



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-53-23-8**  
November 8, 2023

**Camelback East Village Planning Committee Meeting Date:** November 14, 2023  
**Planning Commission Hearing Date:** December 7, 2023

**Request From:** [R1-6](#) (Single-Family Residence District) (0.76 acres)  
**Request To:** [R-4](#) (Multifamily Residence District) (0.76 acres)  
**Proposal:** Multifamily residential  
**Location:** Approximately 235 feet north of the northeast corner of 36th Street and McDowell Road  
**Owner:** Edge Development LLC  
**Applicant/Representative:** Jason Morris, Withey Morris Baugh, PLC  
**Staff Recommendation:** Approval, subject to stipulations

<b><u>General Plan Conformity</u></b>			
<b><u>General Plan Land Use Designation</u></b>		Residential 10 to 15 dwelling units per acre	
<b><u>Street Map Classification</u></b>		36th Street	Minor Collector
		33-foot east half street	
<b><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></b>			
The proposal will add a new multifamily development in an area where similar developments exist, and nearby properties are zoned for similar types of developments. The proposal will also be compatible in scale and character to the surrounding area.			
<b><i>CONNECT PEOPLE &amp; PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i></b>			
The proposal, as stipulated, will provide secured bicycle parking and guest bicycle parking located near the community center and/or clubhouse and open space areas. A bicycle repair station will also be provided as an added amenity for bicyclists.			

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

The proposal, as stipulated, will shade pedestrian pathways, sidewalks, and bicycle infrastructure to a minimum of 75 percent, will landscape uncovered surface parking lot areas with shade trees to provide a minimum of 25 percent shade, and will plant all required landscape setbacks with shade trees.

**Applicable Plan, Overlays, and Initiatives**

[Housing Phoenix Plan](#) – See Background Item No. 6.

[Tree and Shade Master Plan](#) – See Background Item No. 7.

[Complete Streets Guiding Principles](#) – See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 9.

[Zero Waste PHX](#) – See Background Item No. 10.

[Transportation Electrification Action Plan](#) – See Background Item No. 11.

[Phoenix Climate Action Plan](#) – See Background Item No. 12.

**Surrounding Land Uses/Zoning**

	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	R1-6
<b>North</b>	Vacant	R-3A
<b>East</b>	Multifamily residential	PAD-14, R-4
<b>South</b>	Office	C-1
<b>West (across 36th Street)</b>	Commercial center	C-2

<b>R-4 – Multifamily Residence District (Planned Residential Development Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<i>Gross Acreage</i>	-	0.76 acres
Maximum Number of Units	23; 26 with bonus	18 (Met)
Maximum Density (dwelling units/acre)	30.45 dwelling units per gross acre; 34.80 with bonus	23.68 dwelling units per acre (Met)
Maximum Lot Coverage	50%	46.96% (Met)
Maximum Building Height	3 stories or 40 feet for first 150 feet; 1-foot increase in height for every 5 feet of additional setback up to 48 feet, 4-story maximum	3-story, 40 feet (Met)
<b><i>Minimum Building Setbacks</i></b>		
Adjacent to Public Street	20 feet	West: 32 feet, 8 inches (Met)
Adjacent to Property Line	10 feet	North: 10 feet (Met)
		East: 7 feet, 2 inches (Met)
		South: 10 feet (Met)
<b><i>Minimum Landscape Setbacks</i></b>		
Adjacent to Street	20 feet	West: 20 feet (Met)
Adjacent to Property Line	5 feet	North: Varies from 19 feet, 1 inch to 5 feet, 7 inches (Met)
		East: Varies from 5 feet, 4 inches to 5 feet (Met)
		South: 5 feet, 10 inches (Met)
Minimum Common Open Space	5% of gross area	5.09% (Met)
Minimum Parking	27 spaces	27 spaces (Met)
	1.5 unreserved spaces per 1- or 2-bedroom units	
	(4) 1-bedroom and (14) 2-bedroom units proposed	

**Background/Issues/Analysis**

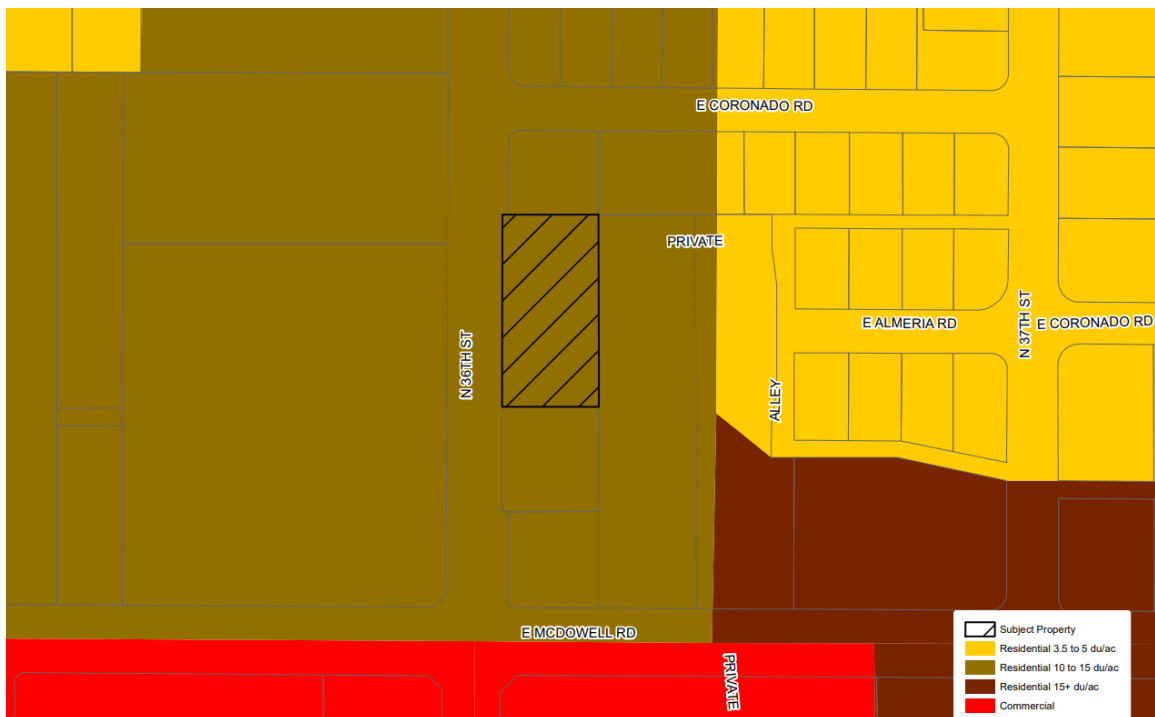
**SUBJECT SITE**

1. This request is to rezone 0.76-acres located approximately 235 feet north of the northeast corner of 36th Street and McDowell Road from R1-6 (Single-Family Residence District) to R-4 (Multifamily Residence District) to allow multifamily residential.

### GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Residential 10 to 15 dwelling units per acre. The proposal is not consistent with the General Plan Land Use Map designation, but the site is less than 10 acres in size; therefore, a General Plan Amendment is not required.

The General Plan Land Use Map designations surrounding the site to the north, east, south and west are also designated as Residential 10 to 15 dwelling units per acre.



General Plan Land Use Map  
Source: Planning and Development Department

### SURROUNDING LAND USES AND ZONING

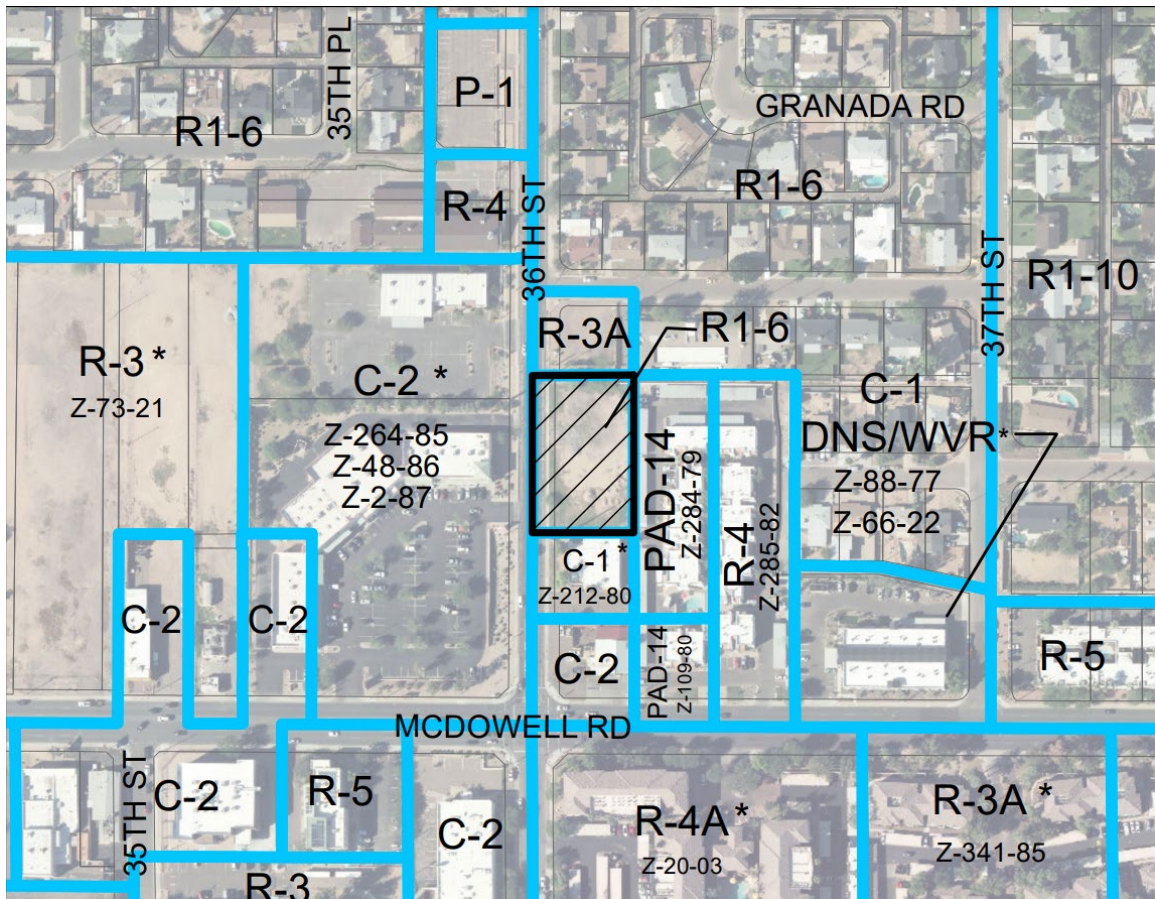
3. The subject site is vacant and is currently zoned R1-6 (Single-Family Residence District).

To the north of the subject site is also vacant land zoned R-3A (Multifamily Residence District).

To the east of the subject site is a multifamily residential development zoned PAD-14 (Planned Area Development) and R-4 (Multifamily Residence District) further east.

To the south of the subject site is an office zoned C-1 (Neighborhood Retail).

To the west of the subject site, across 36th Street, is a commercial center zoned C-2 (Intermediate Commercial).



Zoning Sketch Map

Source: Planning and Development Department

## PROPOSAL

### 4. Site Plan

The site plan, attached as an exhibit, proposes an 18-unit multifamily residential development within a three-story building. The ground level is mainly for surface parking with the building located right above the surface parking areas, in addition to a centrally located amenity space, and two stairwells. A total of 27 parking spaces are proposed, including two accessible spaces. Vehicular access is provided from 36th Street along the north side of the property. Additionally, the site plan proposes approximately 2,624 square feet of common open space. A refuse bin within a trash enclosure is proposed near the northeast corner of the property.

The proposed site plan meets the development standards and meets or exceeds the minimum requirements of the Phoenix Zoning Ordinance. As a result, staff

recommends general conformance to the site plan date stamped November 2, 2023. This is addressed in Stipulation No. 1.

To enhance and distinguish the entry to the development, staff recommends that the primary entry/exit drive into the development shall incorporate decorative pavers, stamped or colored concrete, or a similar alternative material. This is addressed in Stipulation No. 3.

For enhanced pedestrian safety and visibility, staff recommends that traffic calming measures be provided at all site entries and exits to slow down vehicular speeds as they approach sidewalks, and that where pedestrian walkways cross a vehicular path, the pathway be constructed of alternative materials or other pavement treatments that visually contrasts parking and drive aisle surfaces. These are addressed in Stipulation Nos. 3, 4 and 5.

5. **Elevations**

The building elevations, attached as an exhibit, proposes a three-story building with a variety of colors and materials, and breaking of massing. The proposed elevations provide a modern design that will provide an enhancement to the surrounding area. For these reasons, staff recommends general conformance to the elevations date stamped October 27, 2023. This is addressed in Stipulation No. 2.

PLANS, OVERLAYS, AND INITIATIVES

6. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposal supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

7. **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. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff recommends robust tree planting and shade

standards, including that all pedestrian pathways and sidewalks be shaded to a minimum of 75 percent, that all bicycle infrastructure be shaded to a minimum of 75 percent, that all uncovered surface parking lot areas be landscaped with minimum two-inch caliper trees to be shaded to a minimum of 25 percent shade, and that all required landscape setbacks be planted with minimum two-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings. These are addressed in Stipulation Nos. 6, 7.f, 8, and 9.

8. **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 promote safety and connectivity for pedestrians, staff recommends that where pedestrian walkways cross a vehicular path, the pathway be constructed of alternative materials or other pavement treatments that visually contrasts parking and drive aisle surfaces. Additionally, staff recommends a minimum five-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk be constructed along the east side of 36th Street, adjacent to the development. These are addressed in Stipulation Nos. 5 and 13.

9. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide secured bicycle parking spaces at a rate of 0.25 spaces per unit and guest bicycle parking spaces at a rate of 0.05 spaces per unit, installed per the requirements in the City's Walkable Urban (WU) Code, and located near the community center and/or clubhouse and open space areas. Additionally, a bicycle repair station ("fix it station") will be provided and maintained on site within an amenity area or near a primary site entrance. This is addressed in Stipulation No. 7.

10. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal materials indicate that plans for recycled waste pickup will be coordinated with a third-party provider.

11. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. Staff recommends a minimum of 10 percent of the required parking spaces include EV Installed infrastructure. Additionally, staff recommends a minimum of 10 percent of the required bicycle parking spaces include standard electrical receptacles for electric bicycle charging capabilities. This is addressed in Stipulation Nos. 7.d and 10.

12. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 11, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

COMMUNITY INPUT SUMMARY

13. At the time this staff report was written, staff has not received any letters in support or in opposition of the proposal.

INTERDEPARTMENTAL COMMENTS

14. **Street Transportation Department**

The Street Transportation Department requested the following:

- That a minimum of 40 feet of right-of-way be dedicated for the east side of 36th Street, adjacent to the development.



- That a minimum five-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk be constructed along the east side of 36th Street, adjacent to the development.
- That all streets be constructed with all required elements and to ADA requirements.

These are addressed in Stipulation Nos. 12 through 14.

15. **Aviation Department**

The Aviation Department requested the airport disclosure stipulation. This is addressed in Stipulation No. 15.

OTHER

16. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 16.
17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 17.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

**Findings**

1. The proposal will contribute to the mix of housing types in the Village and help alleviate the housing shortage in Phoenix.
2. The proposal is compatible with surrounding land uses and zoning.
3. As stipulated, the proposal supports efforts from various plans and initiatives, including the Housing Phoenix Plan, the Tree and Shade Master Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, and the Phoenix Climate Action Plan.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped November 2, 2023, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped October 27, 2023, as approved by the Planning and Development Department.
3. The primary entry/exit drive into the development shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.
4. Traffic calming measures shall be provided at all site entries and exits to slow down vehicular speeds as they approach sidewalks, as approved by the Planning and Development Department.
5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. All pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
7. The development shall incorporate bicycle infrastructure as described below, as approved by the Planning and Development Department.
  - a. Secured bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit, up to a maximum of 50 spaces.
  - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit, up to a maximum of 50 spaces.
  - c. Non-secured bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the community center and/or clubhouse and open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
  - d. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.

- e. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
  - f. All bicycle infrastructure shall be shaded by a structure, landscaping, or a combination of the two to provide minimum 75% shade.
8. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by the Planning and Development Department.
9. All required landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
10. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure, as approved by the Planning and Development Department.
11. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
12. A minimum of 40 feet of right-of-way shall be dedicated for the east side of 36th Street, adjacent to the development, as approved by the Planning and Development Department.
13. A minimum 5-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed along the east side of 36th Street, adjacent to the development, and planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
- b. Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

14. All streets within and adjacent to the development shall be constructed 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.
15. 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.
16. 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.
17. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Adrian Zambrano

November 8, 2023

**Team Leader**

Racelle Escolar

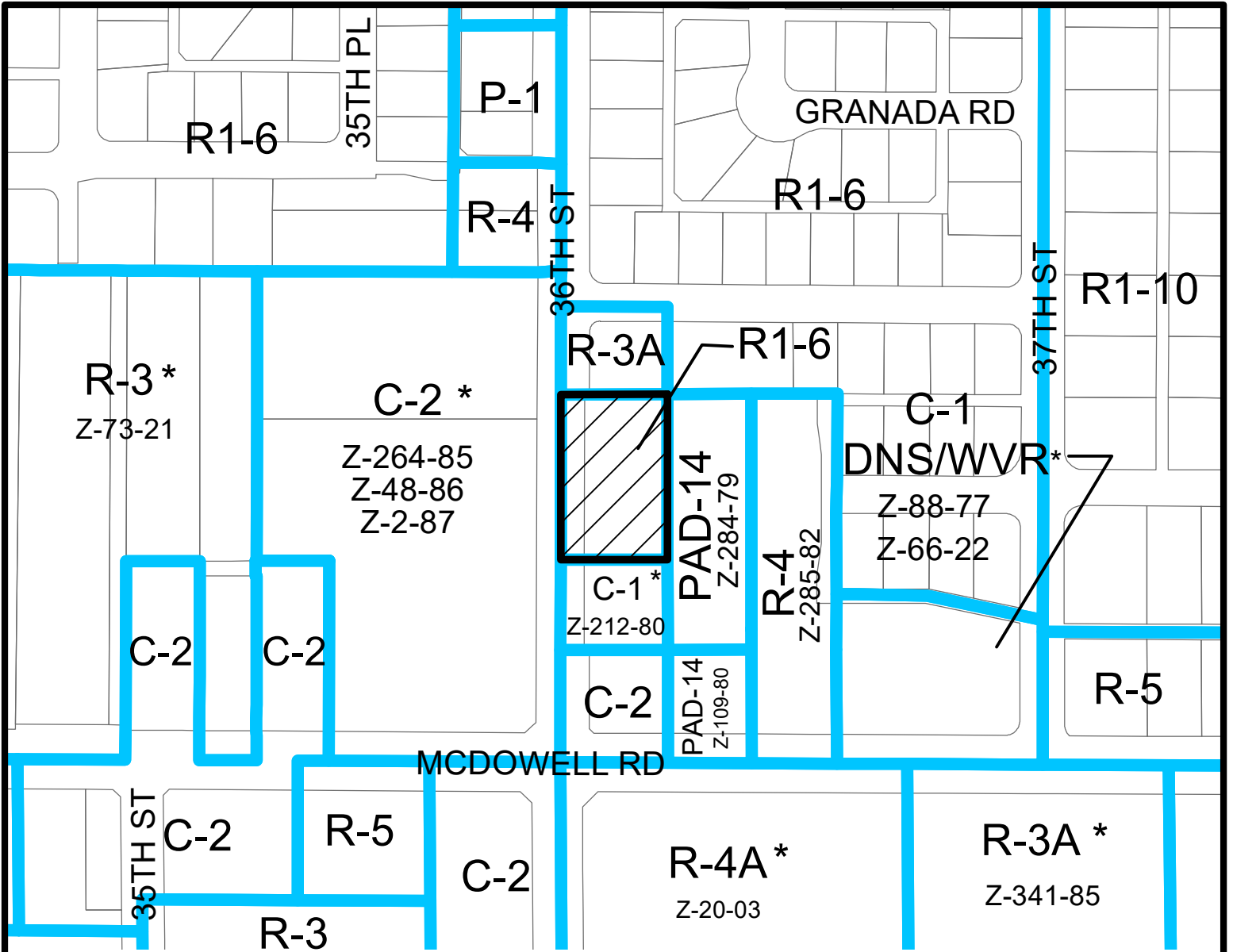
**Exhibits**

Zoning Sketch Map

Aerial Sketch Map

Conceptual Site Plan date stamped November 2, 2023

Elevations date stamped October 27, 2023



Miles

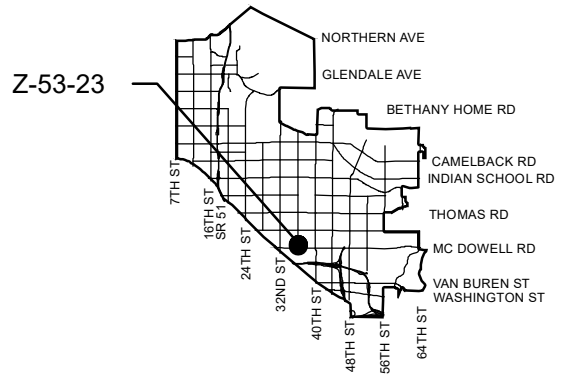
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**CAMELBACK EAST VILLAGE**

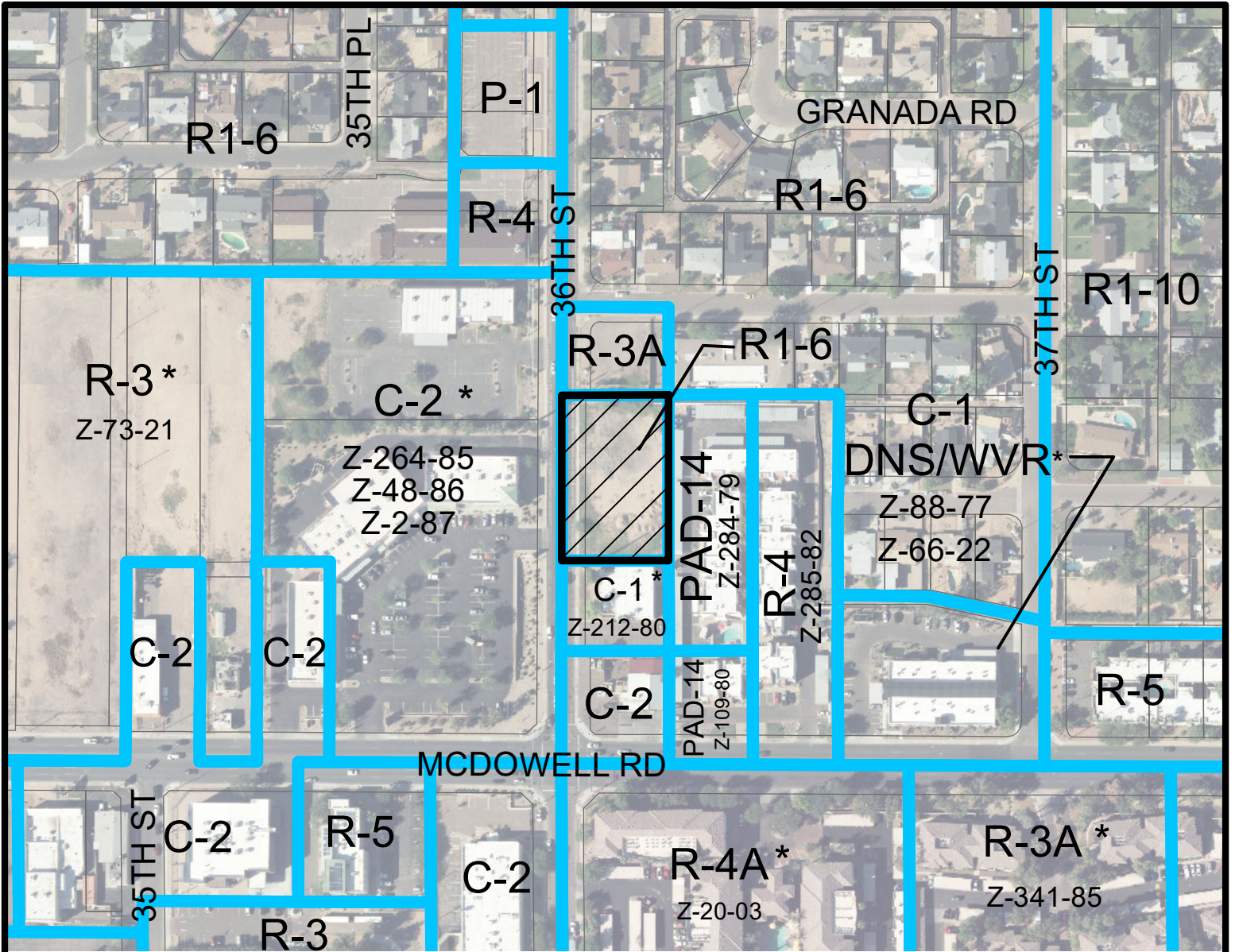
CITY COUNCIL DISTRICT: 8



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



<b>APPLICANT'S NAME:</b> Jason Morris, Withey Morris Baugh, PLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-53-23		<b>FROM:</b> R-1-6 ( 0.76 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>0.76 Acres</b>		<small>DATE:</small> 8/29/2023 <small>REVISION DATES:</small>	
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 13-36</b>		<small>ZONING MAP</small> <b>G-10</b>	
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
R1-6 R-4		5 26	
<b>CONVENTIONAL OPTION</b>		<b>* UNITS P.R.D. OPTION</b>	
4 22		5 26	
<b>* Maximum Units Allowed with P.R.D. Bonus</b>			



Miles

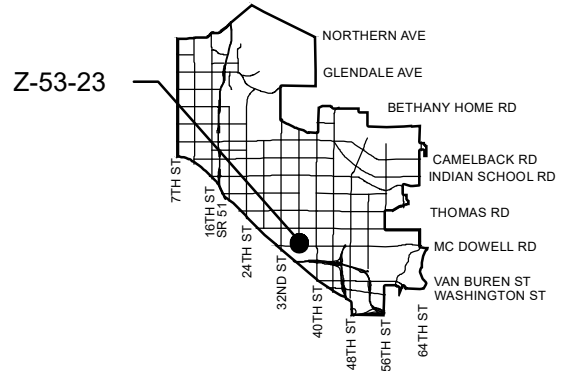
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**CAMELBACK EAST VILLAGE**

CITY COUNCIL DISTRICT: 8



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Jason Morris, Withey Morris Baugh, PLC

**REQUESTED CHANGE:**

FROM: R-1-6 ( 0.76 a.c.)

APPLICATION NO. Z-53-23

DATE: 8/29/2023  
REVISION DATES:

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

0.76 Acres

AERIAL PHOTO &  
QUARTER SEC. NO.  
QS 13-36

ZONING MAP  
G-10

TO: R-4 ( 0.76 a.c.)

**MULTIPLES PERMITTED**

R1-6  
R-4

**CONVENTIONAL OPTION**

4  
22

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

5  
26

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



**36TH ST APARTMENTS**  
1633 N 36TH ST. PHOENIX, AZ 85008

**DREWETT WORKS**  
PHOENIX 952-373-9338  
1144 E STETSON DR SUITE #14  
SCOTTSDALE, AZ 85251  
WWW.DREWETTWORKS.COM



**REZONING - POST APP**  
10-27-2023  
1633 N 36TH ST  
PHOENIX, AZ 85008



CASE # KIVA #: 23-962 SDEV #: 2300244 PAPP/FACT #: 2303552

**OWNER**  
UAM ENTERPRISES, LLC  
URI SHEMESH  
4408 N 12TH ST, SUITE 200  
PHOENIX, AZ 85014

**SITE PLAN NOTES**

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- 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 DRIVEWAYS ENTRANCES 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. 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.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT. 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 RAZORS OR CONCERTINA WIRE SHALL NOT BE USED ON THE SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED FOR THIS PLAN.

CONSULT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF ADAPTATION ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.



**LEGAL DESCRIPTION**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF THE SAID QUARTER SECTION A DISTANCE OF 503.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;  
THENCE EAST 147.05 FEET;  
THENCE SOUTH 225.00 FEET;  
THENCE WEST 148.87 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER;  
THENCE NORTH 225.00 FEET TO THE PLACE OF BEGINNING;  
EXCEPT THE WEST 16.5 FEET THEREOF.

**PROPERTY INFORMATION**

**NET PROPERTY SF:** 24,066 SF (5525 AC)  
**GROSS PROPERTY SF:** 33,066 SF (7591 AC)  
**ZONING:** R-4  
**REZONING:** R-4

**BUILDING INFORMATION**

**OCCUPANCY TYPE(S):** LEVEL 01 - A-3  
LEVEL 02 - R-2  
LEVEL 03 - R-2  
**CONSTRUCTION TYPE:** TYPE V  
**FIRE SPRINKLER TYPE:** NFPA 13R

**APN**

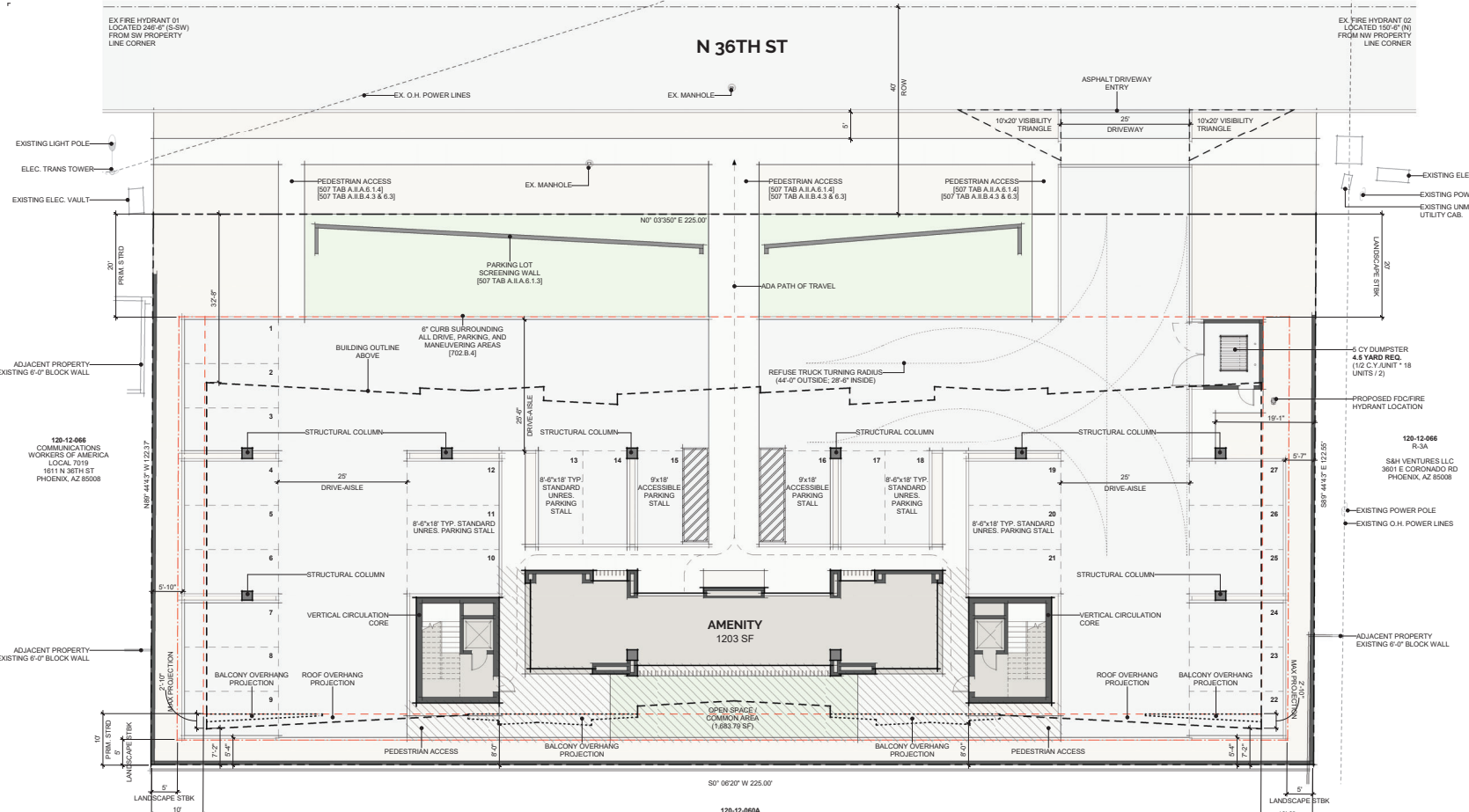
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**LEGAL ADDRESS**

1633 N 36TH ST  
PHOENIX, AZ 85008

**NET SITE AREA**

22,200 SF



**SITE PLAN**  
1" = 10'-0"

**MATERIAL LEGEND**

- DRIVEWAY MATERIAL: ASPHALT
- LANDSCAPE STBK
- PLANTING MEDIUM DECOMPOSED GRANITE
- TURF

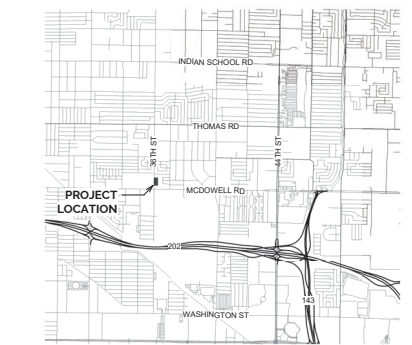
**SITE PLANNING NOTES**

- USEABLE PUBLIC SPACE SHOULD BE SHADED 50%. PEDESTRIAN WALKWAYS SHOULD BE SHADED A MINIMUM OF 50% [507 TAB A.II.A.2 & 6.1.5] [507 TAB A.II.B.1.1]
- RETENTION AREAS SHOULD BE INTEGRATED INTO USEABLE OPEN SPACE. [507 TAB A.II.A.2.4]
- LANDSCAPE TREATMENT MUST BE USED FOR THE ENTIRE SITE EXCLUSIVE OF BUILDINGS AND PAVEMENT FOR VEHICULAR USE. PAVEMENT FOR VEHICULAR USE SHOULD BE INTEGRATED INTO USEABLE OPEN SPACE. [507 TAB A.II.A.2.4]
- ALL NEW OR RELOCATED ELECTRIC LINES 12 KV AND SMALLER, COMMUNICATIONS, AND CABLE TELEVISION AND ALL ON PREMISE WIRING SHOULD BE PLACED UNDERGROUND IN ALL DEVELOPMENTS WHERE VISIBLE FROM STREETS OR ADJOINING PROPERTIES. [507 TAB A.II.B.7.5]
- PRESERVE ALL EXISTING PLANTS ON SITE WHEREVER POSSIBLE. [507 TAB A.II.A.1.3 & 3.1.1]
- REQUIRED LANDSCAPE SETBACKS ADJACENT TO PERMETER STREETS MAY UTILIZE THE REQUIRED SETBACK FOR RETENTION PROVIDED: A MAXIMUM 50% OF THE REQUIRED LANDSCAPE SETBACK IS DEVOTED TO RETENTION; AND THE MAXIMUM DEPTH OF RETENTION WITHIN 6'-0" OF RIGHT-OF-WAY IS 24 INCHES. [507 TAB A.II.A.2.5]

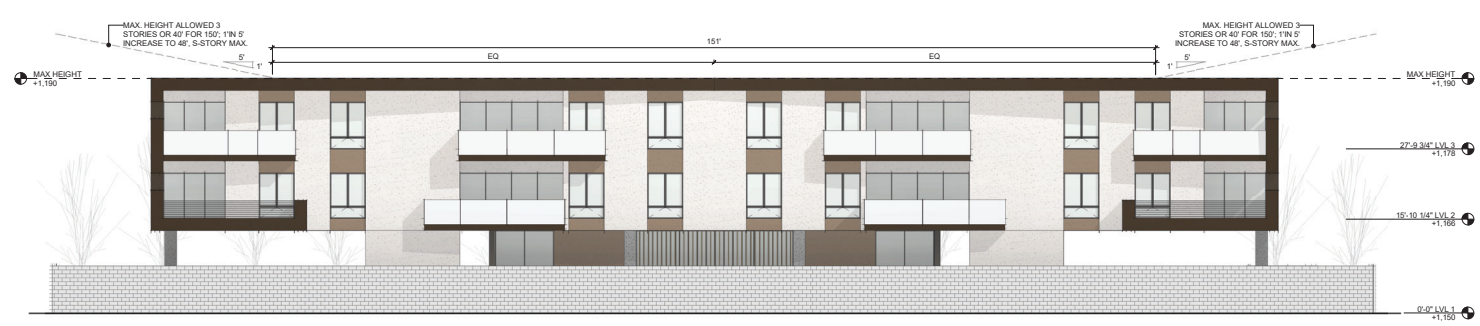
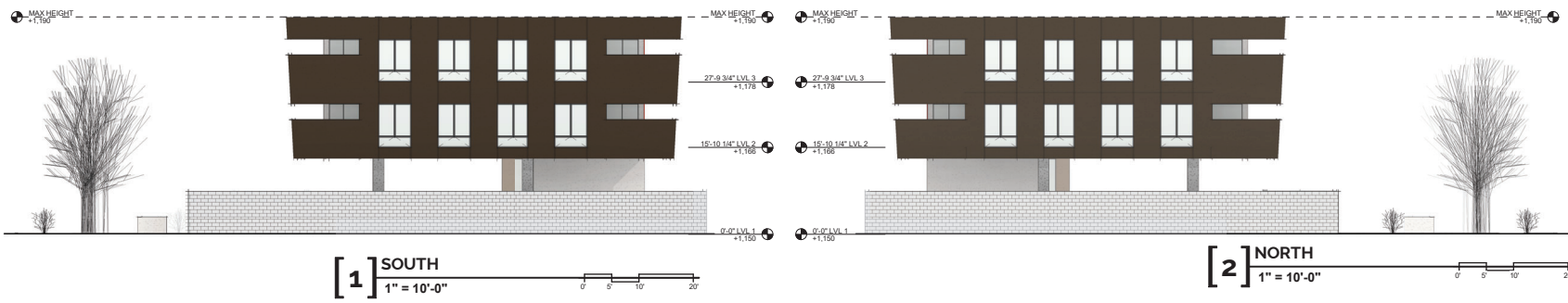
**ZONING REQUIREMENTS**

<b>DEVELOPMENT OPTION:</b> PRD	<b>OPEN SPACE:</b> [COP 703-84]	5% GROSS AREA
<b>DWELLING DENSITY:</b> [COP 617-8]	MAX DENSITY: 30.45/AC GROSS AREA: 33,066 SF (7591 AC)	<b>MINIMUM AREA:</b> 1,653.30 (33,066 SF ÷ 05 [5%]) <b>PROPOSED AREA:</b> 1,653.79 SF
<b>PERIMETER STANDARDS:</b> [COP 617-8]	MAX ALLOWABLE DENSITY: 23 UNITS PROPOSED DENSITY: 18 UNITS	RESIDENT: 1 STALL/SUITE (R-208F) 1.3 STALL/SUITE (STUDIO) 1.3 STALL/SUITE (1-2BR) 2 STALL/SUITE (4-BR)
<b>LANDSCAPE SETBACKS:</b> [COP 617-8]	2' ADJACENT TO PUBLIC STREET 10' ADJACENT TO PROPERTY LINE 2' ADJACENT TO STREET 5' ADJACENT TO PROPERTY LINE	<b>MINIMUM STANDARD STALLS:</b> 27 (1.5 STALL/SUITE * 18 UNITS) <b>PROPOSED STANDARD STALLS:</b> 27
<b>SETBACKS:</b> [COP 617-8]	10' FRONT YARD SETBACK	HANDICAP: 2 HC STALLS / 20-50 STALLS
<b>BUILDING HEIGHT:</b> [COP 617-8]	3 STORES OR 40' FOR FIRST 150' 1" IN INCREASE TO 40' (4 STORES MAX)	<b>MINIMUM HC STALLS:</b> 2
<b>LOT COVERAGE:</b> [COP 617-8]	50% NET AREA	<b>PROPOSED HC STALLS:</b> 2
<b>COMMON AREA:</b> [COP 617-8]	MAXIMUM LOT COVERAGE: 12,033 SF (24,066 SF * 50%) PROPOSED LOT COVERAGE: 11,301.82 SF	<b>MINIMUM SECURED STALLS:</b> 9 (.5 SPACES/SUITE * 18 UNITS) <b>MINIMUM GUEST SPACES:</b> 1 (.05 SPACES/SUITE * 18 UNITS)
	5% GROSS AREA	BICYCLE PARKING:
	<b>MINIMUM AREA:</b> 1,653.30 SF (33,066 SF ÷ 05 [5%]) <b>PROPOSED AREA:</b> 1,653.79 SF	

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**[ 2 ] VICINITY MAP**  
NOT TO SCALE



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 Department

<b>OWNER</b>	
UAM ENTERPRISES, LLC URI SHEMESH 4408 N 12TH ST, SUITE 200 PHOENIX, AZ 85014	
<b>GENERAL NOTES</b>	
G-1	MAG ONE-COAT STUCCO COMPLIANCE PROGRAM. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY AFR APPROVED INSTALLERS. AN APPROVED WEATHER RESISTIVE BARRIER SHALL BE APPLIED OVER ALL FRAMING AND WOOD BASED SHEATHING. ONE-COAT STUCCO SYSTEM SHALL BE "WESTERN ONE KOTE" STUCCO SYSTEM (ICC ESR #107). THIS ONE-COAT STUCCO SYSTEM SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER CONFORMING TO IRC R 703.9.
G-2	PROVIDE WEATHER FLASHING-PROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS AND VENTS PER R703.8.
G-3	PAINT ALL UTILITARIAN METAL TO MATCH STUCCO UNO.
G-4	WEEP SCREED TO BE INSTALLED PER IRC R703.6.1
G-5	STUCCO/PLASTER FINISH MATERIAL TO BE INSTALLED PER IRC R703.6.2
<b>WINDOW NOTES</b>	
W-1	EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE OR EXTERIOR WINDOW OR DOOR FOR EMERGENCY ESCAPE OR RESCUE. THE OPENING SHALL PROVIDE A MIN. OF 5.7 S.F. OF NET CLEAR OPENING. THE OPENING SHALL PROVIDE A MIN. OF 24" CLEAR OPENING HEIGHT AND 20" CLEAR OPENING WIDTH WHERE WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE. THE FINISH SLL HEIGHT SHALL NOT EXCEED 44" ABOVE FINISH FLOOR.
<b>MATERIAL LEGEND</b>	
	STUCCO A TO COMPLY WITH G1 COLOR TBD
	STUCCO B TO COMPLY WITH G1 COLOR TBD
	STUCCO C TO COMPLY WITH G1 COLOR TBD
	CONCRETE
	GLASS
<b>LEGAL DESCRIPTION</b>	
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE GILA AND SAHARA RIVER BASIN AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SAID QUARTER SECTION A DISTANCE OF 503.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST 147.05 FEET; THENCE SOUTH 225.00 FEET; THENCE WEST 148.87 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 225.00 FEET TO THE PLACE OF BEGINNING; EXCEPT THE WEST 16.5 FEET THEREOF.	
<b>PROPERTY INFORMATION</b>	
NET PROPERTY SF:	24,066 SF (5625 AC)
GROSS PROPERTY SF:	33,066 SF (7591 AC)
ZONING:	R1-6
REZONING:	R-4
<b>BUILDING INFORMATION</b>	
OCCUPANCY TYPE(S):	LEVEL 01 - A-3 LEVEL 02 - R-2 LEVEL 03 - R-2
CONSTRUCTION TYPE:	TYPE V
FIRE SPRINKLER TYPE:	NFPA 13R
<b>APN</b>	
120-12-064A	
<b>LEGAL ADDRESS</b>	
1633 N 36TH ST PHOENIX, AZ 85008	
<b>NET SITE AREA</b>	
22,200 SF	



**36TH ST APARTMENTS**  
 1633 N 36TH ST, PHOENIX, AZ 85008

DREWETT WORKS  
 7144 E STETSON DR SUITE #114  
 SCOTTSDALE, AZ 85251  
 WWW.DREWETTWORKS.COM



REZONING - POST APP  
 10-27-2023  
 DR201

CASE # KIVA #: 23-962 SDEV #: 2300244 PAPP/FACT #: 2303552