



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-11-23-6
April 28, 2023

Camelback East [Village Planning Committee](#) Meeting Date: May 2, 2023
[Planning Commission](#) Hearing Date: June 1, 2023
Request From: [C-3](#) (General Commercial) (4.08 acres) and [A-1](#)(Light Industrial District) (1.61 acres)
Request To: [R-5](#) (Multifamily Residence District) (5.69 acres)
Proposed Use: Multifamily residential
Location: Approximately 1,070 feet west of the southwest corner of 55th Street and Van Buren Street
Owner: Clear Sky Capital Van Buren, LP, et al.
Applicant/Representative: Berry Riddell, LLC c/o Wendy Riddell
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 15+ dwelling units per acre	
<u>Street Map Classification</u>	Van Buren Street	Arterial	50-foot south half street
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternative exist.</i></p> <p>The proposal will increase housing opportunities in an area where residential development is expanding. The proposed location has access to bus service and light rail connections to provide efficient mobility to employment centers, commercial areas and recreational opportunities.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on residential properties.</i></p>			

The proposed development is designed to complement the area by providing a range of residential types and options and will promote quality housing in a community environment in accordance with the Housing Phoenix Plan.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Design neighborhoods and buildings to provide pedestrian access to adjacent transportation infrastructure such as public transit.

The proposal is within 2,000 feet of the 50th Street and Washington Street light rail station and to the Priest Drive and Washington Street Station. Access to these light rail stations and bus services on Van Buren Street provide transportation option for residents.

R-5 Multifamily Residential District (Planned Residential Development Option)		
		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	5.69
Maximum Number of Units	260, up to 297 with bonus	225 (Met)
Maximum Density	45.68 dwelling units/acre, 52.20 with bonus	39.54 dwelling units/acre (Met)
Maximum Lot Coverage	50%	36% (Met)
Maximum Building Height	48 feet or 4 stories	48 feet, 4 stories (Met)
<i>Minimum Building Setbacks</i>		
Adjacent to Street (Van Buren Street)	20 feet adjacent to a public street	65 feet (Met)
Adjacent to Street		
East	10 feet	52 feet (Met)
West	10 feet	34 feet (Met)
South	10 feet	58 feet (Met)
<i>Landscape Setbacks</i>		
Adjacent to Street (Van Buren Street)	20 feet	20 feet (Met)
East	5 feet	5 feet (Met)
West	5 feet	5 feet (Met)
South	5 feet	5 feet (Met)
Minimum Open space	5%	5% (Met)

Applicable Plans, Overlays, and Initiatives
<u>Tree and Shade Master Plan</u> : Background Item No. 6.
<u>Complete Streets Guidelines</u> : Background Item No. 7.
<u>Transportation Electrification Action Plan</u> : Background Item No. 8.
<u>Housing Phoenix Plan</u> : Background Item No. 9.
<u>Zero Waste PHX</u> : Background Item No. 10.
<u>Comprehensive Bicycle Master Plan</u> : Background Item No. 11.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Hotel	C-3 and A-1
North (across Van Buren Street)	Multifamily residences	R-4
West	Self-storage	PUD
East	Multifamily residences	R-3A
South	Multifamily residences and office/warehouse	R-4A and A-1

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 5.69-acres located approximately 1,070 feet west of the southwest corner of 55th Street and Van Buren Street from 4.08 acres of C-3 (General Commercial) and 1.61 acres of A-1 (Light Industrial District) to R-5 (Multifamily Residence District) for the purpose of multifamily residential.

The subject site is currently occupied by a motel on the northern portion and is vacant to the south. The site is also approximately 0.82 miles from the Priest Drive/Washington Street light rail station and under half a mile from the 50th Street/Washington Street light rail station.

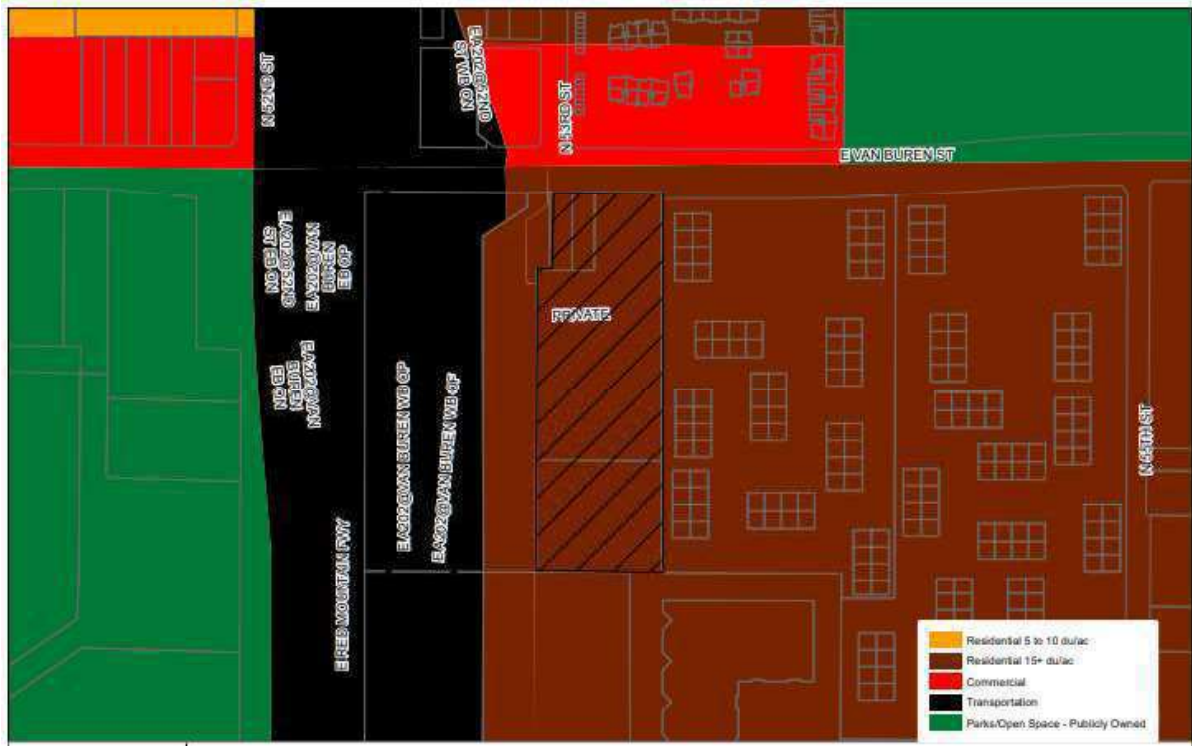
SURROUNDING LAND USES AND ZONING

- The subject site is zoned C-3 and A-1 and is surrounded by residential and commercial uses. There are multifamily residential properties to the east and south zoned R-3A (Multifamily Residence District) and R-4A (Multifamily Residence District), and to the north across Van Buren Street is zoned R-4 (Multifamily Residence District). To the south is also an office zoned A-1.

GENERAL PLAN LAND USE MAP

- The General Plan Land Use Map depicts the subject site and the properties to the east, west and south with a designation of Residential 15+ dwelling units per acre. The property across Van Buren Street to the north has a General Plan Land Use Map designation of Commercial. Further to the west is the Loop 202 Freeway with a Transportation General Plan Land Use map designation. The proposal is consistent with the General Plan Land Use Map designation.

General Plan Land Use Map; Source: Planning and Development Department



PROPOSAL

- The site plan attached as an exhibit, proposes 225 units. The proposed site plan depicts two buildings configured along two driveways that extend to the rear of the property. The site will have one ingress/egress access point from Van Buren Street with parking situated around the perimeter of the site and between the two buildings.

Staff recommends Stipulation No. 1, general conformance to the site plan, so the site develops as proposed. To promote bicycling and transit use, staff is recommending Stipulation No. 2 which requires bicycle parking and a bicycle repair station in the proposed development. Staff recommends Stipulation No. 4 to provide distinguishable walkways to foster safe pedestrian opportunities for movement into and throughout the site.

5. The proposed elevations include two four-story buildings that are centrally located that extend the full length of the property. Each building is located to activate a central amenity area. Building One is located on the north portion of the property and fronts Van Buren Street. Building Two is on the southern portion of the property and the buildings are separated by a central parking lot. The conceptual building elevations, attached as an exhibit, depict four-sided architecture with balconies and multiple colors and materials on each building front. Staff recommends Stipulation No. 1, which requires general conformance to the elevations.

STUDIES AND POLICIES

6. [Tree and Shade Master Plan:](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect.

The proposal, as stipulated, will create a streetscape environment with a shaded and detached sidewalk and the parking lot landscaping will include shade trees. These are addressed in Stipulation Nos. 6 and 8.

7. [Complete Streets Guidelines:](#)

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. The proposed development, as stipulated, will support walking, bicycling, and transit-use by including bicycle parking on the site, by including a bicycle repair (fix-it) station to help residents keep their bikes in a state of good repair, and by constructing a shaded and detached sidewalk along Van Buren Street. These are addressed in Stipulation Nos. 2, 5 and 8.

8. [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. This is addressed in Stipulation No. 5 which requires a minimum 10 percent of the required parking spaces to be EV installed. Additionally, Stipulation No. 2.c. requires electrical receptacles for 10 percent of the required secure bicycle parking to encourage micromobility.

9. [Housing Phoenix:](#)

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 the 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 proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety of housing types that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

10. [Zero Waste Phoenix 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. Recycling bins will be provided as part of this project.

11. [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 development will provide a bicycle repair station and bicycle parking spaces per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. This is addressed in Stipulation No. 2.

COMMUNITY CORRESPONDENCE

12. As of the writing of this report, no community correspondence has been received.

INTERDEPARTMENTAL COMMENTS

13. The Fire Department commented that the site plan must comply with the Phoenix Fire Code and further indicated there are no problems anticipated with the case. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

14. The Street Transportation Department requested that the right-of-way be dedicated, the sidewalk along Van Buren Street be detached and the median be extended as well as a minimum 6-foot-wide sidewalk. The median is to be extended to provide right-in/right-out/left-in access as per the Traffic Impact Analysis. All streets adjacent to the development shall include all required elements and comply with all ADA accessibility standards. These are addressed in Stipulation Nos. 7 through 10.

15. The Aviation Department commented that the property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. This is addressed in Stipulation No. 11.

16. The Public Transit Department requests that the developer shall dedicate right-of-way and construct a bus pad along eastbound Van Buren Street. This is addressed in Stipulation No. 5.

OTHER

17. 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 through 14.

18. 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. 15.
19. Development and use of the site are 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 is consistent with the General Plan Land Use Map designation of Residential 15+ dwelling units per acre.
2. The proposal, as stipulated, will promote a strong pedestrian environment along Van Buren Street with shaded and detached sidewalks that will convey residents safely and comfortably toward bus access, local parks, golf courses and other amenities in the area.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations:

1. The development shall be in general conformance with the site plan and elevations date stamped February 15, 2023 as modified by the following stipulations and approved by the Planning and Development Department.
2. Bicycle infrastructure shall be provided as described below, located near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Bicycle parking spaces shall be provided

through inverted U and/or artistic racks. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.

- a. Secured bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces.
 - b. Guest bicycle parking shall be provided at a minimum of 0.05 spaces per dwelling unit, up to a maximum of 50 required spaces.
 - c. 120-volt receptacle shall be installed for a minimum of 10% of the required secured bicycle parking spaces for electric bicycle charging capabilities.
 - d. 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:
 - i. Standard repair tools affixed to the station;
 - ii. A tire gauge and pump affixed to the based of the station or the ground;
 - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
3. A minimum 10% of the required parking spaces shall provide EV installed infrastructure, as approved by the Planning and Development Department.
 4. 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.
 5. Right-of-way shall be dedicated and a bus stop pad shall be constructed along eastbound Van Buren Street. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and shall be spaced from an intersection according to City of Phoenix Standard Detail P1258. The bus stop pad shall be shaded a minimum of 75% by a combination of structural shade and/or vegetative cover, as approved by the Planning and Development Department.

6. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
7. Right-of-way totaling 65-feet shall be dedicated for the south half of Van Buren Street, as approved by the Planning and Development Department.
8. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk along the south side of Van Buren Street, as approved by the Planning and Development Department.
9. The existing median in Van Buren Street shall be extended to the eastern parcel line of the subject parcel and a 40-foot P-1243-5 right-in/right-out/left-in only driveway shall be provided per the approved Traffic Impact Analysis and as approved by the 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 City. 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 Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
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.

15. 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

John Roanhorse

April 28, 2023

Team Leader

Racelle Escolar

Exhibits

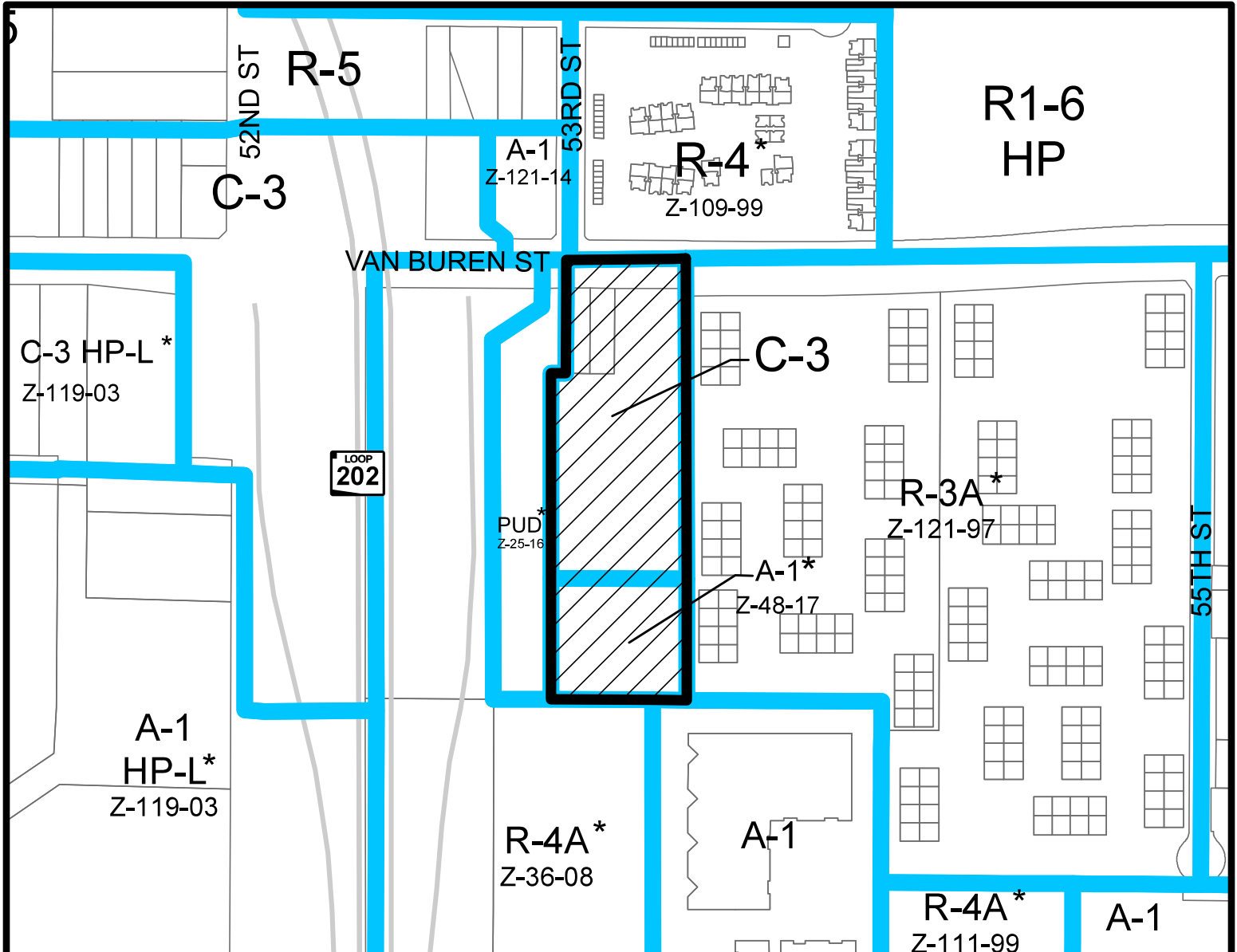
Zoning sketch map

Aerial sketch map

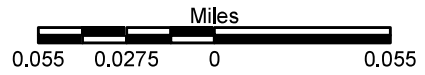
Conceptual Site Plan date stamped February 15, 2023

Conceptual Building Elevations date stamped February 15, 2023 (5 pages)

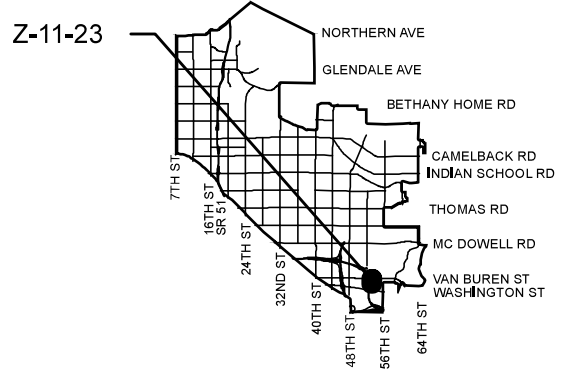
Conceptual Renderings date stamped February 15, 2023 (2 pages)



LOOP 202

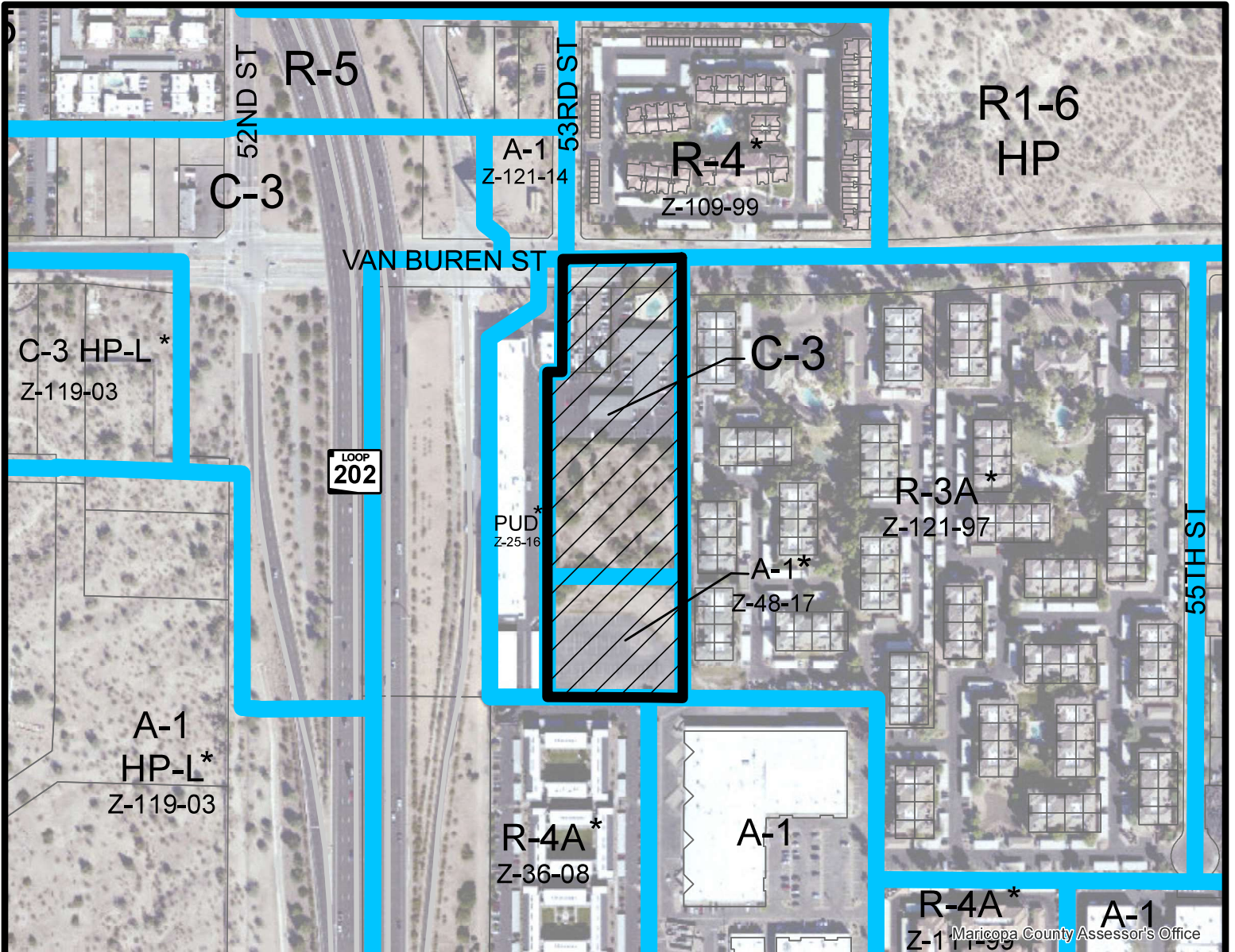


CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: Wendy Riddell, Berry Riddell		REQUESTED CHANGE:	
APPLICATION NO. Z-11-23	DATE: 3/07/2023 <small>REVISION DATES:</small>	FROM: C-3 (4.08 a.c.) A-1 (1.61 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 5.69 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 10-40	<small>ZONING MAP</small> F-11	TO: R-5 (5.69 a.c.)
MULTIPLES PERMITTED C-3, A-1 R-5	CONVENTIONAL OPTION 59, N/A 247		* UNITS P.R.D. OPTION 71, N/A 297

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



Maricopa County Assessor's Office



Miles

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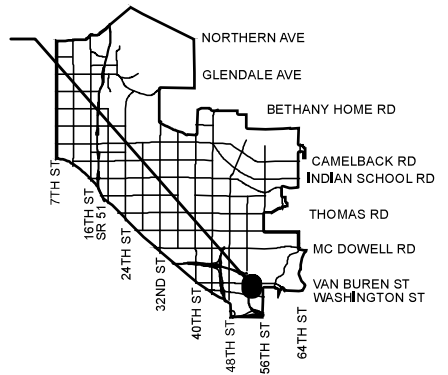
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-11-23



APPLICANT'S NAME: Wendy Riddell, Berry Riddell

REQUESTED CHANGE:

FROM: C-3 (4.08 a.c.)
A-1 (1.61 a.c.)

APPLICATION NO. Z-11-23

DATE: 3/07/2023
REVISION DATES:

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

5.69 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 10-40

ZONING MAP
F-11

TO: R-5 (5.69 a.c.)

MULTIPLES PERMITTED

C-3, A-1
R-5

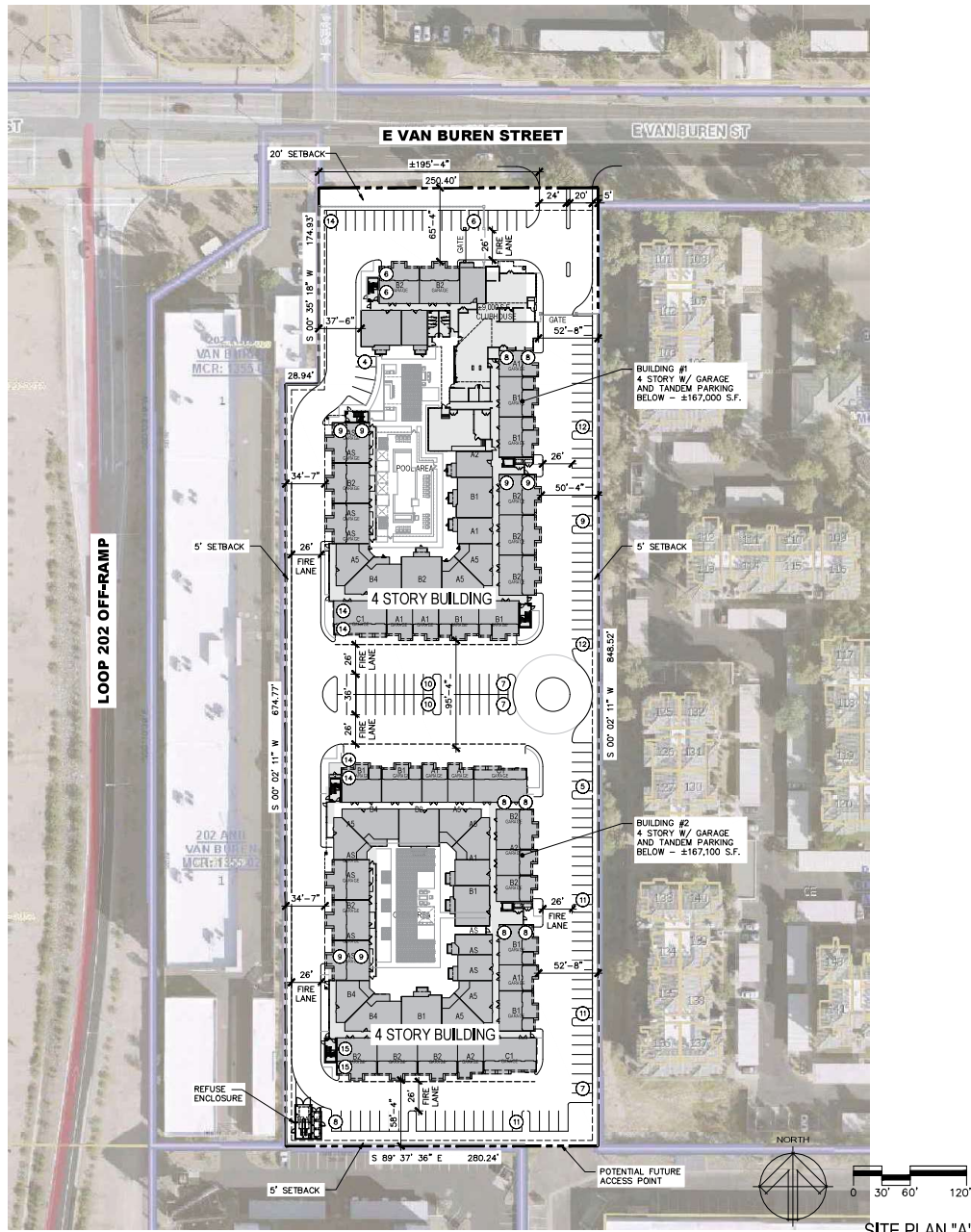
CONVENTIONAL OPTION

59, N/A
247

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

71, N/A
297

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



PROJECT DATA

OVERALL SITE DATA
 SITE AREA: ±5.8 GROSS ACRES / ±5.3 NET ACRES
 ZONING: EXISTING: C3/F1
 PROPOSED: R-S
 APN NO'S: 124-13-014 AND 124-13-018
 PROPOSED USE: MULTI-FAMILY
 MAXIMUM DENSITY ALLOWED: 45.68 DU/AC (52.20 DU/AC WITH BONUS)
 PROPOSED DENSITY: 45 DU/AC
 MAXIMUM BUILDING HEIGHT: 48 FEET (4 STORES)/50 FEET TO MECH.
 PROPOSED BUILDING HEIGHT: 48 FEET (4 STORES)/50 FEET TO MECH.
 LOT COVERAGE: (83,239 S.F. / 230,868 S.F.) 36%

PHASE 1 TOTAL UNIT MIX
 STUDIO UNITS: 36 (10%)
 ONE BEDROOM UNITS: 74 (33%)
 TWO BEDROOM UNITS: 106 (47%)
 THREE BEDROOM UNITS: 9 (4%)
TOTAL: 225 D.U.

UNIT TYPE		GROSS S.F.	UNITS	GROSS AREA
UNIT A1	1 BED/1 BA	686 S.F.	36	20,232 S.F.
UNIT A2	1 BED/1 BA	749 S.F.	28	17,638 S.F.
UNIT A5	1 BED/1 BA	755 S.F.	36	27,180 S.F.
UNIT B1	2 BED/2 BA	1,072 S.F.	44	47,168 S.F.
UNIT B2	2 BED/2 BA	1,174 S.F.	46	54,004 S.F.
UNIT B4	2 BED/2 BA	1,331 S.F.	16	21,296 S.F.
UNIT C1	3 BED/2 BA	1,408 S.F.	9	12,672 S.F.
TOTAL:	3 BED/2 BA		225 D.U.	250,378 S.F.
			AVG. S.F.	930 S.F.

TOTAL PARKING PROVIDED:
 GARAGE SPACES: 100 P.S.
 TANDEM SPACES: 100 P.S.
 GARISIT SPACES: 125 P.S.
 OPEN SPACES: 23 P.S.
TOTAL PROVIDED: 348 P.S.

REQUIRED: 1.55 SPACE PER UNIT

REQUIRED UNRESERVED PARKING:
 STUDIO UNITS: 36 x 1.0 = 36
 ONE BEDROOM UNITS: 74 x 1.5 = 111
 TWO BEDROOM UNITS: 106 x 1.5 = 159
 THREE BEDROOM UNITS: 9 x 2 = 18
TOTAL PARKING PROVIDED: 324 P.S.

UNRESERVED PARKING PROVIDED: 110 P.S.
RESERVED PARKING PROVIDED: 225 (1 PER UNIT)
ACCESSIBLE PARKING REQUIRED: 7 (2% OF TOTAL)
ACCESSIBLE PARKING PROVIDED: 7

PROJECT DESCRIPTION

±5.8 - GROSS ACRE SITE FOR AN URBAN STYLE, MULTI-LEVEL MULTI-FAMILY HOUSING DEVELOPMENT OF 225 UNITS. THE 4-STORY WOOD FRAME BUILDINGS HAVE INTERNAL CORRIDORS AND TUCK UNDER INDIVIDUAL PRIVATE GARAGES. THE ANTICIPATED BREAKDOWN OF BEDROOMS: 16% STUDIO, 33% (1) BEDROOM, 47% (2) BEDROOMS, AND 4% (3) BEDROOMS, LOCATED CENTRALLY IN THE SITE. MAIN ENTRY ALONG VAN BUREN STREET

VICINITY MAP:



CITY OF PHOENIX

FEB 15 2023

Planning & Development Department

Zoning Case #: -
 Kiva Project #: 22-3430
 SDEV #: 2200494
 PAPP#: 2208361



biltform architecture
 group, inc.
 11450 North Cave Creek Road, Suite 111
 Phoenix, Arizona 85020
 Phone: 602.968.2000 Fax: 602.968.2002

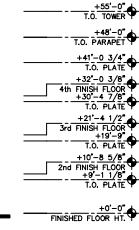
PRELIMINARY NOT FOR CONSTRUCTION
 EXPRES 90022

THE VAN BUREN RESIDENCES
 MULTI-FAMILY LIVING
 5308 E. VAN BUREN STREET, PHOENIX, ARIZONA 85008
 Little Magician Holdings Park LP
 Scottsdale AZ

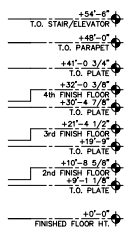
REVISIONS
 1 -
 2 -
 3 -
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JOB NO: 22-023
 DATE: OCTOBER 26, 2022
 SCALE: 1"=60'

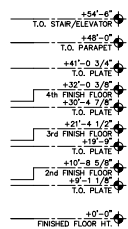
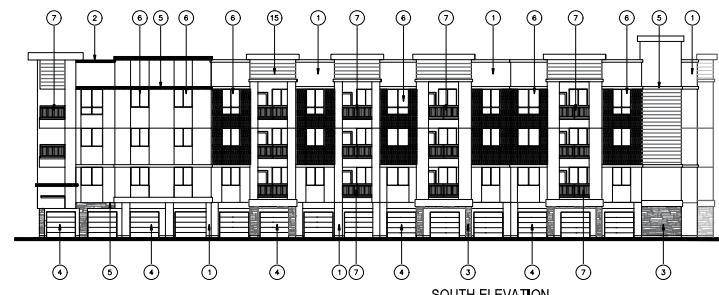
SHEET NO: **A.10**



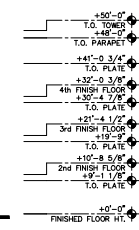
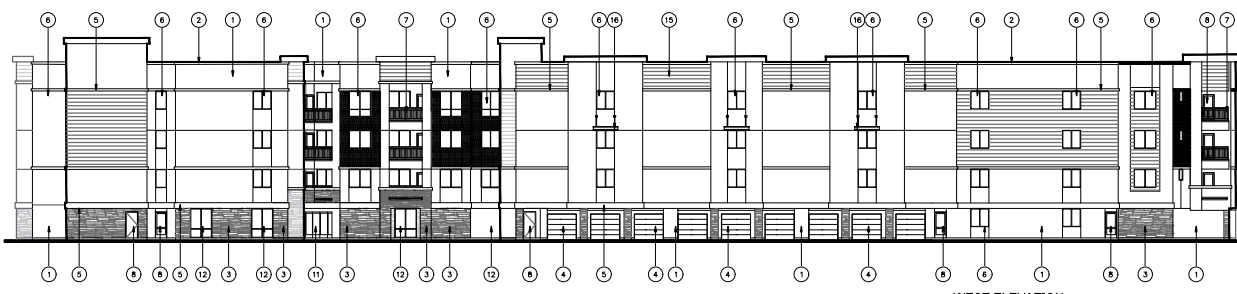
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

BUILDING 1 - ELEVATIONS

- ELEVATION KEY NOTES: (f)
1. EXTERIOR STUCCO SYSTEM.
 2. STUCCO PARAPET CAP.
 3. STONE/BRICK VENEER.
 4. GARAGE DOOR.
 5. FOAM/STUCCO POP-OUT WITH SAND FINISH.
 6. WINDOW.
 7. METAL RAILING.
 8. DOOR PER PLAN.
 9. STUCCO CONTROL JOINT.
 10. FRAMED PATIO/BALCONY.
 11. ALUMINUM TELESCOPING DOOR SYSTEM.
 12. ALUMINUM STOREFRONT WINDOW SYSTEM.
 13. 42" RAILING OVER LOW FRAMED WALL.
 14. STRUCTURE BEYOND.
 15. FIBER CEMENT SIDING.
 16. METAL AWNING.



biltform architecture group, inc.
 1145 North Cave Creek Road, Suite 11
 Phoenix, Arizona 85028
 Phone 480.266.2001 Fax 480.266.8029

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 EXPIRES 9/30/22

THE VAN BUREN RESIDENCES
 MULTI-FAMILY LIVING
 5306 E. VAN BUREN STREET, PHOENIX, ARIZONA 85008
 Little Magician Holdings Park LP
 Scottsdale AZ

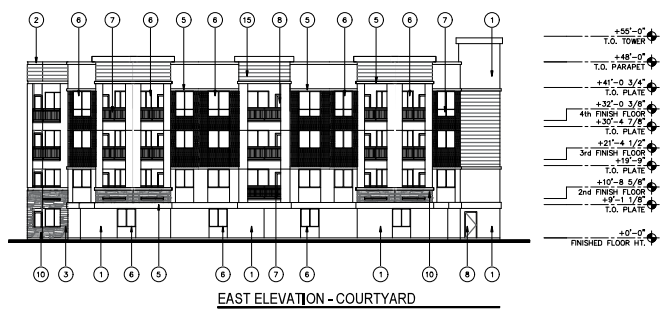
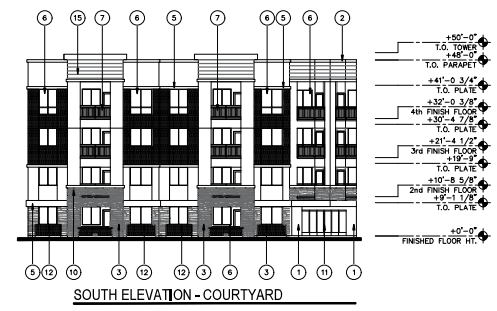
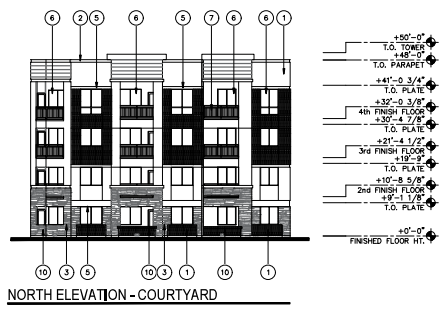
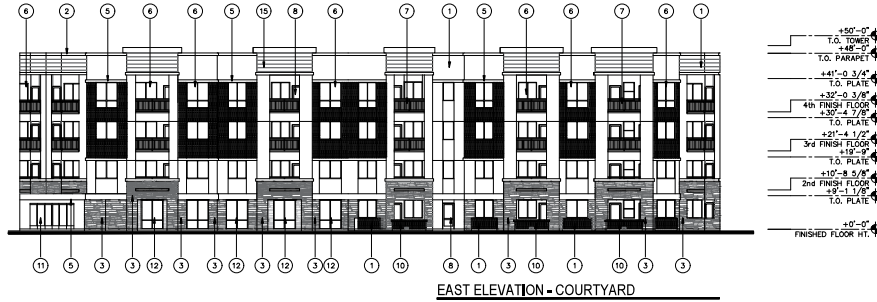
CITY OF PHOENIX
 FEB 15 2023
 Planning & Development
 Department

Revisions:
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Job No: 22-022
 Date: OCTOBER 26, 2022
 Scale: 1/8" = 1'-0"
 Sheet No:

Zoning Case #: 22-3640
 Kiva Project #: 220521
 SDEV #: 220521
 PAPP#: 2208920

A2.0
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BUILDING 1 - ELEVATIONS

- ELEVATION KEY NOTES:**
1. EXTERIOR STUCCO SYSTEM.
 2. STUCCO PARAPET CAP.
 3. STONE/BRICK VENEER.
 4. GARAGE DOOR.
 5. FOAM/STUCCO POP-OUT WITH SAND FINISH.
 6. WINDOW.
 7. METAL RAILING.
 8. DOOR PER PLAN.
 9. STUCCO CONTROL JOINT.
 10. FRAMED PATIO/BALCONY.
 11. ALUMINUM TELESCOPING DOOR SYSTEM.
 12. ALUMINUM STOREFRONT WINDOW SYSTEM.
 13. 42" RAILING OVER LOW FRAMED WALL.
 14. STRUCTURE BEYOND.
 15. FIBER CEMENT SIDING.
 16. METAL AWNING.



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1145 North Oak Creek Road, Suite 11
Phoenix, Arizona 85020
Phone 602.962.0201 Fax 602.962.0222

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EXPIRES 9/30/22

THE VAN BUREN RESIDENCES
MULTI-FAMILY LIVING
509 E. VAN BUREN STREET, PHOENIX, ARIZONA 85008
Little Magician Holdings Park LP
Scottsdale AZ

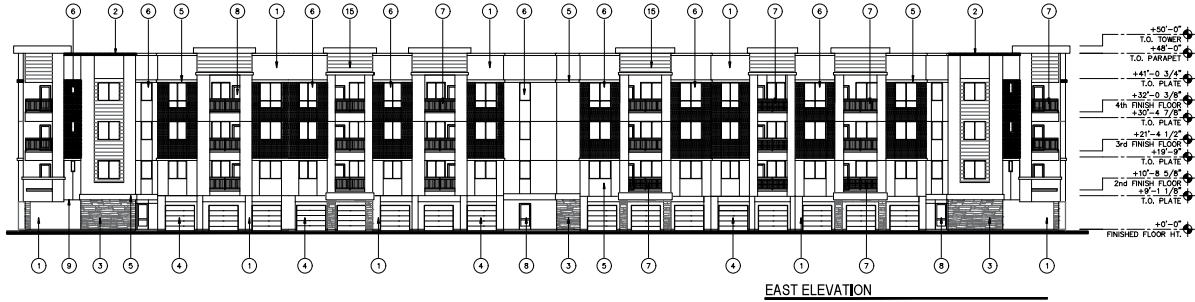
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Planning & Development
Department

Revisions:
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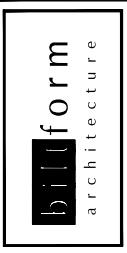
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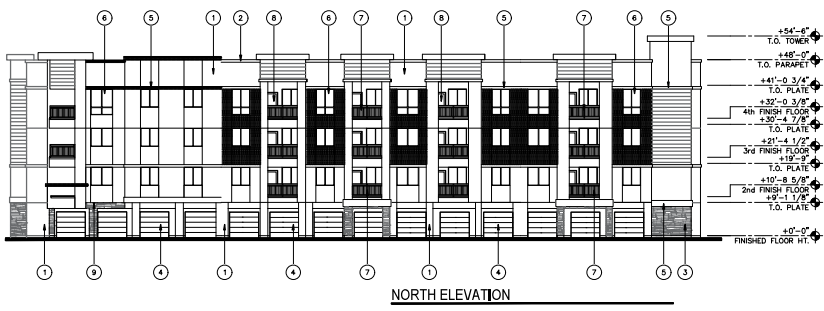


- ELEVATION KEY NOTES: (f)
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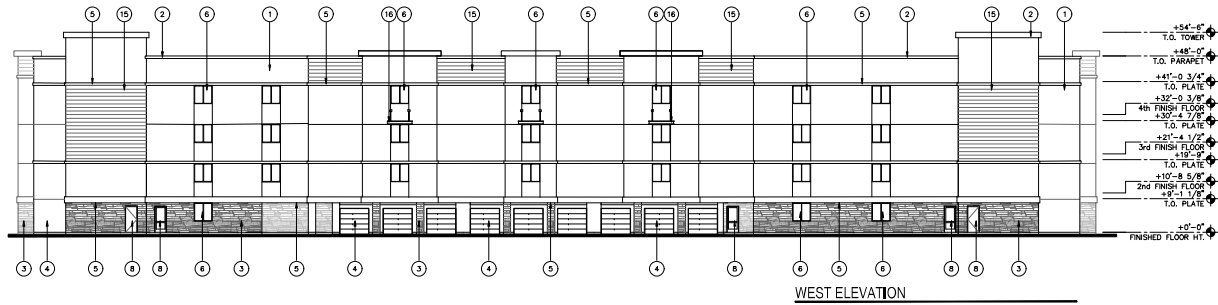
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SDEV #: 220521
PAPP#: 2208920

THE VAN BUREN RESIDENCES
 MULTI-FAMILY LIVING
 5309 E. VAN BUREN STREET, PHOENIX, ARIZONA 85008
Little Magician Holdings Park LP
 Scottsdale AZ.

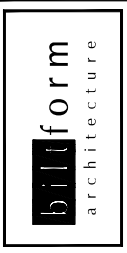
REVISIONS	DATE	BY
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JOB NO: 22-025
DATE: OCTOBER 26, 2022
SCALE: 1/8"=1'-0"
SHEET NO: **A3.0**

BUILDING 2 - ELEVATIONS

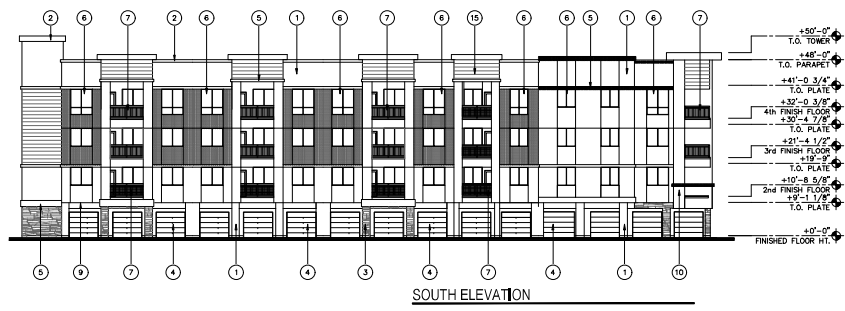


- ELEVATION KEY NOTES: (f)
1. EXTERIOR STUCCO SYSTEM.
 2. STUCCO PARAPET CAP.
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THE VAN BUREN RESIDENCES
MULTI-FAMILY LIVING
5006 E. VAN BUREN STREET, PHOENIX, ARIZONA 85008
Little Magician Holdings Park LP
Scottsdale AZ.

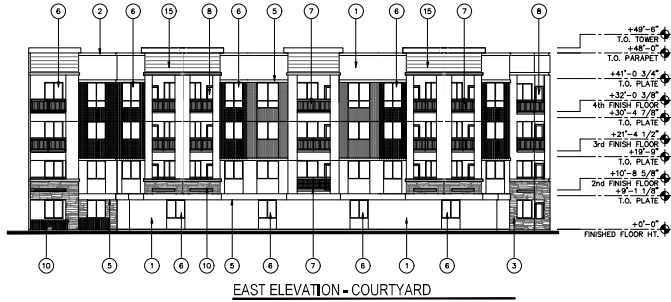
CITY OF PHOENIX
FEB 15 2023
Planning & Development
Department

Zoning Case #: 22-3640
Kiva Project #: 220521
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PAPP#: 2208920

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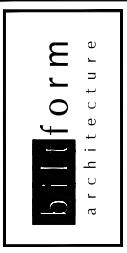
JOB NO: 22-025
DATE: OCTOBER 26, 2022
SCALE: 1/8" = 1'-0"
SHEET NO: A3.1

BUILDING 2 - ELEVATIONS



EAST ELEVATION - COURTYARD

- ELEVATION KEY NOTES: (f)
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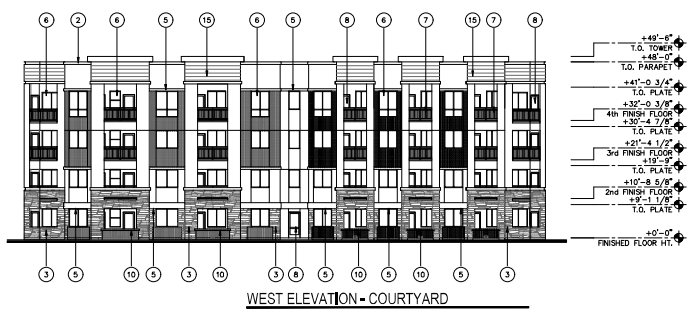
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SOUTH ELEVATION - COURTYARD



NORTH ELEVATION - COURTYARD



WEST ELEVATION - COURTYARD

BUILDING 2 - ELEVATIONS

CITY OF PHOENIX
FEB 15 2023
Planning & Development
Department

Zoning Case #: -
Kiva Project #: 22-3640
SDEV #: 220521
PAPP#: 2208920

THE VAN BUREN RESIDENCES
MULTI-FAMILY LIVING
5006 E. VAN BUREN STREET, PHOENIX, ARIZONA 85008
Little Magician Holdings Park LP
Scottsdale AZ.

REVISIONS

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JOB NO: 22-025
DATE: OCTOBER 26, 2022
SCALE: 1/8" = 1'-0"
SHEET NO:

A3.2



- +55'-0" T.O. TOWER
- +48'-0" T.O. PARAPET
- +41'-0 3/4" T.O. PLATE
- +32'-0 3/8" 4th FINISH FLOOR
- +30'-4 7/8" T.O. PLATE
- +21'-4 1/2" 3rd FINISH FLOOR
- +19'-9" T.O. PLATE
- +10'-8 5/8" 2nd FINISH FLOOR
- +9'-1 1/8" T.O. PLATE
- +0'-0" FINISHED FLOOR HT.

EAST ELEVATION



- +54'-8" T.O. STAIR/ELEVATOR
- +48'-0" T.O. PARAPET
- +41'-0 3/4" T.O. PLATE
- +32'-0 3/8" 4th FINISH FLOOR
- +30'-4 7/8" T.O. PLATE
- +21'-4 1/2" 3rd FINISH FLOOR
- +19'-9" T.O. PLATE
- +10'-8 5/8" 2nd FINISH FLOOR
- +9'-1 1/8" T.O. PLATE
- +0'-0" FINISHED FLOOR HT.

NORTH ELEVATION



- +54'-8" T.O. STAIR/ELEVATOR
- +48'-0" T.O. PARAPET
- +41'-0 3/4" T.O. PLATE
- +32'-0 3/8" 4th FINISH FLOOR
- +30'-4 7/8" T.O. PLATE
- +21'-4 1/2" 3rd FINISH FLOOR
- +19'-9" T.O. PLATE
- +10'-8 5/8" 2nd FINISH FLOOR
- +9'-1 1/8" T.O. PLATE
- +0'-0" FINISHED FLOOR HT.

SOUTH ELEVATION



- +55'-0" T.O. TOWER
- +48'-0" T.O. PARAPET
- +41'-0 3/4" T.O. PLATE
- +32'-0 3/8" 4th FINISH FLOOR
- +30'-4 7/8" T.O. PLATE
- +21'-4 1/2" 3rd FINISH FLOOR
- +19'-9" T.O. PLATE
- +10'-8 5/8" 2nd FINISH FLOOR
- +9'-1 1/8" T.O. PLATE
- +0'-0" FINISHED FLOOR HT.

WEST ELEVATION

CITY OF PHOENIX

FEB 15 2023

Planning & Development
Department

10/26/2022

BUILDING 1
COLOR ELEVATIONS
preliminary not for construction

The Van Buren Residences

LITTLE MAGICIAN HOLDINGS PARK LP

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architecture

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EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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10/26/2022

BUILDING 2
COLOR ELEVATIONS
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