

## ATTACHMENT B



### City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

#### Staff Report Z-57-22-4 September 30, 2022

Encanto [Village Planning Committee](#) Meeting Date: October 10, 2022  
[Planning Commission](#) Hearing Date: November 3, 2022  
Request From: [C-2](#) (Intermediate Commercial) (0.76 acres), and [R1-6](#) (Approved P-1) (Single-Family Residence District, Approved Passenger-Automobile Parking, Limited) (0.15 acres)  
Request To: [C-2](#) (Intermediate Commercial) (0.76 acres), and [R-3](#) (Multifamily Residence District) (0.15 acres)  
Proposed Use: Multifamily Residential  
Location: Southeast corner of 7th Street and Whitton Avenue  
Owner: Winnie Tang  
Applicant: EAPC Architects Engineers  
Representative: Michelle Bach  
Staff Recommendation: Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Map Designation</a>		Commercial and Residential 3.5 to 5 dwelling units per acre	
<a href="#">Street Map Classification</a>	7th Street	Major Arterial	40-foot east half street
	Whitton Avenue	Local Street	30-foot south half street
<b>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.</b> The proposal includes design elements to encourage walking, bicycling, and transit use. These standards include a shaded streetscape, units fronting onto the public sidewalk, parking situated away from the public street, and on-site amenities.			

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

The proposal includes secure bicycle parking for all dwelling units to encourage bicycling and transit use by leveraging its proximity to the light rail station at Central Avenue and Osborn Road.

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

The proposal, as stipulated, includes tree plantings between the back of curb and the building fronts and a detached sidewalk that will be well shaded. These improvements will create comfortable pedestrian environments along 7th Street and Whitton Avenue.

**CONNECT PEOPLE AND 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 proposal will include ownership housing opportunities in Central Phoenix within one-half mile of a light rail station, a major community park, and the Encanto Village Core. These additional housing opportunities supports goals contained in the Housing Phoenix Plan to preserve and create 50,000 units by 2030.

**Applicable Plans, Overlays, and Initiatives**

[Encanto Village Character Plan](#): Background Item No. 4.

[Tree and Shade Master Plan](#): Background Item No. 7.

[Complete Streets Guidelines](#): Background Item No. 8.

[Housing Phoenix](#): Background Item No. 9.

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

**Surrounding Land Uses and Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant land	C-2, R1-6 (Approved P-1)
<b>East</b>	Single-family residence	R-3
<b>South</b>	Automotive repair	C-2
<b>North</b> (across Whitton Ave.)	Commercial use (Schreiner's Sausage)	C-2
<b>West</b> (across 7th Street)	Commercial uses	C-1 and C-2

<b>C-2 (Intermediate Commercial) and R-3 (Multifamily Residence District)</b> (Single-Family Attached Development Option)		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
Gross Acreage	-	0.91
<b><i>Site Standards</i></b>		
Maximum Density	15.23; 17.40 with bonus	13.19 (Met)
Total Number of Units	14; 16 with bonus	12
Minimum Perimeter Setbacks		
<ul style="list-style-type: none"> <li>• 7th Street</li> <li>• Side (Whitton Avenue)</li> <li>• Interior Property Lines</li> </ul>	10 feet for units fronting streets 15 feet for units siding streets 10 feet	10 feet (Met) 15 feet (Met) 10 feet (Met)
Minimum Landscape Setbacks (Section 608.c.3)	5 feet	Not depicted
Minimum Building Setbacks	None	Varies (Met)
<ul style="list-style-type: none"> <li>• 7th Street</li> <li>• Side (Whitton Avenue)</li> <li>• Interior Property Lines</li> </ul>	10 feet for units fronting streets 15 feet for units siding streets 10 feet	10 feet (Met) 15 feet (Met) 10 feet (Met)
Maximum Height	3 stories or 40 feet for first 150 feet; 1-foot in 1-foot increase to 48-foot height, four-story maximum	3 stories or 40 feet (Met)
Minimum Common Areas	5 percent of gross area	5 percent (Met)
Parking Requirements	2 covered/garage spaces per unit + 0.25 guest spaces per unit = 24 garage spaces and 3 guest spaces	24 garage spaces, 5 unreserved spaces (Met)
<b><i>Lot Standards</i></b>		
Minimum lot dimensions	20 foot width	20 feet (Met)
Minimum Building Setbacks	None	None (Met)
Maximum Lot Coverage	100 percent	Varies from 58 to 68 percent (Met)
Unit Entrance Standards	Individual units fronting on a street shall provide an entryway that is either elevated, depressed or includes a feature such as a low wall to accentuate the primary entrance.	Accentuated by a low wall (Met)

## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This request is to rezone 0.91-acres located at the southeast corner of 7th Street and Whitton Avenue from 0.76-acres of C-2 (Intermediate Commercial) and 0.15-acres of R1-6 (Approved P-1) (Single-Family Residence District, Approved Passenger-Automobile Parking, Limited) for the purpose of multifamily residential.

### **SURROUNDING LAND USES AND ZONING**

2. The subject site is vacant and undeveloped with the western portion zoned C-2 and the eastern portion zoned R1-6 (Approved P-1). Prior to 2020, the C-2 portion was developed with a commercial building and the R1-6 portion had a small garage structure at the south-end of the property.

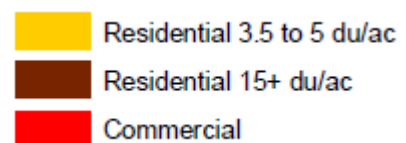
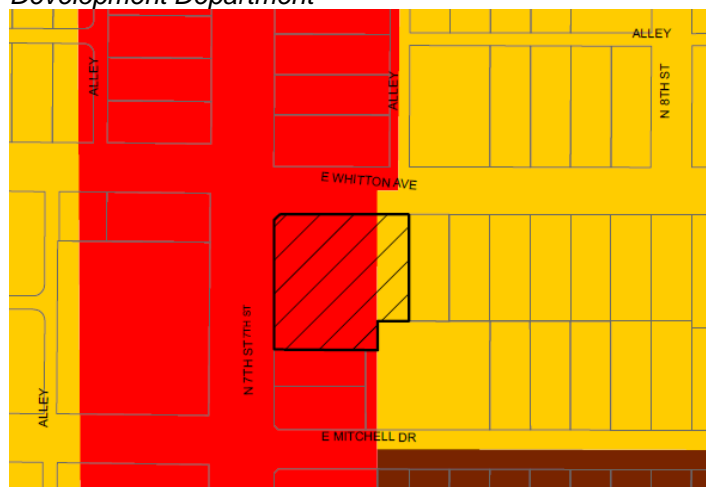
To the east of the subject site is a single-family residence that is zoned R-3 (Multifamily Residence District). To the south of the subject site is a single-story commercial structure that is zoned C-2. To the north of the subject site across Whitton Avenue is a single-story commercial structure that is zoned C-2. To the west of the subject site across 7th Street are two commercial structures zoned C-1 and C-2.

### **GENERAL PLAN LAND USE MAP**

3. The General Plan Land Use Map depicts two map designations with most of the site being Commercial and the eastern 39 feet being designated as Residential 3.5 to 5 dwelling units per acre. To the north, south, and west of the subject site are properties designated Commercial. To the east of the subject site are properties designated Residential 3.5 to 5 dwelling units per acre.

The proposed single-family attached residential development is consistent with the commercial designations.

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



4. **Encanto Village Character Plan:**

The Encanto Village Character Plan was approved and adopted into the Phoenix General Plan through General Plan Amendment GPA-1-19. The project advances the following items identified in the Encanto Village Character Plan:

- Land Use Principle: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.
- Design Principle: Enhance the compatibility of residential infill projects by carefully designing the edges of the development to be sensitive to adjacent existing housing. Create landscape buffers and other amenities to link new and existing development.

The proposed development will add new ownership housing options in a form that provides shaded and detached sidewalks along both public streets and sidewalk oriented unity entries to activate the streetscape while also encouraging residents to walk.

PROPOSAL

5. **Conceptual Site Plan**

The conceptual site plan depicts 12 three-story residential dwellings each with two-stall garages and patios. The conceptual site plan depicts shaded and detached sidewalks along both public streets with landscape detachments. Further, the conceptual site plan also depicts two open space areas.

Staff is recommending Stipulation Nos. 1 through 3 to require shaded and detached sidewalks along both 7th Street and Whitton Avenue.

*Conceptual Landscape Plan; Source: TJ&M Associates.*



The detachment along 7th Street aligns with the cross section depicted on the Street Classification Map and provides the auxiliary benefits of pedestrian and thermal comfort. The detachment along Whitton Avenue is required to advance tree and shade goals while also promoting compatibility with the neighborhood

which contains many mature trees.

To promote compatibility with the adjacent single-story neighborhood, staff is recommending Stipulation No. 4 to limit the maximum building height to 15 feet within 30 feet of the east property line.

6. **Conceptual Building Elevations**

The conceptual building renderings depict the 7th Street frontage with architectural details such as undulating parapets, multiple colors, metal balcony railings, window canopies, and ground level porches with direct sidewalk access. The Whitton Avenue frontage contains fewer architectural details and is limited to windows and window canopies.

To better integrate the proposed development with the adjacent neighborhood, staff is recommending Stipulation No. 5 to require enhanced architecture oriented to both 7th Street and Whitton Avenue.

*Conceptual Elevation Rendering; Source: EAPC*



## STUDIES AND POLICIES

7. **Tree and Shade Master Plan:**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. As stipulated, the proposed development will include detached sidewalks along both 7th Street and Whitton Avenue that will be shaded with large canopy shade trees planted between the sidewalk and back of curb (Stipulation Nos. 1 through 3).

8. **Complete Streets Guidelines:**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. As stipulated, the proposed development will include shaded and detached sidewalks along both 7th Street



and Whitton Avenue that will be promote pedestrian activity through vegetative shade and by buffering the sidewalk from vehicular traffic. Further, as stipulated, the proposed development will include secure bicycle parking at a rate of two spaces per dwelling unit (Stipulation No. 6).

9. **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 the 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 or underutilized land in a more sustainable fashion.

10. **Zero Waste Phoenix PHX:**

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

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

**COMMUNITY CORRESPONDENCE**

11. As of the writing of this report, no community correspondence has been received by staff.

**INTERDEPARTMENTAL COMMENTS**

12. The Fire Department commented that the site plan must comply with the Phoenix Fire Code, indicated there are no problems anticipated with the case. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
13. The Street Transportation Department provided three stipulations pertaining to the

public streets adjacent to the proposed development. Stipulation No. 1 requires a sidewalk with an 11-foot-wide landscape detachment that will be situated in a sidewalk easement as required by Stipulation No. 2. Stipulation No. 3 requires a detached sidewalk along Whitton Avenue to support pedestrian comfort and safety. Stipulation No. 7 requires the developer to construct all streets, sidewalks, and other features within the public right-of-way and further requires that those improvements shall comply with ADA accessibility requirements.

#### OTHER

14. 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. 8.
15. The Aviation Department requires the existence and operational characteristics of Phoenix Sky Harbor Airport be disclosed to tenants and buyers. This is addressed in Stipulation No. 10.
16. 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. 9.
17. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

#### **Findings**

1. The development is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal, as stipulated, will create a strong pedestrian environment along both public streets with shaded and detached sidewalks to promote pedestrian activity.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.



### **Stipulations**

1. The public sidewalk along 7th Street shall be constructed to a width of 5 feet and detached from the back of curb by a minimum 11-foot-wide landscape area planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
  - a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings.
  - b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
  - c. Drought tolerant shrubs and vegetative groundcovers shall be maintained at maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
2. The developer shall dedicate a 10-foot-wide sidewalk easement for the east side of 7th Street along the subject site's frontage, as approved by the Planning and Development Department.
3. The public sidewalk along Whitton Avenue shall be constructed to a width of 5 feet and detached from the back of curb by a minimum 5-foot-wide landscape area located between the sidewalk and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
  - a. Large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings. Fifty percent of the required trees shall be a minimum 3-inch caliper and 50 percent shall be a minimum 2-inch caliper.
  - b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
  - c. Drought tolerant shrubs and vegetative groundcovers shall be maintained at a maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.

4. The development shall be limited to 15 feet in height within 30 feet of the east property line where adjacent to a residential zoning district, as approved by the Planning and Development Department.
5. All building elevations oriented to 7th Street and Whitton Avenue shall contain architectural embellishments such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
6. The developer shall provide secure bicycle parking at a rate of two spaces per dwelling unit which may be located inside garages if a dedicated space is allocated, as approved by the Planning and Development Department.
7. 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.
8. 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.
9. 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.
10. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.

**Writer**

Nick Klimek

September 30, 2022

**Team Leader**

Racelle Escolar

**Exhibits**

Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped July 14, 2022

Conceptual Landscape Plan date stamped July 14, 2022

Conceptual Building Elevations date stamped July 14, 2022

Conceptual Renderings date stamped July 14, 2022 (2 pages)

WELDON AVE

7TH ST

C-2

R-3

8TH ST

R1-6

C-2\*  
Z-110-90

R1-6

WHITTON AVE

R-3\*  
Z-153-82

R1-6

P-1\*  
Z-193-73

C-2\*  
Z-125-64

P-1\*  
Z-39-77

P-1\*  
Z-349-83

P-1\*  
Z-70-74

R-3

MITCHELL DR

P-1\*  
Z-236-80

P-1\*  
Z-241-64

P-1\*  
Z-116-72

P-2\*  
Z-229-74

P-1\*  
Z-205-86

R1-6

P-1\*  
Z-116-72

R1-6

R-5

R-5\*  
Z-241-64

C-O\*  
Z-116-72

R-5



Miles

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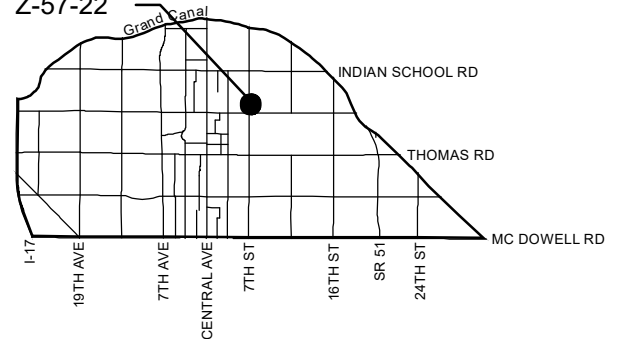
**ENCANTO VILLAGE**

CITY COUNCIL DISTRICT: 4



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

Z-57-22



APPLICANT'S NAME: **EAPC Architects Engineers**

APPLICATION NO. **Z-57-22**

DATE: **7/25/2022**  
REVISION DATES:

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

**0.91 Acres**

AERIAL PHOTO &  
QUARTER SEC. NO.



**QS 16-29**

ZONING MAP

**H-8**

**REQUESTED CHANGE:**

FROM: **C-2 ( 0.76 a.c.)**  
**R1-6 (Approved P-1) ( 0.15 a.c.)**

TO: **C-2 ( 0.76 a.c.)**   
**R-3 ( 0.15 a.c.)** 

**MULTIPLES PERMITTED**

**C-2, R1-6 (Approved P-1)**

**C-2, R-3**

**CONVENTIONAL OPTION**

**11, 1 (N/A)**

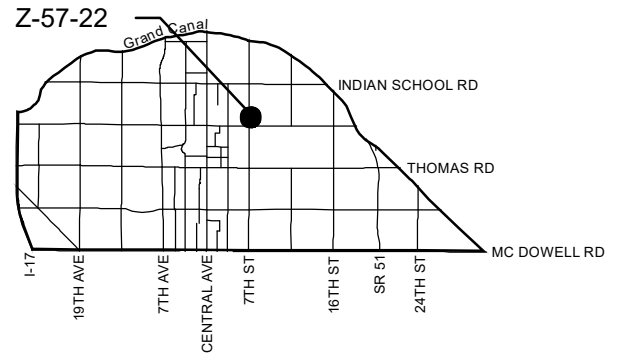
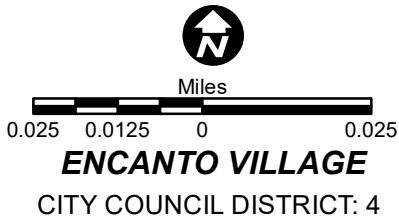
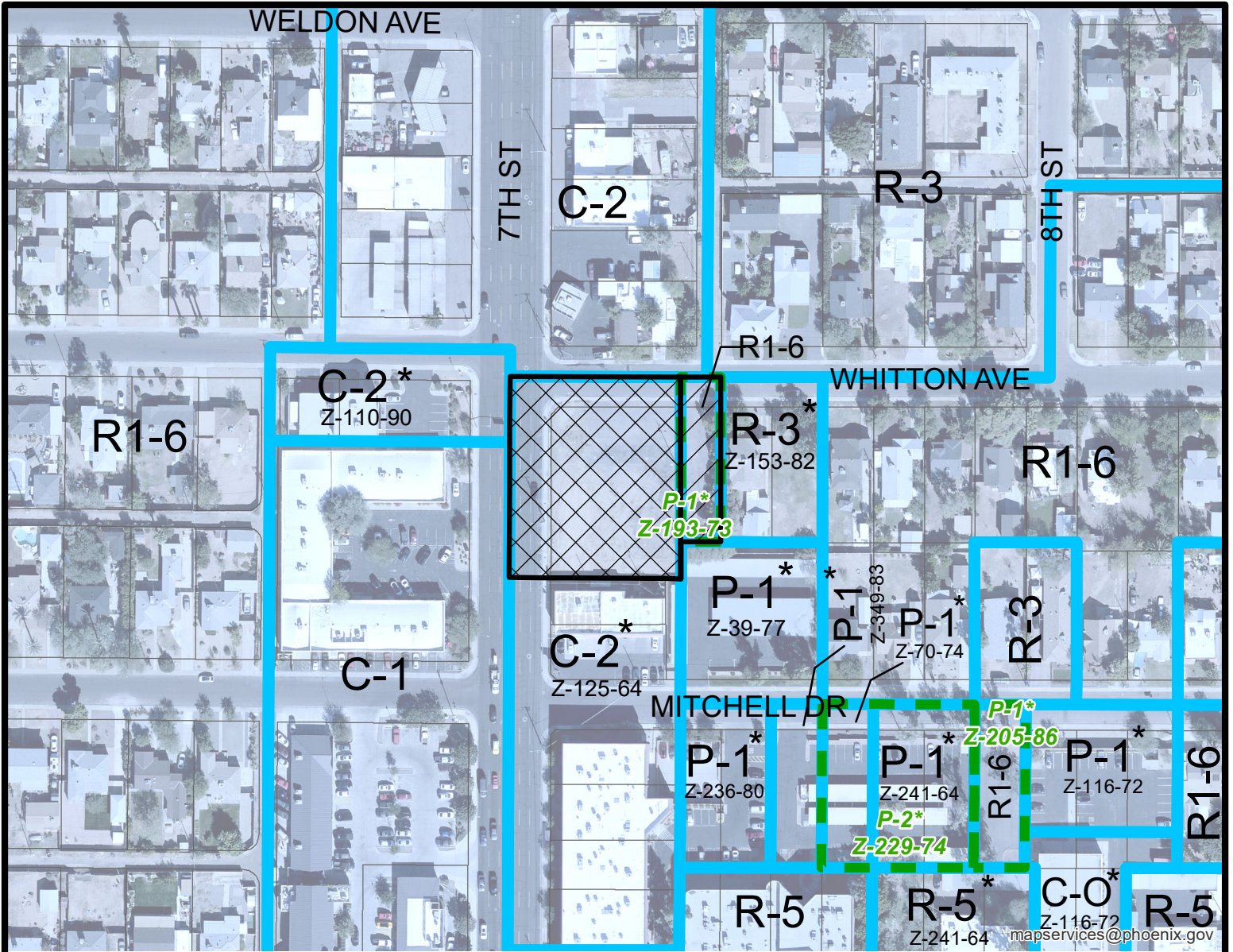
**11, 2**

**\* UNITS P.R.D. OPTION**

**13, 1 (N/A)**

**13, 2**

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



APPLICANT'S NAME: EAPC Architects Engineers

APPLICATION NO. Z-57-22

DATE: 7/25/2022  
REVISION DATES:

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

0.91 Acres

AERIAL PHOTO &  
QUARTER SEC. NO.



QS 16-29

ZONING MAP

H-8

REQUESTED CHANGE:

FROM: C-2 ( 0.76 a.c.)  
R1-6 (Approved P-1) ( 0.15 a.c.)

TO: C-2 ( 0.76 a.c.)   
R-3 ( 0.15 a.c.) 

MULTIPLES PERMITTED  
C-2, R1-6 (Approved P-1)  
C-2, R-3

CONVENTIONAL OPTION

11, 1 (N/A)

11, 2

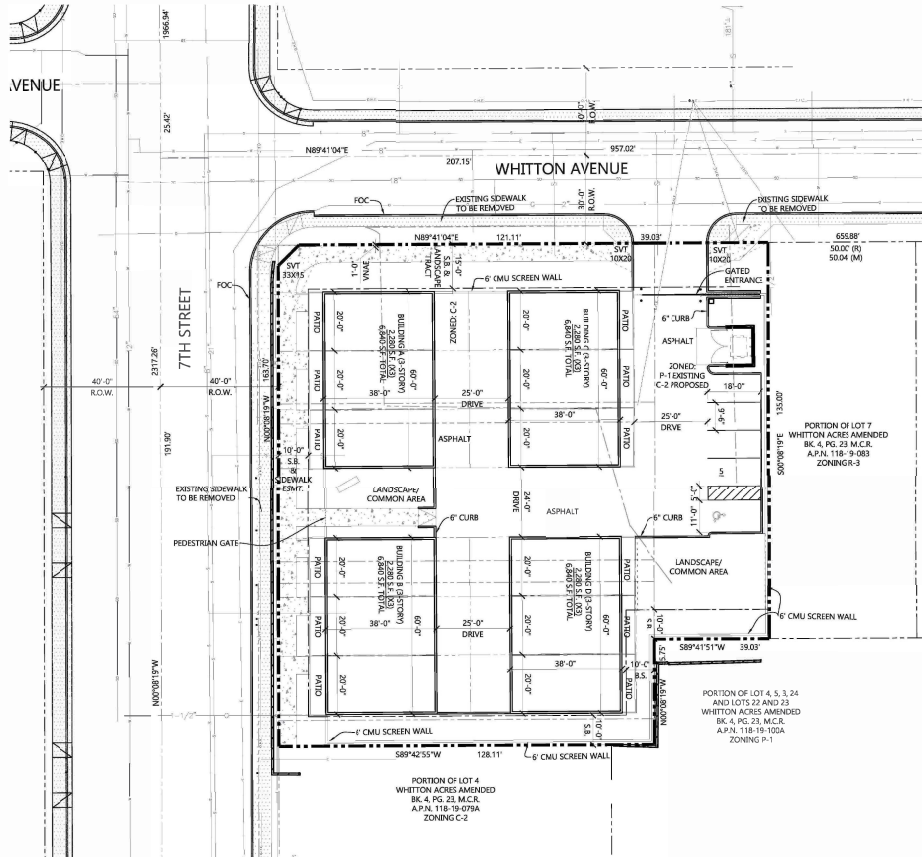
\* UNITS P.R.D. OPTION

13, 1 (N/A)

13, 2

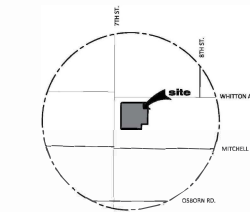
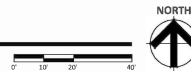
\* Maximum Units Allowed with P.R.D. Bonus





## PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"



VICINITY MAP  
N

**PROJECT DIRECTORY:**  
**DEVELOPER:**  
MOLI GARDENS DEVELOPMENT  
POINT OF CONTACT: WINNIE TANG  
PHONE: (602) 882-2910  
EMAIL: winnie.tang@gmail.com

**ARCHITECT:**  
EAPC ARCHITECTS ENGINEERS  
901 E. MADISON ST.  
PHOENIX, ARIZONA 85004  
POINT OF CONTACT: MICHELLE BACH  
PHONE: (602) 441-4505  
EMAIL: mchelle.bach@eapc.net

**SITE PLAN DATA:**  
EXISTING ZONING: C-2 ALLOWED R-3 / P-1  
PROPOSED ZONING: C-2/R-3  
APN: 118-19-0778  
GROSS SITE AREA: 0.87 ACRES (37,868 S.F.)  
NET SITE AREA: 0.58 ACRES (25,216 S.F.)  
PROPOSED LAND USE: SINGLE FAMILY ATTACHED  
CONSTRUCTION TYPE: 58  
ALLOWED DWELLING UNITS: 15.23 UNITS/GROSS ACRE  
PROPOSED DWELLING UNITS: 12 UNITS/GROSS ACRE  
BUILDING HEIGHT ALLOWED: 3 STORES OR 40 FT. FOR THE FIRST 150 FT.  
BUILDING HEIGHT PROPOSED: 3 STORES OR 40 FT.

**BUILDING AREA:**  
BUILDING A: 6,940 S.F.  
BUILDING B: 6,940 S.F.  
BUILDING C: 6,940 S.F.  
BUILDING D: 6,940 S.F.  
TOTAL BUILDING AREA: 27,360 S.F.

ALLOWED LOT COVERAGE PER INDIVIDUAL LOT: 100% (1,300 S.F.) BUILDING A  
100% (1,300 S.F.) BUILDING B  
100% (1,125 S.F.) BUILDING C  
100% (1,125 S.F.) BUILDING D  
PROPOSED LOT COVERAGE PER INDIVIDUAL LOT: 58% (760 S.F.) BUILDING A  
58% (760 S.F.) BUILDING B  
68% (760 S.F.) BUILDING C  
68% (760 S.F.) BUILDING D

REQUIRED OPEN SPACE: 5% OF GROSS AREA (1,894 S.F.)  
PROVIDED OPEN SPACE: 5% OF GROSS AREA (1,977 S.F.)

**PARKING CALCULATION PER SECTION 608.F.8.1(1):**  
TOTAL GARAGE PARKING REQUIRED: 24 SPACES  
TOTAL GARAGE PARKING PROVIDED: 24 SPACES  
TOTAL UNRESERVED GUEST PARKING REQUIRED: 3 SPACES  
TOTAL UNRESERVED GUEST PARKING PROVIDED: 5 SPACES

- SITE PLAN DATA:**
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
  - THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
  - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
  - STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
  - STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING BACK 10' FROM THE PROPERTY LINE WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
  - ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE.
  - NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
  - OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
  - ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
  - BARRIED HAZARD OR CONCENTRINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
  - ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

KVA # 21-3463  
SDV # 2103469  
PAPP # 2105842

**CITY OF PHOENIX**  
JUL 14 2022  
Planning & Development  
Department



**EAPC**  
Architecture Engineering  
Interior Design Industrial  
TELE: 602.441.4505 FAX:  
901 E Madison St. Phoenix, AZ 85004  
www.eapc.net

CONSULTANTS

**CLIENT**  
Moli Gardens  
Development

**PROJECT DESCRIPTION**  
PROPOSED SINGLE  
FAMILY ATTACHED  
DEVELOPMENT

**CITY** PHOENIX  
**STATE** ARIZONA

**ISSUE DATES**

RZ	REVISION/RE-APPLICATION	DATE
MARK	DESCRIPTION	DATE

**PROJECT NO.** 20213720  
**DRAWN BY:** AAB  
**CHECKED BY:** MAB

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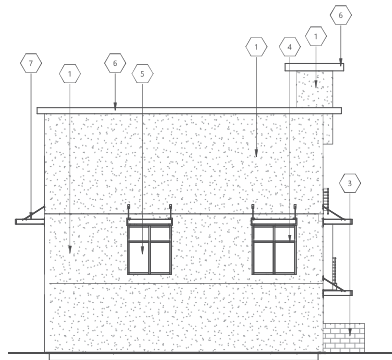
**STAMP**

**DRAWING TITLE**  
SITE PLAN

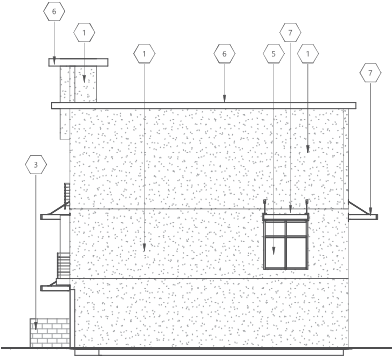
**A002**



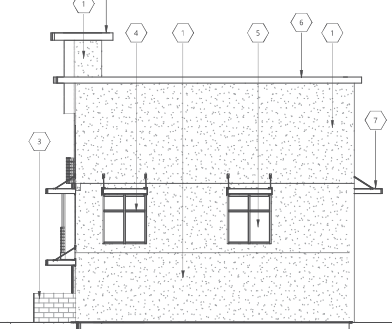




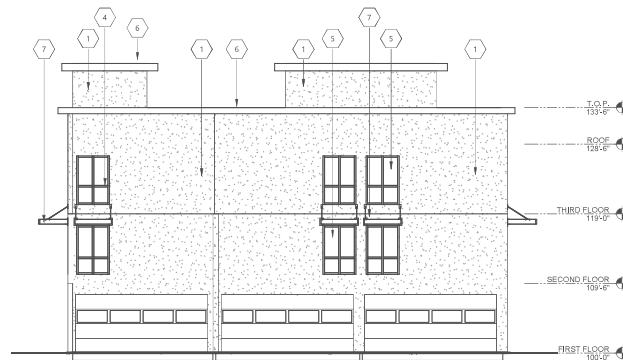
1 BLDG A NORTH ELEVATION  
1/8" = 1'-0"



3 BLDG A SOUTH ELEVATION  
1/8" = 1'-0"



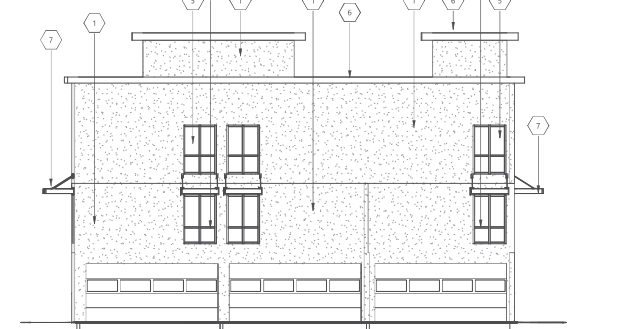
6 BLDG B SOUTH ELEVATION  
1/8" = 1'-0"



2 BLDG A EAST ELEVATION  
1/8" = 1'-0"

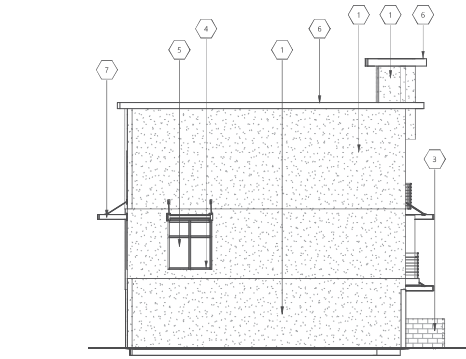


4 BLDG A WEST ELEVATION  
1/8" = 1'-0"



7 BLDG B EAST ELEVATION  
1/8" = 1'-0"

KEYNOTE LEGEND:	
◊ < < < INDICATES KEYNOTE ON PLAN	
1	SMOOTH STUCCO FINE FINISH (DUNN EDWARDS - DEC790 ICE GRAY)
2	SMOOTH STUCCO FINE FINISH (DUNN EDWARDS - DEW381 DROPLETS)
3	4" X 8" X 16" MASONRY PAINTED (DUNN EDWARDS - DE6385 BLACK BEAN)
4	KAWNEER STOREFRONT (BLACK #29)
5	VISION GLASS
6	PARAPET CAP PAINTED (DUNN EDWARDS - DE6385 BLACK BEAN)
7	METAL WINDOW AWNINGS
8	DOOR PAINTED (DUNN EDWARDS - DE6385 BLACK BEAN)



5 BLDG B NORTH ELEVATION  
1/8" = 1'-0"



8 BLDG B WEST ELEVATION  
1/8" = 1'-0"

NOT FOR  
CONSTRUCTION

DD	PRELIMINARY SITE PLAN	02-24-2022
	+ POST APPLICATION	
MARK	DESCRIPTION	DATE

PROJECT NO:	20213720
DRAWN BY:	AAB
CHECKED BY:	MAB

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**CITY OF PHOENIX**  
JUL 14 2022  
Planning & Development  
Department

DRAWING TITLE  
BUILDING A & B  
ELEVATIONS

**A401**

CITY OF PHOENIX

JUL 14 2022

**Planning & Development  
Department**



## NORTH WEST PERSPECTIVE



SOUTH WEST PERSPECTIVE



Architecture	Engineering
Interior Design	(Industrial)

TELE 602,441,4505 FAX

901 E Madison St, Phoenix, AZ 85034

[www.eapc.net](http://www.eapc.net)

## CONSULTANTS

CLIENT

Moli Gardens  
Development

### PROJECT DESCRIPTION

**PROPOSED SINGLE  
FAMILY ATTACHED**

CITY PHOENIX

STATE ARIZONA

## ISSUE DATES

NOT FOR  
CONSTRUCTION

DD	PRELIMINARY SITE PLAN - POST APPLICATION	02-24-2022
MARK	DESCRIPTION	DATE

PROJECT NO: 20213720

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## RENDER VIEWS

## A403



NORTH EAST PERSPECTIVE



EAST DRIVE AISLE PERSPECTIVE



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Interior Design Industrial  
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CONSULTANTS

CLIENT  
Moli Gardens  
Development

PROJECT DESCRIPTION  
PROPOSED SINGLE  
FAMILY ATTACHED

CITY PHOENIX  
STATE ARIZONA

ISSUE DATES

NOT FOR  
CONSTRUCTION

DD	PRELIMINARY SITE PLAN	02-24-2022
	+ POST APPLICATION	
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PROJECT NO: 20213720  
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RENDER VIEWS

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