

## Attachment B



### City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

#### Staff Report: Z-60-21-6 December 1, 2021

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

December 7, 2021

[Planning Commission Hearing Date](#)

January 6, 2022

**Request From:**

[R1-6](#) (Single-Family Residence District) (0.21 acres) and [R-3](#) (Multifamily Residence District) (0.42 acres)

**Request To:**

[R-3](#) (Multifamily Residence District) (0.63 acres)

**Proposed Use**

Multifamily residential

**Location**

Approximately 65 feet west of the southwest corner of 40th Street and Monterosa Street

**Owner**

Geoff Edlund, Chapter 2, LLC

**Applicant/Representative**

Brian Greathouse, Burch & Cracchiolo, PA

**Staff Recommendation**

Approval, subject to stipulations

General Plan Conformity			
<a href="#">General Plan Land Use Map Designation</a>		Residential 3.5 to 5 dwelling units per acre	
<a href="#">Street Map Classification</a>	Monterosa Street	Local Street	25-foot south half street
<b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</b>			
The proposal seeks to develop two vacant lots and a single-family residential property into a townhome-style multifamily residential development. This will provide additional housing options in the neighborhood while remaining consistent with the scale and character of the area. The proposal will also provide an appropriate transition from the commercial uses to the east and south of the site.			

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

The proposed development is sensitive to the scale and character of the surrounding neighborhood with a maximum building height of two stories, mid-century modern architecture, and front-facing patios. Further, the development will incorporate standards to buffer itself from the adjacent properties such as enhanced tree plantings along its street frontage and perimeter setbacks, as well as providing all vehicular access from the alley to the south of the site.

**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.**

As stipulated, the proposed development will provide large caliper trees to be planted adjacent to the public sidewalk along Monterosa Street, along both side perimeters, and within the surface parking area to the rear of the site.

#### Applicable Plan, Overlays, and Initiatives

[Housing Phoenix](#) – 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/Zoning

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Single-family residential, vacant lots	R1-6, R-3
<b>North (Across Monterosa Street)</b>	Single-family residential	R1-6
<b>South</b>	Restaurant, yoga studio	C-2
<b>East</b>	Dentist office	C-O
<b>West</b>	Single-family residential	R1-6

<b>R-3 (Multifamily Residence District) Planned Residential Development Option</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed site Plan</u></b>
<i>Maximum dwelling unit density</i>	15.23 dwelling units per acre; 17.40 dwelling units per acre with bonus	12 dwelling units per acre – Met
<i>Minimum perimeter standards</i>		
Minimum building setbacks	20 feet adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street;  15 feet adjacent to property line	20 feet adjacent to Monterosa Street – Met  15 feet adjacent to east and west property lines – Met  36 feet from south property line – Met
Minimum landscape setbacks	North: 20 feet  South, east, and west: 5 feet	North: 20 feet – Met  East and west: 15 feet – Met South: 0 feet – Not met*
<i>Maximum height</i>	2 stories or 30 feet for first 150 feet; 1-foot in 5-foot increase to 48 feet high, 4-story maximum**	27 feet – Met
<i>Maximum lot coverage</i>	45%	44.14% – Met
<i>Minimum common areas</i>	5% of gross area	5.1% – Met
<i>Minimum parking</i>	1 space per 2-bedroom unit (12 required) 0.5 guest spaces per unit (4 required)	16 spaces – Met

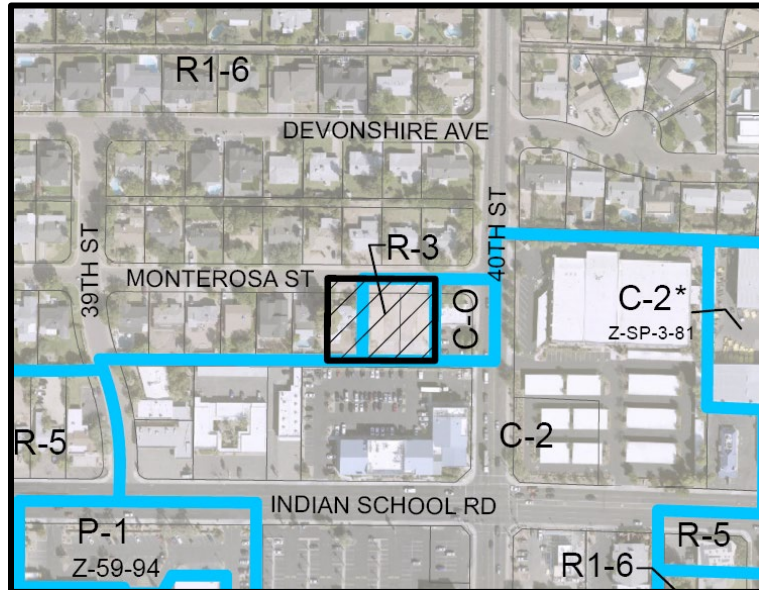
\*Site plan modification or variance required

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

## **Background/Issues/Analysis**

### **SUBJECT SITE**

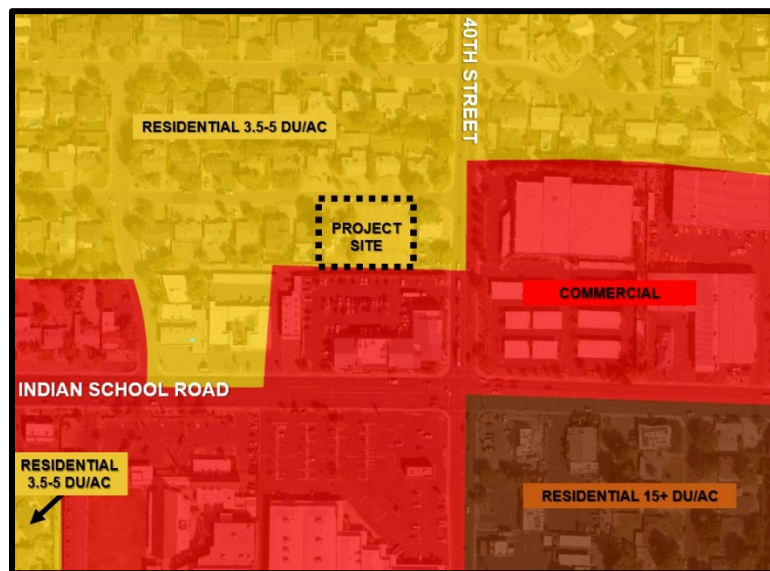
1. This request is to rezone a 0.63-acre site located approximately 65 feet west of the southwest corner of 40th Street and Monterosa Street from 0.21 acres of R1-6 (Single-Family Residence District) and 0.42 acres of R-3 (Multifamily Residence District) to R-3 (Multifamily Residence District) to allow a multifamily residential development.



**Aerial Map**

**Source: City of Phoenix Planning and Development Department**

2. The site has a General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre. The same designation exists to the north, east, and west of the site. The property to the south of the site is designated Commercial, as are the properties to the east of the site, across 40th Street. The proposal is not consistent with the Residential 3.5 to 5 dwelling units per acre designation. However, as the site is under 10 acres, a General Plan Amendment is not required. The proposed zoning district will provide a land use transition from the higher intensity Commercial designations to the south and east to the single-family residential neighborhood.

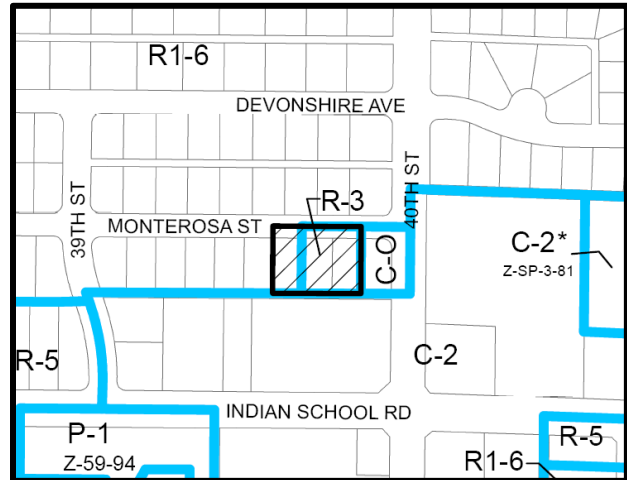


**General Plan Land Use Map**

**Source: City of Phoenix Planning and Development Department**

### EXISTING CONDITIONS & SURROUNDING ZONING

3. The site consists of two vacant lots that are zoned R-3 (Multifamily Residence District) and one existing single-family residence zoned R1-6 (Single-Family Residence District). The proposal seeks to rezone all three properties to R-3 to be consistent with the existing zoning on the two vacant properties and develop a multifamily residential project. The zoning of the single-family neighborhood permits a maximum building height of 2 stories and 30 feet. The proposal will be limited to the same maximum height standard as the single-family residential neighborhood to ensure compatibility in scale and character.



**Zoning Map**

**Source: City of Phoenix Planning and Development Department**

To the east of the site is a dentist's office zoned C-O (Commercial Office – Restricted Commercial District) and to the south is a mixed-use retail center zoned C-2 (Intermediate Commercial District) that contains restaurants and other businesses such as a yoga studio. The parking lot that serves this retail center is directly adjacent to the subject site. The proposal for a two-story multifamily residential development will provide a transition from the commercial uses to the single-family residential homes.

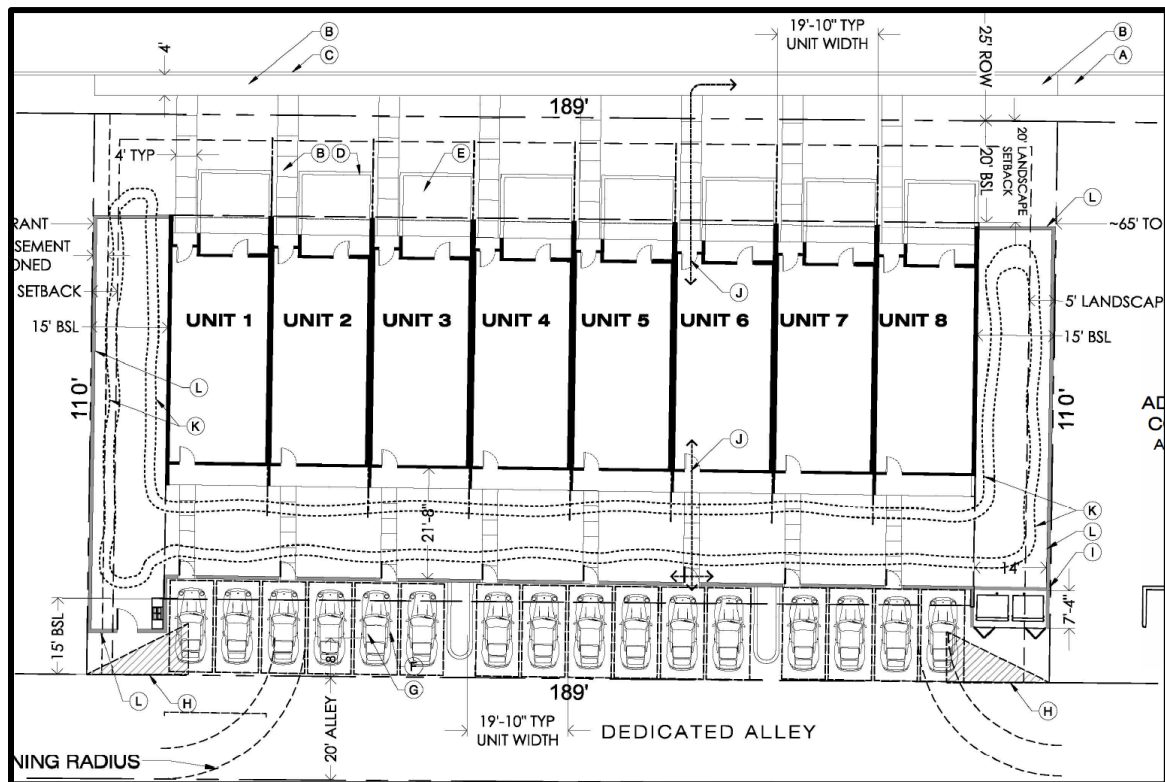


**Current site conditions**

**Source: Google Street and Aerial View**



4. The proposed site plan depicts an eight-unit multifamily residential development that prioritizes the pedestrian environment along Monterosa Street by providing pedestrian-only access to individual units from the street. All vehicular access and parking is proposed on the southern portion of the site, where it will be accessed through the adjacent alley. Vehicular maneuvering in the alleyway is not permitted per the Phoenix Zoning Ordinance and will thus require that the developer obtain a variance. As such, staff is not recommending general conformance to the site plan. The surface parking spaces will be separated from the buildings with a wall but will be accessible from each individual unit through gates for every two spaces. There will also be a community entrance gate from the alley on the southwestern portion of the site.



**Proposed Site Plan**  
**Source: Jason Comer Architect**

The proposal includes front-facing patios in conjunction with the front pedestrian entrances, which will be connected to the public sidewalk via individual pathways. To ensure a walkable and pedestrian-friendly streetscape, these elements are addressed in Stipulation Nos. 2 and 3. Staff is recommending that the required landscape setback along Monterosa Street be planted with large caliper single-trunk trees to provide shade to the public sidewalk. This is addressed in Stipulation No. 4. Staff is further recommending that additional large-caliper trees

be planted along both side yard setbacks to provide buffering from neighboring properties. This is addressed in Stipulation No. 5.

5. The proposed building elevations depict a townhome-style development with a maximum building height of two stories and approximately 27 feet. The front (north) elevations, which face Monterosa Street, depict primary entryways for each individual unit, as well as ground-level doors to access front patios. Each unit will have a second-floor balcony facing the street, and all are clearly identifiable as individual residences with vertical architectural separations. The proposed development is of the mid-century modern architectural style.



***Proposed Building Elevations***  
***Source: Jason Comer Architect***

Staff is recommending general conformance to the building elevations due to the small-scale residential character depicted, as well as the maximum building height, which is compatible with the surrounding area and will provide an appropriate transition and a buffer from adjacent commercial uses to the single-family neighborhood. This is addressed in Stipulation No. 1. Stipulation Nos. 1.a. and 1.b. specifically address the most desirable elements from the building elevations, which are the building height and the clearly identifiable pedestrian entryways along Monterosa Street.

#### AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

##### 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 at a more rapid pace while using vacant land in a more sustainable fashion.

7. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending that required landscape setbacks along the north, east, and west property lines be planted with large caliper shade trees to maximize shade coverage on site and on the public sidewalk. Staff is also recommending that the surface parking area be shaded with a combination of structural and tree shade. These are addressed in Stipulation Nos. 4 through 6.

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. To provide a safe and comfortable pedestrian environment along Monterosa Street, staff is recommending that the developer construct a minimum five-foot-wide sidewalk for the length of the property, and that individual residential units have pedestrian-only access from this street, with front-facing patio elements and pedestrian pathways to connect unit entrances to the public sidewalk. Staff is further recommending robust tree plantings within the landscape setback along Monterosa Street to provide shade to the public sidewalk. These recommendations are addressed in Stipulation Nos. 2 through 4.

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 incorporate bicycle parking spaces for the community, which will be installed per the requirements in the city's Walkable Urban (WU) Code. This is addressed in Stipulation No. 7.



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 Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The proposal will provide trash and recycling collection on site in community waste collection containers, which will be picked up from the alley.

COMMUNITY INPUT SUMMARY

11. At the time this staff report was written, staff received one letter of opposition citing concerns with the lack of compatibility with the single-family neighborhood and that this project would set a precedent for similar future developments in the area.

INTERDEPARTMENTAL COMMENTS

12. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
13. The Public Transit Department has requested that the developer provide clearly defined, accessible pathways that connect all building entrances and exits, and public sidewalks, and where pedestrian paths cross drive aisles, that they be constructed of materials that visually contrast with parking and drive aisle surfaces. These are addressed in Stipulation Nos. 8 and 9.
14. The Street Transportation Department has required that the developer pave the adjacent alley for the whole length of the property to 40th Street, and that all streets be constructed with all required improvements and comply with current ADA standards. These are addressed in Stipulation Nos. 10 and 11.
15. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The Aviation Department also requires that the project receive a No Hazard Determination from the FAA and that the property owner grant and record an aviation easement. These are addressed in Stipulation Nos. 12 through 14.

OTHER

16. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33 feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to

properly assess the materials. This is addressed in Stipulation No. 15.

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

### **Findings**

1. The proposed development is compatible in scale and character with the surrounding neighborhood and features clearly identifiable pedestrian entrances and building height consistent with single-family development.
2. The proposed development will provide a buffer and an appropriate transition from the commercial uses to the south and east to the site, from the existing single-family neighborhood.
3. As stipulated, the proposed development will provide ample tree shade throughout the site and along the public sidewalk along Monterosa Street.

### **Stipulations**

1. The development shall be in general conformance with the elevations date stamped September 2, 2021, with specific regard to the following and as approved by the Planning and Development Department.
  - a. There shall be a maximum building height of 2 stories and 30 feet.
  - b. Individual entryways on front (Monterosa) elevation shall be clearly identifiable as the primary pedestrian access for residential units.
2. The developer shall construct a minimum 5-foot-wide public sidewalk along the south side of Monterosa Street, as approved by the Planning and Development Department.
3. The primary entryways into residential units shall face Monterosa Street. These entryways shall incorporate a patio or seating court area, as approved by the Planning and Development Department.
4. The required landscape setback along Monterosa Street shall include minimum 3-inch caliper single-trunk large canopy shade trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department. Five, five-gallon shrubs per tree, and additional shrubs or live groundcover shall provide minimum 75 percent live cover at maturity, as approved by the Planning and Development Department.

5. A minimum 10-foot landscape setback shall be required along the west and east property lines. These areas shall be planted with minimum 2-inch caliper shade trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
6. 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 percent shade at maturity, as approved by Planning and Development Department. Shade may be provided with a combination of trees and structural shade.
7. A minimum of two bicycle parking spaces shall be provided through Inverted U and/or artistic racks located on the southwest portion of the site, to the north of the pedestrian entry gate depicted on the site plan date stamped September 2, 2021. These parking spaces shall be installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
9. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
10. The developer shall provide 20 feet of paving per the local street requirements for the alley from the western boundary of the property to 40th Street, as approved by the Planning and Development Department.
11. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
12. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
13. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

14. 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.
15. 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**

Sofia Mastikhina

November 5, 2021

**Team Leader**

Samantha Keating

**Exhibits**

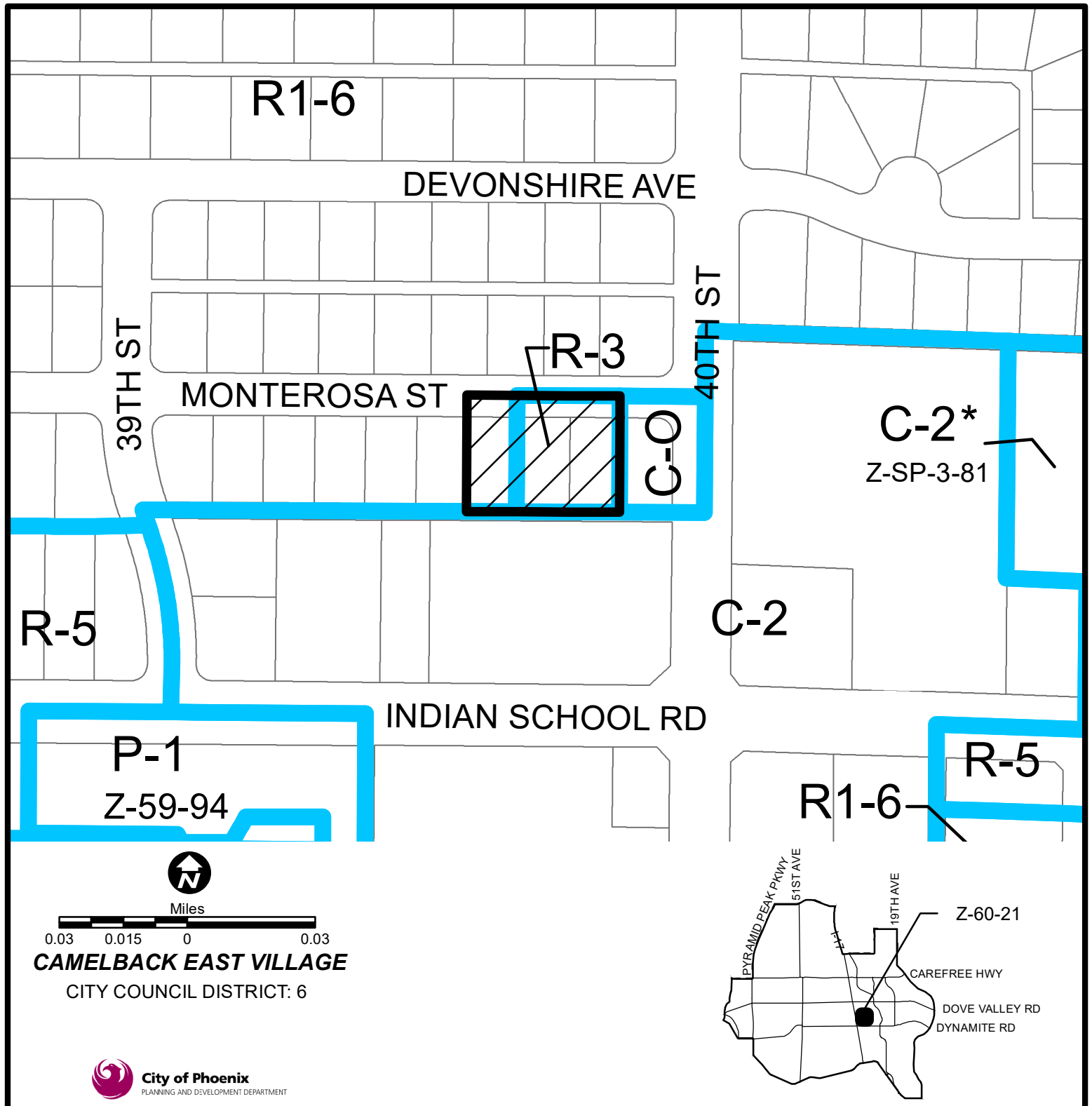
Sketch Map

Aerial

Site plan date stamped September 2, 2021 (1 page)

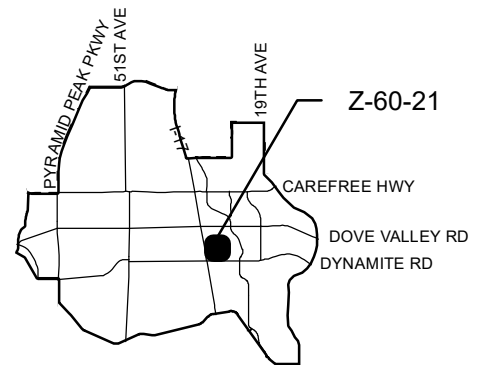
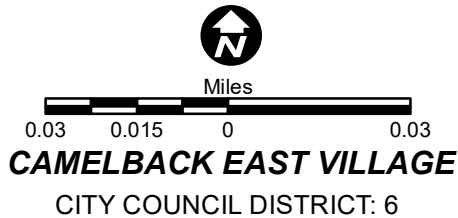
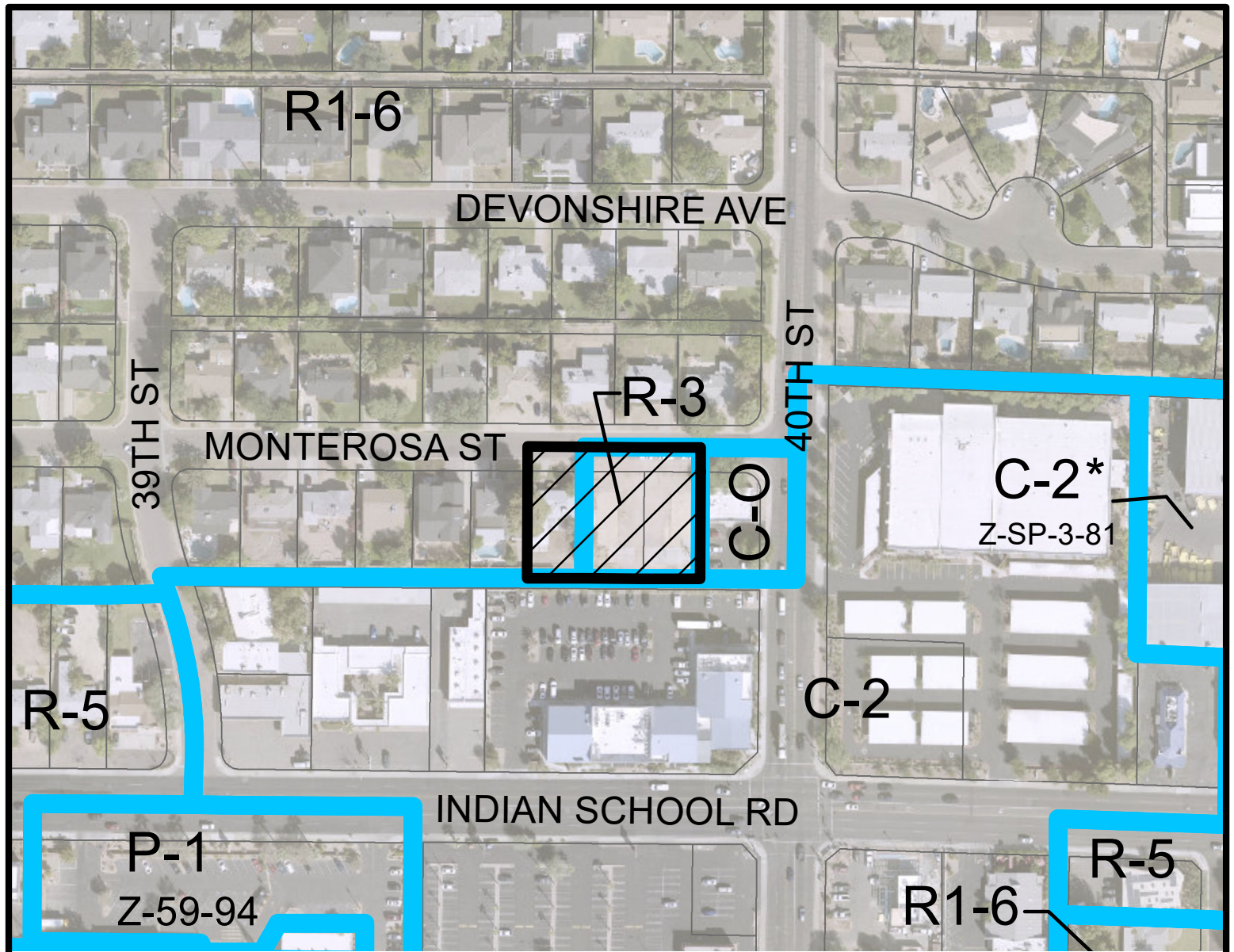
Elevations date stamped September 2, 2021 (1 page)

Community correspondence (1 page)



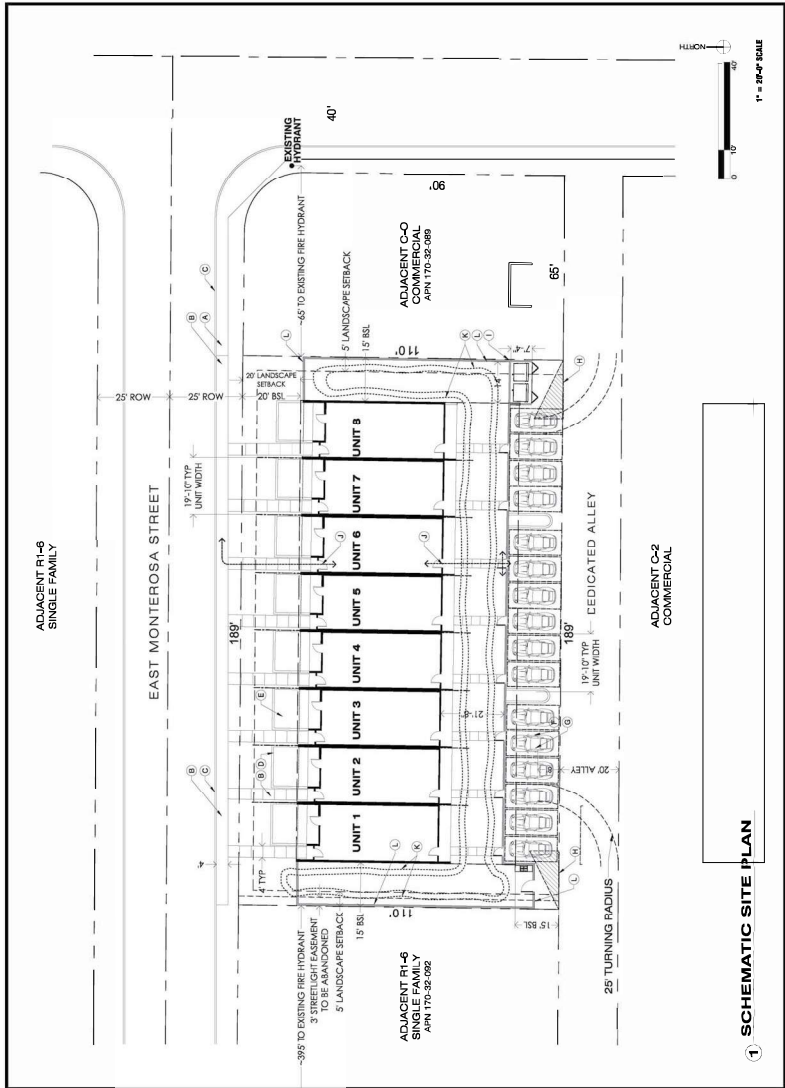
<b>APPLICANT'S NAME:</b> Brian Greathouse, Burch & Cracchiolo, PA		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-60-21		FROM: R1-6 ( 0.21 a.c.) R-3 ( 0.42 a.c.)	
DATE: 9/23/2021 REVISION DATES:		TO: R-3 ( 0.63 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>0.63 Acres</b>		AERIAL PHOTO & QUARTER SEC. NO. QS 17-36	
		ZONING MAP H-10	
<b>MULTIPLES PERMITTED</b> R1-6, R-3 R-3		<b>CONVENTIONAL OPTION</b> 1, 6 9	
		<b>* UNITS P.R.D. OPTION</b> 1, 7 11	
* Maximum Units Allowed with P.R.D. Bonus			





<b>APPLICANT'S NAME:</b> Brian Greathouse, Burch & Cracchiolo, PA		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-60-21	<b>DATE:</b> 9/23/2021 <b>REVISION DATES:</b>	<b>FROM:</b> R1-6 ( 0.21 a.c.) R-3 ( 0.42 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 0.63 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 17-36	<b>ZONING MAP</b> H-10	<b>TO:</b> R-3 ( 0.63 a.c.)
<b>MULTIPLES PERMITTED</b> R1-6, R-3 R-3	<b>CONVENTIONAL OPTION</b> 1, 6 9		<b>* UNITS P.R.D. OPTION</b> 1, 7 11

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



1 SCHEMATIC SITE PLAN

- KEYNOTES**
- A EXISTING 48" WIDE CONCRETE SIDEWALK
  - B NEW 48" WIDE CONCRETE SIDEWALK
  - C EXISTING CONCRETE ROLLED CURB
  - D 36" HIGH CMU SCREEN WALL TYPICAL EACH UNIT
  - E OPEN PATIO, TYPICAL EACH UNIT
  - F ALLEY LOADED NON-DEDICATED CARPORTE (14 TOTAL 9'-6" x 19'-4" CLEAR AT EACH SPACE)
  - G CARPORT COLUMNS LOCATED 8' CLEAR OF ALLEY, 4' SETBACK REQ'D
  - H 10'x20' VISIBILITY TRIANGLE
  - I "TIPPER" REFUSE ENCLOSURE, 5'-4" HIGH CMU WALLS
  - J ADA PATH FROM INDIVIDUAL UNIT TO PUBLIC ROW OR PUBLIC SPACE & PARKING (TYPICAL AT EACH UNIT)
  - K CONCEPTUAL CONTOUR OF RETENTION BASIN
  - L 5'-0" HIGH CMU FENCE
  - M COMMON BBQ AMENITY AREA

**PROJECT DESCRIPTION**  
EIGHT NEW 2-STORY MULTIFAMILY TOWNHOMES PLANNED RESIDENTIAL WITH INDIVIDUAL ALLEY-LOADED DETACHED CARPORTS FOR EACH UNIT  
TOWNHOUSE TYPE R-3 OCCUPANCY  
TYPE VB CONSTRUCTION, SPRINKLERED  
MAX 28'-0" HEIGHT TO TOP OF PARAPET, 25'-6" TOP OF ROOF

**LEGAL DESCRIPTION**  
LOTS 2, 3, AND 4, BLOCK 10, OF RANCHO DEL MONTE - UNIT TWO, BEING TO THE EAST OF AND TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 58 OF MAPS, PAGE 5.

**PROJECT INFORMATION**  
OWNER: CHAPTER 2, LLC, GEOFF EDLUND  
PROJECT ADDRESS: 3933 / 3937 / 3943 EAST MONTEROSA STREET PHOENIX, ARIZONA 85018  
PARCELS: APN 170-32-090, 170-32-091, 170-32-092 (LOT COMBINATION PROPOSED)  
MCR: 50-09, SUBDIVISION PLAT APPROVED IN 1951  
SUBDIVISION: RANCHO DEL MONTE UNIT 2, LOTS 2, 3 & 4  
EXISTING ZONING: LOT 2 & 3 R-3  
LOT 4 R1-6  
PROPOSED ZONING: R-3 PLANNED RESIDENTIAL DEVELOPMENT SECTION 615, TABLE B, OPTION (c)

**AREA CALCULATIONS**  
PROTOTYPE UNIT (TYPICAL OF EIGHT UNITS):  
2ND FLOOR: 2,285 SF  
TOTAL FLOOR: 2,285 SF  
DETACHED CARPORT: 2,285 SF  
TOTAL LIVABLE AREA: 13,024 SF  
PROJECT TOTALS (ALL UNITS):  
STY FLOOR: 6,715 SF LIVABLE  
TOTAL FLOOR: 2,285 SF  
DETACHED CARPORT: 2,285 SF  
TOTAL LIVABLE AREA: 13,024 SF

**PARKING CALCULATION**  
EIGHT TWO-BEDROOM UNITS  
1.5 SPACES PER 2BR UNIT = 12 SPACES REQ'D  
0.5 GUEST SPACES PER 2BR UNIT = 4 SPACES REQ'D  
14 TOTAL SPACES REQUIRED  
16 UNRESERVED SPACES PROVIDED

LOT COVERAGE: 170-32-090 = 41.15% COVERAGE  
9,115.71 SQ FT / 22,170 = 41.15%  
DENSITY: 26.47 D.U./AC PARAPET  
TWO STORES

LOT	NET LOT SIZE	GROSS LOT SIZE
170-32-090	6,980 SF	9,135 SF
170-32-091	6,980 SF	9,135 SF
170-32-092	6,980 SF	9,135 SF
0.48 ACRES	20,790 SF	27,465 SF
0.63 ACRES		

8 UNITS / 0.63 ACRES = 12 D.U./AC PROVIDED  
MINIMUM 15.23 D.U./AC PERMITTED, UP TO 17.45 D.U./AC WITH BONUS

**OPEN SPACE CALCULATION**  
27,465 SF GROSS SITE AREA x 3% = 1,371.55 SF OPEN SPACE REQUIRED  
1,400 SF PROVIDED

DATE: 26-07-15  
BY: JACOM  
CHECKED: 17-03-16  
DATE: 21-03-17  
BY: JACOM

# MONTEROSA TOWNHOMES

3933 / 3937 / 3943 EAST MONTEROSA STREET  
PHOENIX, ARIZONA 85018

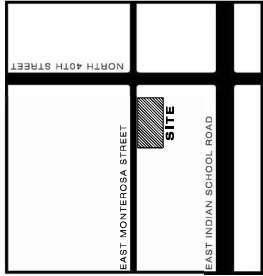
JASON COMER ARCHITECT  
PHOENIX, ARIZONA 85018  
C/O MONTEROSA TOWNHOMES  
3933 / 3937 / 3943 EAST MONTEROSA STREET  
PHOENIX, ARIZONA 85018



ENTITLEMENTS PHASE  
DRAWN: JACOM  
CHECKED: JACOM  
DATE: MARCH 2, 2021  
REVISION: NONE

CONCEPTUAL SITE PLAN

## Z1.0



**PROJECT TEAM**  
OWNER/DEVELOPER: GEOFF EDLUND  
1245 AIRPORT ROAD  
BOULDER CITY, NEVADA 89005  
(702) 682-7703  
GEOFF@FALLON.COM  
ZONING ATTORNEY: EDWIN C. BULL  
BULL & CHACCHIOLO  
1850 NORTH CENTRAL AVENUE SUITE 1700  
PHOENIX, ARIZONA 85004  
(602) 274-7611  
EBULL@BULLCATTORNEY.COM  
ARCHITECT: JASON COMER ARCHITECT  
1245 AIRPORT ROAD  
BOULDER CITY, NEVADA 89005  
(702) 373-7934  
JASONCOMER@GMAIL.COM

**CITY OF PHOENIX**  
SEP 02 2021  
Planning & Development  
Department

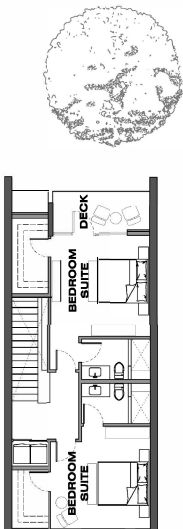
# MONTEROSA TOWNHOMES

3933 / 3937 / 3943 EAST MONTEROSA STREET  
PHOENIX, ARIZONA 85018

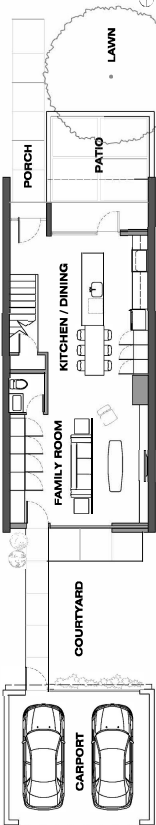
JASON COMER ARCHITECT  
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3933 / 3937 / 3943 EAST MONTEROSA STREET  
PHOENIX, ARIZONA 85018



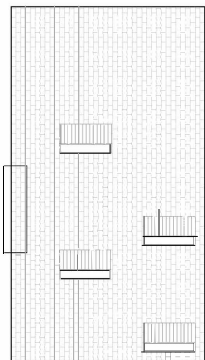
ENTITLEMENTS PHASE  
MARCH 2, 2021  
STATION NUMBER



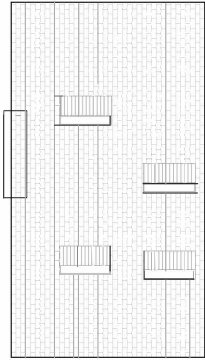
2 TYPICAL SECOND FLOOR PLAN



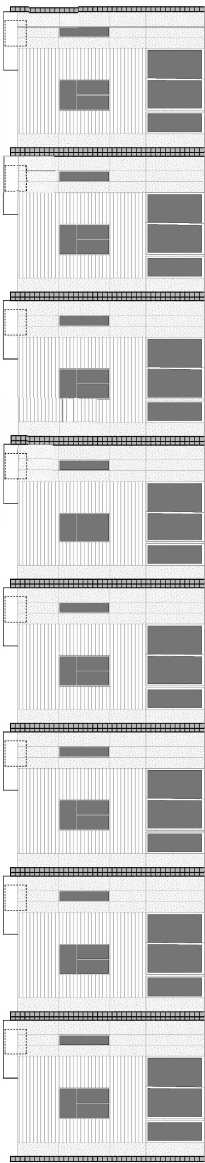
6 TYPICAL FIRST FLOOR PLAN



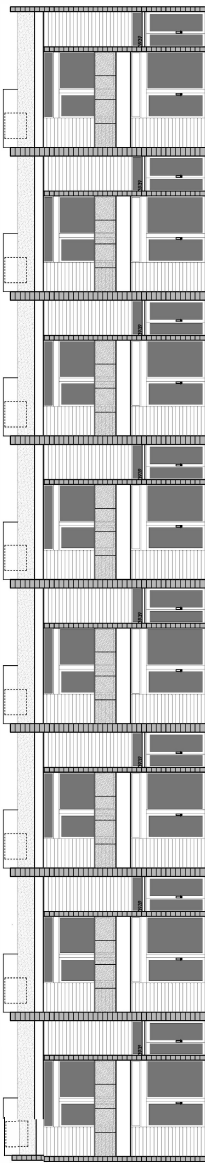
5 EAST ELEVATION



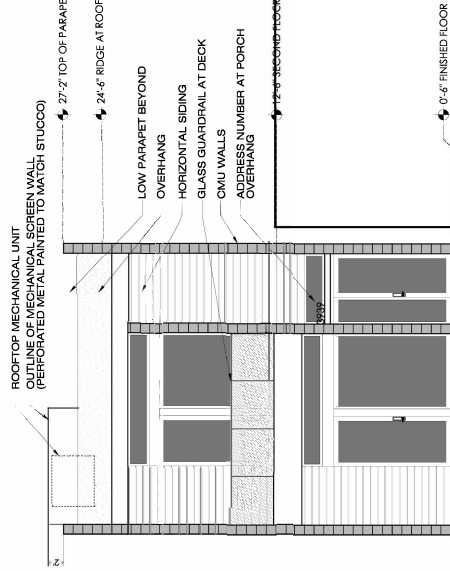
4 WEST ELEVATION



3 SOUTH (ALLEY) ELEVATION



2 FRONT (MONTEROSA) ELEVATION



1 TYPICAL UNIT STREET ELEVATION

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## Sofia Mastikhina

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**From:** Josiah Roberts <ulty.player@gmail.com>  
**Sent:** Thursday, October 28, 2021 10:44 AM  
**To:** Sofia Mastikhina  
**Subject:** Case No. Z-60-21, SWCC of 40th St and Monterosa

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sofia,

I received an informational packet about this case via mail. My wife and I live in the area, a couple blocks north on Heatherbrae Drive. I attended a portion of the Zoom meeting on October 19, but had trouble getting unmuted to comment. I'm hoping it's not too late.

We have concerns about the proposed rezoning and planned development. We bought our home in 2008 because we like the larger lots and open feel of the neighborhood. I think many of our neighbors would say the same. This rezoning and proposed development would change the character of the immediate neighborhood. Although we are not directly impacted, we are concerned this could set a precedent that would allow for similar developments within the neighborhood in the future.

The area has already changed considerably since 2008. There are more businesses in the area and we are seeing significantly more traffic, especially on 40th Street. This is to be expected due to the desirability of the area. However, we would like the character of our neighborhood to be maintained. The proposed development clearly changes the density and I see no advantage other than allowing the developer to make a bigger profit (and maybe more property tax income for the County).

I urge the City to deny this request and maintain the three lots as single family homes. The developer can build three new homes and make a good profit.

If you have questions, please feel free to contact me.

Josiah Roberts  
602-690-6428  
3917 E Heatherbrae Drive