

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-91-22-5 March 21, 2022

Alhambra [Village Planning Committee](#) Meeting Date: March 28, 2023
[Planning Commission](#) Hearing Date: April 13, 2023
Request From: [R1-6](#) (Single-Family Residence District) (2.94 acres), and [R-5](#) (Multifamily Residence District) (2.03 acres)
Request To: [R-5](#) (Multifamily Residence District) (4.97 acres)
Proposed Use: Multifamily Residential
Location: Approximately 1,000 feet west of the southwest corner of 39th Avenue and Camelback Road
Owner: West Camelback Investment Group, LLC
Applicant: Vida Architects
Representative: Virginia Senior
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 15+ dwelling units per acre	
Street Map Classification	Camelback Road	Arterial	40-foot south half street
<p><i>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.</i></p> <p>The proposal, as stipulated, includes design and development standards to encourage walking, bicycling, and transit use. These standards include an uninterrupted paseo through the center of the development that will serve as a lively and linear open space that connects its residents with its bicycle parking, bicycle repair station, on-site amenities, and to the shaded and detached sidewalk along Camelback Road.</p>			

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN

PRINCIPLE: Development should include convenient bicycle parking.

The proposal, as stipulated, includes bicycle facilities to encourage bicycling and transit use by leveraging its proximity to the high-ridership bus corridor on Camelback Road, Alhambra High School, Grand Canyon University, and Cielito Park which are all located within one-mile of the subject site. Features include bicycle parking and a private bicycle repair station.

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 a wide landscape detachment for the public sidewalk that will be planted with shade trees that will shade the public sidewalk to 75 percent. These improvements will create a comfortable pedestrian environment along Camelback Road and make the walk to nearby destinations more safe and more comfortable.

Applicable Plans, Overlays, and Initiatives

[Alhambra 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.

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

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residence	North: R-5 South: R1-6
North (across Camelback Road)	Multifamily residences	R-5
West	Single-family residences	R-4 and C-1
East	Multifamily residences	PAD-15
South	Auction yard, outdoor storage	C-2

R-5 (Multifamily Residence District) Subdivision Development Option		
<u>Standards</u>	<u>Requirements</u>	<u>Site Plan Provisions</u>
Gross Acres	-	4.97 acres
Maximum Dwelling Units	216	208 (Met)
Maximum Density (dwelling units/acre)	43.5	41.85 (Met)
Maximum Building Height	4 stories and 48 feet	4 stories and 48 feet (Met)
Minimum Landscape Setbacks		
<i>Adjacent to Public Street (North)</i>	20 feet	20 feet (Met)
<i>Interior (East)</i>	5 feet	5 feet (Met)
<i>Interior (West)</i>	5 feet	5 feet (Met)
<i>Rear (South)</i>	5 feet	5 feet (Met)
Minimum Building Setbacks		
<i>Adjacent to Public Street (North)</i>	20 feet	29 feet (Met)
<i>Interior (East)</i>	3 feet	72 feet (Met)
<i>Interior (West)</i>	10 feet	72 feet (Met)
<i>Rear (South)</i>	15 feet	72 feet (Met)
Lot Standards		
Minimum Open Space	5 percent	5 percent (Met)
Minimum Amenities	2 amenities	Not depicted
Maximum Lot Coverage	50 percent	23.6 percent (Met)
Minimum Parking	312 vehicular spaces	312 vehicular spaces (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 4.97 acres located approximately 1,000 feet west of the southwest corner of 39th Avenue and Camelback Road from 2.94 acres of R1-6 (Single-Family Residence District) and 2.03 acres of R-5 (Multifamily Residence District) to R-5 for the purpose of multifamily residential. The site is located within one-quarter mile from Alhambra High School and within one-mile of Grand

Location Map; Source: Planning and Development Department



Canyon University, Cielito Park, and the 35th Avenue Bus Rapid Transit Corridor into downtown Phoenix.

SURROUNDING LAND USES AND ZONING

2. The subject site contains one single-family residence, several outbuildings, and the remainder of the site is vacant land. Approximately the north 231 feet of the site is zoned R-5 which permits a maximum height of four stories and 48 feet. The remaining southern portion of the site is zoned R1-6 which permits a maximum height of two stories and 30 feet. The Zoning Sketch Map, included as an exhibit to this report, depicts the zoning districts for the subject site and the surrounding area.

To the west of the subject site are nine single-story, single-family residences with the southern eight zoned R-4 (Multifamily Residence District) and the northernmost zoned C-1 (Neighborhood Retail). The R-4 zoning district permits a maximum height of three stories and 40 feet and up to four stories and 48 feet, subject to additional setbacks.

To the east of the subject site is a multifamily residential community zoned PAD-15 (Planned Area Development) and developed to a height of two stories. PAD-15 zoning permits a maximum height of four stories and 48 feet with a maximum density of 43.5 dwelling units per acre.

To the south of the subject site is an auction yard and outdoor storage facility zoned C-2 (Intermediate Commercial) and with a single structure constructed to a height of one-story. The C-2 zoning district permits a maximum height of two stories and 30 feet.

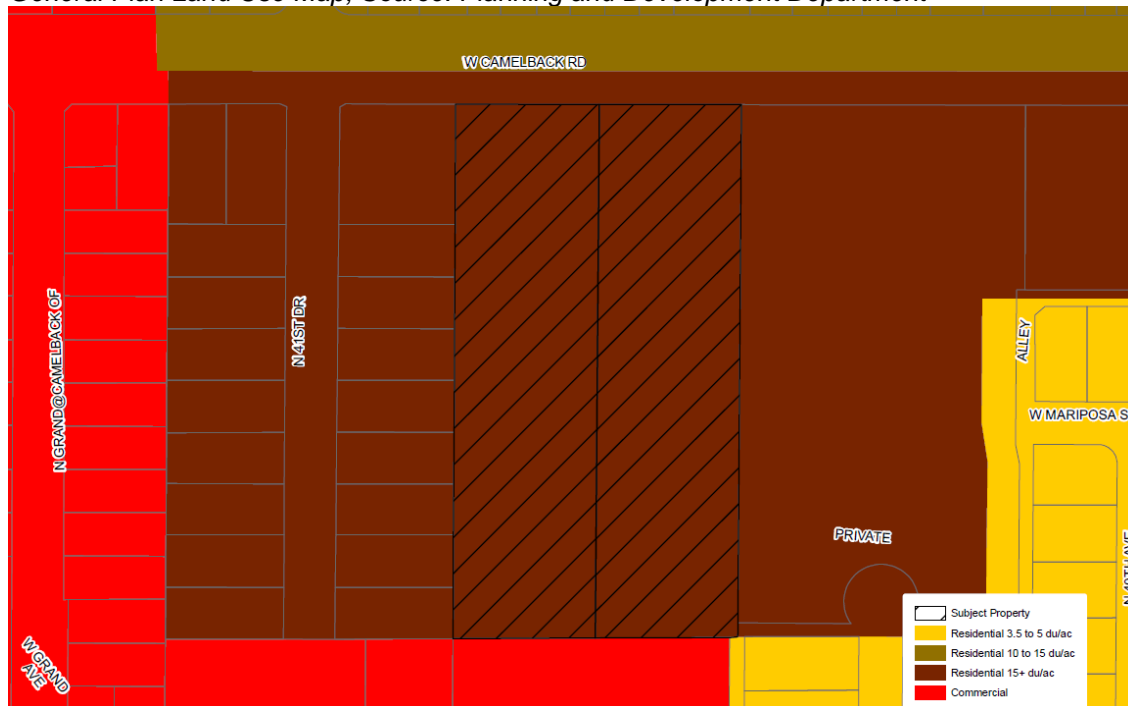
To the north of the subject site across Camelback Road is a multifamily residential development constructed to a height of two stories and zoned R-5 which permits a maximum height of four stories and 48 feet.

GENERAL PLAN LAND USE MAP

3. The General Plan Land Use Map depicts a designation of Residential 15+ dwelling units per acre. The proposed density of 41.85 dwelling units per acre is consistent with the designation.

The subject site is adjacent to Residential 15+ dwelling units per acre designations on the east and west. To the south of the subject site is a Commercial designation which also permits multifamily residential. To the north of the subject site is a Residential 10 to 15 dwelling units per acre designation.

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



4. **Alhambra Village Character Plan:**

The Alhambra 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 Alhambra 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.
- Land Use Principle: Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas and where transit or transportation alternatives exist.
- Land Use Principle: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The development proposal, as stipulated, will add new multifamily dwelling units to an area with an appropriate General Plan Land Use Map designation while also creating a safe and comfortable streetscape to convey residents toward area destinations such as the nearby Alhambra High School, 35th Avenue Bus Rapid Transit, Cielito Park, and Grand Canyon University.

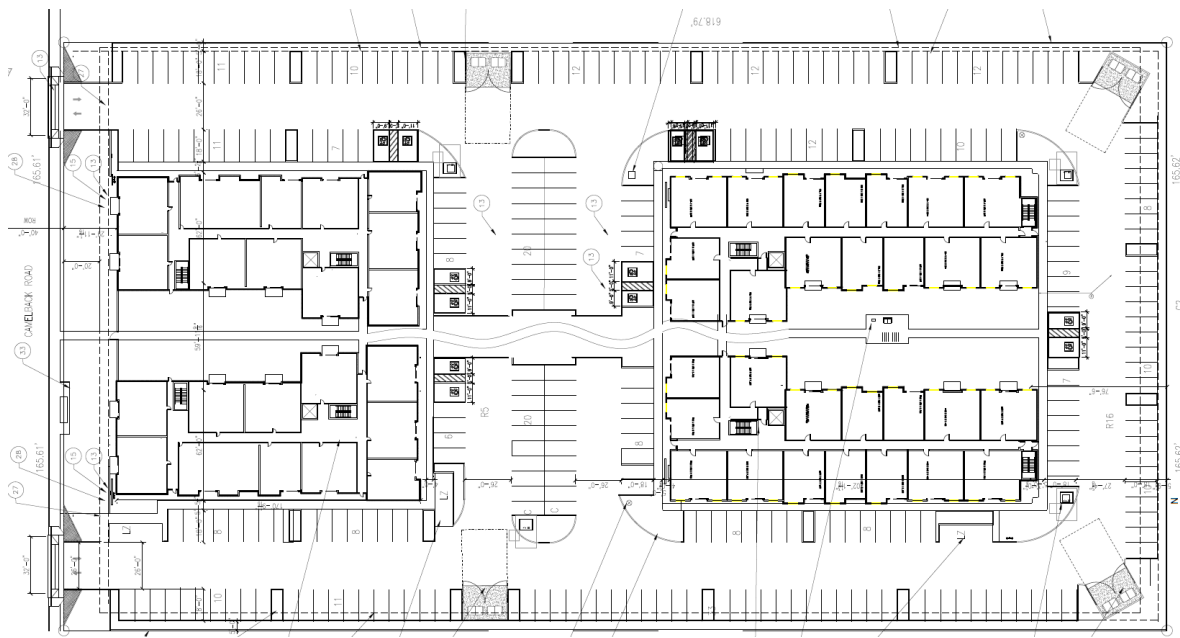
PROPOSAL

5. **Site Plan**

The proposal is for 208 units with 120 being one-bedroom/one-bathroom and 88 being two-bedrooms/two-bathrooms. The conceptual site plan, attached as an exhibit, depicts four buildings configured along a central amenity area that extends, uninterrupted, to Camelback Road. The site will have two points of ingress/egress from Camelback Road with parking situated around the perimeter of the site.

Staff is recommending Stipulation No. 1 to require the site be developed in general conformance to the conceptual site plans date stamped December 30, 2022, so that the site develops as proposed including key elements such as the location of the buildings, the location of the open space, a pedestrian pathway extending through the open space and connecting to Camelback Road, and with building entrances oriented onto the open space. To promote compatibility with the adjacent single-family homes to the west (zoned R-4), staff is recommending Stipulation No. 5 to require enhanced landscaping with shade trees to serve as a buffer between the land uses and provide additional parking shade. To promote walking, bicycling, and transit-use, staff is recommending Stipulation No. 3 which requires a shaded and detached sidewalk along Camelback Road.

Conceptual Site Plan; Source: Collaborative Design Studio



6. **Conceptual Building Elevations**
The proposal includes two four-story buildings on the north half of

Conceptual Elevation Renderings; Source: VIDA Architects

the site and another two four-story buildings on the south half of the site. These buildings are located to activate a central amenity area that will run, uninterrupted, between the buildings and up to Camelback Road. The conceptual building elevations, attached as an exhibit, depict four-sided architecture with balconies and multiple colors and materials on each building front. Staff recommends Stipulation No. 2, which requires general conformance to the elevations.



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.

The development proposal, as stipulated, will create a streetscape environment with a shaded and detached sidewalk and the perimeter landscaping will include shade trees. These are addressed in Stipulation Nos. 3 and 5.

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. The proposed development, as stipulated, will support walking, bicycling, and transit-use by including bicycle parking on the site, by including a bicycle repair (fix-it) station to help residents keep their bikes in a state of good repair, and by constructing a shaded and detached sidewalk along Camelback Road. These are addressed in Stipulation Nos. 3 and 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.

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 development will provide a bicycle repair station and bicycle parking spaces per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. This is addressed in Stipulation No. 6.

COMMUNITY CORRESPONDENCE

12. As of the writing of this report, no community correspondence has been received for the request.

INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department recommended the sidewalk along Camelback Road be detached by a landscape area of no less than 10 feet in width that shall be planted with shade trees and that a 10-foot-wide sidewalk easement be dedicated. These are addressed in Stipulation Nos. 3 and 4. The Street Transportation also recommended the developer construct all improvements in the right-of-way with all required elements to constructed to ADA standards. This is

addressed in Stipulation No. 7.

14. The Public Transit Department recommended the construction of a bus stop pad on westbound Camelback Road. This is addressed in Stipulation No. 8

OTHER

15. 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. 9.
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. 10.
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 proposal is consistent with the General Plan Land Use Map designation of Residential 15+ dwelling units per acre.
2. The proposal, as stipulated, will create a strong pedestrian environment along Camelback Road with shaded and detached sidewalks that will convey residents safely and comfortably toward Alhambra High School, the 35th Avenue Bus Rapid Transit Line, Cielito Park, and Grand Canyon University.
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 development shall be in general conformance with the site plan date stamped December 30, 2022 with specific regard to the location of the buildings, the location of the open space, a minimum 5-foot-wide pedestrian pathway extending through the open space and connecting to Camelback

Road, and with building entrances oriented onto the open space, 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 building elevations date stamped December 30, 2022, as modified by the following stipulations and as approved by the Planning and Development Department.
3. The public sidewalk along Camelback Road shall be constructed to a width of 6 feet and detached from the back of curb by a minimum 10-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.
4. The developer shall dedicate a 10-foot-wide sidewalk easement for the south side of Camelback Road, as approved by the Planning and Development Department.
5. The required landscape setback along the west property line shall be enhanced with 5-foot by 5-foot triangular islands every 80 to 100 feet that protrude into the parking area. This landscape setback shall be planted with minimum 2-inch caliper single trunk, shade trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
6. The developer shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. Bicycle parking shall be provided at a minimum of 0.25 spaces per unit for up to a maximum of 50 spaces, located near the entrances to the building, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.

- b. One bicycle repair station shall be provided and maintained in an area of high visibility to residents and within 75 feet of the Camelback Road right-of-way.
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. A bus stop pad shall be constructed on westbound Camelback Road designed according to City of Phoenix Standard Detail P1260 with a depth of 10 feet and spaced from the western driveway according to City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
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

Nick Klimek and Samuel Rogers

March 21, 2023

Team Leader

Racelle Escolar

Exhibits

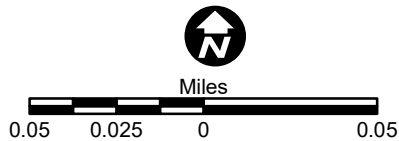
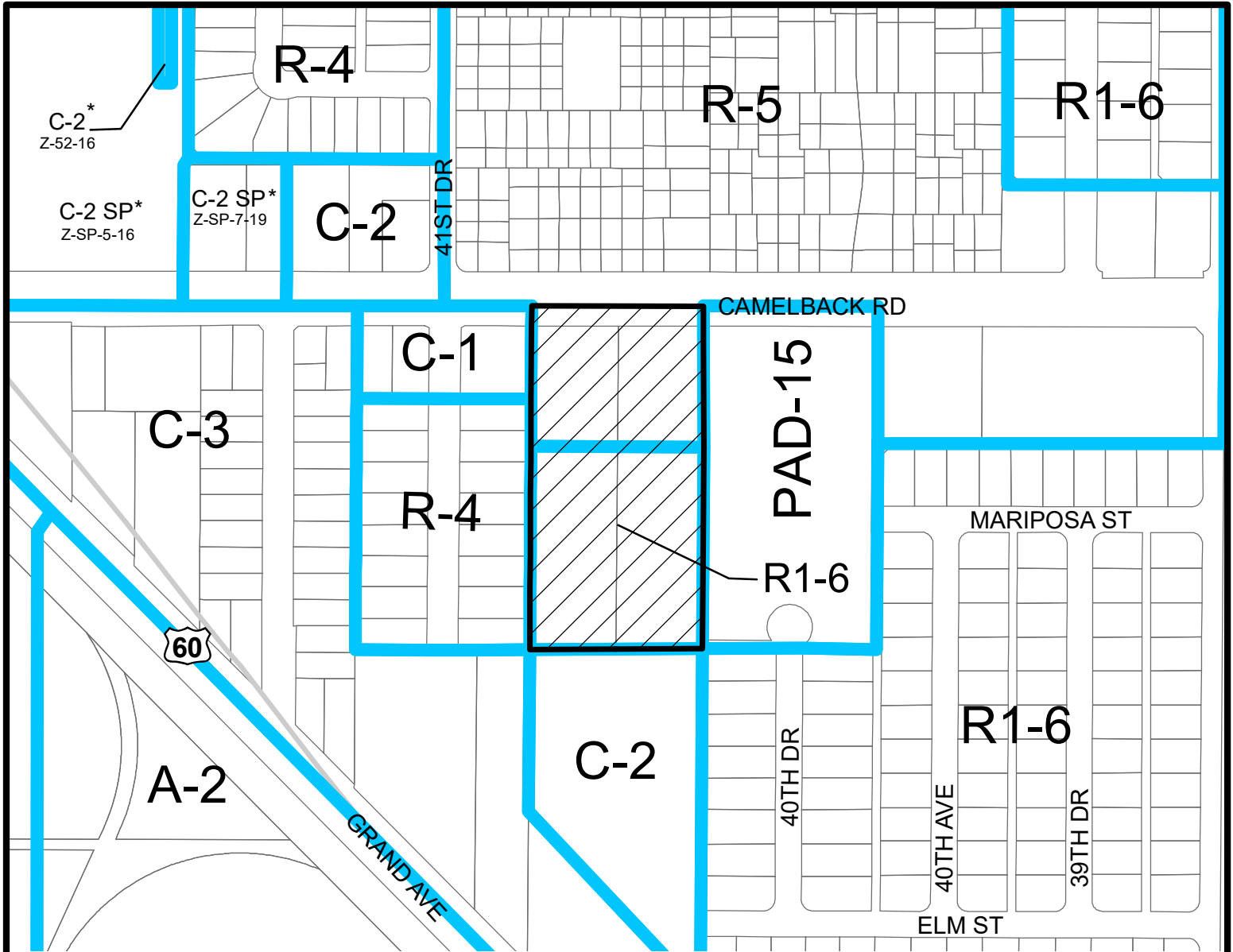
Zoning sketch map

Aerial sketch map

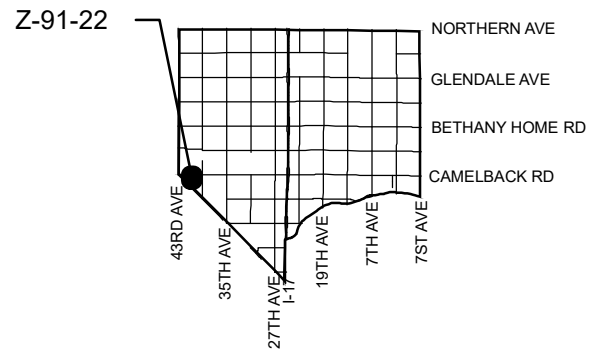
Conceptual Site Plan date stamped December 30, 2022

Conceptual Building Elevations date stamped December 30, 2022 (2 pages)

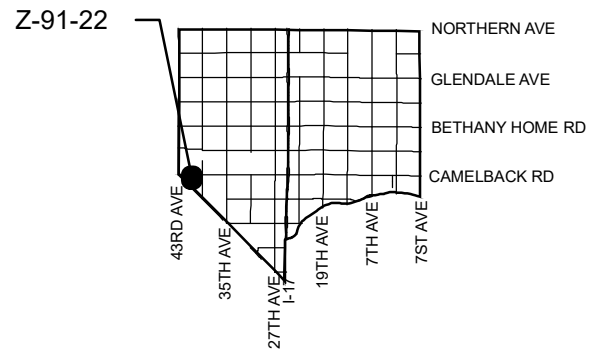
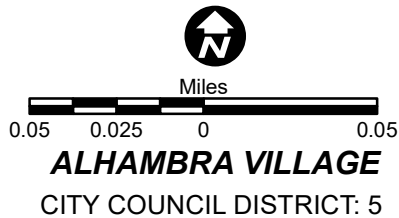
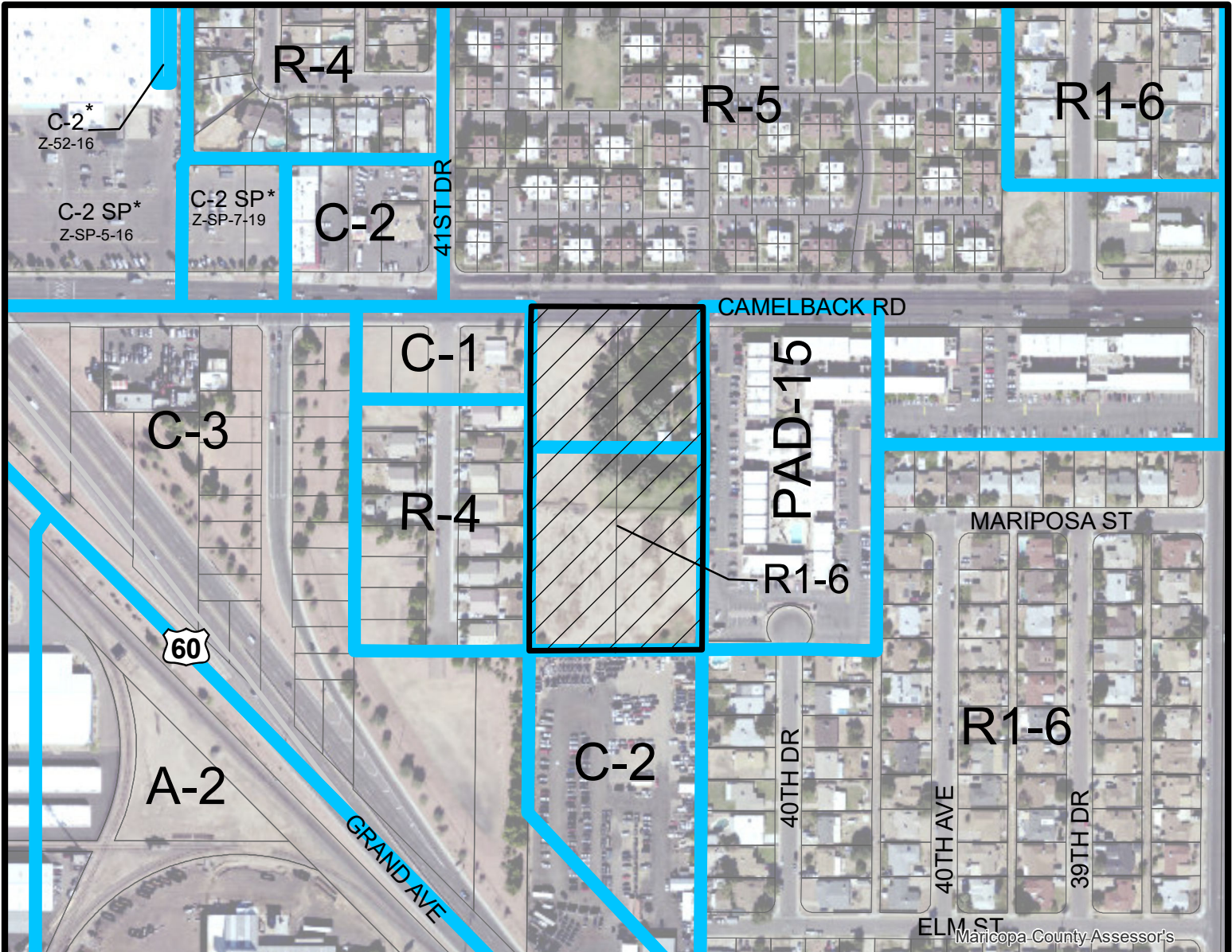
Conceptual Renderings date stamped December 30, 2022 (4 pages)



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: Vida Architects		REQUESTED CHANGE:	
APPLICATION NO. Z-91-22	DATE: 2/01/2023 REVISION DATES:	FROM: R1-6 (2.94 a.c.) R-5 (2.03 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.97 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 18-19	ZONING MAP H-6	TO: R-5 (4.97 a.c.)
MULTIPLES PERMITTED R1-6, R-5 R-5	CONVENTIONAL OPTION 2, 88 216		* UNITS P.R.D. OPTION 19, 106 259
* Maximum Units Allowed with P.R.D. Bonus			



APPLICANT'S NAME: Vida Architects		REQUESTED CHANGE:	
APPLICATION NO. Z-91-22	DATE: 2/01/2023 REVISION DATES:	FROM: R1-6 (2.94 a.c.) R-5 (2.03 a.c.)	
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MULTIPLES PERMITTED R1-6, R-5 R-5	CONVENTIONAL OPTION 2, 88 216		* UNITS P.R.D. OPTION 19, 106 259

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

[illegible][illegible]

PROJECT ADDRESS:
4014 N. 93rd CAMELBACK RD PHOENIX AZ

APN NUMBER:
107-04-001, 107-04-002

PROJECT DESCRIPTION:
PROJECT IS A GROUND UP FOR RENT APARTMENT PHASE BUILDING (TYPE IV) / SLAB ON GRADE BUILDING WITH

APPLICABLE CODES AND STANDARDS:

- 2018 International Building Code (IBC)
- 2018 International Residential Code (IRC)
- 2018 International Mechanical Code (IMC)
- 2018 International Plumbing Code (IPC)
- 2017 National Electrical Code (NEC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Energy Conservation Code (IECC)
- 2018 International Existing Building Code (IEBC)
- 2018 International Fire Code (IFC)
- 2018 International Swimming Pool and Spa Code (ISPS)



PROJECT TEAM

OWNER/ENGINEER
J JACOB ENTERPRISE

MFE ENGINEER

E ENGINEER

ARCHITECT
TBA Architects
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CONTACT: JENNIFER SEWEN
jsewen@tbaarchitect.com

STRUCTURAL ENGINEER
EGG STRUCTURAL
2117 S 40th STREET
STE 303
TEMPE, AZ 85282
602.261.8040
CONTACT: CHRIS BOSWOMAN

- 1. EXISTING FIRE HYDRANT
- 2. PROPERTY LINE
- 3. DRIVE VESSELY TRIANGLE, 10' X 30'
- 4. B&E REPAIR STATION AND BACK
- 5. EXISTING POWER POLE TO C.P.
- 6. CUMULUS HILL
- 7. REFUSE ENCLOSURE PER R.O.P.
- 8. NEW TRANSFORMER AND FIDC LOCATION
- 9. 10' X 10' SOLD AND 10' X 10' W/HEAVY IRON ORDN.
- 10. EXISTING DRIVE
- 11. EXISTING DRIVE
- 12. NEW SIGS & ELECTRIC METERS
- 13. EXISTING SIDEWALK
- 14. FIRE RISER
- 15. LINE OF OVERHANG ABOVE
- 16. FDC
- 17. LINE BACK FLOW PREVENTER
- 18. ACCESSIBLE ROUTE
- 19. BUS BACKS
- 20. 20' BUILDING SETBACK
- 21. 20' BUILDING SETBACK
- 22. 15' LANDSCAPE SETBACK
- 23. 15' DRIVE SETBACK
- 24. 15' DRIVE SETBACK
- 25. 25' DRIVE SETBACK PROVIDED AS PER DETAIL, MAC STANDARD P-235-1, 4. SEE CIVIL
- 26. 15' DRIVE SETBACK, 15' DRIVE SETBACK
- 27. 15' X 30' LOADING ZONE
- 28. 15' X 30' DRIVE
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KIVA 22-3010
SDEV 11

CITY OF PHOENIX

DEC 30 2022

Planning & Development
Department

LEGAL DESCRIPTION
Parcel No. 1:
The West half of the West half of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 22, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, situated in Maricopa County, State of Arizona

Parcel No. 2:
The East half of the West half of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 22, Township 2 North, Range 2 East of the GR and Salt River Bases and Meridian, situated in Maricopa

Except the North 40 feet as set forth in Final Order of
Condemnation recorded in Docket 13939, page 1555.

VIDA

Architects
3508 N 7TH STREET
PHOENIX, AZ 85014
(602) 497-7656, 7677

CAMELBACK APARTMENTS

1015, 4037 W. CAMELBACK PHOENIX AZ

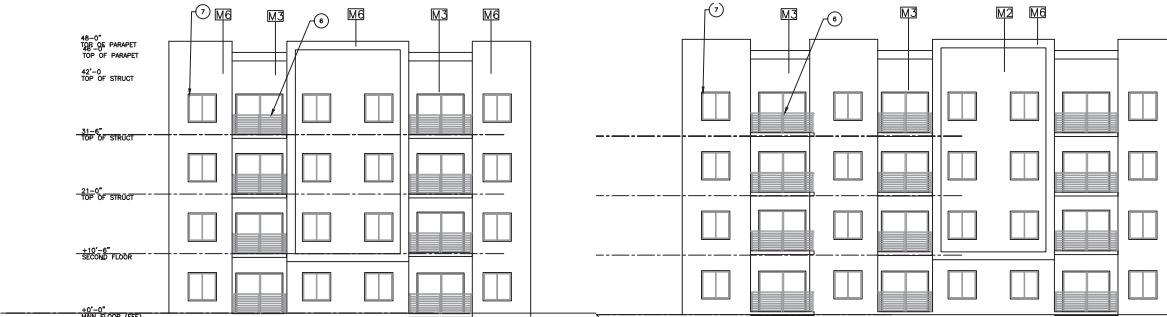
SITE PLAN



EXPRES 09.30.202

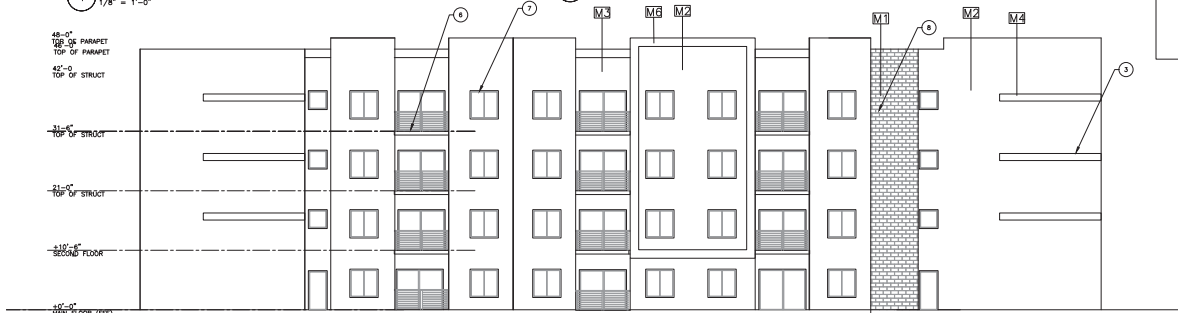
Revisión

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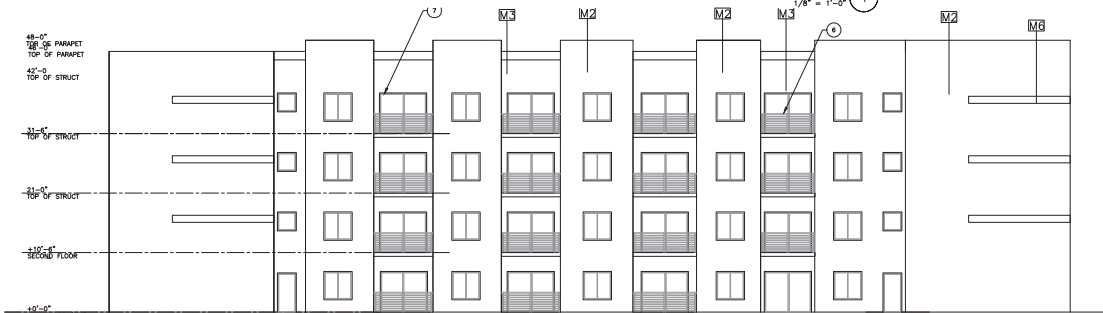


1 BLDG 1 NORTH ELEVATION (BLDG 2 SIM. REVERSED)
1/8" = 1'-0"

1 BLDG 1 SOUTH ELEVATION (BLDG 2 SIM. REVERSED)
1/8" = 1'-0"



BLDG 1 INTERIOR EAST ELEVATION (BLDG 2 SIM. REVERSED)
1/8" = 1'-0"



BLDG 1 WEST ELEVATION (BLDG 2 SIM. REVERSED)
1/8" = 1'-0"

- KEYNOTES**
1. BLACK ASPHALT SHINGLES
 2. METAL CAP FLASHING
 3. METAL PANELS, SILVER COLOR
 4. METAL PANELS, CHARCOAL
 5. STUCCO SYSTEM
 6. BALCONY AND RAILING
 7. CHARCOAL ANODIZED WINDOW AND DOOR
 8. EXPOSED CMU WITH SEALER
 9. BRICK BRICK
 10. SEE ELECTRICAL NOTES
 11. HANG UNITS, SEEING PARAPET
 12. PORCH LIGHT
 13. LOCATION OF MURALS TO BE DETERMINED

- MATERIAL LEGEND**
- 8 X 8 X 8 CMU STUCCO BOND, FLOOR VERTICAL, 1/2" STUCCO, HORIZONTAL, 1/2" STUCCO, WITH GRAFFITI COATING
 - SAND FINISH WHITE STUCCO DUNE EDWARDS "TOY WHITE"
 - SAND FINISH STUCCO PAINTED DARK GREY DUNE EDWARDS DEA 183 DARK SHADOWS
 - DARK CHARCOAL, STUCCO
 - BLACK METAL RAILINGS AT BALCONIES
 - METAL PANELS, CHARCOAL
 - METAL PANELS, SILVER

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CAMELBACK APARTMENTS

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BUILDING 1 & 2 ELEVATIONS

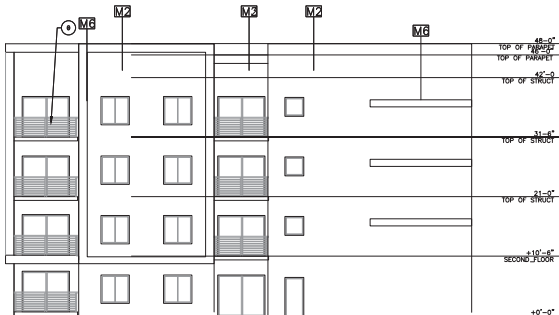
Drawn: TBC



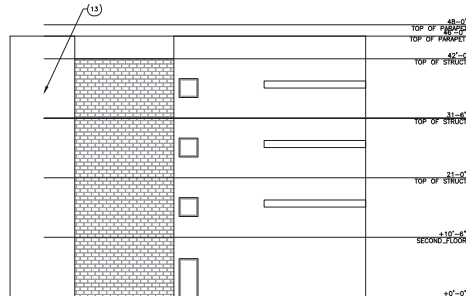
Revisions

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A4.0



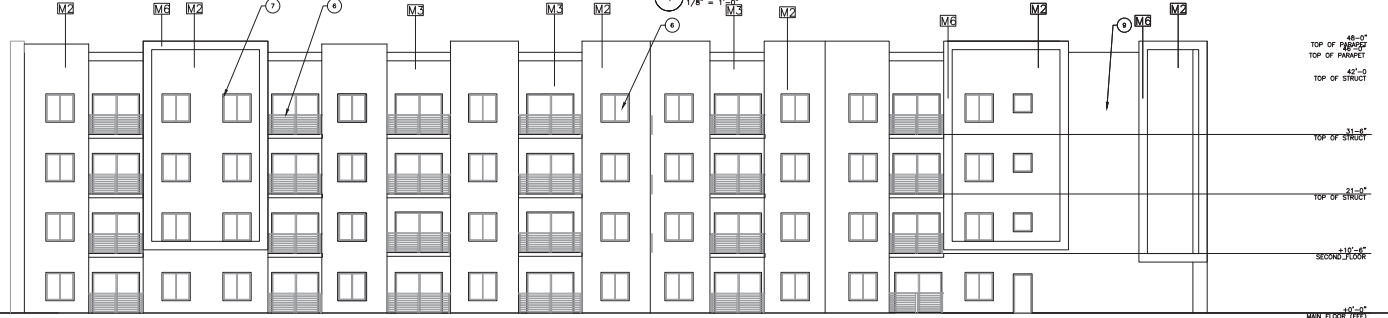
1 BLDG 3 NORTH ELEVATION (BLDG 4 SIM. REVERSED)
1/8" = 1'-0"



1 BLDG 3 SOUTH ELEVATION (BLDG 4 SIM. REVERSED)
1/8" = 1'-0"



1 BLDG 3 WEST ELEVATION (BLDG 4 SIM. REVERSED)
1/8" = 1'-0"



1 BLDG 3 INTERIOR EAST ELEVATION (BLDG 4 SIM. REVERSED)
1/8" = 1'-0"

- KEYNOTES**
1. BLACK ASPHALT SHINGLES
 2. METAL CAP FLASHING
 3. METAL PANELS, SILVER COLOR
 4. METAL PANELS, CHARCOAL
 5. STUCCO SYSTEM
 6. BALCONY AND RAILING
 7. CHARCOAL ANODIZED WINDOW AND DOOR FRAMES
 8. EXPOSED CMU WITH SEALER
 9. BAKE RACKS
 10. VED ELECTRIC METERS
 11. HVAC UNITS BEHIND PARAPET
 12. PORCH LIGHT
 13. LOCATION OF MURALS TO BE DETERMINED

- MATERIAL LEGEND**
- 1. 8 X 8 X 16 CMU STACK BOND, FLUSH VERTICAL JOINTS, STRIKE HORIZONTAL JOINTS, CLEAR FINISH WITH SHAPED COATING
 - 2. SAND FINISH WHITE STUCCO DAWN EDWARDS 'TOY WHITE'
 - 3. SAND FINISH STUCCO PAINTED DARK EDWARDS 'TOY WHITE'
 - 4. DARK CHARCOAL STUCCO
 - 5. BLACK METAL RAILINGS AT BALCONIES
 - 6. METAL PANELS, CHARCOAL
 - 7. METAL PANELS, SILVER

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BUILDING 3 & 4 ELEVATIONS

Drawing Title



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