

## ATTACHMENT B



### City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-40-23-2**  
September 1, 2023

**Paradise Valley Village Planning Committee Meeting Date:** September 11, 2023  
**Planning Commission Hearing Date:** October 5, 2023

**Request From:** C-O/G-O HGT/WVR (Commercial Office General Office District, Height Waiver) (1.59 acres)

**Request To:** R-2 (Multifamily Residence District) (1.59 acres)

**Proposal:** Multifamily residential

**Location:** Approximately 430 feet east of the southeast corner of 32nd Street and Paradise Lane

**Owner:** Brandon Nunn's for Nunn's Construction

**Applicant/Representative:** Shaine T. Alleman, Tiffany & Bosco, P.A.

**Staff Recommendation:** Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Designation</u>		Residential 3.5 to 5 dwelling units per acre	
<u>Street Map Classification</u>	Paradise Lane	Minor Collector	30-foot south half street
<b><i>CONNECT PEOPLE &amp; PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></b>			
The proposed density is 10.06 dwelling units per gross acre, which is a reasonable level of increased intensity that is compatible with the existing density of the adjacent mobile home parks. The proposal also includes only one-story buildings which is respectful of local conditions and surrounding neighborhoods.			
<b><i>CONNECT PEOPLE &amp; PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i></b>			
The proposal, as stipulated, will provide secured bicycle parking near open space areas. This bicycle parking will provide residents and guests with an alternative mode of transportation to the site nearby 32nd Street, which is designated as a bikeway.			

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

The proposal, as stipulated, will provide pedestrian walkways shaded to a minimum of 75 percent, a detached tree-shaded sidewalk along Paradise Lane, and uncovered surface parking shaded by drought-tolerant shade trees to a minimum of 25 percent.

#### **Applicable Plan, Overlays, and Initiatives**

[Piestewa Peak Freeway Specific Plan](#): See Background Item No. 7.

[Housing Phoenix Plan](#): See Background Item No. 8.

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

[Complete Streets Guidelines](#): See Background Item No. 10.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 11.

[Zero Waste PHX](#): See Background Item No. 12.

[Transportation Electrification Action Plan](#): See Background Item No. 13.

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

#### **Surrounding Land Uses/Zoning**

	<u><b>Land Use</b></u>	<u><b>Zoning</b></u>
<b>On Site</b>	Vacant	C-O/G-O HGT/WVR
<b>North (across Paradise Lane)</b>	Mobile home park	R1-8
<b>South</b>	Mobile home park	R1-14
<b>East</b>	Mobile home park	R1-14
<b>West</b>	Church	C-O/G-O HGT/WVR

R-2 – Multifamily Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage	-	1.59 acres
Maximum Number of Units	16; 19 with bonus	16 (Met)
Maximum Density (dwelling units/acre)	10.50 dwelling units per acre; 12.00 with bonus density points	10.06 dwelling units per acre (Met)
Maximum Lot Coverage	45%	23% (Met)
Maximum Building Height	2 stories or 30 feet for first 150 feet; 1-foot increase in height per 5-foot increase in setback to a maximum of 48 feet high and 4-story	1-story and 15 feet, 11 inches high (Met)
<b>Minimum Building Setbacks</b>		
Adjacent to Public Street	20 feet	Paradise Lane (North): 31 feet, 7 inches (Met)
Adjacent to Property Line	10 feet	East: Approx. 68 feet (Met)
		South: 11 feet, 6 inches (Met)
		West: 11 feet, 9 inches – 22 feet, 5 inches (Met)
<b>Minimum Landscape Setbacks</b>		
Adjacent to Public Street	20 feet	Paradise Lane (North): 20 feet (Met)
Adjacent to Property Line	5 feet	East: 10 feet (Met)
		South: 11 feet, 6 inches (Met)
		West: 10 feet (Met)
Minimum Parking	24 spaces required 1.5 spaces per 1- or 2-bedroom unit 16 units proposed all 1- or 2-bedroom	27 spaces provided (Met)

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

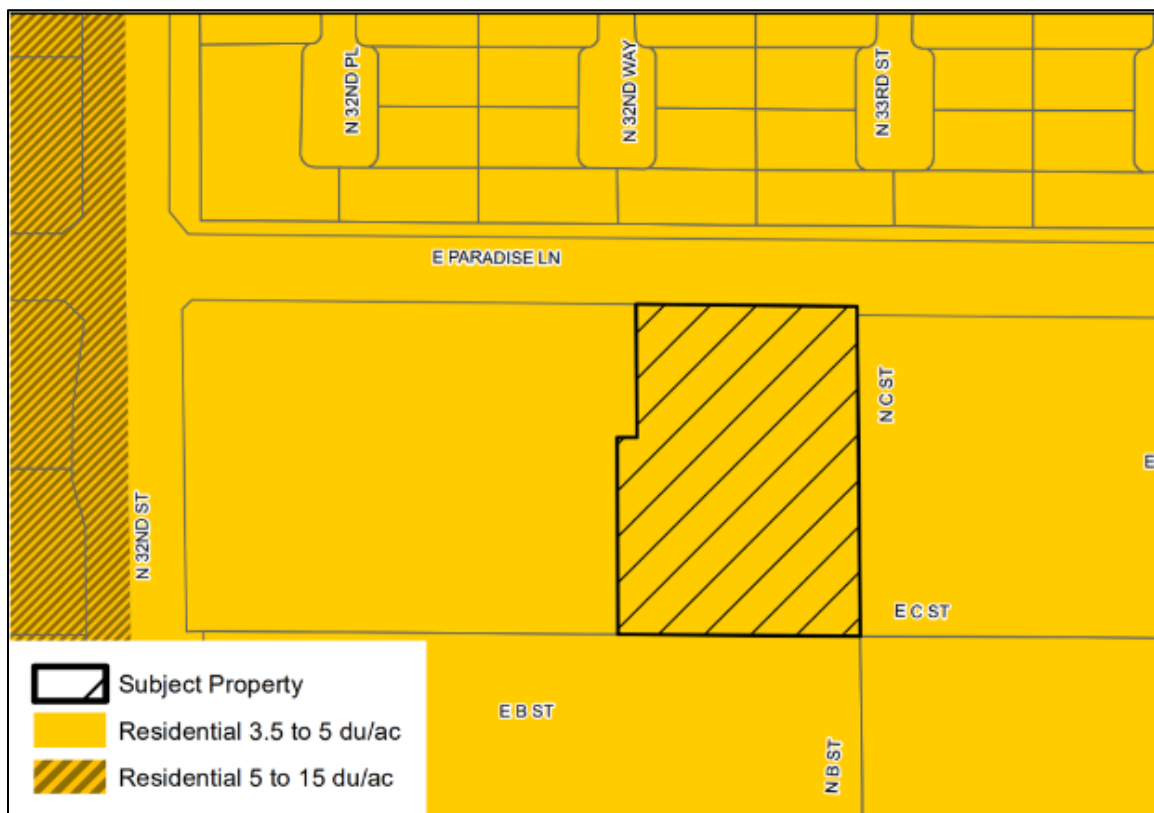
#### **SUBJECT SITE**

1. This request is to rezone 1.59 acres located approximately 430 feet east of the southeast corner of 32nd Street and Paradise Lane from C-O/G-O HGT/WVR (Commercial Office/General Office District, Height Waiver) to R-2 (Multifamily Residence District) for a 16-unit, 1-story multifamily development.

## GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre. This land use category falls under the traditional lot housing type, which allows land use categories with densities from 2 to 3.5 dwelling units per acre, 3.5 to 5 dwelling units per acre, 5 to 10 dwelling units per acre, or anything falling within those categories. Zoning districts R1-10, R1-8, R1-6 and R-2 are consistent with this housing type. While the proposal for R-2 is not consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre, it is consistent with the allowable zoning districts within the traditional lot housing type in the General Plan.

The General Plan Land Use Map designations surrounding the site to the north, east, south, and west are also Residential 3.5 to 5 dwelling units per acre.



*General Plan Land Use Map*

*Source: Planning and Development Department*

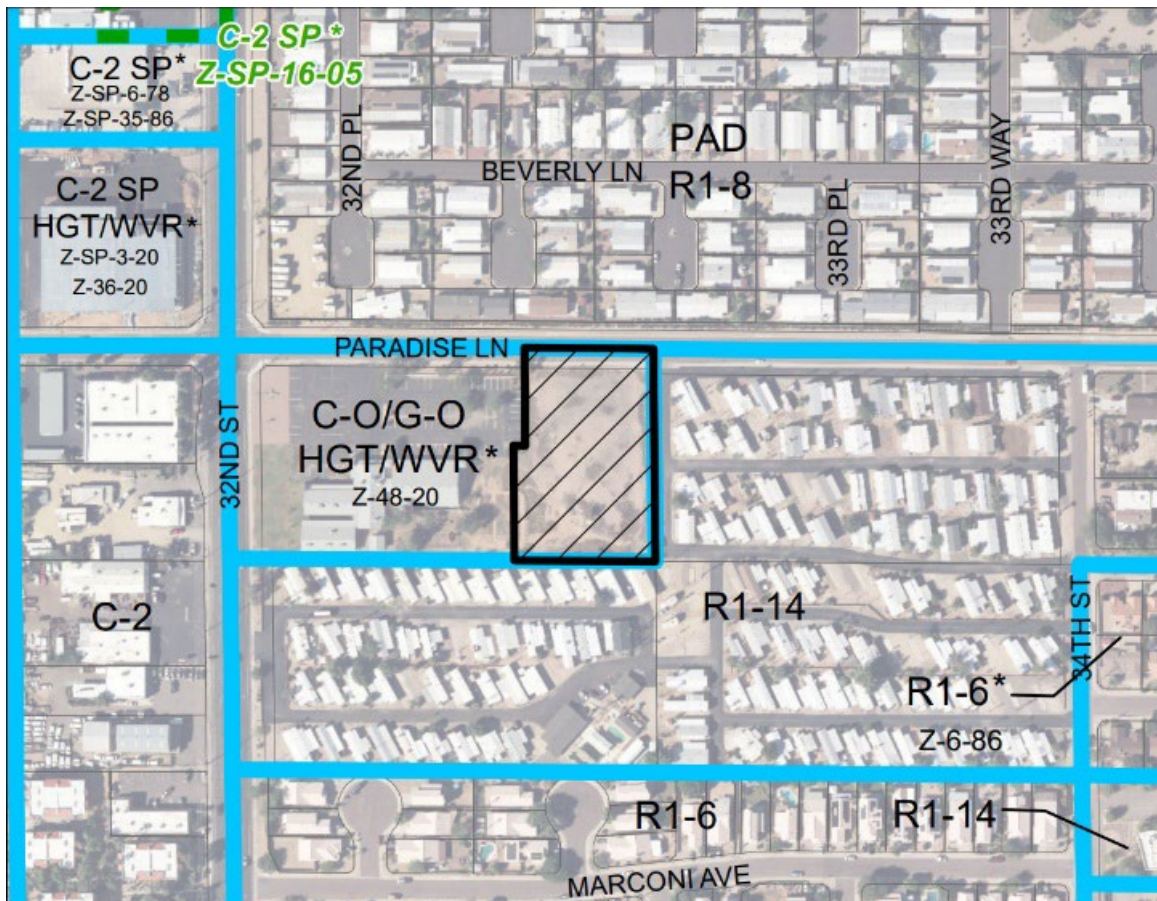
## SURROUNDING LAND USES AND ZONING

3. The subject site is vacant and is currently zoned C-O/G-O HGT/WVR (Commercial Office/General Office District, Height Waiver).

To the north of the subject site, across Paradise Lane, is a mobile home park zoned R1-8 (Single-Family Residence District).

To the east and south of the subject site is another mobile home park zoned R1-14 (One-Family Residence).

To the west of the subject site is a church zoned C-O/G-O HGT/WVR (Commercial Office/General Office District, Height Waiver).



Zoning Sketch Map

Source: Planning and Development Department

## PROPOSAL

### 4. Site Plan

The site plan, attached as an exhibit, proposes a new 16-unit multifamily residential development with a total building footprint of 14,548 square feet. Vehicular access is proposed along the northeast portion of the site to Paradise Lane. The proposal includes 27 parking spaces, two of which are reserved for accessible parking spaces. Additionally, a driveway connection to the existing driveway for the site to the east is proposed in the southeast portion of the subject site for emergency vehicle turnaround access only. Refuse bins are proposed to be located on the southeast portion of the site, adjacent to the proposed driveway. Two units are proposed to have a frontage along Paradise

Lane and pedestrian walkways connecting to the public sidewalk are proposed across the site to connect to each unit. Two common open space areas are proposed with a total area of 3,353 square feet.

The site meets maximum lot coverage, minimum building setback, minimum landscape setback, and minimum parking requirements and has units with a frontage along the public street. Therefore, staff recommends general conformance to the site plan date stamped August 18, 2023. This is addressed in Stipulation No. 1.

To enhance the perimeter landscaping and provide a buffer between the single-family zoning surrounding the site, staff recommends the landscape setbacks be planted with minimum two-inch caliper, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings, and drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75 percent live coverage at maturity. This is addressed in Stipulation No. 3.

To enhanced pedestrian comfort, visibility, and safety, staff recommends the following:

- All pedestrian walkways, including sidewalks, be shaded by a structure, landscaping at maturity, or a combination of the two to achieve a minimum of 75 percent shade.
- The sidewalk adjacent to Paradise Lane be detached and include minimum two-inch caliper, single-trunk, large canopy, drought tolerant shade trees planted 20 feet on center or in equivalent groupings within the landscape strip located between the back of curb and sidewalk.
- Where pedestrian walkways cross a vehicular path, the pathway be constructed of alternative materials or pavement treatments that visually contrasts the parking and drive aisle surfaces.
- Fencing adjacent to Paradise Lane be full view fencing.
- Private rear yards adjacent to common open space areas incorporate a combination of view walls/fencing and partial view walls/fencing.

These are addressed in Stipulation Nos. 4, 5, 9, 10 and 15.

To visually improve the entry to the site and to reduce vehicular speeds at the entry and exit of the site, staff recommends the entry and exit driveway incorporate decorative pavers, stamped or colored concrete, or a similar alternative material. This is addressed in Stipulation No. 6.

To increase shade in uncovered surface parking lot areas and reduce the amount of pavement in the direct sunlight, staff recommends that all uncovered surface parking lot areas be landscaped with minimum two-inch caliper drought-

tolerant shade trees dispersed throughout the parking lot area to achieve a minimum of 25 percent shade at maturity. This is addressed in Stipulation No. 7.

To enhance pedestrian connectivity and frontage along Paradise Lane, staff recommends that the units adjacent to Paradise Lane each have individual pedestrian entrances oriented towards the street connected with a direct sidewalk and include a porch or patio to accentuate the street-facing unit entrance. This is addressed in Stipulation No. 8.

To promote bicycling as an alternative mode of transportation nearby 32nd Street, which is a designated bikeway, staff recommends the project include bicycle parking per the requirements of Section 1307.H of the Phoenix Zoning Ordinance and a bicycle repair station. To enhanced bicyclist comfort, staff also recommends the bicycle parking spaces and bicycle repair station to be shade a minimum of 75 percent. These are addressed in Stipulation Nos. 11 and 12.

5. **Landscape Plan**

The conceptual landscape plan, attached as an exhibit, proposes trees and live coverage along the street frontage, perimeter and throughout the site to provide shade and enhance the built environment.

6. **Elevations**

The building elevations, attached as an exhibit, propose a variation of colors and materials, masonry and architectural embellishments. Staff recommends general conformance to the elevations date stamped June 20, 2023. This is addressed in Stipulation No. 2.

PLANS, OVERLAYS, AND INITIATIVES

7. **Piestewa Peak Freeway Specific Plan**

The subject site is located within the Piestewa Peak Freeway Specific Plan corridor, Segment 7. This segment contains a variety of land uses including commercial development, churches, scattered multifamily residential housing, vacant land, single-family residential housing, small office development, mobile home parks, and other public/quasi-public uses. No circulation mitigation measures were proposed for Segment 7. Paradise Lane was identified as a bikeable street for Segment 7. No landscape enhancement measures were proposed for the subject site. No noise walls or berms were proposed for the subject site. The Public Art Element identified opportunities for the development of public art projects along the Piestewa Peak Freeway and actions to implement public art along the freeway.

8. **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 proposal 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.

9. **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, including planting minimum two-inch caliper trees 20 feet on center or in equivalent groupings within the landscape strip adjacent to Paradise Lane and within the landscape setbacks, and dispersed throughout uncovered surface parking lot areas to achieve 25 percent shade at maturity. Staff is also recommending that all pedestrian walkways and bicycle infrastructure be shaded a minimum of 75 percent. This is addressed in Stipulation Nos. 3, 4, 7, 12, and 15.

10. **Complete Streets Guidelines**

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. Staff is recommending the sidewalk adjacent to Paradise Lane be detached and separated by a landscape strip planted with drought-tolerant shade trees. This is addressed in Stipulation No. 15.

11. **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 provide a bicycle parking spaces per the requirements of Section 1307.H of the Phoenix Zoning Ordinance within common open space areas and a bicycle repair station. This is addressed in Stipulation No. 11.

12. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal

to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal materials indicate that the proposal will encourage the use of recycling services to all residents.

13. **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 goal is addressed in Stipulation Nos. 11.c and 13, which requires a minimum of 10 percent of required bicycle parking to include standard electrical receptacles for electric bicycle charging capabilities and a minimum of 10 percent of the required parking spaces to include EV Installed infrastructure.

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. 14, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

COMMUNITY INPUT SUMMARY

15. At the time this staff report was written, staff received one letter of support.

#### INTERDEPARTMENTAL COMMENTS

16. **Water Services Department**

The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development; however, water capacity is a dynamic condition that can change over time due to a variety of factors.

17. **Street Transportation Department**

The Street Transportation Department requested that a minimum five-foot-wide detached sidewalk separated by a minimum eight-foot-wide landscape strip located between the back of curb and sidewalk along the south side of Paradise Lane be constructed, that a minimum of 40 feet of right-of-way be dedicated for the south side of Paradise Lane adjacent to the development, and that all streets be constructed with all required elements and to ADA requirements. These are addressed in Stipulation Nos. 15 through 17.

18. **Aviation Department**

The Aviation Department requested that the property owner record documents that disclose the existence and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. This is addressed in Stipulation No. 18.

#### OTHER

19. 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. 19.
20. 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. As stipulated, the proposal is providing enhanced shading and trees.
2. As stipulated, the proposal is compatible with the adjacent land uses and zoning.
3. As stipulated, the proposal supports efforts from various plans, such as the Tree and Shade Master Plan, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, and the Phoenix Climate Action Plan.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped August 18, 2023, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped June 20, 2023, as approved by the Planning and Development Department.
3. The required landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. All pedestrian walkways, including sidewalks, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
5. 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.
6. The primary entry/exit drive shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.
7. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
8. All units adjacent to Paradise Lane, as depicted on the site plan date stamped August 18, 2023, shall have individual pedestrian entrances oriented to the nearest public street and be connected by a direct sidewalk. These units shall include a porch or patio to accentuate the street-facing unit entrance, as described below and as approved by the Planning and Development Department.
  - a. Patio frontages shall have a minimum depth of 8 feet and a minimum area of 64 square feet.

- b. Porch frontages shall have a minimum depth of 6 feet, a minimum width of 50% of the unit façade, and a minimum shade coverage of 75% of the porch area.
9. If fencing is provided adjacent to Paradise Lane, it shall be limited to full view fencing, as approved by the Planning and Development Department.
10. A combination of view walls/fencing and partial view walls/fencing shall be incorporated for private rear yards adjacent to open space areas, as approved by the Planning and Development Department.
11. Bicycle infrastructure shall be provided as described below, as approved by the Planning and Development Department.
  - a. Bicycle parking spaces per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance shall be provided through Inverted U and/or artistic racks located near improved open space areas. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
  - b. A bicycle repair station ("fix it station") shall be provided and maintained on site within an open space area. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
  - c. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
12. Bicycle infrastructure shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
13. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure, as approved by the Planning and Development Department.
14. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

15. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk along the south side of Paradise Lane shall be constructed and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
  - b. Drought-tolerant shrubs, accents and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity.

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

16. A minimum of 40 feet of right-of-way shall be dedicated for the south side of Paradise Lane adjacent to the development, as approved by the Planning and Development Department.
17. 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.
18. The property owner shall record documents that disclose the existence, and operational characteristics of the Deer Valley 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.
19. 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.

**Writer**

Adrian Zambrano

September 1, 2023

**Team Leader**

Racelle Escolar

Staff Report: Z-40-23-2

September 1, 2023

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**Exhibits**

Zoning Sketch Map

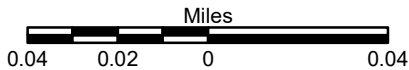
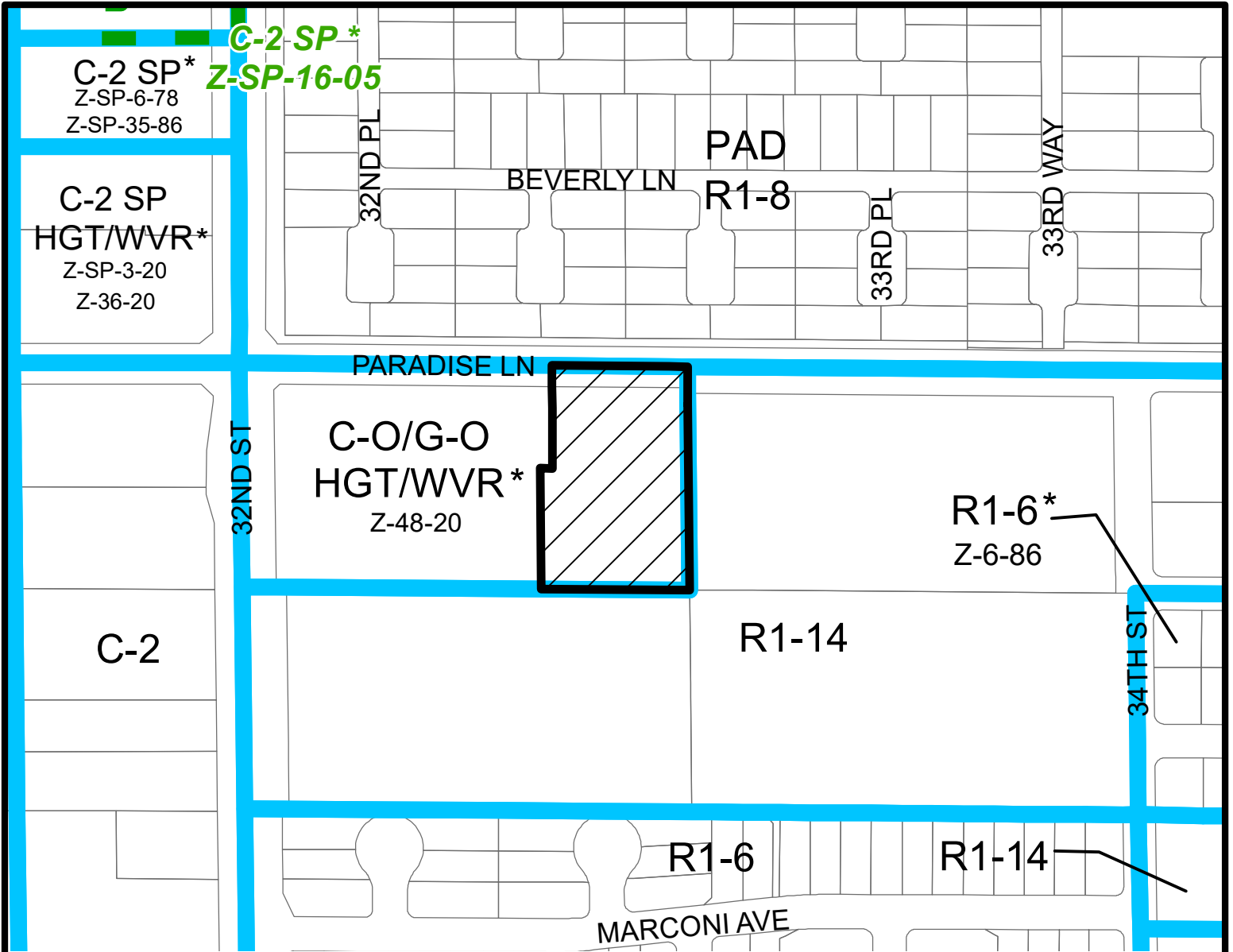
Aerial Sketch Map

Site Plan date stamped August 18, 2023

Landscape Plan date stamped August 18, 2023

Elevations date stamped June 20, 2023 (4 pages)

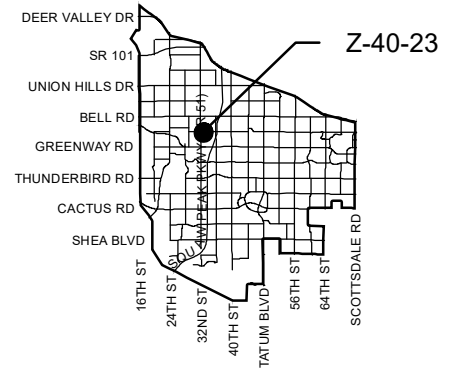
Correspondence (2 pages)



**PARADISE VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 2

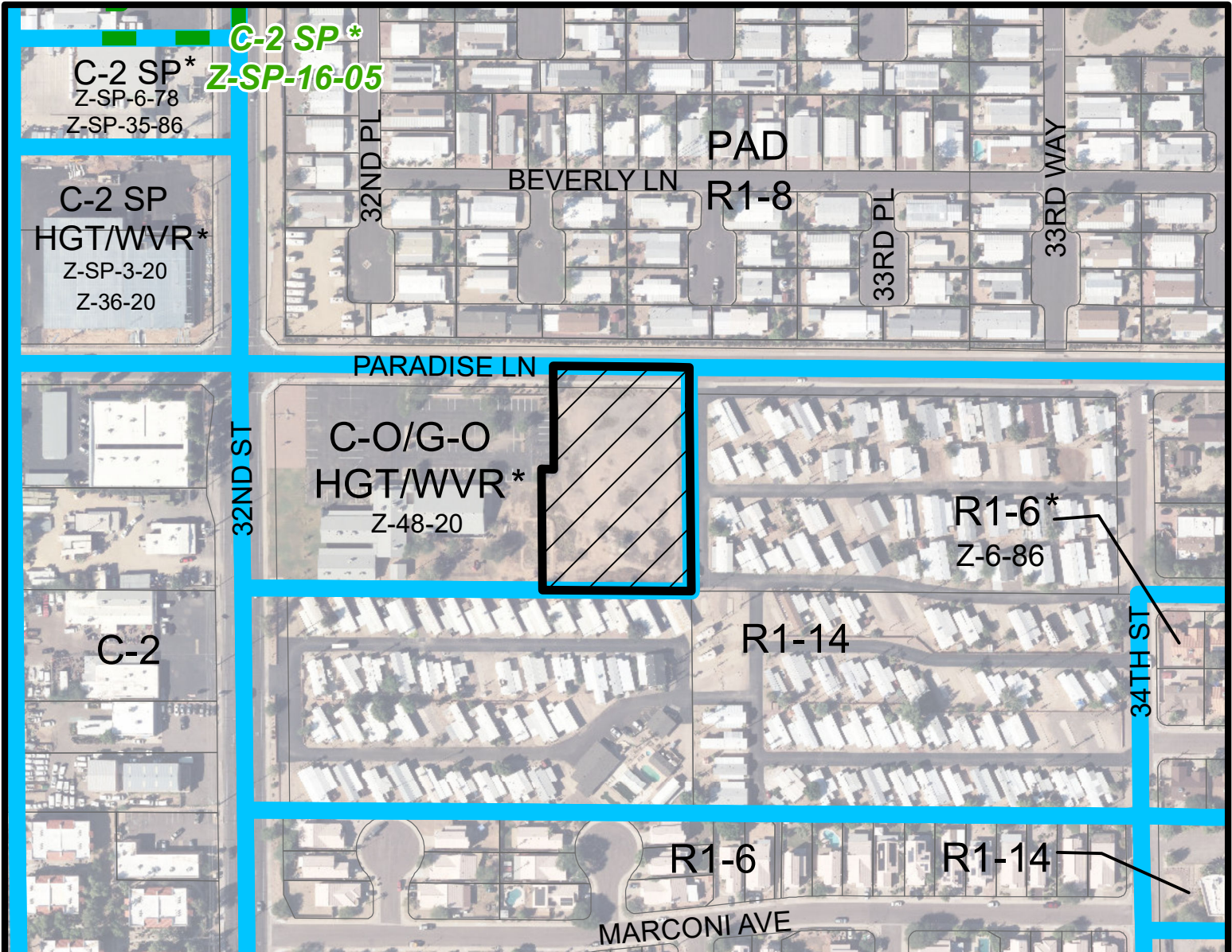


**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



<b>APPLICANT'S NAME:</b> Shaine T. Alleman		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-40-23	<b>DATE:</b> 6/20/2023 <b>REVISION DATES:</b>	<b>FROM:</b> C-O/G-O HGT/WVR ( 1.59 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b>  1.59 Acres	<b>9/01/2023</b>	<b>TO:</b> R-2 ( 1.59 a.c.)	
	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 35-35	<b>ZONING MAP</b> L10	
<b>MULTIPLES PERMITTED</b> C-O/G-O HGT/WVR R-2	<b>CONVENTIONAL OPTION</b> N/A 16		<b>* UNITS P.R.D. OPTION</b> N/A 19

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



Miles

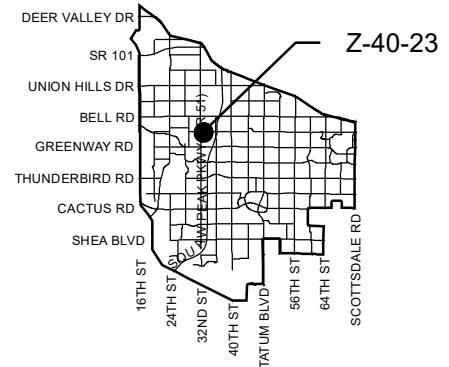
0.04 0.02 0 0.04

**PARADISE VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 2



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Shaine T. Alleman**

APPLICATION NO. **Z-40-23**

GROSS AREA INCLUDING 1/2 STREET  
AND ALLEY DEDICATION IS APPROX.

**1.59 Acres**

DATE: **6/20/2023**  
REVISION DATES:

9/01/2023

AERIAL PHOTO &  
QUARTER SEC. NO.  
**QS 35-35**

ZONING MAP  
**L10**

**REQUESTED CHANGE:**

FROM: **C-O/G-O HGT/WVR ( 1.59 a.c.)**

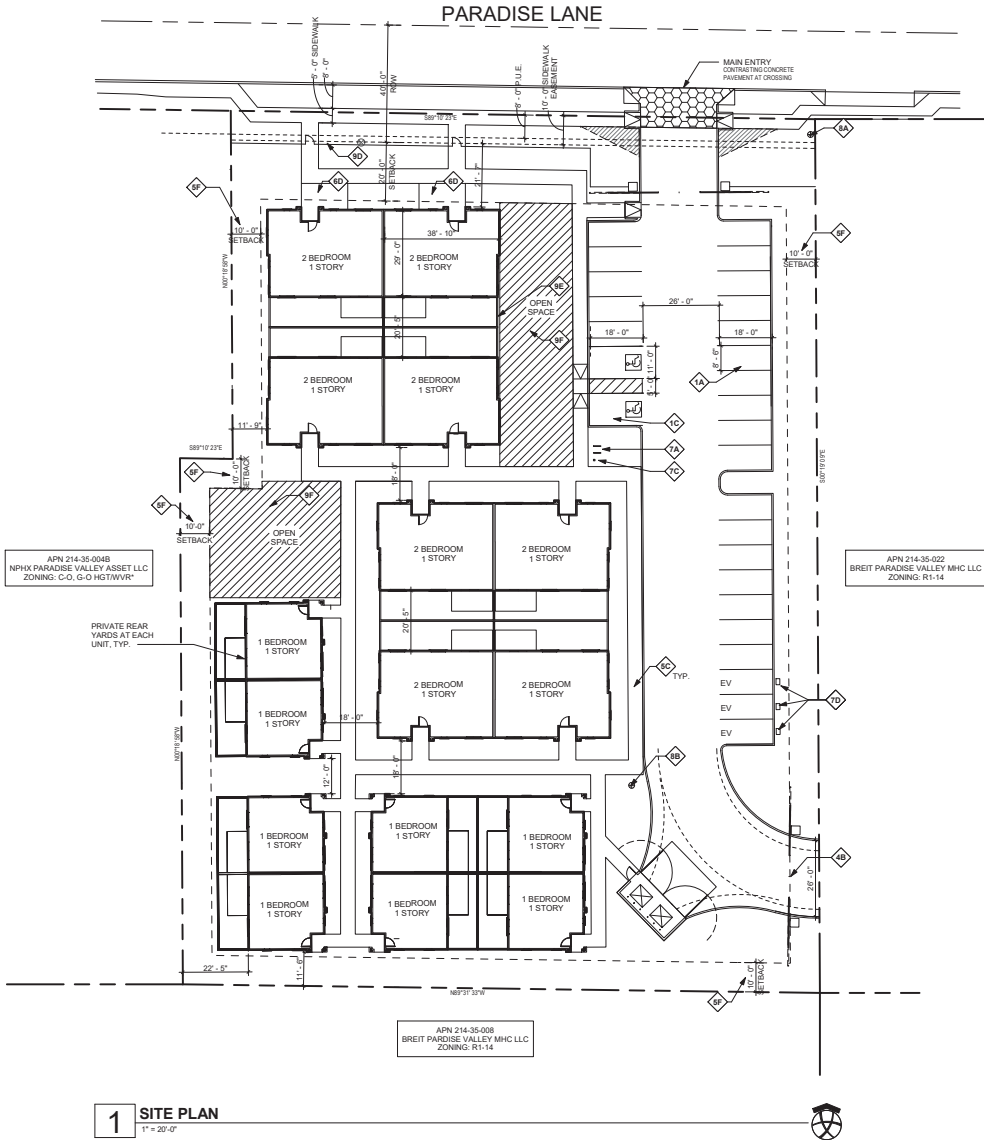
TO: **R-2 ( 1.59 a.c.)**

**MULTIPLES PERMITTED**  
**C-O/G-O HGT/WVR**  
**R-2**

**CONVENTIONAL OPTION**  
**N/A**  
**16**

**\* UNITS P.R.D. OPTION**  
**N/A**  
**19**

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



1 SITE PLAN  
1" = 20'-0"

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:  
PARCEL 2, MINOR LAND DIVISION SURVEY, RECORDED IN BOOK 1423 OF MAPS, PAGE 50, RECORD OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 3 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1, MONUMENT WITH A BRASS CAP IN HANDHOLE, WHICH BEARS NORTH 00 DEGREES 18 MINUTES 58 SECONDS WEST, A DISTANCE OF 268.88 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1, MONUMENT WITH A BRASS CAP IN HANDHOLE;  
THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, SOUTH 89 DEGREES 19 MINUTES 23 SECONDS EAST, A DISTANCE OF 860.42 FEET TO THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;  
THENCE ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, SOUTH 00 DEGREES 19 MINUTES 09 SECONDS EAST, A DISTANCE OF 298.06 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;  
THENCE ALONG THE SOUTH LINE OF THE QUARTER OF SAID SECTION 1, NORTH 89 DEGREES 13 MINUTES, 33 SECONDS WEST, A DISTANCE OF 217.34 FEET TO A POINT ON A LINE 443.00 FEET EAST OF THE PARALLEL WITH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;  
THENCE ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 18 MINUTES 58 SECONDS WEST, A DISTANCE OF 179.49 FEET TO A POINT ON A LINE 148.74 FEET SOUTH OF PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;  
THENCE ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 18 MINUTES 58 SECONDS WEST, A DISTANCE OF 118.77 FEET TO A POINT ON A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;  
THENCE SOUTH 89 DEGREES 10 MINUTES 23 SECONDS EAST, A DISTANCE OF 199.32 FEET TO THE POINT BEGINNING.  
CONTAINING 1.4383 ACRES [ 62,651 SF ] MORE OR LESS.

## KEYED NOTES

- 1A. TYP. PARKING SPACE: 8'-0"X18'-0".
- 1C. TYP. ACCESSIBLE PARKING SPACE: 11'-0"X18'-0" WITH 5' WIDE ACCESS AISLE.
- 4B. EMERGENCY EXIT ONLY VEHICULAR GATE.
- 5C. 5'-0" SIDEWALK, TYP.
- 5F. ADJACENT PROPERTY LINE PERIMETER STANDARD, TYP.
- 6D. 8'X10' PATIO.
- 7A. BICYCLE PARKING RACK FOR (2) BICYCLES.
- 7C. BICYCLE REPAIR STATION W/ POWER FOR CHARGING E-BIKES.
- 7D. EV VEHICLE PARKING W/ CHARGING STATIONS.
- 8A. EXISTING FIRE HYDRANT TO REMAIN.
- 8B. NEW FIRE HYDRANT.
- 9D. VIEW FENCING W/ ACCESS GATES.
- 9E. PARTIAL VIEW FENCE ADJACENT TO OPEN SPACE.
- 9F. AMENITIES FOR OPEN SPACE TBD.

## PROJECT DATA

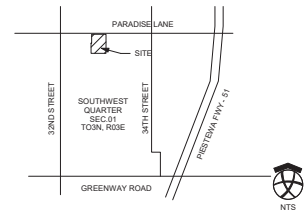
**SITE INFORMATION:**  
PROJECT: PARADISE LANE BTR  
3275 E. PARADISE LANE  
PHOENIX, AZ  
PROJECT OWNER / DEVELOPER: NUNNS CONSTRUCTION  
2800 E. MONAWK LN SUITE 100  
PHOENIX, AZ  
CONTACT: TRAVIS NUNN  
TRAVIS@NUNNSCONSTRUCTION.COM  
602-374-4008  
PROJECT ARCHITECT: HARC ARCHITECTURE & DESIGN  
1934 E. CAMELBACK RD. SUITE 200  
PHOENIX, AZ 85016  
CONTACT: JACQUELINE ROMAN  
JACQUELINE@HARCDESIGN.COM  
602-229-1100  
PROJECT NARRATIVE: NEW "BUILD FOR RENT" MULTIFAMILY PROJECT, 1 STORY, 1 BEDROOM DUPLEX AND 2 BEDROOM DUPLEX, NO LOT SALES  
ZONING: EXISTING: C-O/GO HGT/WVR (PISTEWAY OVERLAY ZONE)  
PROPOSED: R-2 PRD  
APN: 214-35-004C  
SITE AREA: GROSS: 1.59 AC (+/- 68,831 SF)  
NET: 1.44 AC (+/- 62,651 SF)  
DENSITY: 10.50 DU/AC MAX ALLOWED  
10.13 DU/AC PROPOSED (16 UNITS/1.58 AC GROSS)  
BUILDING COVERAGE: 45% MAX  
23% PROPOSED (14,548 / 62,651 SF)  
OPEN SPACE: +5% (0.89) OF TOTAL OPEN SPACE PROVIDED  
AMENITIES TBD

**BUILDING INFORMATION:**  
BUILDING HEIGHT: 15'-11"  
ALLOWED: 2 STORIES AND 30' FOR FIRST 150', 7' INCREASE TO 48' HIGH, 4-STORY MAXIMUM  
PROVIDED: 1 STORY  
OCCUPANCY: R-2  
CONSTRUCTION TYPE: NON RATED TYPE V-B, WOOD FRAME  
FIRE SPRINKLERS: APARTMENTS: NFPA 13-R  
DWELLING UNIT MIX:  
1 BEDROOM = 8 (50%)  
2 BEDROOM = 8 (50%)  
TOTAL UNITS = 16

**VEHICLE PARKING REQUIRED:**  
1 BEDROOM 8 UNITS X 1.5 PS = 12 SPACES  
2 BEDROOM 8 UNITS X 1.5 PS = 12 SPACES  
TOTAL = 24 SPACES (UNRESERVED)  
ACCESSIBLE: 2% OF TOTAL = 1 (INCLUDED IN TOTAL)  
PARKING PROVIDED:  
SURFACE OPEN: 27 SPACES  
(2 ACCESSIBLE PROVIDED, INCLUDED IN TOTAL ABOVE)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	20'-0"	21'-7"
SIDE	10'-0"	11'-9"
REAR	10'-0"	11'-4"
PUBLIC STREET	20'-0"	21'-7"

## VICINITY MAP



APPROVAL STAMP

**CITY OF PHOENIX**  
AUG 18 2023  
Planning & Development  
Department

KIVA PROJECT # 23-372  
SDEV # 2300102  
PARPFACT # 2301474



NOT FOR CONSTRUCTION  
**N.F.C.**  
NOT FOR CONSTRUCTION

PARADISE LANE BTR  
3275 E PARADISE LANE PHOENIX, AZ 85032  
PHOENIX, AZ 85032

REV | DATE | DESCRIPTION

PROJECT NUMBER  
22-124

ISSUE DATE  
8/17/2023

SHEET TITLE

CONCEPTUAL  
PLAN

SHEET NUMBER

A-010



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1° = 20'-0"

CITY OF PHOENIX

JUN 20 2023

Planning & Development  
Department

EXTERIOR FINISH LEGEND

- PT.A** STUCCO, BODY OR ACCENT  
DUNN EDWARDS  
DEW383 "COOL DECEMBER"
- PT.B** STUCCO, BODY OR ACCENT  
DUNN EDWARDS  
DEB128 "SAND DUNE"
- PT.C** PAINT, DOORS & SHUTTERS  
DUNN EDWARDS  
DEB116 "REAL PLUM"
- PT.D** PAINT, ACCENT  
DUNN EDWARDS  
DET131 "COCOA POWDER"
- MAST** BRICK VENEER  
CORONADO STONE  
ADOBE BRICK "SIENNA"
- RF-1** SPANISH TILE, CONCRETE  
BORAL TILE  
VILLA "TERRA COTTA FLASHED"
- GL-1** WINDOWS & GLASS DOORS  
VINYL, DUAL PANE, LOW-E  
FRAME COLOR: BRONZE



1934 East Camelback Rd  
Suite 200  
Phoenix, AZ 85016  
P 602-226-1100

NOT FOR CONSTRUCTION

**N.F.C.**

NOT FOR CONSTRUCTION

PARADISE LANE BTR  
NUNNS CONSTRUCTION  
3275 E PARADISE LANE PHOENIX, AZ 85032  
PHOENIX, AZ 85032

REV DATE DESCRIPTION

PROJECT NUMBER

22-124

ISSUE DATE

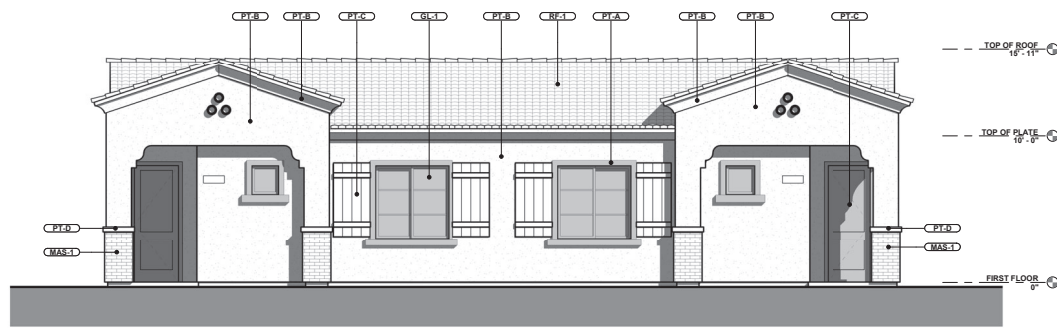
3/7/2023

SHEET TITLE

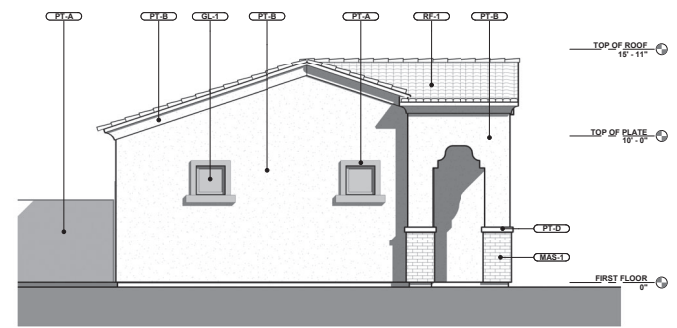
1 BEDROOM  
UNIT  
ELEVATIONS

SHEET NUMBER

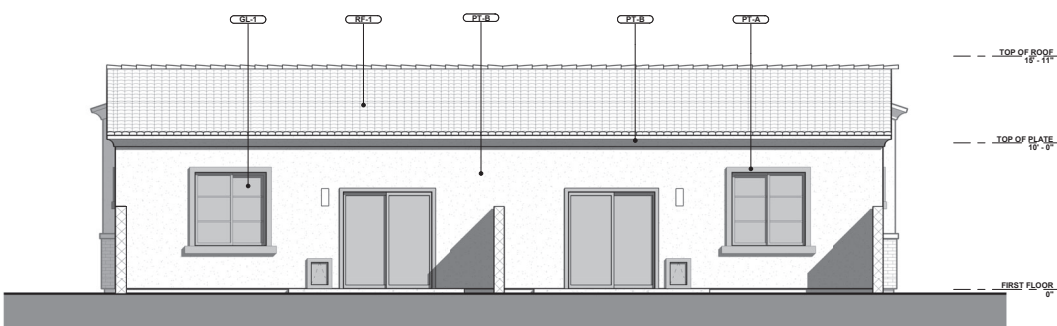
A-215



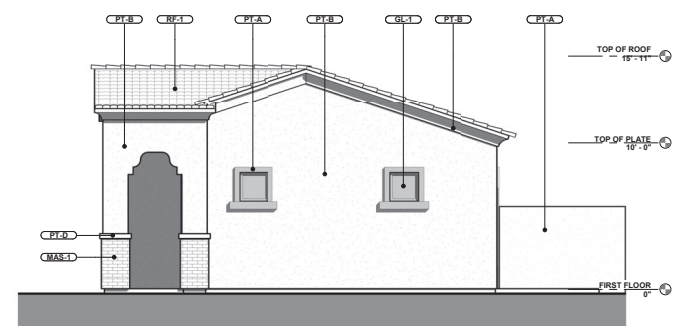
**1 1 BEDROOM UNIT FRONT ELEVATION**  
1/4" = 1'-0"



**2 1 BEDROOM UNIT LEFT ELEVATION**  
1/4" = 1'-0"



**3 1 BEDROOM UNIT REAR ELEVATION**  
1/4" = 1'-0"



**4 1 BEDROOM UNIT RIGHT ELEVATION**  
1/4" = 1'-0"

This drawing is the property of triARC Architecture & Design, L.L.C. 1924 East Camelback Rd., Suite 200, Phoenix, AZ 85016. (602) 229-1100. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of triARC Architecture & Design, L.L.C. © 2020  
C:\Users\matt\Documents\2021\124 Paradise Lane\_Architect.dwg 3/10/2023 12:33:14 PM

CITY OF PHOENIX

JUN 20 2023

Planning & Development  
Department

EXTERIOR FINISH LEGEND

- PT-A STUCCO, BODY OR ACCENT  
DUNN EDWARDS  
DEW383 "COOL DECEMBER"
- PT-B STUCCO, BODY OR ACCENT  
DUNN EDWARDS  
DEW128 "SAND DUNE"
- PT-C PAINT, DOORS & SHUTTERS  
DUNN EDWARDS  
DEW16 "REAL PLUM"
- PT-D PAINT, ACCENT  
DUNN EDWARDS  
DEW33 "COCOA POWDER"
- MAS-1 BRICK VENEER  
CORONADO STONE  
ADOBE BRICK "SIENNA"
- RF-1 SPANISH TILE, CONCRETE  
BORAL TILE  
VILLA "TERRA GOTTA FLAMED"
- GL-1 WINDOWS & GLASS DOORS:  
VINYL, DUAL PANE, LOW-E  
FRAME COLOR: BRONZE



1924 East Camelback Rd.  
Suite 200  
Phoenix, AZ 85016  
P 602-229-1100

NOT FOR CONSTRUCTION

N.F.C.

NOT FOR CONSTRUCTION

PARADISE LANE BTR  
NUNNS CONSTRUCTION  
3275 E PARADISE LANE PHOENIX, AZ 85032

REV | DATE | DESCRIPTION

PROJECT NUMBER

22-124

ISSUE DATE

3/7/2023

SHEET TITLE

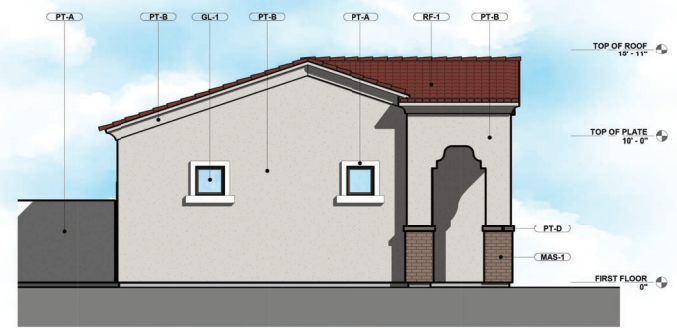
1 BEDROOM  
UNIT  
ELEVATIONS

SHEET NUMBER

A-215



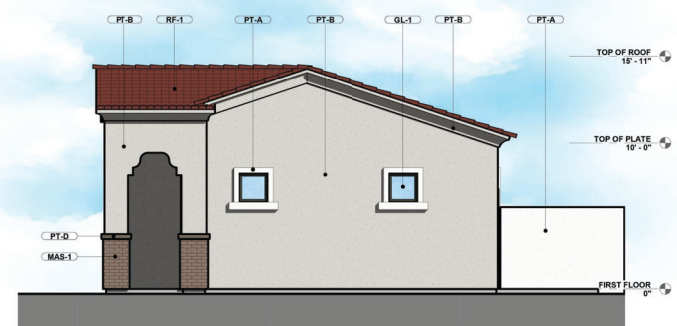
1 1 BEDROOM UNIT FRONT ELEVATION  
1/4" = 1'-0"



2 1 BEDROOM UNIT LEFT ELEVATION  
1/4" = 1'-0"



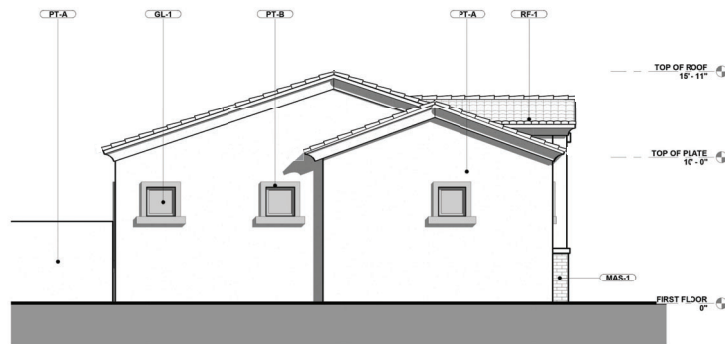
3 1 BEDROOM UNIT REAR ELEVATION  
1/4" = 1'-0"



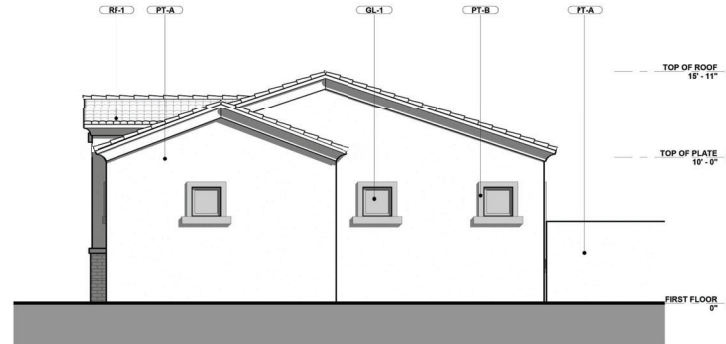
4 1 BEDROOM UNIT RIGHT ELEVATION  
1/4" = 1'-0"



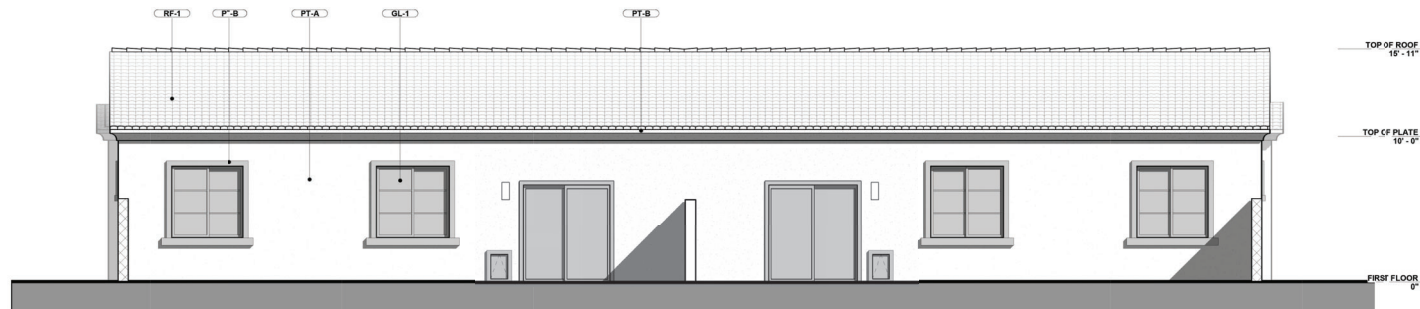
**1 2 BEDROOM UNIT FRONT ELEVATION.**  
 1/4" = 1'-0"



**2 2 BEDROOM UNIT LEFT ELEVATION.**  
 1/4" = 1'-0"



**3 2 BEDROOM UNIT RIGHT ELEVATION.**  
 1/4" = 1'-0"



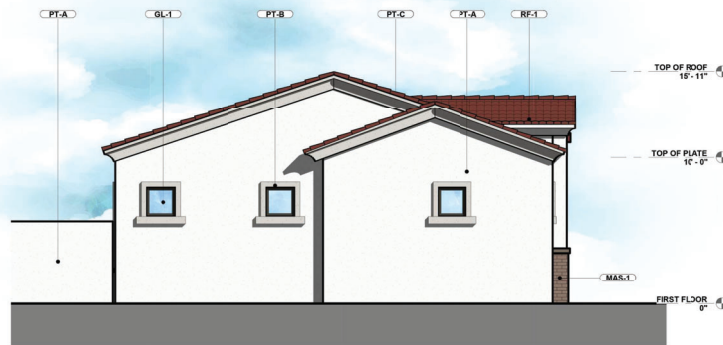
**4 2 BEDROOM UNIT REAR ELEVATION.**  
 1/4" = 1'-0"

**EXTERIOR FINISH LEGEND**

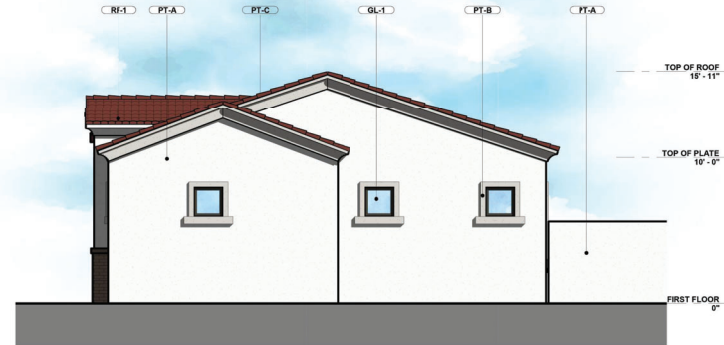
- PT-A STUCCO, BODY OR ACCENT  
DUNN EDWARDS  
DEW383 "COOL DECEMBER"
- PT-B STUCCO, BODY OR ACCENT  
DUNN EDWARDS  
DEW328 "SAND DUNE"
- PT-C PAINT, DOORS & SHUTTERS  
DUNN EDWARDS  
DEW816 "REAL PLUM"
- PT-D PAINT, ACCENT  
DUNN EDWARDS  
DET831 "COCOA POWDER"
- MAS-1 BRICK VENEER  
CORDONADO STONE  
ADOBE BRICK "SIENNA"
- RF-1 SPANISH TILE, CONCRETE  
BORAL TILE  
VILLA "TERRA GOTTA FLAHEP"
- GL-1 WINDOWS & GLASS DOORS:  
VINYL, DUAL PANE, LOW-E  
FRAME COLOR: BRONZE



**1 2 BEDROOM UNIT FRONT ELEVATION.**  
 1/8" = 1'-0"



**2 2 BEDROOM UNIT LEFT ELEVATION.**  
 1/8" = 1'-0"



**3 2 BEDROOM UNIT RIGHT ELEVATION.**  
 1/8" = 1'-0"



**4 2 BEDROOM UNIT REAR ELEVATION.**  
 1/8" = 1'-0"

**EXTERIOR FINISH LEGEND**

- PT-A STUCCO, BODY OR ACCENT  
DUNN EDWARDS  
DEW383 "COOL DECEMBER"
- PT-B STUCCO, BODY OR ACCENT  
DUNN EDWARDS  
DEW128 "SAND DUNE"
- PT-C PAINT, DOORS & SHUTTERS  
DUNN EDWARDS  
DEW16 "SEA, PLP"
- PT-D PAINT, ACCENT  
DUNN EDWARDS  
DET631 "COCOA POWDER"
- MAS-1 BRICK VENEER  
CORDONADO STONE  
ADOBEE BRICK "SIENNA"
- RF-1 SPANISH TILE, CONCRETE  
BORAL TILE  
VILLA "TERRA GOTTA FLAHEP"
- GL-1 WINDOWS & GLASS DOORS:  
VINYL, DUAL PANE, LOW-E  
FRAME COLOR: BIRCH

**From:** [nickvoss@earthlink.net](mailto:nickvoss@earthlink.net)  
**To:** [Adrian G. Zambrano](#)  
**Subject:** FW: REZONE Z-40-23/PARCEL 214-35-004C  
**Date:** Thursday, July 27, 2023 8:36:07 PM  
**Attachments:** [image001.png](#)

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**From:** nickvoss@earthlink.net <nickvoss@earthlink.net>  
**Sent:** Thursday, July 27, 2023 8:32 PM  
**To:** 'sta@tblaw.com, adrian.zambrano@phoenix.com' <sta@tblaw.com, adrian.zambrano@phoenix.com>  
**Cc:** Gloria Pinkerton <gloriapink12@gmail.com>; Diane Phariss <dphariss456@gmail.com>; Colleen Miller (Summer Breeze) <colsmiles@cox.net>; 'Council District 2 PCC' <council.district.2@phoenix.gov>  
**Subject:** RE: REZONE Z-40-23/PARCEL 214-35-004C

Adrian,  
We had the informal community meeting tonight.

Belcanto Block Watch, which was not originally in support of this project, but now is.

At the PV hearing we intend to bring other neighbors block watch groups to support it. We hope to achieve a unanimous official okay-dokey to allow this project to progress. Even the nearby Baptist church is in support. I spoke to the pastor after the event and he and his admin were clearly keen on it. Everyone present is counting on this project goes through without any holdups.

We need this project to go through swiftly. There is an urgent need for this kind of housing.

We met Travis, the developer, and all feel he is a good and decent man. He lives and works in this neighborhood. Our best chance of having someone develop this land to our benefit is Travis.

Travis answered all our questions, but I feel he dodge an important one: does he have the financing to pull this off? We had a situation not long ago where the construction dragged on. To be fair, this occurred during the pandemic and so their were supply chain issues.

**Please find out if he is sufficiently funded** – we do not want half-built structures where transients nest nor temptations of arson like nearby Chicanos Por La Causa (and several others), which we also supported, mysteriously burnt down (never rebuilt) or stop for insufficient funding during construction.

\*\*\*

Adrian,  
Please record that the award-winning Saint John Alliance block watch group is in full support of this rezone application! We need additional housing in this area and the preliminary design sketch indicates the motif will fit nicely in the neighborhood.

This parcel of land has been a haunt of transient/drug activity for decades.

Please move forward! This appears to be a sound project.



**SAINT JOHN ALLIANCE**  
THE SAFEST NEIGHBORHOOD