

**Encanto Village Planning Committee** January 7, 2019

**Hearing Date** 

Planning CommissionHearing DateFebruary 7, 2019Request From:Request To:R-3 RI (0.71 acres)Proposed UseMultifamily Residential

**Location** Approximately 510 feet east of the

northeast corner of 16th Street and

Monte Vista Road

Owner Durrel W. Hillis and Gwen Hillis Trust

Applicant/ Representative Edmir Dzuda

**Staff Recommendation** Approval, subject to stipulations

| General Plan Conformity               |                  |                     |                           |
|---------------------------------------|------------------|---------------------|---------------------------|
| General Plan Land Use Map Designation |                  | Residential 10 acre | to 15 dwelling units per  |
| Street Map Classification             | Monte Vista Road | Local               | 25-foot north half street |

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; DESIGN PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The subject site is currently vacant. The proposal will provide appropriate development of the site in an area that is surrounded by properties zoned to allow multifamily development.

CONNECT PEOPLE & PLACES CORE VALUE; INFILL DEVELOPMENT, LAND USE PRINCIPLE: Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

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The subject site is located within the Residential Infill District, an overlay district, which was intended to permit increased residential density. The development will offer additional housing opportunities in the Village, near the commercial corridor along 16th Street.

# Applicable Plans, Overlays, and Initiatives

<u>Complete Streets Guiding Principles</u> – See Item No. 6 in the Background/Issues/Analysis Section.

<u>Tree and Shade Master Plan</u> – See Item No. 7 in the Background/Issues/Analysis Section.

<u>Comprehensive Bicycle Master Plan</u> – See Item No. 8 in the Background/Issues/Analysis Section.

Reimagine Phoenix – See Item No. 15 in the Background/Issues/Analysis Section.

| Surrounding Land Uses/Zoning |  |  |  |
|------------------------------|--|--|--|
|                              | Land Use Zoning                                  |  |  |
| On Site                      | Vacant Land R-3 RI                               |  |  |
| North                        | Multifamily and Single-Family Residential R-3 RI |  |  |
| South                        | Single-Family Residential and Duplex R-3 RI      |  |  |
| East                         | Multifamily Residential R-3 RI                   |  |  |
| West                         | Vest Multifamily Residential R-3 RI              |  |  |

| R-4 R-I, Multifamily Residential<br>(Planned Residential Development Option) |                                |                              |  |  |
|--|--------------------------------|------------------------------|--|--|
| Standards Requirements   |                                | <u>Proposed</u>              |  |  |
| Gross Acreage  | -                              | 0.71 acres                   |  |  |
| Total Number of Units  | -                              | 22 units                     |  |  |
| Density  | R-4: 30.45; 34.80 with bonus   | 30.99 (Met)                  |  |  |
| (dwelling units/acre)  | R-4 RI: 34.85                  |                              |  |  |
| Typical Lot Size   | R-4: N/A                       | 31,200 square feet; 100 feet |  |  |
|  | R-4 R-I: 6,000 square feet     | width, 275 feet depth (Met)  |  |  |
|  | lot area minimum; Minimum      |                              |  |  |
|  | 60 feet width and 94 feet      |                              |  |  |
| depth  |                                |                              |  |  |
| Building Height  | 3 stories or 40 foot for first | 3-stories, 35 feet (Met)     |  |  |
| _  | 150 feet; 1 foot in 5 foot     |                              |  |  |
|  | increase to 48 feet high,      |                              |  |  |
|  | 4-story maximum                |                              |  |  |

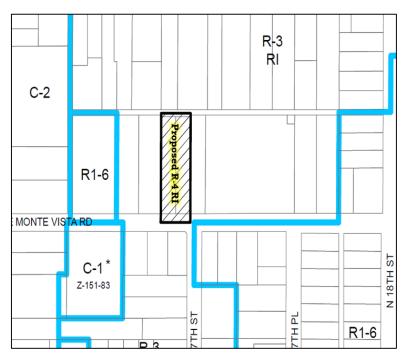
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| Lot Coverage   | 50 % Maximum             | 25.61% (Met)   |
|--|--------------------------|--|
| Common Area  | 5% Minimum of gross area | 4.49% (Not Met)  |
| Parking  | 33 required              | 35 provided (Met)  |
| Building Setbacks                                      | <u>Requirements</u>      | <u>Proposed</u>  |
| Adjacent to Street (Monte Vista)                       | 20 feet Minimum          | 20 feet (Met)  |
| Adjacent to Property<br>Line (North, East and<br>West) | 10 feet Minimum          | North: 10 feet (Met)<br>East: 10 feet (Met)<br>West: 10 feet (Met) |
| Landscape Setbacks                                     | <u>Requirements</u>      | <u>Proposed</u>  |
| Adjacent to Street                                     | 20 feet Minimum          | Not provided   |
| Adjacent to Property<br>Line (North, East and<br>West) | 5 feet Minimum           | North: Not Provided<br>East: 5 feet (Met)<br>West: 5 feet (Met)    |

# **Background/Issues/Analysis**

## REQUEST

This is a rezoning 1. request for a multifamily residential development on a 0.71- acre site located approximately 510 feet east of the northeast corner of 16th Street and Monte Vista Road. The request is to rezone the entire site from R-3 RI (Multifamily Residential, Residential Infill District) to R-4 RI (Multifamily Residential, Residential Infill District) to allow a multifamily residential project. The subject site consists of two parcels



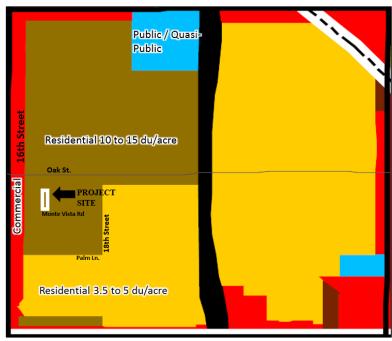
under the ownership of the Source: City of Phoenix Planning and Development Department Durrel W. Hillis and Gwen Hillis Trust. The

R-4 district permits greater density than the R-3 zoning district and allows a residential convenience market accessory to a multifamily development, subject to additional standards.

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# **GENERAL PLAN**

2. The General Plan Land Use Map designation for the subject site is Residential 10 to 15 dwelling units per acre. The proposed rezoning request is not consistent with the General Plan Land Use Map designation; however, an amendment is not required as the subject site is less than 10 acres in size. The surrounding General Plan Land Use Map designation is Residential 10 to 15 dwelling units per acre.



Source: City of Phoenix Planning and Development Department

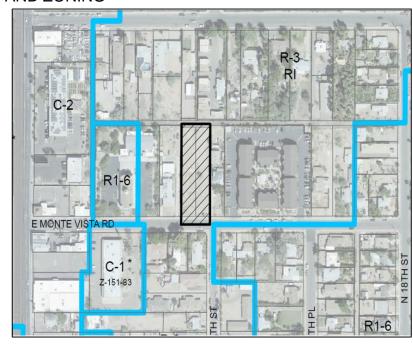
## SURROUNDING LAND USE AND ZONING

# 3. **North:**

Directly to the north of the subject site is a 20-foot wide alley, across the alley are two, R-3 RI zoned properties that include a single-family residential home and multifamily development.

# South:

Directly to the south of the subject site is Monte Vista Road, a local street. Across the street is a singlefamily residence and a duplex zoned R-3 RI.



Source: City of Phoenix Planning and Development Department

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# East:

Directly to the east of the subject site is a property with a single-family home zoned R-3 RI.

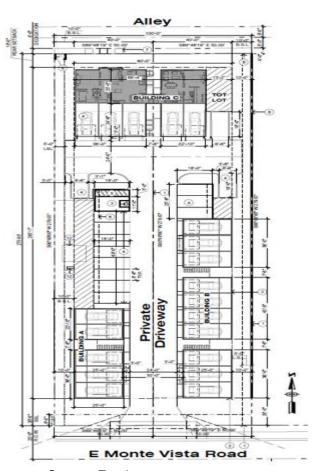
# West:

Directly to the west of the subject site is a multi-family residential lot zoned R-3 RI.

## **PROPOSAL**

The proposed site plan depicts a 4. rectangular parcel with ingress and egress from Monte Vista Road utilizing a private driveway that is 24 feet wide. The project proposes 22 dwelling units with tucked in garages and more parking internal to the site. The development also proposes two open space areas, one is adjacent to the parking stalls along the west side of the lot and the other is along the northern end of the lot. The common open space area is intended to be a tot lot which would offer active amenities to the development.

The project allows for the development of additional housing opportunities in the area. The subject property is located within the Residential Infill Overlay District and is near a major arterial, 16th Street. As stipulated, the development will provide screening in the form of landscaping to adjacent residential properties,



Source: Eprojects

provide increased planting standards, bicycle parking for guests and residents and distinct pedestrian walkways that improve mobility for pedestrians.

# **ELEVATIONS**

5. The project being proposed is a 3-story, 35-foot tall building. The elevations provided are conceptual in nature. In addition, the units fronting Monte Vista Road currently have their side elevation facing the street. Therefore, staff is recommending that the final design of the project demonstrate that the units adjacent to Monte Vista Road interact with the street and provide an enhanced entryway. Staff is also recommending that the elevations provide architectural embellishments and detailing, and that units contain either a porch at the front entry

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or a balcony to provide visual interest. Although a maximum height of 40 feet is permitted in the R-4 zoning district, staff is recommending that the maximum height be limited to 35 feet maximum to mitigate the impact on the surrounding uses. Lastly, staff is requesting that the development provide screening in the form of landscaping to the adjacent residences. These requests are addressed in Stipulation Nos. 1, 2, 3, 4 and 6.



Source: Eprojects REAR ELEVATION

## COMPLETE STREETS GUIDING PRINCIPLES

6. In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To this end, staff is recommending that the buildings be connected by distinct walkways. This is addressed in Stipulation No. 5. Additionally, the sidewalk adjacent to the site will need to be upgraded to meet ADA requirements and the walkways onsite will need to connect to the sidewalk. This is addressed in Stipulation Nos. 8 and 9.

# TREE AND SHADE MASTER PLAN

7. The provision of shade trees in the landscape area is an essential component for contributing toward the goals of the Tree and Shade Master Plan. Staff is recommending trees planted in the required front landscape setback be larger in caliper with minimum two and three inches in size to create a more pleasant pedestrian environment for residents. This is addressed in Stipulation No. 7.

# COMPREHENSIVE BICYCLE MASTER PLAN

8. The Comprehensive Bicycle Master Plan supports options for both short- and longterm bicycle parking as a means of promoting bicyclist traffic to a variety of

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destinations. The conceptual site plan does not propose bicycle parking on-site. It is recommended that two types of parking be provided on the property: secured parking for residents, and short-term rack parking for guests. Providing secure bicycle parking for residents and parking for guests of the development is supportive of multimodal travel options. Secured bicycle parking can be provided in bicycle lockers or via garage entry into each unit. The short-term bicycle racks should be an inverted-u design where both ends of the "U" are affixed to the ground and installed per the requirements of Walkable Urban Code. This provision is addressed in Stipulation No. 8.









Inverted-U bicycle rack, reach the ground.

Secured bicycle parking can be accomplished through the where both ends of the "U" use of individual lockers and/or the establishment of secured bicycle rooms.

## COMMUNITY INPUT SUMMARY

At the time this staff report was written, staff received correspondence from one individual in opposition of the request. Their concerns include density, height, traffic, pressure on existing infrastructure, size of amenity areas and architectural style.

# INTERDEPARTMENTAL COMMENTS

- The City of Phoenix Street Transportation Department has determined that the developer must install a receiver curb on the sidewalk and construct all adjacent improvements to ADA standards. This is addressed in Stipulation Nos. 9 and 10.
- The City of Phoenix Aviation Department has noted that the property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation No. 11.
- 12. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.
- The City of Phoenix Floodplain Management division of the Street Transportation 13. Department has determined that this parcel is not in a Special Flood Hazard Area

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(SFHA), but is located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

14. Fire prevention does not anticipate any issues with this request. The site or/and building(s) shall comply with the Phoenix Fire Code. However, the water supply to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

## OTHER

- 15. As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in this development.
- 16. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulations Nos. 12, 13 and 14.
- 17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment me be required.

# **Findings**

- 1. The proposal will allow for additional housing opportunities in the village.
- 2. The proposed development is compatible with the intent of the Residential Infill District Overlay.
- 3. The proposed development will improve and enhance underutilized parcels, which will contribute to enhancing the area.

# **Stipulations**

1. The maximum building height shall be 35 feet.

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- Units adjacent to Monte Vista Road shall face the right-of-way and provide an entryway that is either elevated, depressed or includes a feature such as a low wall to accentuate the primary entrance, as approved by Planning and Development Department.
- The building shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and development Department.
- 4. All units shall contain a minimum of one porch along the front entry or one balcony internal to the development, as approved by the Planning and Development Department.
- 5. Pedestrian walkways shall connect all the buildings and consist of a contrasting material such as concrete, decorative pavers, stamped or colored concrete, or another contrasting material, other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.
- 6. Minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings, shall be planted along the side yards and rear yard adjacent to residential zoning to provide screening for adjacent residences, as approved by the Planning and Development Department.
- 7. Trees located within the required front landscape setbacks shall be a minimum of 50% two inches in caliper and 50% three inches in caliper.
- 8. The developer shall install secured bicycle parking at 0.25 spaces for each residential unit and a minimum of four inverted U-bicycle racks for guests located near entrances to the building, installed per the requirements of Section 1307.H. of the Zoning Ordinance, as approved by the Planning and Development Department.
- 9. The developer shall install a receiver curb ramp at the northwest corner of 17th Street and Monte Vista, as approved by Planning and Development Department.
- 10. 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.
- 11. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

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- 12. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
- 13. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
- 14. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33 foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

# Writer

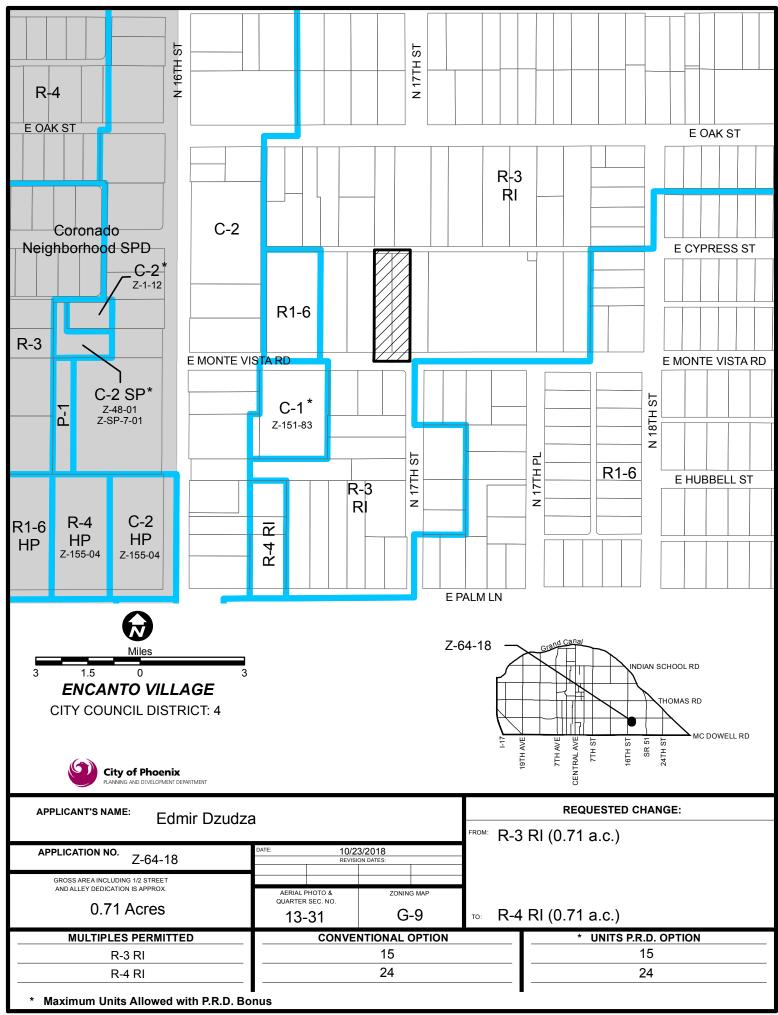
Maja Brkovic December 24, 2018

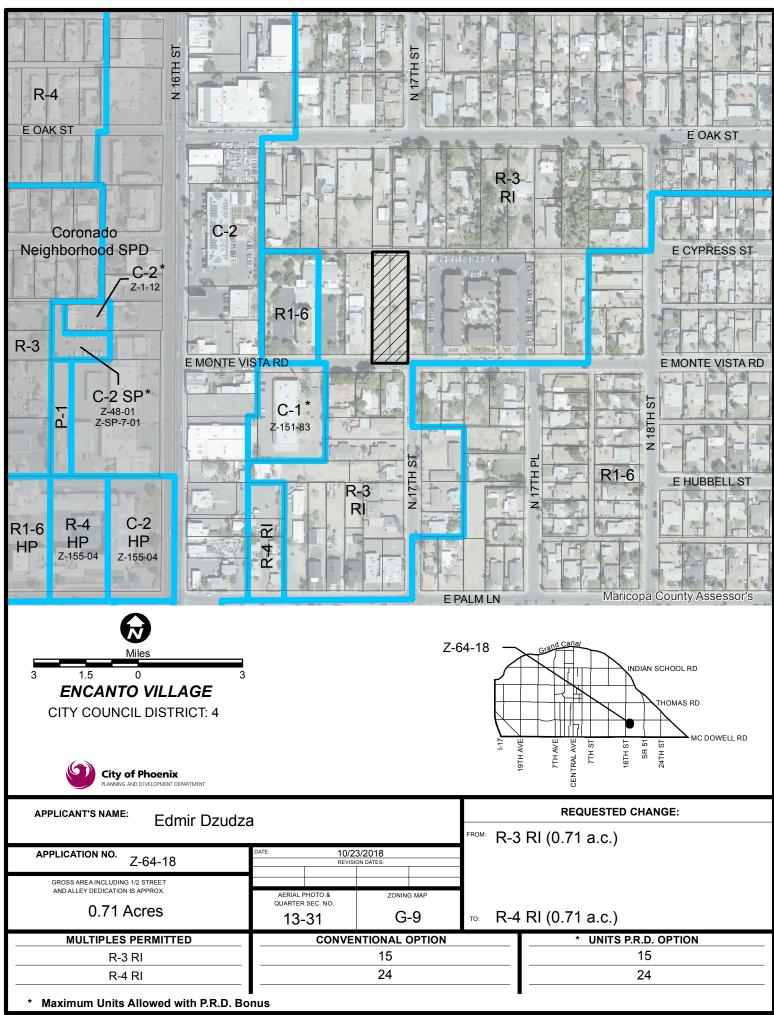
# **Team Leader**

Samantha Keating

## **Exhibits**

Sketch Map Aerial Site Plan date stamped September 24, 2018 Elevations date stamped September 24, 2018 (3 pages) Community Input (5 pages)





# Monte Vista Apartments

# SITE PLAN NOTES

- A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING ASSURED WATER SUPPLY
- C. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- . 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 OD 3'
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'
- 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.
- 6. 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
- . THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE PRIOR TO USE
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST
- 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.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL
- M. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND
- I. SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
- . THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLE 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
- . THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHELL NOT EXCEED 55 DB (1 DN) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
- Q. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.
- . THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM. OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES
- . ALL ON-SITE WATER LINES, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING
- PLEASE CONSIDER PLACING THE FOLLOWING NOTE ON THE SITE PLAN TO AUTHORIZE MINOR AMENDMENT TO THE PLAN IN THE FUTURE:
- I CONSENT TO THE REPRODUCTION OF THE 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.

MGN FURE OF COPYRIGHT OWNER

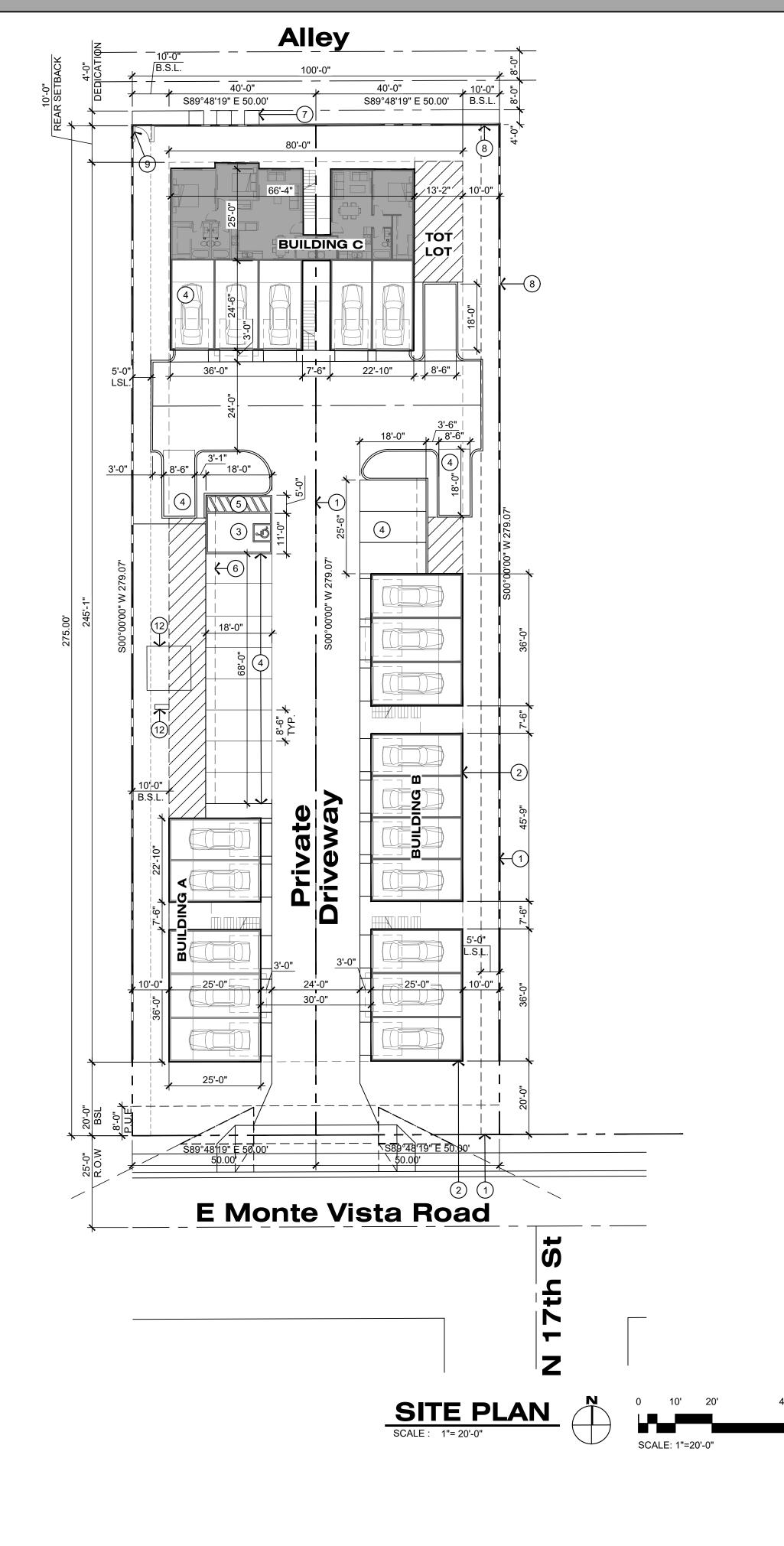
**VICINITY MAP** 

EDMIR DZUDZA

PRINTED NAME OF COPYRIGHT OWNER

# OAK STREET

E. MONTE VISTA RD



#### **DEVELOPEMENT STANDARDS** Existing Zoning **Proposed Zoning** R4-Ri Planned Residential Planned Residential Development Standards Development Minimum lot dimensions (width and depth) \*4 2,000sf /du 1,250sf /du Dwelling unit 21.8 du/gac 34.85 du/gac allowed Provided 22 units (30.76 du per acre) (units/gross acre) 20' adjacent to a public street: this area Perimeter 20' adjacent to a public street; standards this area is to be in common is to be in common ownership unless ownership unless lots front on lots front on the perimeter public street; 10' adjacent to property line \*3 the perimeter public street; 10' adjacent to property line \*3 Building setbacks | 10' front 2 stories or 30' for first 150'; 1' in 3 stories or 40' for first 150'; 1' in 5' 5' increase to 48' high, 4-story increase to 48' high, 4-story maximum\* maximum 3 stories and 33 feet proposed Lot coverage Minimum 5% of gross area<sup>(3)</sup> Minimum 5% of gross area<sup>(3)</sup> Common areas **DESCRIPTION** |Single-family attached, and Single-family attached, and multifami multifamily \*8 Development review per Section 507 \*8 Required review Development review per Section <u>507</u> \*8 Street standards Public street or private Public street or private accessway Public driveway

# DWELLING UNIT SCHEDULE

|                 | NUMBER OF UNITS |             |              |
|-----------------|-----------------|-------------|--------------|
|                 | UNIT TYPE 1     | UNIT TYPE 2 | LIVABLE AREA |
| BUILDING TYPE A | 2               | 2           | 3, 090 SF    |
| BUILDING TYPE B | 4               | 4           | 6, 180 SF    |
| BUILDING TYPE C | 5               | 5           | 7, 725 SF    |
| TOTAL           | 22 UNITS        |             | 16, 995 SF   |

# **PROJECT & LEGAL**

- KEYNOTES

48" WIDE GATE
36" HIGH PARKING WALL
60" HIGH MASONRY WALL
GAZEBO
BBQ

DEVELOPMENT PROPERTY LINE SETBACK LINE 11 FEET WIDE ADA PARKING PARKING SPACE 8'-6" WIDE X 18'-0"(15'-6"

+ 2'-6" OVERHANG)
5 FEET WIDE ADA ISLE
ADA ACCESSIBLE RAMP 1:12 SLOPE
TRASH BINS
8" MASONRY SITE WALL

1642 E. MONTE VISTA RD PHOENIX, AZ 85006-1925 R-3R1 (STANDARD) R4-Ri (PRD)

PROJECT DESCRIPTION: 22 UNIT APARTMENT COMPLEX

LEGAL DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA 1642 E. MONTE VISTA RD., PHOENIX, ARIZONA

NOTE: THE LEGAL DESCRIPTION AND SITE SURVEY DESCRIBED ABOVE FOR THIS PARTICULAR PROPERTY WAS PROVIDED BY THE OWNER.

ARCHITECTURAL DESIGN BY E-PROJECT HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THIS INFORMATION, NOR DOES IT HAVE THE INDEPENDENT CAPABILITY DO SO. THEREFORE ARCHITECTURAL DESIGN BY E-PROJECT ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY BE CONTAINED THEREIN AS RESULT

# PLAN AREAS

NET SITE ACREAGE: 0.650 ACRES (13,950X2=27,900 SF) GROSS SITE ACREAGE:0.716 ACRES (15,600X2=31,200 SF)

# **LOT COVERAGE &** DENSITY CALCULATIONS

LOT COVERAGE ALLOWED: 45% OR LESS LOT COVERAGE PROVIDED: 25.61% TOTAL UNDER ROOF 7,989 SF

NET AREA LOT COVERAGE 7,989/31,200 = 25.61% LOT DENSITY ALLOWED: 34.85 PER ACRE

(0.716 X 34.85 = 24.9 UNITS) LOT DENSITY PROVIDED: 22 UNITS (22 UNITS / 0.716 AC =30.76 U/A)

# SITE INFORMATION

REQUIRED: 1.5 SPACES PER 2 BEDROOM UNIT 1 SPACE FOR EFFICIENCY UNIT 1 (598 SF) (1.5 X 9 = 14 SPACES) (1X13 = 13)GUEST PARKING (22 UNITS X 0.26 = 6 SPACES) TOTAL REQUIRED 27 SPACE

TOTAL REQUIRED: 33 SPACES

20 SPACES IN PRIVATE GARAGES 15 SPACES ON SITE PARKINGS TOTAL PROVIDED: 35 SPACES

OPEN SPACE : OPEN SPACE REQUIRED: 5% GROSS SITE AREA  $(31,200 \times 5\% = 1,560 \text{ SF})$ OPEN SPACE PROVIDED: 1,403.2 SF

# FIRE PROTECTION NOTES

FIRE SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA 13R. CONSTRUCTION SYSTEM TYPE: V-B 3 STORIES.

# **APPROVALS**

KIVA# 06-1109 SDEV:

# CITY OF PHOENIX

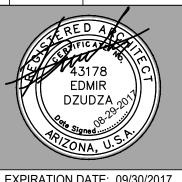
SEP 2 4 2018

Planning & Development Department

# 917 W. Kathleen Rd. Phoenix AZ 85023 phone: 602/481-9282 fax: 480/359-4407 e-mail: info@e-projectinternational.com

| Rev. | Date       | Submittal                    |
|------|------------|------------------------------|
|      | 08-29-2017 | PRE-APPLICATION<br>SUBMITTAL |
|      |            |                              |
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project



SIGNED AND SEALED ELECTRONICALLY 08-29-2017

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08-29-2017 Project No. Drawn By: Checked By: Approved By:

1"=20'-0"





**REAR ELEVATION** SCALE: 3/16"=1'-0"

# CITY OF PHOENIX

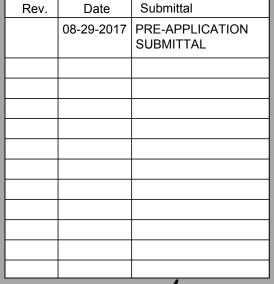
SEP 2 4 2018

Planning & Development Department

| MATERIAL FINISH SCHEDULE |                                      |                                    |                                  |
|--------------------------|--------------------------------------|------------------------------------|----------------------------------|
| MARK                     |                                      | DESCRIPTION                        | PRODUCT NAME                     |
| PT-1                     | represident and streets              | BODY COLOR                         | CHOCOLATE MILK<br>DE6059         |
| PT-2                     |                                      | ACCENT COLOR                       | RAINDROPS<br>DE6057              |
| PT-3                     | ACCENT COLOR                         |                                    | BLACK VALNUT<br>DE 6063          |
| PT-4 RAILING             |                                      | RAILING                            | DARK BRONZE                      |
| AL-1                     | AL-1 ALUMINUM WINDOW AND DOOR FRAMES |                                    | CLEAR ANODIZED<br>ALUMINUM       |
| AL-2                     |                                      | ALUMINUM WINDOW<br>AND DOOR FRAMES | DARK BRONZE<br>ANODIZED ALUMINUM |

# project

917 W. Kathleen Rd. Phoenix AZ 85023 phone: 602/481-9282 fax: 480/359-4407 e-mail: info@e-projectinternational.com





EXPIRATION DATE: 09/30/2017 SIGNED AND SEALED ELECTRONICALLY 08-29-2017

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Project No.

Drawn By:

Checked By:

Approved By:

08-29-2017

3/16"=1'-0"

A310



| MA   | TERI                            | AL FINISH                          | SCHEDULE                         |
|------|---------------------------------|------------------------------------|----------------------------------|
| MARK |                                 | DESCRIPTION                        | PRODUCT NAME                     |
| PT-1 | to principles or a distribution | BODY COLOR                         | CHOCOLATE MILK<br>DE6059         |
| PT-2 |                                 | ACCENT COLOR                       | RAINDROPS<br>DE6057              |
| PT-3 |                                 | ACCENT COLOR                       | BLACK VALNUT<br>DE 6063          |
| PT-4 |                                 | RAILING                            | DARK BRONZE                      |
| AL-1 |                                 | ALUMINUM WINDOW<br>AND DOOR FRAMES | CLEAR ANODIZED<br>ALUMINUM       |
| AL-2 |                                 | ALUMINUM WINDOW<br>AND DOOR FRAMES | DARK BRONZE<br>ANODIZED ALUMINUM |

# project

917 W. Kathleen Rd. Phoenix AZ 85023 phone: 602/481-9282 fax: 480/359-4407 e-mail: info@e-projectinternational.com

| Rev. | Date       | Submittal                    |
|------|------------|------------------------------|
|      | 08-29-2017 | PRE-APPLICATION<br>SUBMITTAL |
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EXPIRATION DATE: 09/30/2017 SIGNED AND SEALED ELECTRONICALLY 08-29-2017

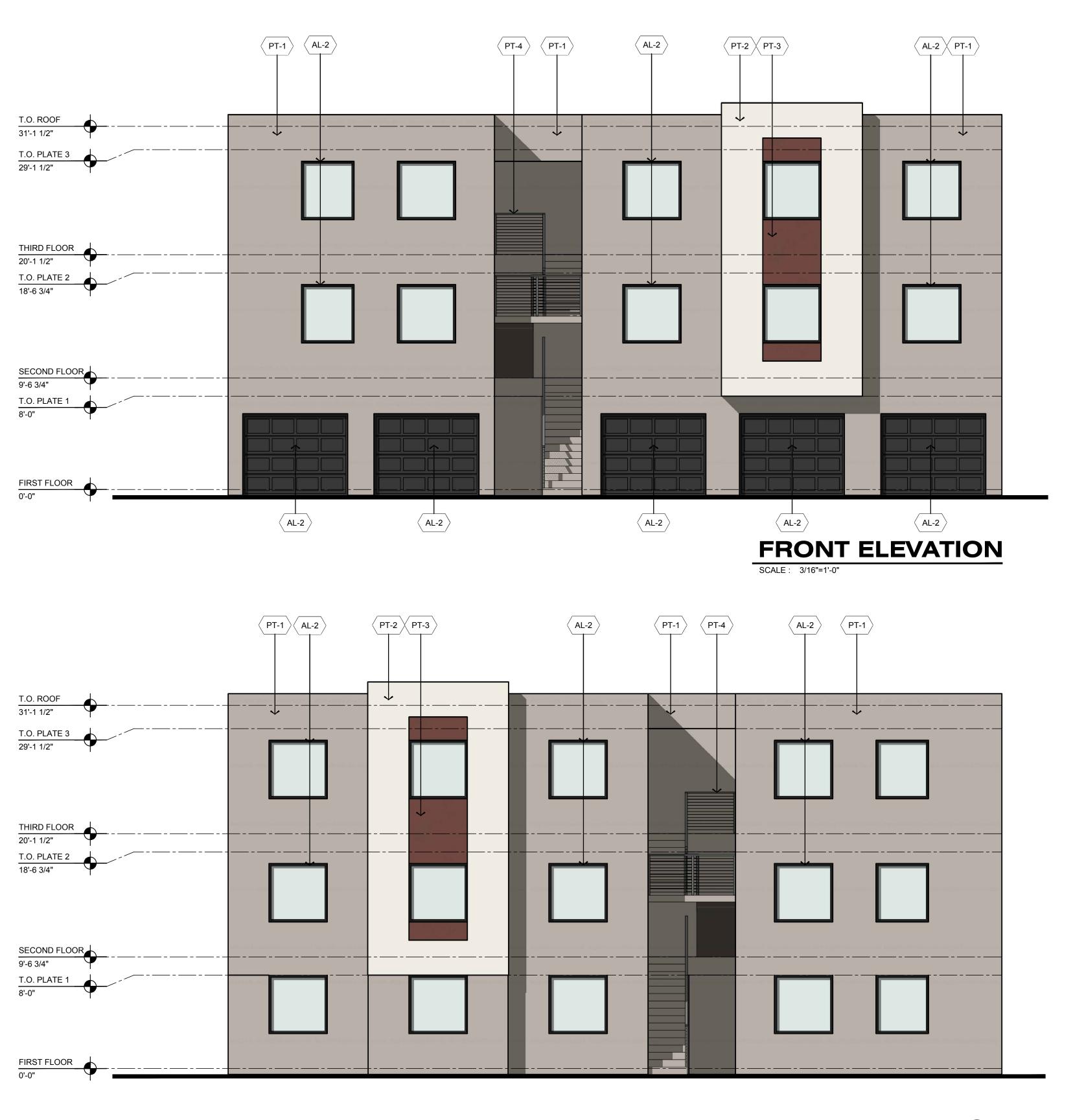
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Monte Vista Road Phoenix AZ 85006-1925

Colored Elevations Building B

| Date:        | 08-29-2017  |  |
|--------------|-------------|--|
| Project No.  | 4517        |  |
|              |             |  |
| Drawn By:    | DI          |  |
| Checked By:  | M/B         |  |
| Approved By: | ED          |  |
|              |             |  |
|              |             |  |
| Scale:       | 3/16"=1'-0" |  |
| A31          | 1           |  |



REAR ELEVATION

SCALE: 3/16"=1'-0"

| MATERIAL FINISH SCHEDULE |                                |                                    |                                  |  |
|--------------------------|--------------------------------|------------------------------------|----------------------------------|--|
| MARK                     |                                | DESCRIPTION                        | PRODUCT NAME                     |  |
| PT-1                     | angarian lian as a d at a same | BODY COLOR                         | CHOCOLATE MILK<br>DE6059         |  |
| PT-2                     |                                | ACCENT COLOR                       | RAINDROPS<br>DE6057              |  |
| PT-3                     |                                | ACCENT COLOR                       | BLACK VALNUT<br>DE 6063          |  |
| PT-4                     |                                | RAILING                            | DARK BRONZE                      |  |
| AL-1                     |                                | ALUMINUM WINDOW<br>AND DOOR FRAMES | CLEAR ANODIZED<br>ALUMINUM       |  |
| AL-2                     |                                | ALUMINUM WINDOW<br>AND DOOR FRAMES | DARK BRONZE<br>ANODIZED ALUMINUM |  |

# project

917 W. Kathleen Rd. Phoenix AZ 85023 phone: 602/481-9282 fax: 480/359-4407 e-mail: info@e-projectinternational.com

| Rev. | Date       | Submittal                    |
|------|------------|------------------------------|
|      | 08-29-2017 | PRE-APPLICATION<br>SUBMITTAL |
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EXPIRATION DATE: 09/30/2017 SIGNED AND SEALED ELECTRONICALLY 08-29-2017

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Monte Vista Road, Phoenix, AZ 85006-1925

Colored Elevations Building C

| 2017  |
|-------|
| 4517  |
| DI    |
| M/B   |
| ED    |
|       |
| 41.00 |
| 1'-0" |
|       |
|       |

From: <u>Irene Varelas</u>

To: <a href="mailto:edmir dzudza">edmir dzudza</a>; <a href="mailto:julianne.mate@gmail.com">julianne.mate@gmail.com</a>; <a href="mailto:Maja Brkovic">Maja Brkovic</a>

Cc: <u>Michael Pierce</u>

Subject: Re: Z-64-18 Monte Vista Rezoning 1st Neighborhood Meeting

**Date:** Tuesday, October 30, 2018 1:13:44 PM

Maja,

Thank you for the email.

I live in the community where this project is to take place. As a resident, and only one of two who attended the meeting, I wanted let you know that the notices for the first meeting were received with only 2 days of meeting. This is most likely why there were only two in attendance.

I do hope we will receive future notifications well in advance.

As of today, I have not seen any postings on the property.

We did voice a few concerns about the project which I don't necessarily feel were conveyed with the previous email from Edmir. My comments are in red below.

Julie-Please feel free to respond if you feel I missed anything.

# Increasing project density from 16 units as maximum allowed to 22 units as proposed in this development

- Response: Additional 6 units will justify project feasibility for this market.
- We did not feel this space should house 22 units and believe the 10-15 units would suffice for this lot and for the neighborhood. The immediate surrounding area (2 block radius) already has about 10 multi family residences. Plus if the new project on 16th St and Palm were to be approved, that would make 11.

#### • Increased building height

- Response: Maximum allowed building height is 30 feet and we are asking an increase to 33 feet for flat roof or 36 for pitched roof
- The plans provided were so small, the writing is a blur and hard to read. But I believe although they are asking for 33-36 ft, but could go up to 45'. Is that correct?
- There is an existing 2 story apt complex directly east of the proposed site which i feel is more than enough for the neighborhood. I could not imagine a 3 story going up on this street. It would be completely out of place.

#### • Increased Traffic on Monte Vista Road.

- Response: We will propose Road speed bumps to Streets Department during our planning process.
- We are concerned about the increase in traffic as the project on 16th St and Palm would have their egress onto 17th St pushing that traffic onto Monte Vista Rd as well.
- With the limited amount of space within the proposed 22 unit complex, I can only imagine parking to be an issue for the residents alone, but what about visitors?

#### • Issues with water pressure and sewer line capacity in neighborhood.

Response: Project will be designed and engineer to meet current building codes and

utilities requirements in City of Phoenix.

- Size and quality of amenities inside development.
  - Response: Project will be designed to meet City of Phoenix planning and design standards.
  - With the request of 22 units, this leaves no room for amenities for their residents other than asphalt. We feel the developer is only interested in revenue and not the community as a whole.
- There is a concern about income level of future tenants and rental pricing that might bring more crime to the neighborhood.
  - Response: Project is designed by real estate market studies, income levels, sales and rental prices in area. Rentals or sales pricing will be competitive and affordable to allow young couples and professional to afford urban living. Project will be professionally managed to keep neighborhood safe from any criminal activities.
  - Again, with the developer wanting to maximize profit, and lack of community space and amenities to prospective renters, I feel this type of complex will not attract the desired renter. Professionals, students, small families.
- Architectural style does not match neighborhood's character.
  - Response: We have designed many developments in area and City of Phoenix Design
    Review Comments were always encouraging, that our design matches City of Phoenix
    vision for multi-family infill and urban projects. However we will propose an alternative
    design solution and will work with neighbors to achieve a different vision. See attached
    sketches.
  - Correct, we were not satisfied with the original drawings that were provided. There are no multi family complexes in the area that are similar to what they are proposing. Some suggestions were garden, hacienda or Mediterranean style. There is an complex, Casa Tomas at 1862 Thomas Rd. that is a good example of what would fit the neighborhood.

I appreciate your time.

| Please | let me   | know | if vou | have any  | auestions  | or if if I | can he  | of assistance |
|--------|----------|------|--------|-----------|------------|------------|---------|---------------|
| riease | iei ille | KHOW | ıı vou | Have ally | uuesiions. | OI II II I | Call De | UI assistance |

Thank you,

Irene Varelas

On Tuesday, October 30, 2018, 9:55:18 AM MST, Maja Brkovic <maja.brkovic@phoenix.gov> wrote:

Hello Edmir,

Thank you for sending over the neighborhood meeting notes. Please take a look at the attached and updated rezoning packet (pages 5 and 22). We require that a citizen participation report be completed will all rezoning cases. Please ensure that the checklist is located within the packet and number and answer each question. I will send a follow-up e-mail attached with a recent citizen participation report we received for some guidance, I tried sending the e-mail with both attachments but it was too large.

Respectfully,

Maja Brkovic

Planner II – Village

North Mountain & Paradise Valley

City of Phoenix Planning & Development Department

200 West Washington Street, 3<sup>rd</sup> Floor

Phoenix, AZ 85003-1611

maja.brkovic@phoenix.gov

Office: 602-261-8701

From: <u>Irene Varelas</u>
To: <u>Maja Brkovic</u>

**Subject:** Z-64-18 Monte Vista Rezoning 1st Neighborhood Meeting

**Date:** Wednesday, November 14, 2018 12:22:15 PM

#### Maja,

I live in the community where the above project is to take place. As a resident, and only one of two who attended the meeting, I wanted let you know that the notices for the first meeting were received with only 2 days of meeting. This is most likely why there were only two in attendance.

I do hope we will receive future notifications well in advance.

As of today, I have not seen any postings on the property.

We did voice a few concerns about the project which I don't necessarily feel were conveyed with the previous email from Edmir. My comments are in red below.

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• Response: Project will be designed and engineer to meet current building codes and utilities requirements in City of Phoenix.

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I appreciate your time.

Please let me know if you have any questions, or if if I can be of assistance.

Thank you,

Irene Varelas (480) 329-6237