



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-67-19-8
February 28, 2020

South Mountain [Village Planning Committee](#) Meeting Date: March 10, 2020

[Planning Commission](#) Hearing Date: April 2, 2020

Request From: [R1-14 BAOD](#) (Residential R1-14 District—One-Family Residence, Baseline Area Overlay District) (7.44 acres)

Request To: [R-3 BAOD](#) (Multifamily Residence District) (7.44 acres)

Proposed Use: Multifamily Residential

Location: Approximately 900 feet east of the northeast corner of 16th Street and Baseline Road

Owner: Andrew F Marshall

Applicant: Avenue North, LLC

Representative: Benjamin Tate, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 5 to 10 dwelling units per acre	
Street Map Classification	Baseline Road	Major Arterial Street (Scenic Drive)	60-foot north half street + 10-foot sidewalk and trail easement
<p>CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: <i>In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.</i></p> <p>The development, as stipulated, is designed to encourage walking and bicycling through the provision of bicycle parking, a bicycle repair (fix-it) station, and enhanced pedestrian ways as a central feature of the site.</p>			

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

The development, as stipulated, includes the creation of a multi-use trail along the north side of Baseline Road which will fill a gap in a trail network along this street corridor as prescribed in the Baseline Area Master Plan.

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND
USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The development, as stipulated, provides a reasonable level of intensity respectful to local conditions and surrounding neighborhoods. The development will complement the Paideia Academy, South Mountain Community College, and nearby shopping centers, by placing more residents within walking distance and by enhancing the street and canal frontages in a manner conducive to alternative transportation. The scale and setbacks are appropriate and consistent with the regulations of the Baseline Area Overlay District and the intent of the Baseline Area Master Plan.

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

The development, as stipulated, provides a well shaded sidewalks, trails, and amenity areas. The shade incorporated into the development along its frontages, its parking areas, and in proximity of the Western Canal will reduce the urban heat island effect and increase thermal comfort which will make the area more walkable, bikeable, and sustainable.

Applicable Plans, Overlays, and Initiatives

[Baseline Area Master Plan](#) and [Baseline Area Overlay District](#): See Background Item No. 11

[Tree and Shade Master Plan](#): See Background Item No. 12.

[Complete Streets Guidelines](#): See Background Item No. 13.

[Reimagine Phoenix](#): See Background Item No. 14.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	One single-family residence and accessory buildings	R1-14 BAOD
North (Across Western Canal)	Single-family residential	R-2 BAOD
South (Across Baseline Road)	Single-family residential	R1-10 BAOD
East	Single-family residential	R1-14 BAOD (Approved R1-6 BAOD)
West	Multifamily residential	R-3A BAOD

R-3 BAOD (Multifamily Residential, Baseline Area Overlay District) (Average Lot Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	7.44 acres
Total Number of Units	Maximum of 108 units	80 units (Met)
Maximum Density (dwelling units per acre)	14.5 dwelling units per acre	10.75 dwelling units per acre
Maximum Lot Coverage	45%	29.4%
Maximum Building Height	Maximum height of 2 stories and 30 feet (BAOD); Maximum height of 1 story (15 feet) within 100 feet of Baseline Road (BAOD); For units adjacent to the Western or Highline Canal, minimum 50% maximum height of 1 story (15 feet) (BAOD)	2 stories (Met) 15 feet 9 inches (Not Met*) 2 units (Met): One - 2 story One - 1 story
Building Setbacks		
Building Setbacks (Street)	Minimum 50 foot (BAOD)	50 feet (Met)
Building Setbacks (Canal)	Minimum 10 feet (treated as a front yard per Section 615)	70 feet (Met)
Landscape and Perimeter Setbacks		
Landscape Setback (Street)	Minimum 50 foot from Baseline Road (BAOD)	50 feet (Met)

Perimeter Setbacks (Canal)	Minimum 20 feet	50 feet (Met)
Landscape Setback (East and West)	Minimum 10 feet	10 feet (Met)
Perimeter Setback (Non-Street) (East and West)	Minimum 10 feet	10 feet (Met)
Minimum Open Space	5% of gross area	5.8% provided (Met)
Amenities	Minimum 2 amenities	4 provided (Met)
Parking	144 required	169 provided

* = Variance required

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 7.44 acres approximately 900 feet east of the northeast corner of 16th Street and Baseline Road from R1-14 BAOD (One Family Residence District, Baseline Area Overlay District) to R3 BAOD (Multifamily Residential, Baseline Area Overlay District). The site is located on the north side of Baseline Road and south of the Western Canal.

The site is located within: 1.66 miles of future light rail; within 3,800 feet from South Mountain Community College; within 1,700 feet of a major commercial shopping center; and within 1,000 feet of three bus stops.

Figure A. Area Wide Context Map



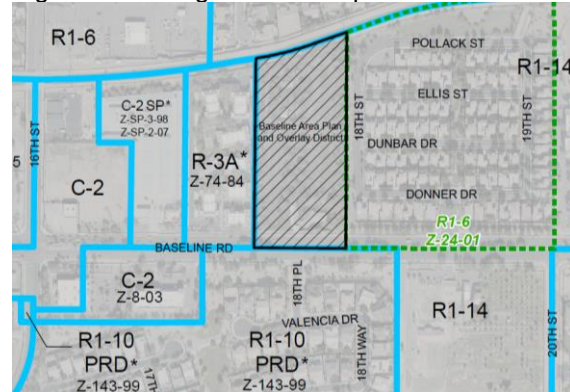
Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

2. The subject site and surrounding area are located within and governed by the BAOD. To the west is multifamily with R-3A (Multifamily Residence District) zoning. To the east is a single-family subdivision with approved R1-6 (Single-family Residence District) zoning.

To the south across Baseline Road is a single-family residential development with R1-10 (Single-Family Residence District) zoning. To the north across the Western Canal is a single-family residential development with R-2 (Multifamily Residence District) zoning.

Figure B. Zoning Context Map



Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATIONS

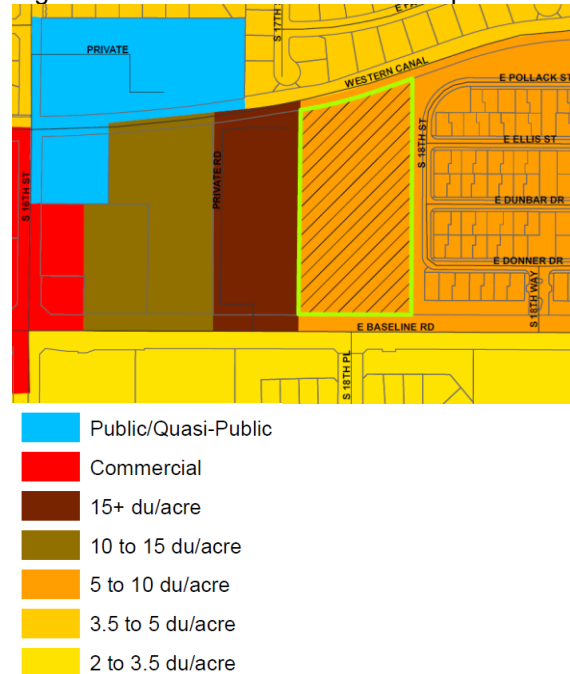
3. The General Plan Land Use Map designation for the subject site is Residential 5 to 10 dwelling units per acre. While the proposed density of 10.75 dwelling units per acre is slightly beyond that identified in the designation, a General Plan Amendment is not required because the site is less than 10 acres in size.

The property immediately west of the site is designated Residential 15+ dwelling units per acre.

The property immediately east of the site is designated Residential 5 to 10 dwelling units per acre. The proposed density is consistent with the pattern of intensity north of Baseline Road which gradually decreases east of 16th Street.

The property north of the canal is designated Residential 3.5 to 5 dwelling units per acre. The property south of Baseline Road is designated Residential 2 to 3.5 dwelling units per acre.

Figure C: General Plan Land Use Map



Source: City of Phoenix, Planning and Development Department

PROPOSAL

4. Site Plan

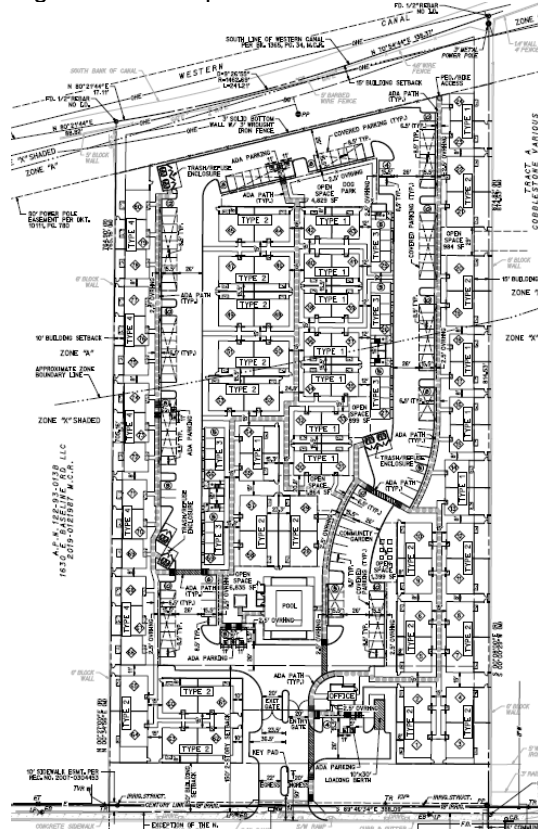
The applicant is proposing 80 dwelling units on 7.44 gross acres. The site plan and elevations depict one- and two-story residential structures. The development is configured around a central amenity area containing a pool and shaded open space area.

In addition to the central amenity area, the plan also depicts a neighborhood garden and dog park for its residents. Staff is recommending a stipulation to require that these amenities be provided. This is addressed in Stipulation No. 5.

The applicant describes the neighborhood garden below:

“As an amenity to its residents and a nod to the agricultural heritage of the South Mountain area, the proposed project will offer a community garden where residents can plant and grow vegetables, fruit, and herbs on their own plot of soil. The garden will provide a place for residents to gather and create opportunities to work together, build relationships, and build a stronger community.”

Figure D: Conceptual Site Plan



Source: Applicant

5. Elevations

The applicant is proposing a combination of one and two-story units. The BAOD prescribes a maximum height of two stories and additional requirements related to the proximity to the Western Canal and Baseline Road as described below:

- A maximum building height of two stories not to exceed thirty feet shall be permitted in all zoning districts
- Residential developments that abut the Western or Highline Canals should have fifty percent of development along the canal at one story or fifteen feet in height.

- Residential developments that abut Baseline Road should be limited to one story or fifteen feet in height within 100 feet of the Baseline Road.

Figure E: Conceptual Front Building Elevations



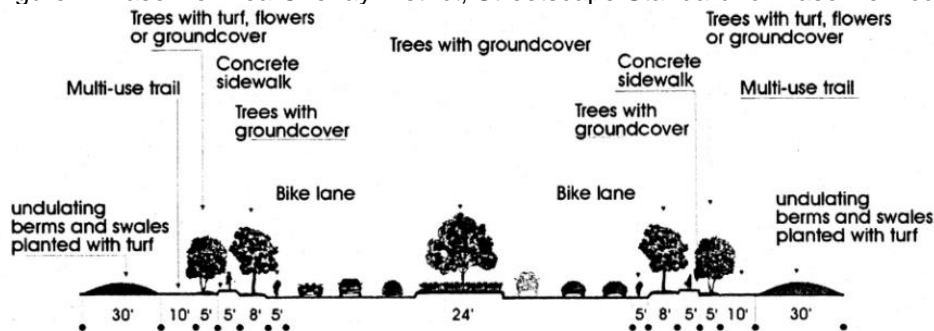
Source: Applicant

6. Staff is recommending two stipulations related to building elevations in addition to the requirements in the BAOD which will apply regardless.
 - Stipulation No. 1 requires architectural enhancements to ensure four-sided architecture containing elements of visual interest.
 - Stipulation No. 2 requires embellishments to garage doors to reduce the predominance of garage doors and to add visual interest for all garage-parked units.

7. Baseline Area Streetscape

The site plan depicts broad setbacks from Baseline Road, a detached sidewalk, and a multi-use trail. While these are required in the BAOD, staff is recommending Stipulation No. 6 to require these improvements and enhancements to the planting standards.

Figure F: Baseline Area Overlay District, Streetscape Standard for Baseline Road



Source: Planning and Development Department

8. Internal Pedestrian Connectivity

The site plan depicts a series of pedestrian pathways between all units, the central amenity area, the canal, and Baseline Road. Staff is recommending two stipulations to formalize the development around two north-south pedestrian thoroughfares intended to facilitate safe and convenient pedestrian movement as both a functional amenity and focal point of the development.

- Stipulation No. 7 requires two pedestrian gates onto the Western Canal and two pedestrian gates onto Baseline Road.
- Stipulation No. 8 requires two north-south pedestrian pathways developed to enhanced shade, width, lighting, and crossing standards. The stipulation also requires entry elements at all exterior access points to highlight to existence and importance of the pathways.

9. Canal Bank Enhancements

The City of Phoenix envisions the canal system as a regional amenity, a regional bike and pedestrian transportation system, and a vibrant means of connecting open spaces; this intent is codified in Section 507 Tab A II.E.2. of the Zoning Ordinance.

The design guidelines encourage development to orient units to the canal frontage to activate and place more “eyes on the street.” However, the northern portion of the site is limited from development by an overhead electrical easement and will likely be further restricted by stormwater requirements due to the removal of the site from the flood zone (discussed later in Background Item No. 18).

10. The Canal Bank Design Guidelines includes provisions structured as “presumptions”, “requirements”, and “considerations.” The canal bank guidelines:

Require:

- Private gate access onto canals for pedestrians;

Presume:

- Solid perimeter walls onto a canal not be greater than 3 feet in height (view fence permitted above);

Considers (Voluntary):

- Locating public and/or private open space areas near the canal

Figure G: Zoning Ordinance (Section 507)

Requirements: Must be satisfied by any plan prior to design review approval. If a requirement cannot be satisfied, an applicant may seek relief through the variance process

Presumptions: A plan submitted for design review is incomplete if it does not demonstrate that the presumptive elements have been in some way incorporated or overcome.

Overcoming a presumption. A presumption that may be unsuitable may be waived if an applicant can demonstrate that there is a good reason why the presumption is inappropriate

Considerations: Issues and concepts that an applicant should consider but their omission is not grounds for rejecting a plan.

Source: City of Phoenix Zoning Ordinance

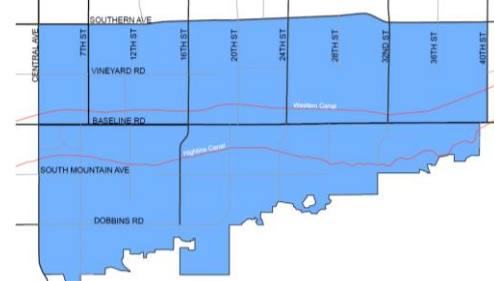
The development is stipulated to provide pedestrian gates and access onto the canal (Stipulation No. 7) and is presumed to provide partial view fencing onto the canal. The site plan depicts a dog park in relative proximity to the canal.

STUDIES AND POLICIES

11. Baseline Area Master Plan and Baseline Area Overlay District:

The Baseline Area Master Plan shows the character of the area that the city and area residents desire for their future. This plan outlines design, intensity, and landscape preferences in addition to policies that support bicycling, walking, and public transit.

Figure H. Baseline Area Overlay District



Source: Planning and Development Department

The Baseline Area Overlay District is designed to encourage development that preserves the rural and agricultural character of the area. The overlay prescribes a streetscape standard which includes continuous multi-use trails, shaded sidewalks, a landscape palette, and broad landscape setbacks.

The regulatory provisions contained in the overlay district will dictate the following improvements and design considerations, without any stipulations being required:

- Primarily open / view fence along Baseline Road frontage.
- A 50-foot landscape setback.
- A restriction to limit building heights to one-story within 100 feet of Baseline Road.
- A restriction to limit building heights to 50 percent one-story along the canal.

Staff is recommending stipulations to reinforce the policy intent and regulatory provisions contained in the overlay district and the master plan:

- Stipulation No. 6 to require a multi-use trail and sidewalks which are shaded and detached along Baseline Road.

Stipulation Nos. 7 and 8 to require north-south pedestrian routes to encourage alternative transportation and an outdoor lifestyle.

12. 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.

Staff is recommending the following stipulations to advance the goals of the Tree and Shade Master Plan:

- Stipulation No. 3 requires that 25 percent of the parking lot area be shaded (with a maximum 10 percent architectural shade).
- Stipulation No. 6 requires detached sidewalks, shaded to 75 percent by large canopy shade trees, in addition to enhanced tree plantings in the front landscape setback area.
- Stipulation No. 8 requires the internal north-south pedestrian pathways be shaded to 75 percent at maturity.

13. **Complete Streets Guidelines:**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles.

Staff is recommending the following stipulations to advance the goals of the Complete Streets Guidelines:

- Stipulation No. 4 which requires both bicycle parking and a bicycle repair station to be provided on site.
- Stipulation No. 6 which requires detached sidewalks and a multiuse trail along Baseline Road.
- Stipulation Nos. 7 and 8 which require north-south pedestrian pathways within the development to encourage residents to walk and bike along both Baseline Road and the Western Canal which will be accessed by pedestrian access gates.

14. **Reimagine Phoenix:**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY CORRESPONDENCE:

15. As of the writing of this report, staff has not received any correspondence regarding this proposed rezoning application. The applicant has provided Citizen Participation Report that meets the minimum requirements of the City of Phoenix and includes several letters of support for the project.

INTERDEPARTMENTAL COMMENTS:

16. The City of Phoenix Public Works Department, Flood Plain Management Division,

determined that this site is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) revised February 10, 2017.

Stipulation No. 9 requires the development area of the site be removed from the floodplain prior to the issuance of a grading and drainage permit in addition to requiring additional documentation as described below:

- The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
- A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
- A FEMA approved CLOMR-F or CLOMR is required prior to issuance of a Grading and Drainage permit

Figure I: Flood Insurance Rate Map



Source: FEMA Flood Map Service Center

17. The Public Transit Department commented that they will require the dedication of an easement and construction of a new bus pad along Baseline Road on the site; this comment is addressed in Stipulation No. 12.

They further commented on the importance of direct pedestrian pathways being provided on the site with special attention to facilitating convenient access to the

new bus stop facility; this comment is incorporated into Stipulation Nos. 6 through 8.

18. The Street Transportation Department provided a series of comments related to the following site improvements:

- The modification of the median island in Baseline Road to create an eastbound left turn pocket to 18th Place. This comment is addressed in Stipulation No. 10.
- The importance of pedestrian gates from the perimeter of the site and the inclusion of shaded and enhanced north-south pedestrian routes. These comments are incorporated into Stipulation Nos. 7 and 8.

They further commented that 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 and that all improvements shall comply with all ADA accessibility standards. This comment is addressed in Stipulation No. 11.

19. The Parks and Recreation Department commented that they will be requiring a 10-foot-wide multi-use trail in a 30-foot-wide multi-use trail easement along the full length of the Baseline Road frontage. This comment is addressed in Stipulation No. 6.
20. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the Phoenix Fire Code. 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.
21. The Water Services Department commented that water lines are available in the area but that a sewer main extension may be required. They also noted that capacity is a dynamic condition that can change over time due to a variety of factors. It is the City's intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.

OTHER:

22. 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. The archaeology comment is addressed in Stipulation No. 14.

23. The property owner shall record documents that disclose the existence, and operational characteristics of 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. The aviation comment is addressed in Stipulation No. 13.
24. 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 development, as stipulated, advances the purpose and intent of several core values from the Phoenix General Plan including policy documents such as the Baseline Area Master Plan, the Tree and Shade Master Plan, and the Complete Streets Guidelines.
2. The development, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses and the inclusion of bicycle and pedestrian facilities which leverage existing infrastructure.
3. The development, as stipulated, will produce an attractive and a well-shaded streetscape environment as envisioned by the Baseline Area Master Plan and codified in the Baseline Area Overlay District.

Stipulations

1. All elevations of the buildings shall contain three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, and overhang canopies, as approved by the Planning and Development Department.
2. All garage doors shall have decorative embellishments such as window panels, color and added materials for the pillars surrounding the door, as approved by the Planning and Development Department.

3. A minimum of 25 percent of the surface parking areas shall be shaded, with a maximum of 10 percent by architectural shade and the remainder by trees at maturity, as approved by the Planning and Development Department.
4. The applicant shall incorporate bicycle infrastructure, as described below and as approved by the Planning and Development Department.
 - a. A bicycle repair station (“fix it station”) shall be provided near the amenity area, the Western Canal, or Baseline Road. The station shall include: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
 - b. “Secure/Covered Facilities” and/or “Outdoor/Covered Facilities” shall be provided for residents at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces. Appropriate facilities are defined in Appendix K or the Comprehensive Bicycle Master Plan.
 - c. A minimum of ten inverted U-bicycle racks, artistic style racks (in adherence to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan) or “Outdoor/Covered Facilities” for guests shall be located near building entrances and installed per the requirements of Section 1307.H. of the Zoning Ordinance.
5. The developer shall provide the following resident amenities at minimum, as approved by the Planning and Development Department:
 - a. Swimming pool.
 - b. Barbecue and picnic areas.
 - c. A neighborhood garden of no less than 1,000 square feet including garden tool library, irrigation, and variable shade infrastructure to enable year-round planting.
 - d. A fenced dog park of no less than 2,000 square feet.
6. The standards contained in Section 651.E.1. (BAOD Streetscape Design Guidelines and Standards) and the approved street cross section shall apply, in addition to the below enhancements, and as approved or modified by the Planning and Development Department.

- a. Minimum 3-inch caliper large canopy shade trees, selected from the Baseline Area Master Plan Plant List shall be provided for all required trees within the applicable area.
 - b. The detached sidewalk shall be shaded to a minimum 75 percent by vegetative shade
 - c. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the north side of Baseline Road, shall construct a 10-foot-wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement, and the MUT shall be shaded to a minimum 50 percent by vegetative shade.
7. The developer shall provide a minimum of two pedestrian access gates to the Western Canal along the northern property line and a minimum of two pedestrian gates along Baseline Road. The pedestrian gates shall be connected to the internal pedestrian pathways by accessible sidewalks, as approved by the Planning and Development Department.
8. The developer shall provide two enhanced internal, north-south, pedestrian pathways which connect the Western Canal to the public sidewalk along Baseline Road, as described below, and as approved or modified by the Planning and Development Department.
 - a. Pedestrian pathways shall be shaded to 75 percent at maturity.
 - b. Pedestrian pathways shall be a minimum of 5 feet in width or a minimum of 6.5 feet in width when adjacent to perpendicular or diagonal parking areas.
 - c. The following lighting treatment shall be provided throughout the pedestrian pathways:
 - i. Fifteen-foot maximum height of lighting fixtures.
 - ii. A minimum of one-foot candle illumination maintained throughout the pathways and designed to avoid areas of high glare areas and low visibility dark areas.
 - d. One of the following elements shall be provided at each exterior entrance/exit to the pedestrian pathways:
 - i. Bollard path light
 - ii. Public art
 - iii. Decorative directional signage

- iv. Building design elements that emphasize the pathway entrance.
 - e. Where pedestrian pathways cross vehicular maneuvering areas, the crossing shall be clearly delineated using decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles.
 - f. The pedestrian pathways described above shall be connected to all residential units by private sidewalks.
- 9. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) revised February 10, 2017. The following requirements shall apply, as approved by the Planning and Development Department:
 - a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3); this includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
 - c. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
- 10. The developer shall modify the median island along Baseline Road to create an eastbound left turn pocket that aligns with 18th Place, as approved by the Street Transportation Department. Trees in the landscape median island shall be replenished with trees that are of equal or greater caliper in size or be relocated to an adjacent median island at time of reconstruction of the median, 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, 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. The above conditions shall be approved by the Planning and Development Department.

12. The developer shall dedicate a sidewalk easement and construct one bus stop pad on westbound Baseline Road west of the 18th Place alignment. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from the intersection of Baseline Road and 18th Place as per City of Phoenix Standard Detail P1258. The above conditions shall be approved by the Planning and Development Department.
13. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International 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.
14. 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

Nick Klimek

February 28, 2020

Team Leader

Samantha Keating

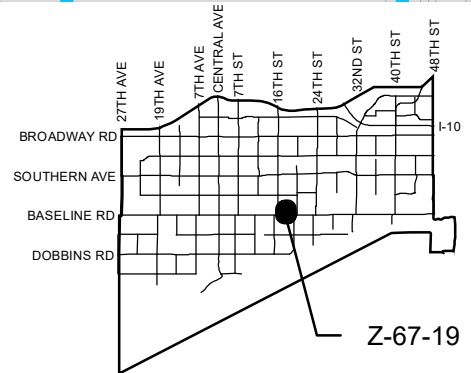
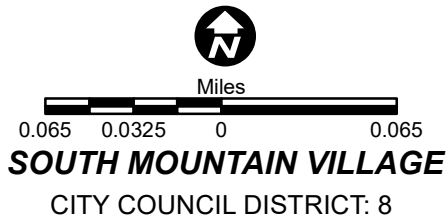
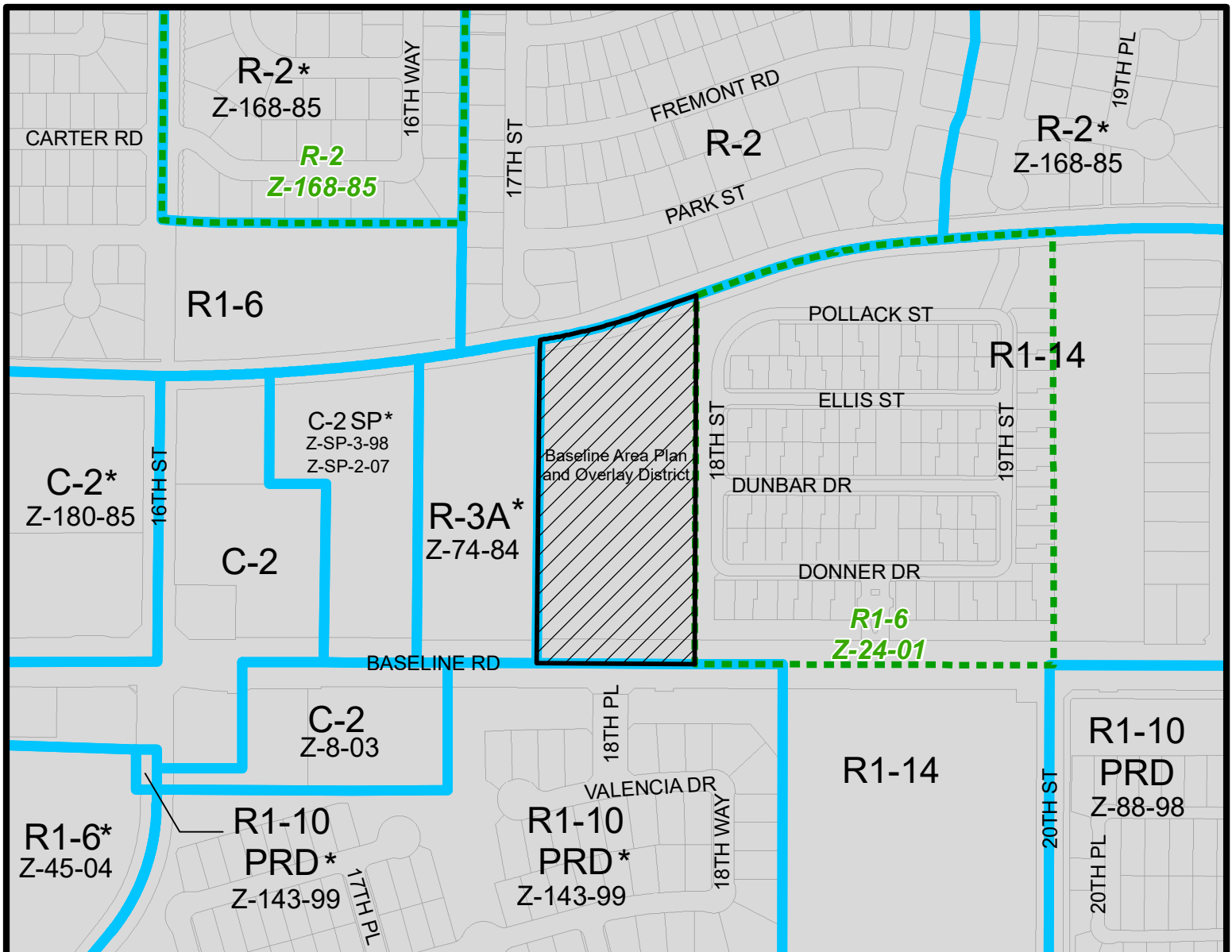
Exhibits

Zoning sketch map

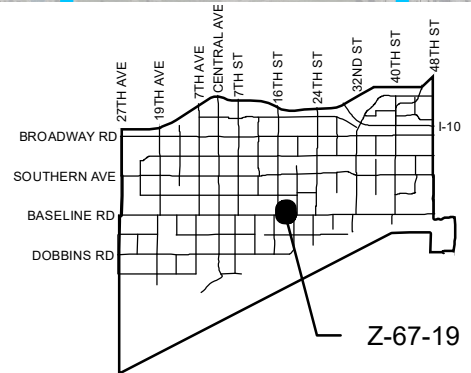
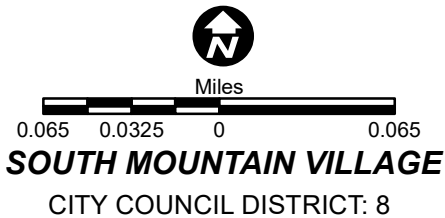
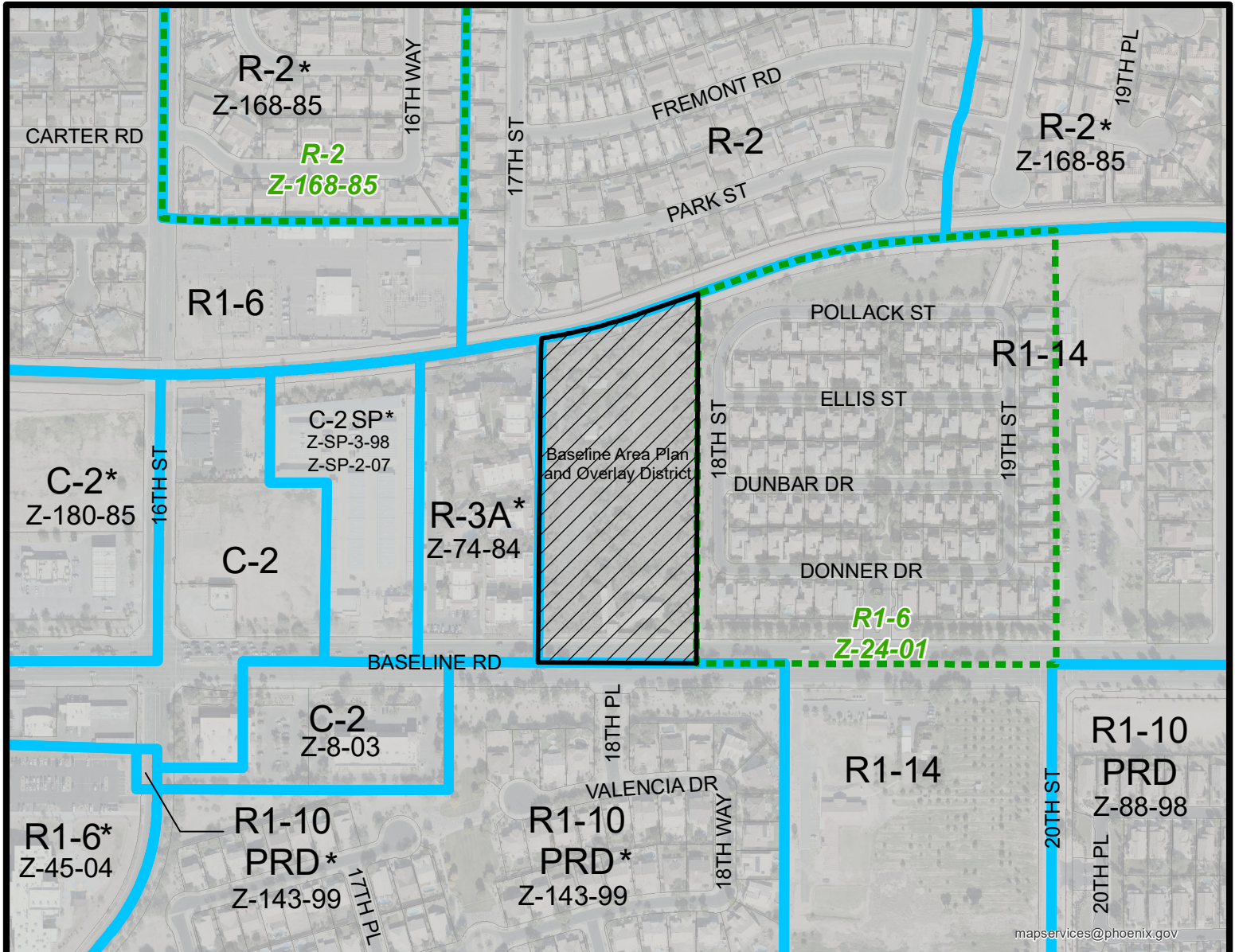
Aerial sketch map

Conceptual Site Plan date stamped December 18, 2019

Conceptual Elevations date stamped December 18, 2019 (6 pages)



APPLICANT'S NAME: Avenue North LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-67-19		FROM: R1-14 BAOD (7.44 a.c.)	
DATE: 1/14/2020 REVISION DATES:		TO: R-3 BAOD (7.44 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 7.44 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 1-31 ZONING MAP D-9	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R1-14 BAOD		N/A	
R-3 BAOD		108	
* Maximum Units Allowed with P.R.D. Bonus			



APPLICANT'S NAME: Avenue North LLC

APPLICATION NO. Z-67-19

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

7.44 Acres

DATE: 1/14/2020
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.

QS 1-31

ZONING MAP

D-9

REQUESTED CHANGE:

FROM: R1-14 BAOD (7.44 a.c.)

TO: R-3 BAOD (7.44 a.c.)

MULTIPLES PERMITTED

R1-14 BAOD

R-3 BAOD

CONVENTIONAL OPTION

16

108

* UNITS P.R.D. OPTION

N/A

108

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



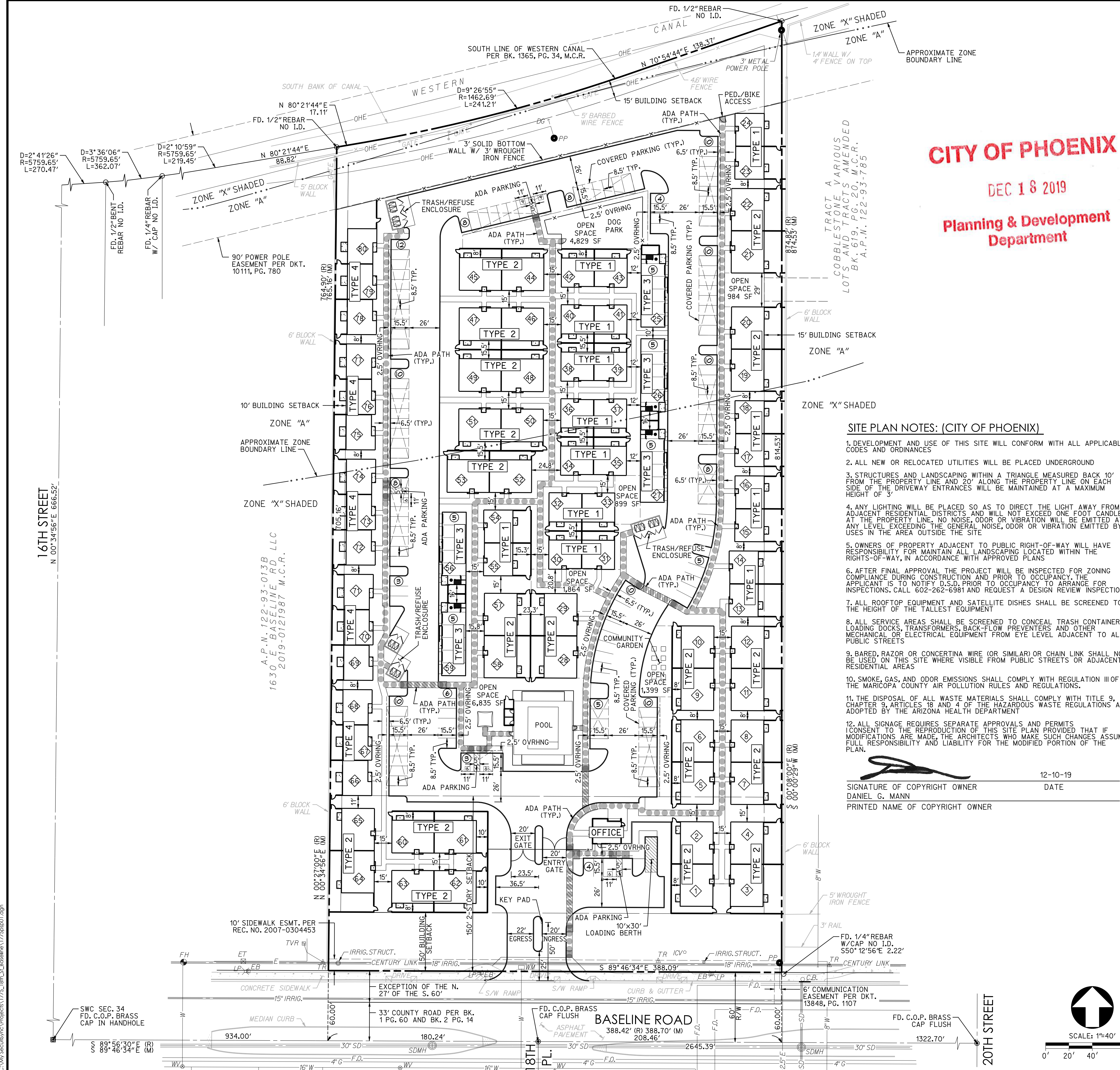
CONTACT: DANIEL G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

PROJECT DATA			
EXISTING/PROPOSED ZONING.....	R1-14 / R-3		
GROSS AREA	7.180 ACRES	312,780 SF	
NET AREA	6.645 ACRES	289,476 SF	
OPEN SPACE	5% OF GROSS	15,639 SF REQ./	
		16,810 SF PROV.	
PROPOSED DENSITY.....	11.14 UNITS/ACRE		
ALLOWED DENSITY	14.5 UNITS/ACRE		
LOT COVERAGE	29.4% OF NET AREA	85,176 SF/289,476 SF	
		71,217 SF BUILDINGS	
		13,959 SF COV'D PARKING	

PARKING CALCULATIONS		
REQUIRED	65 X 1.5 = 98	1.5/1 OR 2 BEDROOM UNIT
	15 X 2 = 30	2/3 + BEDROOM UNIT
	25 X 0.5 x 0.8125 = 11.....	0.5 GUEST/1 OR 2 BD UNIT
	25 X 1 x 0.1875 = 5.....	1 GUEST/3 + BD UNIT
TOTAL REQUIRED.....	144 SPACES	
PROVIDED	55 UNCOVERED NON-ADA	
	83 COVERED NON-ADA (12,699 SF)	
	25 GARAGE SPACES (5,578 SF)	
	1 UNCOVERED ADA	
	5 COVERED ADA (1,260 SF)	
TOTAL PROVIDED.....	169 SPACES (INCLUDING 6 ADA)	
NON-ADA RATIO	1.96 COVERED TO UNCOVERED	
ADA RATIO	5.00 COVERED TO UNCOVERED	

NOTE:
BUILDINGS SHALL BE SPRINKLERED
WITH NFPA 13R OR NFPA 13
SPRINKLER SYSTEM

APPROVALS





LEFT

PLAN 4 (GARAGE AND CARRAIGE UNIT)



FRONT

- ADDED +4" POPOUT
- ADDED ACCENT COLOR TO POP OUT
- ADDED TILE WITH ACCENT COLOR
- ADDED STUCCO AWNING AS FUNCTIONAL SHADING DEVICE

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DEC 18 2019

Planning & Development
Department

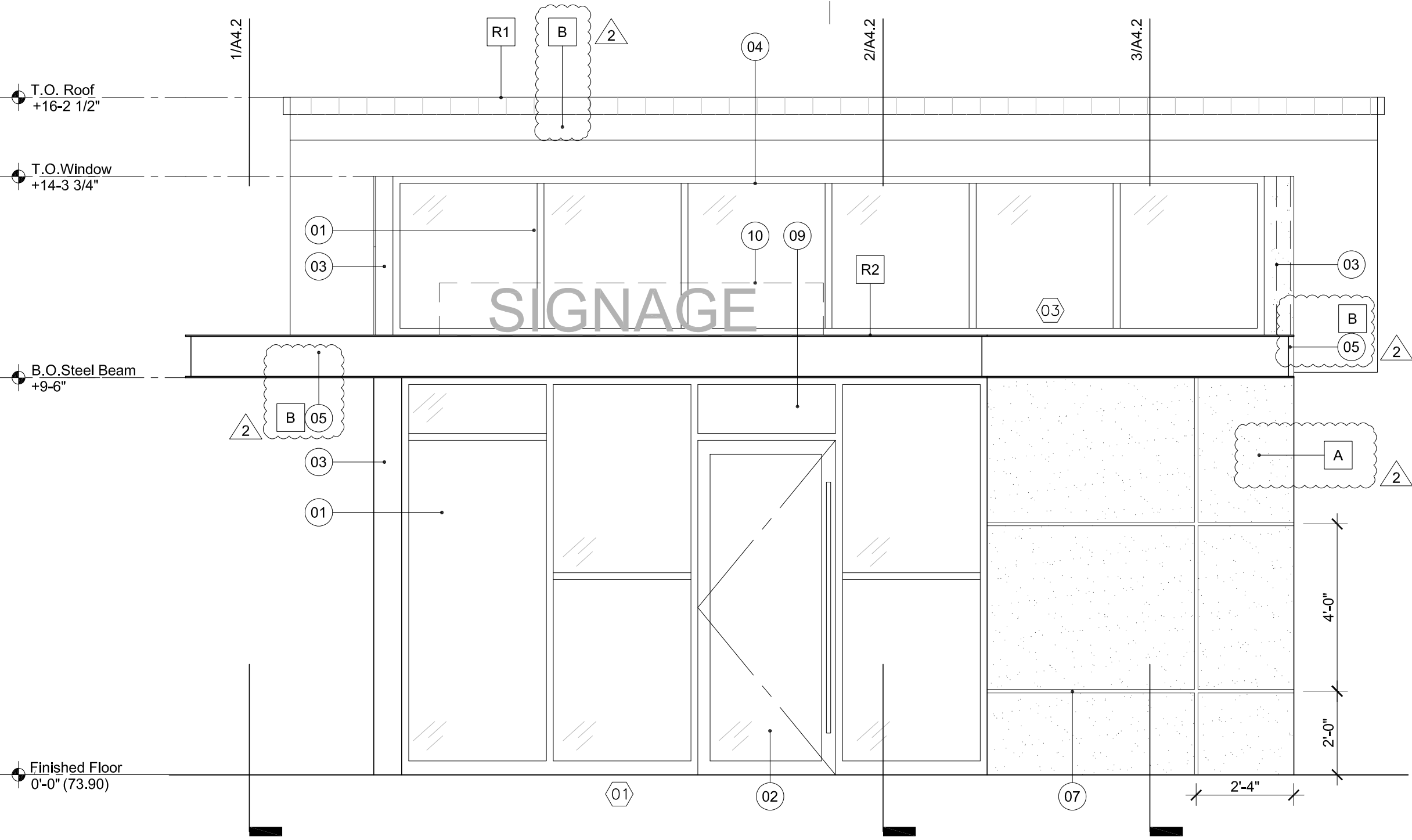
A
1/4"=1'-0"



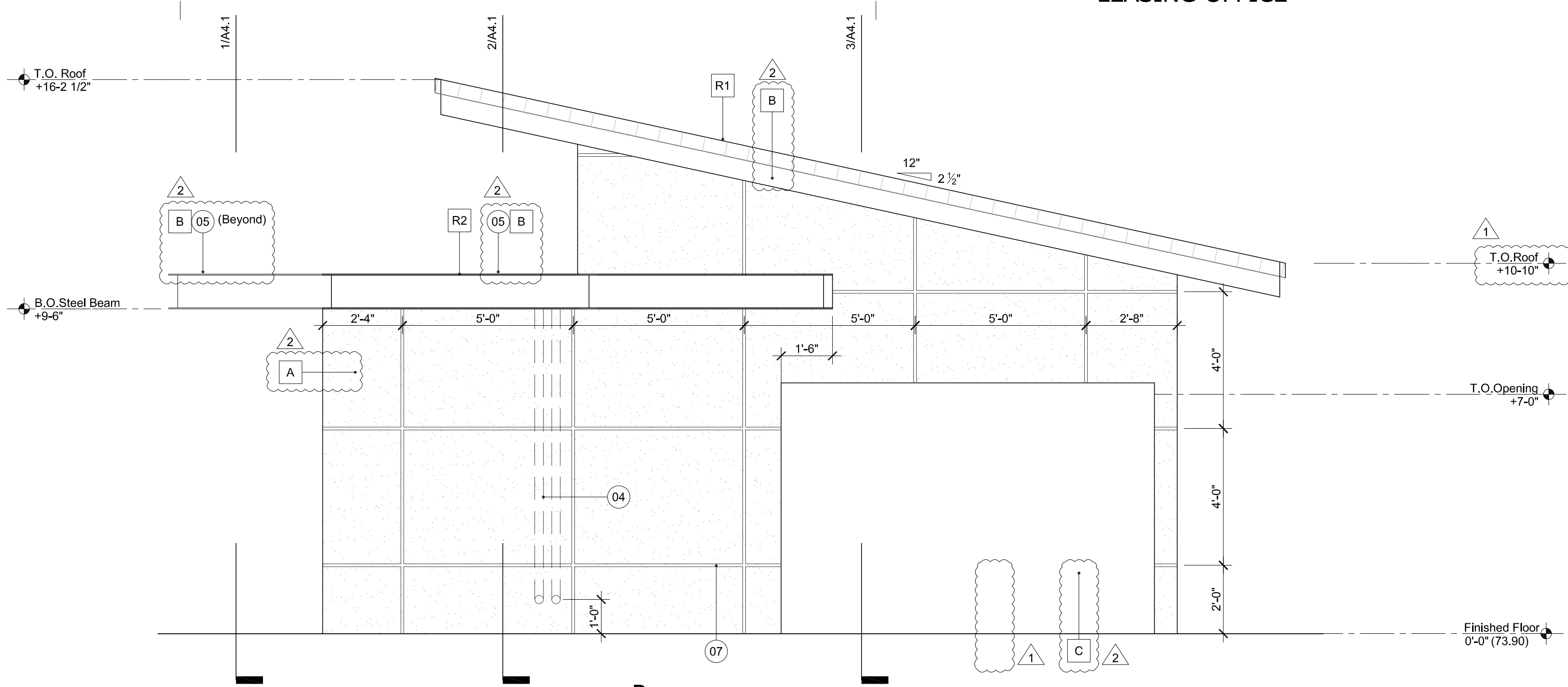
RIGHT



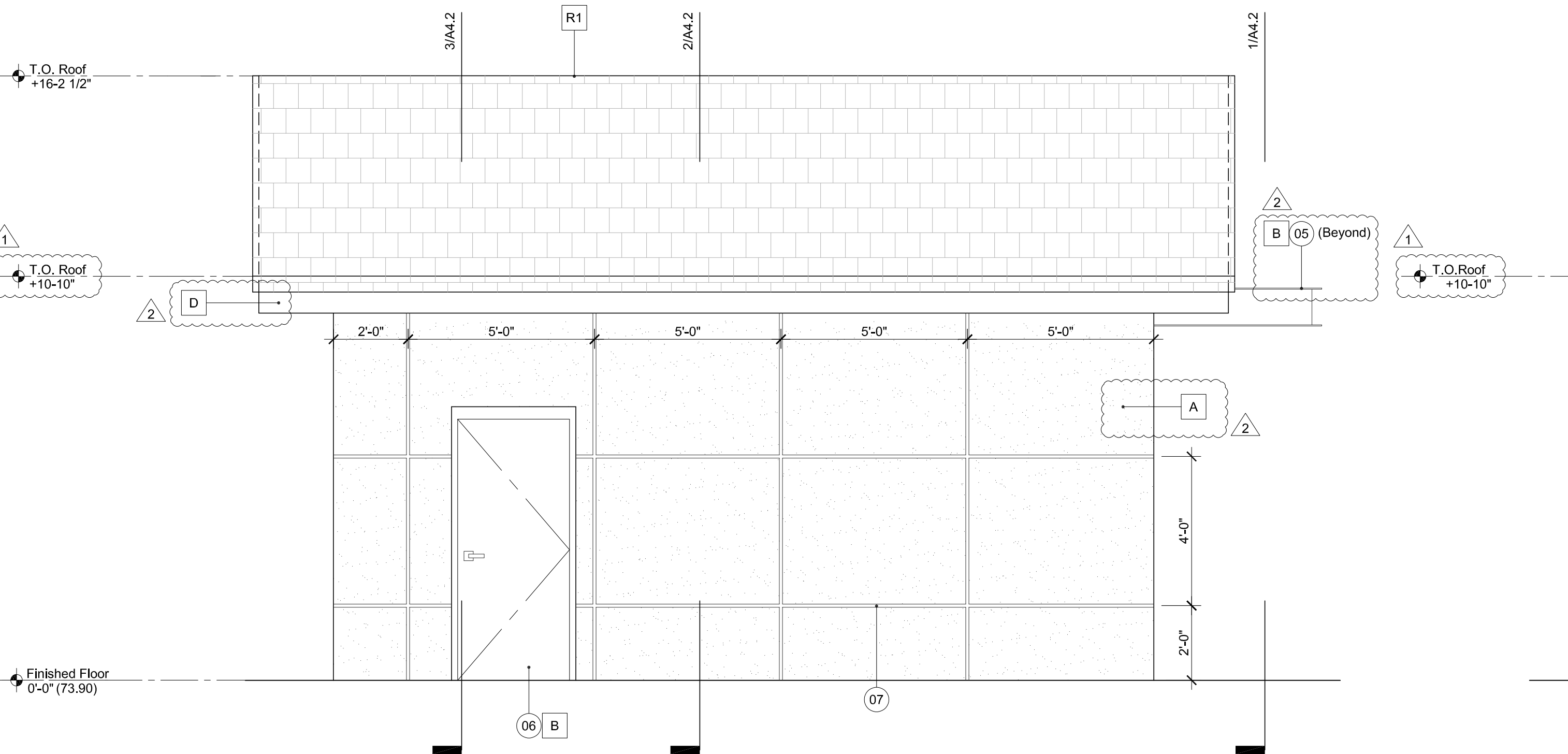
REAR



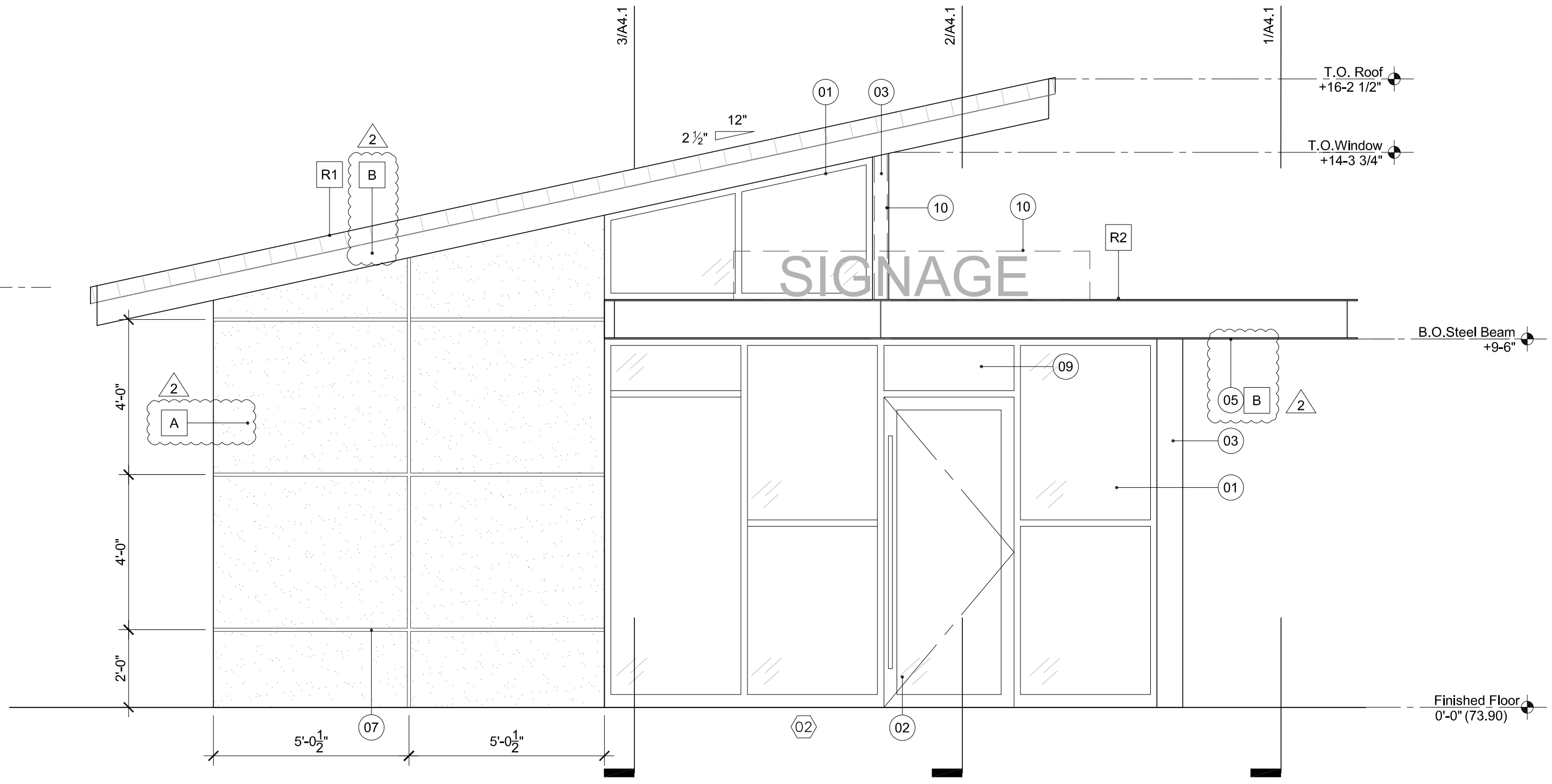
1 Front Elevation
Scale: 3/8"=1'-0"



2 Rear Elevation
Scale: 3/8"=1'-0"

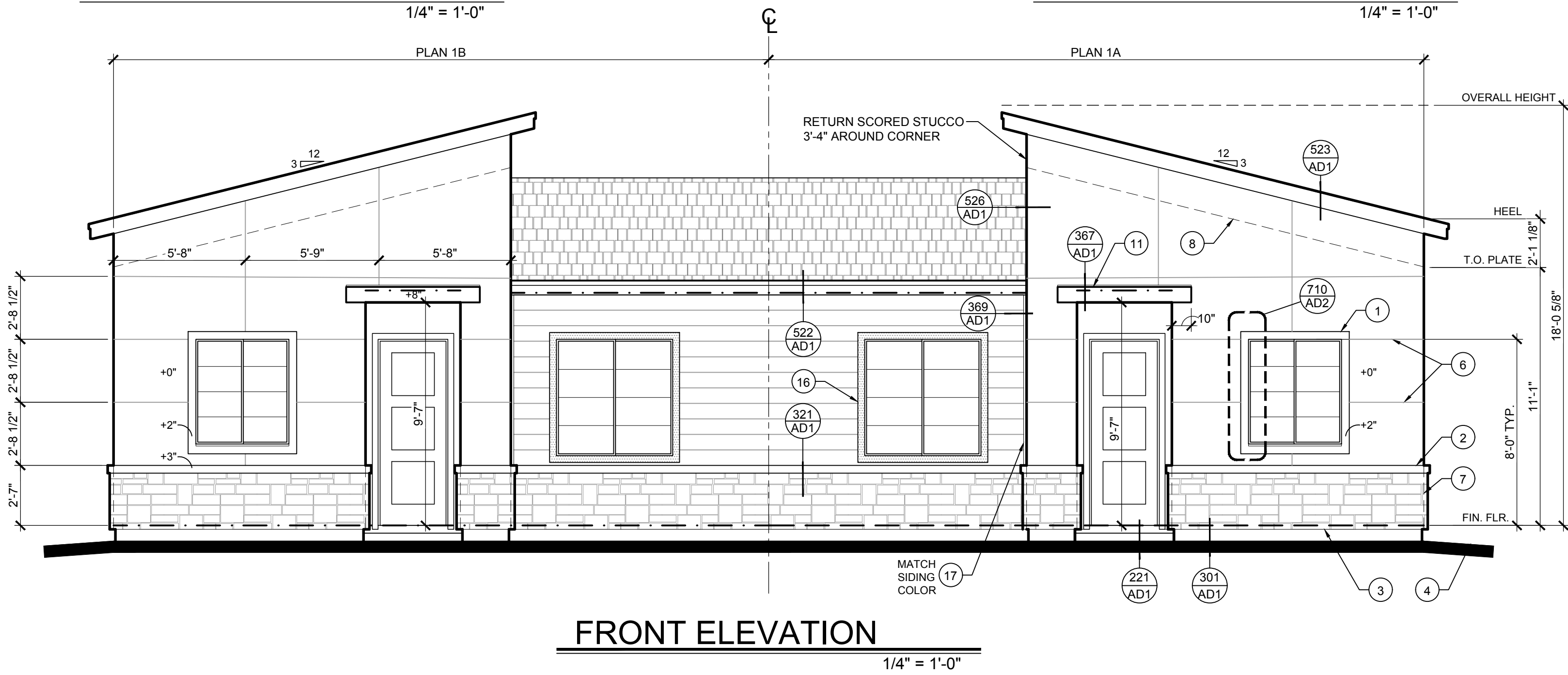
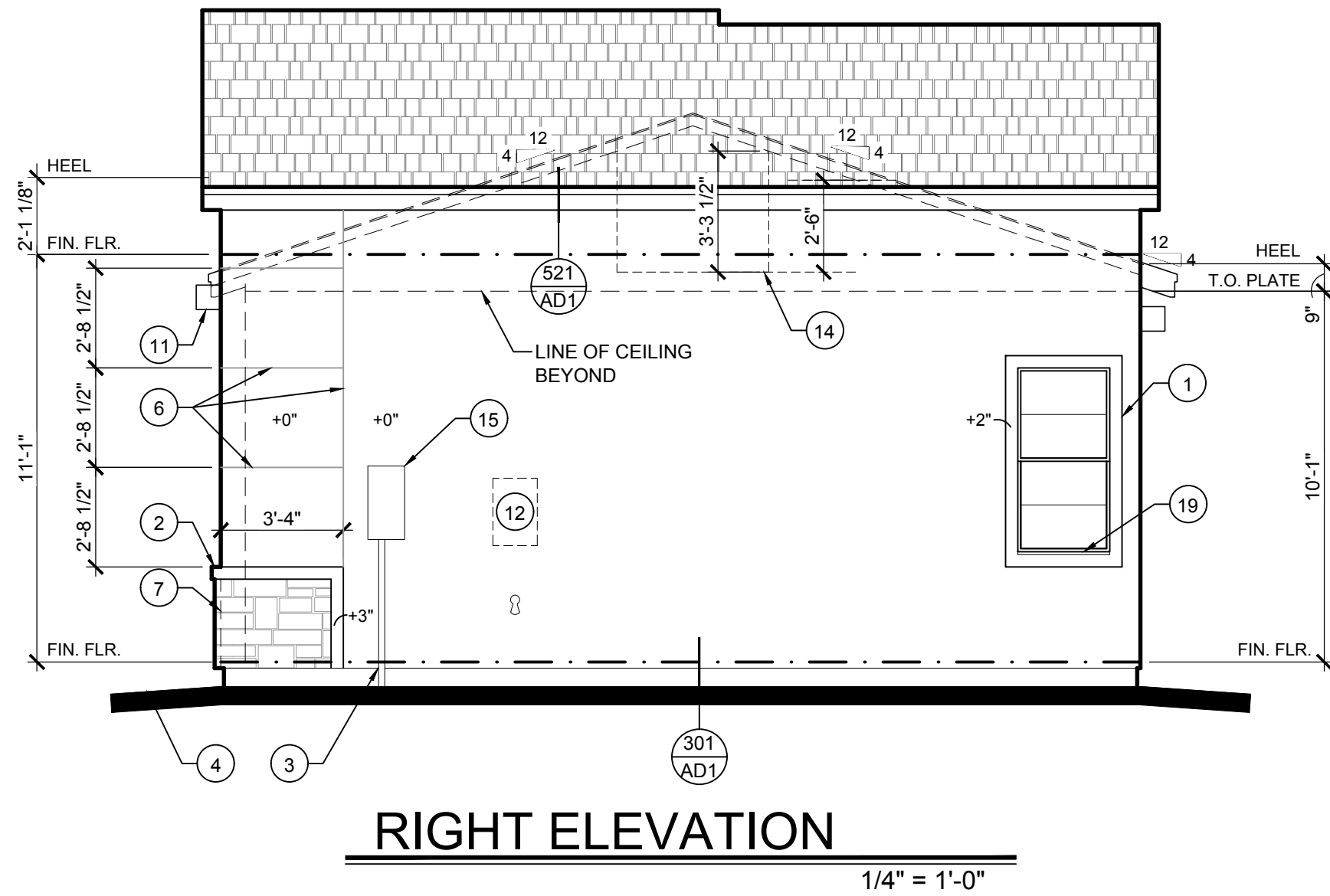
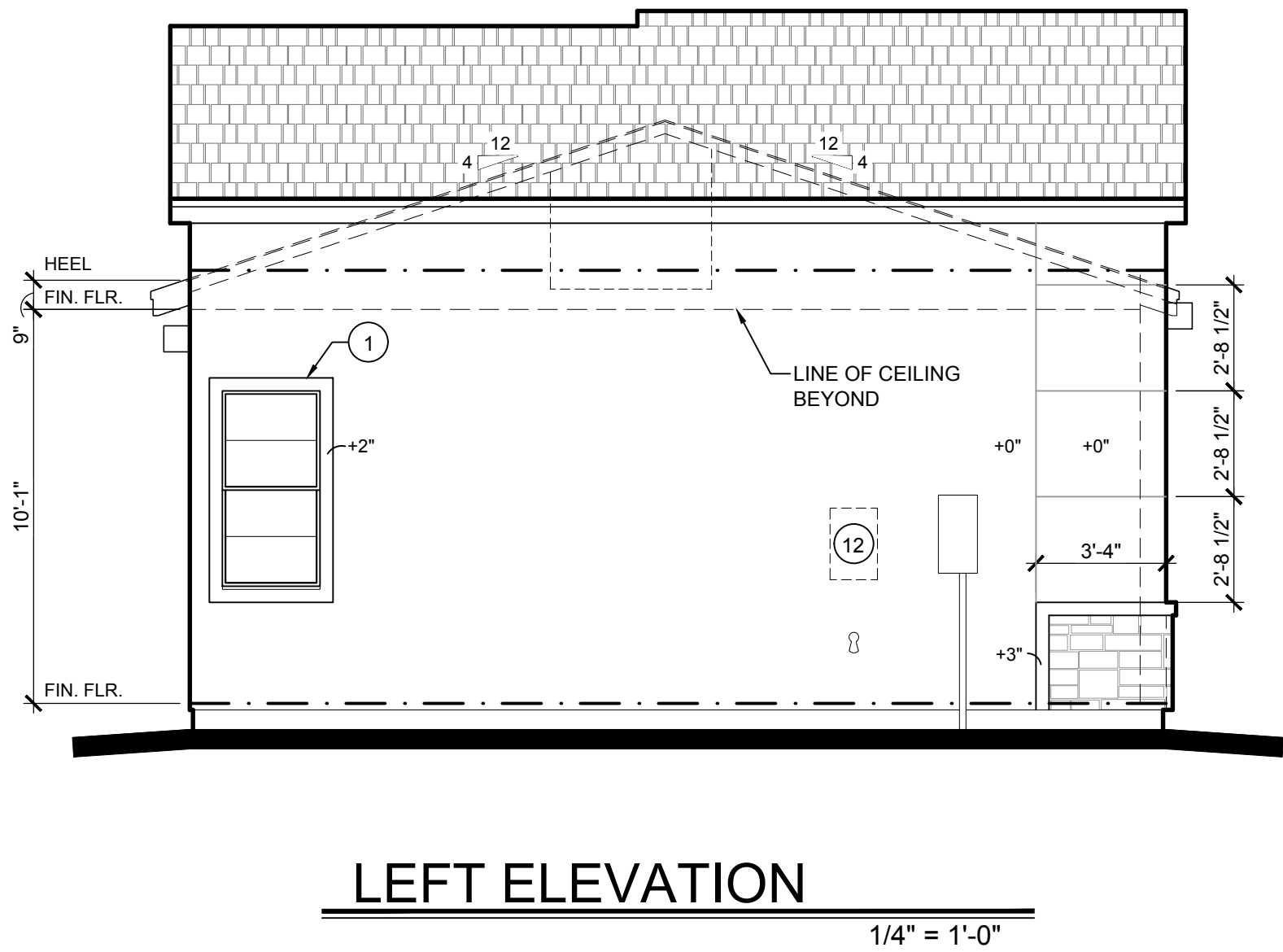
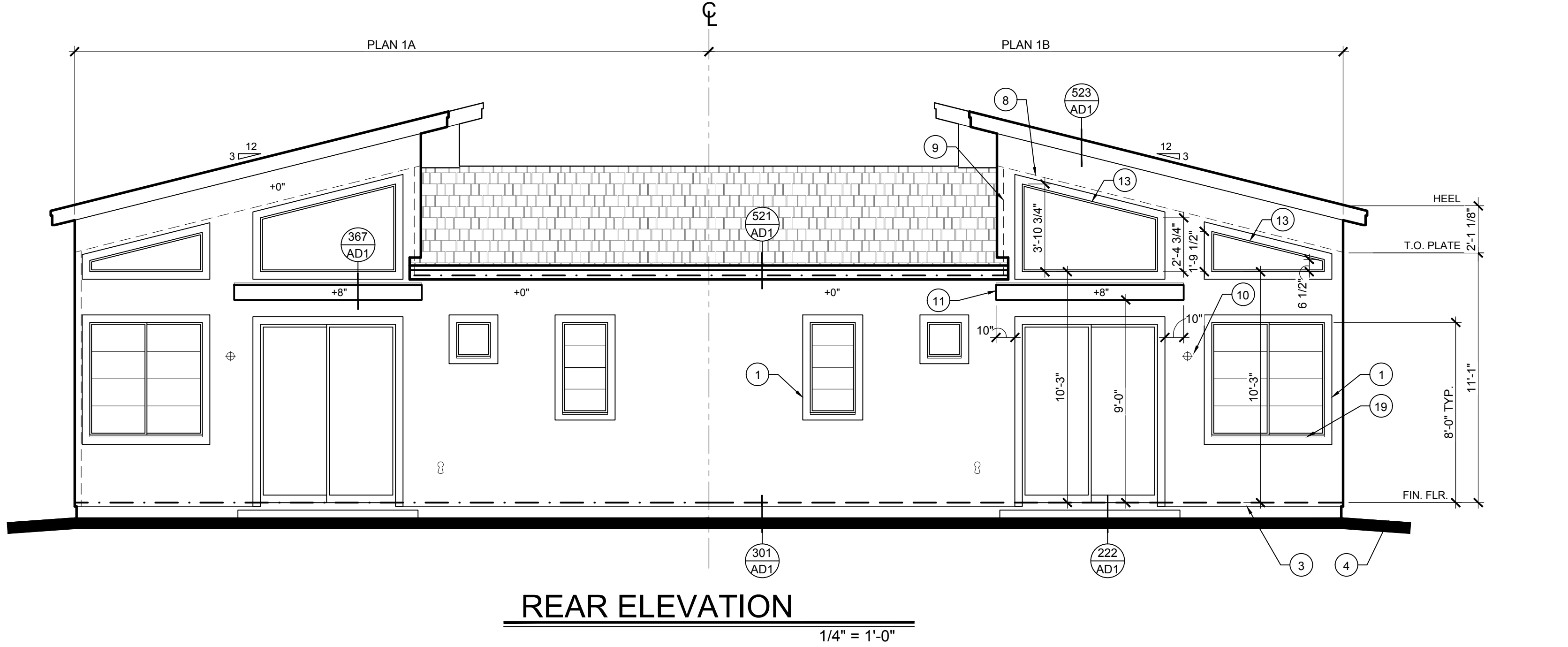


3 Side Elevation
Scale: 3/8"=1'-0"

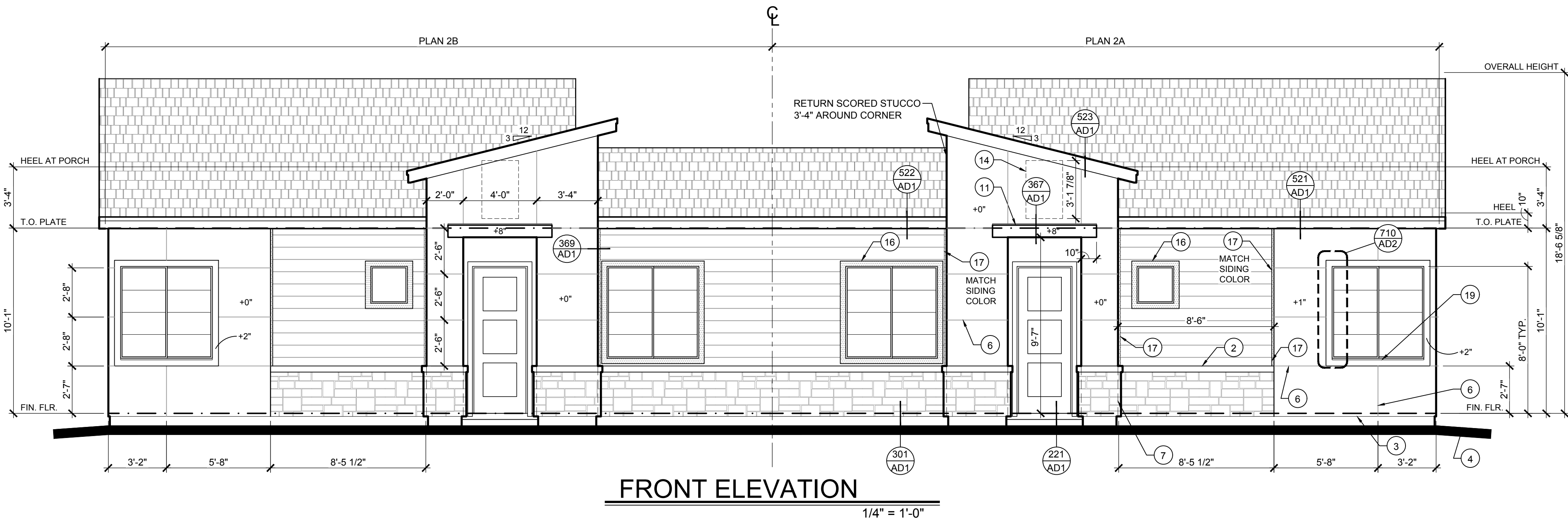
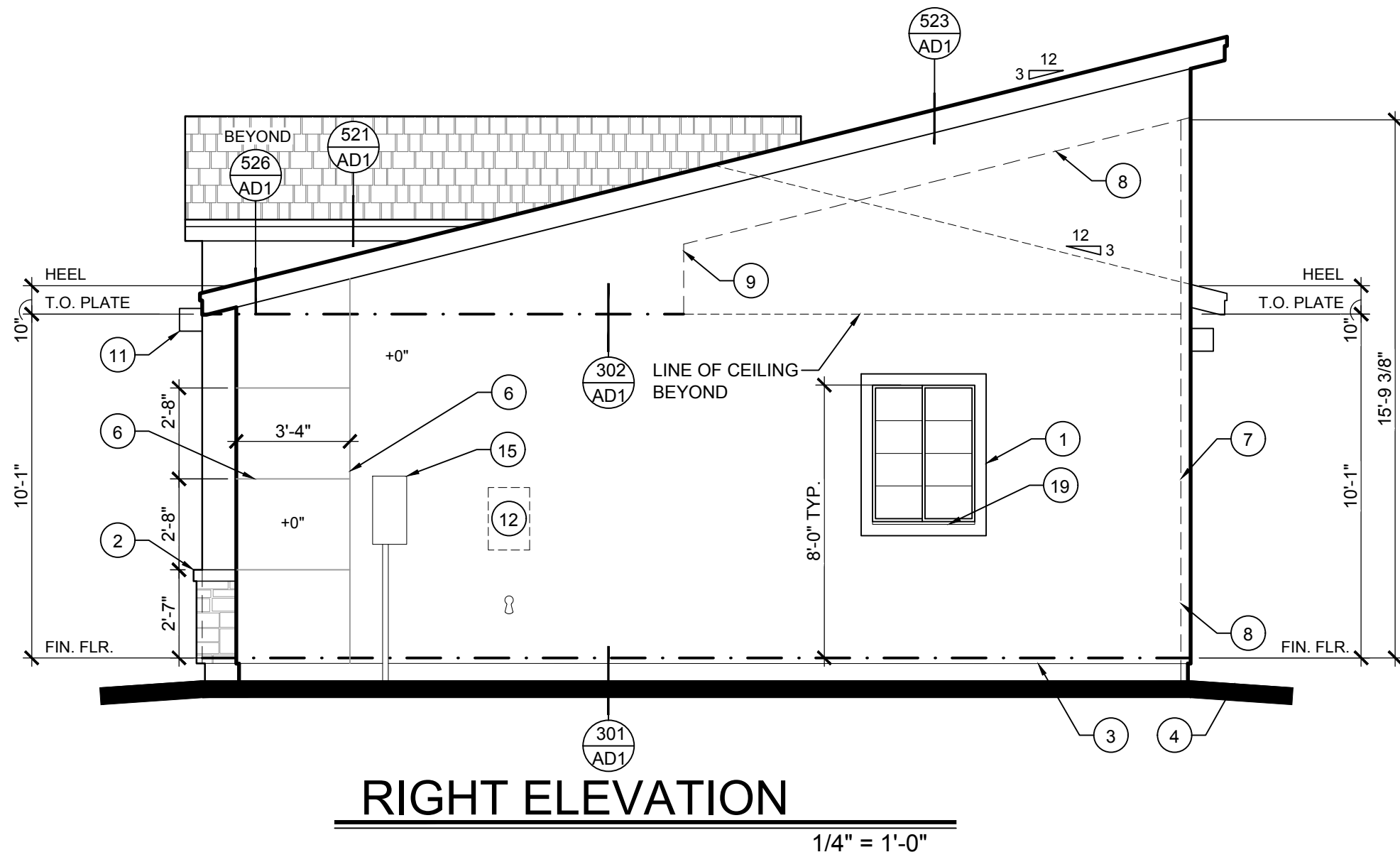
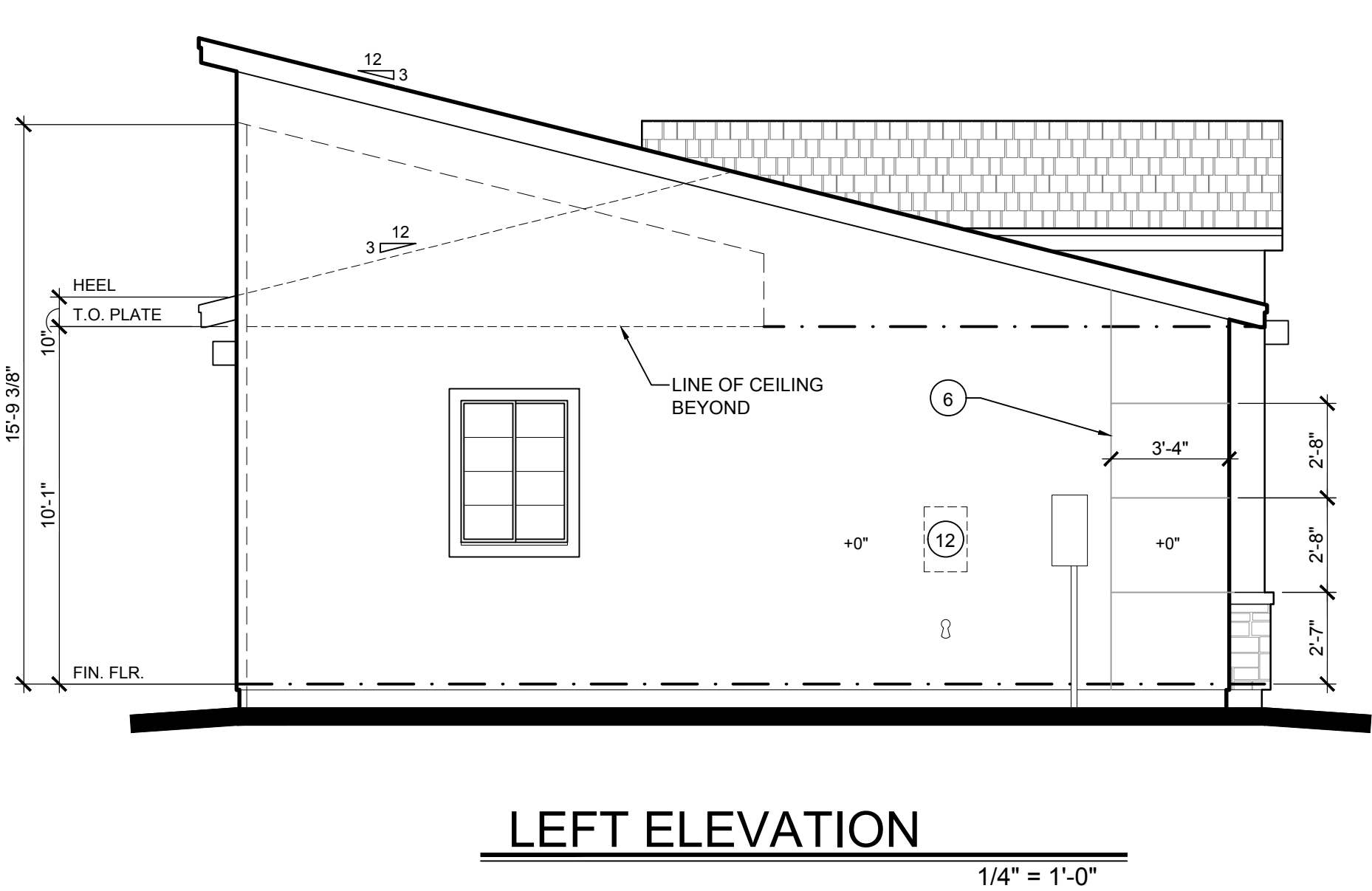
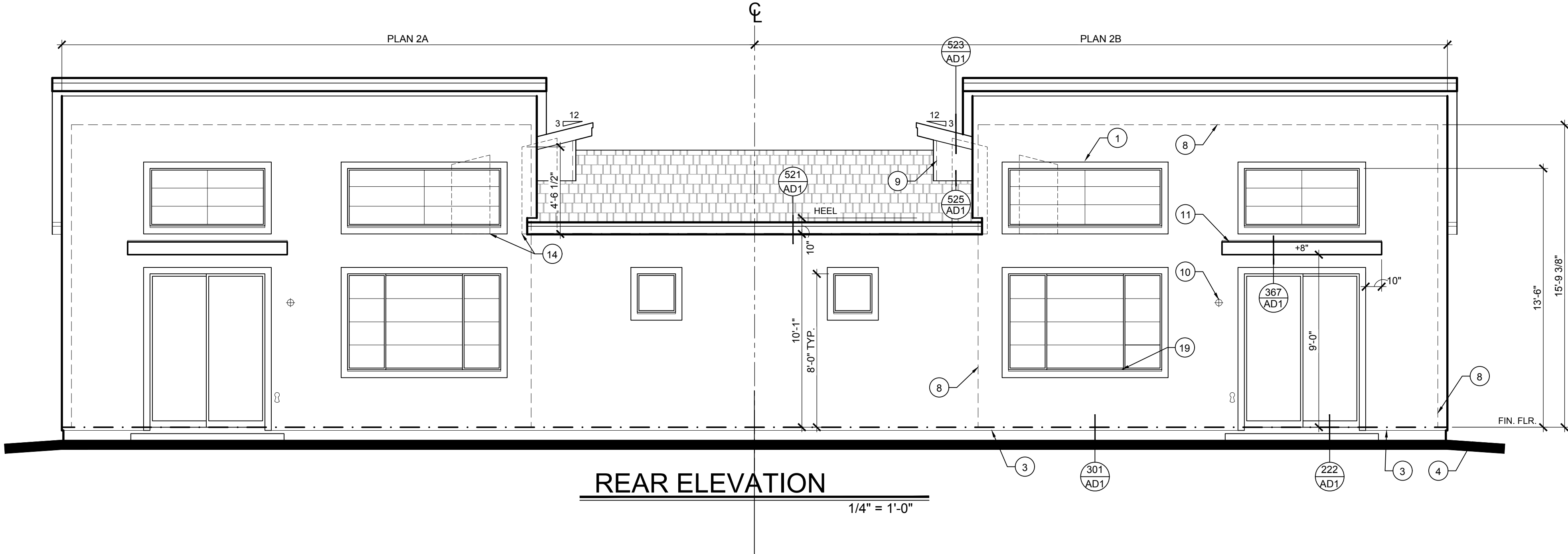


4 Side Elevation
Scale: 3/8"=1'-0"

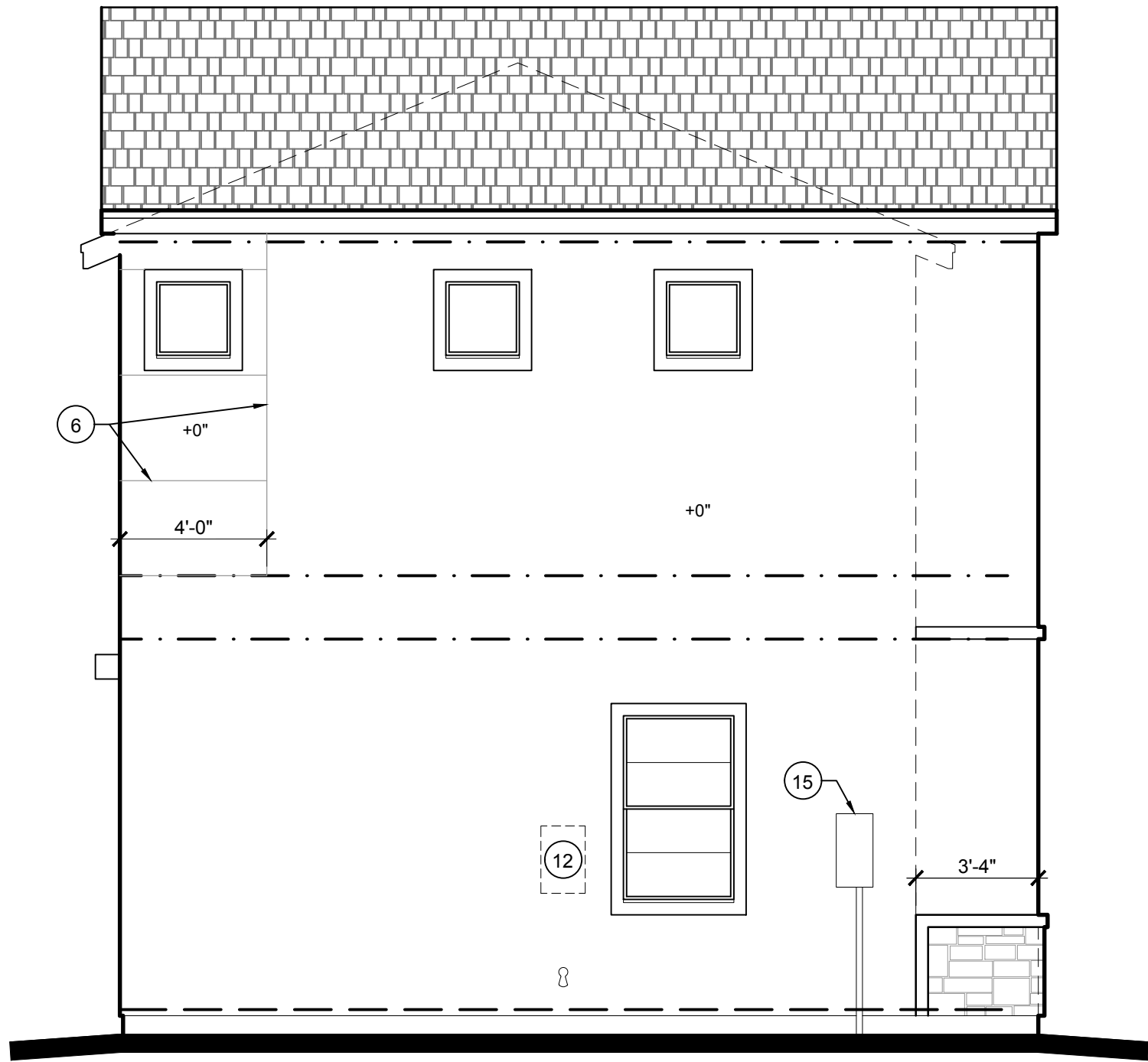
PLAN 1



PLAN 2

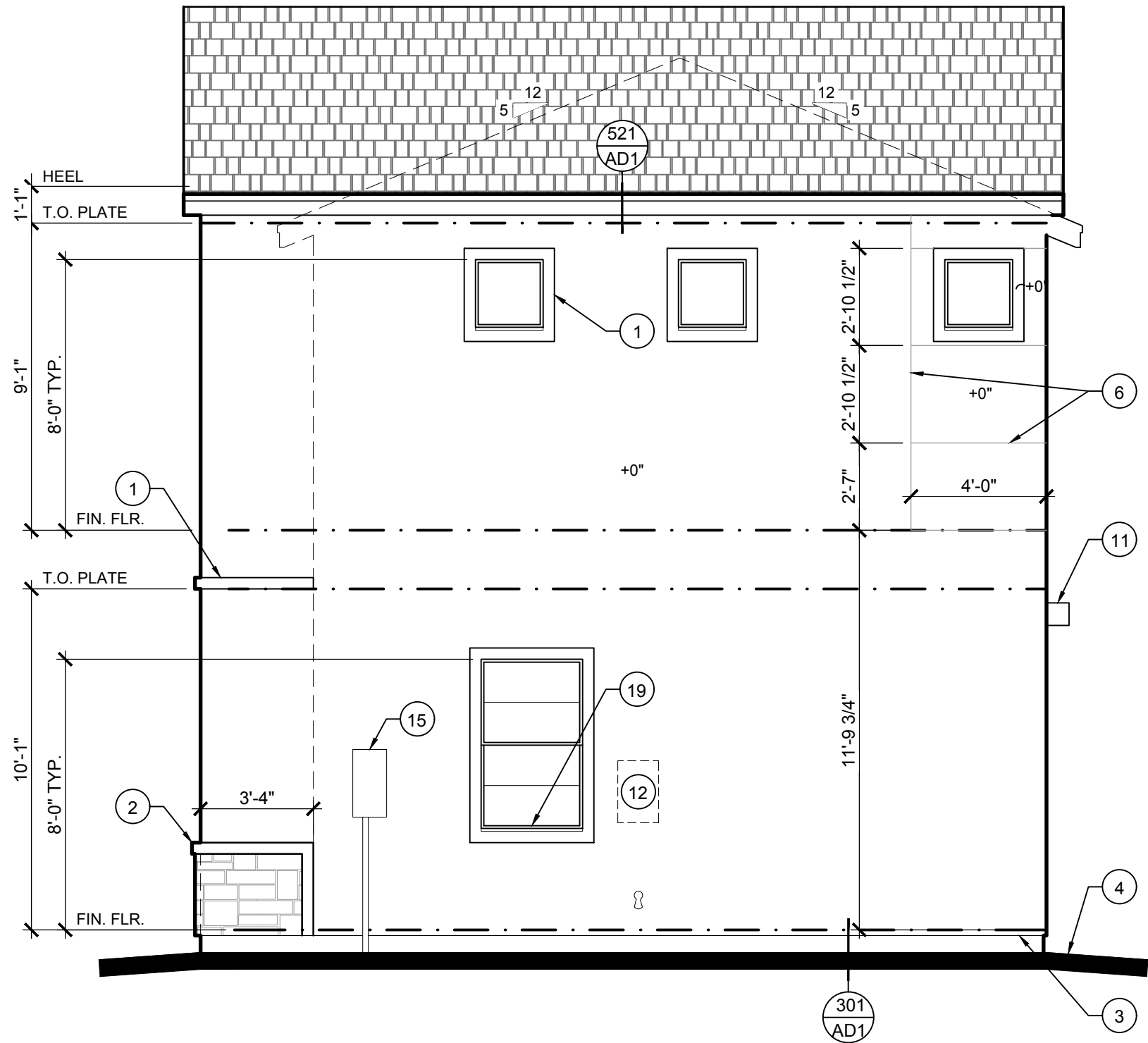


PLAN 3



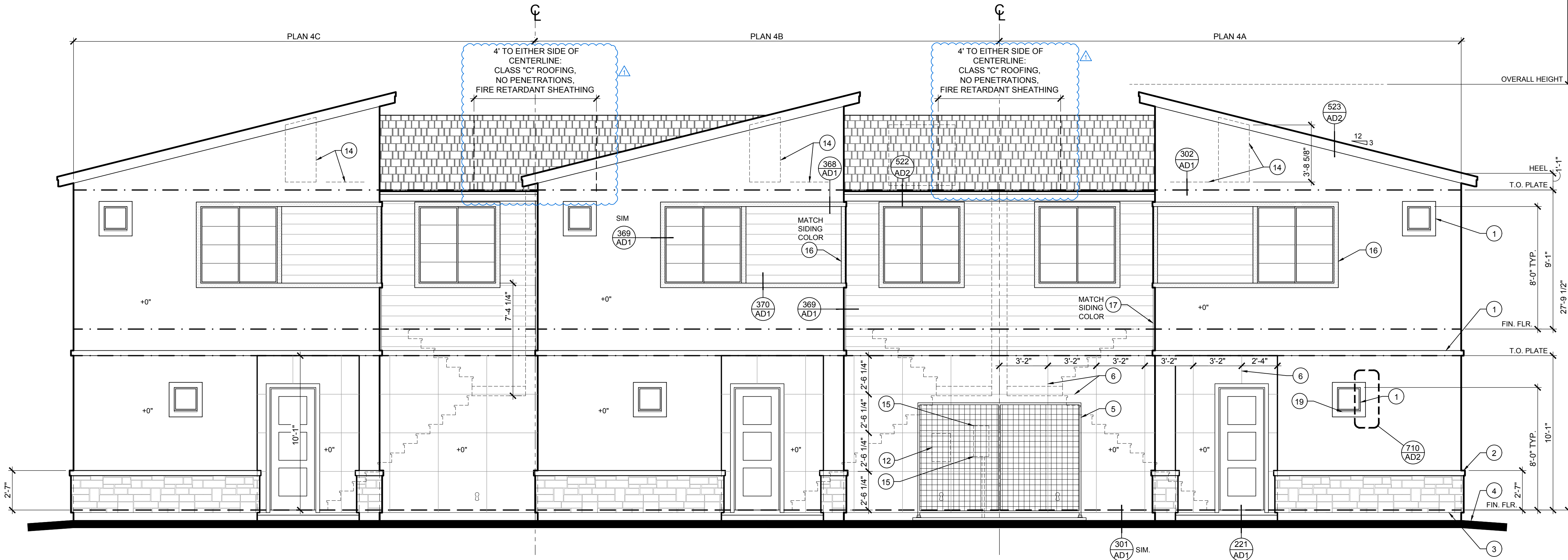
LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

PLAN 3

