

Attachment B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-73-21-8

January 20, 2022

[Camelback East Village Planning Committee Meeting Date](#)

February 1, 2022

[Planning Commission Hearing Date](#)

March 3, 2022

Request From:

[C-2](#) HGT/WVR (Intermediate Commercial District, Height Waiver) (2.06 acres)

[C-2](#) (Intermediate Commercial District) (0.49 acres)

[P-1](#) (Parking District – Passenger Automobile Parking, Limited) (1.69 acres)

[PAD-14](#) (Planned Area Development District) (1.63 acres)

Request To:

[R-3](#) (Multifamily Residence District) (5.87 acres)

Proposed Use:

Single-family attached residential

Location:

Approximately 415 feet west of the northwest corner of 36th Street and McDowell Road

Owner:

McDowell Partners I, LLC, et al.

Applicant:

McDowell Partners I, LLC

Representative:

Ron Harris, Norris Design

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity			
<u>General Plan Land Use Map Designation</u>		Residential 10 to 15 dwelling units per acre	
<u>Street Map Classification</u>	McDowell Road	Arterial	40 to 47-foot north half street

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The proposed development is appropriately located on an arterial street which is a major commercial corridor with a variety of retail and professional businesses adjacent to and within close proximity to the subject site. The development will provide a new housing type in the neighborhood, adding to the diverse mix of the existing housing stock in the area.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER, DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

The proposed development is sensitive to the scale and character of the surrounding neighborhood with a maximum building height of three stories, which is consistent with the multifamily development directly to the east. As stipulated by staff, all buildings along the northern perimeter of the site shall be limited to a maximum height of two stories to provide an appropriate height transition to the existing single-family neighborhood to the north.

CONNECT PEOPLE & PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.

As stipulated, the proposed development will provide detached sidewalks on McDowell Road, which will be planted with trees to provide shade for pedestrians, as well as shrubs to enhance pedestrian safety by discouraging pedestrian mid-block crossings. The development will also provide bicycle parking near amenity areas.

Applicable Plan, Overlays, and Initiatives	
<u>Housing Phoenix</u>	– See Background Item No. 7.
<u>Tree and Shade Master Plan</u>	– See Background Item No. 8.
<u>Complete Streets Guiding Principles</u>	– See Background Item No. 9.
<u>Comprehensive Bicycle Master Plan</u>	– See Background Item No. 10.
<u>Zero Waste PHX</u>	– See Background Item No. 11.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant and restaurant	C-2 HGT/WVR, C-2, P-1, PAD-14
North	Single-family residential	R1-6
South (Across McDowell Road)	Retail businesses and school	C-2
South (Adjacent)	Tire/Auto service	C-2
West	Multifamily residential	R-4A
East	Retail shopping center	C-2

R-3 (Multifamily Residence District) Single-Family Attached Development Option		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<i>Maximum dwelling unit density</i>	15.23 dwelling units per acre; 17.40 dwelling units per acre with bonus	12.2 dwelling units per acre – Met
<i>Maximum number of units</i>	89, 102 with bonus	72 units – Met
<i>Minimum perimeter standards</i>		
Minimum building setbacks	10 feet for units fronting street rights-of-way; 15 feet for units siding streets rights-of-way. This area is to be in common ownership or management. 10 feet adjacent to property line	N/A 20 feet (units siding street right-of-way) – Met 15 feet (adjacent to property line) - Met

R-3 (Multifamily Residence District) Single Family Attached Development Option		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Minimum landscape setbacks	Street: 15 feet Interior perimeter property lines: 5 feet, 10 feet where adjacent to single-family district	Not depicted on site plan*
<i>Maximum height</i>	3 stories or 40 feet for first 150 feet; 1-foot in 1-foot increase to 48 feet high, 4-story maximum**	3 stories and 40 feet – Met
<i>Maximum lot coverage</i>	100%	32% – Met
<i>Minimum common areas</i>	5% of gross area	9.5% – Met
<i>Minimum parking</i>	2 spaces per 3-bedroom unit Guest parking: 0.25 per unit (162 required)	164 spaces – Met

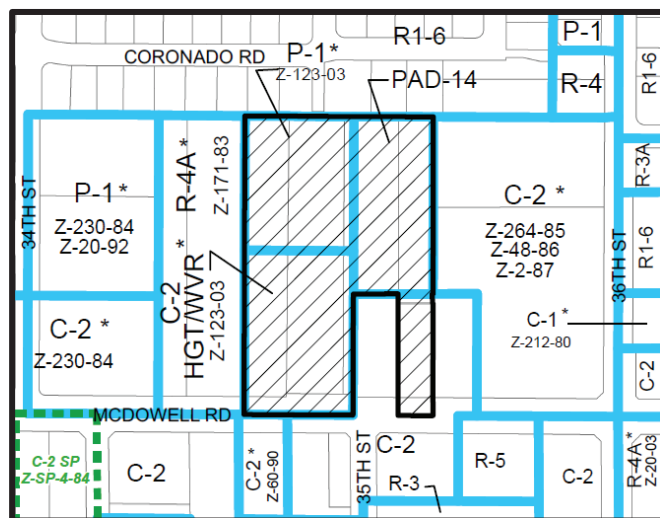
*Site plan modification or variance required

**There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

Background/Issues/Analysis

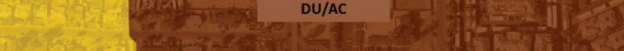
SUBJECT SITE

1. This request is to rezone a 5.87-acre site located approximately 415 feet west of the northwest corner of 36th Street and McDowell Road from 2.06 acres of C-2 HGT/WVR (Intermediate Commercial District, Height Waiver), 0.49 acres of C-2 (Intermediate Commercial District), 1.63 acres of PAD-14 (Planned Area Development District), and 1.69 acres of P-1 (Parking District) to R-3 (Multifamily Residence District) to allow a single-family attached residential development.



Zoning Map

Source: City of Phoenix Planning and Development Department

- The proposal is consistent with the Residential 10 to 15 dwelling units per acre designation and will provide a land use transition from the higher intensity Commercial designations to the south to the single-family residential neighborhood to the north.
- 
- General Plan Land Use Map**
Source: City of Phoenix Planning and Development Department



3. The site consists of five vacant parcels and an additional parcel that currently contains a restaurant. These parcels have a mix of zoning districts, the boundaries of which cross parcel lines. The southwestern portion of the site is zoned C-2 HGT/WVR (Intermediate Commercial District, Height Waiver), which was originally entitled to accommodate a commercial use that was ultimately never built. The northwestern portion of the site is zoned P-1 (Parking District), which was originally the proposed commercial development. The site is also vacant and is



parcel on the southeastern portion of the overall site is the restaurant, which is zoned C-2 (Intermediate Commercial District).

To the north of the site is a single-family detached residential neighborhood zoned R1-6 (Single-Family Residence District). To the west is a three-story apartment complex zoned R-4A (Multifamily Residence District). To the east is a retail shopping center consisting of a grocery store anchor and a variety of retail, commercial services, and restaurants, which are zoned C-2 (Intermediate Commercial District). To the south, across McDowell Road, are retail businesses and a school, all zoned C-2 (Intermediate Commercial District). There is also an intervening parcel in the middle of the proposed development site along McDowell Road, which is currently being used as a tire shop and is zoned C-2 (Intermediate Commercial District).



Street View of “Intervening Parcel”
Source: Google Street View Images

The development proposal is consistent with surrounding land uses and will provide a transitional buffer from more intense commercial uses along McDowell Road to the existing single-family residential neighborhood to the north.

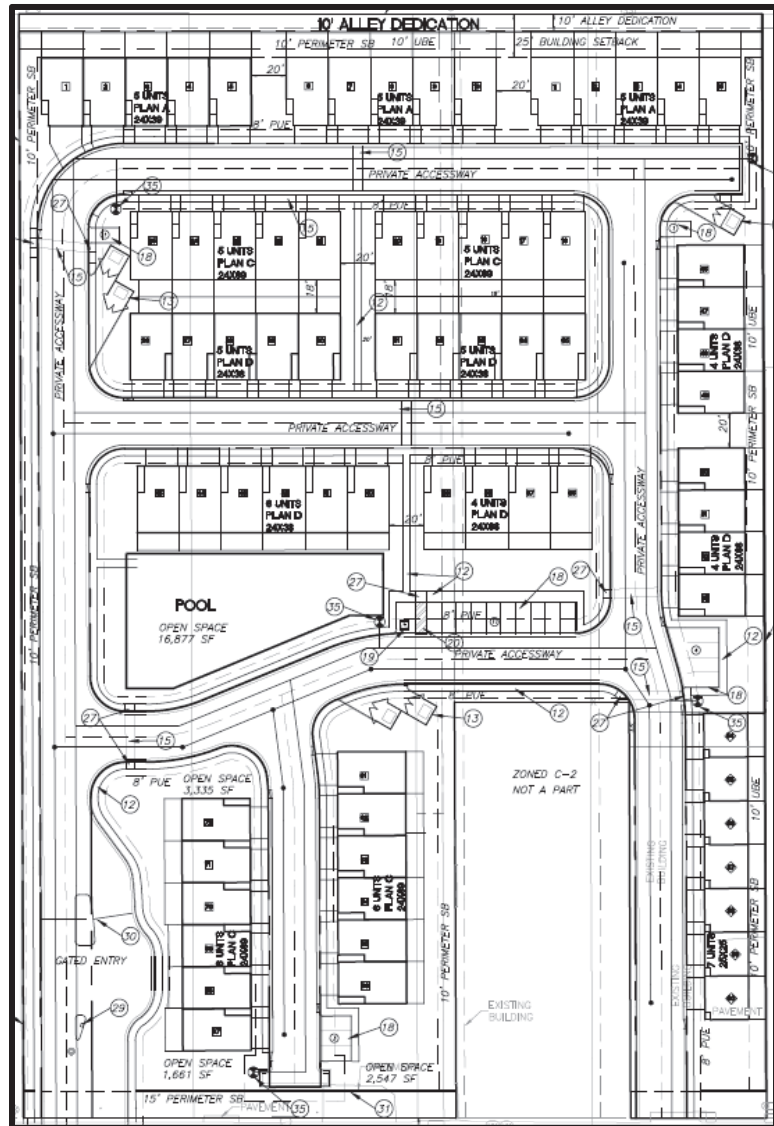
PROPOSAL

4. The project site is located within the boundaries of the applicable area for the Single-Family Attached Development Option, as set forth in Section 608.F.8 of the Phoenix Zoning Ordinance. As such, the developer will be required to obtain a Use Permit in order to utilize the Single-Family Attached Development Option of the R-3 (Multifamily Residence) zoning district.

The Use Permit process is independent of the Rezoning process and is decided on by a Zoning Adjustment Hearing Officer. Staff is not stipulating general conformance to the site plan submitted with this rezoning request, as the specifics of the site design may change significantly through this additional hearing process. Staff’s recommended stipulations primarily address the streetscape treatment and height transition to the neighboring single-family homes to the north, as well as interdepartmental recommendations.

5. The proposed site plan, attached as an exhibit, depicts a 72-lot single-family attached residential development, with a mix of two- and three-story units, the former of which are located along the northern perimeter property line where the development is adjacent to single-family homes. The development proposes two driveways on McDowell Road, an open space and amenity area near the primary gated entry drive, and units with individual garages and private backyards.

As explained in Background Item No. 4, staff is not recommending general conformance to this site plan due to the requirement for a Use Permit. Specific site design elements may be determined through this separate public hearing process.



Proposed Site Plan
Source: RCC Design Group, LLC

6. The proposed building elevations depict a mix of two- and three-story buildings with contemporary architectural design. A variety of architectural features are utilized to break up the building massing, such as building pop-outs, window overhangs, a mix of building materials, and decorative garage elements. To ensure the high quality of architecture and mix of building materials depicted in the elevations, staff is recommending general conformance to the elevations with specific regard to these architectural elements, per Stipulation No. 1.



Proposed Building Elevations
Source: Felten Group

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

7. **Housing Phoenix**

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 contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

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 that the stipulated landscape strip between the sidewalk and back of curb along McDowell Road be planted with minimum 2-inch caliper trees to provide minimum 75 percent shade at maturity. This is addressed in Stipulation No. 2.

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. To provide a safe and comfortable pedestrian environment, staff is recommending that the sidewalks along McDowell Road be detached with a landscape strip between the sidewalk and back of curb. Staff is further recommending that this landscape strip be planted with trees to provide shade for pedestrians and shrubbery at a maximum height of 24 inches to provide a vegetative barrier to discourage pedestrian mid-block crossings. Staff is also recommending that the development provide bicycle parking spaces near amenity areas for residents and guests. These recommendations are addressed in Stipulation Nos. 2 and 3.

10. **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. As stipulated, the project will incorporate bicycle parking spaces for the community, which will be installed per the requirements in the city's Walkable Urban (WU) Code. This is addressed in Stipulation No. 3.

11. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The proposal will provide trash and recycling collection on site in community waste collection containers.

COMMUNITY INPUT SUMMARY

12. At the time this staff report was written, staff did not receive any community correspondence regarding the proposal.

INTERDEPARTMENTAL COMMENTS

13. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
14. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The Aviation Department also requires that the project receive a No Hazard Determination from the FAA prior to final site plan approval. These are addressed in Stipulation Nos. 7 and 8.
15. The Street Transportation Department is requiring that the developer dedicate and construct a minimum of 50 feet of right-of-way on the north side of McDowell Road. The developer shall also be responsible for construction and improvements of all streets within and adjacent to the development, and these must comply with all current ADA accessibility standards. These requirements are addressed in Stipulation Nos. 4 and 5.

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. 6.
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 regarding lot space and density.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed development is appropriately located along an arterial street where major commercial centers are present to serve residents.
2. The proposed development will provide a buffer and an appropriate transition from the commercial uses along McDowell Road to the existing single-family neighborhood to the north of the site.
3. As stipulated, the proposed development will provide an enhanced pedestrian environment along McDowell Road with detached sidewalks and shade trees.

Stipulations

1. The development shall be in general conformance with the building elevations date stamped November 15, 2021 with specific regard to variety of materials, decorative garage doors, and covered entries, as approved by the Planning and Development Department.
2. The public sidewalk along McDowell Road shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper shade trees that provide a minimum 75 percent shade at maturity.
 - b. Drought tolerant vegetation maintained at a maximum mature height of 24 inches and achieve 75 percent live coverage.
3. A minimum of 6 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near amenity areas. Bike racks shall be 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.
4. The developer shall dedicate minimum 50-feet of right-of-way and construct the north side of McDowell Road, as approved by the Planning and Development Department.
5. 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.

6. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
7. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
8. The developer shall submit 7460 Forms to FAA and receive FAA no hazard determination or mitigations approved by FAA for both temporary and permanent development prior to final site plan approval.

Writer

Sofia Mastikhina

January 11, 2021

Team Leader

Samantha Keating

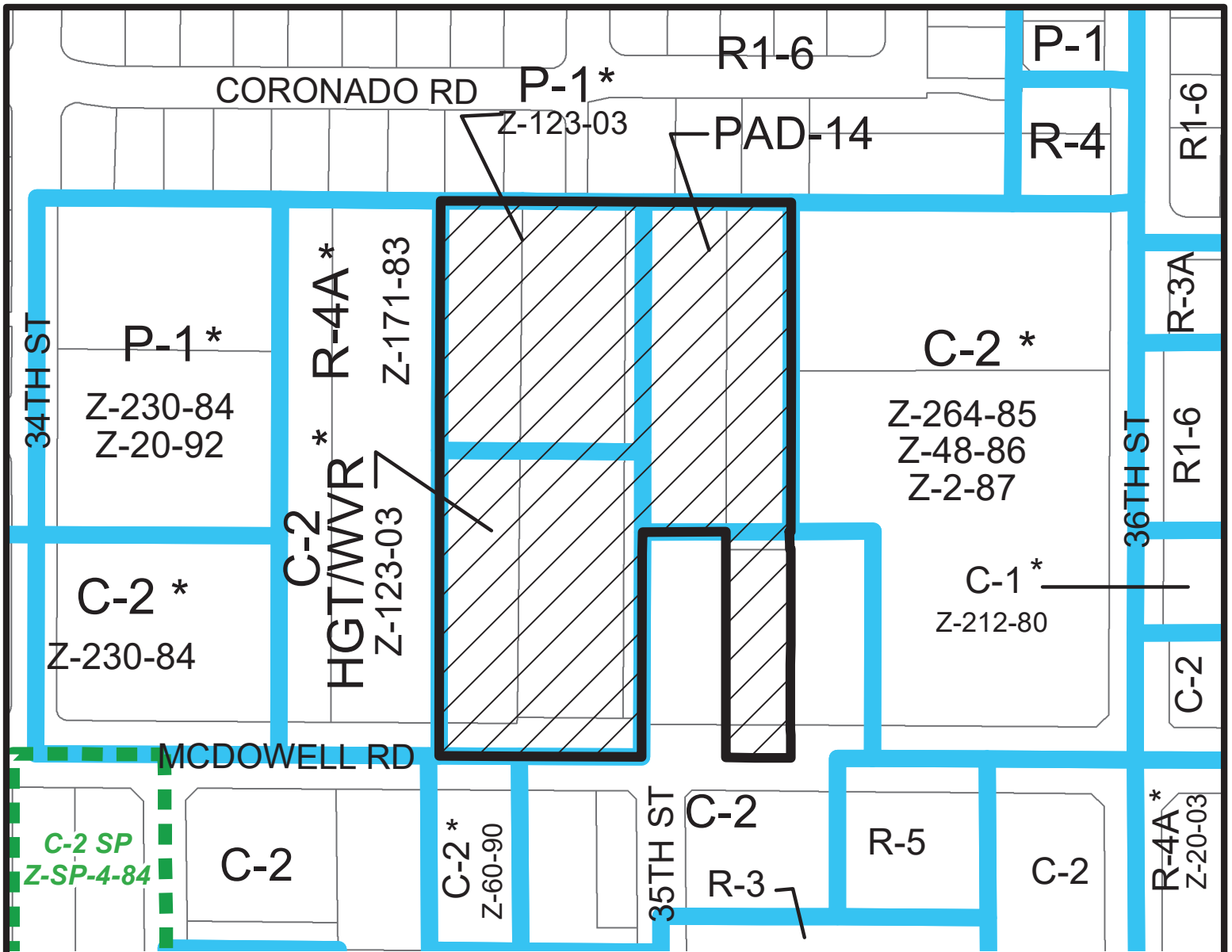
Exhibits


Sketch Map

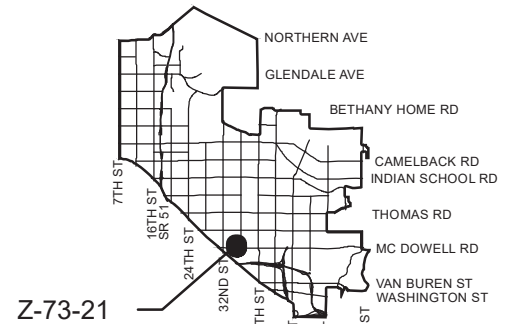
Aerial

Site plan date stamped November 15, 2021 (1 page)

Elevations date stamped November 15, 2021 (6 pages)

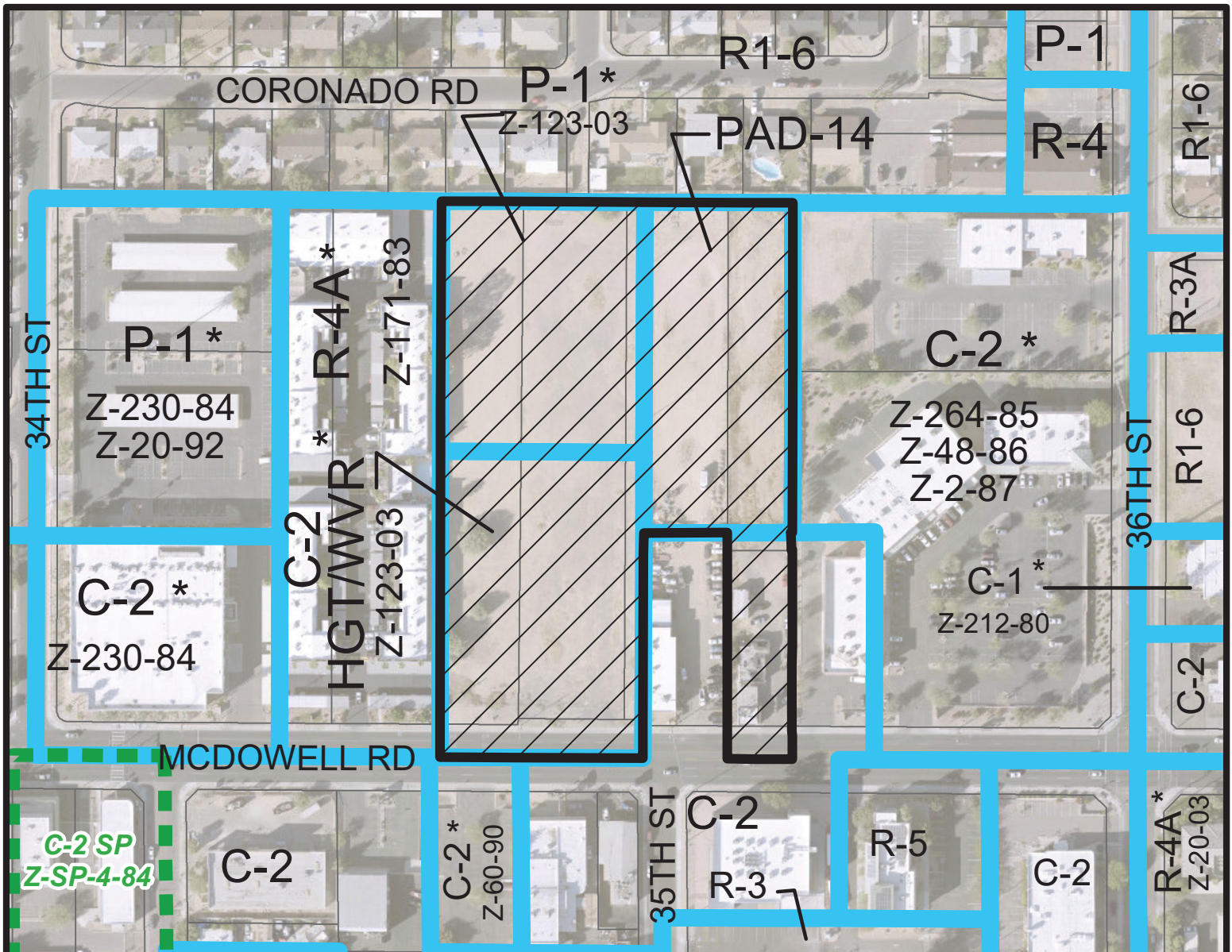



 Miles
 0.03 0.015 0 0.03
CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: McDowell Partners I, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-73-21	DATE: 12/16/2021 REVISION DATES:	FROM: C-2 HGT/WVR (2.06 a.c.) C-2 (0.49 a.c.) P-1 (1.69 a.c.) PAD-14 (1.63 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 5.87 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 13-35	<small>ZONING MAP</small> G-10	TO: R-3 (5.87 a.c.)
MULTIPLES PERMITTED C-2 HGT/WVR, C-2, P-1, PAD-14 R-3	CONVENTIONAL OPTION 30, 7, N/A, 47 85		* UNITS P.R.D. OPTION 36, 8, N/A, N/A 102

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

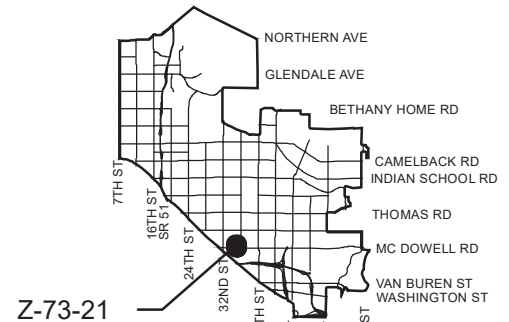


CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



Z-73-21

APPLICANT'S NAME: McDowell Partners I, LLC			REQUESTED CHANGE:	
APPLICATION NO. Z-73-21	DATE: 12/16/2021 REVISION DATES:		FROM: C-2 HGT/WVR (2.06 a.c.) C-2 (0.49 a.c.) P-1 (1.69 a.c.) PAD-14 (1.63 a.c.)	
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MULTIPLES PERMITTED C-2 HGT/WVR, C-2, P-1, PAD-14 R-3	CONVENTIONAL OPTION 30, 7, N/A, 47 85		* UNITS P.R.D. OPTION 36, 8, N/A, N/A 102	

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

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTION OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER _____ DATE _____

STUART W. BARRMAN, P.E.

PRINTED NAME OF COPYRIGHT OWNER

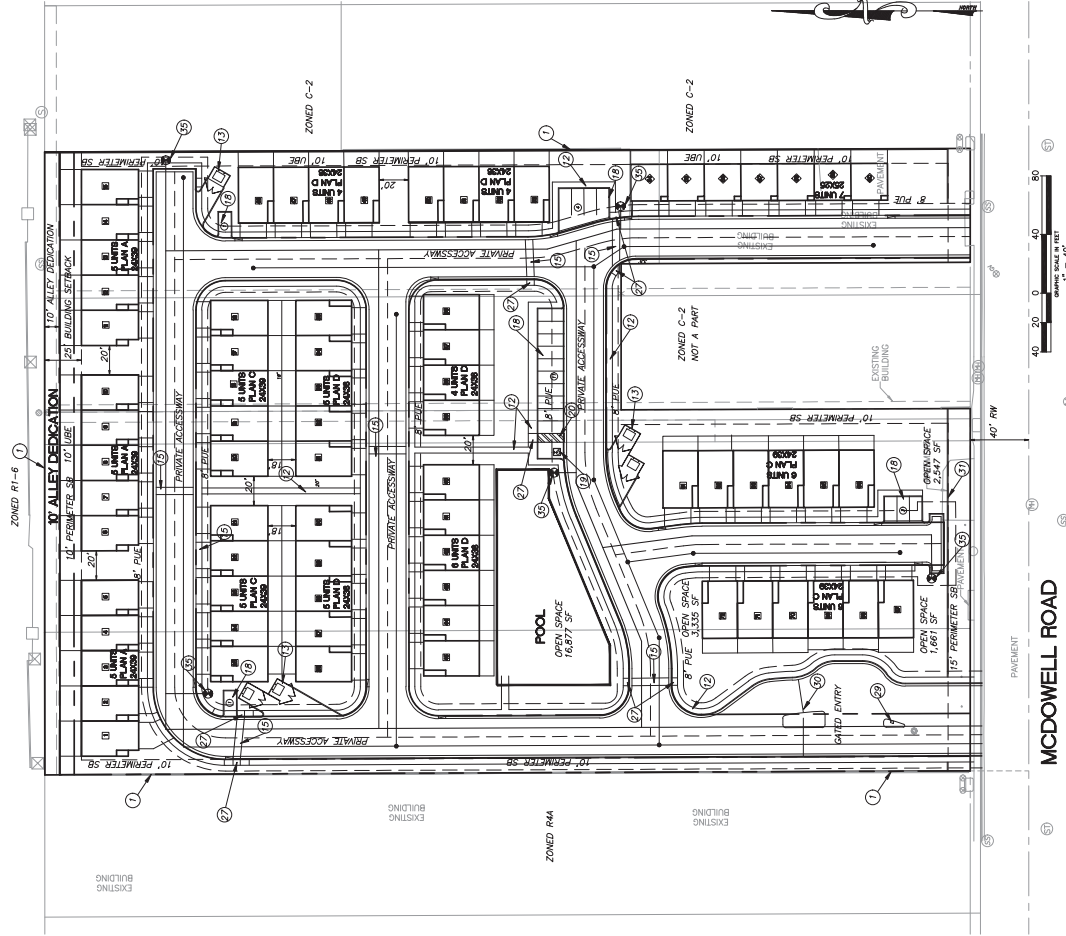
PRELIMINARY SITE PLAN

FOR

3500 E MCDOWELL ROAD RESIDENTIAL

PHOENIX, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH,
RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
3500 E MCDOWELL ROAD



McDOWELL ROAD

PAVEMENT

McDOWELL ROAD

OWNER/DEVELOPER: KNA & B, LLC
10000 N. 19TH AVENUE, SUITE 200
4602 N. MILLER ROAD, SUITE C200
SCOTTSDALE, AZ 85251
ATTN: ARIAN VALLAS
ARCHITECT: STUART W. BARRMAN, P.E.
10000 N. 19TH AVENUE, SUITE 200
4602 N. MILLER ROAD, SUITE C200
SCOTTSDALE, AZ 85251
ATTN: ARIAN VALLAS
PROJECT DATA:
GROSS AREA: 257,073 SF OR 5.90 AC
NET AREA: 239,805 SF OR 5.51 AC
CURRENT ZONING: C-2 & R-14
PROPOSED ZONING: C-2 & R-14
DEVELOPMENT OPTION: A-3 TABLE 6, OPTION D-51A
LAND USE: ATTACHED SINGLE-FAMILY RESIDENTIAL
PLATTED LOTS: 24' WIDE - 67'
PLATTED LOTS: 25' WIDE - 7'

PROJECT DATA:
GROSS AREA: 257,073 SF OR 5.90 AC
NET AREA: 239,805 SF OR 5.51 AC
CURRENT ZONING: C-2 & R-14
PROPOSED ZONING: C-2 & R-14
DEVELOPMENT OPTION: A-3 TABLE 6, OPTION D-51A
LAND USE: ATTACHED SINGLE-FAMILY RESIDENTIAL
PLATTED LOTS: 24' WIDE - 67'
PLATTED LOTS: 25' WIDE - 7'

- TOTAL LOTS: 22
1. DEVELOPMENT PROPERTY LINE
 2. NEW CONCRETE SIDEWALK WITH BROOM FINISH
 3. TRASH ENCLOSURE
 4. POOL GATE
 5. STAINED ASPHALT DECORATIVE PAVING
 6. PEDESTRIAN GATE
 7. PARKING SPACE 8' 6" X 18' 0"
 8. 11 FOOT WIDE ADA PARKING
 9. 3 FOOT WIDE ADA AISLE
 10. NEW BUILDER WALL
 11. NEW ADA RAMP
 12. KEY PAD
 13. CITY GATES
 14. COMMUNITY THEME WALL
 15. EXISTING STREET LIGHT TO REMAIN
 16. PROPOSED FIRE HYDRANT

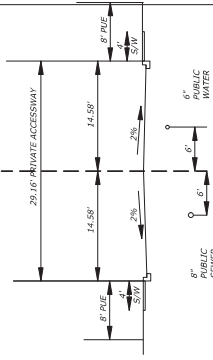
CITY OF PHOENIX SITE PLAN NOTES:

1. DEVELOPMENT AND USE OF THIS SITE SHALL CONFORM TO APPLICABLE CODES AND ORDINANCES.
2. ALL NEW AND RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
3. ALL NEW AND RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
5. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL
7. THE MAXIMUM LOT COVERAGE IS AS FOLLOWS: 45%.
8. EACH LOT CONSTITUTES A BUILDING ENVELOPE AND ACCESSORY USES SUCH AS POOLS, PRIVATE WALLS AND ACCESSORY STRUCTURES ARE PERMITTED EXCEPT AS OTHERWISE REGULATED BY OTHER CITY CODES AND ORDINANCES.
9. ALL STRUCTURES SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ASCENDING TO ALL PUBLIC STREETS.
10. AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE PROJECT WILL BE REQUIRED TO NOTIFY AND PRIOR TO OCCUPANCY FOR INSPECTIONS. CALL 202-6981 AND REQUEST A SITE INSPECTION.
11. ALL DOORSTEP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
12. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ASCENDING TO ALL PUBLIC STREETS.
13. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.



VICINITY MAP NOT TO SCALE

STANDARDS	TABLE 6 - COLUMN D-51A	PROVIDED
MINIMUM LOT WIDTH AND DEPTH 15'	NONE	WIDTH=24' DEPTH=35' (MIN)
OVERLAPPING UNIT DENSITY	15.23:17.40 WITH BONUS	12.2
PERIMETER SPACING	20' PER UNITS ADJACENT TO A PUBLIC STREET; UNLESS LOTS FRONT ON THE PERIMETER LINE, 15' MIN. UNLESS LOTS FRONT ON THE PERIMETER LINE, 15' MIN.	STREET FRONTAGE: 20' MIN. UNLESS LOTS FRONT ON THE PERIMETER LINE, 15' MIN.
BUILDING SETBACKS	NONE	10'
MAXIMUM HEIGHT	3 STORIES OR 48' PER FIRST 150' 170' 5' PARCELS TO 48' HEIGHT, 4 STORIES THEREAFTER	40'
LOT COVERAGE	100%	55.423 SF (12%)
COMMON AREAS	MINIMUM 5% OF GROSS AREA (12,854 SF)	9.5% (24,428 SF) USABLE COMMON OPEN SPACE ONLY
ALLOWED USES	SINGLE-FAMILY ATTACHED AND MULTIFAMILY	SINGLE-FAMILY ATTACHED
REQUIRED REVIEW	DEVELOPMENT REVIEW PER SECTION 502	
STREET STANDARDS	PUBLIC STREET OR PRIVATE ACCESSWAYS	PRIVATE ACCESSWAYS
PARKING	3 OR 2.5 SP/UNIT: 72 X 25 = 18 SP GUEST: 0.25/UNIT: 22 X 25 = 18 SP TOTAL: 162 SP	GAUGE PARKING = 144 SP TOTAL PARKING = 20 SP TOTAL: 164 SP



PRELIMINARY SITE PLAN
FOR
3500 E MCDOWELL MULTIFAMILY
3500 E MCDOWELL ROAD
PHOENIX, ARIZONA

PROJECT NO. 21-028-50
DRAWING NO. 000000
DATE: 09/24/21
DESIGNED BY: ARIAN VALLAS
CHECKED BY: ENDSW
REVISIONS:

CITY OF PHOENIX
NOV 15 2021
Planning & Development
Department

CISP
1 OF 1
PRELIMINARY
SITE PLAN



PLAN A | MCDOWELL & 35TH | PHOENIX, ARIZONA

MCDOWELL PARTNERS I
7904 E CHAPPARAL RD, SUITE A110-620
SCOTTSDALE, AZ 85250

CITY OF PHOENIX
NOV 15 2021
Planning & Development
Department

9-27-2021

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Phone: 602.887.2500 www.feltengroup.com
www.feltengroup.com copyright 2021



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



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



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

PLAN A | MCDOWELL & 35TH | PHOENIX, ARIZONA

MCDOWELL PARTNERS I
7504 E CHAPARRAL RD. SUITE A110-620
SCOTTSDALE, AZ 85250

CITY OF PHOENIX
NOV 15 2021
Planning & Development
Department

9-27-2021

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LEFT ELEVATION
PLAN C

1/4" = 1'-0"



RIGHT ELEVATION
PLAN C

1/4" = 1'-0"



REAR ELEVATION
PLAN C

1/4" = 1'-0"

PLAN C | MCDOWELL & 35TH | PHOENIX, ARIZONA

MCDOWELL PARTNERS I
7904 E CHAPPARAL RD. SUITE A110-620
SCOTTSDALE, AZ 85250

CITY OF PHOENIX
NOV 15 2021
Planning & Development
Department

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FRONT ELEVATION
PLAN B
3'10" x 17'0"

COLOR SCHEME 2
PLAN B | MCDOWELL & 35TH | PHOENIX, ARIZONA

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7904 E CHAPARRAL RD. SUITE A110-620
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FRONT ELEVATION
PLAN D

PLAN D | MCDOWELL & 35TH | PHOENIX, ARIZONA

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LEFT ELEVATION
3/16" = 1'-0"

RIGHT ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"

PLAN D | MCDOWELL & 35TH | PHOENIX, ARIZONA

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