



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**To:** Mario Paniagua  
Deputy City Manager

**Date:** January 17, 2017

**From:** Alan Stephenson   
Planning and Development Director

**Subject:** ITEM 75 ON THE FEBRUARY 1, 2017 FORMAL AGENDA – PUBLIC HEARING/ORDINANCE ADOPTION OF Z-67-16-5 (G-    ) – APPROXIMATELY 316 FEET EAST OF THE SOUTHEAST CORNER OF 21ST AVENUE AND MORTEN AVENUE

Item 75 rezoning application Z-67-16-5 and Ordinance G-    , is a request to rezone a 1.84-acre property located approximately 316 feet east of the southeast corner of 21st Avenue and Morten Avenue from R-3 (Multifamily Residence District) to R-4A (Multifamily Residence District) to allow multifamily residential.

The applicant withdrew the request from the January 11, 2017 City Council agenda to allow time to provide a new site plan that addresses some neighborhood concerns. The site plan modifications are regarding the following:

- Additional outdoor community area on top of the podium parking structure.
- Additional covered patio to the outdoor community area.
- Additional indoor community area on top of the podium parking structure.
- Removal of the 1 parking space reduction previously proposed.
- An increased step back along the east property line.

Stipulation #1 has been modified to incorporate the updated site plan and elevations.

The modifications and additional stipulations are listed in all CAPS, **bold** and **red** below.

1. The development shall be in general conformance with the site plan date stamped ~~November 8, 2016~~ and elevations date stamped **JANUARY 17, 2017** ~~November 10, 2016~~, as modified by the following stipulations and approved by the Planning and Development Department.
2. The landscape setback along the north property line shall be planted with 50 percent 3-inch caliper trees and 50 percent 2-inch caliper trees placed 20 feet on center or in equivalent groupings as approved by the Planning and Development Department.
3. A minimum 5-foot landscape setback shall include minimum 2-inch caliper trees planted a minimum of 20 feet on center along the west property line, as approved by the Planning and Development Department.

4. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 3-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
5. A minimum of four inverted-U bicycle racks for guests shall be provided on site, located near an entrance to the business, and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A minimum of 13 secured bicycle parking spaces shall be provided on site, as approved by the Planning and Development Department.
7. A building entry shall be incorporated into the north elevation facing Morten Avenue, as approved by Planning and Development Department.
8. The developer shall update all existing off-site street improvements (sidewalk, curb ramps, and driveways) to current ADA guidelines, as approved by Planning and Development Department.
9. A traffic statement shall be provided and approved by the Street Transportation Department.
10. The property owner shall continue meeting with residents to resolve any outstanding issues and concerns and documentation of the additional meeting(s) shall be submitted to the Planning and Development Department prior to preliminary site plan approval.

Exhibits:

- A – Site Plan date stamped January 17, 2017 (1 page)
- B – Elevations date stamped January 17, 2017 (2 pages)
- C – Preliminary Landscape Plan date stamped January 17, 2017 (1 page)
- D – Preliminary Site Parking Plan date stamped January 17, 2017 (1 page)




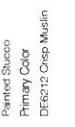


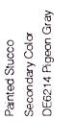



NOT FOR CONSTRUCTION

KEYNOTES #

1. Sand Stucco Finish
2. Stone Veneer
3. Standing Seam Metal Roof
4. Concrete Tile Roof
5. Painted Metal Guardrail
6. Painted Metal Window Shade
7. Outdoor Community Space
8. Standing Seam Metal Cladding
9. Painted Metal Entry Shade
10. Structured Parking
11. Wall Mounted Lights

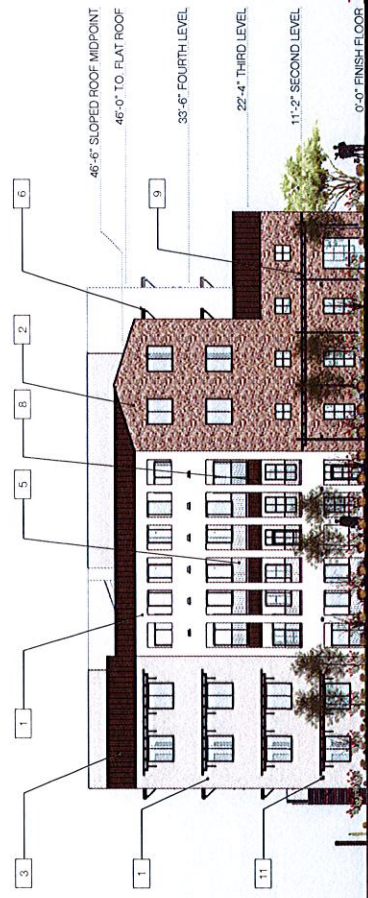
MATERIALS



WEST ELEVATION

Scale: 3/32" = 1'-0"  
0' 8' 16' 24' 32'



NORTH ELEVATION

Scale: 3/32" = 1'-0"  
0' 8' 16' 24' 32'

Project: 19 North Multifamily  
2011 West Morden Avenue, Phoenix, AZ 85021  
UMOM New Day Centers  
3333 East Van Buren Street, Phoenix, AZ 85008

Drawn/Checked: TK/NPM  
Date: 01/07/17  
Project Number: 31 6008  
Sheet Number: A201

**CITY OF PHOENIX**  
JAN 17 2017  
**Planning & Development Department**



**NOT FOR CONSTRUCTION**

Scale  
Sheet

**KEYNOTES**

- 1. Sand Stucco Finish
- 2. Stone Veneer
- 3. Standing Seam Metal Roof
- 4. Concrete Tile Roof
- 5. Painted Metal Guardrail
- 6. Painted Metal Window Shading
- 7. Outdoor Community Space
- 8. Standing Seam Metal Cladding
- 9. Painted Metal Entry Shade
- 10. Structured Parking
- 11. Wall Mounted Lights

**MATERIALS**



Painted Stucco  
Primary Color  
DE6212 Crisp Mustin

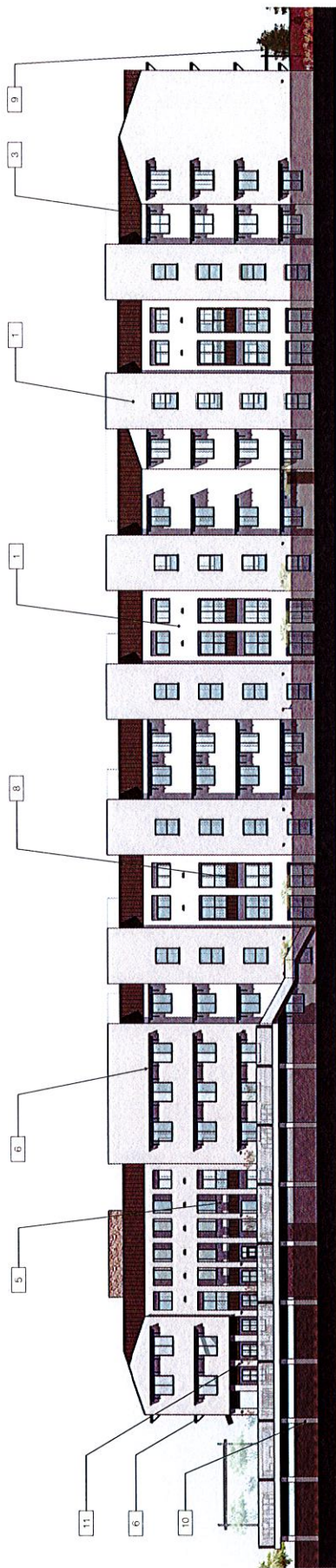
Painted Metal  
DE6217 Ancient Earth



Painted Stucco  
Secondary Color  
DE6214 Pigeon Gray

Standing Seam  
Berridge  
Medium Bronze

Rev	Date	By	Checked



**EAST ELEVATION**

Scale: 3/32" = 1'-0"

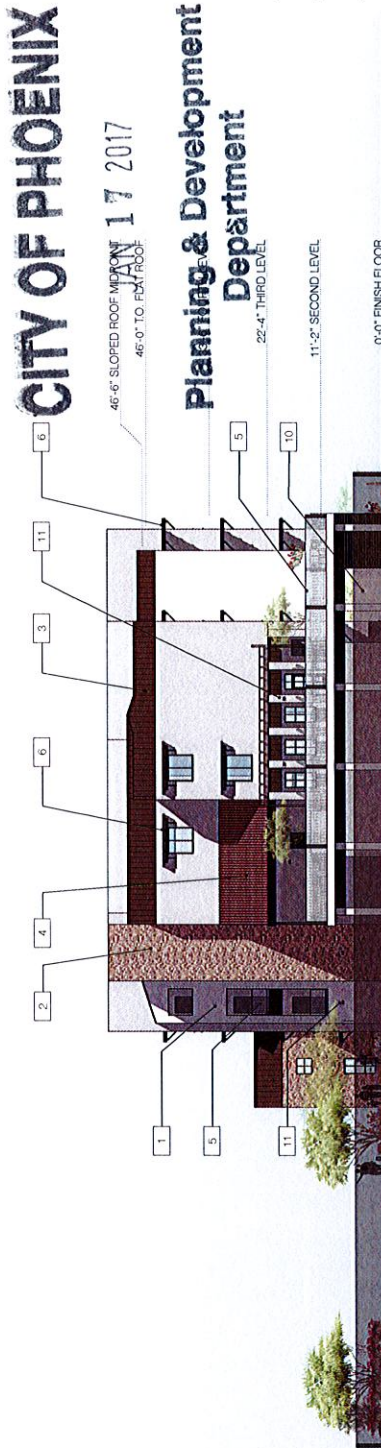


Project: 19 North Multifamily  
2011 West Morten Avenue, Phoenix, AZ 85021  
Owner: UMM New Day Centers  
3333 East Van Buren Street, Phoenix, AZ 85008

Drawn/Checked:	TK/NPM
Date:	01/07/17
Project Number:	316008
Sheet Number:	A202

**SOUTH ELEVATION**

Scale: 3/32" = 1'-0"



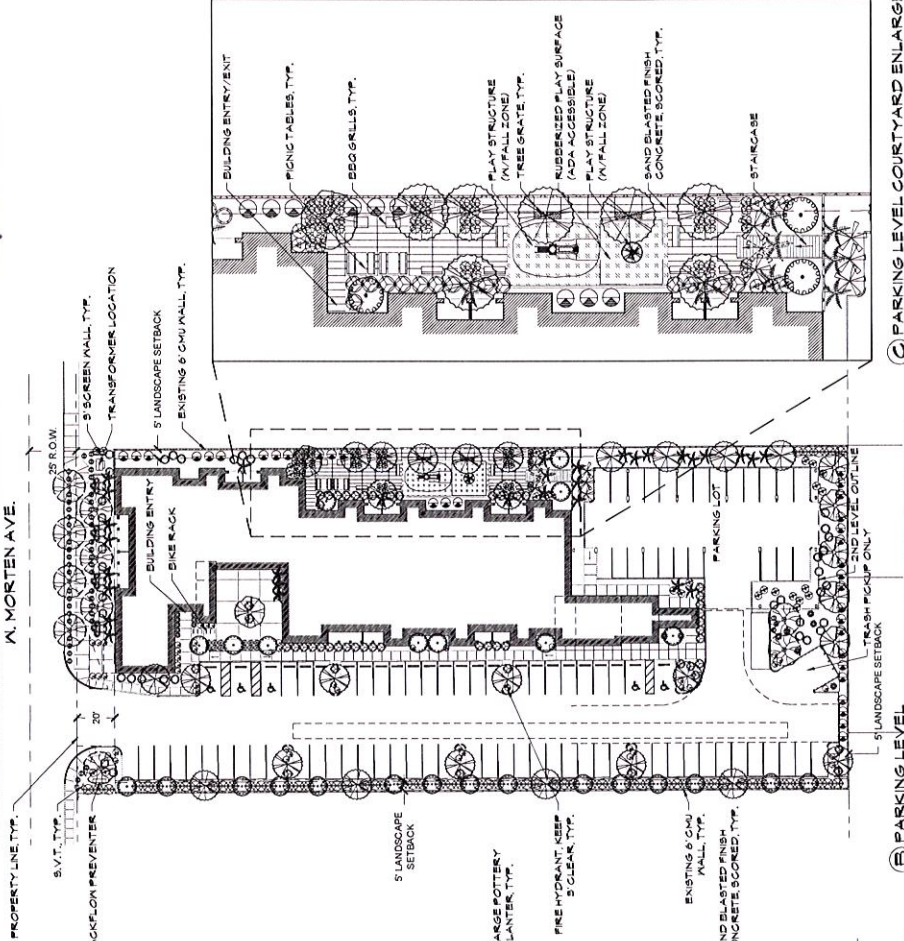
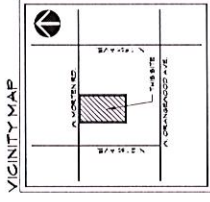
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# CITY OF PHOENIX

JAN 17 2017

## Planning & Development Department



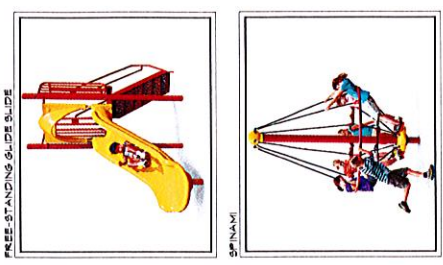
(C) PARKING LEVEL COURTYARD ENLARGEMENT  
SCALE: 1/16" = 1'-0"

(B) PARKING LEVEL  
SCALE: 1" = 50'-0"

(A) 2ND LEVEL COURTYARD ENLARGEMENT  
SCALE: 1/16" = 1'-0"

**PLANT LEGEND**

TREES	3" CAL. (STREET)	5 GAL.
CHRISPA	1.0" - 1.5" (ON SITE)	15 GAL.
WASTIC / PISTACHIA LENTISCUS	1.0" - 1.5"	15 GAL.
SOUTHERN LIVE OAK CATHEDRAL / QUERCUS VIRGINIANA CATHEDRAL	MULTI 2" MIN.	2" MIN.
NO SALADO VERONITE / PROSOPIA SP. NO SALADO	SIZE 5 GAL.	5 GAL.
BURBURY	SIZE 5 GAL.	5 GAL.
PURPLE HORSESHOE BUSH / DODONAEA VISCOSA PURPUREA	SIZE 5 GAL.	5 GAL.
ORANGE JIBBER / SCOTIA HYBRID	SIZE 5 GAL.	5 GAL.
SPARKETTIE / TEGOMA HYBRID	SIZE 5 GAL.	5 GAL.
BAJA RUBELLA / YNNEBELLA ENU.	SIZE 5 GAL.	5 GAL.
FRONTOPIA GLABRA 8007 CARNOSA	SIZE 5 GAL.	5 GAL.
BLUE BELLS ENU / YELLOWSOPHILA HYGROPHANA	SIZE 5 GAL.	5 GAL.
FRONTOPIA LAUREA	SIZE 5 GAL.	5 GAL.
AGENTS	SIZE 5 GAL.	5 GAL.
SYGMA PALM / AOE BELINI	SIZE 5 GAL.	5 GAL.
SAGO PALM / CYCAS REVOLUTA	SIZE 5 GAL.	5 GAL.
LADY'S SMILAX / MACROCARPUS	SIZE 5 GAL.	5 GAL.
BLUE GRAMA GRASS / DESERT SPOON / GROUNDCOVERS ANEBLERI	SIZE 5 GAL.	5 GAL.
NEA GOLD LANTANA / LANTANA HYBRID NEA GOLD	SIZE 5 GAL.	5 GAL.
ZEGEL CACTUS	SIZE 5 GAL.	5 GAL.
2" CAL. PRESSURE - 3/4" SCREENED, MINIMUM DEPTH OF 2' REQUIRED.		



### PRELIMINARY LANDSCAPE PLAN 19 NORTH MULTI-FAMILY 2011 N. MORTEN AVE. JANUARY 12, 2017





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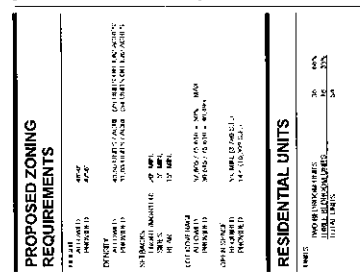
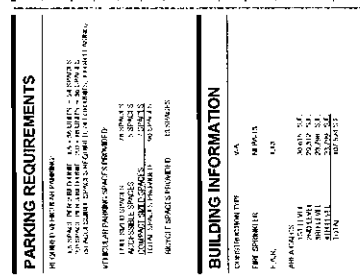
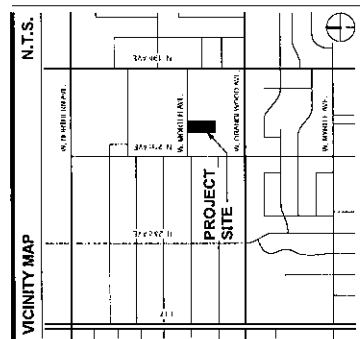
19 North Multitfamily  
2011 W. Morten Ave, Phoenix, AZ 85021  
UMOM New Day Centers  
3339 E. Van Buren St, Phoenix, AZ 85008

Project: JRI, NPM  
Date: 01/12/17  
Project Number: 316008  
Sheet Number: PRELIMINARY SITE PARKING PLAN

A102

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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**PARKING REQUIREMENTS**

PER CURRENT CITY OF PHOENIX:

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**BUILDING INFORMATION**

PROJECT NAME: 19 NORTH MULTIFAMILY  
ADDRESS: 2011 W. MORTEN AVE, PHOENIX, AZ 85021  
OWNER: PERLAMAN ARCHITECTS & INTERIORS  
ARCHITECT: PERLAMAN ARCHITECTS & INTERIORS  
DATE: 01/12/17

**SITE PLAN NOTES**

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**ZONING STIPULATIONS**

PER THE CITY OF PHOENIX ZONING ORDINANCE:

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**RESIDENTIAL UNITS**

TYPE: 2-BEDROOM APARTMENTS  
COUNT: 20  
TOTAL AREA: 10,000 SQ FT

**PROPOSED ZONING REQUIREMENTS**

APARTMENT HOMES (R3 ZONING)

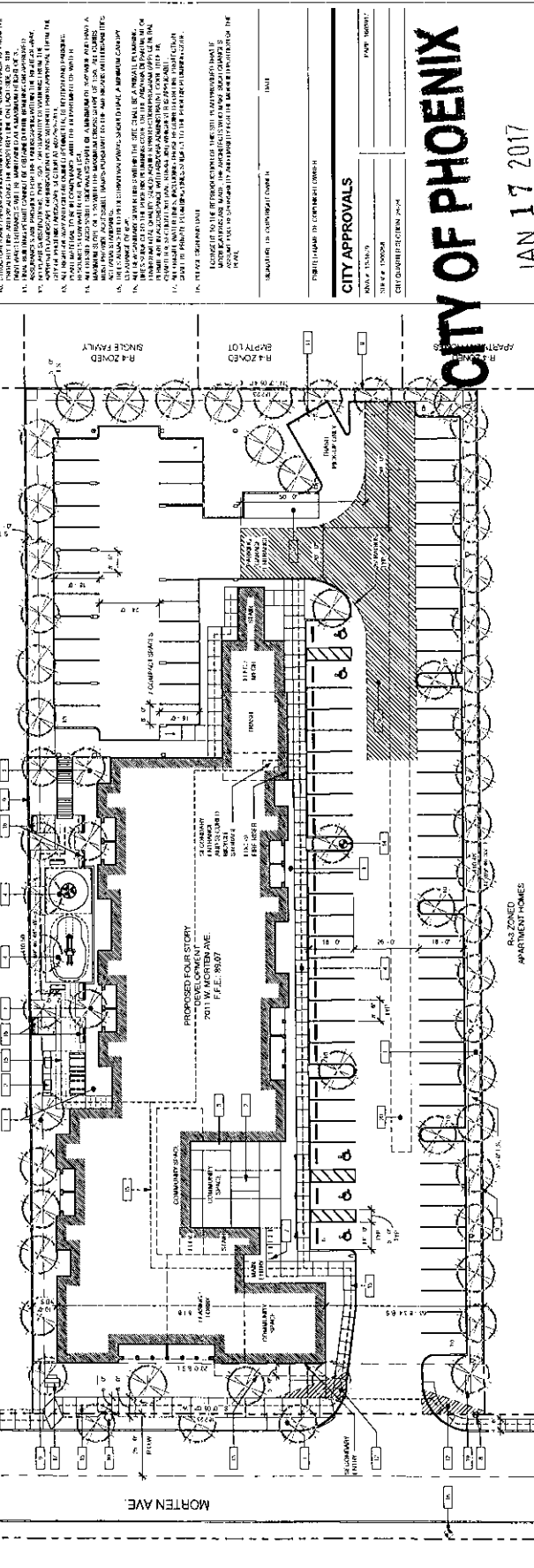
MINIMUM SETBACKS:  
FRONT: 10 FT  
SIDE: 5 FT  
REAR: 10 FT

**LEGAL DESCRIPTION**

LOT 1, TRACT 1, PHOENIX, AZ

**OWNER / DEVELOPER**

PERLAMAN ARCHITECTS & INTERIORS  
19 NORTH MULTIFAMILY  
316008



**CITY OF PHOENIX**

JAN 17 2017

**Planning & Development Department**

**Preliminary Site Parking Plan**

1" = 20'-0"

APARTMENT HOMES (R3 ZONING)

APARTMENT HOMES (R3 ZONING)

1: 2017 1 24 1:30 PM