



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-70-18-4
 December 21, 2018

Camelback East [Village Planning Committee](#) Meeting Date: January 8, 2019
[Planning Commission](#) Hearing Date: February 7, 2019
Request From: [R-3](#) (0.94 acres)
Request To: [R-4](#) (0.94 acres)
Proposed Use: Multifamily Residential
Location: Approximately 170 feet south of the southwest corner of 17th Street and Glenrosa Avenue
Owner/Applicant: Ascend Properties
Representative: Ashley Marsh, Tiffany & Bosco, PA
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 10 to 15 dwelling units per acre	
Street Map Classification	17th Street	Local	25-foot west half
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: LAND USE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The vacant portion within the project is currently underutilized. The proposal will expand an existing multifamily development. The site is near an arterial street, adjacent to a commercial corridor and alternative modes of transportation.</p>			

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

The request proposes to develop portions of a multifamily lot that is vacant and underutilized. The subject site is surrounded by commercial, multifamily, and some single-family residential to the north. As stipulated, the development will provide screening in the form of landscaping to abutting residential properties; thus, ensuring that the project will be compatible with adjoining parcels.

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

As stipulated, the proposal will provide a detached sidewalk along 17th Street, shade trees along the sidewalk, as well as shade trees dispersed throughout the parking lot to provide thermal comfort and shade for pedestrians and residents entering and exiting their vehicles.

Applicable Plans, Overlays, and Initiatives

[Squaw Peak Parkway Specific Plan](#) – See background Item No. 5.

[Tree and Shade Master Plan](#) – See background Item No. 6.

[Complete Streets Guiding Principles](#) – See background Item No. 7.

[Comprehensive Bicycle Master Plan](#) – See background Item No. 8.

[Reimagine Phoenix](#) – See background Item No. 16.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Multifamily Residences	R-3
North	Single-Family Homes and Duplex	R-3
South	Vacant Lot	R-3
East	Multifamily Residences, across 17th Street and Single-Family Residence	R-3
West	Office and Multifamily Residences	C-2, R-3

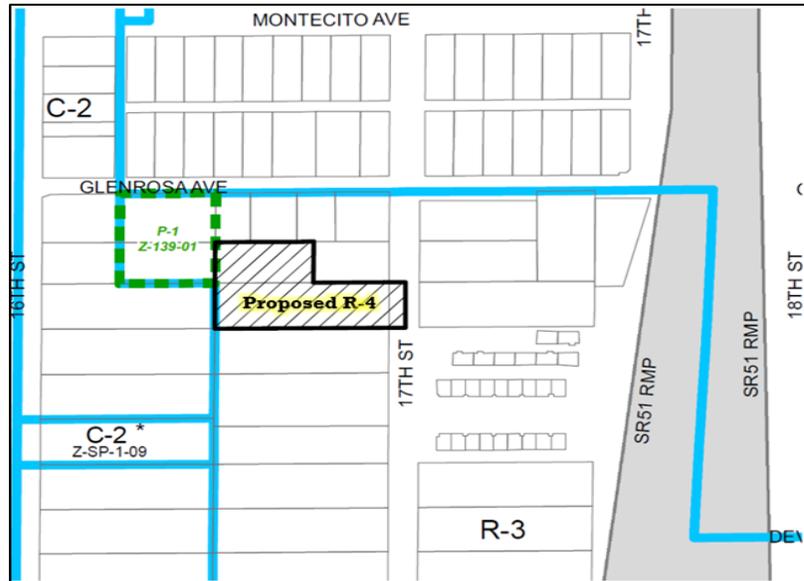
R-4, Multifamily Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	0.94
Total Number of Units	-	22 units
Dwelling Unit density (units/gross acre)	30.45; 34.80 with bonus	23.40 (met)
Lot Coverage	50% Maximum	27% (met)
Maximum Building Height	3 stories or 40 feet for first 150 feet, 1 foot in 5-foot increase to 48 feet, 4-story maximum	1-story, 20 feet (met)
Building Setbacks		
Perimeter (adjacent to street; 17th Street)	20 feet minimum	20 feet (met)
Adjacent to property line	10 feet minimum	North: 10 feet (met) South: 10 feet (met) West: 10 feet (met)
Front	10 feet minimum	N/A
Landscape Setbacks		
Street	20 feet minimum	Not provided
Adjacent to property line	5 feet minimum	North: 0 feet (not met) * South: 0 feet (not met) * East: not provided West: not provided
Common Area/ open space	5% of gross area	6.4% (met)
Parking Requirements	1.5 spaces per 1 and 2-bedroom unit: 13 2-bedroom units proposed 1.0 space per unit of less than 600 square feet regardless of number of bedrooms: 9 units less than 600 square feet proposed 29 spaces required	30 (met)

*The site shall be modified to meet the requirement or a variance shall be obtained.

Background/Issues/Analysis

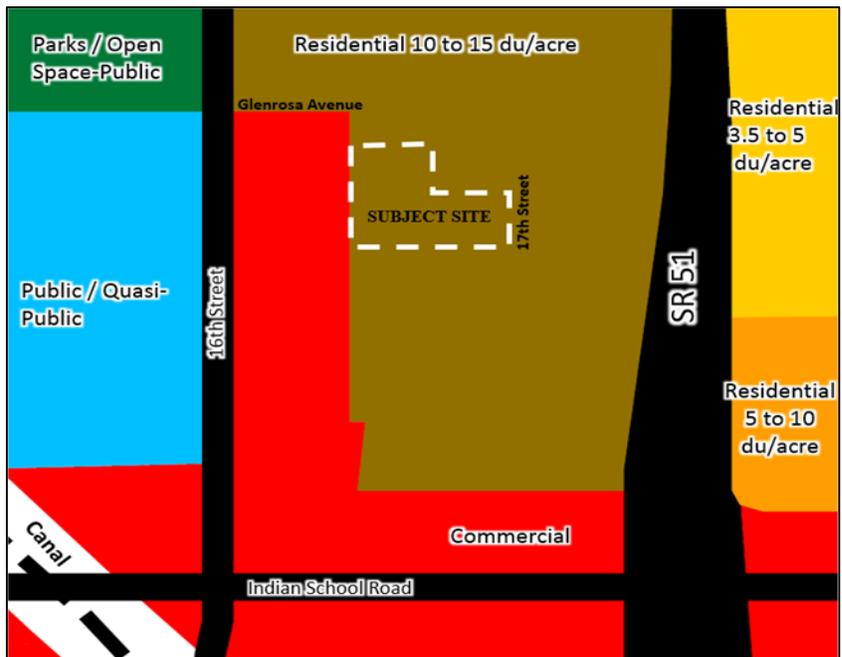
SUBJECT SITE

1. This request is to rezone 0.94 acres located approximately 170 feet south of the southwest corner of 17th Street and Glenrosa Avenue from R-3 (Multifamily Residence District) to R-4 (Multifamily Residence District) to allow the expansion of a multifamily residential development. The R-4 district permits greater density and allows a residential convenience market accessory to a multifamily development, subject to additional standards.



Source: City of Phoenix Planning and Development Department

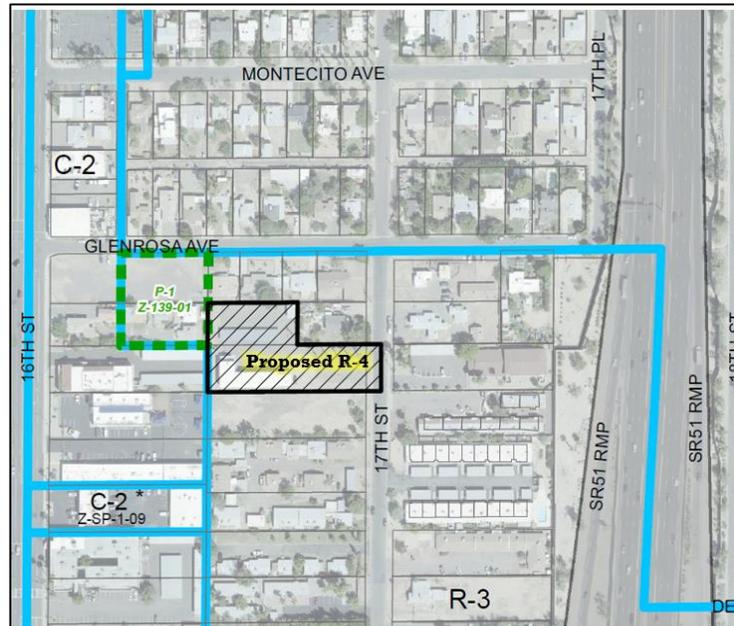
2. The General Plan Land Use Map designation for the subject site is Residential 10 to 15 dwelling units per acre. The requested zoning is not consistent with the General Plan Land Use Map designation; however, an amendment is not required because the subject site is less than ten acres in size.



Source: City of Phoenix Planning and Development Department

EXISTING CONDITIONS & SURROUNDING ZONING

3. The subject site is currently zoned R-3 (Multifamily Residence District). There is an existing multifamily development on the western portion of the site and carport parking on the northern portion of the site. This request will expand the existing development to the north and east, the eastern portion of the site is currently vacant.



Source: City of Phoenix Planning and Development Department

NORTH

North of the subject site are three single-family residences and a duplex zoned R-3 (Multifamily Residence District).

SOUTH

South of the subject site is a vacant lot zoned R-3 (Multifamily Residence District).

EAST

East of the subject site, across 17th Street, is an apartment complex zoned R-3 (Multifamily Residence District). To the northeast of the subject site is a single-family residential home zoned R-3 (Multifamily Residence District).

WEST

West of the subject site is an office zoned C-2 (Intermediate Commercial District) and a multifamily development zoned C-2 (Intermediate Commercial District) and R-3 (Multifamily Residence District).

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

5. **Squaw Peak Parkway Specific Plan**

The subject site is located within the boundaries of the Squaw Peak Parkway Specific Plan. This policy plan was adopted by the Phoenix City Council on October 3, 1990. The policy plan does not contain specific restrictions on land use that differ from the existing regulations; therefore, is considered to be non-regulatory. The plan serves to provide statements of goals, standards and policies to mitigate freeway impacts on adjacent neighborhoods.

The proposed development is within Segment 4 of the policy plan. The subject site was identified for having commercial uses at the time the policy plan was written. The plan does not make a specific recommendation on what the proposed land use should be if the subject site was to redevelop. In general, the plan indicates that the area west of the parkway, within Segment 4, contains a mixture of single-family, multifamily and commercial uses and indicated that the area outside of the core should be preserved. Since the subject site is outside of the core and the proposal preserves the multifamily character of the area, the proposal is generally consistent with the plan.

A policy in the specific plan is to plant trees and shrubs to soften the effect of noise walls and to screen views of the freeway. Although the subject site is not immediately adjacent to the freeway, staff is requesting increased landscape planting standards along 17th Street and within the side yards, and within the parking lot area. This is addressed in Stipulation Nos. 4, 5 and 7.

6. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, staff is recommending a stipulation for enhanced landscaping within the surface parking lot area. Trees within the surface parking lot area will help to reduce the urban heat island effect and will provide thermal comfort for residents and guests going to and from their vehicles. This is addressed in Stipulation No. 7.

7. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To support these principles related to pedestrian connectivity and safety, staff has requested that the developer construct a detached sidewalk, with the addition of landscaping between the

sidewalk and back of curb along 17th Street. This is addressed in Stipulation No. 4.

8. **Comprehensive Bicycle Master Plan**

The Comprehensive Bicycle Master Plan notes that transit works in tandem with walking, bicycling, and automobile use to provide commuters with multiple convenient transportation choices. All Valley Metro buses are equipped with bicycle racks (two-bike or three-bike) and light rail trains have on-board storage hangers for bicycles. The property is located near two major bus routes along 16th Street and Indian School Road. Additionally, the site is near the canal which provides connectivity to the light rail. Because the site is located in an area that offers access to alternative modes of transportation, it is recommended that secured bicycle parking be provided at 0.25 spaces for each residential unit and that a minimum of four inverted U bicycle parking spaces be provided on site for guests. Section 1307.H., of the Zoning Ordinance requires that the bicycle parking should be located near building entrances and the rack installation should be clear of obstacles. Bicycle racks should be an inverted-U design and be incorporated into the site plan. This is addressed in Stipulation No. 6.

COMMUNITY INPUT SUMMARY

9. At the time this staff report was written, staff received correspondence from one member of the public inquiring about the request.

INTERDEPARTMENTAL COMMENTS

10. The Aviation Department has noted that the developer shall provide notice to prospective purchasers the existence and operation characteristics of the Phoenix Sky Harbor International Airport (PHX). This is addressed in Stipulation No. 9.
11. The Street Transportation Department has requested that a 5-foot wide sidewalk be provided along 17th Street, adjacent to the development, and that all street updates be subject to ADA requirements. This is addressed in Stipulation Nos. 4 and 8.
12. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. 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 a 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.

14. The City of Phoenix Fire Department has noted that there are no code issues anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

MISCELLANEOUS

15. The site is located in an area identified as being archaeologically sensitive. 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 Stipulation Nos. 10, 11, and 12.
16. 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 Ordinances establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling was not addressed in the proposal.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. As stipulated, the development is consistent with the Squaw Peak Parkway Specific Plan policies.
2. The proposed project is compatible with the surrounding uses and will allow an expansion of an existing development on a vacant portion of the lot that is currently underutilized.
3. As stipulated, the project will provide an enhanced streetscape along 17th Street

Stipulations

1. The architecture, design, color, and building materials shall be compatible for all of the buildings within the development, as approved by the Planning and Development Department.
2. Each new unit shall provide a covered entryway, as approved by the Planning and Development Department.
3. Pedestrian connections shall be provided to the street and from the existing building to the new buildings. All pedestrian walkways shall consist of a contrasting material such as 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.
4. There shall be a minimum 5-foot-wide detached sidewalk along 17th Street with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
5. Minimum 3-inch caliper trees, planted 20 feet on center, or in equivalent groupings, shall be planted along the side yards adjacent to residential zoning to provide screening for adjacent residences, as approved by the Planning and Development Department.
6. 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.
7. The surface parking lot area shall be landscaped with a minimum 2-inch caliper shade trees. Landscaping must be dispersed throughout the parking area, as approved by Planning and Development Department.
8. 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.

9. 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.
10. 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.
11. 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.
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.

Writer

Maja Brkovic

December 21, 2018

Team Leader

Samantha Keating

Exhibits

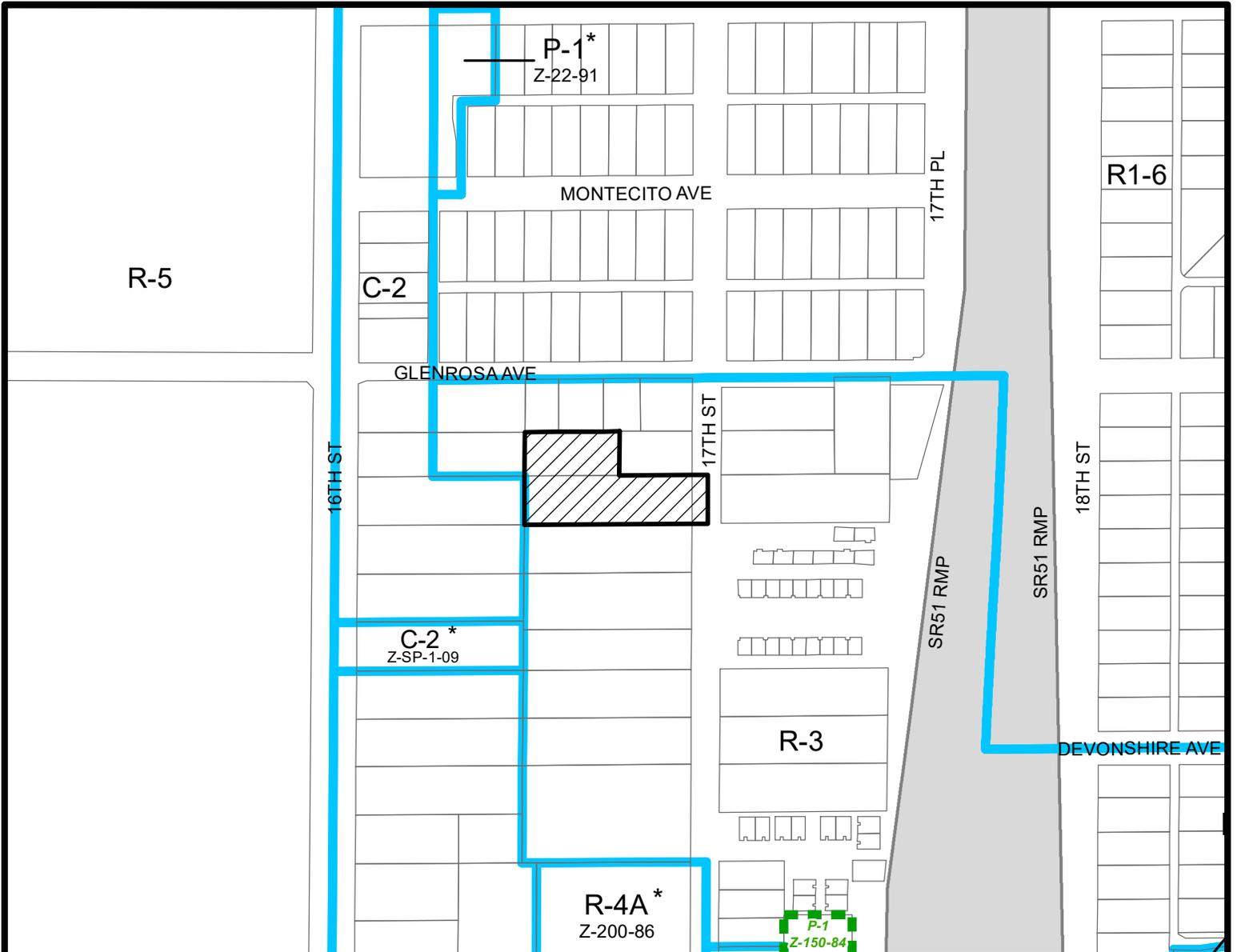
Sketch Map

Aerial

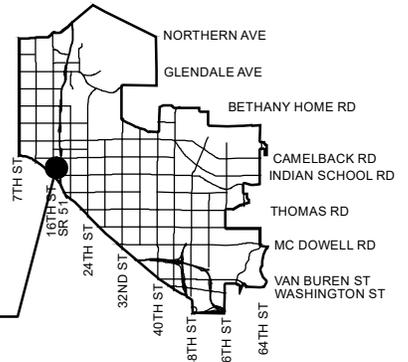
Site Plan date stamped November 1, 2018

Conceptual Renderings date stamped December 27, 2018 (4 pages)

Community Correspondence (1 page)

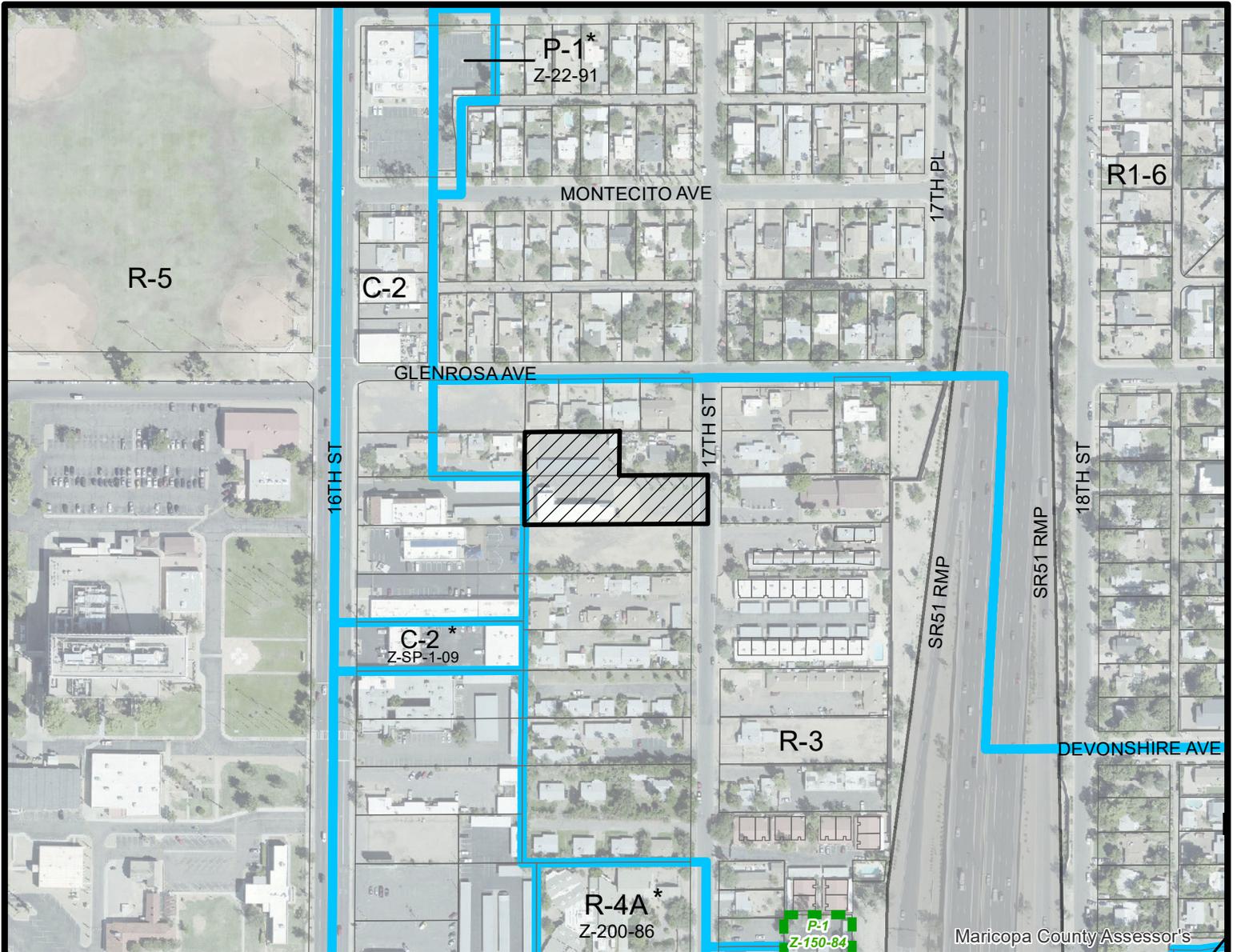


CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: Ascend Properties		REQUESTED CHANGE:	
APPLICATION NO. Z-70-18		FROM: R-3 (0.94 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.94 Acres		TO: R-4 (0.94 a.c.)	
<small>DATE:</small> 12/10/2018 <small>REVISION DATES:</small>			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 17-31		<small>ZONING MAP</small> H-9	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R-3		16	
R-4		32	
CONVENTIONAL OPTION			
13			
27			

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



Maricopa County Assessor's



Miles

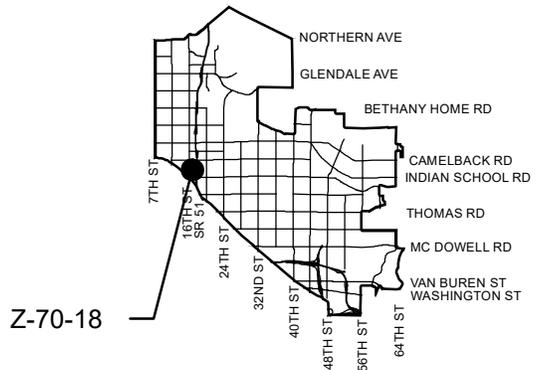
5.5 2.75 0 5.5

CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 4



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



Z-70-18

APPLICANT'S NAME: **Ascend Properties**

APPLICATION NO. **Z-70-18**

DATE: **12/10/2018**
REVISION DATES:

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

0.94 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 17-31

ZONING MAP
H-9

REQUESTED CHANGE:

FROM: **R-3 (0.94 a.c.)**

TO: **R-4 (0.94 a.c.)**

MULTIPLES PERMITTED

R-3

R-4

CONVENTIONAL OPTION

13

27

*** UNITS P.R.D. OPTION**

16

32

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

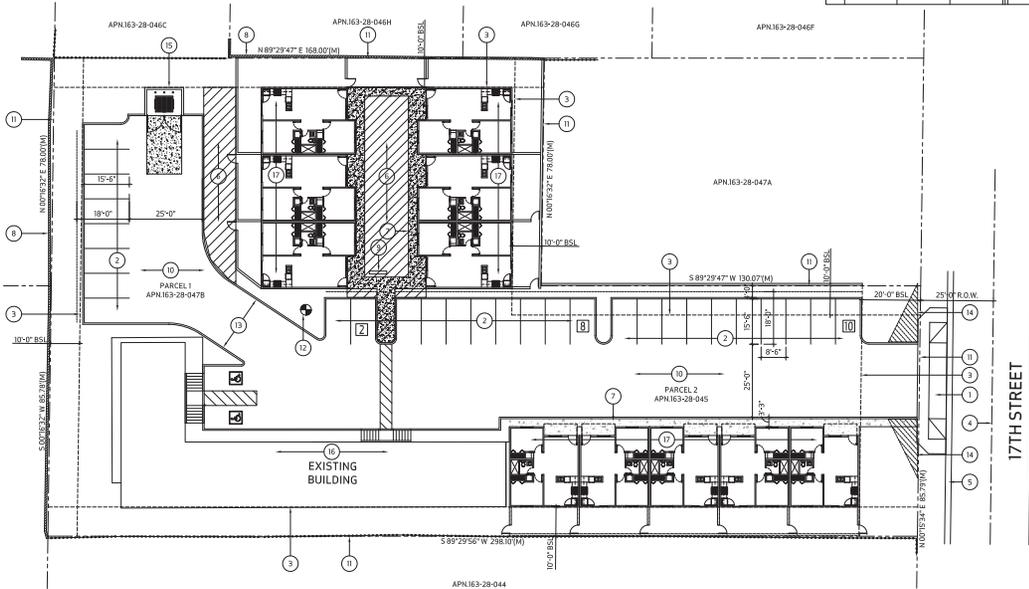
SITE PLAN NOTES

1. DRIVEWAY ENTRY PER CITY OF PHOENIX DETAIL P1255-1.
2. PARKING.
3. BUILDING SETBACK LINE.
4. CENTER LINE OF STREET.
5. EXISTING CURB & GUTTER. REPLACE/REPAIR BROKEN OR OUT OF GRADE CURB AND SIDEWALK TO MEET CURRENT ADA GUIDELINES.
6. OPEN SPACE AREA.
7. CONCRETE SIDEWALK.
8. EXISTING 4" X 4" HIGH PERIMETER WALL.
9. MAIL BOXES.
10. ASPHALT DRIVEWAY.
11. PROPERTY LINE.
12. PROPOSED FIBER HYDRANT.
13. 6" HISTORICAL CURB. PHYSICAL.
14. VISIBILITY TRIANGLE.
15. TRASH ENCLOSURE.
16. EXISTING BUILDING TO REMAIN.
17. PROPOSED BUILDING.

PARKING SUMMARY

PARKING REQUIRED:	7	
(9) UNITS LESS THAN 600 SF 1.0 X 9	9.0 SPACES	
(19) UNITS 2018	1.5 X 14	210 SPACES
TOTAL REQUIRED:		30.0 SPACES
PARKING PROVIDED:		30.0 SPACES
TOTAL PROVIDED:		30.0 SPACES
ADA PARKING REQUIRED: (4%)	1.2 SPACES	
ADA PARKING PROVIDED:	2.8 SPACES	

VICINITY MAP



PROJECT INFORMATION

PROJECT NAME:	MORNING POINT
ADDRESS:	428 NORTH 17TH STREET PHOENIX, ARIZONA 85016
APN:	163-28-045, 163-28-047B
ZONING:	R-4 (FRD)
PROPOSED USE:	MULTI-FAMILY
NUMBER OF UNITS:	9 UNITS LESS THAN 600 SF 13 UNITS 2-BEDROOM (1 BATH)
LOT SALES:	NO
BUILDING HEIGHT:	
ALLOWED:	40'-0" HIGH
PROPOSED:	20'-0" HIGH
NET ACRES:	38,683 SF (0.898 ACRES) 48,813 SF (1.139 ACRES)
DENSITY (30-45 UNITS PER ACRE)	
UNITS ALLOWED:	28.00 UNITS
UNITS PROPOSED:	22.00 UNITS
BUILDING FOOTPRINT	
EXISTING BUILDING:	3,795 SF
PROPOSED BUILDINGS:	7,571 SF
TOTAL BUILDING FOOTPRINT:	11,276 SF
LOT COVERAGE	
TOTAL ALLOWED:	50%
PROVIDED:	27%
SPRINKLERS:	YES
CONSTRUCTION TYPE:	I-V-B
REFUSE:	COMMUNITY BIN
OPEN SPACE	
REQUIRED (5%):	2,040 SF
PROVIDED:	2,506 SF
STREET STANDARD:	PRIVATE ACCESSWAY

PROJECT DIRECTORY

OWNER:	ASCEND PROPERTIES 428 NORTH 17TH STREET PHOENIX, ARIZONA 85016 PHONE: 602.536.2706 CONTACT: BARBARA LOPEZ
ARCHITECT:	TOMCEK DESIGN P.C. 438 NORTH 17TH CENTER PLAZA ST. 201 SCOTTSDALE, ARIZONA 85251 PHONE: 602.697.7751 CONTACT: MARK TOMCEK
CIVIL ENGINEER:	JACOBS WALLACE LLC 2233 WEST BETHANY HOME ROAD PHOENIX, ARIZONA 85015 PHONE: 602.757.5564 CONTACT: CHUCK JACOBS
LAND PLANNING ATTORNEY:	TIFFANY & BOSCO 2525 EAST CAMELBACK ROAD PHOENIX, ARIZONA 85016 PHONE: 602.452.2774 CONTACT: JACOB ZDNN

CODE REVIEW

AUTHORITY:	CITY OF PHOENIX ARIZONA
CODE:	2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL CONSERVATION CODE

PROJECT DESCRIPTION

PROPOSED SITE PLAN CONSISTS OF (9) NEW BUILDINGS WITH (10) 2-BEDROOM UNITS. THE EXISTING BUILDING HAS 11 UNITS. THE PROPERTY IS CURRENTLY BEING REZONED TO R-4.

CITY OF PHOENIX NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
5. ANY LIGHTING WILL BE PLACED 50' 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.
6. OWNERS OF THE PROPERTY ADJACENT TO THE PUBLIC RIGHT OF WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY IN ACCORDANCE WITH APPROVED PLANS.
7. AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE OCCUPANT IS TO NOTIFY CDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL (602) 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
8. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
9. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTORS AND OTHER ELECTRICAL OR MECHANICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
10. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 9' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
11. STRUCTURES AND LANDSCAPING AT UNCONTROLLED FOURWAY INTERSECTION OF PRIVATE ACCESSWAYS WITH PRIVATE ACCESSWAYS WITHIN A TRIANGLE 30' X 30' FROM THE RIGHT-OF-WAY LINES WILL BE MAINTAINED AT A MIN. OF 3'.
12. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITH THE RIGHT-OF-WAY.
13. NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUALITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602.262.2811.
14. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
15. ALL RIGHT-OF-WAY AND OTHER REQUIRED PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
16. VERIFY OWNERSHIP OF ANY PLANT MATERIAL OR IRRIGATION LOCATED IN PUBLIC RIGHT-OF-WAY. OBTAIN PERMISSION FROM PARKS AND REC. DEPT. IN WRITING PRIOR TO REMOVAL OF ANY EXISTING PLANT MATERIAL OR EQUIPMENT.
17. ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED BY LIKE SIZE AND KIND BY THE CONTRACTOR. CONTACT THE PARKS AND REC. DEPT. PRIOR TO ANY RIGHT-OF-WAY PLANT RELOCATIONS AT 602.262.6863.
18. ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MIN. OF 3' WIDE AND HAVE A MAX. SLOPE OF 1:20 WITH A MAX. CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS.
19. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN. CANOPY CLEARANCE OF 6'-6".
20. THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM OWNED AND MAINTAINED BY THE PROPERTY OWNER OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDINGS SAFETY SECTION OF THE PLANNING AND DEV. DEPT.
21. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPT. OF ENV. QUALITY, AQUIFER PROTECTION PROGRAM GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMIN. CODE TITLE 18, CHAPTER 18.01, SECTION 18.01.03 (AAC 18.01.03) WHENEVER IS APPLICABLE.
22. ALL ON-SITE WATER LINES INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.
23. LANDSCAPE SHALL BE MAINTAINED BY A PERMANENT AND AUTOMATIC IRRIGATION SYSTEM TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION.

ICONSIST TO THE REPRODUCTION OF THE SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF AMENDMENTS ARE MADE, THE ARCHITECTS WHO HAVE SO CHANGED ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

SIGNATURE OF COPYRIGHT OWNER: _____ DATE: _____



TOMCEK DESIGN

4388 North Civic Center Plaza
Suite 201
Scottsdale, Arizona 85251
E: info@tomeckdesign.com



EXPIRES 3.31.2020

PROJECT:
MORNING POINT APARTMENTS
428 NORTH 17TH STREET
PHOENIX, ARIZONA 85016

REVISIONS:

JOB # 1812
DATE: 9.16.2018
CONTENTS: SITE PLAN

SHEET NO: **SP100**

CITY OF PHOENIX

NOV 01 2018

Planning & Development
Department



CITY OF PHOENIX

DEC 27 2018

Planning & Development
Department



CITY OF PHOENIX

DEC 27 2018

Planning & Development
Department



CITY OF PHOENIX

DEC 27 2018

**Planning & Development
Department**



CITY OF PHOENIX

DEC 27 2018

Planning & Development
Department

From: [Alim Boflo](#)
To: amz@tblaw.com
Cc: [Maja Brkovic](#)
Subject: 4238 N 17th St rezoning request
Date: Sunday, November 18, 2018 6:27:06 PM

Hello,

My name is Al Boflo, and I own one of the neighboring properties to the address listed in the subject line.

I wanted to inquire learn more about the proposed re-zoning and the feedback gathered through the meeting on November 14, 2018. I was not in town and not able to attend.

Could you kindly send me your plans, Ashley? How many units do you seek to add?

Maja, is the staff's report on this request completed? Am I also able to receive a copy of this report? Is the staff currently in support of the re-zoning based on information submitted and feedback gathered?

Thank you,

Al Boflo