. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 12 through 14.
17. The developer shall provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure in regard to lot space and density.
18. 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. 15.
19. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

**Findings**

1. The proposed development provides a new housing option in a similar scale within an area that has predominantly developed with single-family detached

product. The high quality multifamily residential development will help alleviate the housing shortage in Phoenix.

2. The proposal will provide connectivity to the area by improving adjacent street rights-of-way for 39th Avenue and Vineyard Road.
3. The stipulated landscaping and planting standards are above the required minimum standards and will make the proposal compatible with the neighboring area.

### **Stipulations**

1. The development shall be in general conformance to the site plan, elevations, and open space exhibit date stamped March 17, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. All garage doors shall have decorative embellishments such as window panels, added materials surrounding the door, and/or trellises, as approved by the Planning and Development Department.
3. The maximum building height shall be 30 feet, except units along the north and east sides of the site shall be limited to a maximum building height of 18 feet, as approved by the Planning and Development Department.
4. Required landscape setbacks shall be planted with minimum 50-percent 2-inch caliper and 50-percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with 5-gallon shrubs per tree, as approved by the Planning and Development Department.
5. Sidewalks along 39th Avenue and Vineyard Road shall be detached with a minimum 5-foot-wide landscaped 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 3-inch caliper, large canopy, single-trunk, shade trees placed to provide a minimum of 75% shade on adjacent sidewalks.
  - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
  - c. Where utility conflicts arise, the developer shall work with the Planning and Development on an alternative design solution consistent with a pedestrian environment.

6. The developer shall dedicate a minimum of 30-feet of right-of-way and construct the east side of 39th Avenue, as approved by the Planning and Development Department.
7. The developer shall dedicate a minimum of 30-feet of right-of-way and construct the north side of Vineyard Road, as approved by the Planning and Development Department.
8. The developer shall underground all electrical utilities within the public right-of-way that are impacted by or need to be relocated as part of the project. The developer shall coordinate with affected utility company for their review and permitting.
9. The developer shall underground and relocate any existing irrigation facilities outside of City right-of-way along 39th Avenue. The developer shall Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
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. A minimum of 28 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances or amenity areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
12. 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.
13. 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.
14. 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.

15. 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**

Julianna Pierre

July 1, 2022

**Team Leader**

Racelle Escolar

**Exhibits**

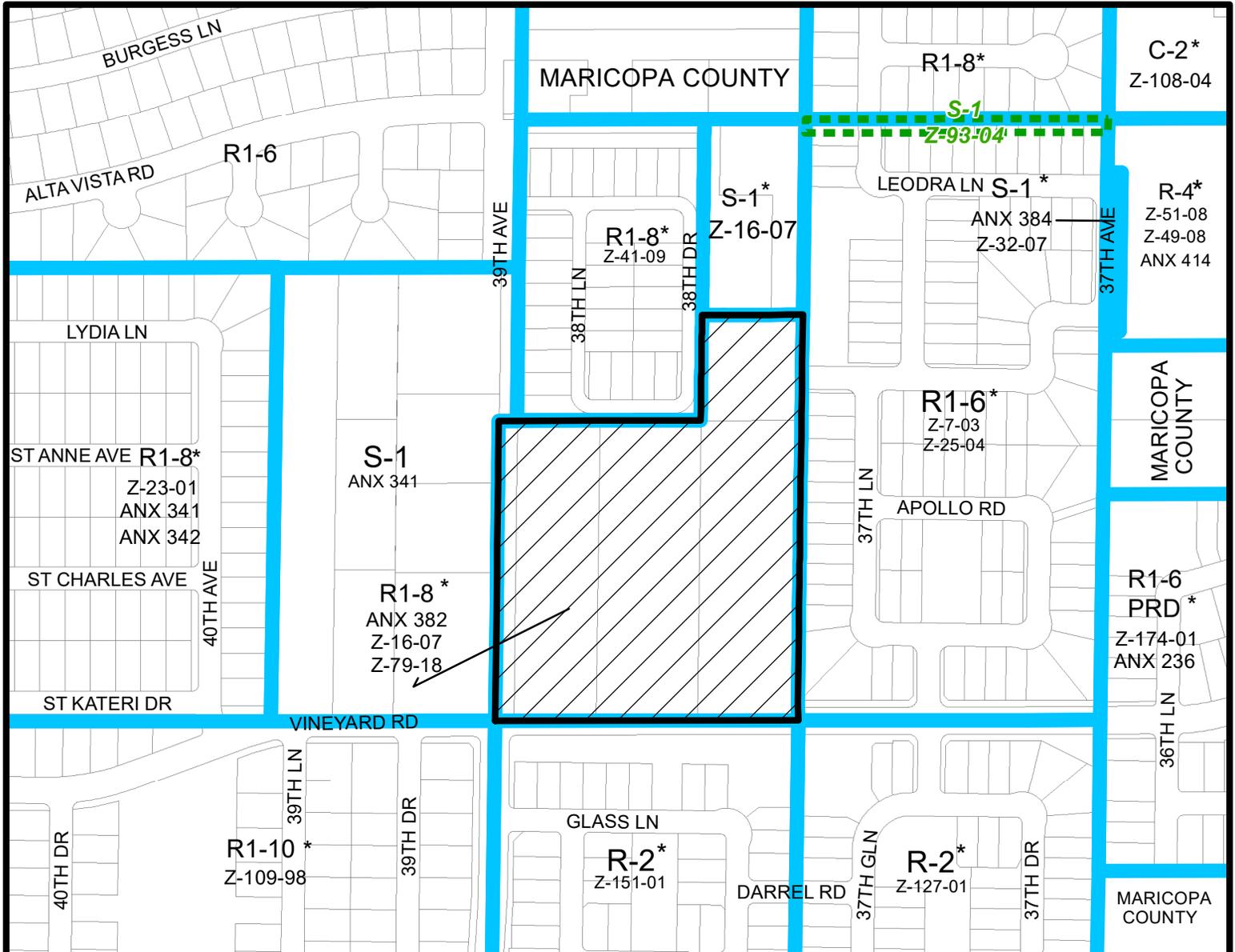
Sketch map

Aerial map

Site plan date stamped March 17, 2022

Elevations date stamped March 17, 2022 (7 pages)

Open space exhibit date stamped March 17, 2022



Miles



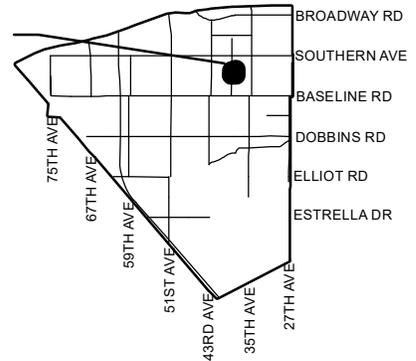
**LAVEEN VILLAGE**

CITY COUNCIL DISTRICT: 7



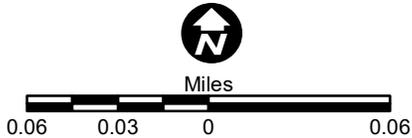
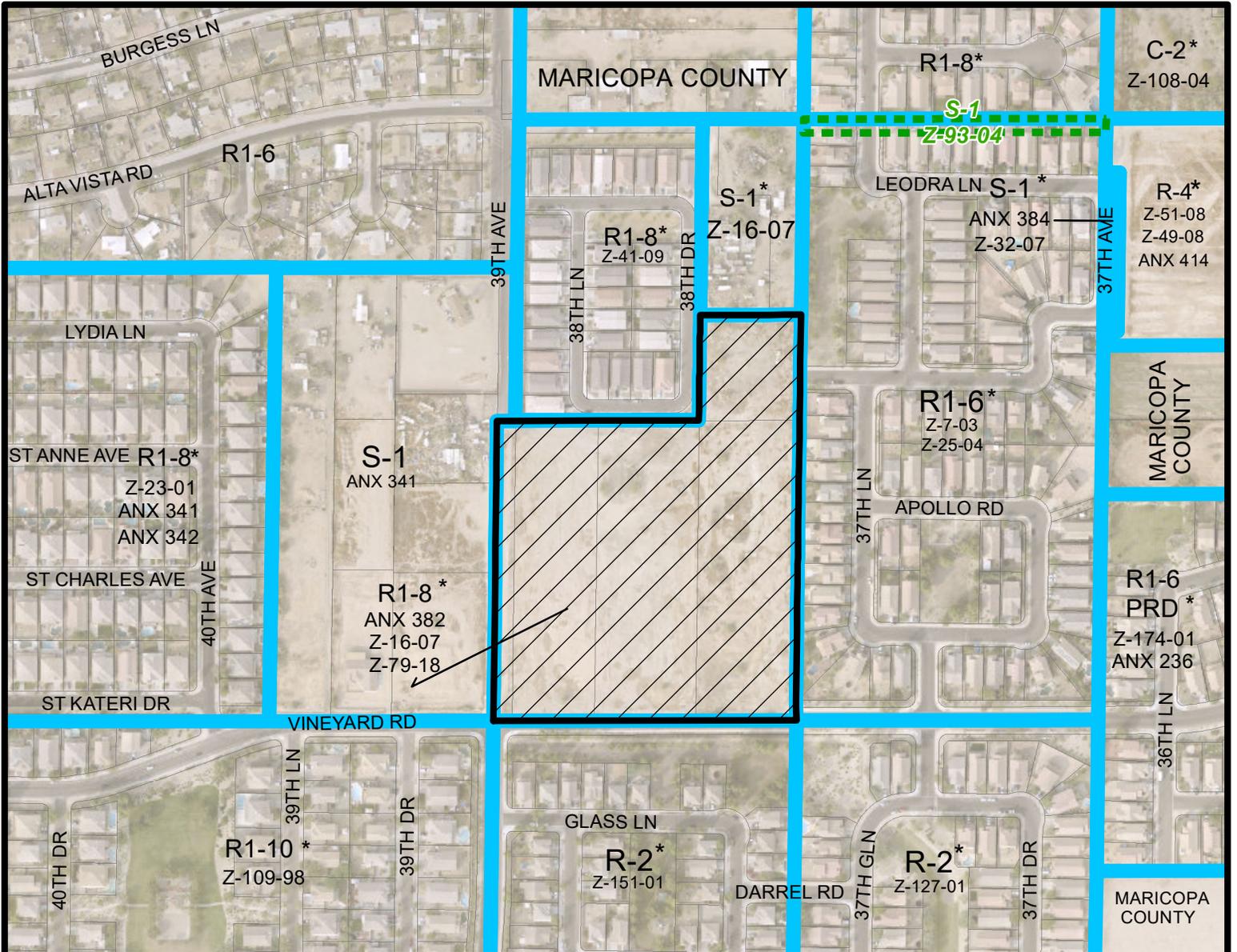
**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

Z-19-22

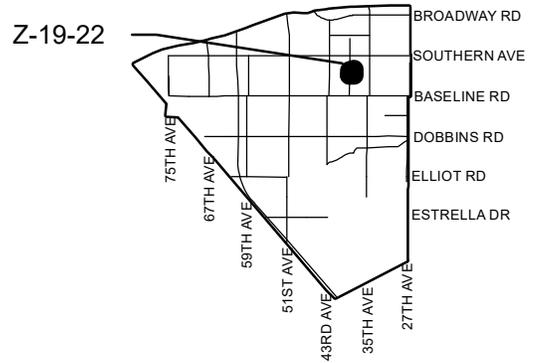


<b>APPLICANT'S NAME:</b> Prestige BeckShar Development, LLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-19-22		<b>FROM:</b> R1-8 ( 11.08 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>11.08 Acres</b>		<b>TO:</b> R-2 ( 11.08 a.c.)	
<small>DATE:</small> 4/20/2022 <small>REVISION DATES:</small>			
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 2-20</b>		<small>ZONING MAP</small> <b>D-6</b>	
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
R1-8		47	
R-2		111	
		61	
		133	

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



**LAVEEN VILLAGE**  
CITY COUNCIL DISTRICT: 7



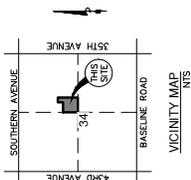
<b>APPLICANT'S NAME:</b> Prestige BeckShar Development, LLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-19-22		<b>FROM:</b> R1-8 ( 11.08 a.c.)	
<b>DATE:</b> 4/20/2022 <small>REVISION DATES:</small>		<b>TO:</b> R-2 ( 11.08 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>11.08 Acres</b>		<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 2-20</b>	
<small>ZONING MAP</small> <b>D-6</b>		<small>* UNITS P.R.D. OPTION</small>	
<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
R1-8		47	
R-2		111	
		61	
		133	

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

## PRESTIGE VINEYARD CONCEPTUAL LAYOUT

PROJECT NUMBER

DATE	DESCRIPTION
DWG	DWG
DESIGN	DESIGN
SCALE	SCALE
JOB No.	150505-001
DATE	03/13/2022



**ENGINEER**  
 BOWMAN  
 1505 N. DESERT DRIVE, SUITE 210  
 TEMPE, AZ 85281  
 CONTACT BRUCE LARSON  
 PHONE: (480) 345-1425  
 EMAIL: BLARSON@BOWMANAZ.COM

**OWNER**  
 LAVEN LAND, LLC  
 10000 N. HAVEN ROAD, SUIT 110  
 PHOENIX, AZ 85024

**DEVELOPER**  
 JASON BECKSHAR, PRESIDENT  
 PRESTIGE BECKSHAR DEVELOPMENT, LLC  
 10000 N. HAVEN ROAD, SUIT 110  
 PHOENIX, AZ 85024  
 EMAIL: JASON@BECKSHAR.COM

### LEGEND

- HANDICAP PARKING
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM 2 STORY
- GARAGES
- LANDSCAPE AREA
- R/W
- RIGHT OF WAY
- L/S
- LANDSCAPE

**SITE DATA**

PROPERTY ADDRESS	NEC 38TH AVE AND VINEYARD
APN	105-89-0004P, 105-89-0004Q, 105-89-0004R, 105-89-0004F
GROSS AC	11.10 AC
NET AC	10.72 AC
CURRENT ZONING	PA R-2
PROPOSED ZONING	R-2 PRD
LOT SALE	NO
NUMBER OF UNITS	110
GROSS DU/AC	9.9
NET DU/AC	10.8
LOT COVERAGE	30%

**MULTI-FAMILY UNITS AND PARKING**

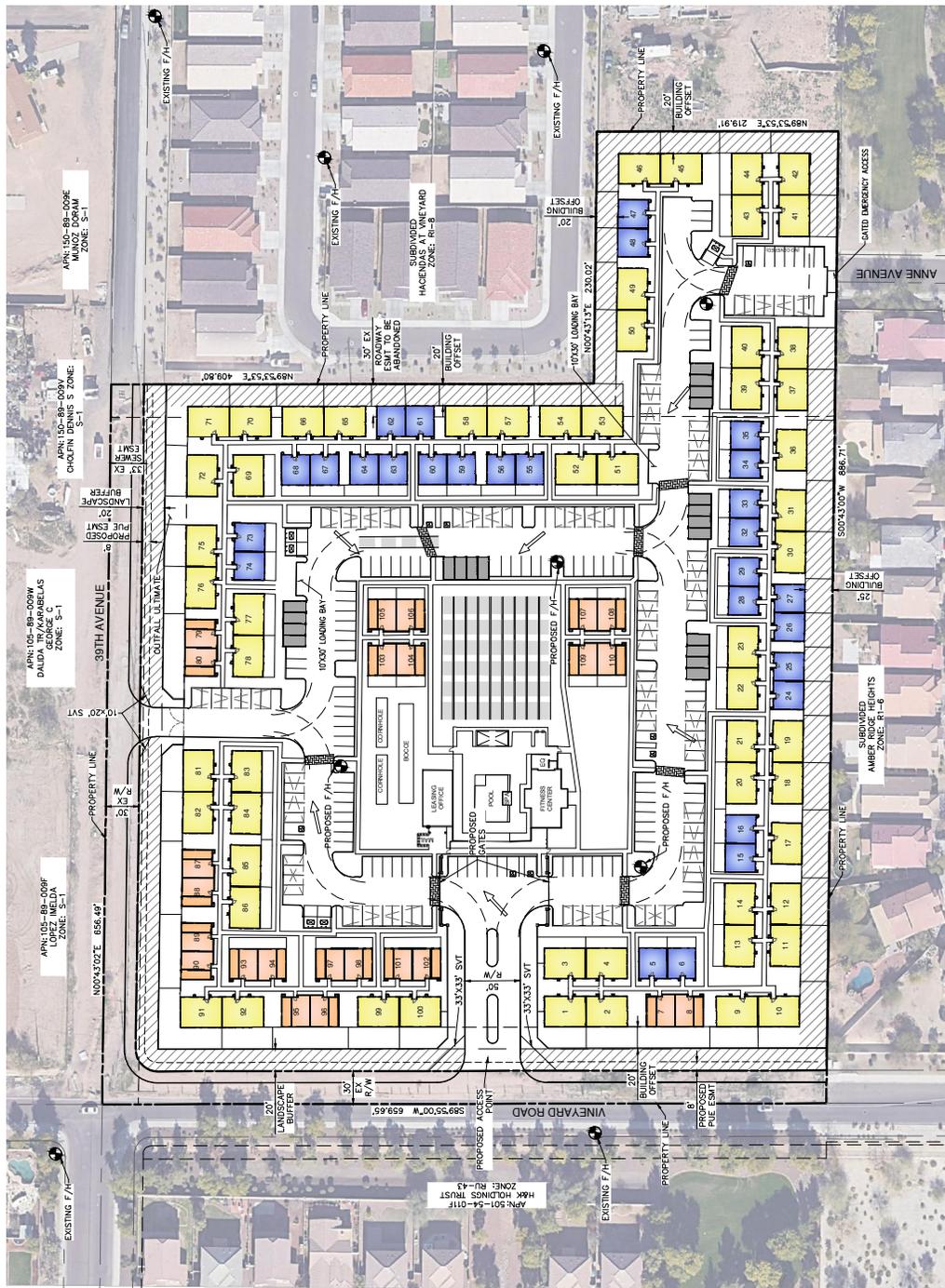
NUMBER OF UNITS	REQUIRED PER UNIT	TOTAL PARKING PROVIDED
1 BEDROOM	2.0	42
2 BEDROOM	1.5	87
3 BEDROOM	2.0	48
TOTALS	100%	177

OVERALL PARKING REQUIRED: 177  
 GUEST PARKING (FOR 1 BEDROOM UNIT): 53  
 GUEST PARKING (FOR 2 BEDROOM UNIT): 53  
 GUEST PARKING (FOR 3 BEDROOM UNIT): 53  
 TOTAL PARKING PROVIDED: 248  
 TOTAL PARKING PROVIDED INCLUDES GARAGES

**CITY OF PHOENIX**  
 MAR 17 2022  
 Planning & Development  
 Department



KIWA# 21-4395  
 SE#W 2107807  
 CSM # 2107807  
 PRM #  
 SCM #





LEFT ELEVATION  
ELEVATION 1  
18' x 14'



REAR ELEVATION  
ELEVATION 2  
18' x 14'



RIGHT ELEVATION  
ELEVATION 3  
18' x 14'



FRONT ELEVATION  
ELEVATION 4  
18' x 14'

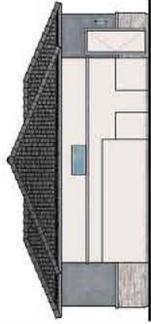
CITY OF PHOENIX  
MAR 17 2022  
Planning & Development  
Department

COLOR SCHEME 4  
LEASING | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

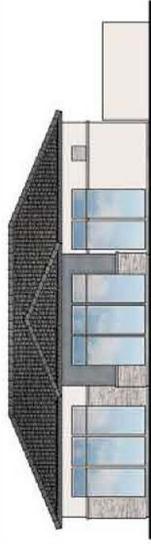
3-10-2022



LEFT ELEVATION  
ELEVATION 6  
18' x 11' 6"



REAR ELEVATION  
ELEVATION 6  
18' x 11' 6"



RIGHT ELEVATION  
ELEVATION 6  
18' x 11' 6"

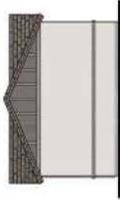


FRONT ELEVATION  
ELEVATION 6  
18' x 11' 6"

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Department

COLOR SCHEME 4  
FITNESS | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

3-10-2022



LEFT ELEVATION  
ELEVATION 14-0172



REAR ELEVATION  
ELEVATION 14-0172



RIGHT ELEVATION  
ELEVATION 14-0172



FRONT ELEVATION  
ELEVATION 14-0172

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COLOR SCHEME 2

GARAGE | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

3-10-2022



LEFT ELEVATION  
ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
ELEVATION  
1/8" = 1'-0"



RIGHT ELEVATION  
ELEVATION  
1/8" = 1'-0"



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COLOR SCHEME 1  
BUILDING 1 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA



LEFT ELEVATION  
ELEVATION B  
1/8" = 1'-0"



REAR ELEVATION  
ELEVATION C  
1/8" = 1'-0"



RIGHT ELEVATION  
ELEVATION D  
1/8" = 1'-0"



FRONT ELEVATION  
ELEVATION E  
1/8" = 1'-0"

PLAN 2

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COLOR SCHEME 3

BUILDING 2 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

3-10-2022



LEFT ELEVATION  
ELEVATION 8  
1/8" = 1'-0"



REAR ELEVATION  
ELEVATION 9  
1/8" = 1'-0"



RIGHT ELEVATION  
ELEVATION 10  
1/8" = 1'-0"



PLAN 2D

PLAN 2D

FRONT ELEVATION  
ELEVATION 8  
1/8" = 1'-0"

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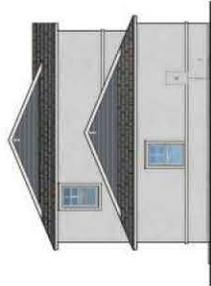
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COLOR SCHEME 4

BUILDING 3 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

3-10-2022



LEFT ELEVATION  
ELEVATION C  
1/8" = 1'-0"



REAR ELEVATION  
ELEVATION C  
1/8" = 1'-0"



RIGHT ELEVATION  
ELEVATION C  
1/8" = 1'-0"



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COLOR SCHEME 5  
BUILDING 4 | PRESTIGE ON VINEYARD | PHOENIX, ARIZONA

DATE	DESCRIPTION
TO JMB	
DESIGN	DESIGN
SCALE	SCALE
JOB No. 051960-001	
DATE: 11/09/2021	



**CITY OF PHOENIX**  
 MAR 17 2022  
 Planning & Development  
 Department

**LEGEND**  
 NET BOUNDARY (10.22 AC)

TOTAL OPEN SPACE PROVIDED: 5.30 AC - 47.7% GR.  
 COMMON OPEN SPACE PROVIDED: 1.89 AC - 16.9% GR.  
 USABLE OPEN SPACE PROVIDED: 1.26 AC - 11.3% GR.  
 PRIVATE OPEN SPACE PROVIDED: 0.82 AC - 7.4% GR.  
 PERMETER LANDSCAPE PROVIDED: 1.34 AC - 12.1% GR.

