

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-79-22-4 January 5, 2023

Encanto Village Planning Committee
Meeting Date:

January 9, 2023

Planning Commission Hearing Date:

February 2, 2023

Request From:

R-3 (Multifamily Residence District) (1.62 acres)

Request To:

R-4 (Multifamily Residence District) (1.62 acres)

Proposed Use:

Multifamily residential

Location:

Approximately 200 feet northwest of the northwest corner of 12th Street and Turney Avenue

Owner:

Turney Canals, LLC

Applicant:

Nicholas A. Sobraske, Gammage & Burnham, PLC

Representative:

Ashley Z. Marsh, Gammage & Burnham, PLC

Staff Recommendation:

Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 10 to 15 dwelling units per acre	
<u>Street Map Classification</u>	Turney Avenue	Local Street	25-foot north half street
<i>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.</i>			
The requested R-4 zoning district will result in development that is sensitive to the scale and character of the surrounding area. The surrounding area contains primarily multifamily housing at a variety of intensities within multifamily zoning districts and is adjacent to the Grand Canal, creating an opportunity for activation.			

General Plan Conformity

CONNECT PEOPLE AND PLACES CORE VALUE; CANALS AND TRAILS; DESIGN PRINCIPLE: Provide multi-use trail connections where appropriate.

The proposal will provide additional connections to the Grand Canal trail. The development will activate this portion of the canal frontage with balconies oriented toward the canal, view fencing along the canal edge, and new pedestrian connections.

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

The proposal will shade the sidewalk on Turney Avenue and provide landscaping on all sides of the development. This will help to provide shade for pedestrians in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives

[Housing Phoenix Plan](#): See Background Item No. 6.

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

[Complete Streets Guiding Principles](#): See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 9.

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

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Multifamily residential	R-3
North (across Grand Canal)	Electric utility substation and commercial uses	R-3 and R-5
South (across Turney Avenue)	Multifamily residential	R-4 and R-5

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
East (across Grand Canal)	Commercial uses	R-5
West	Multifamily residential	R-3

R-4 - Multifamily Residence District (Subdivision Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	1.62 acres
Maximum Number of Units	47 units	45 units (Met)
Maximum Density (Dwelling units per acre)	29	27.78 (Met)
Maximum Lot Coverage	50%	36% (Met)
Maximum Building Height	3 stories or 40 feet	3 stories and 40 feet (Met)
<i>Minimum Building Setbacks</i>		
Front (Turney Avenue)	20 feet	20 feet (Met)
Sides	10 and 3 feet	West: 10 feet* (Not Met)
Rear	Minimum 15 feet (Per R-4 standards) Maximum 8 feet (width of Public Utility Easement) for 50%-85% of the building 50%-85% of the building must be built to the canal build-to-line as per 507 Tab A.II.E.2.7.3.	Not depicted
Minimum Open Space	5% of the gross site area	5.1% (Met)
Minimum Parking	53 spaces required 1.3 spaces per efficiency unit; 1.5 spaces per 1 or 2 bedroom unit; 2 spaces per 3 or more bedroom unit; 1.0 spaces per unit of less than 600 square feet	55 spaces (Met)

R-4 - Multifamily Residence District (Subdivision Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<i>Minimum Landscape Setbacks</i>		
Front (Turney Ave)	20 feet	20 feet (Met)
Sides	5 feet	West: 5 feet (Met)
Rear	5 feet The area between the portion of the structure not constructed to the build-to line and the canal should be a public or private pedestrian area with a hard surface including street furniture, functional planting, and other pedestrian amenities, per 507 Tab A.II.E.2.7.4.	Not depicted

**Variance or site plan revision required*

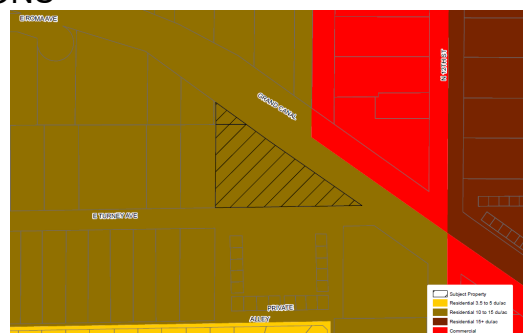
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.62 acres located approximately 200 feet northwest of the northwest corner of Turney Avenue and 12th Street from R-3 (Multifamily Residence District) to R-4 (Multifamily Residence District) for a multifamily residential development. The site currently contains a multifamily residential development.

GENERAL PLAN LAND USE MAP DESIGNATIONS

2. The subject site is designated as Residential 10 to 15 dwelling units per acre on the General Plan Land Use Map. The areas to the north, west, east and south are also designated as Residential 10 to 15 dwelling units per acre. Further to the east, the General Plan Land Use Map designation is Commercial.

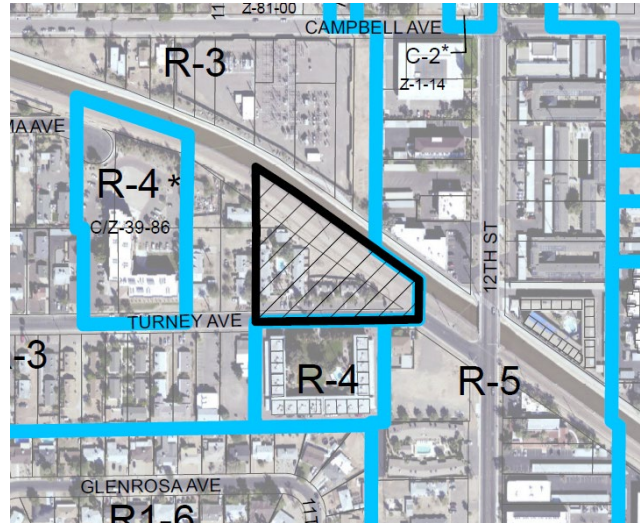


*General Plan Land Use Map, Source:
Planning and Development Department*

The proposed zoning district is not consistent with the General Plan Land Use Map designation. However, the site is less than 10 acres; therefore, a General Plan Land Use Map amendment is not required.

SURROUNDING LAND USES AND ZONING

3. The subject site and all adjacent properties contain multifamily residential zoning at varying intensities. The subject site is within an R-3 district that extends to the north and west and abuts an R-5 district to the east that generally runs along 12th Street. There is an R-4 district to the south across Turney Avenue. Surrounding properties contain multifamily residential buildings to the west and south, commercial uses to the northeast along 12th Street, and a utility substation to the north across the Grand Canal.



Zoning Aerial Map, Source: Planning and Development Department

PROPOSAL

4. Site Plan

The site plan, attached as an exhibit, features a three-story multifamily residential building with ground floor parking and two levels of apartments above, containing 45 dwelling units. Vehicular access is shown from a driveway on Turney Avenue with 10 outdoor parking spaces in the front of the building and the remainder of the parking spaces located on the first floor of the building. The proposal includes 5.1 percent common open space with amenities to include a pool, barbecue area, and turf.

The proposal is subject to the Canal Bank standards of Section 507 Tab A of the Phoenix Zoning Ordinance and meets the standards in the following ways. The proposal will provide a connection between the canal and the building's amenity area through a pedestrian gate. The development will include view fencing with no solid walls above three feet high along the edge with the canal, and residential windows and balconies will be oriented toward the canal. The development as depicted on the conceptual site plan does not comply with the design presumption of constructing the building along the canal build-to line. Therefore, staff does not recommend general conformance to the site plan. The developer will pursue

flexibility of the presumption during the development review process.

The development will comply with the bicycle parking requirements of Chapter 13 (Walkable Urban Code) of the Phoenix Zoning Ordinance, providing bicycle parking spaces at a minimum rate of 25 percent of the number of units (Stipulation No. 3).

5. **Elevations**

The conceptual building elevations, attached as an exhibit, depict a building with two levels of apartments above one level of parking and show color variation and balconies that promote visual interest in the building. Staff recommends Stipulation No. 1, requiring general conformance to the building elevations to ensure the building is developed as proposed.

STUDIES AND POLICIES

6. **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.

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. The proposal will include a landscape setback along Turney Avenue with a 50 percent shade requirement along the public sidewalk and will provide additional shading along the side property line and adjacent to the canal.

8. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposal will provide a new pedestrian connection to the Grand Canal, promoting the use of alternative modes of transportation, such as walking and biking.

9. **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 bicycle parking spaces, consistent with the requirements of the Walkable Urban (WU) Code. This is addressed in Stipulation No. 3.

10. **Zero Waste PHX**

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

COMMUNITY INPUT SUMMARY

11. As of the writing of this report, staff has not received any letter in support or opposition to this case.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department commented that the developer shall construct a minimum five-foot-wide sidewalk along Turney Avenue, provide bicycle parking consistent with the Walkable Urban Code, deposit funds in an escrow account for the purposes of upgrading the pedestrian crossing along the Grand Canal at 12th Street, and that all street improvements are constructed to city and ADA standards. These are addressed in Stipulation Nos. 2 through 5.
13. The Water Services Department commented that the property has existing water and sewer mains that can potentially serve the development. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors.
14. The Aviation Department commented that the property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. This is addressed in Stipulation No. 6.
15. The Fire Department commented that there were no anticipated problems with the referenced case and that the development will need to comply with the Phoenix Fire Code.

OTHER

16. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 7 through 9.
17. 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. 10.
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 requested R-4 zoning district is consistent with the zoning districts in the surrounding area.
2. The proposal is consistent with the surrounding uses in the area and will provide for additional housing options in the Encanto Village.
3. The proposed development enhances connectivity in the immediate vicinity by constructing a sidewalk along Turney Avenue, providing a private connection from the canal to the development, and contributes funds to upgrade the canal crossing at 12th Street.

Stipulations

1. The development shall be in general conformance with the elevations date stamped October 19, 2022 as approved by the Planning and Development Department.
2. The developer shall construct a minimum 5-foot-wide sidewalk along the north side of Turney Avenue, as approved by the Planning and Development Department.
3. The developer shall provide bicycle parking and/or storage as required by Chapter 13, Section 1307.H, as approved by the Planning and Development Department.
4. The developer shall deposit \$25,000 in an escrow account to the Street Transportation Department prior to preliminary site plan approval for the purposes of upgrading the pedestrian crossing along the Grand Canal and 12th Street.
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. The property owner shall record documents that disclose the existence, and operational characteristics of the 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.
7. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
8. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
9. 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.

10. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Sarah Stockham

January 5, 2023

Team Leader

Racelle Escolar

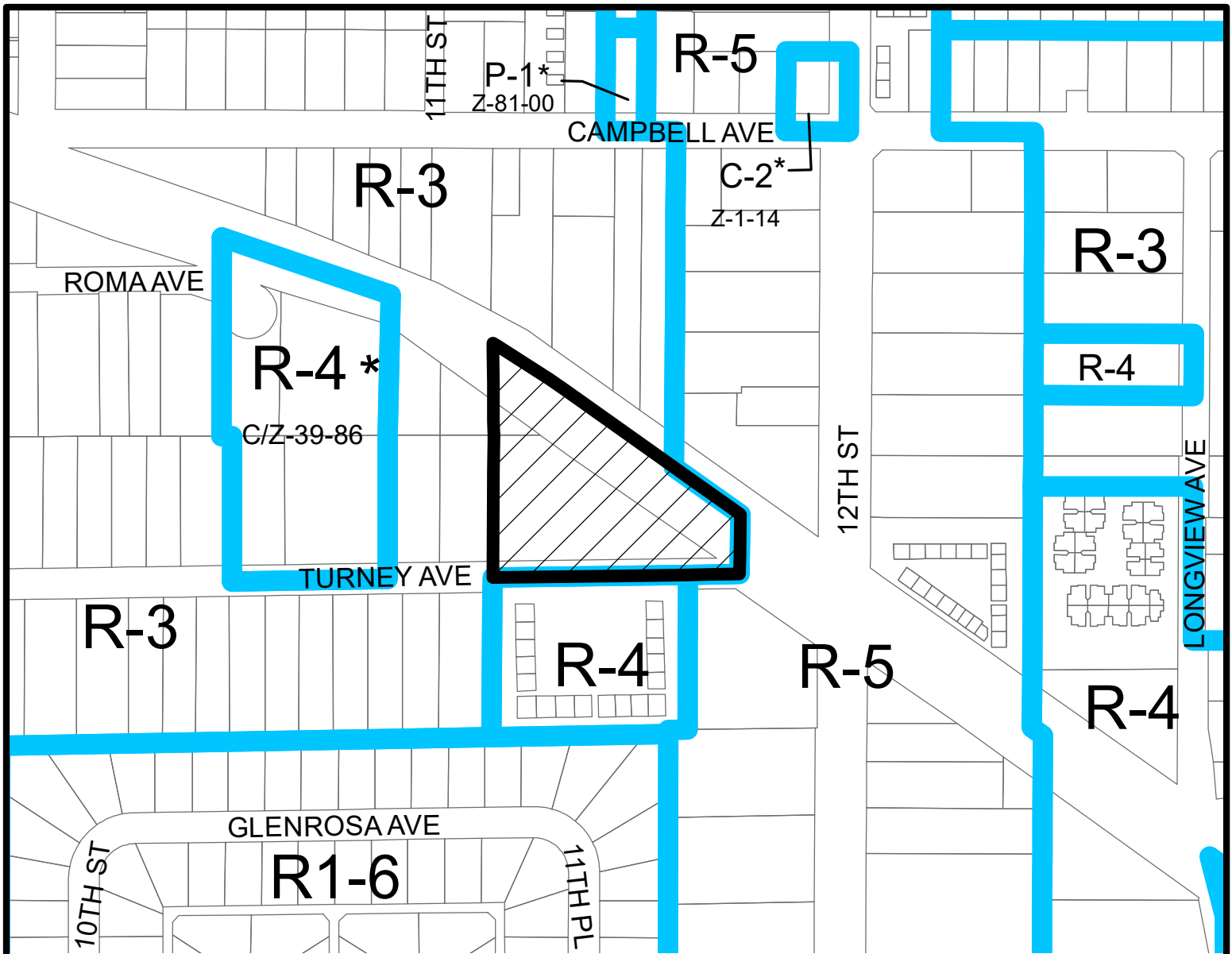
Exhibits

Zoning sketch map

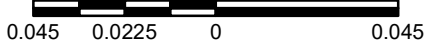
Aerial sketch map

Conceptual Site Plan date stamped October 19, 2022

Conceptual Building Elevations date stamped October 19, 2022



Miles

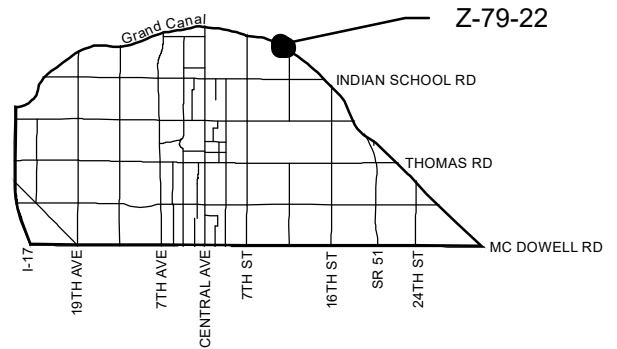


ENCANTO VILLAGE

CITY COUNCIL DISTRICT: 4



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:

Nicholas A. Sobraske/Gammage&Burnham,PLC

APPLICATION NO.

Z-79-22

DATE:

11/01/2022

REVISION DATES:

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

1.62 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 17-29

ZONING MAP
H-8

REQUESTED CHANGE:

FROM: R-3 (1.62 a.c.)

TO: R-4 (1.62 a.c.)

MULTIPLES PERMITTED

R-3

R-4

CONVENTIONAL OPTION

23

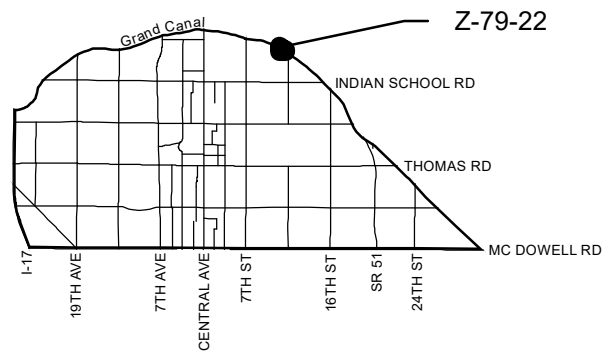
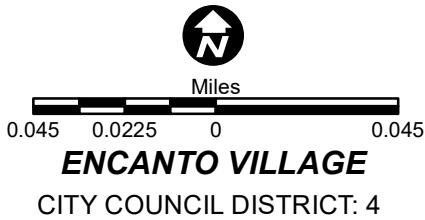
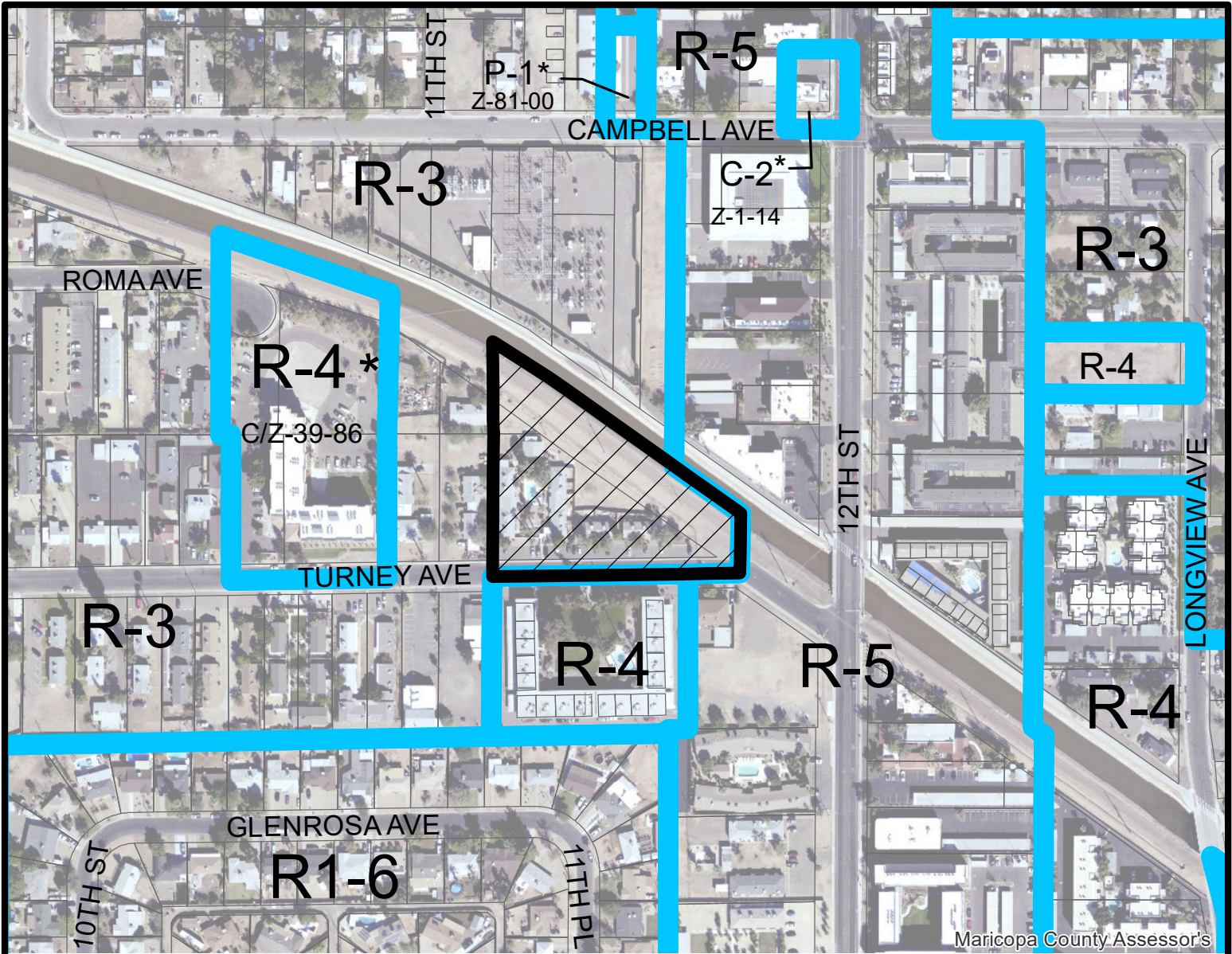
47

* UNITS P.R.D. OPTION

28

56

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



APPLICANT'S NAME: Nicholas A. Sobraske/Gammage&Burnham,PLC		REQUESTED CHANGE: FROM: R-3 (1.62 a.c.) TO: R-4 (1.62 a.c.)	
APPLICATION NO. Z-79-22	DATE: 11/01/2022 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.62 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 17-29	ZONING MAP H-8	
MULTIPLES PERMITTED R-3 R-4	CONVENTIONAL OPTION 23 47		* UNITS P.R.D. OPTION 28 56

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

SITE PLAN FOR "TURNERY CANALS" PROJECT

SITE PLAN NOTES:

1. DRIVEWAY ENTRY, PER COP DETAIL P255-1.
2. ADA PATH TO PUBLIC RIGHT OF WAY.
3. LANDSCAPE AREA.
4. BUILDING SETBACK LINE.
5. CENTER LINE OF STREET.
6. EXISTING CURB & GUTTER, REPLACE/REPAIR BROKEN OR OUT OF GRADE CURB AND SIDEWALK TO MEET CURRENT ADA GUIDELINES.
7. EXISTING CONCRETE SIDEWALK.
8. 6'-0" HIGH PERIMETER WALL.
9. MAILBOXES.
10. NEW CONCRETE SIDEWALK.
11. ASPHALT PRIVATE DRIVEWAY.
12. 10'X20' SITE VISIBILITY TRIANGLE.
13. PROPERTY LINE.
14. EXISTING FIRE HYDRANT.
15. FDC.
16. BICYCLE RACKS.
17. BICYCLE REPAIR STATION.
18. 20' WIDE GATE FOR PEDESTRIAN ACCESS TO THE CANAL.
19. 6'-0" HIGH VIEW WALL ALONG CANAL, PER CANAL BANK DESIGN GUIDELINES.
20. BUILDING OVERHANG.
21. LOADING ZONE.

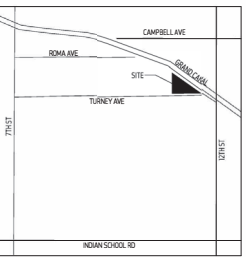
DEFERRED SUBMITTAL

- EMERGENCY ACCESS PERMIT
- UNDERGROUND FIRE LINE
- FIRE SPRINKLER SYSTEM

PARKING SUMMARY

PARKING REQUIRED				
UNITS	TYPE	SIZE	REQUIRED	TOTAL REQUIRED
(18)	2BEDROOM/1BATH	590 SF	15 STALLS/UNIT	270
(5)	20BEDROOM/2BATH	850 SF		23.0
TOTAL REQUIRED:				53.0 SPACES
PARKING PROVIDED				
COVERED PARKING				45.0
NOT COVERED PARKING				10.0
TOTAL PROVIDED:				55.0 SPACES
BICYCLE PARKING:				
PARKING REQUIRED:				
45 UNITS @ 25				12 SPACES
PARKING PROVIDED:				
2 SPACES PER LOT				14 SPACES

VICINITY MAP



CITY OF PHOENIX NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 30' X 30' ALONG THE PROPERTY LINES AT FOUR WAY INTERSECTIONS OF PUBLIC AND/OR PRIVATE STREETS WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 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'.
4. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
5. 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 THE SITE.
6. OWNERS OF THE PROPERTY ADJACENT TO THE PUBLIC RIGHT OF WAYS WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY IN ACCORDANCE WITH APPROVED PLANS.
7. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
8. ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.
9. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
10. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 30'X30' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
11. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
12. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
13. 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.
14. BARBED, RAZOR, OR CONCERTINA WIRE SHALL NOT BE USED ON THIS SITE.

PROJECT DESCRIPTION

PROPOSED SITE PLAN CONSISTS OF 4 (45) FORTY FIVE UNIT RESIDENTIAL MULTIFAMILY PROJECT IN A NEW DEVELOPMENT. THE PROPERTY IS CURRENTLY ZONED R-3, BEING REZONED TO R-4.

AMENITIES LIST

1. GAMING AREA
2. BBQ AREA
3. LOADING AREA
4. TURF

LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 1 OF CAROLYN PLACE, ACCORDING TO THE PLAT RECORDED IN BOOK 36 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
THAT PART OF LOT 34 OF LA VETA PLACE, ACCORDING TO THE PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LA VETA PLACE;
THENCE WESTERLY ALONG THE NORTH LINE OF LOT 1 OF CAROLYN PLACE, ACCORDING TO THE PLAT RECORDED IN BOOK 36 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING THE SOUTH LINE OF SAID LA VETA PLACE TO THE NORTHWEST CORNER OF LOT 1 OF SAID CAROLYN PLACE TO THE NORTHEAST BOUNDARY OF SAID LA VETA PLACE;
THENCE NORTH ALONG A LINE DETERMINED BY A STRAIGHT EXTENSION OF THE WEST LINE OF LOT 1 OF SAID CAROLYN PLACE TO THE NORTHEAST BOUNDARY OF SAID LA VETA PLACE;
THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING ALONG THE NORTHERLY BOUNDARY LINE OF SAID LA VETA PLACE AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE GRAND CANAL, AS SHOWN IN BOOK 7 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARKING LANDSCAPE

PARKING LANDSCAPE REQUIRED:	
TOTAL PARKING SURFACE:	6,641 SF
REQUIRED:	5% (332.05 SF)
PROVIDED:	8% (531.28 SF)

CODE REVIEW

AUTHORITY	CITY OF PHOENIX, ARIZONA
CODE	2018 INTERNATIONAL BUILDING CODE (W/AMENDMENTS)
	2018 INTERNATIONAL FIRE CODE
	2018 INTERNATIONAL MECHANICAL CODE
	2018 INTERNATIONAL PLUMBING CODE
	2017 NATIONAL ELECTRICAL CODE
	2018 INTERNATIONAL ENERGY CONSERVATION CODE
	2010 AMERICAN WITH DISABILITIES ACT
	2008 ANSI A117.1
OCCUPANCY	PROPOSED: R-2
OCCUPANCY USE	NON-SEPARATED
CONSTRUCTION TYPE	V-B

PROJECT INFORMATION

PROJECT NAME:	TURNERY CANALS
ADDRESS:	118 EAST TURNERY AVENUE PHOENIX, ARIZONA 85014
APN:	155-14-00A, 155-14-00B
ZONING:	R-3
CURRENT ZONING:	R-4 (SUBDIVISION CANALSCALE)
PROPOSED USE:	MULTIFAMILY
NUMBER OF UNITS:	45 UNITS
STORIES:	(3) THREE STORIES
BUILDING HEIGHT:	40'-0" HIGH
ALLOWED:	40'-0" HIGH
PROPOSED:	
LOT SIZE:	NET ACRES: 48,975 SF (1.12 ACRES) PER SURVEY GROSS ACRES: 71,865 SF (1.64 ACRES)
BUILDING FOOTPRINT:	17,660 SF TOTAL
TOTAL BUILDING FOOTPRINT:	
LOT COVERAGE:	50.0% (24,487 SF)
ALLOWED:	36.0% (17,660 SF)
PROPOSED:	
FIRE PROTECTION:	YES
FIRE SPRINKLERS:	NO
FIRE ALARM:	
DENSITY:	29.00 DU/ACRE (47 UNITS) 27.27 DU/ACRE (45 UNITS)
OPEN SPACE:	5.0% (3,592 SF) 5.1% (3,667 SF)
UNIT SIZE:	180
(18)	2BEDROOM/1BATH
(5)	20BEDROOM/2BATH
REFUSE:	COMMUNITY PICK UP
LOT SALES:	NO

PROJECT DIRECTORY

OWNER:	TURNERY CANALS, LLC 4470 WEST SUNSET BOULEVARD, #302 LOS ANGELES, CALIFORNIA 90027
CONTACT:	ASH PATH
PHONE:	303.572.2280
ARCHITECT:	TOMCEK DESIGN, P.C. 4368 NORTH CIVIC CENTER PLAZA ST. 201 SCOTTSDALE, ARIZONA 85251
PHONE:	602.619.7751
CONTACT:	MARK TOMCEK
CIVIL ENGINEER:	JACQUES WALLACE, L.L.C. 2323 WEST BETTANY HOMER ROAD PHOENIX, ARIZONA 85015
PHONE:	602.757.5564
CONTACT:	CHUCK JACOBS

CITY OF PHOENIX

OCT 19 2022

Planning & Development
Department



**TOMCEK
DESIGN**
4368 North Civic Center Plaza
Suite 201
Scottsdale, Arizona 85251
T 602.619.7751
F 480.718.6367
E info@tomcedesign.com

PROJECT DIRECTORY

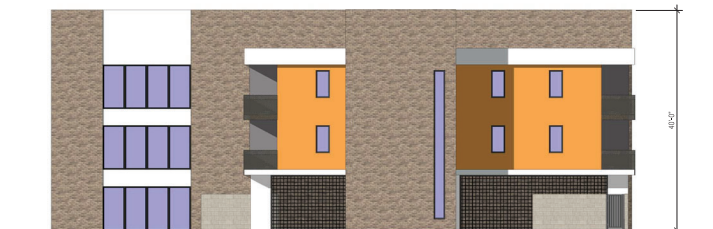
PROJECT:	TURNERY CANALS
	118 EAST TURNERY AVENUE PHOENIX, ARIZONA 85014
REVISOR:	
JOB #:	2213
DATE:	7.6.2022
CONTENTS:	SITE PLAN
SHEET NO:	A1.00



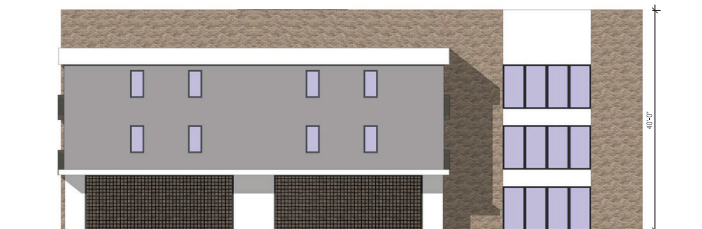
1 WEST ELEVATION
SCALE: 3/32"=1'-0"



2 EAST ELEVATION
SCALE: 3/32"=1'-0"



3 SOUTH ELEVATION



4 NORTH ELEVATION

RIVA
SREV
PAPP
SCSR
Q.S.
PRLC
LSPH
ADOR

CITY OF PHOENIX
OCT 19 2022
Planning & Development
Department



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PROJECT:
TURNEY CANALS
118 EAST TURNEY AVENUE
PHOENIX, ARIZONA 85014

REVISION:

JOB # 2213

DATE: 7.6.2022

CONTENTS: BUILDING ELEVATIONS

SHEET NO: **A2.00**

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