PLEASE RESPOND ELECTRONICALLY TO BRAD WYLAM 2ND FLOOR, 602-256-3322

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

From: Alan Stephenson
Planning & Development Department Director

Date: July 19, 2021

Subject: **P.H.O. APPLICATION NO. PHO-1-21--Z-8-20-5 –** Notice of Pending Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **August 18, 2021**.

2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.

3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **July 26, 2021**.

DISTRIBUTION
Mayor's Office (Lisa Fernandez), 11th Floor
City Council (Matthew Heil), 11th Floor
Aviation (Sheldon Daisley)
CED (Michelle Pierson), 20th Floor
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Light Rail (Joel Carrasco/Special TOD Only)
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Natasha Hughes), 16th Floor
Public Transit (Kathryn Boris)
Public Works (Ray Dovalina, Kristina Jensen, Elise Moore, Rudy Rangel), 5th Floor
Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Alan Stephenson, Joshua Bednarek), 3rd Floor
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor
Village Planner (Nick Klimek, North Mountain Village)
Village Planning Committee Chair (Mr. Mike Krentz, North Mountain Village)

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-21--Z-8-20

Council District: 5

Request For: Stipulation Modification

Reason for Request: Modification of Stipulation 1.b regarding pedestrian pathways for units on 23rd Avenue. Deletion of Stipulation 1.c.i regarding front porches. Deletion of Stipulation 1.c.ii regarding patios. Deletion of Stipulation 3 regarding a detached sidewalk along 23rd Avenue. Modification of Stipulation 3.a regarding trees along 23rd Avenue. Modification of Stipulation 3.b regarding sidewalk tree shading. Modification of Stipulation 4.i regarding lighting on a pedestrian thoroughfare. Deletion of Stipulation 4.iii regarding landscaping along a pedestrian thoroughfare. Deletion of Stipulation 6.a requiring a minimum 10 percent planting in the surface parking area. Deletion of Stipulation 6.d regarding landscape planters.

Owner	Applicant	Representative
Matthew R Luxenberg Family Trust	Kenneth Losch	Kenneth Losch
2801 East Camelback Road Suite 200	2801 East Camelback Road Suite 200	2801 East Camelback Road Suite 200
Phoenix AZ 85016	Phoenix AZ 85016	Phoenix AZ 85016
(602) 980-3900	(602) 980-3900	P: (602) 980-3900 F:
ken@kennethlosch.com	ken@kennethlosch.com	ken@kennethlosch.com

Property Location: Approximately 220 feet north of the northeast corner of 23rd Avenue and West Royal Palm Road

Zoning Map: J-7 Quarter Section: 25-23 APN: 158-06-021B Acreage: 3.24

Village: North Mountain
Last Hearing: CC HEARING
Previous Opposition:
Date of Original City Council Action: 09/02/2020 230 PM
Previous PHO Actions:
Zoning Vested: R-3A
Supplemental Map No.:
Planning Staff: 080534

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at http://phoenix.gov/pdd/licensetimes.html.

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

Fee	Fee Waived	Fee Date	Receipt	Purpose
$1,725.00	$0.00	07/02/2021	21-0061909	Original Filing Fee

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: 08/18/2021 1000 AM	Date:	Date:
Appealed?:	Appealed?:	
Action:	Action:	Action:

consulting Terrascape
civil engineering • surveying • urban planning

July 19, 2021

Adam Stranieri
Planning Hearing Officer
City of Phoenix
252 W Washington Street
Phoenix, AZ 85003

RE: PHO Stipulation Modification Request for Z-8-20
"Landon Lux SFR" – KIVA 20-4222
APN# 158-06-021B

Dear Mr. Stranieri:

On behalf of Landon Lux Lofts, LLC (developer/applicant), Terrascape Consulting is providing a written request herein for a PHO stipulation modification request. The developer is proposing to develop approximately 3.25 gross acres (2.96 net acres) located on the east side of North 23rd Avenue, between West El Caminito Drive and West Palm Road. A parcel map is attached as ***Exhibit 1***. Matthew B Luxenberg Family Trust is the property owner and is in partnership with Landon Lux Lofts, LLC. On the subject parcel, the developer is proposing to construct single-family for rent buildings on top of the existing parking garage deck. These proposed building will supplement the adaptive re-use of the existing vacant La Mancha office building into apartments to create a community known as "Landon Lux Lofts." This portion of the project is considered Phase 1. The proposed units on the parking deck are in addition to other single-family for rent buildings proposed on the parcel to the north, referred to as "Landon Lux SFR" or Phase 2. The Site will have 160 units total, 62 loft units within the renovated office building and 98 units within the two-story, duplex buildings.

On the west side of 23rd Avenue, office buildings exist that overlook this project site, including Blue Cross Blue Shield(BCBS). This redevelopment project is a critical component of eradicating transient issues in the area, with the goal of keeping BCBS as a major employer in the City of Phoenix. To achieve this, Landon Lux Lofts, LLC submits this PHO application for conformance and request to modify stipulations for approval of the Site Plan, Elevations, and Landscape Plan attached respectively as ***Exhibit 3 (Conceptual Site Plan)***, ***Exhibit 4 (Elevations)***, ***and Exhibit 5 (Preliminary Planting Plan)*.**

The Site was re-zoned from C-O to R-3A under Ordinance G-6725 **(*Exhibit 2*)** on September 16, 2020 with intent to develop the Site with a high-quality multi-family residential development (KIVA 20-4222). High-density multi-family use is permitted per R-3A. At the time of the rezoning, the proposed use in Phase 2 was anticipated to be single family townhouse units, with two & three bedrooms, and units had direct access garages. However, structural analysis of parking deck reveals that units of this magnitude cannot be supported by the existing structure. The following stipulations were included as part of the zoning case, but this request specifically relates to modifying the following:

Request to Modify Stipulation 1.

Current language:

1. For any subsequent phases of development beyond the adaptive reuse of the building depicted on the site plan dated March 27, 2020, the following stipulations shall apply, as approved, or modified by the Planning and Development Department:

1.b. All units adjacent to 23rd Avenue shall have an individual pedestrian entrance oriented to the public street and be connected to the public sidewalk by a direct pedestrian pathway.

Proposed language:

1.b. All units adjacent to 23rd Avenue shall have an individual pedestrian entrance ~~oriented to the public street and be connected to the public sidewalk by a direct pedestrian pathway.~~ WITH CONNECTIVITY TO A SIDEWALK THAT LEADS TO THE PUBLIC SIDEWALK.

Rationale:

Stipulation 1.b. cannot be met by the proposed development, as this stipulation was written for two and three-bedroom townhomes with garages facing the public roadway. The weight of large units as described exceeds the structural capability of the existing parking garage. The proposed buildings are one-bedroom units to reduce footprint and dead loads on the parking deck. The garage requires an open-air ventilation area serving the underground parking area. Providing individual pedestrian access to each unit would require land bridges to each unit across this elevation drop, which could be a safety hazard.

Current language:

1.c. All units adjacent to 23rd Avenue shall have a porch or patio, described as follows as approved by the Planning Development Department:

1.c.i. Porches shall have a minimum dimension of six feet in depth by a width of no less than 50 percent of the total unit; be oriented to the public right-of-way; have a unit entrance; and have direct pedestrian connection to the public sidewalk.

Proposed language:

~~1.c.i. Porches shall have a minimum dimension of six feet in depth by a width of no less than 50 percent of the total unit; be oriented to the public right-of-way; have a unit entrance; and have direct pedestrian connection to the public sidewalk.~~

Rationale:

As stated above in the response to Stipulation 1.b., the stipulations were written assuming two- and three-bedroom units were fronting 23rd Avenue.

Current language:

1.c.ii. Patios shall have a minimum dimension of eight feet in depth by width and a minimum size of 64 square feet; be enclosed on each side by a low wall or fence not to exceed 36 inches in height; be oriented to the public right-of-way; have a unit entrance; and have a direct pedestrian connection to the public sidewalk.

Proposed language:

~~*1.c.ii. Patios shall have a minimum dimension of eight feet in depth by width and a minimum size of 64 square feet; be enclosed on each side by a low wall or fence not to exceed 36 inches in height; be oriented to the public right-of-way; have a unit entrance; and have a direct pedestrian connection to the public sidewalk.*~~

Rationale:

Stipulation 1.c.ii. was written for a townhome product type having front porches facing 23rd Avenue, as stated above. The proposed units are placed along the west parking deck edge and the exterior wall serves as a perimeter wall.

Request to Modify Stipulation 3.

Current language:

3. The public sidewalk along 23rd Avenue shall be detached with a minimum 5-foot-wide landscape area locate between the sidewalk and back of sub and planted to the following standards, as approved by the Planning Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

Proposed language:

~~*3. The public sidewalk along 23rd Avenue shall be detached with a minimum 5-foot-wide landscape area locate between the sidewalk and back of sub and planted to the following standards, as approved by the Planning Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.*~~

Rationale:

The existing public sidewalk along 23rd Avenue is attached and shall remain in place. The grade along the right-of-way drops into the ground floor of the parking garage and prohibits construction of a detached sidewalk. Recent developments by K-Hovnanian in the area were permitted to keep an attached sidewalk as seen in the existing condition. Refer to the Streetscape Exhibit by Rick Engineering Company (Exhibit 6) for proposed public improvements to create pedestrian environment within the right-of-way. SRP Irrigation has a pipe located under or near the existing sidewalk, and existing dry utilities are also within the right-of-way.

Current language:

3.a. Large canopy, single-trunk shade trees shall be placed 25 feet on center or in equivalent groupings. Twenty-five percent of the required trees shall be a minimum 4-inch caliper and 75 percent shall be a minimum 3-inch caliper.

Proposed language:

3.a. ~~Large canopy, single-trunk shade trees shall be placed 25 feet on center or in equivalent groupings. Twenty-five percent of the required trees shall be a minimum 4-inch caliper and 75 percent shall be a minimum 3-inch caliper.~~ THE DEVELOPER SHALL PROVIDE NO MORE THAN TWO STRUCTURAL SHADE CANOPIES OR SINGLE-TRUNK TREES PLACED 50 FEET ON CENTER OR IN EQUIVALENT GROUPINGS WHERE PERMITTED BY SRP OR SHADE STRUCTURES.

Rationale:

An existing SRP irrigation pipe exists within the right-of-way and tree plantings are not allowed within 10 feet and tree canopies cannot overhang the pipe. Any trees planted would need to be offset from the existing pipe to a distance that would not provide sidewalk shade.

Current language:

3.b. At tree maturity, the trees shall shade the sidewalk to minimum of 75 percent live coverage at maturity.

Proposed language:

3.b. ~~At tree maturity, the trees shall shade the sidewalk to minimum of 75 percent live coverage at maturity.~~ STRUCTURAL SHADE SHALL BE PROVIDED AT THE REFLECTIVE WALK AREAS, OR A SINGLE TRUNK TREE, WHERE TECHNICALLY FEASIBLE AND AT NO MORE THAN TWO LOCATIONS.

Rationale:

Modification to stipulation 3.b. is requested as result of existing SRP irrigation pipe adjacent to 23rd Avenue and the inability to install trees close enough to shade the sidewalk.

Request to Modify Stipulation 4.

Current language:

4. The developer shall provide a pedestrian thoroughfare between the public sidewalk, and the required amenities contained in the first phase, as described below and as approved by the Planning and Development Department.

4.i. A bollard light path or lighted art feature to accentuate the entrance of the pedestrian thoroughfare from the intersection with the public sidewalk.

Proposed language:

4.i. A bollard light path ~~or lighted art feature to accentuate the entrance of the pedestrian thoroughfare from the intersection with the public sidewalk.~~, LIGHTED ART FEATURE, OR A SHADE CANOPY WITH LIGHTING SHALL BE PROVIDED FOR THE PEDESTRIAN PATH WITHIN THE OPEN SPACE AREA ON THE PARKING DECK.

Rationale:

Bollard lights are provided but not within the public right-of-way.

Current language:

4.iii. A minimum 5-foot-wide landscape area shall be provided along both sides of the pedestrian thoroughfare. In areas where the pedestrian thoroughfare passes between buildings, the landscape area may be reduced to 3 feet in width (or 6 feet on one side only).

Proposed language:

~~*4.iii. A minimum 5-foot-wide landscape area shall be provided along both sides of the pedestrian thoroughfare. In areas where the pedestrian thoroughfare passes between buildings, the landscape area may be reduced to 3 feet in width (or 6 feet on one side only).*~~

Rationale:

The proposed driveway placement was chosen to allow most direct ADA path from public right-of-way to the leasing center, clubhouse, pool, and amenity area. More than a 5-foot-wide landscape area is proposed on the north side of the pedestrian thoroughfare on the parking deck. The applicant requests that the stipulation be deleted.

Request to Modify Stipulation 6.

Current language:

6. Surface parking areas shall include the below, as approved by the Planning and Development Department:

6.a. A minimum 10 percent of the total surface parking and vehicular circulation area shall be vegetated.

Proposed language:

6.a. ~~*A minimum 10 percent of the total surface parking and vehicular circulation area shall be vegetated.*~~

Rationale:

The parking deck does not qualify as surface parking and therefore this stipulation does not apply.

Current language:

6.d. Landscape planters shall be planted with minimum five-gallon drought tolerant shrubs to achieve 75 percent ground cover. If trees are to be included, they shall be minimum 2-inch caliper shade trees.

Proposed language:

~~*6.d. Landscape planters shall be planted with minimum five-gallon drought tolerant shrubs to achieve 75 percent ground cover. If trees are to be included, they shall be minimum 2-inch caliper shade trees.*~~

Rationale:

The parking deck does not qualify as surface parking and therefore this stipulation does not apply.

As is detailed in the attached exhibits, Landon Lux Lofts will be a complementary addition to the developments in the area. Construction on surrounding parcels is underway for similar residential uses. Careful consideration has gone into planning the Site to create a community that is attractively designed and aesthetically landscaped. By offering single-family for rent units within Landon Lux SFR, in addition to the traditional apartment style living options available within Landon Lux Lofts, the developer is attempting to attract a wide variety of residents to create a diverse community. The property will be professionally managed, and units will be constructed with modern finishes and private indoor/outdoor living areas. The duplex residences within Landon Lux SFR are two-story in height with private patios and yards. Residents within the two-story Landon Lux Lofts will have their own private courtyards and balconies. This gated community is designed to feel luxurious in an efficient setting.

Primary entry to the community is located off of 23rd Avenue and leads directly to the leasing center and clubhouse within the Landon Lux Lofts building. Underground covered parking is proposed under the proposed duplex units on the parking deck. Secondary access to El Caminito Drive is provided via access aisles to the north parcel. A north-south oriented private drive will allow residents to access all entry and exit points for maximum convenience. Two pedestrian access points from 23rd Avenue are provided to the Site, with an additional pedestrian access point from El Caminito Drive. A shaded pedestrian thoroughfare is proposed from the 23rd Avenue right-of-way to the leasing center.

The proposed residences within Landon Lux SFR have a unit mix including: one-bedroom, two-bedroom, two-bedroom with attached garage, and two-bedroom plus a den. The units range from 1,040 square feet to 1,495 square feet in size and are less than 30-feet in height. The two-story duplex buildings are arranged in groups to create a neighborhood feel similar to that in a single-family residential subdivision. The Landon Lux Lofts building is two-stories, 63,456 square feet in size, and also under 30 feet in height. One- and two-bedroom unit options are available. Home interiors within both communities will be spacious and feature high-end design including large windows, high ceilings, and modern finishes.

Buildings have been architecturally designed to include offsets and recesses to create visual appeal from inside and outside the Site walls. Generous setbacks have been provided along 23rd Avenue and El Caminito Drive and will be landscaped with native plant material that complement the existing and proposed developments surrounding the Site. Reflective walks with seating and shrub plantings along 23rd Avenue will be constructed to enhance walkability in the community. A bicycle repair station and bike rack is proposed at the southwest corner of the site, outside the perimeter walls for neighbors to utilize as well.

The provided building elevations feature multiple modern exterior materials that will tie in with the proposed hardscape elements to create an attractive environment. Each

residence within Landon Lux SFR will have a minimum 10-foot-deep private side or backyard. Each yard will be at minimum, approximately 130 square feet in size. The Lofts units will have a minimum of approximately 64 square feet in size and balconies will be at a minimum of approximately 70 square feet in size. Some of the private yards and balconies may be larger depending on orientation and placement within the development. All site design conforms to the standards outlined in Section 616, R-3A Multifamily Residence District, of the City of Phoenix Zoning Code.

Please contact me Kenneth Losch (602-980-3900, Ken@kennthlosch.com) if you have questions or require additional information. Thank you in advance for your consideration of the above requested modifications and that you find the proposed development to be in general conformance with the remainder of the applicable stipulations in Ordinance G-6725.

Kind Regards,

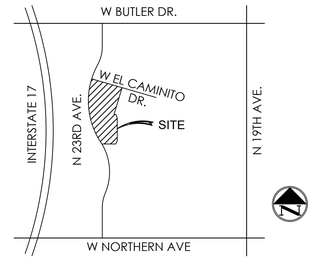
Lisa Nelson, P.E.
Terrascape Consulting, LLC

Exhibit 1 - Parcel Map

PARCEL MAP FOR

LANDONLUX SFR

8221 NORTH 23RD AVENUE
PHOENIX, ARIZONA
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 EAST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEVELOPER

LANDONLUX LOFTS, LLC
2801 E CAMELBACK RD
PHOENIX, AZ 85016

CONTACT: KENNETH LOSCH
PHONE: (602) 980-3900
EMAIL: KEN@KENNETHLOSCH.COM

PROPERTY OWNER - PARCEL 1

LANDONLUX LOFTS, LLC
2801 E CAMELBACK RD
PHOENIX, AZ 85016

PROPERTY OWNER - PARCEL 2

MATTHEW B LUXENBURG FAMILY TRUST
3801 KATELLA NO 425
LOS ALAMITOS, CA 90720

PLANNER

SCAPEGOAT DESIGN STUDIO
4026 N MILLER RD SUITE 100
SCOTTSDALE, AZ 85251

CONTACT: JASON HADLEY
PHONE: (602) 584-9697
EMAIL: JHADLEY@SCAPEGOATDS.COM

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE. SUITE 160
PHOENIX, ARIZONA 85012

CONTACT: LISA NELSON, P.E.
PHONE: (602) 297-8732
EMAIL: LNELSON@TERRASCAPE.US

PROJECT DATA

APN (PARCEL 1):	158-06-017
APN (PARCEL 2):	158-06-021B
EXISTING ZONING:	R3-A
ADDRESS:	8221 N 23 RD AVE PHOENIX, AZ 85021

SCALE IN FEET
0 80 160

consulting
Terrascape
civil engineering • surveying • urban planning
645 East Missouri Ave, Suite 160, Phoenix, Arizona 85012
P:602.297.8732 • info@terrascape.us • terrascapeconsulting.com

LANDONLUX SFR

PARCEL MAP

LANDONLUX LOFTS, LLC

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

DATE	DESCRIPTION
07/02/2021	PHO SUBMITTAL

CHECKED BY: LMN
DRAWN BY: IBC
TITLE: PARCEL MAP
SHEET No. 1 of 1
PROJECT No. 1218

Official Records of Maricopa County Recorder
ADRIAN FONTES
20200867699 09/16/2020 11:29
ELECTRONIC RECORDING
G6725-9-1-1--

ORDINANCE G-6725

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-8-20-5) FROM C-O (COMMERCIAL OFFICE) TO R-3A (MULTIFAMILY RESIDENCE DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 3.24 acre property located approximately 220 feet north of the northeast corner of 23rd Avenue and West Royal Palm Road in a portion of Section 36, Township 3 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "C-O" (Commercial Office) to "R-3A" (Multifamily Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. For any subsequent phases of development beyond the adaptive reuse of the building depicted on the site plan date stamped March 27, 2020, the following stipulations shall apply, as approved or modified by the Planning and Development Department:

    a. The stipulations contained in Stipulation Nos. 2 through 15 shall also apply to any subsequent phases of development.

    b. All units adjacent to 23rd Avenue shall have an individual pedestrian entrance oriented to the public street and be connected to the public sidewalk by a direct pedestrian pathway.

    c. All units adjacent to 23rd Avenue shall have a porch or patio, described as follows and as approved by the Planning and Development Department:

        i. Porches shall have a minimum dimension of six feet in depth by a width of no less than 50 percent of the total unit; be oriented to the public right-of-way; have a unit entrance; and have a direct pedestrian connection to the public sidewalk.

        ii. Patios shall have a minimum dimension of eight feet in depth by a width and a minimum size of 64 square feet; be enclosed on each side by a low wall or fence not to exceed 36 inches in height; be oriented to the public right-of-way; have a unit entrance; and have a direct pedestrian connection to the public sidewalk.

    d. All garage doors shall be screened by buildings from the exterior of the site and have decorative embellishments such as window panels, color and added materials for the pillars surrounding the door.

2. All elevations of the buildings shall contain architectural embellishments and detailing, such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.

3. The public sidewalk along 23rd Avenue shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

    a. Large canopy, single-trunk shade trees shall be placed 25 feet on center or in equivalent groupings. Twenty-five percent of the required trees shall be a minimum 4-inch caliper and 75 percent shall be a minimum 3-inch caliper.

    b. At tree maturity, the trees shall shade the sidewalk to a minimum 75 percent

    c. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.

4. The developer shall provide a pedestrian thoroughfare between the public sidewalk, and the required amenities contained in the first phase, as described below and as approved by the Planning and Development Department.

    i. A bollard light path or lighted art feature to accentuate the entrance of the pedestrian thoroughfare from the intersection with the public sidewalk.

    ii. The pedestrian thoroughfare shall be shaded to a minimum 75 percent by shade trees, vegetative trellis, and/or architectural shade. Trees shall be a minimum 2-inch caliper.

    iii. A minimum 5-foot-wide landscape area shall be provided along both sides of the pedestrian thoroughfare. In areas where the pedestrian thoroughfare passes between buildings, the landscape area may be reduced to 3 feet in width (or 6 feet on one side only).

    iv. A maximum of two drive aisle crossings shall be permitted and where crossings occur, the pathway shall be constructed to visually contrasts with the parking and drive aisle surfaces.

5. Surface parking shall be setback a minimum of 30-feet or screened 100 percent by buildings from 23rd Avenue, as approved by the Planning and Development Department.

6. Surface parking areas shall include the below, as approved by the Planning and Development Department:

   a. A minimum 10 percent of the total surface parking and vehicular circulation area shall be vegetated.

   b. Landscape planters located at the end of each row of parking and approximately every 100 linear feet.

   c. Landscape planters shall be a minimum width of eight feet and a minimum 120 square feet for a single row of parking, and a minimum 240 square feet for a double row of parking.

   d. Landscape planters shall be planted with minimum five-gallon drought tolerant shrubs to achieve 75 percent ground cover. If trees are to be included, they shall be minimum 2-inch caliper shade trees

7. No solid perimeter wall greater than 36 inches in height, situated between the plane of the buildings and the 23rd Avenue right of way, shall be permitted.

8. There shall be an average landscape setback of 25 feet measured from the east property line with the minimum setback being 5 feet. The landscape setback shall be planted with shade trees placed 20 feet on center or in equivalent groupings with 25 percent of the trees being a minimum 4-inch caliper and 75 percent being a minimum 3-inch caliper, as approved by the Planning and Development Department.

9. The developer 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 and be maintained near the southern-most vehicular access in an area of high visibility, convenient pedestrian access, and available from the public sidewalk.

   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. Artistic style bicycle racks with capacity for a minimum of six bicycles for guests shall be located near the primary entrance to

the building depicted on the site plan date stamped March 27, 2020. The artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.

10. A minimum of 10 percent of the gross project shall be retained as open space, exclusive of required landscape setbacks, which shall be shaded to a minimum 50 percent by minimum 2-inch caliper large canopy shade trees, 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.

12. 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.

13. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of September 2020.

MAYOR

ATTEST:

Denise Archibald, City Clerk 09.11.2020

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By: Julie Kriegh (Aug 31, 2020 13:53 PDT)
Julie Kriegh, Chief Assistant City Attorney

pml

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

PL:tml:LF20-1859:9/2/2020:22015891v1

EXHIBIT A
LEGAL DESCRIPTION FOR Z-8-20-5

That certain real property situated in the State of Arizona, County of Maricopa, described as follows:

Parcel No. 1

That part of Parcel 8, of LA MANCHA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 193 of Maps, Page 19, situated within the following described parcel:

A parcel of land situated in the South half of Section 36, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the South quarter corner of said Section 36;

proceeding thence North 00° 15' 45" East, 40.01 feet;

thence North 00° 16' 01" East, 344.12 feet to a point of curvature of a circular curve concave Southeasterly having a radius of 500.00 feet and a central angle of 19° 29' 45";

thence along said curve, 170.13 feet to a point of tangency;

thence North 19° 45' 46" East 101.06 feet to a point of curvature of a circular curve concave Westerly, said curve having a radius of 500.00 feet and a central angle of 45° 10' 45";

thence along said curve 257.72 feet to the TRUE POINT OF BEGINNING;

thence continuing along said curve 136.53 feet to a point of tangency;

thence North 25° 24' 59" West, 317.69 feet;

thence North 64° 35' 01" East, 30.00 feet to the Southwest corner of Parcel 4, of LA. MANCHA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 193 of Maps, Page 19;

thence South 89° 44' 15" East, 316.19 feet on the South line of Parcel 4 to the Southeast corner of said Parcel 4;

thence continuing South 89° 44' 15" East, 23.81 feet record (23.84 feet measured);

thence South 25° 24' 50" East, 100.00 feet;

thence South 09° 38' 26" East, 171.82 feet;

thence South 08° 27' 27" East, 111.35 feet;

thence South 22° 07' 25" West, 76.57 feet;

thence North 85° 20' 13" West 220.00 feet;

thence South 80° 13' 43" West 30.00 feet to the TRUE POINT OF BEGINNING.

Parcel No. 2:

A drainage easement as created in 83-396800, of Official Records, situated in the South half of Section 36, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the South quarter corner of said Section 36;

thence North 00° 15' 43" East, 40.01 feet, along the center line of 23rd A venue as depicted on the plat of LA MANCHA, as recorded in Book 193 of Maps, Page 19, records of Maricopa County, Arizona;

thence North 00° 16' 01" East, 344.12 feet to a point of curvature of a circular curve concave Southeasterly, said curve having a radius of 500.00 feet and a central angle of 19° 29' 45";
thence along said curve 170.13 feet to a point of tangency;

thence North 19° 45' 46" East, along said tangent, 101.06 feet to a point of curvature of a circular curve concave Westerly, said curve having a radius of 500.00 feet and a central angle of 45° 10' 45";

thence along said curve 257.72 feet;

thence North 80° 13' 43" East, 30.00 feet, along a radial line;

thence along the South line of the parcel recorded in 83-353389, of Official Records, records of Maricopa County, Arizona, South 85° 20' 13" East, 220.00 feet to the TRUE POINT OF BEGINNING;

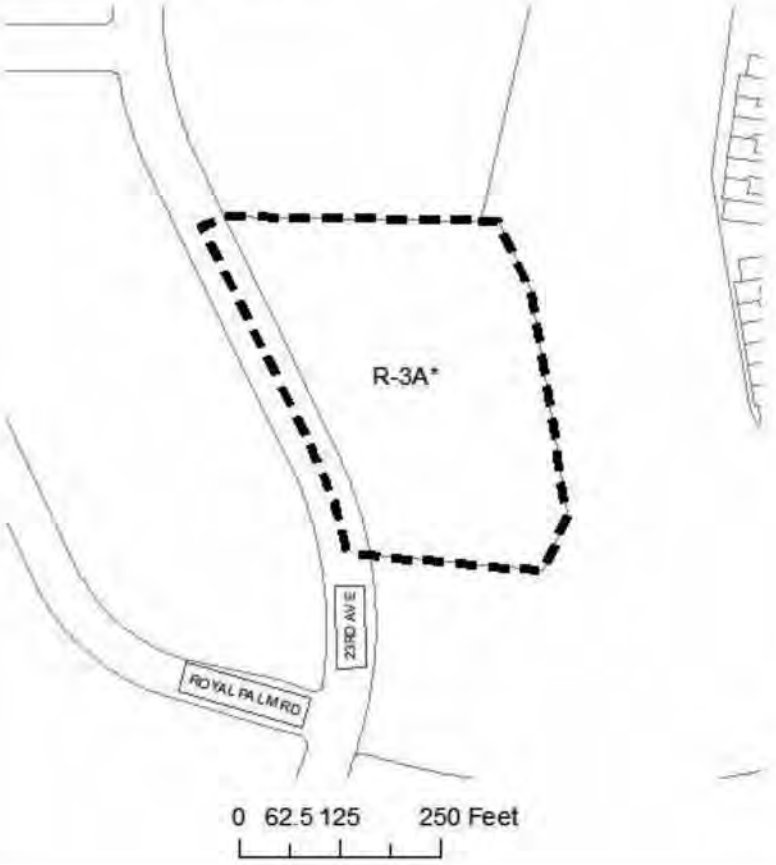
thence South 04° 39' 47" West, 3.50 feet;
thence South 85° 20' 13" East, 131.89 feet;
thence North 04° 39' 47" East, 12.00 feet;
thence North 85° 20' 13" West, 128.11 feet;
thence South 22° 07' 25" East, 8.91 feet to the TRUE POINT OF BEGINNING.

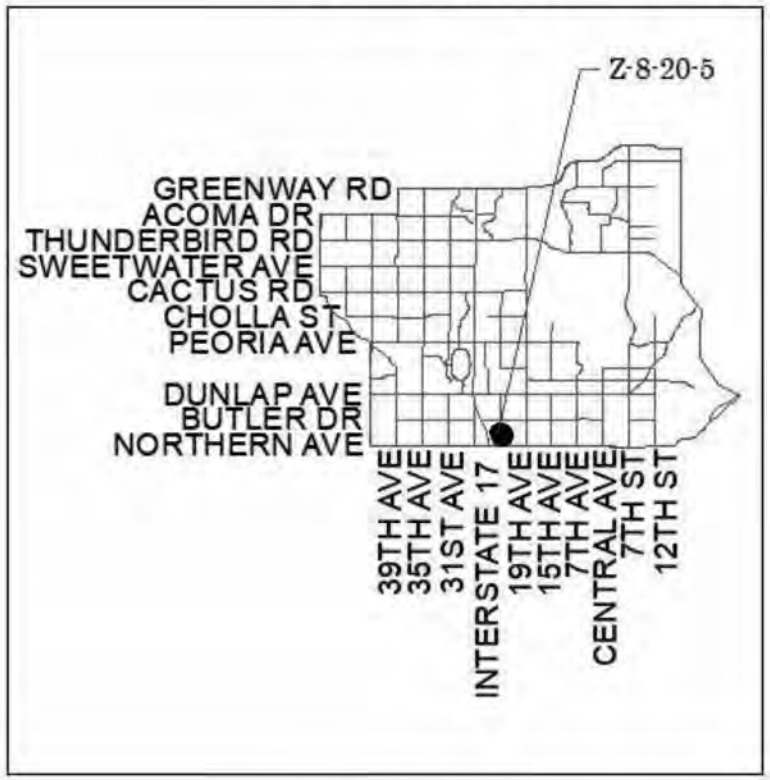
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - -

Zoning Case Number: Z-8-20-5
Zoning Overlay: N/A
Planning Village: North Mountain





NOT TO SCALE

N

Drawn Date: 7/24/2020

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Exhibit 2 - Ordinance

Exhibit 3 - Conceptual Site Plan

ZONING STIPULATIONS (Z-8-20) - 09/16/2020

1. FOR ANY SUBSEQUENT PHASES OF DEVELOPMENT BEYOND THE ADAPTIVE REUSE OF THE BUILDING DEPICTED ON THE SITE PLAN DATED MARCH 27, 2020, THE FOLLOWING STIPULATIONS SHALL APPLY, AS APPROVED, OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:
   a. THE STIPULATIONS CONTAINED IN STIPULATION NOS. 2 THROUGH 15 SHALL ALSO APPLY TO ANY SUBSEQUENT PHASES OF DEVELOPMENT.
   b. ALL UNITS ADJACENT TO 23RD AVENUE SHALL HAVE AN INDIVIDUAL PEDESTRIAN ENTRANCE ORIENTED TO THE PUBLIC STREET AND BE CONNECTED TO THE PUBLIC SIDEWALK BY A DIRECT PEDESTRIAN PATHWAY.
   c. ALL UNITS ADJACENT TO 23RD AVENUE SHALL HAVE A PORCH OR PATIO, DESCRIBED AS FOLLOWS AS APPROVED BY THE PLANNING DEVELOPMENT DEPARTMENT:
   d. PORCHES SHALL HAVE A MINIMUM DIMENSION OF SIX FEET IN DEPTH BY A WIDTH OF NO LESS THAN 50 PERCENT OF THE TOTAL UNIT; BE ORIENTED TO THE PUBLIC RIGHT-OF-WAY; HAVE A UNIT ENTRANCE; AND HAVE DIRECT PEDESTRIAN CONNECTION TO THE PUBLIC SIDEWALK.
   e. PATIOS SHALL HAVE A MINIMUM DIMENSION OF EIGHT FEET IN DEPTH BY WIDTH AND A MINIMUM SIZE OF 64 SQUARE FEET; BE ENCLOSED ON EACH SIDE BY A LOW WALL OR FENCE NOT TO EXCEED 36 INCHES IN HEIGHT; BE ORIENTED TO THE PUBLIC RIGHT-OF-WAY; HAVE A UNIT ENTRANCE; AND HAVE A DIRECT PEDESTRIAN CONNECTION TO THE PUBLIC SIDEWALK.
   f. ALL GARAGE DOORS SHALL BE SCREENED BY BUILDINGS FROM THE EXTERIOR OF THE SITE AND HAVE DECORATIVE EMBELLISHMENTS SUCH AS WINDOW PANELS, COLOR, ADDED MATERIALS FOR THE PILLARS SURROUNDING THE DOOR.
2. ALL ELEVATIONS OF THE BUILDINGS SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING, SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, VARIATION IN WINDOW SIZE AND LOCATION, AND/OR OVERHANG CANOPIES.
3. THE PUBLIC SIDEWALK ALONG 23RD AVENUE SHALL BE DETACHED WITH A MINIMUM 5-FOOT-WIDE LANDSCAPE AREA LOCATE BETWEEN THE SIDEWALK AND BACK OF SUB AND PLANTED TO THE FOLLOWING STANDARDS, AS APPROVED BY THE PLANNING DEVELOPMENT DEPARTMENT. WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON ALTERNATIVE DESIGN SOLUTIONS CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.
   a. LARGE CANOPY, SINGLE-TRUNK SHADE TREES SHALL BE PLACED 25 FEET ON CENTER OR IN EQUIVALENT GROUPINGS. TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE A MINIMUM 4-INCH CALIPER AND 75 PERCENT SHALL BE A MINIMUM 3-INCH CALIPER.
   b. AT TREE MATURITY, THE TREES SHALL SHADE THE SIDEWALK TO MINIMUM OF 75 PERCENT LIVE COVERAGE AT MATURITY.
   c. DROUGHT TOLERANT SHRUBS AND VEGETATIVE GROUNDCOVERS WITH MAXIMUM MATURE HEIGHT OF 24 INCHES TO PROVIDE A MINIMUM OF 75 PERCENT LIVE COVERAGE AT MATURITY.
4. THE DEVELOPER SHALL PROVIDE A PEDESTRIAN THOROUGHFARE BETWEEN THE PUBLIC SIDEWALK, AND THE REQUIRED AMENITIES CONTAINED IN THE FIRST PHASE, AS DESCRIBED BELOW AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
   a. A BOLLARD LIGHT PATH OR LIGHTED ART FEATURE TO ACCENTUATE THE ENTRANCE OF THE PEDESTRIAN THOROUGHFARE FROM THE INTERSECTION WITH THE PUBLIC SIDEWALK.
   b. THE PEDESTRIAN THOROUGHFARE SHALL BE SHADED TO A MINIMUM OF 75 PERCENT BY SHADE TREES, VEGETATIVE TRELLIS, AND/OR ARCHITECTURAL SHADE. TREES SHALL BE A MINIMUM 2-INCH CALIPER.
   c. A MINIMUM 5-FOOT-WIDE LANDSCAPE AREA SHALL BE PROVIDED ALONG BOTH SIDES OF THE PEDESTRIAN THOROUGHFARE. IN AREAS WHERE THE PEDESTRIAN THOROUGHFARE PASSES BETWEEN BUILDINGS, THE LANDSCAPE AREA MAY BE REDUCED TO 3 FEET IN WIDTH (OR 6 FEET ON ONE SIDE ONLY).
   d. A MAXIMUM OF TWO DRIVE AISLE CROSSING SHALL BE PERMITTED AND WHERE CROSSING OCCUR, THE PATHWAY SHALL BE CONSTRUCTED TO VISUALLY CONTRAST WITH THE PARKING AND DRIVE AISLE SURFACES.
5. SURFACE PARKING SHALL BE SETBACK A MINIMUM OF 30-FEET OR SCREENED 100 PERCENT BY BUILDING FROM 23RD AVENUE, AS APPROVED BY THE PLANNING DEVELOPMENT DEPARTMENT.
6. SURFACE PARKING AREAS SHALL INCLUDE THE BELOW, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:
   a. A MINIMUM 10 PERCENT OF THE TOTAL SURFACE PARKING AND VEHICULAR CIRCULATION AREA SHALL BE VEGETATED.
   b. LANDSCAPE PLANTERS LOCATED AT THE END OF EACH ROW OF PARKING AND APPROXIMATELY EVERY 100 LINEAR FEET.
   c. LANDSCAPE PLANTERS SHALL BE A MINIMUM WITH OF EIGHT FEET AND A MINIMUM 120 SQUARE FEET FOR A SINGLE ROW OF PARKING, AND A MINIMUM 240 SQUARE FEET FOR A SINGLE ROW OF PARKING.
   d. LANDSCAPE PLANTERS SHALL BE PLANTED WITH MINIMUM FIVE-GALLON DROUGHT TOLERANT SHRUBS TO ACHIEVE 75 PERCENT GROUND COVER. IF TREES ARE TO BE INCLUDED, THEY SHALL BE MINIMUM 2-INCH CALIPER SHADE TREES.
7. NO SOLID PERIMETER WALL GREATER THAN 36 INCHES IN HEIGHT, SITUATED BETWEEN THE PLANE OF THE BUILDINGS AND THE 23RD AVENUE RIGHT OF WAY, SHALL BE PERMITTED.
8. THERE SHALL BE AN AVERAGE LANDSCAPE SETBACK OF 25 FEET MEASURED FROM THE EAST PROPERTY LINE WITH THE MINIMUM SETBACK BEING 5 FEET. THE LANDSCAPE SETBACK SHALL BE PLANTED WITH SHADE TREES PLACED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS WITH 25 PERCENT OF THE TREES BEING MINIMUM 4-INCH CALIPER AND 75 PERCENT BEING A MINIMUM 3-INCH CALIPER, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
9. THE DEVELOPER 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 AND BE MAINTAINED NEAR THE SOUTHERN-MOST VEHICULAR ACCESS IN AN AREA OF HIGH VISIBILITY, CONVENIENT PEDESTRIAN ACCESS, AND AVAILABLE FROM THE PUBLIC SIDEWALK.

ZONING STIPULATIONS (Z-8-20) - 09/16/20 CONT.

   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 MAXIMUM OF 50 SPACES. APPROPRIATE FACILITIES ARE DEFINED IN APPENDIX K OF THE COMPREHENSIVE BICYCLE MASTER PLAN.
   c. ARTISTIC BICYCLE RACKS WITH A CAPACITY FOR A MINIMUM OF SIX BICYCLES FOR GUESTS SHALL BE LOCATED NEAR THE PRIMARY ENTRANCE TO THE BUILDING DEPICTED ON THE SITE PLAN STAMPED MARCH 27, 2020. THE ARTISTIC RACKS SHALL ADHERE TO THE CITY OF PHOENIX PREFERRED DESIGNS IN APPENDIX K OR THE COMPREHENSIVE BICYCLE MASTER PLAN, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
10. A MINIMUM OF 10 PERCENT OF THE GROSS PROJECT SHALL BE RETAINED AS OPEN SPACE, EXCLUSIVE OF REQUIRED LANDSCAPE SETBACKS, WHICH SHALL BE SHADED TO A MINIMUM 50 PERCENT BY MINIMUM 2-INCH CALIPER LARGE CANOPY SHADE TREES, 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.
12. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FEET RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
13. 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.

ZONING STIPULATIONS (Z-55-13) - 11/24/13

1. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED NOVEMBER 19, 2013, AS APPROVED BY THE PLANNING DEVELOPMENT DEPARTMENT.
2. THE APPLICANT SHALL UPDATE ALL EXISTING OFF-SITE STREET IMPROVEMENTS (SIDEWALKS, CURB RAMPS AND DRIVEWAYS) THAT DO NOT MEET CURRENT ADA GUIDELINES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3. THAT PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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

CITY OF PHOENIX SITE PLAN NOTES

a. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

b. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

c. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

d. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE OF 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

e. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.

f. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-AT-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

g. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.

h. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.

i. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.

j. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

SIGNATURE OF COPYRIGHT OWNER

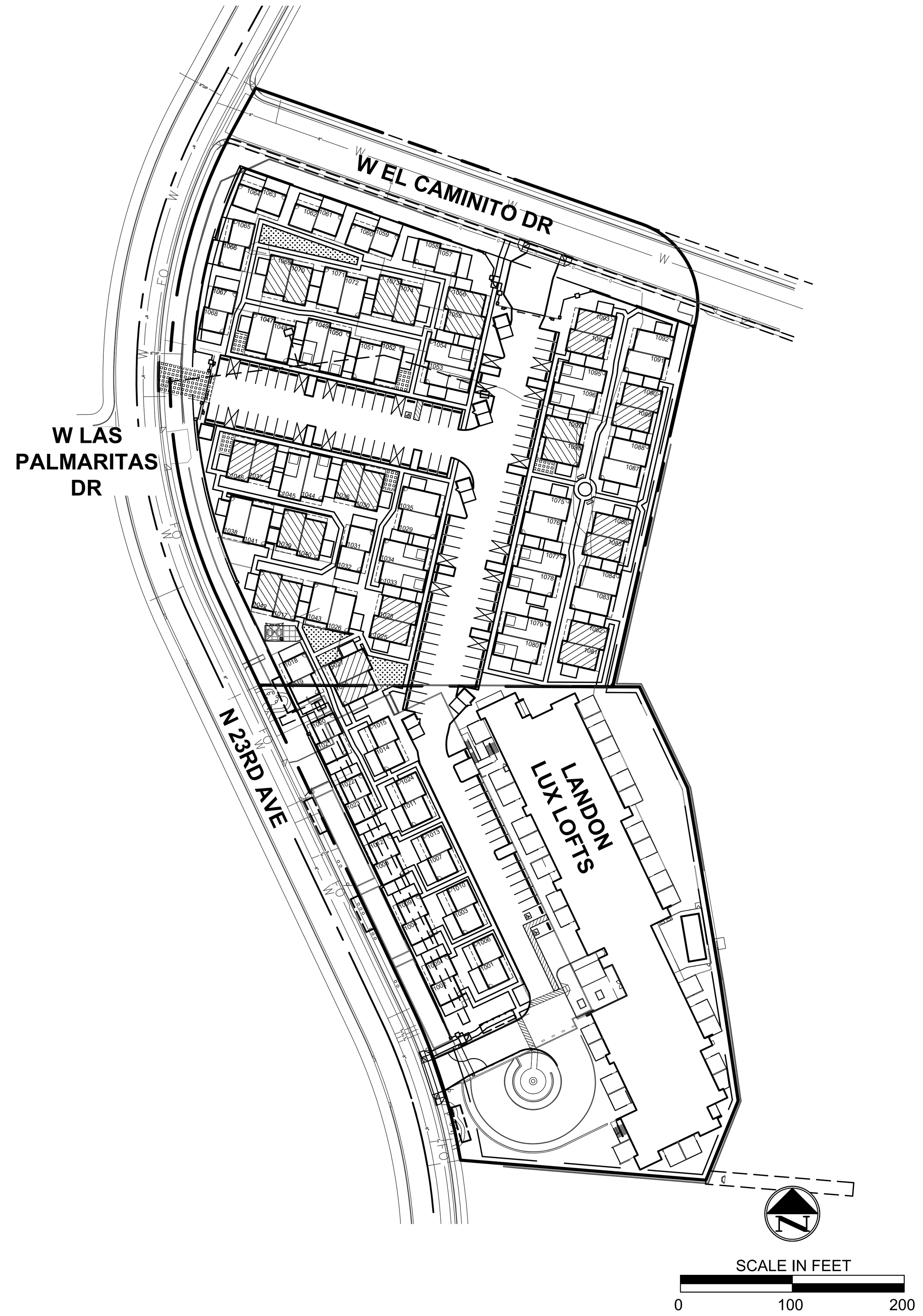
DATE 07/02/2021

PRINTED NAME OF COPYRIGHT OWNER LISA NELSON, PE

CONCEPTUAL SITE PLAN FOR

LANDON LUX SFR

8221 NORTH 23RD AVENUE
PHOENIX, ARIZONA
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



REQUIRED PARKING CALCULATIONS

UNRESERVED PARKING CALCULATION		REQ'D SPACES
1-BED	66 UNITS (x 0.5)	33
2-BED	94 UNITS (x 0.5)	47
REQUIRED UNRESERVED PARKING (INCLUDING LANDONLUX LOFTS)		80

REQUIRED PARKING CALCULATION

BUILDING TYPE		REQ'D SPACES
1-BED	66 UNITS (x 1.5)	99
2-BED	94 UNITS (x 1.5)	141
TOTAL REQUIRED RESERVED & UNRESERVED PARKING (INCLUDING ACCESSIBLE FOR ALL UNITS)		240

REQUIRED ACCESSIBLE PARKING CALCULATION

PER CITY OF PHOENIX 2019 ZONING ORDINANCE, SECTION 702
- ACCESSIBLE PRKG COUNT PER SUBSECTION 1G, TABLE 1
  261 SPACES REQUIRES 7 ACCESSIBLE PRKG SPACES
- COVERED/UNCOVERED PRKG RATIO PER SUBSECTION 5
  138 / 123 RATIO = 1.1, ROUND UP TO 2 SPACES

TOTAL REQUIRED ACCESSIBLE PARKING 7

PROVIDED PARKING CALCULATIONS

PROVIDED PARKING CALCULATION	PROV'D SPACES
SURFACE	115
UNDERGROUND GARAGE	120*
ATTACHED GARAGE	14
GRASSCRETE TANDEM	5
UNDERGROUND ACCESSIBLE	4*
SURFACE ACCESSIBLE	3
RESERVED (DESIGNATED GARAGE SPACES)	134
UNRESERVED	127
TOTAL PROVIDED PARKING	261

*SEE UNDERGROUND GARAGE PLAN, SHEET 3

PROJECT DATA

APN (PARCEL NORTH):	158-06-017
APN (PARCEL SOUTH):	158-06-021B
EXISTING ZONING:	R3-A
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
KIVA (LANDONLUX LOFTS):	20-4222
ZONING CASE(S):	Z-8-20 & Z-55-13
LOT SALES PROPOSED:	_____ Y __X__ N
ADDRESS:	8221 N 23 RD AVE PHOENIX, AZ 85021
UNIT COUNT:	98 DU + 62 DU IN LOFTS TOTAL DU = 160 DU
CONFORMANCE CODE:	IRC 2018

TOTAL PROJECT AREA

NET AREA:	7.49 AC (326,073 SF)
GROSS AREA (TO CL):	8.17 AC (356,107 SF)
DENSITY (GROSS):	19.58 DU/AC

NORTH & SOUTH PARCEL CALCULATIONS

NORTH PARCEL*

NET AREA:	4.53 AC (197,241 SF)
GROSS AREA (TO CL):	4.92 AC (214,526 SF)
DENSITY (GROSS):	16.67 DU/AC

SOUTH PARCEL*

NET AREA:	2.96 AC (128,832 SF)
GROSS AREA (TO CL):	3.25 AC (141,581 SF)
DENSITY (GROSS):	27.70 DU/AC

*COVENANT TO HOLD REQUEST WILL BE SUBMITTED DURING CONSTRUCTION DOCUMENT PHASE, IN ORDER TO DEVELOP BOTH PROPERTIES AS ONE DEVELOPMENT AND MEET THE DENSITY REQUIREMENT.

PROJECT DESCRIPTION

PROPOSED DEVELOPMENT CONSISTS OF ALL SITE IMPROVEMENTS ASSOCIATED WITH A NEW RENTAL HOME COMMUNITY OF 98 UNITS. THE IMPROVEMENTS SHOWN ON THESE PLANS ARE FOR THE CONSTRUCTION OF THE SITE AMENITIES ASSOCIATED WITH THIS TYPE OF DEVELOPMENT. THE PLANS FOR THE ADAPTIVE RE-USE OF AN EXISTING OFFICE BUILDING INTO A 62 UNIT APARTMENT BUILDING, LANDON LUX LOFTS, ARE UNDER A SEPARATE SUBMITTAL (KIVA 20-4222).

INDEX OF SHEETS

COVER	1
CONCEPTUAL SITE PLAN	2
OPEN SPACE EXHIBIT & UNDERGROUND GARAGE DETAIL	3

PARKING SUMMARY

UNRESERVED	127
RESERVED	134
TOTAL PARKING PROVIDED	261
TOTAL PARKING REQUIRED	240

PARKING RATIO = 261 SPACES/160 DU = 1.63 SPACES/DU

BUILDING CALCULATIONS

BUILDING TYPE	NO. BLDG.	MAX HEIGHT*	AREA (SF)
1-BED-A (18.4%)	9 (18 UNITS)	25'-11"	1,040 SF
1-BED-B (18.4%)	9 (18 UNITS)	26'-3"	1,023 SF
2-BED-A (14.3%)	7 (14 UNITS)	27'-7"	1,731 SF
2-BED-B (20.4%)	10 (20 UNITS)	26'-7"	1,495 SF
2-BED-C (28.5%)	14 (28 UNITS)	26'-7"	1,495 SF
TOTAL	98 UNITS		66,564 SF
LANDON LUX LOFTS	1 (62 UNITS)	28'-11.5"	69,364 SF
GRAND TOTAL	160 UNITS		135,928 SF

*HEIGHT DOES NOT INCLUDE 6" FROM FINISHED GRADE TO FINISHED FLOOR

ZONING STANDARDS R-3A

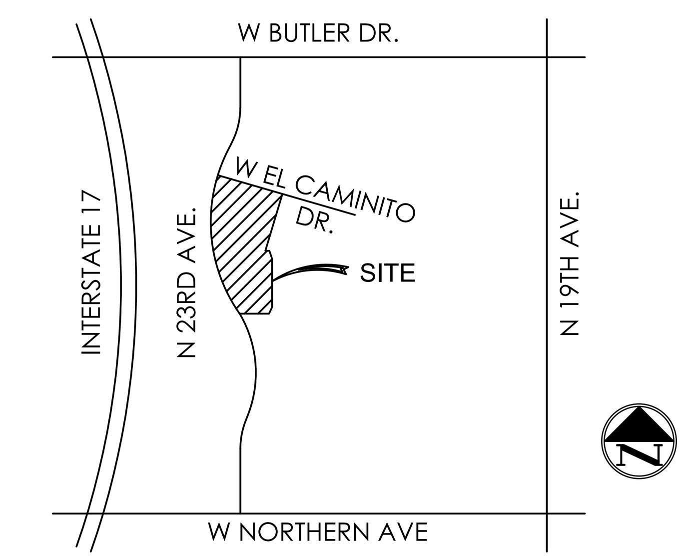
DENSITY (DU/ACRE)	MAX.	GROSS
	23.10	20.13
MIN BLDG SETBACKS	REQ'D	PROV.
FRONT (NORTH)	20'	20'
SIDE (EAST)	15'	15'
REAR (SOUTH)	15'	15'
SIDE (WEST)	20'	20'
MIN LANDSCAPE SETBACKS	5'/20' (SIDE)	5'/20' (SIDE)
MAX. HEIGHT	40' (3 STORIES)	28'-11.5" (2 STORY)
LOT COVERAGE	45%	38.2%
COMMON AREA*	5% GROSS AREA	7.9% (28,207 SF)

*SEE SHEET 3 FOR OPEN SPACE EXHIBIT

BIKE STORAGE SUMMARY

OUTDOOR RACK SPACES	12
INDOOR VERTICAL RACK SPACES	50
TOTAL BIKE STORAGE	62

KIVA: 20-4222
PAPP: 2104055
PRLC:
QS: 25-23, 25-24



VICINITY MAP

DEVELOPER / APPLICANT

LANDON LUX LOFTS, LLC
2801 E CAMELBACK RD SUITE 200
PHOENIX, AZ 85016

CONTACT: KENNETH LOSCH
PHONE: (602) 980-3900
EMAIL: KEN@KENNETHLOSCH.COM

PROPERTY OWNER - NORTH PARCEL

LANDON LUX LOFTS, LLC
2801 E CAMELBACK RD SUITE 200
PHOENIX, AZ 85016

PROPERTY OWNER - SOUTH PARCEL

MATTHEW B LUXENBERG FAMILY TRUST
3801 KATELLA NO 425
LOS ALAMITOS, CA 90720

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE. SUITE 160
PHOENIX, ARIZONA 85012

CONTACT: LISA NELSON
PHONE: (602) 297-8732
EMAIL: LNELSON@TERRASCAPE.US

PLANNER

SCAPEGOAT DESIGN STUDIO
4026 N MILLER RD SUITE 100
SCOTTSDALE, AZ 85251

CONTACT: JASON HADLEY
PHONE: (602) 584-9697
EMAIL: JHADLEY@SCAPEGOATDS.COM

ARCHITECT

FELTEN GROUP
18325 N ALLIED WAY SUITE 200
PHOENIX, AZ 85054

CONTACT: BEN MCDONALD
PHONE: (602) 867-2500
EMAIL: BEN.MCDONALD@FELTENGROUP.COM

BENCHMARK

CITY PHOENIX BENCHMARK # 610. BEING A BRASS CAP IN HAND HOLE AT 23RD AVENUE & NORTHERN AVENUE, HAVING A NGVD29 ELEVATION OF 1199.075.

BASIS OF BEARING

BASIS OF BEARING - NORTH 89°59'50" EAST, BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

Terrascape consulting
civil engineering • surveying • urban planning
645 East Missouri Ave, Suite 160, Phoenix, Arizona 85012
P:602.297.8732 • info@terrascape.us • terrascapeconsulting.com

Registered Professional Engineer (Civil)
CERTIFICATE NO. 41715
LISA NELSON
Date Signed 07/02/2021
ARIZONA U.S.A.

LANDON LUX SFR

CONCEPTUAL SITE PLAN

LANDON LUX LOFTS, LLC

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

DATE	DESCRIPTION
05/21/2021	PRE-APP SUBMITTAL
07/02/2021	PHO SUBMITTAL

CHECKED BY: LMN

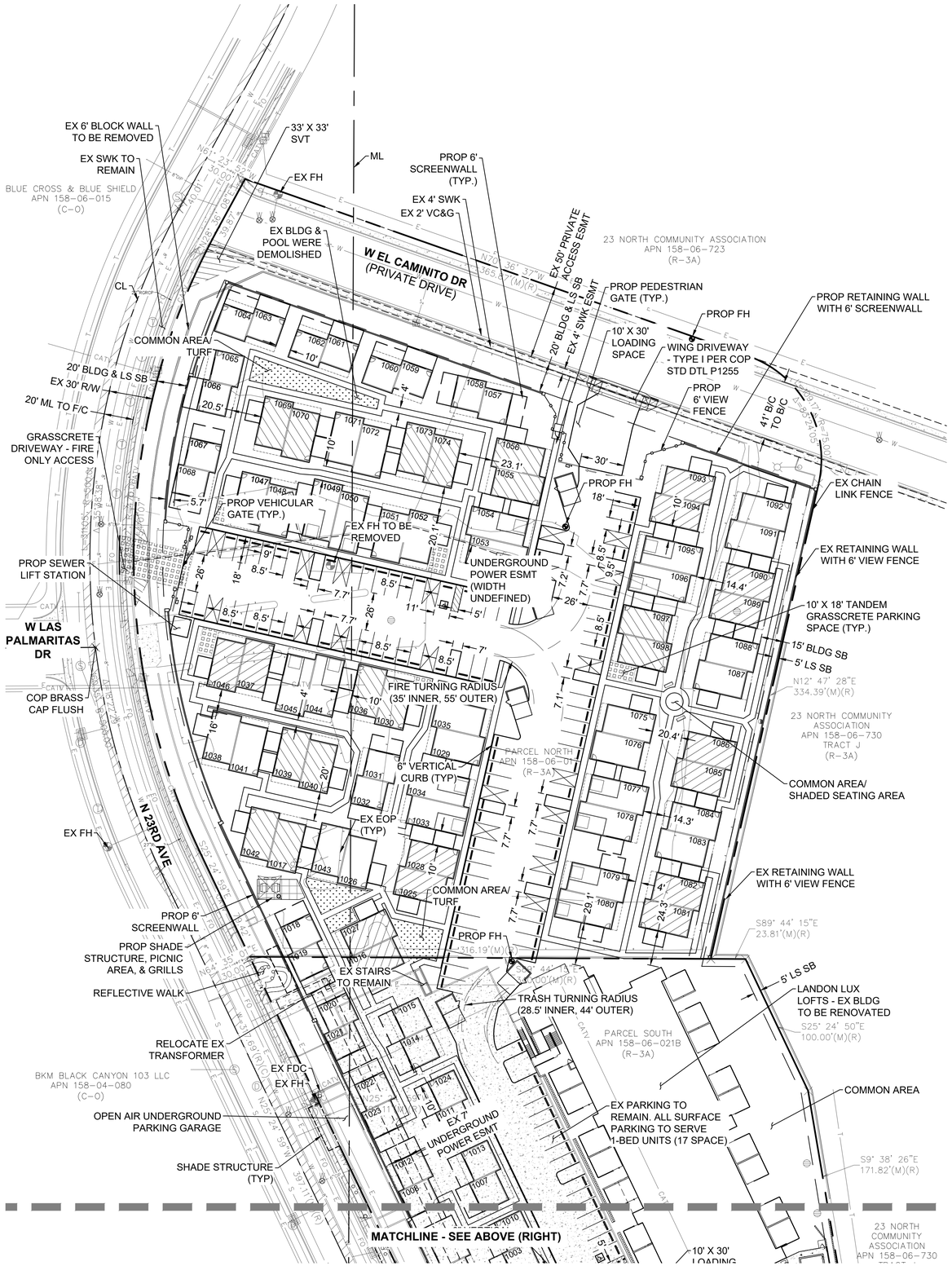
DRAWN BY: IBC

TITLE: COVER

SHEET No. 1 of 3

PROJECT No. 1218

Exhibit 3 - Conceptual Site Plan



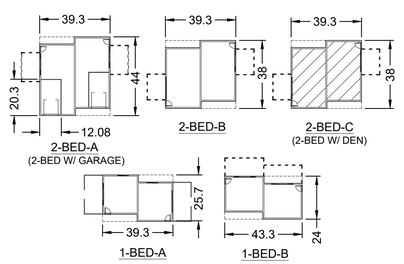
LEGEND

- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- SETBACK
- EASEMENT
- VIEW FENCE
- BLOCK WALL
- ADA ROUTE
- FIRE HYDRANT
- TANDEM PARKING SPACE (9.5' X 20')
- GRASSCRETE TANDEM SPACE (10' X 20')
- TURF

ABBREVIATIONS

B/C	BACK OF CURB
BLDG	BUILDING
CL	CENTERLINE
CONC	CONCRETE
COP	CITY OF PHOENIX
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
F/C	FACE OF CURB
LS	LANDSCAPE
ML	MONUMENT LINE
PROP	PROPOSED
R/W	RIGHT-OF-WAY
SB	SETBACK
SWK	SIDEWALK
TYP	TYPICAL
SVT	SIGHT VIABILITY TRIANGLE

TYPICAL FLOOR PLANS



LOADING REQUIREMENTS

1 SPACE REQUIRED FOR EVERY 150 DWELLING UNITS, PER CITY OF PHOENIX ZONING ORDINANCE SECTION 702.

LOADING SUMMARY	REQ'D	PROV'D
TOTAL	2	2

REFUSE

160 DU x 0.5 CY / UNIT = 80 CY / WEEK
80 CY / 8 CY CONTAINERS = 10 REFUSE BINS / 2 (TWICE PER WEEK) = 5

REFUSE	REQ'D	PROV'D
REFUSE BINS	5	5

SCALE IN FEET
0 40 80

KIVA: 20-4222
PAPP: 2104055
PRLC:
QS: 25-23, 25-24

consulting Terrascape
civil engineering • surveying • urban planning
645 East Missouri Ave, Suite 140, Phoenix, Arizona 85012
P:602.297.8732 • info@terrascape.us • terrascapeconsulting.com

Registered Professional Engineer (Civil) — CERTIFICATE NO. 41715 — LISA NELSON — 07/02/2021 — Date Signed — ARIZONA U.S.A.

LANDON LUX SFR

CONCEPTUAL SITE PLAN

LANDON LUX LOFTS, LLC

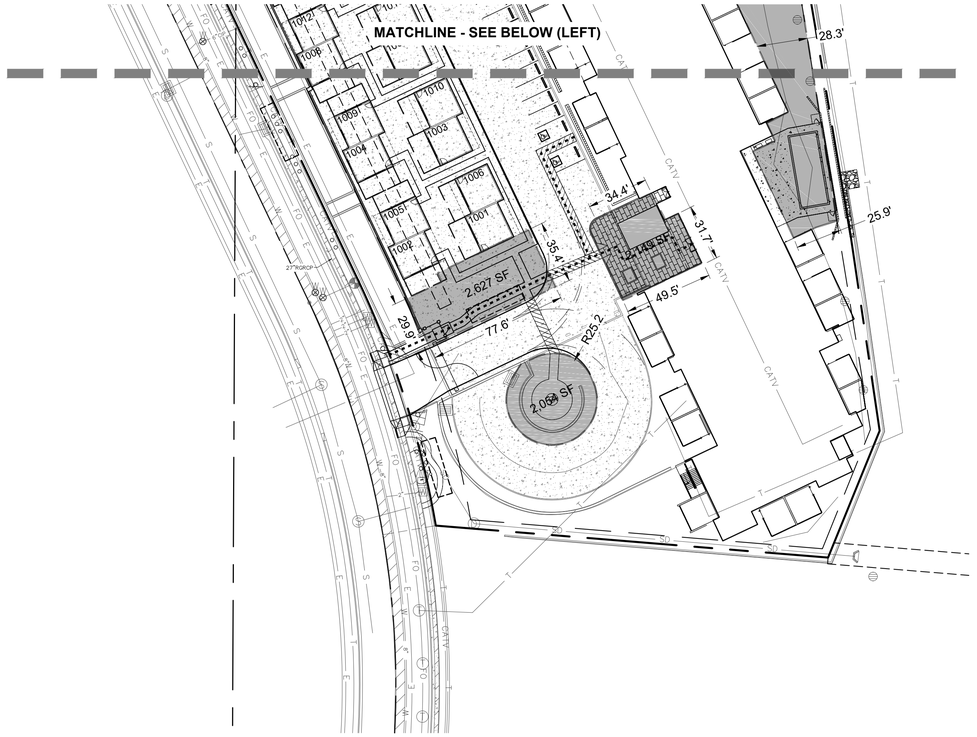
Contact Arizona 811 at least two full working days before you begin excavation
Arizona811 — Call 811 or click Arizona811.com

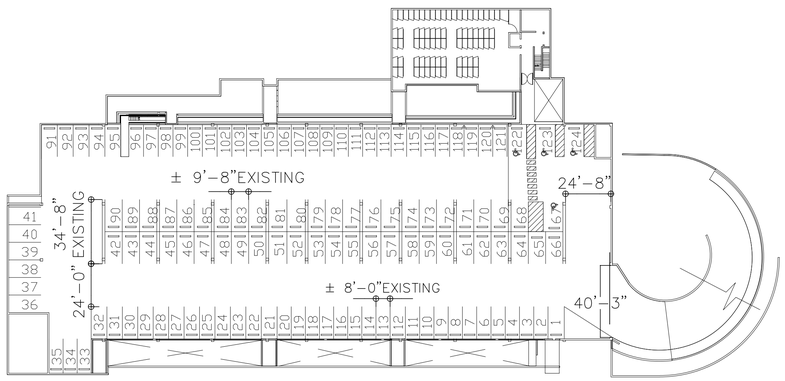
DATE	DESCRIPTION
05/21/2021	PRE-APP SUBMITTAL
07/02/2021	PHO SUBMITTAL

CHECKED BY: LMN
DRAWN BY: IBC
TITLE: SITE PLAN
SHEET No. 2 of 3
PROJECT No. 1218

Plotted: 07/01/21 - 1:58 PM, By: jill
File: M:\1218_Landon\Cad_Dwg\Ave & El Caminito, Phoenix\DWG\Preliminary\1218 PR_SITE.dwg — > SITE PLAN

Exhibit 3 - Conceptual Site Plan





UNDERGROUND GARAGE PLAN*
SCALE: 1" = 40'

*PROVIDED BY A.I.R., INC. - EXHIBIT SK.2. GARAGE PARKING LAYOUT TO BE REVISED PER KIVA 20-4222.

COMMON AREA CALCULATIONS (NORTH PARCEL)

TOTAL COMMON AREA	REQ'D	PROV'D
GROSS AREA (SF)	10,726	12,613
GROSS PERCENTAGE	5%	5.9%

COMMON AREA CALCULATIONS (SOUTH PARCEL)

TOTAL COMMON AREA	REQ'D	PROV'D
GROSS AREA (SF)	14,158	15,594
GROSS PERCENTAGE	10%	11.0%

OPEN SPACE EXHIBIT LEGEND

TURF

OPEN SPACE/COMMON AREA

SCALE IN FEET
0 40 80

KIVA: 20-4222
PAPP: 2104055
PRLC:
QS: 25-23, 25-24

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civil engineering • surveying • urban planning
445 East Missouri Ave, Suite 140, Phoenix, Arizona 85012
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Registered Professional Engineer (Civil)
CERTIFICATE NO.
41715
LISA
NELSON
07/02/2021
Date Signed
ARIZONA U.S.A.

LANDON LUX SFR

CONCEPTUAL SITE PLAN

LANDON LUX LOFTS, LLC

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

DATE	DESCRIPTION
05/21/2021	PRE-APP SUBMITTAL
07/02/2021	PHO SUBMITTAL

CHECKED BY: LMN
DRAWN BY: IBC

TITLE:
OPEN SPACE EXHIBIT

SHEET No.
3 of 3

PROJECT No.
1218

Plotted: 07/01/21 - 1:58 PM, By: pli
File: M:\1218_Landon\Cad_Dwg Area & Ex\Cad\no_Zone Area & Ex Cad.dwg, Preview\PDP\Preliminary\1218 PDL SDT.dwg, ---- = 3 OPEN SPACE EXHIBIT

Exhibit 4 - Elevations

Exhibit 4 - Elevations

Exhibit 4 - Elevations

Exhibit 4 - Elevations

Exhibit 4 - Elevations

Exhibit 4 - Elevations

Exhibit 4 - Elevations

Exhibit 4 - Elevations

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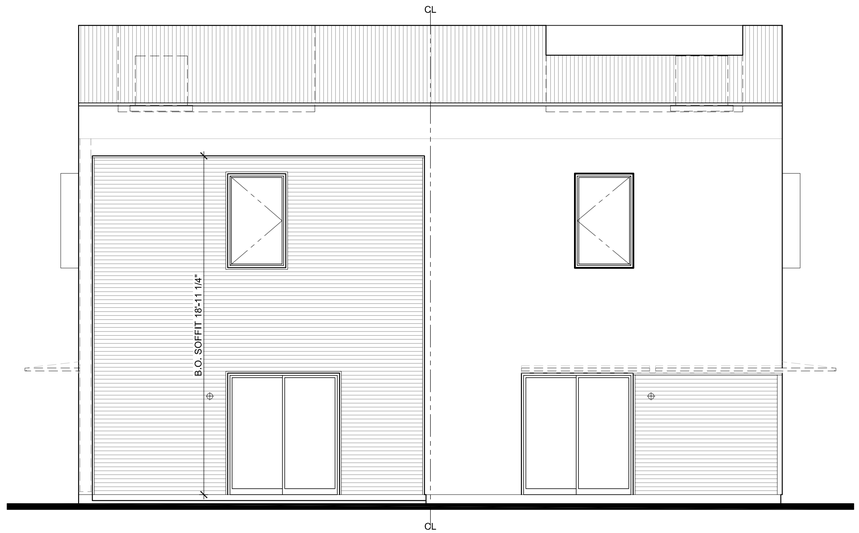
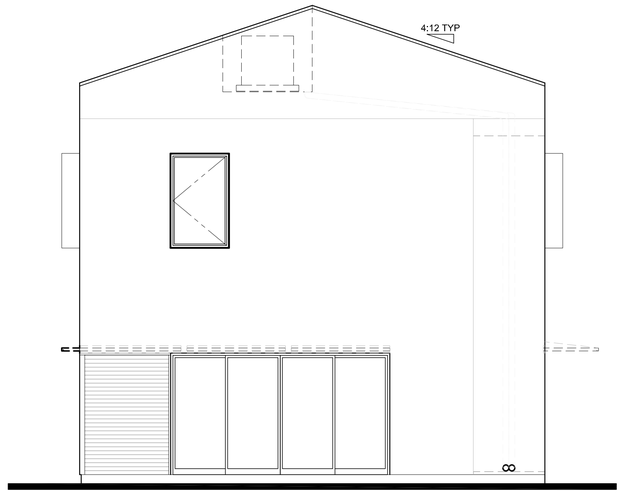
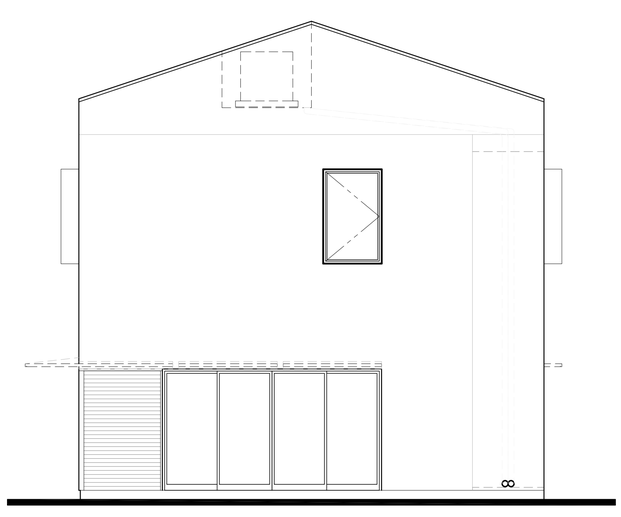


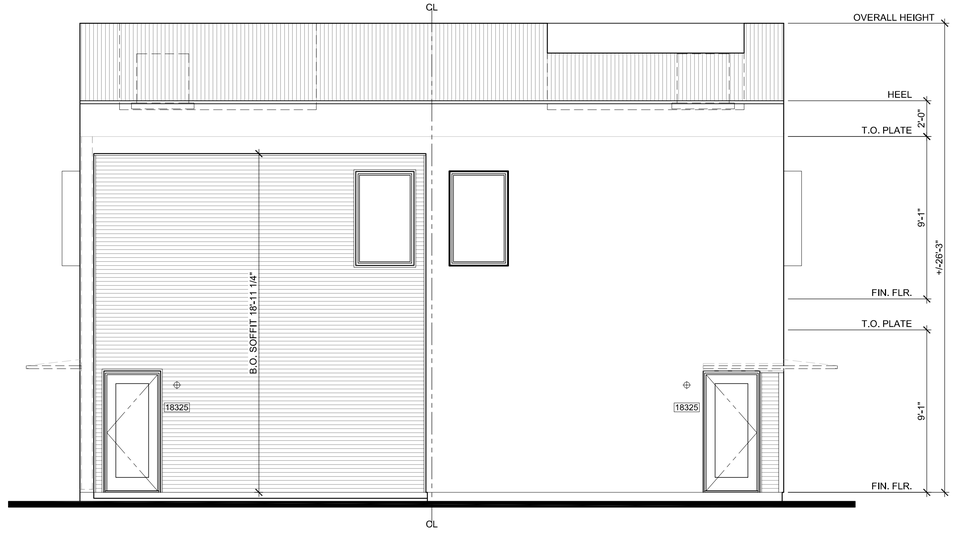
REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

BUILDING 2 | LANDON SFR | PHOENIX, AZ

6-29-2021

trillium
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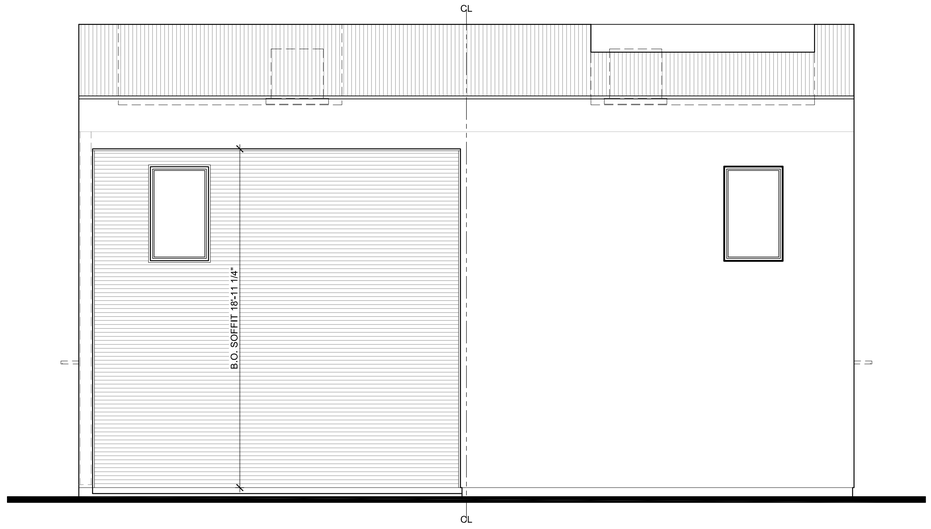
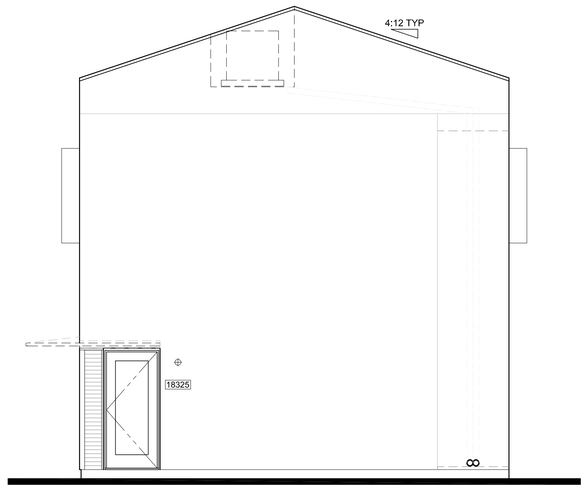
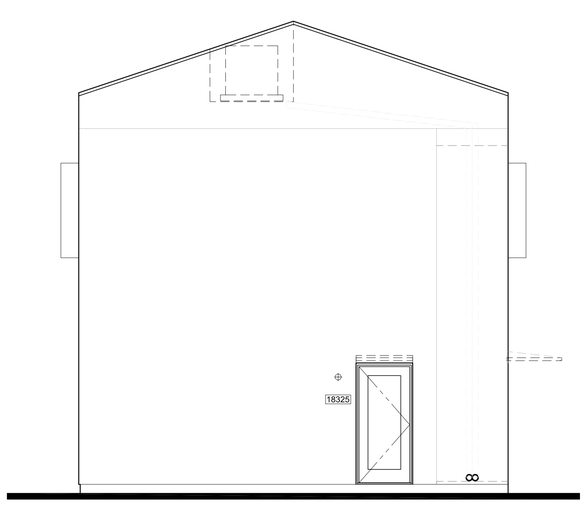
Exhibit 4 - Elevations



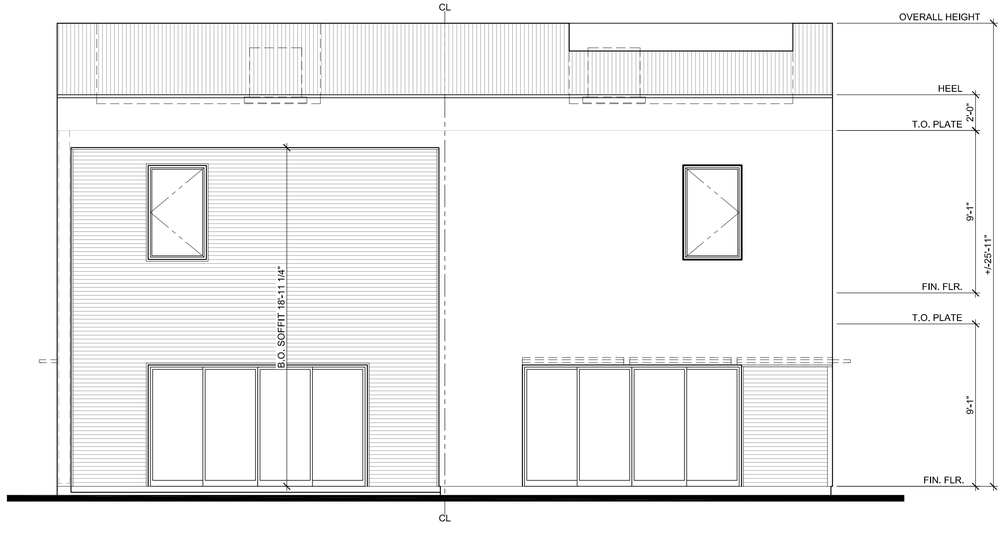
REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

BUILDING 3 | LANDON SFR | PHOENIX, AZ

6-29-2021

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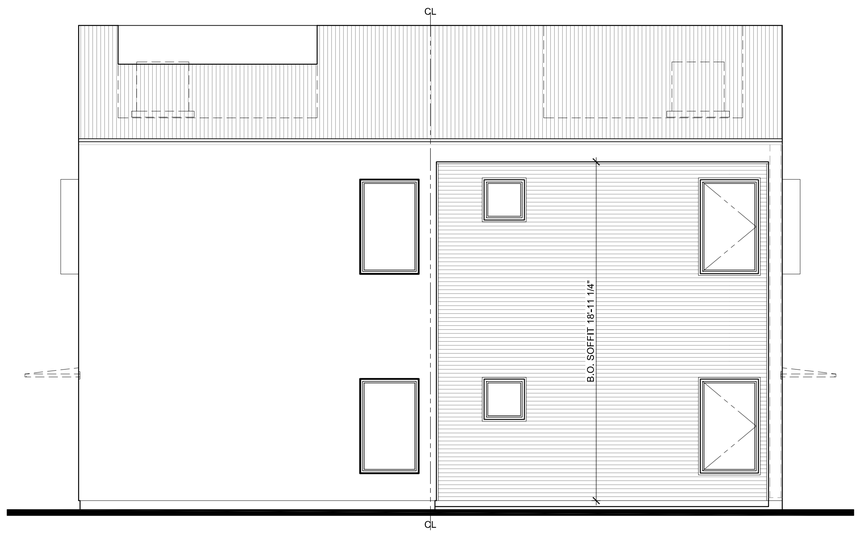
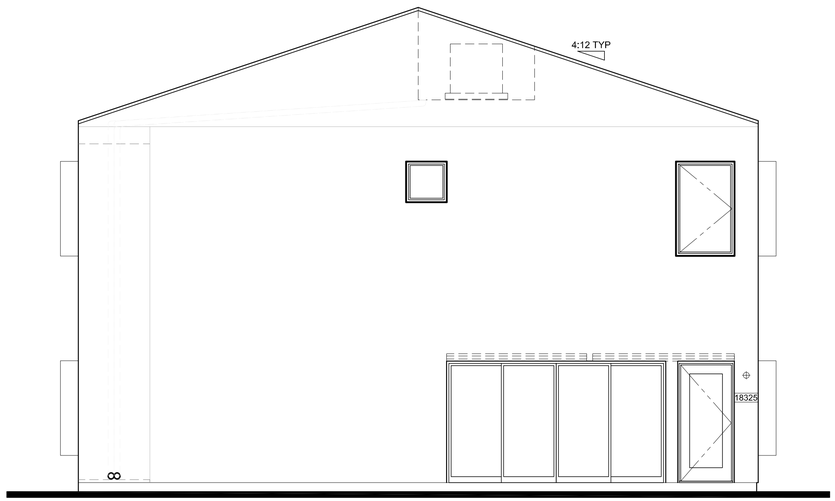
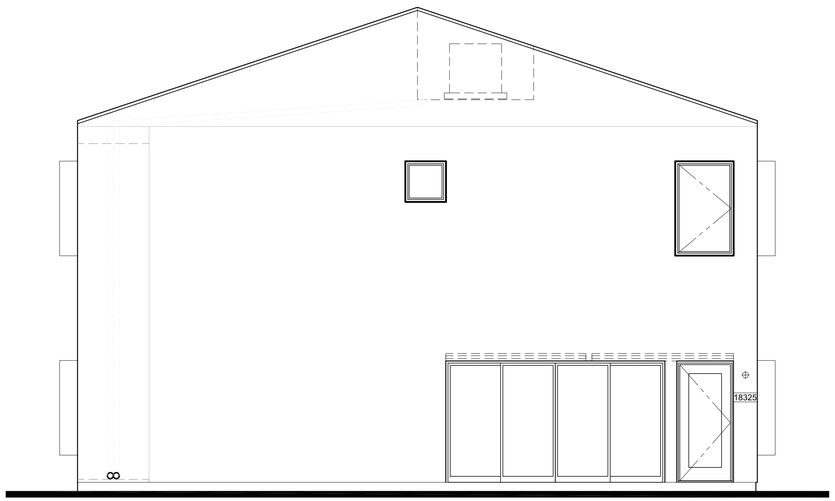
Exhibit 4 - Elevations



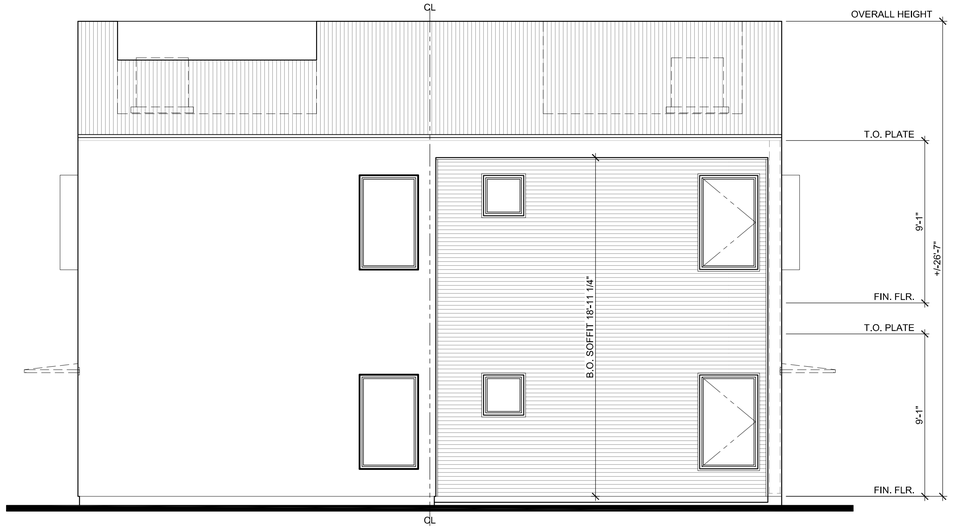
REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

BUILDING 4 | LANDON SFR | PHOENIX, AZ

6-29-2021

trillium
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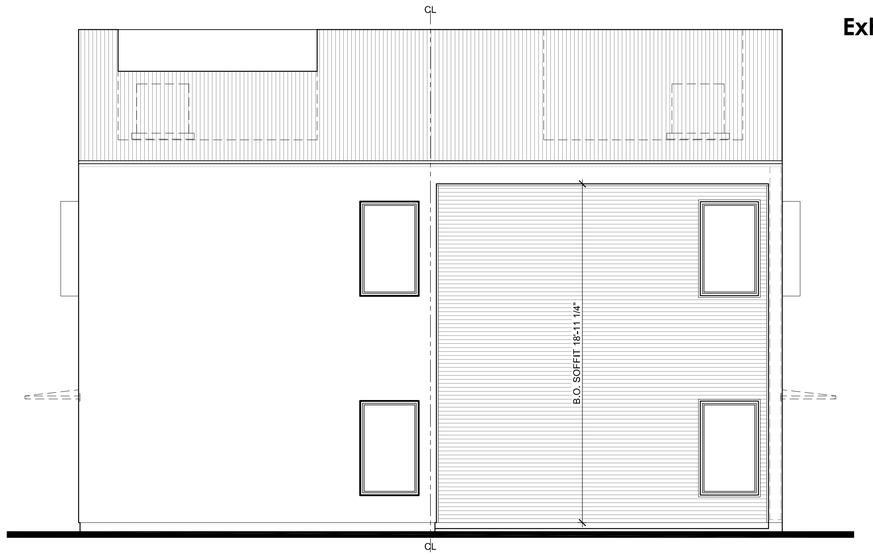
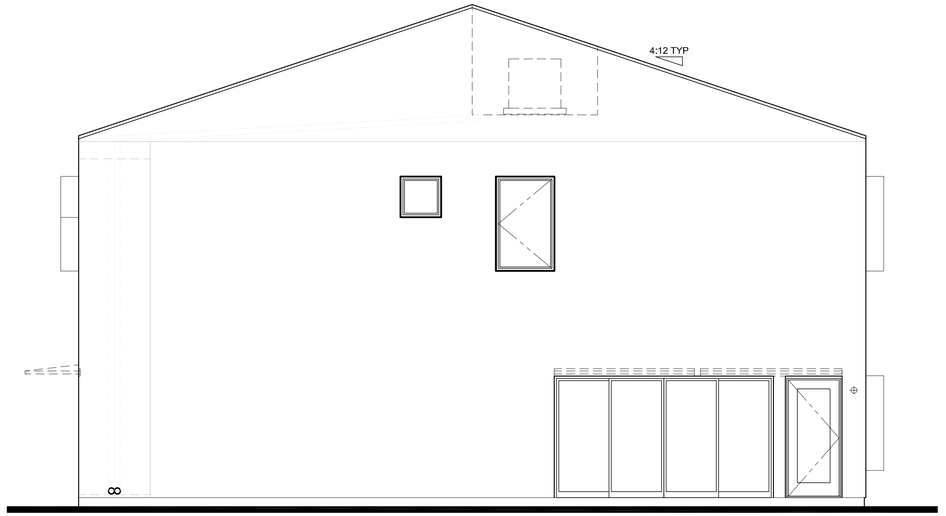
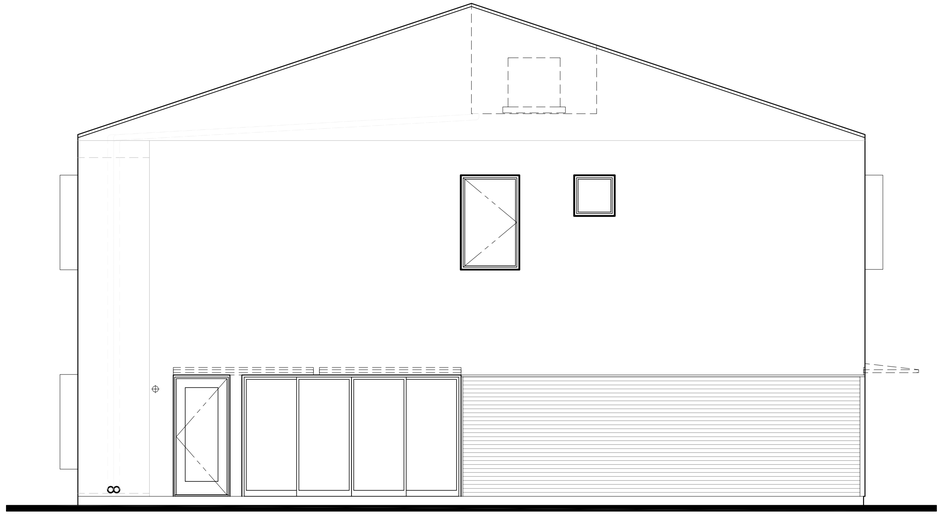
Exhibit 4 - Elevations



REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

BUILDING 5 | LANDON SFR | PHOENIX, AZ

6-29-2021

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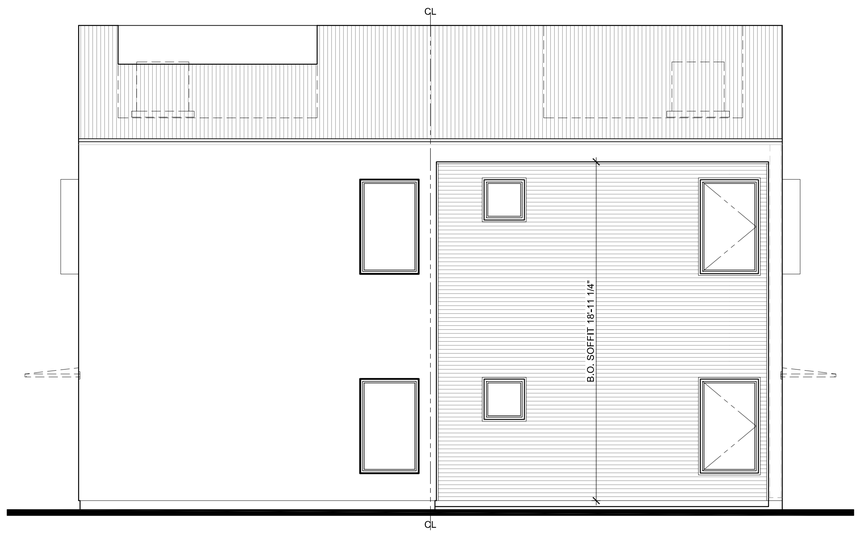
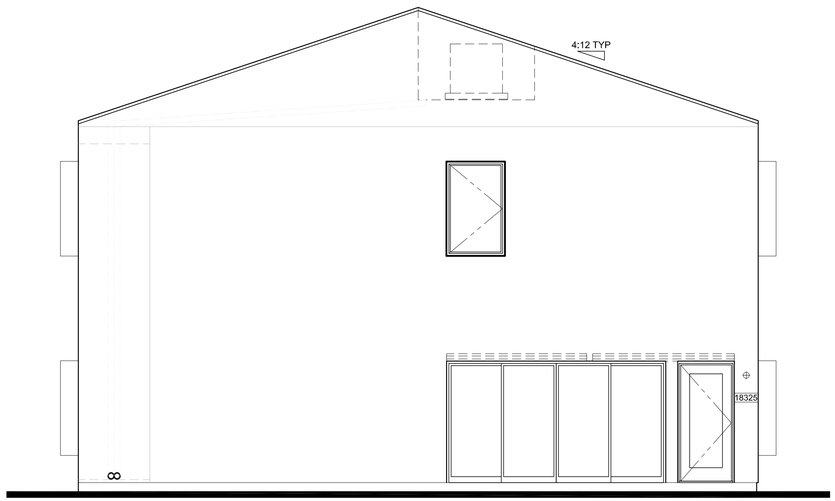
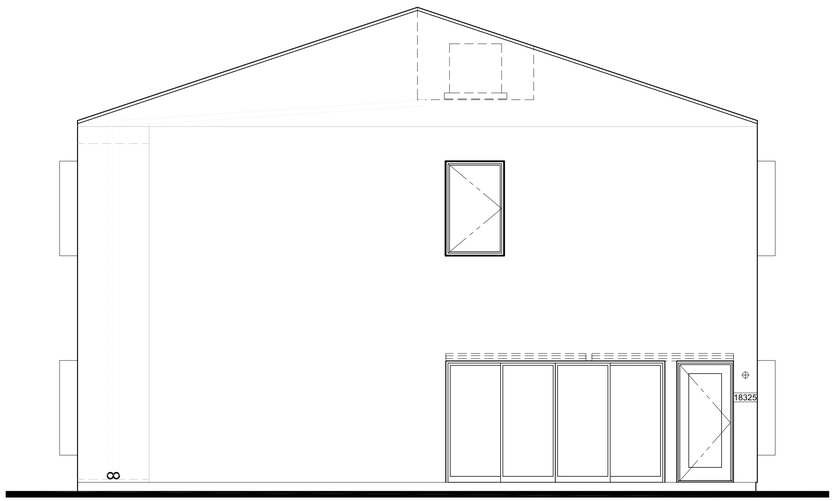
Exhibit 4 - Elevations



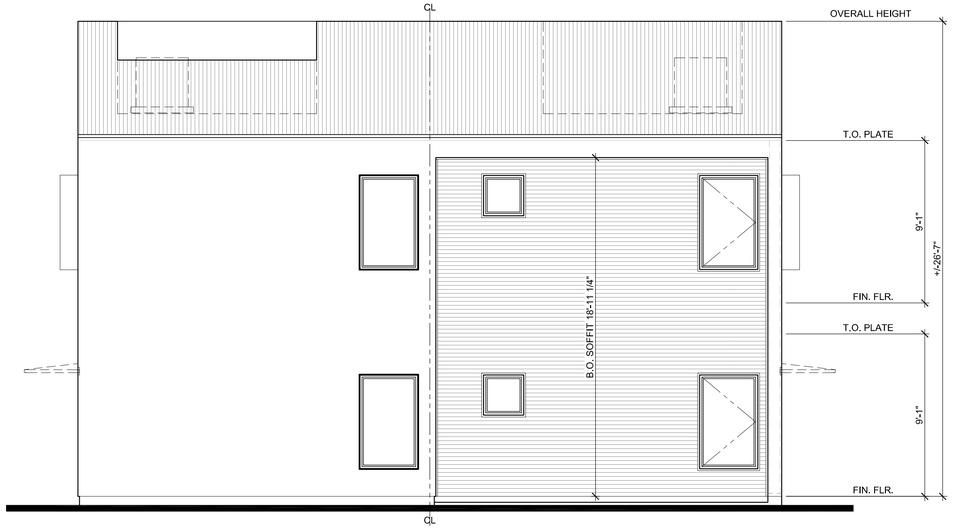
REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

BUILDING 7 | LANDON SFR | PHOENIX, AZ

6-29-2021

trillium
2901 E Camelback Rd, Phoenix, AZ 85016
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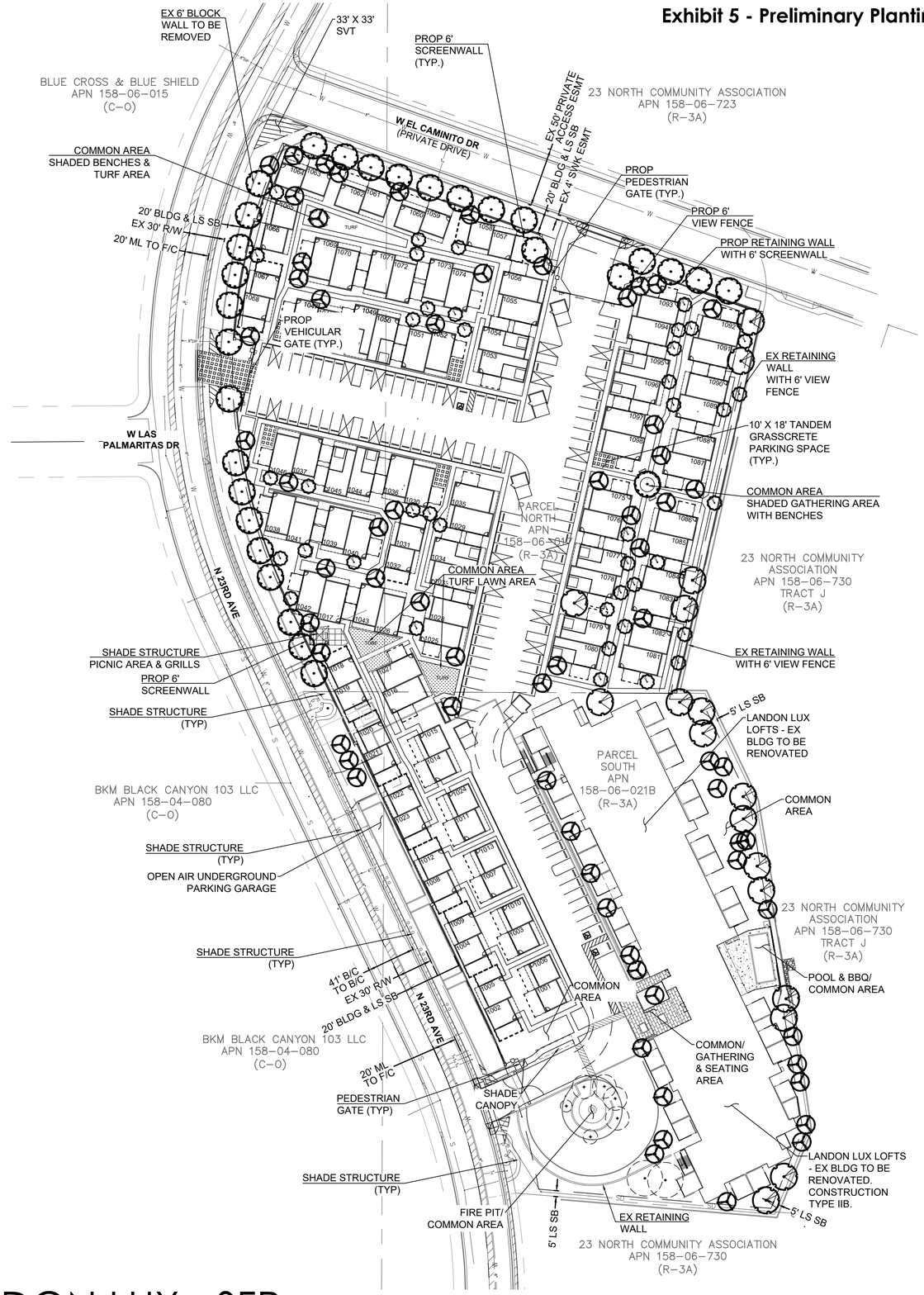
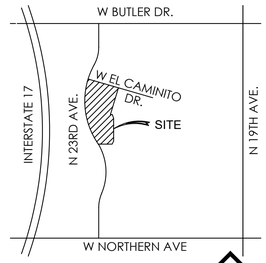
Exhibit 5 - Preliminary Planting Plan





DEVELOPER / APPLICANT

LANDON LUX LOFTS, LLC
2801 E CAMELBACK RD
PHOENIX, AZ 85016

CONTACT: KENNETH LOSCH
PHONE: (602) 980-3900
EMAIL: KEN@KENNETHLOSCH.COM

PROPERTY OWNER - NORTH PARCEL

LANDON LUX LOFTS, LLC
2801 E CAMELBACK RD
PHOENIX, AZ 85016

PROPERTY OWNER - SOUTH PARCEL

MATTHEW B LUXENBERG FAMILY TRUST
3801 KATELLA NO 425
LOS ALAMITOS, CA 90720

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE. SUITE 160
PHOENIX, ARIZONA 85012

CONTACT: LISA NELSON
PHONE: (602) 297-8732
EMAIL: LNELSON@TERRASCAPE.US

PLANNER

SCAPEGOAT DESIGN STUDIO
4026 N MILLER RD SUITE 100
SCOTTSDALE, AZ 85251

CONTACT: JASON HADLEY
PHONE: (602) 584-9697
EMAIL: JHADLEY@SCAPEGOATDS.COM

ARCHITECT

FELTEN GROUP
18325 N ALLIED WAY SUITE 200
PHOENIX, AZ 85054

CONTACT: BEN MCDONALD
PHONE: (602) 867-2500
EMAIL: BEN.MCDONALD@FELTENGROUP.COM

BENCHMARK

CITY PHOENIX BENCHMARK # 610. BEING A BRASS CAP IN HAND HOLE AT 23RD AVENUE & NORTHERN AVENUE, HAVING A NGVD29 ELEVATION OF 1199.075.

BASIS OF BEARING

BASIS OF BEARING - NORTH 89°59'50" EAST, BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PLANTING LEGEND

TREES

	ACACIA WILLARDIANA	PALO BLANCO
	PARKINSONIA HYBRID ("DERSERT MUSEUM)	THORNLESS PALO VERDE
	CAESALPINIA CACALACO "SMOOTHIE"	CASCOLOTE
	PROSOPIS GLANDULOSA	TEXAS HONEY MESQUITE
#ES	EXISTING EUCALYPTUS TO REMAIN PROTECT IN PLACE	
#UP	EXISTING SIBERIAN ELM TO REMAIN PROTECT IN PLACE	
	PARKINSONIA FLORIDA	BLUE PALO VERDE
	CHITALPA TASHKENTENSIS	CHITALPA
	PROSOPIS SEEDLESS HYBRID 'AZT'	SEEDLESS HYDRID MESQUITE
	ULMUS PARVIFOLIA	EVERGREEN ELM
	WASHINGTONIA ROBUSTA	CALIFORNIA FAN PALM
	BAUHINIA LUNARIODES	ANACACHO ORCID TREE
	ACACIA ANEURA	MULGA TREE

DECOMPOSED GRANITE - 1 / 2" SCREENED (2" DEPTH COLOR T.B.D)

TURF - MIDIRON HYBRID BERMUDA

GROUNDCOVERS

CONVOLVULUS CNEORUM	BUSH MORNING GLORY
DALEA CAPITATA 'SIERRA GOLD' TM	SIERRA GOLD DALEA
EREMOPHILA PROSTRATA	OUTBACK SUNRISE
EUPHORBIA ANTISYPHILITICA	CANDELILLA
GAZANIA RIGENS 'SUN GOLD'	GAZANIA
LANTANA SPECIES	TRAILING LANTANA
ROSMARINUS OFFICINALIS	HUNTINGTON C. TRAILING ROSEMARY
ROSMARINUS OFFICINALIS 'PROSTRATE'	PROSTRATE ROSEMARY
SPHAGNETICOLA TRILOBATA (WEDELIA T.)	YELLOW DOT
TETRANEURIS ACAULIS (HYMENOXYS A.)	ANGELITA DAISY

SHRUBS

ANISACANTHUS QUADRIFIDUS	MOUNTAIN FLAME
BACCHARIS 'STARN' THOMPSON	DWARF COYOTE BUSH
BOUGAINVILLEA SPECIES	BOUGAINVILLEA
CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
CARISSA GRANDIFLORA	NATAL PLUM
DALEA FRUTESCENS	BLACK DALEA
DODONAEA VISCOSA	HOPBUSH
EREMOPHILA GLABRA	WINTER BLAZE
EREMOPHILA HYGROPHANA	BLUE BELLS
EREMOPHILA MACULATE	VALENTINE
JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
LANTANA SPECIES	BUSH LANTANA
LEUCOPHYLLUM SPECIES	SAGE VARIETIES
MYRTUS COMMUNIS	TRUE MYRTLE
NERIUM OLEANDER VARIETIES	OLEANDER
PENSTEMON SPECIES	PENSTEMON
ROSMARINUS OFFICINALIS	UPRIGHT ROSEMARY
RUELLIA SPECIES	RUELLIA
RUSSELLIA EQUISETIFORMIS	CORAL FOUNTAIN
SENNA OBLIGATA (CASSIA O.)	OUTBACK CASSIA
SOPHORA SPECIES	TEXAS MOUNTAIN LAUREL
TECOMA STANS	YELLOW BELLS
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE

ACCENTS

AGAVE SPECIES	AGAVE
ALOE SPECIES	ALOE VARIETIES
ASCLEPIAS SUBULATA	DESERT MILKWEED
CEREUS SPECIES	CEREUS VARIETIES
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
DASYLIRION ACROTRICHE	GREEN DESERT SPOON
ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS
EUPHORBIA RIGIDA	GOPHER PLANT
FOUQUIERIA SPLENDENS	OCOTILLO
HESPERALOE FUNIFERA	GIANT HESPERAPLOE
HESPERALOE PARVIFLORA	RED OR YELLOW YUCCA
NOLINA SPECIES	BEAR GRASS
OPUNTIA FICUS-INDICA	INDIAN FIG PRICKLY PEAR
PACHYCEREUS MARGINATUS	MEXICAN ORGAN PIPE
PEDILANTHUS MACROCARPUS	LADY SLIPPER
STENOCEREUS MARGINATUS	MEXICAN FENCE POST
YUCCA SPECIES	YUCCA (NON-NATIVE SPECIES)

GRASSES

BOUTELOUA GRACILIS	BLUE GRAMA
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	MUHLY GRASS
MUHLENBERGIA RIGENS	DEER GRASS
MUHLENBERGIA RIGIDA 'NASHVILLE'	NASHVILLE GRASS

NOTE:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED MAY BE USED AS ALTERNATES OR SUBSTITUTIONS.
3. NO TREES TO BE LOCATED IN P.U.E. OR ANY OTHER NOTED EASEMENTS.
4. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE PLANT LIST DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.

North

0' 50' 100' 200'

Scale: 1" = 50'

KIVA: 20-4222
PAPP: 2104055
PRLC:
QS: 25-23, 25-24

Date: July 01, 2021
PROJECT NUMBER: 1218

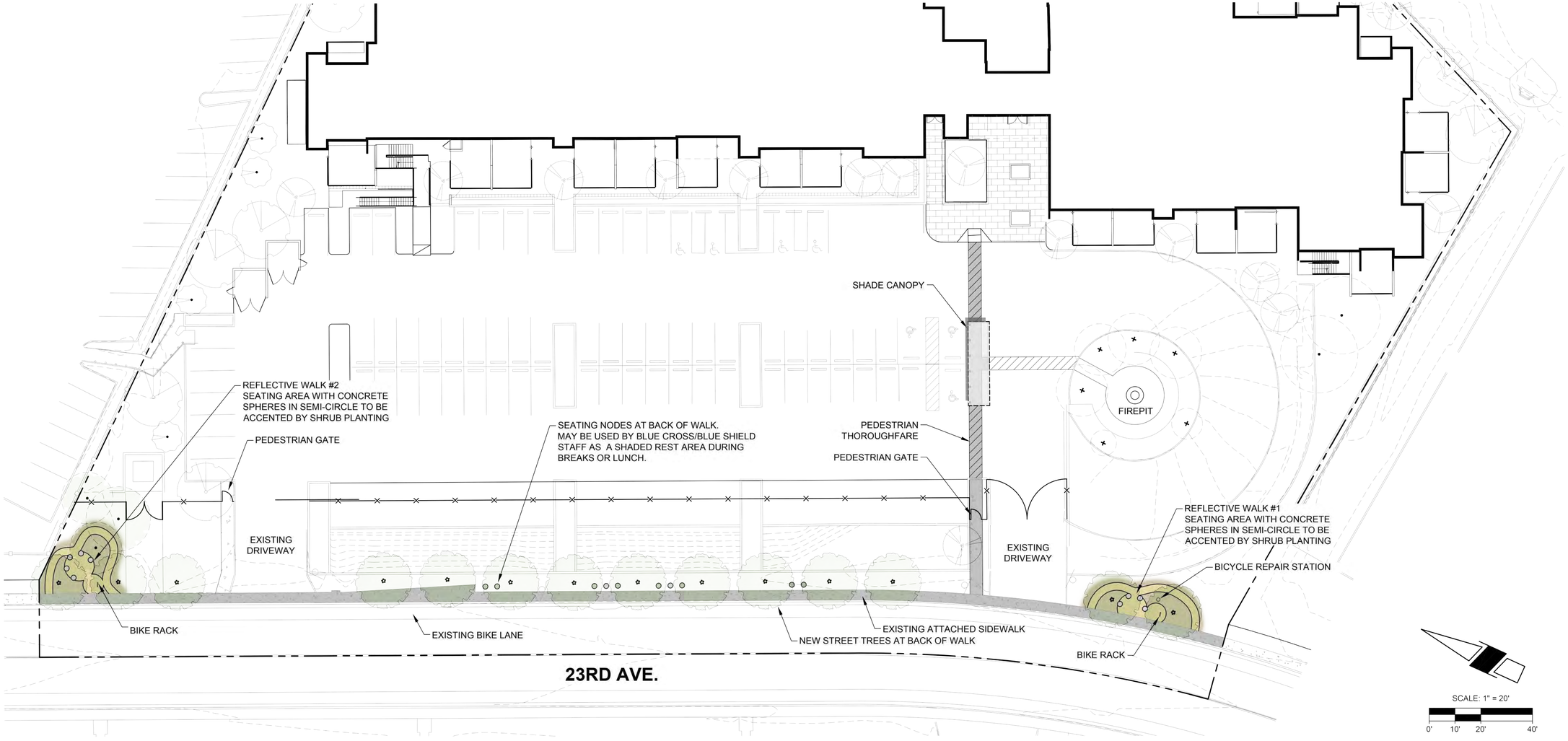
LANDON LUX - SFR

PRELIMINARY PLANTING PLAN

8221 NORTH 23RD AVENUE PHOENIX, ARIZONA

SHEET 1 OF 1

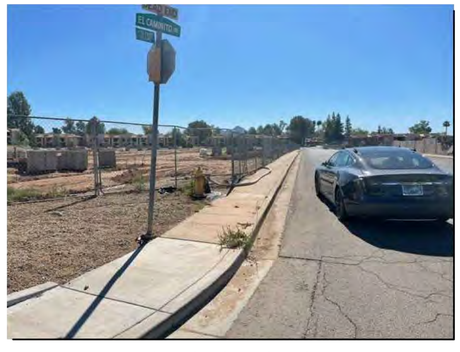
Exhibit 6 - Streetscape Exhibit



SCALE: 1" = 20'

0' 10' 20' 40'

REFLECTIVE WALK #2 LOCATION
UNDER EXISTING MATURE TREES



EXAMPLE OF EXISTING ATTACHED SIDEWALK
NORTH OF THIS PROJECT

EXAMPLE OF EXISTING ATTACHED SIDEWALK ADJACENT
TO AND ACROSS THE STREET FROM THIS PROJECT

REFLECTIVE WALK #1 LOCATION

EXAMPLE OF EXISTING ATTACHED SIDEWALK ADJACENT
TO AND ACROSS THE STREET FROM THIS PROJECT

EXAMPLE OF EXISTING ATTACHED SIDEWALK
SOUTH OF THIS PROJECT

KIVA 20-4222
PRLM 2100333
LSPX 2016139
LSAL 2100583
QS 25.24
ZONING: R3-A
CASE: Z-8-20-5

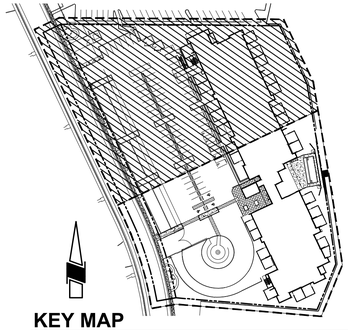
LANDONLUX LOFTS
8125 N. 23RD AVENUE, PHOENIX, AZ.
STREETSCAPE EXHIBIT

RICK
ENGINEERING COMPANY
22415 NORTH 16TH STREET
PHOENIX, AZ 85024
602.957.3350
Tucson - San Diego - Riverside - Orange
Sacramento - San Luis Obispo - Denver
rickengineering.com

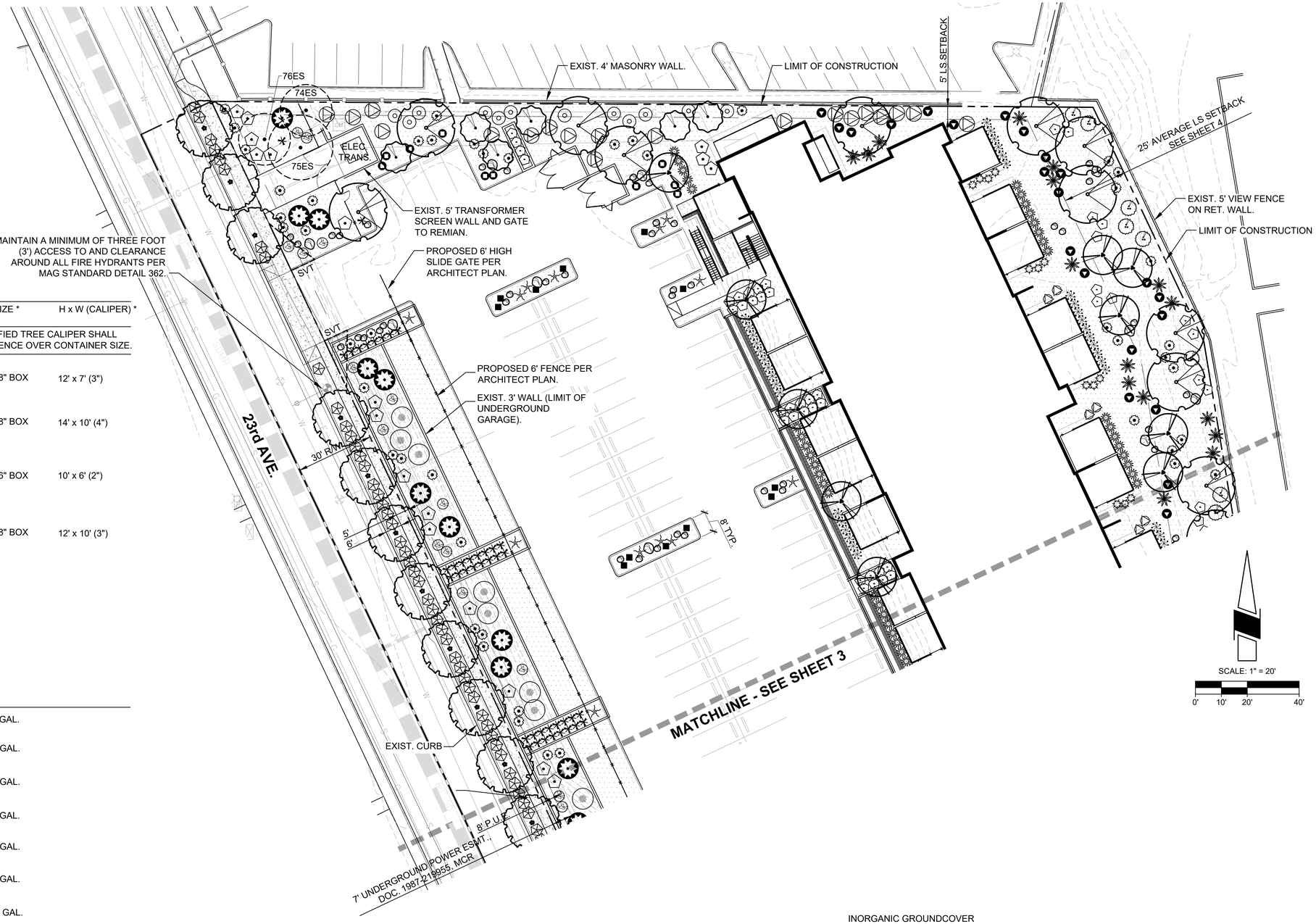
PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 5/6/21
DRAWN: MEF
DESIGNED: MEF
PROJ NO. 5701
SHT 2 OF 1

2021 Rick Engineering Company



KEY MAP



PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	SIZE *	H x W (CALIPER) *
		* NOTE: SPECIFIED TREE CALIPER SHALL TAKE PRECEDENCE OVER CONTAINER SIZE.		
TREES				
	ACACIA WILLARDIANA PALO BLANCO	24	48" BOX	12' x 7' (3")
	PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	13	48" BOX	14' x 10' (4")
	CAESALPINIA CACLACO 'SMOOTHIE' CASCALOTE	7	36" BOX	10' x 6' (2")
	PROSOPIS GLANDULOSA TEXAS HONEY MESQUITE	17	48" BOX	12' x 10' (3")
#ES	EXISTING EUCALYPTUS TO REMAIN. PROTECT IN PLACE.	5		
#UP	EXISTING SIBERIAN ELM TO REMAIN. PROTECT IN PLACE.	6		
SHRUBS AND ACCENTS				
	AGAVE 'BLUE ELF' BLUE ELF AGAVE	27	1 GAL.	
	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	14	5 GAL.	
	AGAVE WEBERII WEBER'S AGAVE	27	5 GAL.	
	BERLANDIERA LYRATA CHOCOLATE FLOWER	4	5 GAL.	
	BULBINE FRUTESCENS BULBINE	13	5 GAL.	
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	12	5 GAL.	
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	51	5 GAL.	
	CHRYSACTINIA MEXICANA DAMIANITA	16	5 GAL.	
	DALEA FRUTESCENS 'SIERRA NEGRA' SIERRA NEGRA BLACK DALEA	17	5 GAL.	
	DODONAEA VISCOSA HOPSEED BUSH	18	5 GAL.	
	ENCELIA FARINOSA BRITTLE BUSH	56	5 GAL.	
	EREMOPHILA GLABRA 'MINGENEW GOLD' PETITE PINK OLEANDER	63	5 GAL.	
	EUPATORIUM GREGGII NO COMMON NAME	28	5 GAL.	
	MUHLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS	73	5 GAL.	

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	SIZE
	FEROCACTUS WISLIZENII BARREL CACTUS	16	5 GAL.
	FOUQUIERIA SPLENDENS OCOTILLO	16	BARE ROOT 5' HT., 5 CANE MIN.
	HESPERALOE PARVIFLORA RED YUCCA	75	5 GAL.
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	19	5 GAL.
	LANTANA 'GOLD MOUND' GOLD MOUND LANTANA	32	1 GAL.
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	16	5 GAL.

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	SIZE
	LEUCOPHYLLUM 'GREENCLOUD' GREENCLOUD TEXAS RANGER	51	5 GAL.
	PEDILANTHUS MACROCARPA SLIPPER PLANT	61	5 GAL.
	PENSTEMON EATONII FIRECRACKER PENSTEMON	12	1 GAL.
	SALVIA GREGGI AUTUMN SAGE	91	5 GAL.
	TECOMA STANS MEXICAN YELLOW BELLS	18	5 GAL.

INORGANIC GROUNDCOVER

A MIN. 2" DEPTH LAYER OF DECORATIVE ROCK SHALL BE PLACED IN ALL PLANTING AREAS INDICATED ON THE PLANS. SIZE SHALL BE 1/2" SCREENED. COLOR SHALL BE 'APACHE BROWN' OR AS APPROVED BY OWNER.

LANDSCAPE BOULDER SCHEDULE

BOULDERS SHALL BE PIT RUN TAN TO BROWN IN COLOR AS AVAILABLE THROUGH LOCAL SOURCES. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL.

W x H x L	QTY.
3' x 3' x 3'	20
2' x 2' x 2'	100

PLANTING PLAN

KIVA 20-4222
LSPL 2102710
PRLM 2100333
LSPX 2016139
LSAL 2100583
QS 25.24
ZONING: R3-A
CASE: Z-8-20-5

LANDONLUX LOFTS
8125 N. 23RD AVENUE, PHOENIX, AZ 85021
FINAL LANDSCAPE PLAN

RICK
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PHOENIX, AZ 85024
602.957.3350
Tucson - San Diego - Riverside - Orange
Sacramento - San Luis Obispo - Denver
rickengineering.com

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 36734
MARK E. FELLINGER
6/7/21
ARIZONA, U.S.A.

REV	DESCRIPTION	DATE

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

DATE: MARCH 2021
DRAWN: MEF
DESIGNED: MEF
PROJ NO. 5701
SHT 2 OF 9

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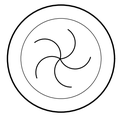
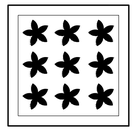
CONCRETE PLANTER TYPICAL PLANT LAYOUT



(A) (1) 15 GAL. EUPHORBIA TIRUCALLI 'STICKS ON FIRE' (FIRE STICKS) IN EACH PLANTER AS SHOWN.

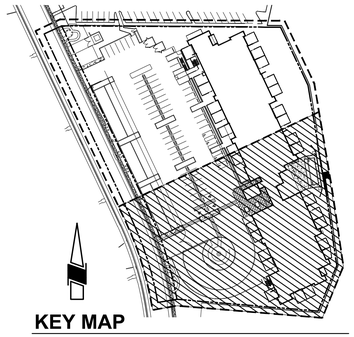


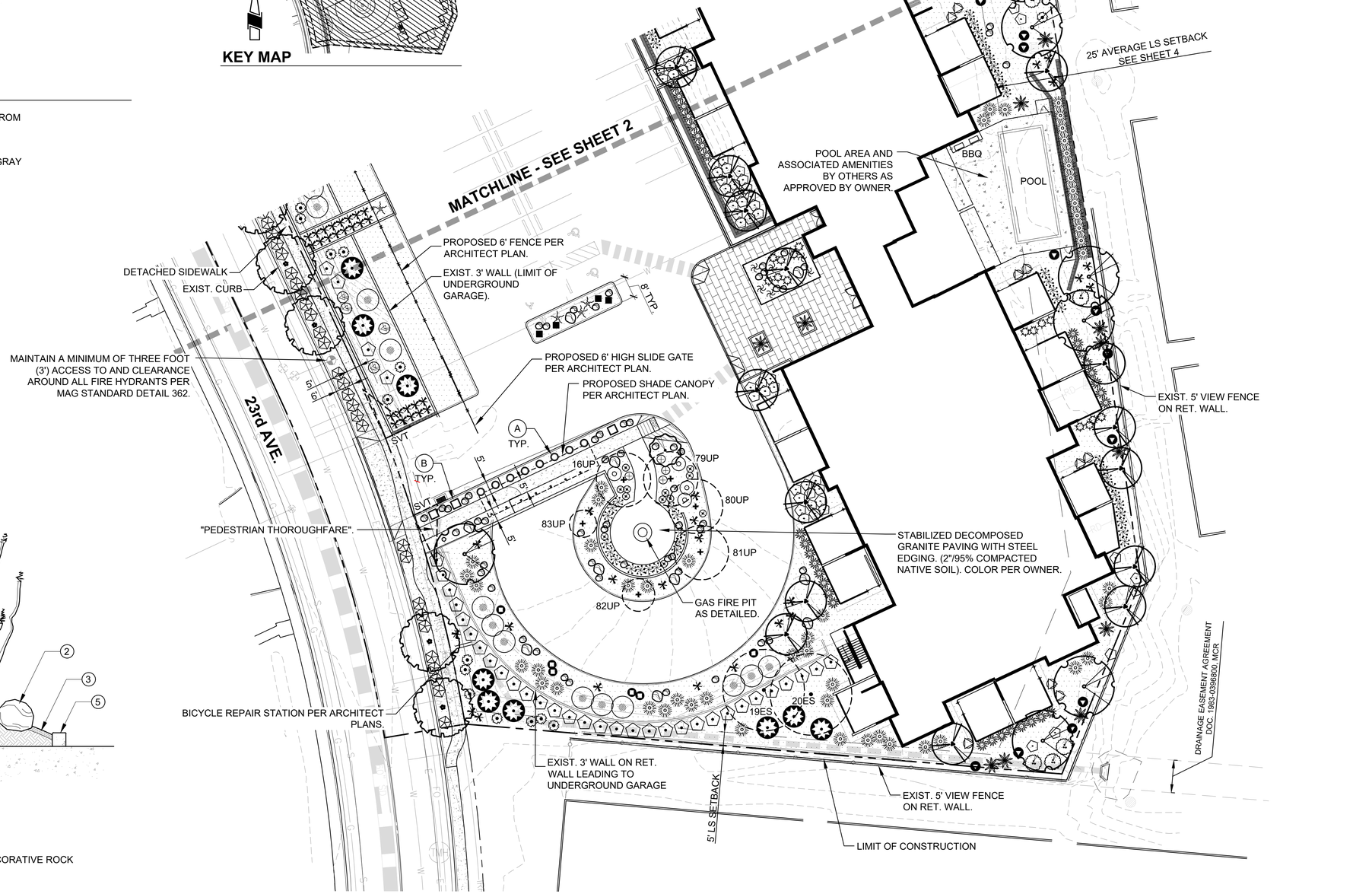
(B) (9) 1 GAL. AGAVE 'BLUE ELF' (BLUE ELF AGAVE) IN EACH PLANTER AS SHOWN.

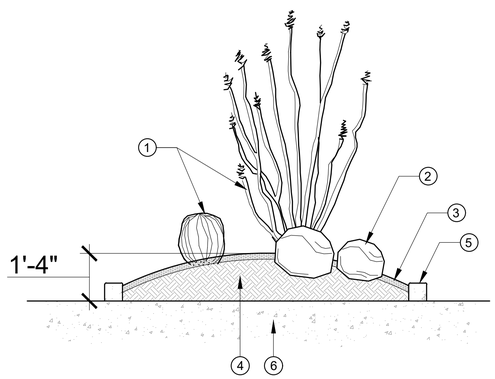
CONCRETE PLANTER KEY

(A) ROUND CONCRETE PLANTERS (24" DIAM. +/-) SALVAGED FROM EXISTING PARKING LOT PLANTERS ON SITE. 8 TOTAL.

(B) SQUARE CONCRETE PLANTERS (36"x36") KORNEGAY DESIGN ASPECT SERIES "ASP-21". NATURAL GRAY COLOR, SANDBLAST FINISH. 6 TOTAL.







(1) CACTUS/OCOTILLO PLANTING
(2) LANDSCAPE BOULDERS
(3) A MIN. 2" DEPTH LAYER OF DECORATIVE ROCK
(4) AMENDED SOIL
(5) CONCRETE CURB
(6) CONCRETE GARAGE DECK

PARKING LOT ISLAND TYPICAL PLANTING

SEE SHEET 2 FOR PLANTING LEGEND

PLANTING PLAN

KIVA 20-4222
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Sacramento - San Luis Obispo - Denver
rickengineering.com

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 36734 MARK E. FELLINGER 6/7/21 Signed... ARIZONA, USA

REV | DESCRIPTION | DATE

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

DATE: MARCH 2021
DRAWN: MEF
DESIGNED: MEF
PROJ NO. 5701
SHT 3 OF 9

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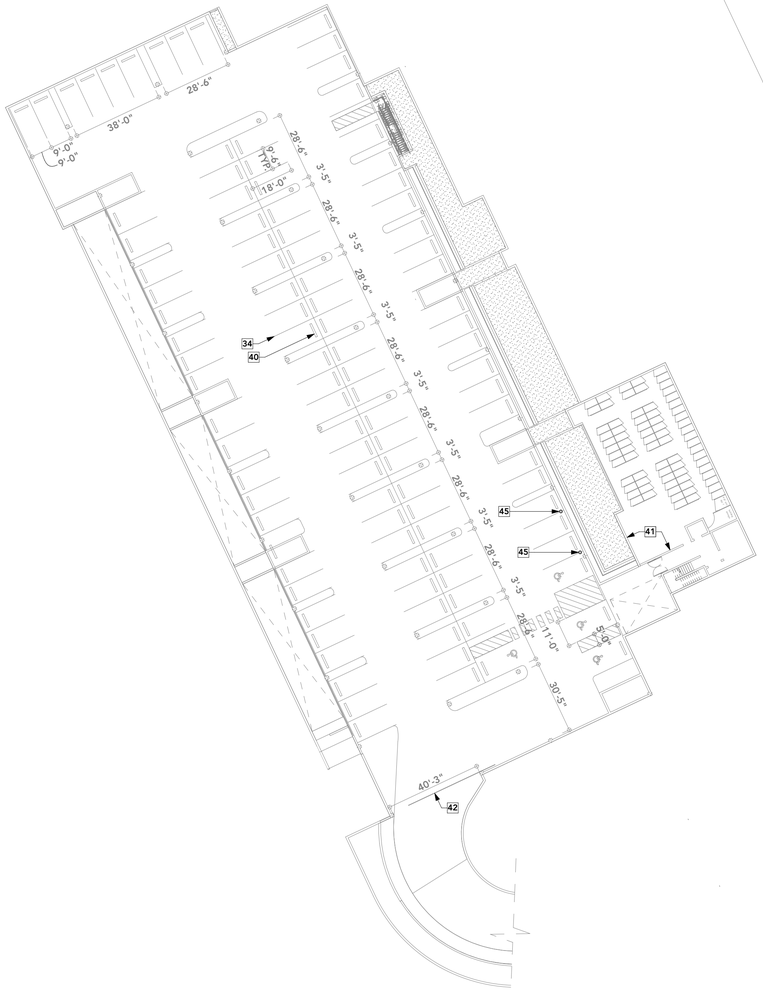
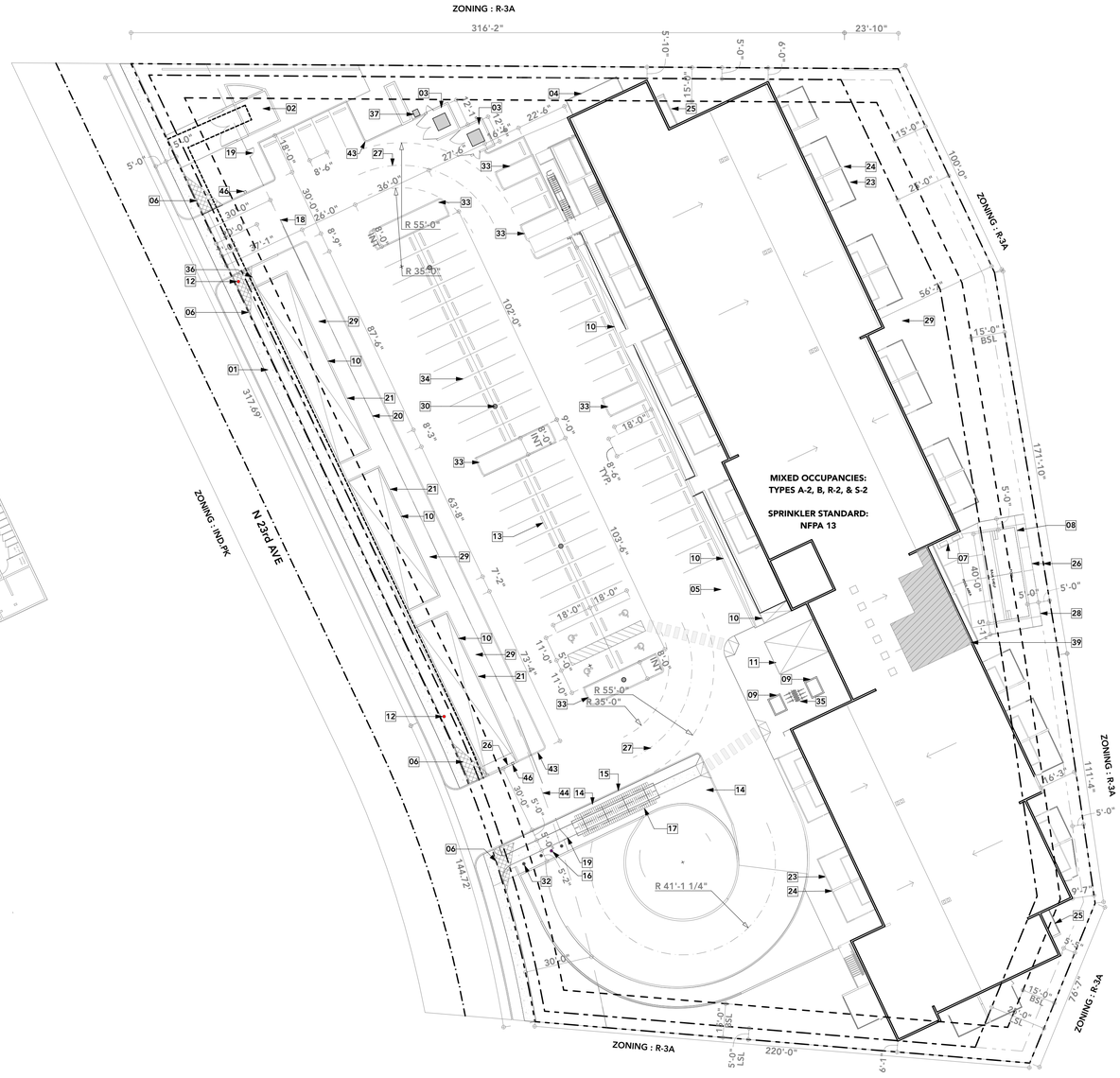
Exhibit 8 - Site Plan & Details



N 0 30' 60'

1 GARAGE/BASEMENT PLAN

SCALE 1" = 30'



N 0 30' 60'

2 SITE PLAN

SCALE 1" = 30'

BUILDING SETBACK

LANDSCAPE SETBACK

PUBLIC UTILITY EASEMENT

KEYNOTES

01 PROPOSED 5'-0" WIDE SIDEWALK (STIP #3)
02 EXISTING TRANSFORMER ENCLOSURE
03 PROPOSED REFUSE ENCLOSURE W/ 8 CY BIN. SEE A1.4 FOR DETAILS
04 EXISTING CHAINLINK SES ENCLOSURE
05 10' X 30' LOADING ZONE
06 10' X 20' VISIBILITY TRIANGLE
07 PROPOSED BBQ AREA W/ PICNIC TABLE
08 PROPOSED SWIMMING POOL
09 PROPOSED PLANTER
10 EXISTING RECESSED PLANTER
11 EXISTING OPEN TO BELOW W/ NEW 42" GUARDRAIL
12 EXISTING FIRE HYDRANT - TO BE RELOCATED TO ACCOMMODATE NEW SIDEWALK
13 PROPOSED 6' x 9' x 6" CONCRETE PARKING STOP, TYP.
14 PROPOSED LANDSCAPE BUFFER
15 PROPOSED PEDESTRIAN THOROUGHFARE (STIP #4)
16 PROPOSED BICYCLE REPAIR STATION
17 PROPOSED SHADE STRUCTURE
18 PROPOSED 30'-0" WIDE VEHICULAR GATE. TO COMPLY WITH CITY GATE RESTRICTED ACCESS REQUIREMENTS. DEFERRED SUBMITTAL.
19 PROPOSED 5'-0" WIDE PEDESTRIAN GATE
20 PROPOSED 6'-0" HIGH PROPERTY FENCE
21 EXISTING 3'-0" LOW WALL (STIP #7)
22 LANDSCAPE AREA
23 PROPOSED PATIO WITH 3'-0" PERFORATED METAL FENCE, TYP.
24 PROPOSED 6'-0" HIGH PATIO DIVIDING WALL, TYP.
25 EXISTING BALCONY TO REMAIN
26 PROPOSED RETAINING WALL
27 APPARATUS TURNING RADIUS
28 PROPOSED 5'-0" HIGH POOL FENCE
29 PROPOSED LANDSCAPE AREA
30 PROPOSED PARKING LIGHT, TYP. 15'-0" HIGH MAX.
31 EXISTING PLANTER
32 PROPOSED LIGHTED BOLLARD (STIP #4.i) TYPE 1 DETAIL PER CoP
33 PROPOSED LANDSCAPE PARKING ISLAND (STIP #6)
34 RESTRIPE EXISTING PARKING W/ 4" WIDE STRIPES, TYP.
35 PROPOSED BICYCLE RACK
36 EXISTING FDC LOCATION
37 PROPOSED RECYCLING BIN
38 PROPOSED RETAINING WALLS. SEE CIVIL.
39 PROPOSED EXPANSION OF BUILDING FOOTPRINT, OUTSIDE OF BUILDING SETBACK LINE.
40 EXISTING PARKING STOPS TO REMAIN, TYP.
41 PROPOSED INTERIOR BICYCLE STORAGE
42 EXISTING GARAGE ACCESS GATE TO REMAIN.
43 6" VERTICAL CURB AROUND ALL PAVED AREAS, TYP.
44 30'-0" PARKING SETBACK LINE (STIP #5)
45 ELECTRIC VEHICLE CHARGER - CHARGEPOINT CPF25 DUAL PEDESTAL MOUNT OR SIMILAR
46 KNOX BOX

01

GENERAL NOTES

A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH APPLICABLE CODES AND ORDINANCES.
B. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
C. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
D. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'x33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
E. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE.
F. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
G. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
H. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
I. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
J. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
K. LIMIT OF CONSTRUCTION IS THE ENTIRE SITE ITSELF.
L. REPLACE UNUSED DRIVEWAYS WITH CURB, GUTTER, AND SIDEWALK BUILT TO CITY STANDARDS. ALSO, REPLACE ANY BROKEN OR OUT-OF-GRADE CURB, GUTTER, SIDEWALK, AND RAMPS ON ALL STREETS ON THE PROJECT SITE IN THE ROW ADJACENT TO THE SITE AND UPGRADE ALL OFF-SITE IMPROVEMENTS TO BE IN COMPLIANCE WITH CURRENT ADA GUIDELINES. ALSO REPLACE ANY CURB, GUTTER, OR SIDEWALK DAMAGED DURING CONSTRUCTION.

A-I-R
ARCHITECTURE - INFRASTRUCTURE - RESEARCH
airspace@a-i-rinc.com 480.329.1888

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LANDONLUX LOFTS

8125 N 23RD AVE
PHOENIX, ARIZONA 85021

01 SITE PLAN CITY COMMENTS

REGISTERED ARCHITECT
CERTIFICATE NO.
42488
DARREN PAPPAS
ARIZONA U.S.A.
Date Signed 04/30/2021

EXPIRES 06/30/2023

DATE: 04/1/21
SCALE: AS SHOWN
DRAWN: DP/JP/YNV
JOB:

SITE PLAN

DRAWING TITLE:

CONSTRUCTION DOCUMENTS

PROJECT PHASE

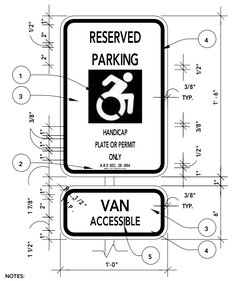
--

A1.3

SHEET NO.

KIVA PROJECT 20-4222
PAPP 2015123
QS 25-23 & 25-24

Exhibit 8 - Site Plan & Details



1. INTERNATIONAL SYMBOL OF ACCESSIBILITY SHOWN WHITE ON 6"X6" BLUE FIELD WITH 1/2" RADIUS CORNERS.
2. 1/4" LETTERS AS SHOWN (VERIFY WITH LOCAL CITY ORDINANCE).
3. WHITE REFLECTIVE BACKGROUND, TYP..
4. 3/8" WIDE GREEN COLOR BAND.
5. VAN ACCESSIBLE SIGN WHERE APPLICABLE AS INDICATED ON SITE PLAN. THE BOTTOM OF THE VAN ACCESSIBLE SIGN SHALL BE NO LESS THAN 36" ABOVE FINISH GRADE.

NOTES:
THE BOTTOM OF THE SIGN SHOULD BE NO LESS THAN 36" AND NO MORE THAN 54 INCHES ABOVE FINISH GRADE.

SIGNS SHALL BE PROPERLY CENTERED WITHIN THE PARKING SPACE.

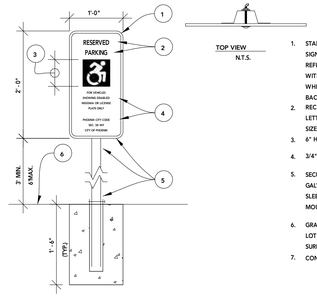
THE SIGN FACE SHOULD BE LOCATED NO FARTHER THAN 6'-0" FROM THE FRONT OF EA. PARKING SPACE

ALL LETTERING SERIES "C", GREEN COLOR.

D0289-10

1 ACCESSIBLE PARKING SIGN - TYPICAL

SCALE 1 1/2" = 1'-0"



TOP VIEW
N.T.S.

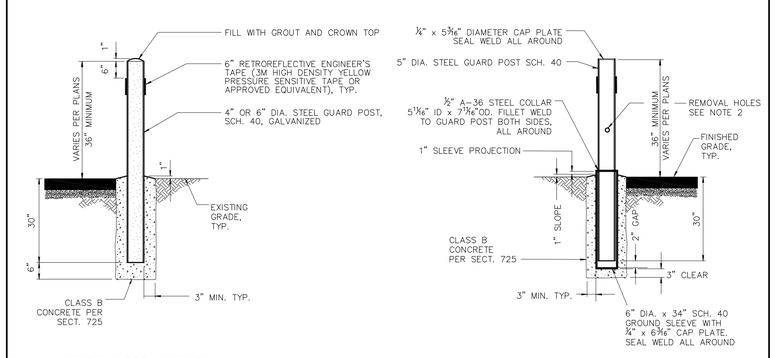
1. STANDARD REGULATORY SIGN REFLECTIVE .080 ALUMINUM WITH BLUE LETTERS ON WHITE BACKGROUND.
2. RECOMMENDED LETTERING SIZE 2" x 1/4" LETTERS.
3. 6" HIGH x 6" WIDE SYMBOL.
4. 3/4" x 3/32" LETTERS.
5. SECURELY MOUNT SIGN ON A GALV POLE PINNED TO SLEEVE MOUNTED IN CONC.
6. GRADE. (AT PARKING LOT SURFACE)
7. CONCRETE FOOTING. (TYP.)

FRONT VIEW

D0289-08

2 ACCESSIBLE PARKING SIGN - FRONT VIEW

SCALE 1 1/2" = 1'-0"



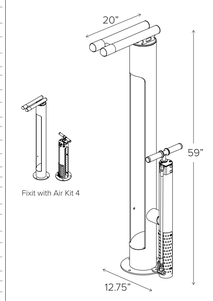
TYPE 1 PERMANENT

TYPE 2 REMOVABLE

NOTES

1. BOLLARDS SHALL HAVE A HEIGHT OF 3 FEET OR BE EQUAL TO THE HEIGHT OF THE BACK SCREEN WALL OF BIN ENCLOSURES. POSTS SHALL BE PLACED A MINIMUM OF 4" FROM THE WALL.
2. REMOVABLE POSTS SHALL HAVE 1" DIA. HOLES DRILLED THROUGH AT A DISTANCE ⅄ THE OVERALL POST LENGTH FROM TOP.
3. REMOVABLE POST – GRIND SMOOTH ALL SHARP EDGES PRIOR TO GALVANIZATION. GALVANIZE PER ASTM A54 AFTER FABRICATION.

DETAIL NO.		REVISED	DETAIL NO.
140	MARICOPA ASSOCIATION of GOVERNMENTS STANDARD DETAIL ENGLISH — BOLLARD	01-01-2009	140



Fixit with Air Kit 4

Fixit with Air Kit Prime

DERO cityscape Fixit

Submittal Sheet

CAPACITY 1 Bike

MATERIALS
Main body: 6" x .154" tube
Bike Hanger: 1.5" sch. 40 pipe, 1/4" plate
Foot: 10" dia. x .25" plate
Tool tethers: 5/32" stainless steel cable
Manual air pump
Hand tools:
Philips and flat head screwdrivers
2, 5, 3, 4, 5, 6, 8mm Allen wrenches
Headset wrench
Pedal wrench
8, 9, 10, 11mm box wrenches
Tire levers (2)

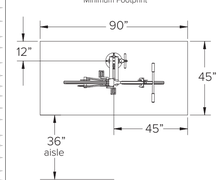
FINISHES
☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

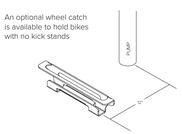
☐ **Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS
Surface only
Fixit has 10" diameter x.25" foot with four anchors per foot. Tamper-resistant fasteners are included.

Minimum Footprint



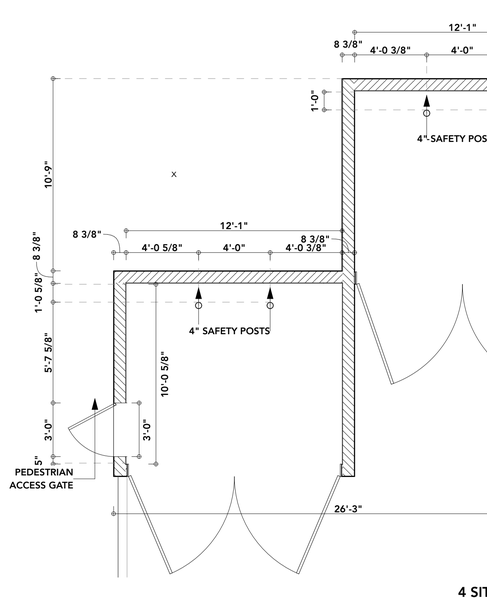
An optional wheel catch is available to hold bikes with no kick stands



3 BICYCLE REPAIR STATION

SCALE 1' = 1'-0"

01



4 SITE PLAN- TRASH ENCLOSURE

SCALE 1/4" = 1'-0"

CITY OF PHOENIX PUBLIC WORKS DEPARTMENT
SOLID WASTE ACCESS AND CONTAINMENT
STANDARD DETAILS

APPROVAL: PUBLIC WORKS DIRECTOR 12/1/17 DATE

PAGE 2 OF 3

CONTAINMENT:

1. TRASH AND RECYCLING BIN AREA SHALL BE SCREENED WITH A MINIMUM 6'-0" MASONRY WALL PER FIGURE C AND FIGURE D. EXTERIOR FINISH OF WALLS SHALL BE ARCHITECTURALLY INTEGRATED WITH PRIMARY BUILDING.
2. ALL ENCLOSURES SHALL HAVE GATES THAT SCREEN THE BINS FROM PUBLIC VIEW. GATES SHALL BE INSTALLED TO PROVIDE A NET ENCLOSURE OPENING OF 12'-0" PER BIN. GATES, HINGES AND MOUNTING HARDWARE SHALL NOT PROJECT INTO MINIMUM NET ENCLOSURE OPENING. DOUBLE OR TRIPLE WIDE ENCLOSURES NEED NOT HAVE A DEMISING WALL BETWEEN BINS, BUT MUST MAINTAIN REQUIRED NET CLEAR OPENING WIDTH FOR EACH BIN TO BE SERVED. (FIGURES C AND F)
3. GATES, HINGES, MOUNTING HARDWARE, AND SAFETY POSTS SHALL BE INSTALLED SO THERE IS A MINIMUM 9'-0" DEPTH CREATED IN THE ENCLOSURE. (FIGURE C)
4. PROVIDE A 3'-0" PEDESTRIAN ACCESS GATE INTO ENCLOSURE. GATE MAY BE LOCKABLE. (FIGURE C)
5. ENCLOSURE GATE SHALL HAVE DROP PINS INSTALLED AND HOLES DRILLED IN THE CONCRETE AT OPEN AND CLOSED POSITIONS.
6. BIN ENCLOSURES SHALL HAVE TWO 4" DIA. STEEL SAFETY POSTS INSTALLED IN THE BACK OF THE ENCLOSURE. SAFETY POSTS SHALL HAVE A MINIMUM HEIGHT OF 6'-0" OR BE EQUAL TO THE HEIGHT OF THE BACK SCREEN WALL OF THE ENCLOSURE. SAFETY POSTS SHALL BE PLACED A MINIMUM OF 4" FROM THE WALL. (FIGURES C AND E)
7. USE CLASS "A" CONCRETE EXCEPT AS NOTED IN SAFETY POST DETAIL FIGURE E.
8. STEEL REINFORCEMENT SHALL BE GRADE 40.
9. EXPANSION JOINT FILLER SHALL BE ½" BITUMINOUS TYPE PREFORMED EXPANSION JOINT FILLER ASTM D-1751.
10. SOIL BELOW THE WALL FOOTER AND CONCRETE PAD SHALL BE COMPACTED TO A DEPTH OF 6 INCHES AND TO A MINIMUM DRY DENSITY OF 90% IN ACCORDANCE WITH ASTM D-2922 AND D-3017, AFTER ADJUSTMENT FOR ROCK CORRECTION.
11. SITE APPURTANCES SUCH AS LANDSCAPING CONTROL BOXES AND LIGHTING MAY BE PLACED ON THE OUTSIDE OF THE ENCLOSURE WALLS.

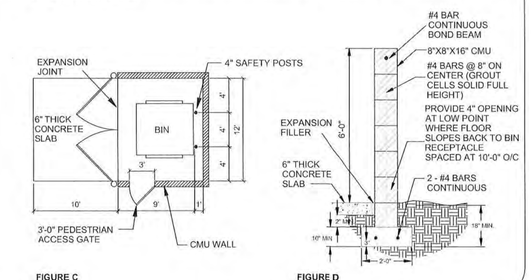
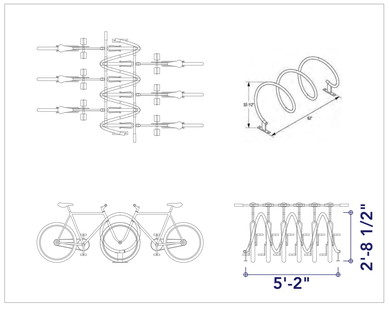


FIGURE C

FIGURE D

5 TRASH ENCLOSURE DETAIL

SCALE 1' = 1'-0"



6 BIKE RACK

SCALE 1/4" = 1'-0"

01 SITE PLAN CITY COMMENTS

REGISTERED ARCHITECT CERTIFICATE NO. 43486 DARREN PETERSEN Date Signed 4/1/21 ARIZONA U.S.A.

EXPIRES 06/30/2023

DATE: 04/1/21
SCALE: AS SHOWN
DRAWN: DP/JP/YNV
JOB:

SITE DETAILS

DRAWING TITLE
CONSTRUCTION DOCUMENTS

PROJECT PHASE
--

A1.4

SHEET NO.

KIVA PROJECT 20-4222
PAPP 2015123
QS 25-23 & 25-24

AIR
ARCHITECTURE - INFRASTRUCTURE - RESEARCH
airspace@a-i-rinc.com 480.329.1888

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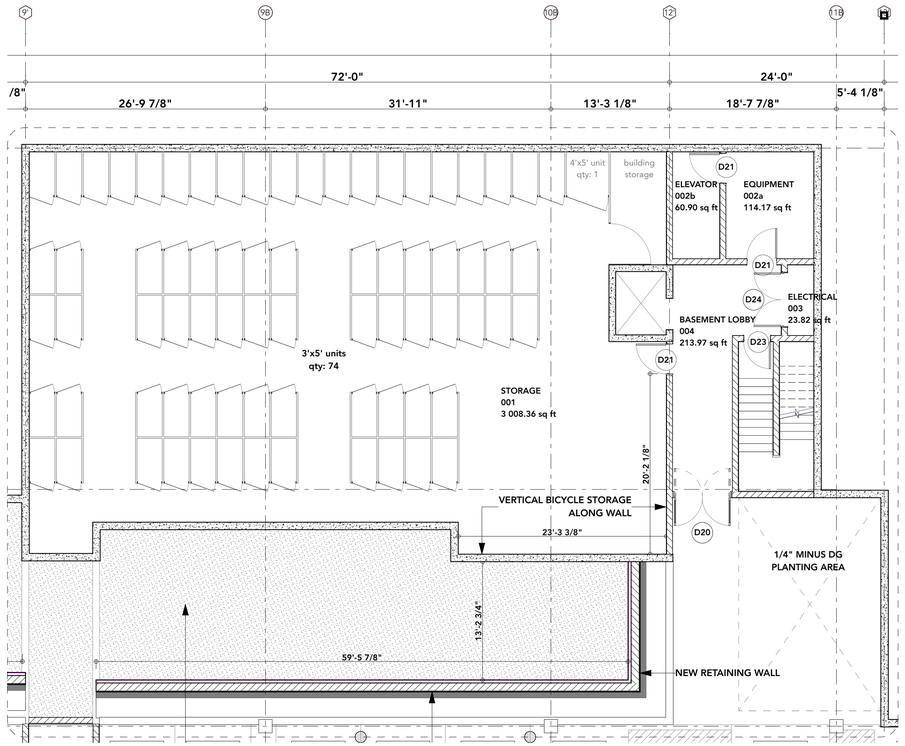
LANDONLUX LOFTS

8125 N 23RD AVE
PHOENIX, ARIZONA 85021

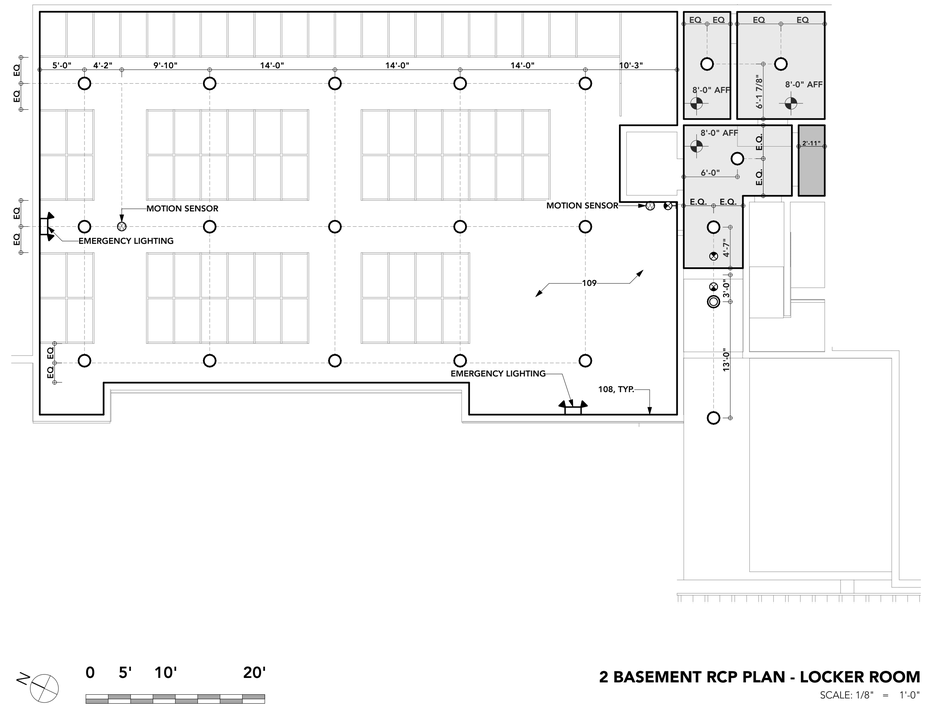
Exhibit 9 - Basement Detail



0 5' 10' 20'

1 BASEMENT FLOOR PLAN - LOCKER ROOM

SCALE: 1/8" = 1'-0"



0 5' 10' 20'

2 BASEMENT RCP PLAN - LOCKER ROOM

SCALE: 1/8" = 1'-0"

KEYNOTES

108 BASEMENT LOCKER ROOM: INTERIOR WALLS PAINT - SHERWIN WILLIAMS SW 7004 SNOWBOUND.

109 NO NEW CEILING, EXPOSED INTERIOR STRUCTURE PAINT- SHERWIN WILLIAMS SW 6994 GREENBLACK.

GENERAL NOTE

1 DIMENSIONS ARE FROM FINISH FACE OF EXISTING WALL OR FROM GRIDLINE, U.N.O.

RCP LEGEND

- CEILING-MOUNTED FAN W/ LIGHT
- JUNCTION BOX
- SURFACE-MOUNTED LIGHT
- WALL-MOUNTED LIGHT
- LED STRIP
- EXTERIOR LED FIXTURE
- OTR MICROWAVE / RANGE EXHAUST
- RETURN GRILLE
- EXHAUST FAN
- CEILING-MOUNTED SUPPLY DIFFUSER
- WALL-MOUNTED SUPPLY DIFFUSER
- SMOKE DETECTOR
- THERMOSTAT
- THERMOSTAT W/SHERWOOD GUAR
- WALL-MOUNTED SMOKE DETECTOR
- WATER HEATER
- EXIT SIGN
- DUPLEX RECEPTACLE
- FLOOR OUTLET
- ACCESS PANEL
- EXHAUST FAN COLLECTOR
- 8'-0" LED TUBE LIGHTS
- HIGH PRESSURE SODIUM LIGHT

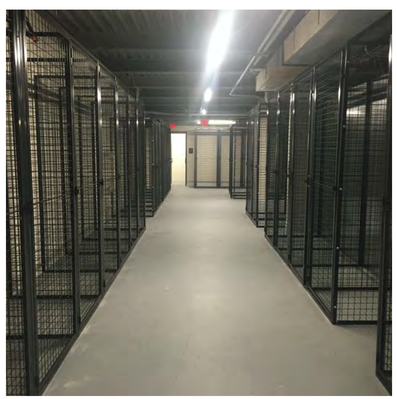
PRODUCT SPECIFICATION:

RAPID WIRE LOCKERS

DIMENSIONS: 3' BY 5'

BRAND: WIRECRAFTERS

LOCAL DISTRIBUTION: SOUTH WEST SOLUTIONS



Locker Specs

Mesh Wire
2"x2" square 10 GA welded wire mesh

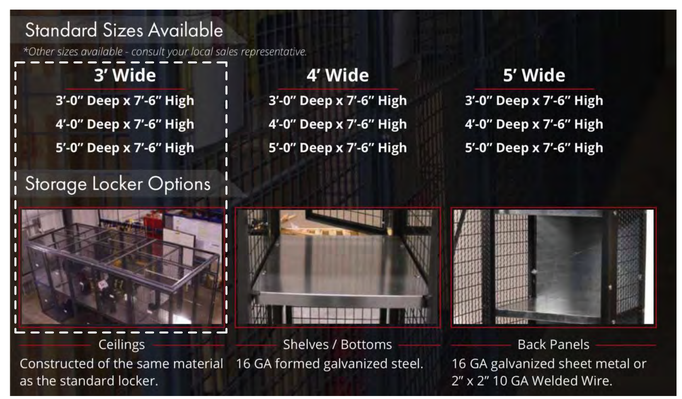
Doors
Framed in 1-1/4" x 1-1/4" x 13 GA steel angle & pre-hung at the factory. All doors supplied with door strikes, padlock hasps & 2-1/2" x 2-1/2" spun-pin hinges welded into place.

Side Panels
Framed with 1-1/4" x 1-1/4" x 13 GA steel angle.

Styles
Single Tier & Double Tier styles available.

Hardware
Standard grade 3/8" plated nuts and bolts will be supplied for assembly. 3/8" mechanical anchors for wall and floor mount.

Finish
Standard finish for all non-plated parts is polyester-epoxy hybrid powder coat. Product is finished for interior applications. All lockers are shipped knocked down, ready for assembly.



A-I-R
ARCHITECTURE - INFRASTRUCTURE - RESEARCH
airspace@a-i-rinc.com 480.329.1888

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LANDONLUX LOFTS

8125 N 23RD AVE
PHOENIX, ARIZONA 85021

REGISTERED ARCHITECT
CERTIFICATE NO.
42486
DARRIN POMICHTER
Date Signed 2-17-23
ARIZONA U.S.A.

EXPIRES 06/30/2023

DATE: 04/1/21
SCALE: AS SHOWN
DRAWN: DP/JP/YNV
JOB:

ENLARGED BASEMENT LOCKER ROOM PLAN

DRAWING TITLE

CONSTRUCTION DOCUMENTS

PROJECT PHASE

--

A2.5

SHEET NO.

Exhibit 10 - Archaeological

From: Amanda N Bayham
To: Matteo Moric
Subject: FW: Landonlux Option 1 PAPP 2104055 KIVA 20-4222
Date: Monday, June 7, 2021 12:03:29 PM

From: Rebecca Hill <rebecca.hill@phoenix.gov>
Sent: Monday, June 7, 2021 11:39 AM
To: Amanda N Bayham <amanda.bayham@phoenix.gov>
Cc: Laurene Montero <laurene.montero@phoenix.gov>; Archaeology PKS <archaeology@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>
Subject: Landonlux Option 1 PAPP 2104055 KIVA 20-4222

Hello, Amanda.

The CAO confirms that there are no known archaeological resources within this project area.

Rebecca Hill
Contract Associate Archaeologist
City of Phoenix Archaeology Office
Pueblo Grande Museum
602.534.2412

Official Records of Maricopa County Recorder
ADRIAN FONTES
20200867699 09/16/2020 11:29
ELECTRONIC RECORDING
G6725-9-1-1--

ORDINANCE G-6725

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-8-20-5) FROM C-O (COMMERCIAL OFFICE) TO R-3A (MULTIFAMILY RESIDENCE DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 3.24 acre property located approximately 220 feet north of the northeast corner of 23rd Avenue and West Royal Palm Road in a portion of Section 36, Township 3 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "C-O" (Commercial Office) to "R-3A" (Multifamily Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. For any subsequent phases of development beyond the adaptive reuse of the building depicted on the site plan date stamped March 27, 2020, the following stipulations shall apply, as approved or modified by the Planning and Development Department:

    a. The stipulations contained in Stipulation Nos. 2 through 15 shall also apply to any subsequent phases of development.

    b. All units adjacent to 23rd Avenue shall have an individual pedestrian entrance oriented to the public street and be connected to the public sidewalk by a direct pedestrian pathway.

    c. All units adjacent to 23rd Avenue shall have a porch or patio, described as follows and as approved by the Planning and Development Department:

        i. Porches shall have a minimum dimension of six feet in depth by a width of no less than 50 percent of the total unit; be oriented to the public right-of-way; have a unit entrance; and have a direct pedestrian connection to the public sidewalk.

        ii. Patios shall have a minimum dimension of eight feet in depth by a width and a minimum size of 64 square feet; be enclosed on each side by a low wall or fence not to exceed 36 inches in height; be oriented to the public right-of-way; have a unit entrance; and have a direct pedestrian connection to the public sidewalk.

    d. All garage doors shall be screened by buildings from the exterior of the site and have decorative embellishments such as window panels, color and added materials for the pillars surrounding the door.

2. All elevations of the buildings shall contain architectural embellishments and detailing, such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.

3. The public sidewalk along 23rd Avenue shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

   a. Large canopy, single-trunk shade trees shall be placed 25 feet on center or in equivalent groupings. Twenty-five percent of the required trees shall be a minimum 4-inch caliper and 75 percent shall be a minimum 3-inch caliper.

   b. At tree maturity, the trees shall shade the sidewalk to a minimum 75 percent

   c. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.

4. The developer shall provide a pedestrian thoroughfare between the public sidewalk, and the required amenities contained in the first phase, as described below and as approved by the Planning and Development Department.

   i. A bollard light path or lighted art feature to accentuate the entrance of the pedestrian thoroughfare from the intersection with the public sidewalk.

   ii. The pedestrian thoroughfare shall be shaded to a minimum 75 percent by shade trees, vegetative trellis, and/or architectural shade. Trees shall be a minimum 2-inch caliper.

   iii. A minimum 5-foot-wide landscape area shall be provided along both sides of the pedestrian thoroughfare. In areas where the pedestrian thoroughfare passes between buildings, the landscape area may be reduced to 3 feet in width (or 6 feet on one side only).

   iv. A maximum of two drive aisle crossings shall be permitted and where crossings occur, the pathway shall be constructed to visually contrasts with the parking and drive aisle surfaces.

5. Surface parking shall be setback a minimum of 30-feet or screened 100 percent by buildings from 23rd Avenue, as approved by the Planning and Development Department.

6. Surface parking areas shall include the below, as approved by the Planning and Development Department:

   a. A minimum 10 percent of the total surface parking and vehicular circulation area shall be vegetated.

   b. Landscape planters located at the end of each row of parking and approximately every 100 linear feet.

   c. Landscape planters shall be a minimum width of eight feet and a minimum 120 square feet for a single row of parking, and a minimum 240 square feet for a double row of parking.

   d. Landscape planters shall be planted with minimum five-gallon drought tolerant shrubs to achieve 75 percent ground cover. If trees are to be included, they shall be minimum 2-inch caliper shade trees

7. No solid perimeter wall greater than 36 inches in height, situated between the plane of the buildings and the 23rd Avenue right of way, shall be permitted.

8. There shall be an average landscape setback of 25 feet measured from the east property line with the minimum setback being 5 feet. The landscape setback shall be planted with shade trees placed 20 feet on center or in equivalent groupings with 25 percent of the trees being a minimum 4-inch caliper and 75 percent being a minimum 3-inch caliper, as approved by the Planning and Development Department.

9. The developer 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 and be maintained near the southern-most vehicular access in an area of high visibility, convenient pedestrian access, and available from the public sidewalk.

   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. Artistic style bicycle racks with capacity for a minimum of six bicycles for guests shall be located near the primary entrance to

the building depicted on the site plan date stamped March 27, 2020. The artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.

10. A minimum of 10 percent of the gross project shall be retained as open space, exclusive of required landscape setbacks, which shall be shaded to a minimum 50 percent by minimum 2-inch caliper large canopy shade trees, 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.

12. 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.

13. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of September 2020.

MAYOR

ATTEST:

Denise Archibald, City Clerk 09.11.2020

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By: Julie Kriegh (Aug 31, 2020 13:53 PDT)
Julie Kriegh, Chief Assistant City Attorney

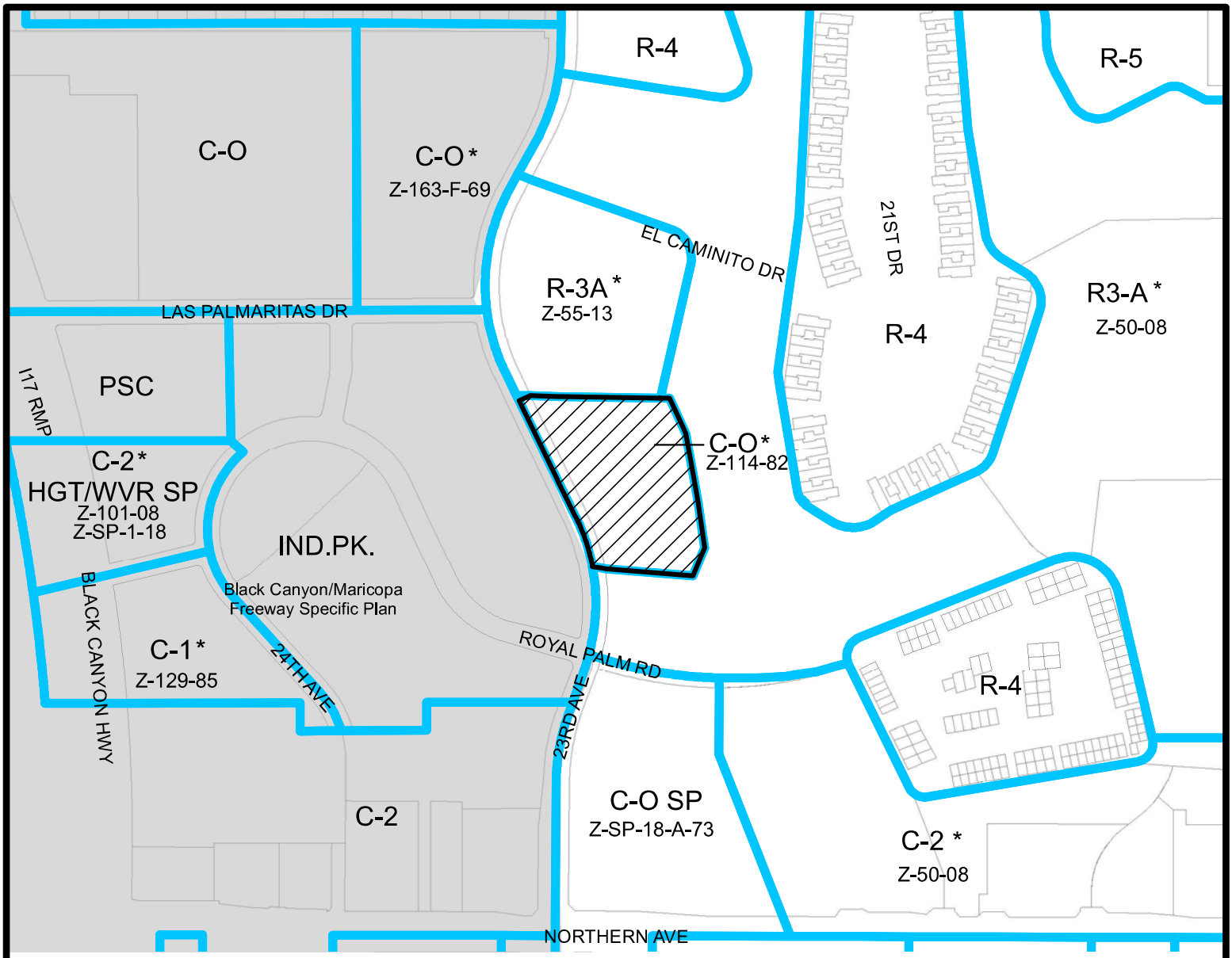
pml

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

PL:tml:LF20-1859:9/2/2020:22015891v1

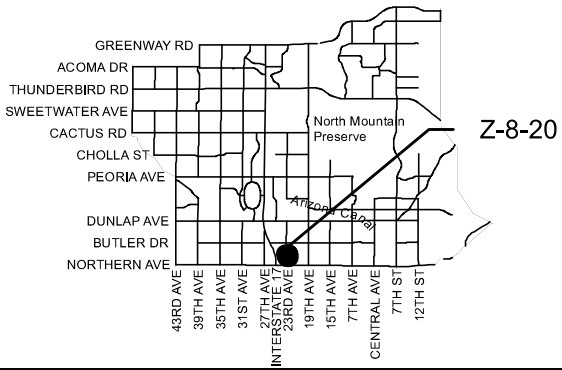


Miles

0.065 0.0325 0 0.065

NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 5



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Kris Losch
APPLICATION NO.	Z-8-20
DATE:	4/06/2020
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	3.24
AERIAL PHOTO & QUARTER SEC. NO.	QS 25-23
ZONING MAP	J-7

REQUESTED CHANGE:

FROM: C-O (3.24 a.c.)

TO: R-3A (3.24 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
C-O	N/A	N/A
R-3A	71	85

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

Document Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2020\Z-8-20.mxd

PHO-1-21--Z-8-20-5

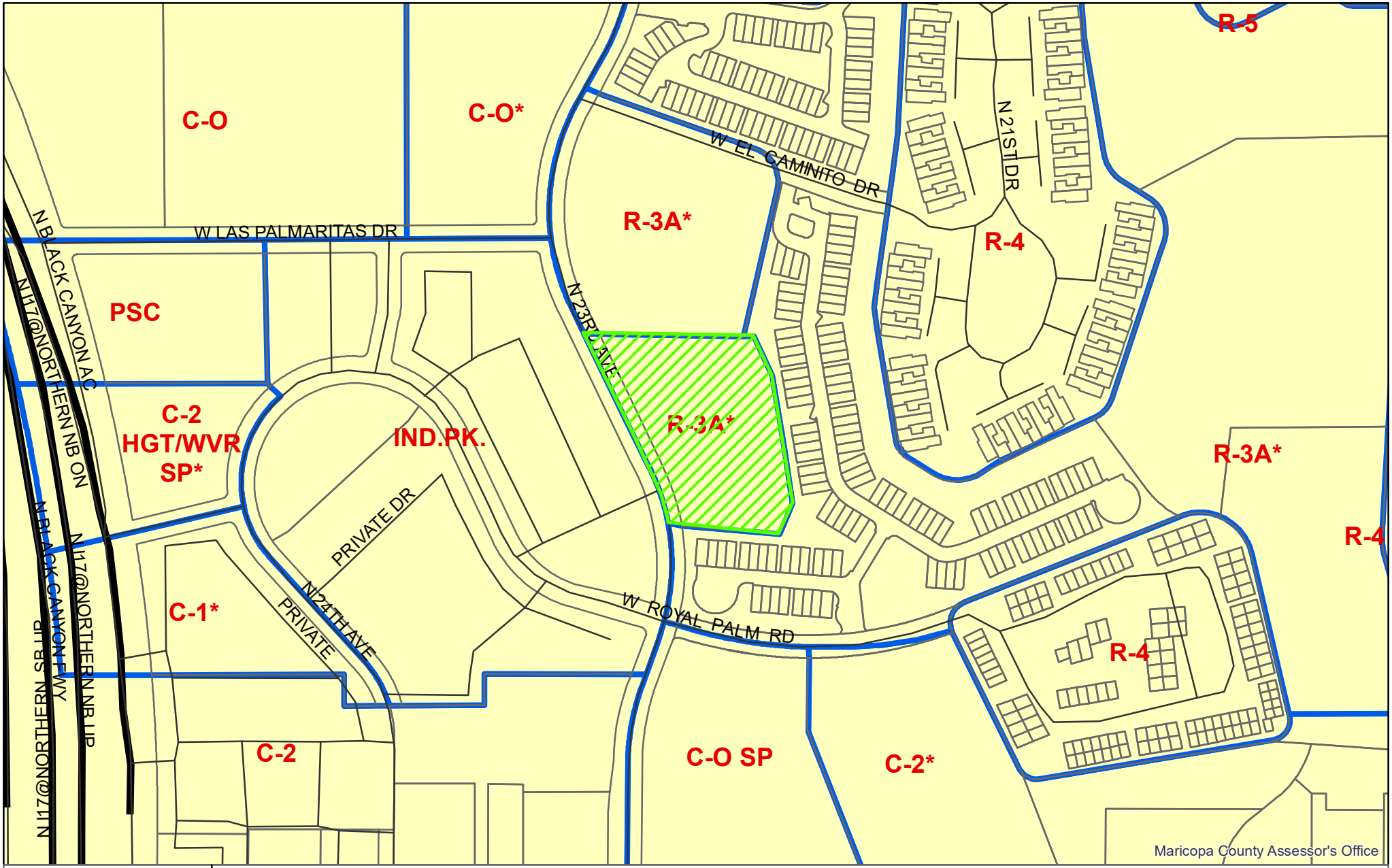
Property Location: Approximately 220 feet north of the northeast corner of 23rd Avenue and West Royal Palm Road

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 140 280 560 Feet

N



PHO-1-21--Z-8-20-5

Property Location: Approximately 220 feet north of the northeast corner of 23rd Avenue and West Royal Palm Road

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 140 280 560 Feet

N

ZONING STIPULATIONS (Z-8-20) - 09/16/2020

1. FOR ANY SUBSEQUENT PHASES OF DEVELOPMENT BEYOND THE ADAPTIVE REUSE OF THE BUILDING DEPICTED ON THE SITE PLAN DATED MARCH 27, 2020, THE FOLLOWING STIPULATIONS SHALL APPLY, AS APPROVED, OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:
   a. THE STIPULATIONS CONTAINED IN STIPULATION NOS. 2 THROUGH 15 SHALL ALSO APPLY TO ANY SUBSEQUENT PHASES OF DEVELOPMENT.
   b. ALL UNITS ADJACENT TO 23RD AVENUE SHALL HAVE AN INDIVIDUAL PEDESTRIAN ENTRANCE ORIENTED TO THE PUBLIC STREET AND BE CONNECTED TO THE PUBLIC SIDEWALK BY A DIRECT PEDESTRIAN PATHWAY.
   c. ALL UNITS ADJACENT TO 23RD AVENUE SHALL HAVE A PORCH OR PATIO, DESCRIBED AS FOLLOWS AS APPROVED BY THE PLANNING DEVELOPMENT DEPARTMENT:
   d. PORCHES SHALL HAVE A MINIMUM DIMENSION OF SIX FEET IN DEPTH BY A WIDTH OF NO LESS THAN 50 PERCENT OF THE TOTAL UNIT; BE ORIENTED TO THE PUBLIC RIGHT-OF-WAY; HAVE A UNIT ENTRANCE; AND HAVE DIRECT PEDESTRIAN CONNECTION TO THE PUBLIC SIDEWALK.
   e. PATIOS SHALL HAVE A MINIMUM DIMENSION OF EIGHT FEET IN DEPTH BY WIDTH AND A MINIMUM SIZE OF 64 SQUARE FEET; BE ENCLOSED ON EACH SIDE BY A LOW WALL OR FENCE NOT TO EXCEED 36 INCHES IN HEIGHT; BE ORIENTED TO THE PUBLIC RIGHT-OF-WAY; HAVE A UNIT ENTRANCE; AND HAVE A DIRECT PEDESTRIAN CONNECTION TO THE PUBLIC SIDEWALK.
   f. ALL GARAGE DOORS SHALL BE SCREENED BY BUILDINGS FROM THE EXTERIOR OF THE SITE AND HAVE DECORATIVE EMBELLISHMENTS SUCH AS WINDOW PANELS, COLOR, ADDED MATERIALS FOR THE PILLARS SURROUNDING THE DOOR.
2. ALL ELEVATIONS OF THE BUILDINGS SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING, SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, VARIATION IN WINDOW SIZE AND LOCATION, AND/OR OVERHANG CANOPIES.
3. THE PUBLIC SIDEWALK ALONG 23RD AVENUE SHALL BE DETACHED WITH A MINIMUM 5-FOOT-WIDE LANDSCAPE AREA LOCATE BETWEEN THE SIDEWALK AND BACK OF SUB AND PLANTED TO THE FOLLOWING STANDARDS, AS APPROVED BY THE PLANNING DEVELOPMENT DEPARTMENT. WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON ALTERNATIVE DESIGN SOLUTIONS CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.
   a. LARGE CANOPY, SINGLE-TRUNK SHADE TREES SHALL BE PLACED 25 FEET ON CENTER OR IN EQUIVALENT GROUPINGS. TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE A MINIMUM 4-INCH CALIPER AND 75 PERCENT SHALL BE A MINIMUM 3-INCH CALIPER.
   b. AT TREE MATURITY, THE TREES SHALL SHADE THE SIDEWALK TO MINIMUM OF 75 PERCENT LIVE COVERAGE AT MATURITY.
   c. DROUGHT TOLERANT SHRUBS AND VEGETATIVE GROUNDCOVERS WITH MAXIMUM MATURE HEIGHT OF 24 INCHES TO PROVIDE A MINIMUM OF 75 PERCENT LIVE COVERAGE AT MATURITY.
4. THE DEVELOPER SHALL PROVIDE A PEDESTRIAN THOROUGHFARE BETWEEN THE PUBLIC SIDEWALK, AND THE REQUIRED AMENITIES CONTAINED IN THE FIRST PHASE, AS DESCRIBED BELOW AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
   a. A BOLLARD LIGHT PATH OR LIGHTED ART FEATURE TO ACCENTUATE THE ENTRANCE OF THE PEDESTRIAN THOROUGHFARE FROM THE INTERSECTION WITH THE PUBLIC SIDEWALK.
   b. THE PEDESTRIAN THOROUGHFARE SHALL BE SHADED TO A MINIMUM OF 75 PERCENT BY SHADE TREES, VEGETATIVE TRELLIS, AND/OR ARCHITECTURAL SHADE. TREES SHALL BE A MINIMUM 2-INCH CALIPER.
   c. A MINIMUM 5-FOOT-WIDE LANDSCAPE AREA SHALL BE PROVIDED ALONG BOTH SIDES OF THE PEDESTRIAN THOROUGHFARE. IN AREAS WHERE THE PEDESTRIAN THOROUGHFARE PASSES BETWEEN BUILDINGS, THE LANDSCAPE AREA MAY BE REDUCED TO 3 FEET IN WIDTH (OR 6 FEET ON ONE SIDE ONLY).
   d. A MAXIMUM OF TWO DRIVE AISLE CROSSING SHALL BE PERMITTED AND WHERE CROSSING OCCUR, THE PATHWAY SHALL BE CONSTRUCTED TO VISUALLY CONTRAST WITH THE PARKING AND DRIVE AISLE SURFACES.
5. SURFACE PARKING SHALL BE SETBACK A MINIMUM OF 30-FEET OR SCREENED 100 PERCENT BY BUILDING FROM 23RD AVENUE, AS APPROVED BY THE PLANNING DEVELOPMENT DEPARTMENT.
6. SURFACE PARKING AREAS SHALL INCLUDE THE BELOW, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:
   a. A MINIMUM 10 PERCENT OF THE TOTAL SURFACE PARKING AND VEHICULAR CIRCULATION AREA SHALL BE VEGETATED.
   b. LANDSCAPE PLANTERS LOCATED AT THE END OF EACH ROW OF PARKING AND APPROXIMATELY EVERY 100 LINEAR FEET.
   c. LANDSCAPE PLANTERS SHALL BE A MINIMUM WITH OF EIGHT FEET AND A MINIMUM 120 SQUARE FEET FOR A SINGLE ROW OF PARKING, AND A MINIMUM 240 SQUARE FEET FOR A SINGLE ROW OF PARKING.
   d. LANDSCAPE PLANTERS SHALL BE PLANTED WITH MINIMUM FIVE-GALLON DROUGHT TOLERANT SHRUBS TO ACHIEVE 75 PERCENT GROUND COVER. IF TREES ARE TO BE INCLUDED, THEY SHALL BE MINIMUM 2-INCH CALIPER SHADE TREES.
7. NO SOLID PERIMETER WALL GREATER THAN 36 INCHES IN HEIGHT, SITUATED BETWEEN THE PLANE OF THE BUILDINGS AND THE 23RD AVENUE RIGHT OF WAY, SHALL BE PERMITTED.
8. THERE SHALL BE AN AVERAGE LANDSCAPE SETBACK OF 25 FEET MEASURED FROM THE EAST PROPERTY LINE WITH THE MINIMUM SETBACK BEING 5 FEET. THE LANDSCAPE SETBACK SHALL BE PLANTED WITH SHADE TREES PLACED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS WITH 25 PERCENT OF THE TREES BEING MINIMUM 4-INCH CALIPER AND 75 PERCENT BEING A MINIMUM 3-INCH CALIPER, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
9. THE DEVELOPER 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 AND BE MAINTAINED NEAR THE SOUTHERN-MOST VEHICULAR ACCESS IN AN AREA OF HIGH VISIBILITY, CONVENIENT PEDESTRIAN ACCESS, AND AVAILABLE FROM THE PUBLIC SIDEWALK.

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ZONING STIPULATIONS (Z-8-20) - 09/16/20 CONT.

   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 MAXIMUM OF 50 SPACES. APPROPRIATE FACILITIES ARE DEFINED IN APPENDIX K OF THE COMPREHENSIVE BICYCLE MASTER PLAN.
   c. ARTISTIC BICYCLE RACKS WITH A CAPACITY FOR A MINIMUM OF SIX BICYCLES FOR GUESTS SHALL BE LOCATED NEAR THE PRIMARY ENTRANCE TO THE BUILDING DEPICTED ON THE SITE PLAN STAMPED MARCH 27, 2020. THE ARTISTIC RACKS SHALL ADHERE TO THE CITY OF PHOENIX PREFERRED DESIGNS IN APPENDIX K OR THE COMPREHENSIVE BICYCLE MASTER PLAN, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
10. A MINIMUM OF 10 PERCENT OF THE GROSS PROJECT SHALL BE RETAINED AS OPEN SPACE, EXCLUSIVE OF REQUIRED LANDSCAPE SETBACKS, WHICH SHALL BE SHADED TO A MINIMUM 50 PERCENT BY MINIMUM 2-INCH CALIPER LARGE CANOPY SHADE TREES, 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.
12. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FEET RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
13. 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.

ZONING STIPULATIONS (Z-55-13) - 11/24/13

1. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED NOVEMBER 19, 2013, AS APPROVED BY THE PLANNING DEVELOPMENT DEPARTMENT.
2. THE APPLICANT SHALL UPDATE ALL EXISTING OFF-SITE STREET IMPROVEMENTS (SIDEWALKS, CURB RAMPS AND DRIVEWAYS) THAT DO NOT MEET CURRENT ADA GUIDELINES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3. THAT PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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

CITY OF PHOENIX SITE PLAN NOTES

a. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

b. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

c. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

d. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE OF 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

e. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.

f. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-AT-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

g. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.

h. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.

i. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.

j. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

SIGNATURE OF COPYRIGHT OWNER [signature]

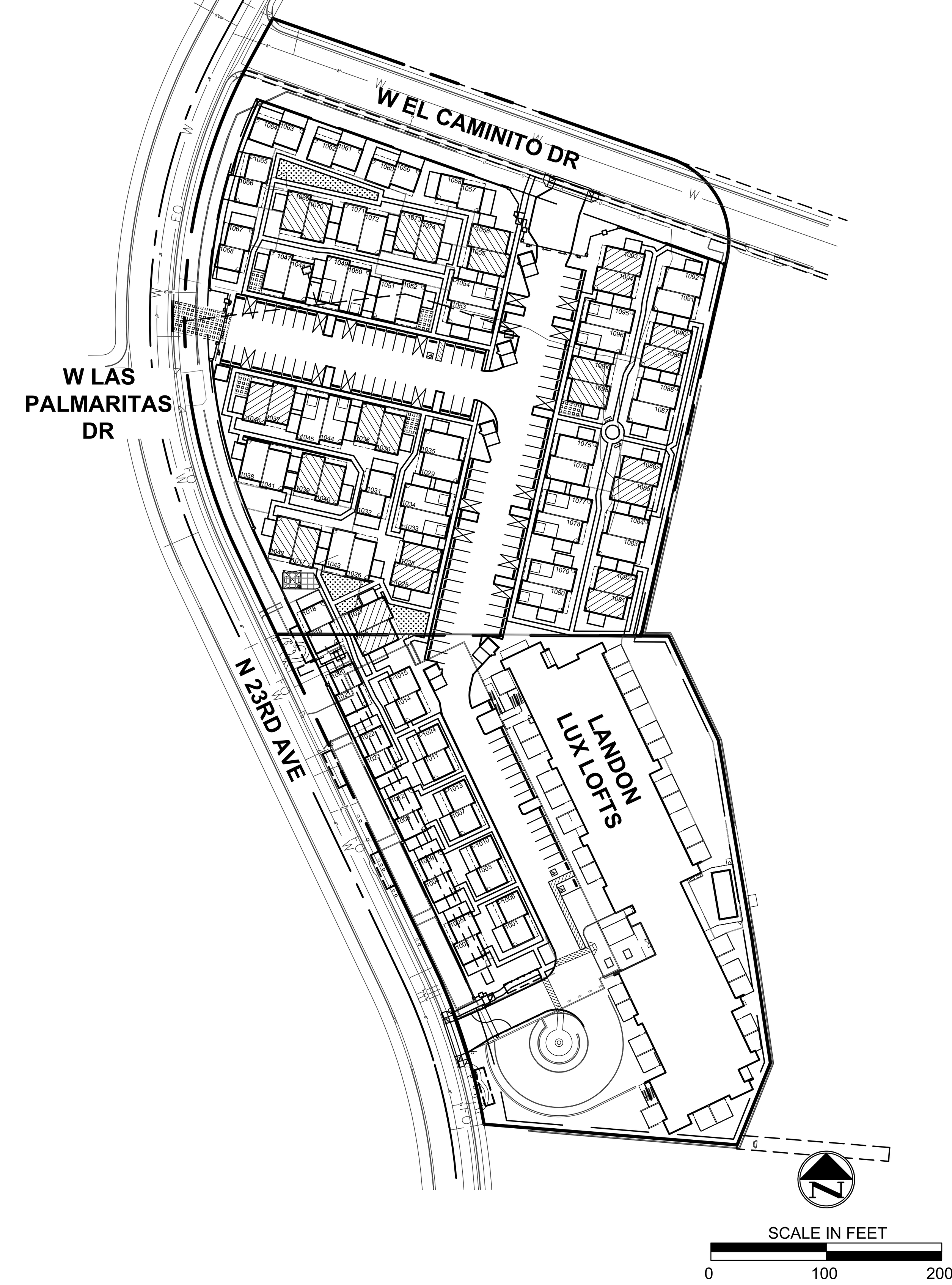
DATE 07/02/2021

PRINTED NAME OF COPYRIGHT OWNER LISA NELSON, PE

CONCEPTUAL SITE PLAN FOR

LANDON LUX SFR

8221 NORTH 23RD AVENUE
PHOENIX, ARIZONA
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



REQUIRED PARKING CALCULATIONS

UNRESERVED PARKING CALCULATION		REQ'D SPACES
1-BED	66 UNITS (x 0.5)	33
2-BED	94 UNITS (x 0.5)	47
REQUIRED UNRESERVED PARKING (INCLUDING LANDONLUX LOFTS)		80

REQUIRED PARKING CALCULATION

BUILDING TYPE		REQ'D SPACES
1-BED	66 UNITS (x 1.5)	99
2-BED	94 UNITS (x 1.5)	141
TOTAL REQUIRED RESERVED & UNRESERVED PARKING (INCLUDING ACCESSIBLE FOR ALL UNITS)		240

REQUIRED ACCESSIBLE PARKING CALCULATION

PER CITY OF PHOENIX 2019 ZONING ORDINANCE, SECTION 702
- ACCESSIBLE PRKG COUNT PER SUBSECTION 1G, TABLE 1
  261 SPACES REQUIRES 7 ACCESSIBLE PRKG SPACES
- COVERED/UNCOVERED PRKG RATIO PER SUBSECTION 5
  138 / 123 RATIO = 1.1, ROUND UP TO 2 SPACES

TOTAL REQUIRED ACCESSIBLE PARKING 7

PROVIDED PARKING CALCULATIONS

PROVIDED PARKING CALCULATION	PROV'D SPACES
SURFACE	115
UNDERGROUND GARAGE	120*
ATTACHED GARAGE	14
GRASSCRETE TANDEM	5
UNDERGROUND ACCESSIBLE	4*
SURFACE ACCESSIBLE	3
RESERVED (DESIGNATED GARAGE SPACES)	134
UNRESERVED	127
TOTAL PROVIDED PARKING	261

*SEE UNDERGROUND GARAGE PLAN, SHEET 3

PROJECT DATA

APN (PARCEL NORTH):	158-06-017
APN (PARCEL SOUTH):	158-06-021B
EXISTING ZONING:	R3-A
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
KIVA (LANDONLUX LOFTS):	20-4222
ZONING CASE(S):	Z-8-20 & Z-55-13
LOT SALES PROPOSED:	_____ Y __X__ N
ADDRESS:	8221 N 23 RD AVE PHOENIX, AZ 85021
UNIT COUNT:	98 DU + 62 DU IN LOFTS TOTAL DU = 160 DU
CONFORMANCE CODE:	IRC 2018

TOTAL PROJECT AREA

NET AREA:	7.49 AC (326,073 SF)
GROSS AREA (TO CL):	8.17 AC (356,107 SF)
DENSITY (GROSS):	19.58 DU/AC

NORTH & SOUTH PARCEL CALCULATIONS

NORTH PARCEL*

NET AREA:	4.53 AC (197,241 SF)
GROSS AREA (TO CL):	4.92 AC (214,526 SF)
DENSITY (GROSS):	16.67 DU/AC

SOUTH PARCEL*

NET AREA:	2.96 AC (128,832 SF)
GROSS AREA (TO CL):	3.25 AC (141,581 SF)
DENSITY (GROSS):	27.70 DU/AC

*COVENANT TO HOLD REQUEST WILL BE SUBMITTED DURING CONSTRUCTION DOCUMENT PHASE, IN ORDER TO DEVELOP BOTH PROPERTIES AS ONE DEVELOPMENT AND MEET THE DENSITY REQUIREMENT.

PROJECT DESCRIPTION

PROPOSED DEVELOPMENT CONSISTS OF ALL SITE IMPROVEMENTS ASSOCIATED WITH A NEW RENTAL HOME COMMUNITY OF 98 UNITS. THE IMPROVEMENTS SHOWN ON THESE PLANS ARE FOR THE CONSTRUCTION OF THE SITE AMENITIES ASSOCIATED WITH THIS TYPE OF DEVELOPMENT. THE PLANS FOR THE ADAPTIVE RE-USE OF AN EXISTING OFFICE BUILDING INTO A 62 UNIT APARTMENT BUILDING, LANDON LUX LOFTS, ARE UNDER A SEPARATE SUBMITTAL (KIVA 20-4222).

INDEX OF SHEETS

COVER	1
CONCEPTUAL SITE PLAN	2
OPEN SPACE EXHIBIT & UNDERGROUND GARAGE DETAIL	3

PARKING SUMMARY

UNRESERVED	127
RESERVED	134
TOTAL PARKING PROVIDED	261
TOTAL PARKING REQUIRED	240

PARKING RATIO = 261 SPACES/160 DU = 1.63 SPACES/DU

BUILDING CALCULATIONS

BUILDING TYPE	NO. BLDG.	MAX HEIGHT*	AREA (SF)
1-BED-A (18.4%)	9 (18 UNITS)	25'-11"	1,040 SF
1-BED-B (18.4%)	9 (18 UNITS)	26'-3"	1,023 SF
2-BED-A (14.3%)	7 (14 UNITS)	27'-7"	1,731 SF
2-BED-B (20.4%)	10 (20 UNITS)	26'-7"	1,495 SF
2-BED-C (28.5%)	14 (28 UNITS)	26'-7"	1,495 SF
TOTAL	98 UNITS		66,564 SF
LANDON LUX LOFTS	1 (62 UNITS)	28'-11.5"	69,364 SF
GRAND TOTAL	160 UNITS		135,928 SF

*HEIGHT DOES NOT INCLUDE 6" FROM FINISHED GRADE TO FINISHED FLOOR

ZONING STANDARDS R-3A

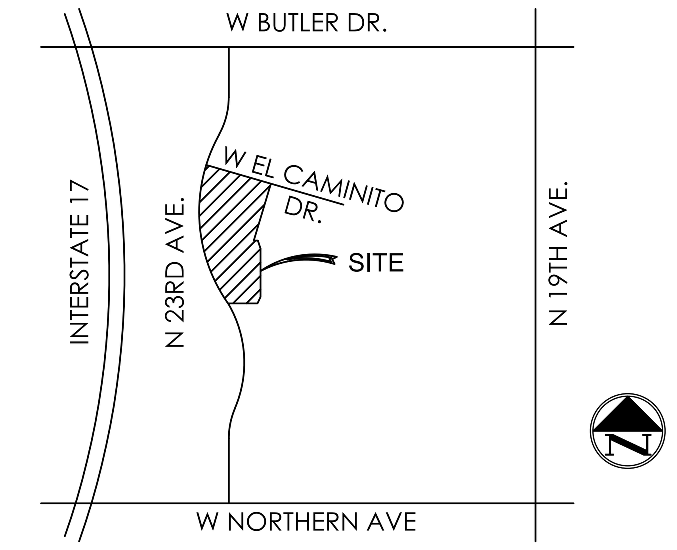
DENSITY (DU/ACRE)	MAX.	GROSS
	23.10	20.13
MIN BLDG SETBACKS	REQ'D	PROV.
FRONT (NORTH)	20'	20'
SIDE (EAST)	15'	15'
REAR (SOUTH)	15'	15'
SIDE (WEST)	20'	20'
MIN LANDSCAPE SETBACKS	5'/20' (SIDE)	5'/20' (SIDE)
MAX. HEIGHT	40' (3 STORIES)	28'-11.5" (2 STORY)
LOT COVERAGE	45%	38.2%
COMMON AREA*	5% GROSS AREA	7.9% (28,207 SF)

*SEE SHEET 3 FOR OPEN SPACE EXHIBIT

BIKE STORAGE SUMMARY

OUTDOOR RACK SPACES	12
INDOOR VERTICAL RACK SPACES	50
TOTAL BIKE STORAGE	62

KIVA: 20-4222
PAPP: 2104055
PRLC:
QS: 25-23, 25-24



VICINITY MAP

DEVELOPER / APPLICANT

LANDON LUX LOFTS, LLC
2801 E CAMELBACK RD SUITE 200
PHOENIX, AZ 85016

CONTACT: KENNETH LOSCH
PHONE: (602) 980-3900
EMAIL: KEN@KENNETHLOSCH.COM

PROPERTY OWNER - NORTH PARCEL

LANDON LUX LOFTS, LLC
2801 E CAMELBACK RD SUITE 200
PHOENIX, AZ 85016

PROPERTY OWNER - SOUTH PARCEL

MATTHEW B LUXENBERG FAMILY TRUST
3801 KATELLA NO 425
LOS ALAMITOS, CA 90720

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE. SUITE 160
PHOENIX, ARIZONA 85012

CONTACT: LISA NELSON
PHONE: (602) 297-8732
EMAIL: LNELSON@TERRASCAPE.US

PLANNER

SCAPEGOAT DESIGN STUDIO
4026 N MILLER RD SUITE 100
SCOTTSDALE, AZ 85251

CONTACT: JASON HADLEY
PHONE: (602) 584-9697
EMAIL: JHADLEY@SCAPEGOATDS.COM

ARCHITECT

FELTEN GROUP
18325 N ALLIED WAY SUITE 200
PHOENIX, AZ 85054

CONTACT: BEN MCDONALD
PHONE: (602) 867-2500
EMAIL: BEN.MCDONALD@FELTENGROUP.COM

BENCHMARK

CITY PHOENIX BENCHMARK # 610. BEING A BRASS CAP IN HAND HOLE AT 23RD AVENUE & NORTHERN AVENUE, HAVING A NGVD29 ELEVATION OF 1199.075.

BASIS OF BEARING

BASIS OF BEARING - NORTH 89°59'50" EAST, BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

CITY OF PHOENIX
JUL 02 2021
Planning & Development Department

Terrascape consulting
civil engineering • surveying • urban planning
645 East Missouri Ave, Suite 160, Phoenix, Arizona 85012
P:602.297.8732 • info@terrascape.us • terrascapeconsulting.com

Registered Professional Engineer (Civil)
CERTIFICATE NO. 41715
LISA NELSON
Date Signed 07/02/2021
ARIZONA U.S.A.

LANDON LUX SFR

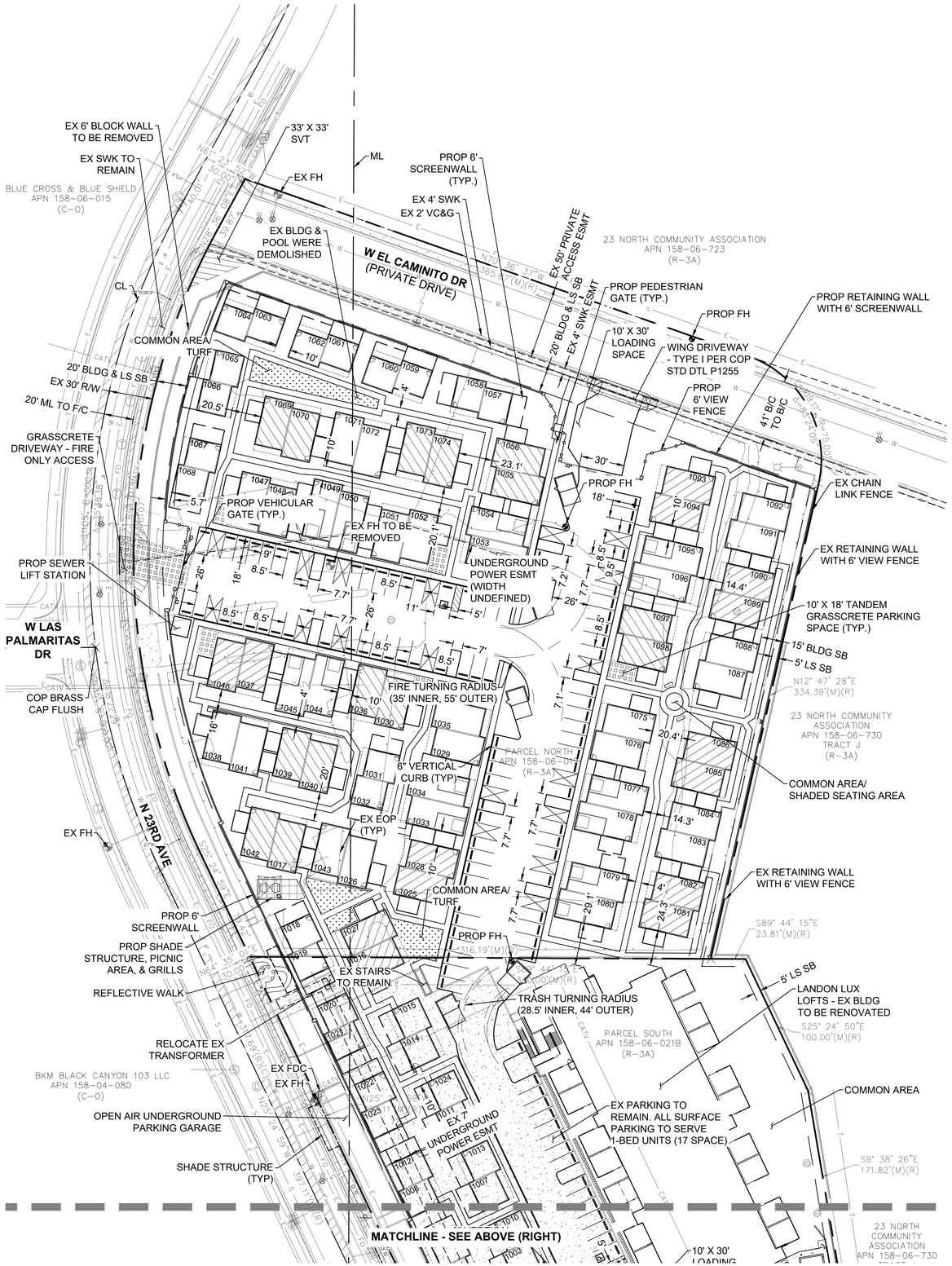
CONCEPTUAL SITE PLAN

LANDON LUX LOFTS, LLC

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

DATE	DESCRIPTION
05/21/2021	PRE-APP SUBMITTAL
07/02/2021	PHO SUBMITTAL

CHECKED BY: LMN
DRAWN BY: IBC
TITLE: COVER
SHEET No. 1 of 3
PROJECT No. 1218



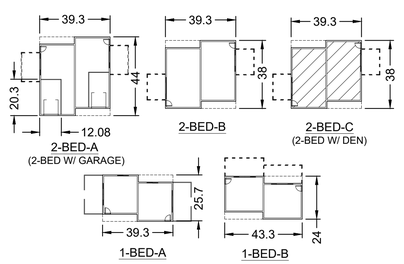
LEGEND

- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- SETBACK
- EASEMENT
- VIEW FENCE
- BLOCK WALL
- ADA ROUTE
- FIRE HYDRANT
- TANDEM PARKING SPACE (9.5' X 20')
- GRASSCRETE TANDEM SPACE (10' X 20')
- TURF

ABBREVIATIONS

B/C	BACK OF CURB
BLDG	BUILDING
CL	CENTERLINE
CONC	CONCRETE
COP	CITY OF PHOENIX
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
F/C	FACE OF CURB
LS	LANDSCAPE
ML	MONUMENT LINE
PROP	PROPOSED
R/W	RIGHT-OF-WAY
SB	SETBACK
SWK	SIDEWALK
TYP	TYPICAL
SVT	SIGHT VIABILITY TRIANGLE

TYPICAL FLOOR PLANS



LOADING REQUIREMENTS

1 SPACE REQUIRED FOR EVERY 150 DWELLING UNITS, PER CITY OF PHOENIX ZONING ORDINANCE SECTION 702.

LOADING SUMMARY	REQ'D	PROV'D
TOTAL	2	2

REFUSE

160 DU x 0.5 CY / UNIT = 80 CY / WEEK
80 CY / 8 CY CONTAINERS = 10 REFUSE BINS / 2 (TWICE PER WEEK) = 5

REFUSE	REQ'D	PROV'D
REFUSE BINS	5	5

SCALE IN FEET
0 40 80

KIVA: 20-4222
PAPP: 2104055
PRLC:
QS: 25-23, 25-24

CITY OF PHOENIX
JUL 02 2021
Planning & Development Department

consulting Terrascape
civil engineering • surveying • urban planning
645 East Missouri Ave, Suite 140, Phoenix, Arizona 85012
P:602.297.8732 • info@terrascapeconsulting.com

Registered Professional Engineer (Civil) CERTIFICATE NO. 41715 LISA NELSON 07/02/2021 Date Signed ARIZONA U.S.A.

LANDON LUX SFR

CONCEPTUAL SITE PLAN

LANDON LUX LOFTS, LLC

Contact Arizona 811 at least two full working days before you begin excavation
Arizona811 Arizona Blue Stake, Inc.
Call 811 or click Arizona811.com

DATE	DESCRIPTION
05/21/2021	PRE-APP SUBMITTAL
07/02/2021	PHO SUBMITTAL

CHECKED BY: LMN
DRAWN BY: IBC
TITLE: SITE PLAN
SHEET No. 2 of 3
PROJECT No. 1218

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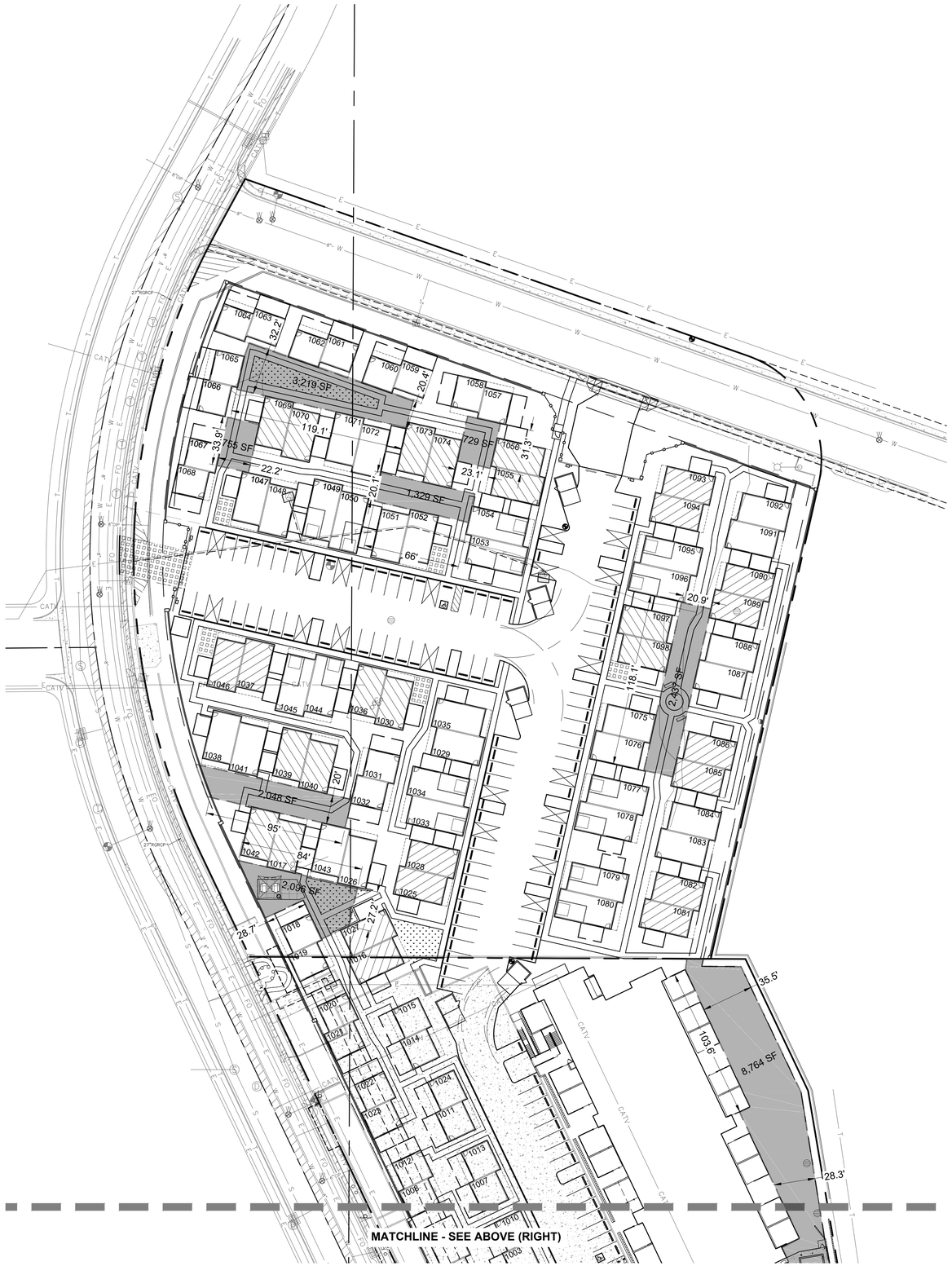

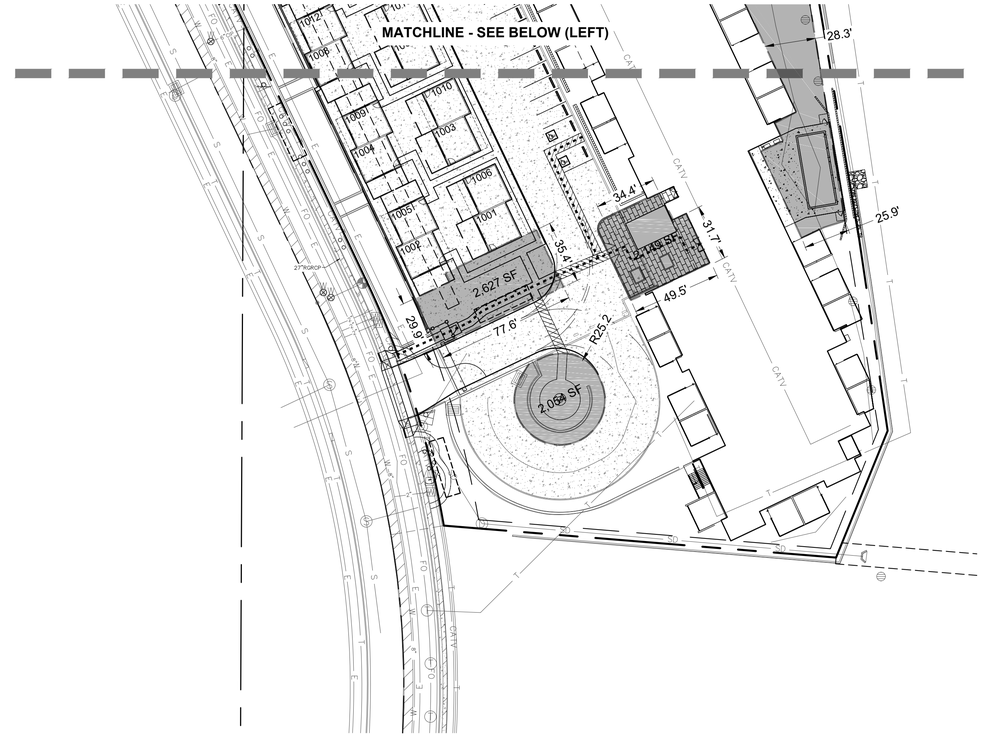

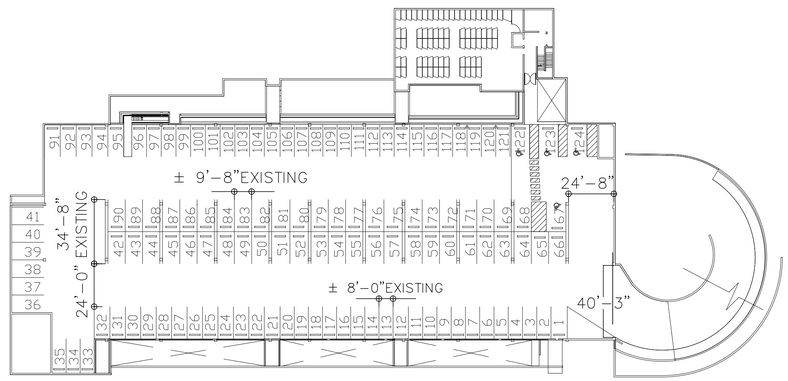

UNDERGROUND GARAGE PLAN*
SCALE: 1" = 40'

*PROVIDED BY A.I.R., INC. - EXHIBIT SK.2. GARAGE PARKING LAYOUT TO BE REVISED PER KIVA 20-4222.

COMMON AREA CALCULATIONS (NORTH PARCEL)

TOTAL COMMON AREA	REQ'D	PROV'D
GROSS AREA (SF)	10,726	12,613
GROSS PERCENTAGE	5%	5.9%

COMMON AREA CALCULATIONS (SOUTH PARCEL)

TOTAL COMMON AREA	REQ'D	PROV'D
GROSS AREA (SF)	14,158	15,594
GROSS PERCENTAGE	10%	11.0%

OPEN SPACE EXHIBIT LEGEND

TURF

OPEN SPACE/COMMON AREA

SCALE IN FEET
0 40 80

KIVA: 20-4222
PAPP: 2104055
PRLC:
QS: 25-23, 25-24

CITY OF PHOENIX
JUL 02 2021
Planning & Development Department

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LANDON LUX SFR

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LANDON LUX LOFTS, LLC

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DATE	DESCRIPTION
05/21/2021	PRE-APP SUBMITTAL
07/02/2021	PHO SUBMITTAL

CHECKED BY: LMN
DRAWN BY: IBC
TITLE: OPEN SPACE EXHIBIT
SHEET No. 3 of 3
PROJECT No. 1218

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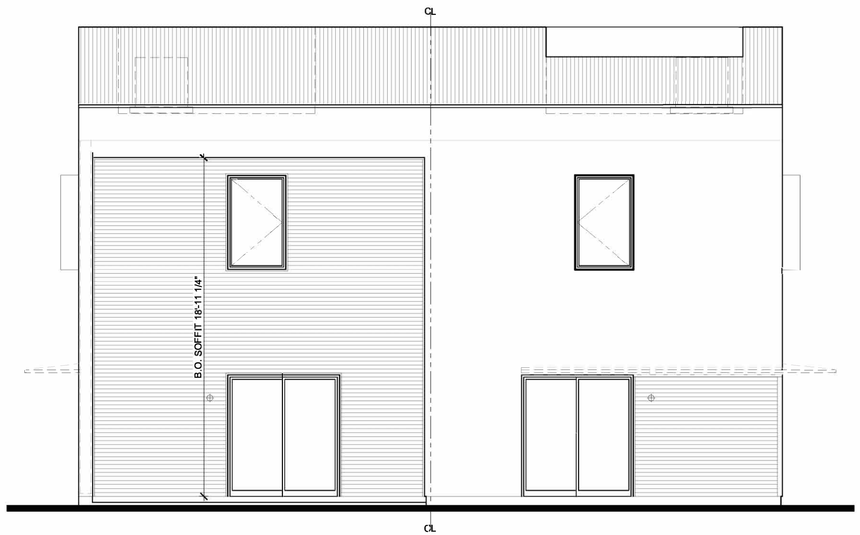
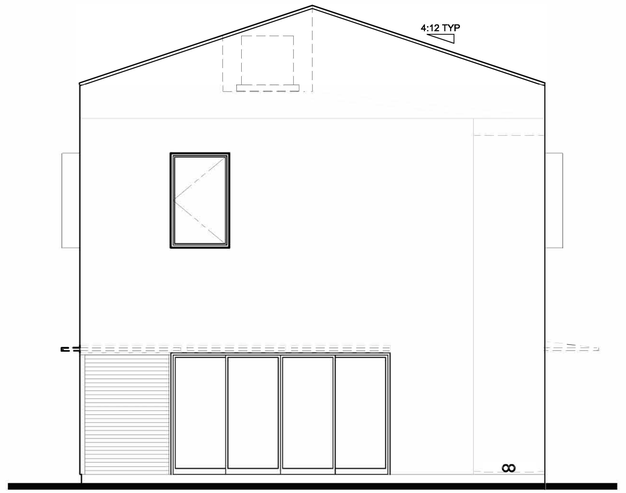
PHO-1-21--Z-8-20-5

Proposed Site Plan

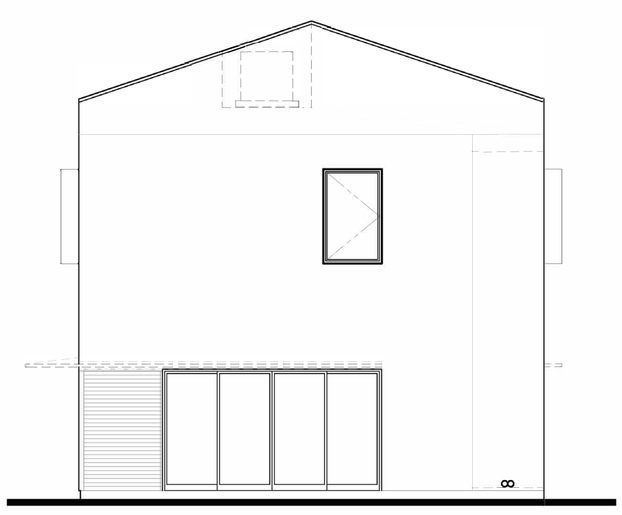
Hearing Date: 8/18/21



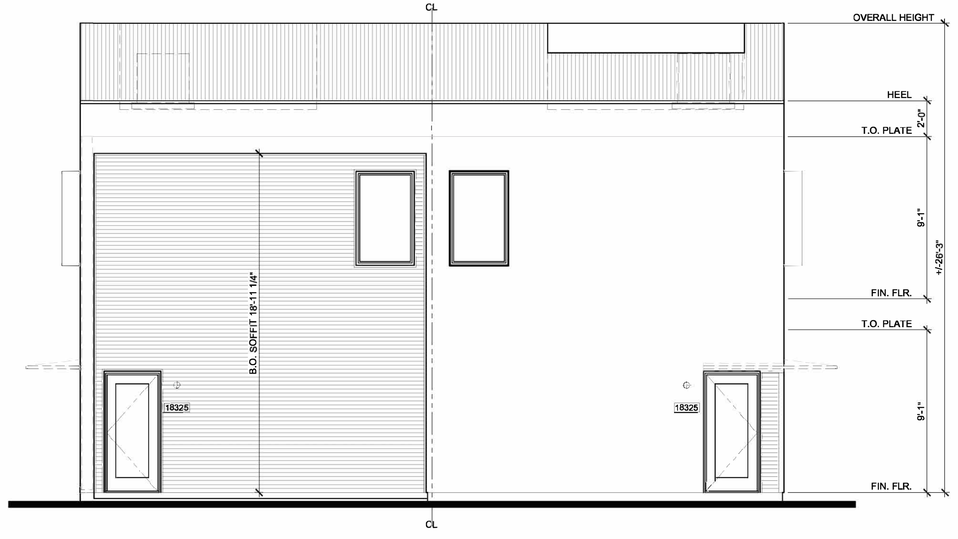
REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

BUILDING 2 | LANDON SFR | PHOENIX, AZ

trillium
2901 E Camelback Rd, Phoenix, AZ 85016
Phone: (480) 294-6300

CITY OF PHOENIX
JUL 02 2021
Planning & Development Department

6-29-2021

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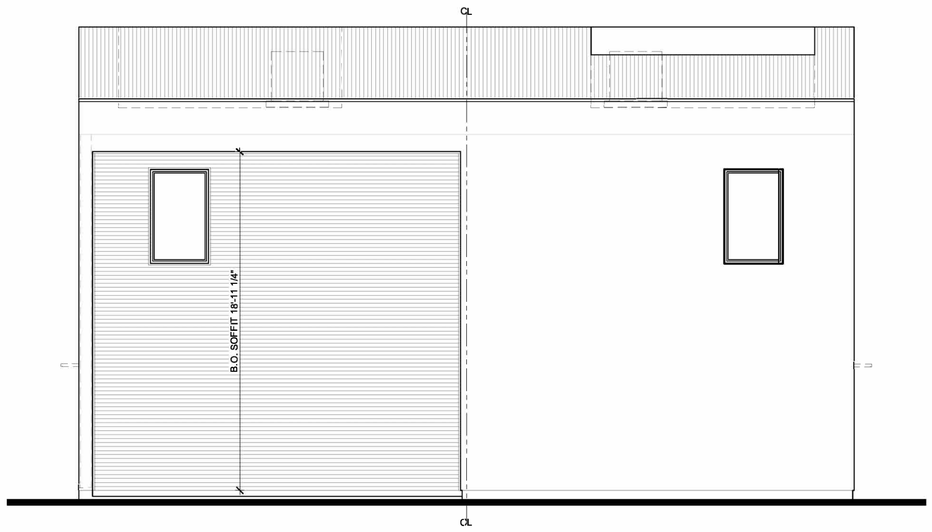
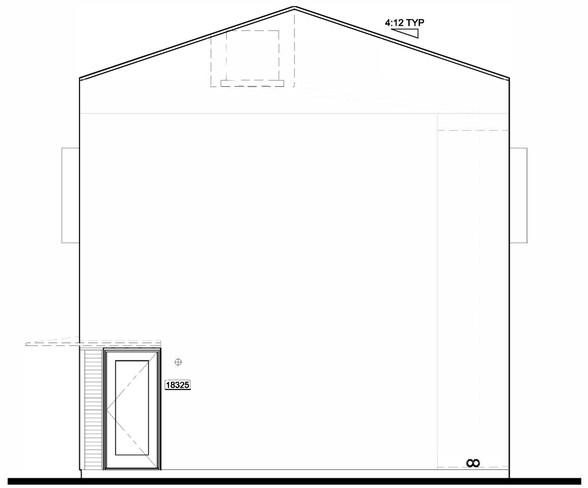
PHO-1-21--Z-8-20-5

Proposed Elevations

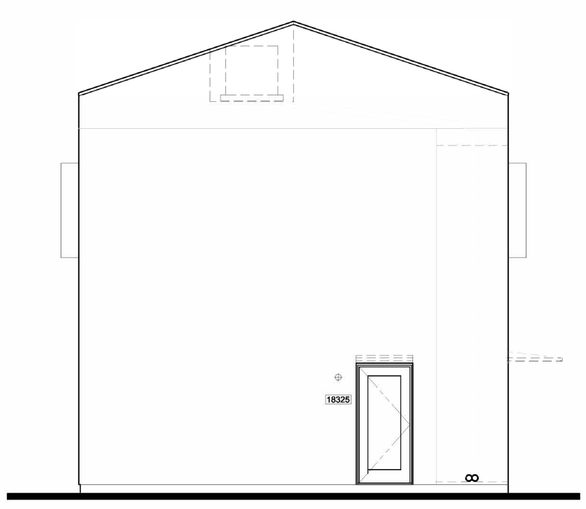
Hearing Date: 8/18/21



REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



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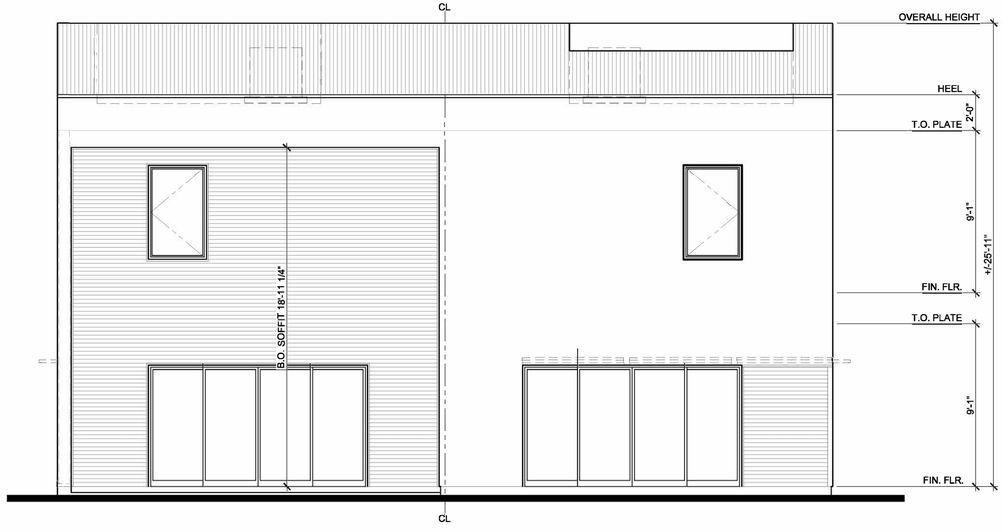

FRONT ELEVATION
1/4" = 1'-0"

BUILDING 3 | LANDON SFR | PHOENIX, AZ

trillium
2901 E Camelback Rd, Phoenix, AZ 85016
Phone: (480) 294-6300

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6-29-2021

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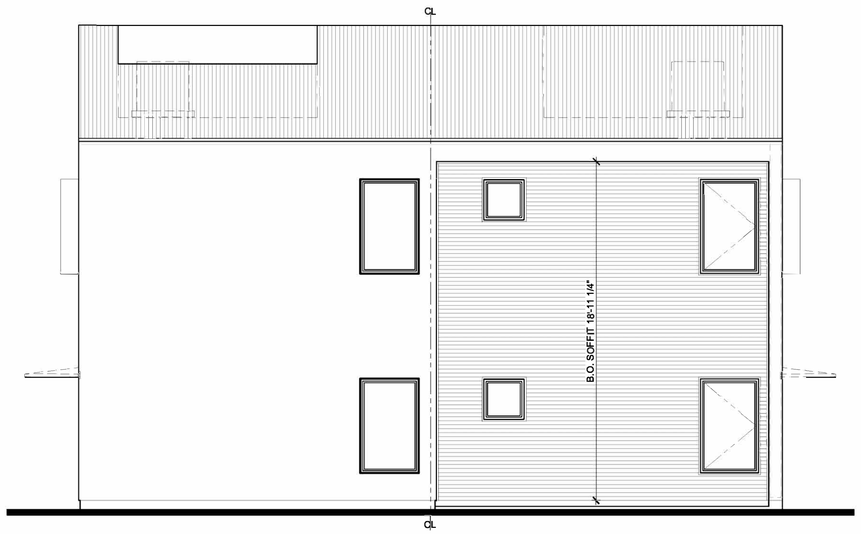
PHO-1-21--Z-8-20-5

Proposed Elevations

Hearing Date: 8/18/21



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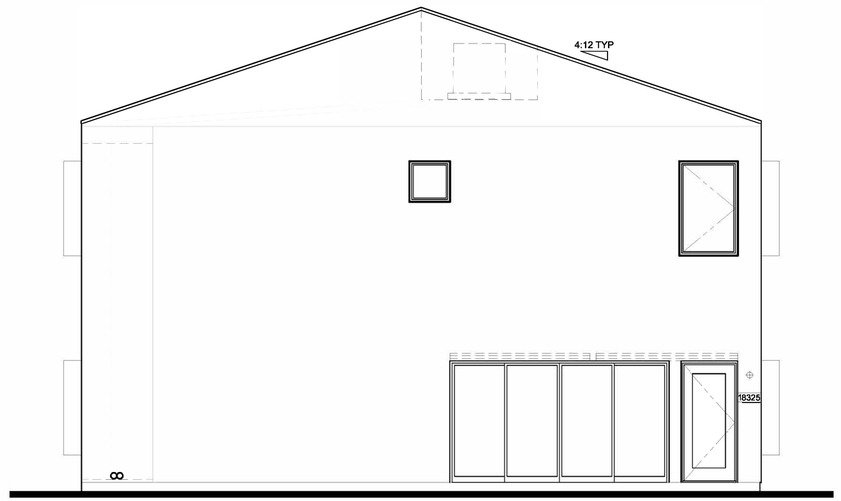

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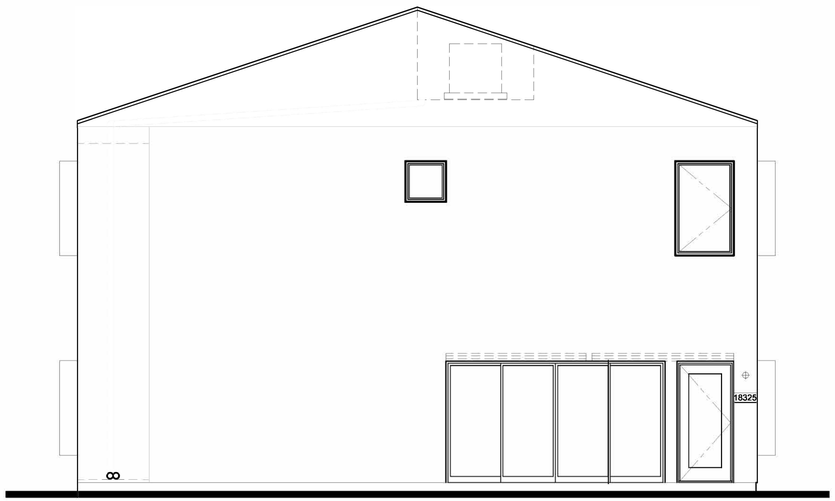

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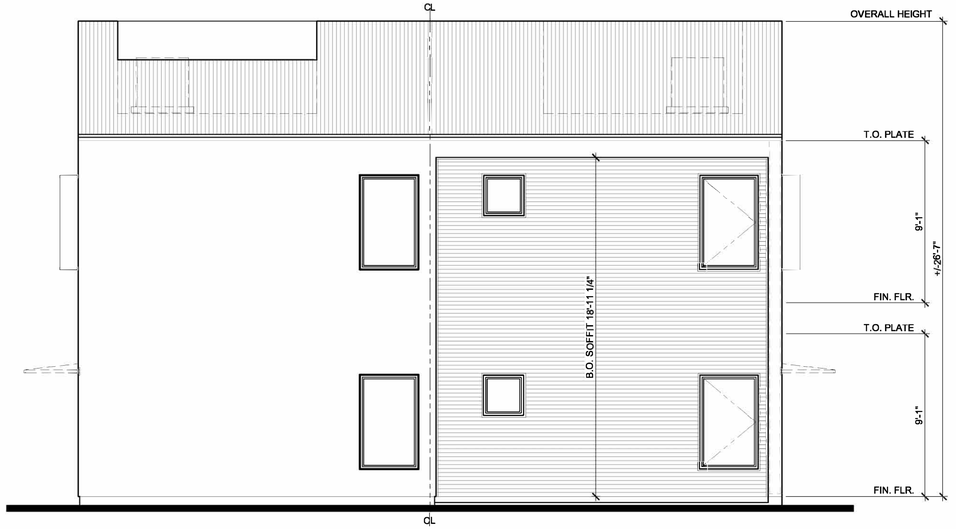

FRONT ELEVATION
1/4" = 1'-0"

BUILDING 4 | LANDON SFR | PHOENIX, AZ

trillium
2901 E Camelback Rd. Phoenix, AZ 85016
Phone: (480) 294-6300

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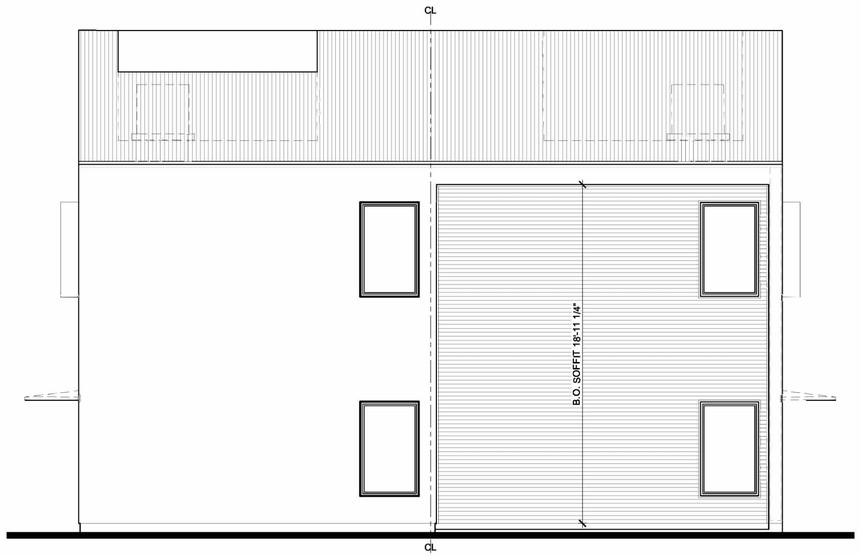
PHO-1-21--Z-8-20-5

Proposed Elevations

Hearing Date: 8/18/21



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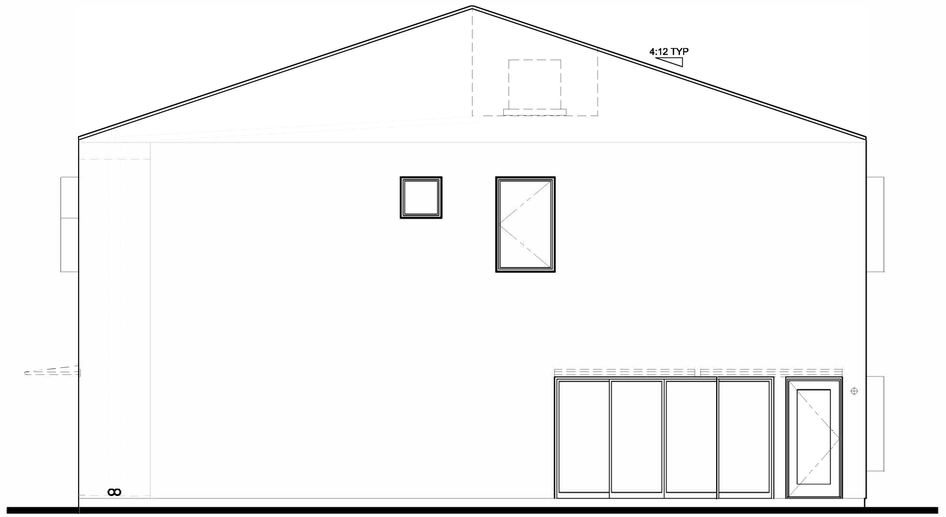

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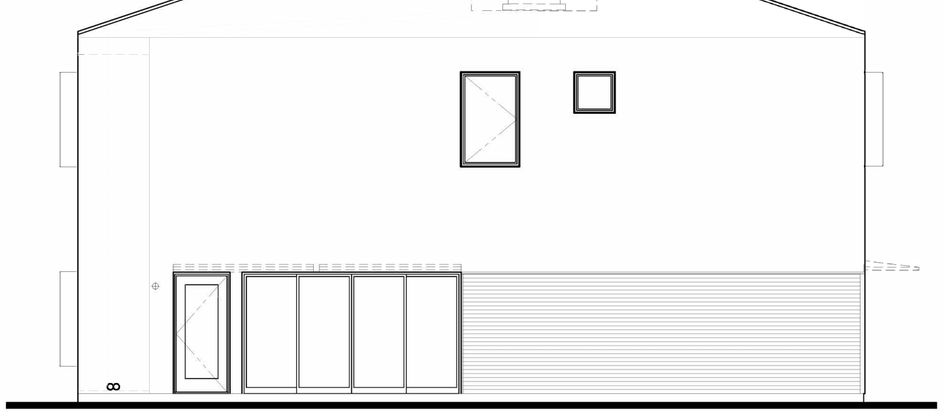

LEFT ELEVATION
1/4" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

BUILDING 5 | LANDON SFR | PHOENIX, AZ

trillium
2901 E Camelback Rd, Phoenix, AZ 85016
Phone: (480) 294-6300

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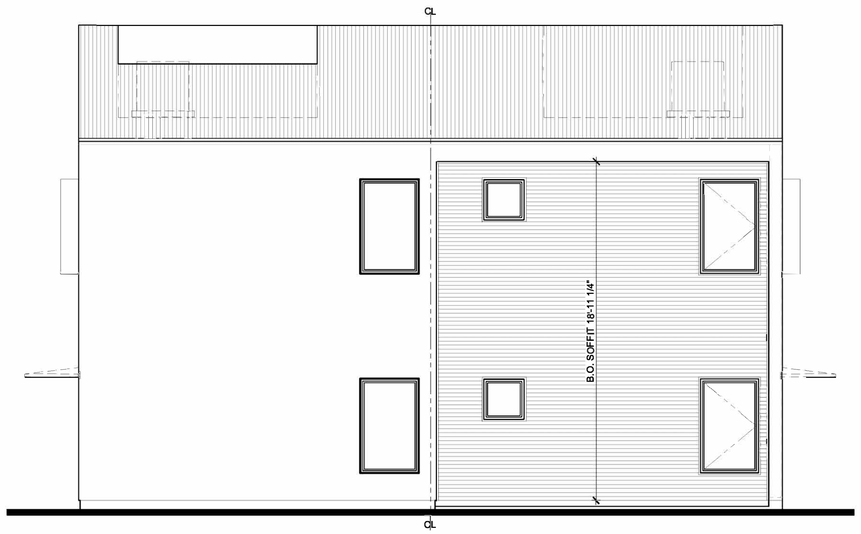

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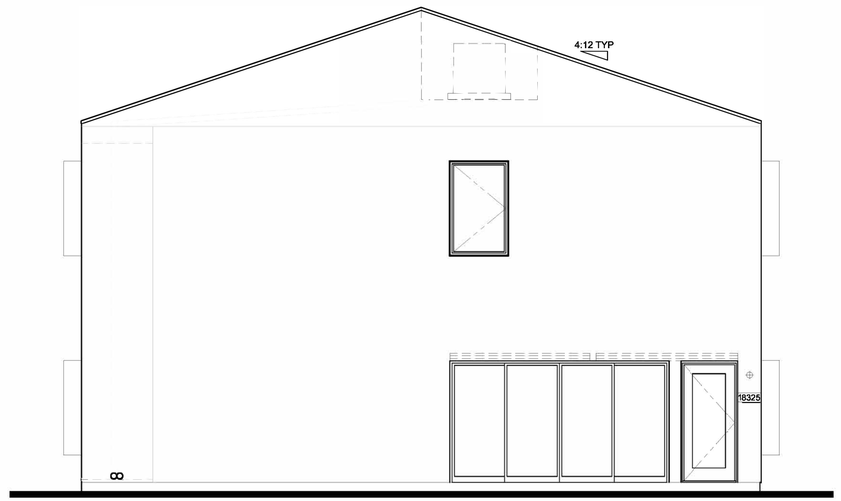

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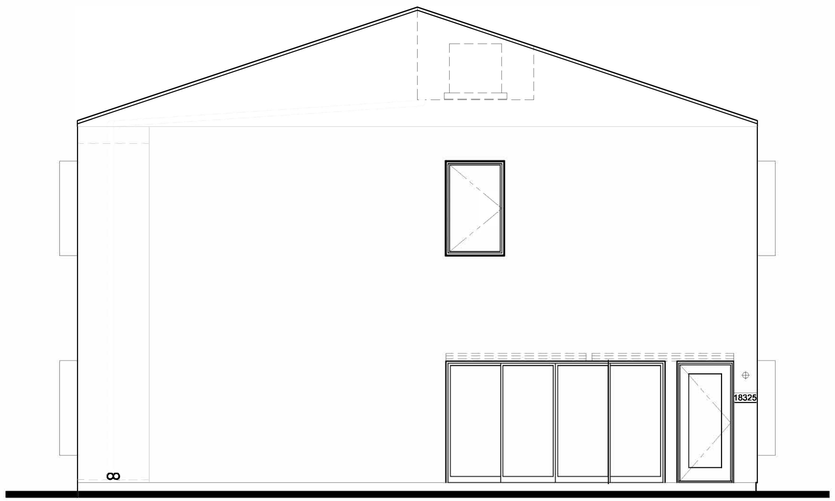

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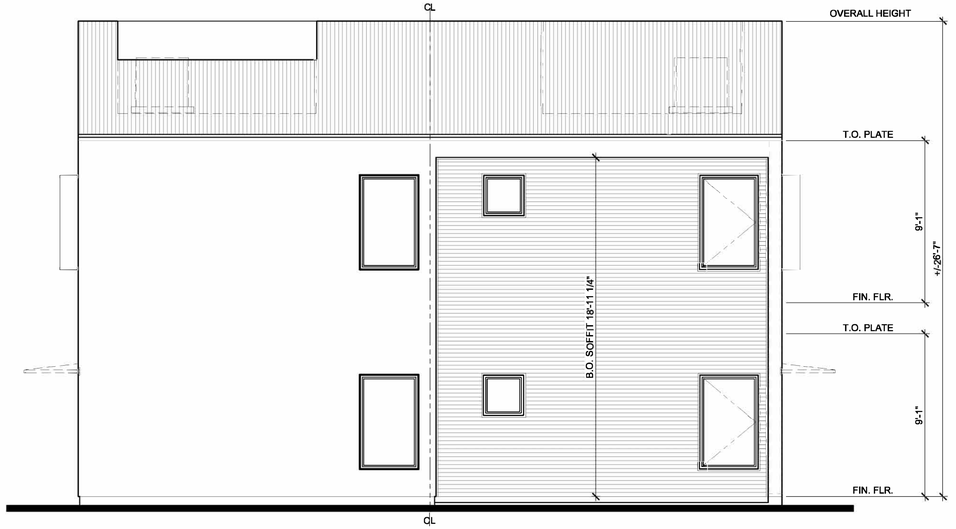

FRONT ELEVATION
1/4" = 1'-0"

BUILDING 7 | LANDON SFR | PHOENIX, AZ

trillium
2901 E Camelback Rd. Phoenix, AZ 85016
Phone: (480) 294-6300

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Drive (Resolution 21858)

This item was adopted.

28 Amend City Code - Ordinance Adoption - Rezoning Application Z-11-20-1 - Southeast Corner of 15th Avenue and Happy Valley Road (Ordinance G-6731)

This item was adopted.

29 Amend City Code - Ordinance Adoption - Rezoning Application Z-24-20-2 - Southwest Corner of 29th Street and Beverly Lane (Ordinance G-6732)

This item was adopted.

30 Amend City Code - Ordinance Adoption - Rezoning Application Z-8-20-5 - Approximately 220 Feet North of the Northeast Corner of 23rd Avenue and Royal Palm Road (Ordinance G-6725)

This item was adopted.

31 Amend City Code - Ordinance Adoption - Rezoning Application Z-19-20-5 - Northwest Corner of Black Canyon Highway and the Griswold Road Alignment (Ordinance G-6726)

This item was adopted.

32 Amend City Code - Ordinance Adoption - Rezoning Application Z-18-20-8 - Northwest Corner of 12th Street and Washington Street (Ordinance G-6727)

This item was adopted.

33 Amend City Code - Ordinance Adoption - Rezoning Application Z-20-20-8 - Approximately 125 Feet North of the Northwest Corner of 3rd Avenue and Hadley Street (Ordinance G-6728)

This item was adopted.

34 Amend City Code - Ordinance Adoption - Rezoning Application Z-21-20-8 - Southeast Corner of 18th Street and Garfield Street (Ordinance G-6729)

This item was adopted.

35 Amend City Code - Ordinance Adoption - Rezoning Application Z-10-20-1 (Companion Case Z-SP-1-20-1) - Approximately 325 Feet North of the Northeast Corner of 21st Avenue and Bell Road (Ordinance G-6733)

This item was adopted.

36 Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-1-20-1

Item #:	13
Application #:	**Z-8-20-5**
From:	C-O
To:	R-3A
Acreage:	3.24
Location:	Approximately 220 feet north of the northeast corner of 23rd Avenue and West Royal Palm Road
Proposal:	Multifamily residential
Applicant:	Kris Losch
Owner:	Matthew R. Luxenberg Family Trust
Representative:	Kris Losch

Item No. 13 is Z-8-20-5, a request to rezone 3.24 acres located approximately 220 feet north of the northeast corner of 23rd Avenue and West Royal Palm Road from C-O (Commercial Office District) to R-3A (Multifamily Residence District) to allow multifamily residential.

The North Mountain Village Planning Committee recommended approval, per the staff recommendation by a 14-0 vote.

Staff recommends approval per the North Mountain Village Planning Committee recommendation, with the addition of the standard Proposition 207 waiver of claims stipulation as follows:

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.

Ms. Escolar stated that the applicant was ready to speak, if necessary. Staff did not receive any requests to speak by opposition.

Vice-Chairwoman Shank made a MOTION to approve Z-8-20-5, per the North Mountain Village Planning Committee recommendation, with the additional stipulation as read into the record.

Commissioner McCabe SECONDED.

There being no further discussion, Chairman Johnson called for a vote and the MOTION PASSED 7-0 (Gorraiz, Howard absent).

Stipulations:

1. For any subsequent phases of development beyond the adaptive reuse of the building depicted on the site plan date stamped March 27, 2020, the following

stipulations shall apply, as approved or modified by the Planning and Development Department:

a. The stipulations contained in Stipulation Nos. 2 through 15 shall also apply to any subsequent phases of development.

b. All units adjacent to 23rd Avenue shall have an individual pedestrian entrance oriented to the public street and be connected to the public sidewalk by a direct pedestrian pathway.

c. All units adjacent to 23rd Avenue shall have a porch or patio, described as follows and as approved by the Planning and Development Department:

   i. Porches shall have a minimum dimension of six feet in depth by a width of no less than 50 percent of the total unit; be oriented to the public right-of-way; have a unit entrance; and have a direct pedestrian connection to the public sidewalk.

   ii. Patios shall have a minimum dimension of eight feet in depth by a width and a minimum size of 64 square feet; be enclosed on each side by a low wall or fence not to exceed 36 inches in height; be oriented to the public right-of-way; have a unit entrance; and have a direct pedestrian connection to the public sidewalk.

d. All garage doors shall be screened by buildings from the exterior of the site and have decorative embellishments such as window panels, color and added materials for the pillars surrounding the door.

2. All elevations of the buildings shall contain architectural embellishments and detailing, such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.

3. The public sidewalk along 23rd Avenue shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

   a. Large canopy, single-trunk shade trees shall be placed 25 feet on center or in equivalent groupings. Twenty-five percent of the required trees shall be a minimum 4-inch caliper and 75 percent shall be a minimum 3-inch caliper.

b. At tree maturity, the trees shall shade the sidewalk to a minimum 75 percent

c. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.

4. The developer shall provide a pedestrian thoroughfare between the public sidewalk, and the required amenities contained in the first phase, as described below and as approved by the Planning and Development Department.

i. A bollard light path or lighted art feature to accentuate the entrance of the pedestrian thoroughfare from the intersection with the public sidewalk.

ii. The pedestrian thoroughfare shall be shaded to a minimum 75 percent by shade trees, vegetative trellis, and/or architectural shade. Trees shall be a minimum 2-inch caliper.

iii. A minimum 5-foot-wide landscape area shall be provided along both sides of the pedestrian thoroughfare. In areas where the pedestrian thoroughfare passes between buildings, the landscape area may be reduced to 3 feet in width (or 6 feet on one side only).

iv. A maximum of two drive aisle crossings shall be permitted and where crossings occur, the pathway shall be constructed to visually contrasts with the parking and drive aisle surfaces.

5. Surface parking shall be setback a minimum of 30-feet or screened 100 percent by buildings from 23rd Avenue, as approved by the Planning and Development Department.

6. Surface parking areas shall include the below, as approved by the Planning and Development Department:

a. A minimum 10 percent of the total surface parking and vehicular circulation area shall be vegetated.

b. Landscape planters located at the end of each row of parking and approximately every 100 linear feet.

c. Landscape planters shall be a minimum width of eight feet and a minimum 120 square feet for a single row of parking, and a minimum 240 square feet for a double row of parking.

d. Landscape planters shall be planted with minimum five-gallon drought tolerant shrubs to achieve 75 percent ground cover. If trees are to be included, they shall be minimum 2-inch caliper shade trees

7. No solid perimeter wall greater than 36 inches in height, situated between the plane of the buildings and the 23rd Avenue right of way, shall be permitted.

8. There shall be an average landscape setback of 25 feet measured from the east property line with the minimum setback being 5 feet. The landscape setback shall be planted with shade trees placed 20 feet on center or in equivalent groupings with 25 percent of the trees being a minimum 4-inch caliper and 75 percent being a minimum 3-inch caliper, as approved by the Planning and Development Department.

9. The developer 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 and be maintained near the southern-most vehicular access in an area of high visibility, convenient pedestrian access, and available from the public sidewalk.

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. Artistic style bicycle racks with capacity for a minimum of six bicycles for guests shall be located near the primary entrance to the building depicted on the site plan date stamped March 27, 2020. The artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.

10. A minimum of 10 percent of the gross project shall be retained as open space, exclusive of required landscape setbacks, which shall be shaded to a minimum 50 percent by minimum 2-inch caliper large canopy shade trees, 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.

12. 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.

13. 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.

***

Gabriel Jaramillo asked if any of the cross-access agreements had been collected and eliminated as part of the Wal Mart Development. **Christine Mackey** responded that the agreements were collected but never recorded, however that Wal Mart has been a good partner in this redevelopment process and is working to record the agreements.

Chairman Carrell thanked Christine for the presentation and extended an invitation to present good news at any future meeting. **Christine Mackey** thanks Chairman Carrell and members of the committee noting her optimism regarding ongoing efforts and redevelopment prospects.

4. **Z-8-20-5:** Presentation and discussion regarding a request to rezone approximately 3.24-acre site located approximately 220 feet north of the northeast corner of 23rd Avenue and West Royal Palm Road **from** C-O (Commercial Office) to R3-A (Multifamily Residence District) to allow multifamily residential. *The Planning Commission will hear this request on August 6, 2020*

No virtual speaker cards were received on this item.

At this time, Patricia Ford joined the meeting bringing the quorum to 14 members.

Staff Presentation

Nick Klimek, staff, provided an overview of the request including the site context, the proposal, planning guidance, findings, and the staff recommendation. The site is located within one-half mile of the light rail station. The proposal is consistent with the Phoenix General Plan Land Use Designation and consistent with adjacent zoning. The proposal to convert a low occupancy office building to multifamily residential with an option for a second phase of dwelling units oriented to 23rd Avenue is in line with the emerging policy plan for the 19North corridor.

Considering policy guidance and the character of the surrounding area, the staff recommendation is to approve subject to stipulations. The proposed stipulations focus on the following elements: the form of second phase to activate the 23rd Avenue frontage; streetscape and shade enhancements along the public sidewalk; architectural embellishments; open space with enhanced landscape standards; bicycle infrastructure; and enhanced standards to promote compatibility with the multifamily community currently under construction.

Applicant Presentation

Jack Gilmore, of Gilmore Planning Consultants representing the applicant Trillium, introduced himself and the project. The developer agrees to all stipulations and is excited to work in this community. The developer, Trillium, has

constructed approximately 10,000 residential units and has now created a management model called “lifestyle housing” focused on providing entertainment and recreation onsite to attract and retain tenants at higher market values; examples of programming include classes, events, and bike share program.

Some elements which attracted Trillium to the area include the higher than normal demographics within 5 miles such as 422,000 residents (about 150,000 would be expected in the market) and 88,000 jobs (about 40,000 would be expected). He outlined how the project will benefit the community through adaptive reuse of a low occupancy and deteriorating building, transit oriented development as prescribed by plans, and the inclusion of bicycle and pedestrian infrastructure. He opined that the reinvestment on this site would provide a new product to the market and help to “raise all ships.”

He noted that early in the process, the team held a community meeting which was well attended by community and business leaders. At this meeting the project was received with enthusiasm especially from an individual at Abrazo Hospital who indicated their workforce struggle to find quality housing in the area and that the proposed development would serve pent-up demand.

Kenneth Losch, of Trillium, expanded that the 19North Community has been incredible to work and that a variety of indicators suggest the project will serve a niche for significant pent-up demand in the area. One such indicator is the K. Hovnanian development on the west half of the former El Caro Golf Course which sold their first 5 units in 10 days through only banners on the site before any units were even developed.

He added that their interest in the area extends beyond this site and that Trillium has undertaken several additional projects in the area including the east 20 acres of the former El Caro Golf Course which is planned for 276 single family rental units and a project just north of Metrocenter Mall. If the zoning is approved, financing is in place to move forward quickly with construction of both phases. The office building is currently only 12% occupied and will be 100% vacant by the end of the month.

<u>Questions from the Committee:</u>

Vice Chair Krentz stated that he is excited for the proposal and likes the modern brownstone units that will be oriented to 23rd Avenue. He asked the applicant if they have a better site plan? **Jack Gilmore** responded that it is a work in progress.

Shannon McBride noted that the applicant has been thoughtful regarding their investment in the area and that the project is perfectly aligned with the community’s vision for the area. From the community meeting, it was clear that

constituents were excited for the project including their neighbor, BlueCross BlueShield located directly across 23rd Avenue

Public Comment: None

Applicant Response: None

MOTION:

Shannon McBride motioned to approve the request per staff recommendation. **Joshua Matthews** seconded the motion.

VOTE:

14-0-0, motion passes with Carrell, Krentz, Jaramillo, Magallanez, O'Hara, Sommacampagna, Argiro, Alauria, Matthews, McBride, Larson, Viedmark, Ford, and Barraza in favor, and none in abstention or dissent.

5. Public comments concerning items not on the agenda.

   Nick Klimek reported that staff has received no virtual comment cards.

6. Staff update on cases recently reviewed by the Committee.

   Nick Klimek stated that staff has no updates at this time.

7. Committee member announcements, requests for information, follow up, or future agenda items.

   Vice Chair Krentz asked staff if they would send the site plan for Z-8-20-5 to the committee once it is developed. **Nick Klimek** agreed.

   Shannon McBride announced and invited all members of the VPC to a conversation about racism that will be held June 18, 2020 at 6:00 pm. The meeting will be held at the Open Door Fellowship Church and will also be available virtually. The purpose of the meeting is to share, listen, and build trust within the community.

   Chairman Carrell asked Shannon McBride about whether the Royal Palm Parade will be happening this year in any form due to the pandemic. **Shannon McBride** responded that the route will be decorated but there will be no gathering.

8. Adjournment.