



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-42-20-2
September 29, 2020

Deer Valley Village Planning Committee Meeting Date: October 15, 2020

Planning Commission Hearing Date: November 5, 2020

Request From: [S-1](#) (Ranch or Farm Residence) (11.01 acres)

Request To: [R-3A](#) (Multifamily Residential) (11.01 acres)

Proposed Use: Multifamily Residential

Location: Northeast and southeast corners of Black Canyon Highway and the Dynamite Boulevard alignment

Owner: Fortress RV Storage, LLC

Applicant: DHI Communities

Representative: Nick Wood, Esq - Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Mixed Use (Commerce/Business Park or 15+ dwelling units per acre)	
<u>Street Map Classification</u>	Black Canyon Highway	Existing Freeway	Approximately 178 feet, including frontage roads
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>As stipulated, the proposed development is compatible with existing nearby uses by employing compatibility measures such as increased setbacks and enhanced</p>			

landscape standards.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

The proposal promotes the expansion of multifamily residential land uses in the area. As stipulated, the proposed development is consistent with the scale, design, and zoning which has been approved in the surrounding area.

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

Higher density residential uses are appropriate at this location. The subject site is located within the boundaries of the Phoenix Designated Employment Center of North Black Canyon and located in close proximity to the Black Canyon Highway where higher density and intensity uses are encouraged.

Applicable Plans, Overlays, and Initiatives

[North Black Canyon Major Employment Center](#) – See background item No. 6

[Phoenix Housing Plan](#) – See background item No. 7

[Tree and Shade Master Plan](#) – See Background Item No. 8

[Reimagine Phoenix Initiative](#) – See Background Item No. 9

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-Family Residence	S-1 (Ranch or Farm Residence)
North and Northeast	Multifamily Residential	R-3A PCD (Multifamily Residence District, Planned Community District)
South and Southeast	Single-Family Residence	S-1 (Ranch or Farm Residence)
West	Black Canyon Freeway and Single-Family Residences	R1-6 (Single-Family Residence District)

	(across the Black Canyon Freeway)	
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R-3A Multifamily Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage		11.01 acres
Maximum Number of Units	255 to 292 with bonus	260 units, maximum
Dwelling Unit Density (units/gross acre)	23.1; 26.4 dwelling units per acre with bonus	Met – 23.61 dwelling units per acre
Minimum Perimeter Building Setbacks	20 feet adjacent to a public street 15 feet adjacent to property lines	West: 20 feet on frontage road - Met South: 20 feet along private drive - Met East: 15 feet - Met North: 15 feet - Met
Landscape Setbacks	20 feet adjacent to a public street 15 feet adjacent to property lines	North: 15 feet - Met East: 15 feet - Met South: 20 feet - Met West: 20 feet - Met
Lot Coverage	45%	Met - 31%
Maximum Building Height	3 stories or 40 feet for first 150 feet; 1 foot in 1 foot increase to 48 feet height, 4-story maximum	Met - 3 stories and 38 feet
Minimum Common Areas	Minimum 5% of gross area	Met – 23%, minimum

Background / Issues / Analysis

1. SUBJECT SITE

This request is to rezone a 11.01-acre site, located on the northeast and southeast corners of Black Canyon Highway and the Dynamite Boulevard alignment from S-1 (Farm or Ranch Residence) to R-3A (Multifamily Residence District) to allow a multifamily residential development.

The subject site was annexed into the City of Phoenix from Maricopa County in 1989.

The site currently has two large lot single-family homes.

Access to the site is limited with the only access from the Black Canyon Freeway frontage road. The frontage road is located west of the site and is north bound only. To access the site, vehicles must exit from Black Canyon Freeway at Jomax Road and travel north along the frontage road approximately 9/10th of a mile.

2. ZONING AND LAND USE

Subject Site:

The subject site is zoned S-1 (Ranch or Farm Residence) and contains two single-family residences on 11.01 acres. The site is proposed to be rezoned to allow multifamily residential.

North and Northeast:

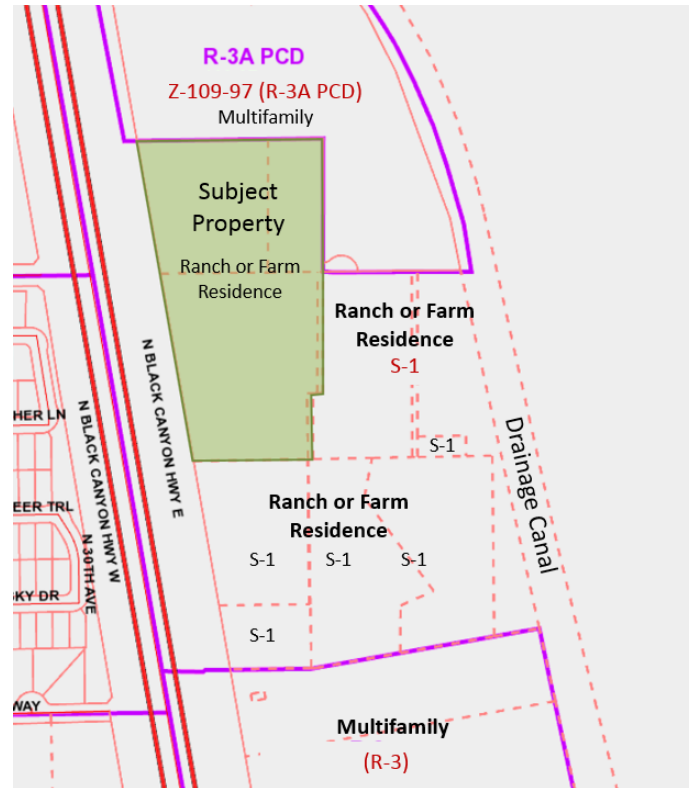
The parcel to the north and northeast of the subject site is included in the Dynamite Mountain Planned Community District (PCD) which rezoned the site from S-1 (Ranch or Farm Residence) to R-3A (Multifamily Residence District, Planned Community District) PCD with a specified density up to 22 dwelling units per acre. This property developed as multifamily in 2010 to a height of three stories.

South and Southeast:

The three parcels to the south and southeast of the subject site are zoned S-1 (Ranch or Farm Residence) and include single-family residential homes.

West:

Immediately west of the subject site is the Black Canyon Freeway and its frontage roads. Beyond the Black Canyon Freeway (approximately 350 feet), are single-family residential neighborhoods zoned R1-6.



Source: Phoenix Planning and Development and Development Department

3. GENERAL PLAN

Subject Site:

The General Plan Land Use Map designation for the subject site is Mixed Use (Commerce/Business Park or 15+ dwelling units per acre). The proposed use and zoning classification are consistent with the General Plan Land Use Map designation.

North and Northeast East:

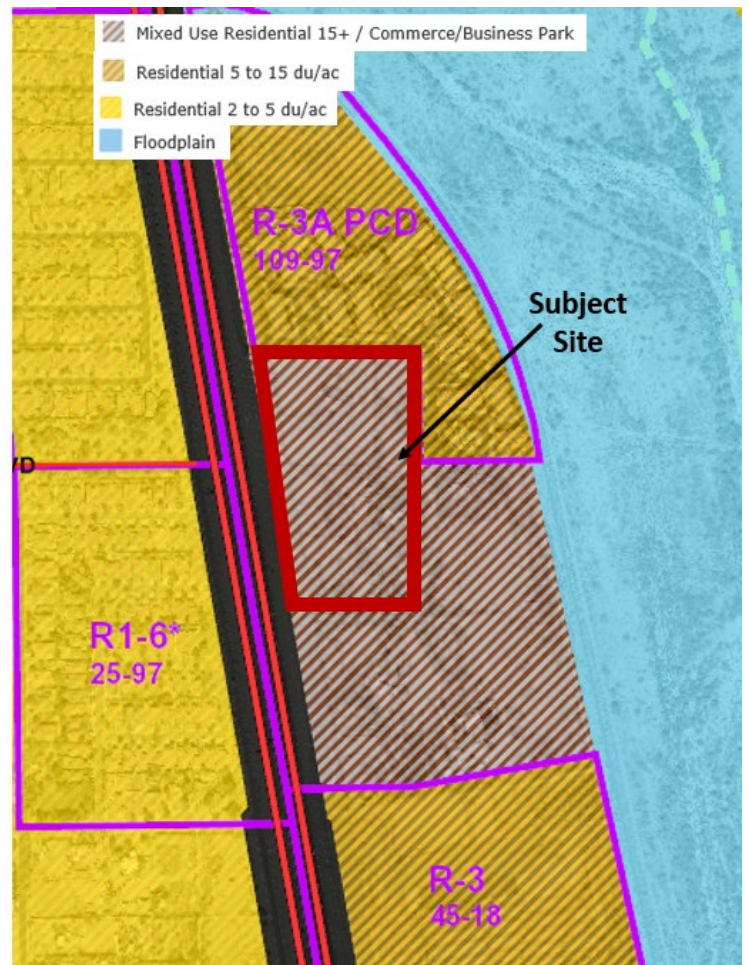
The General Plan Land Use Map designation for the property to the north and northeast are Mixed Use (Residential 5 to 15 or 10 to 15 dwelling units per acre).

South and Southeast

The General Plan Land Use Map designation for the properties to the south and southeast is Mixed Use (Commerce/Business Park or 15+ dwelling units per acre).

West (Across Black Canyon Freeway).

The General Plan Land Use Map designation for the areas immediately west of the site across the Black Canyon Freeway is Residential 2 to 5 dwelling units per acre.



Source: City of Phoenix Development and Development Department

4. SITE PLAN

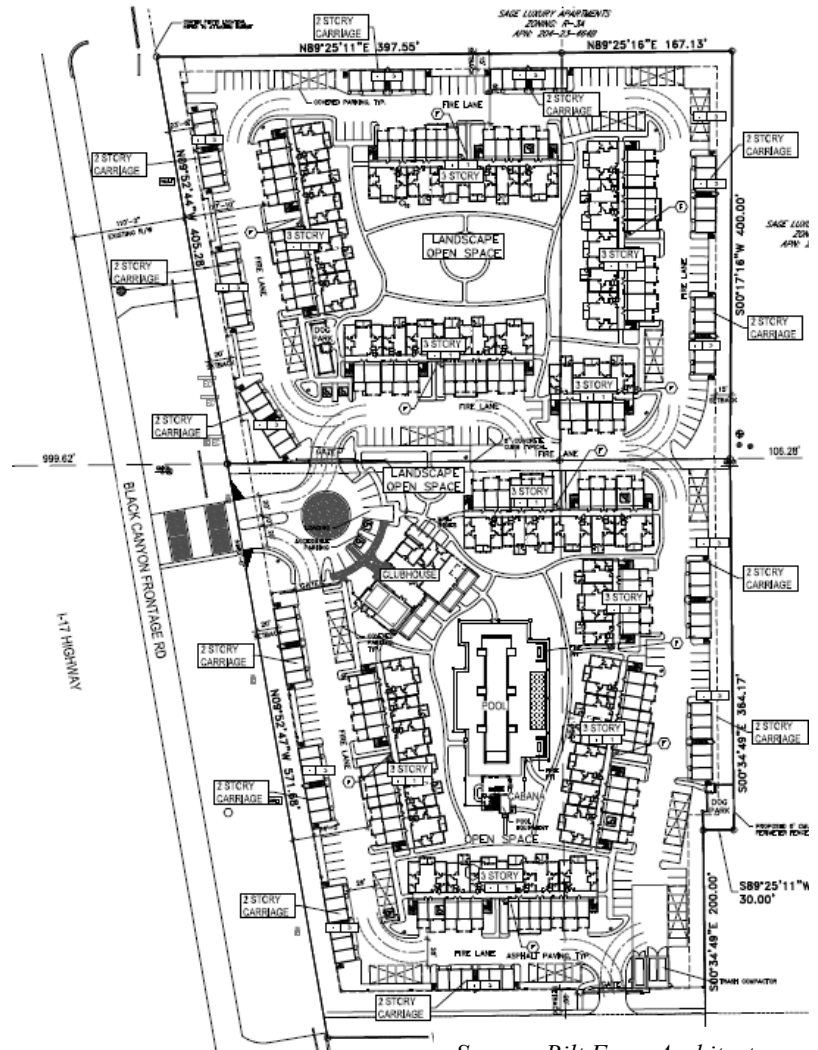
The conceptual site plan depicts a multifamily residential development. The site plan indicates a single main point of entrance from the frontage road near the Dynamite Boulevard alignment and a secondary ingress/egress point along Oberlin Way, which is a private drive, along the south side of the site. The main point of entry along the frontage road will include enhanced landscaping as recommended in Stipulation No. 5.

Due to its location immediately adjacent to the Black Canyon Freeway, staff is recommending a series of stipulations to enhance the perimeter treatment of the site to mitigate any potential negative impact from the freeway.

To achieve consistency with other developments in the surrounding area staff is requesting several enhancements. Enhanced separation between the subject site the Black Canyon Freeway frontage road as well as Oberlin Way to the south of the subject site will help to mitigate traffic noise., This is addressed in Stipulation Nos. 6 and 7.

The proposal for 260 units limits the number of dwellings allowed under the R-3A zoning district, Which is consistent with other development in the area. To ensure the site develops with no more than 260 units staff is recommending Stipulation No. 2.

For visual continuity with the multifamily project to the north, staff has stipulated to design standards for the perimeter wall. This is addressed in Stipulation No. 9.



Source: Bilt Form Architecture

The conceptual site plan includes two open space areas containing a minimum of two amenities in each area. Amenities in the open space areas will help to create a sense of community. Staff is recommending Stipulation No. 8 to ensure the site develops as proposed.

5. ELEVATIONS

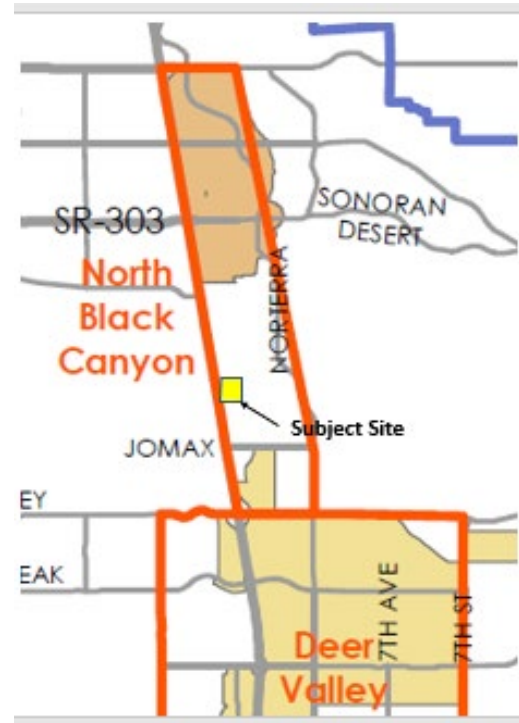
The proposal includes conceptual elevations that illustrate variations in roofline, window shapes and sizes, architectural embellishments and textural changes. The building height is capped at three stories and 38 feet. To ensure the elevations include architectural details and the building height is capped at 38 feet, staff is recommending Stipulation Nos. 1 and 3.



Source: Bilt Form Architecture

6. **North Black Canyon Major Employment Center**

The subject site is located within the Black Canyon Freeway and near the Deer Valley Major Employment Center. The proposal adds housing options within the employment center.



Source: City of Phoenix Planning and Development Department

7. **City of Phoenix Housing Plan**

The goal of the City of Phoenix Housing Plan is to create or preserve 50,000 homes by 2030, and increase overall supply of market, workforce, and affordable housing. Phoenix is the 5th largest city in the country and continues to grow. New residents are drawn to Phoenix by our strong economy, relatively low cost of living, high quality of life, economic opportunity, and cultural attractions. Although Phoenix has experienced consistent population growth, the housing market has not grown at the same rate. An Up for Growth study found that between 2000 and 2015 Arizona underproduced 505,134 housing units. This underproduction has caused a housing shortage in Phoenix. The proposal will help to meet the goals of the housing plan by reducing the gap between housing units and number of people moving to the region.

8. **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. Staff is recommending several stipulations designed to provide trees and enhance shade within the development. Staff is recommending stipulations for a shaded and detached

sidewalk along the Black Canyon Freeway frontage road in addition to enhanced tree and landscape areas and planting standards along the south and west property lines. This is addressed in Stipulation Nos. 4,5, 6 and 7.

9. **REIMAGINE PHOENIX**

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 containers was not addressed in the applicant's submittals.

10. **COMMUNITY INPUT SUMMARY**

At the time the staff report was written no community correspondence has been received.

INTERDEPARTMENTAL COMMENTS:

11. The Arizona Department of Transportation (ADOT) commented that the developer shall install detached sidewalks along the Black Canyon Freeway frontage road as well as an at grade concrete cap or berm to contain the asphalt roadway. The detached sidewalk is addressed in Stipulation No. 4.
12. The Aviation Department commented the site is located within the Phoenix Deer Valley Airport (DVT) traffic pattern airspace. The Aviation Department is requesting a Notice to Prospective Purchasers of Proximity to disclose the existence and operational characteristics of the Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. This is addressed in Stipulation Nos. 10 and 11.
13. 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. These are addressed in

Stipulation Nos. 12 through 14.

14. The Floodplain Management Division of the Public Works Department commented It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA) but located in a Shaded Zone X & Unshaded X on panel 1280 L of the Flood Insurance Rate Maps (FIRM) dated January 29, 2015.
15. The City of Phoenix Fire Department does not anticipate any problems with this case. However, they noted that there appears to be decorative pavers on the emergency service access road on the west side. All emergency service access roads will need to meet the specifications in Section 503.2 (2018 PFC). They also noted that the site and/or buildings shall comply with the Phoenix Fire Code and requested additional detail be provided on future site plan submittals.
16. The Water Services Department indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development.
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. The request is consistent with the General Plan Land Use Map designation of Mixed Use (Commerce/Business Park or 15+ dwelling units per acre).
2. As stipulated, the proposed development is compatible with the existing zoning and uses in the surrounding area.
3. The proposal will help achieve the goals of the City of Phoenix Housing Plan.

Stipulations

1. The maximum building height shall be 38 feet.
2. The development shall be limited to a maximum of 260 units.
3. All elevations of the buildings shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.

4. The sidewalk along the Black Canyon Freeway Frontage Road shall be detached with a minimum five-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or equivalent groupings to provide a minimum of 75 percent shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers.
5. An enhanced landscaped entry shall be provided at the main entryway into the development off of the frontage road with a minimum 300 square feet of landscaped area on each side of the entrance. The landscaped areas shall be planted and maintained with a variety of at least three different plant materials, as approved by the Planning and Development Department.
6. A minimum landscape setback of 20 feet shall be required along the west property line, along the frontage road, and shall include minimum 3-inch caliper large canopy shade trees planted a minimum of 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department
7. A minimum landscape setback of 20 feet shall be required along the south property line and shall include minimum 2-inch caliper trees planted a minimum of 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
8. There shall be a minimum of two private open space amenity areas. Each area shall provide, at a minimum, two of the following active amenity elements or other similar elements, as approved by the Planning and Development Department:
 - a. Swimming Pool
 - b. Fire Pit
 - c. Pavilion or Ramada
 - d. Barbecue and Picnic Area
9. Perimeter walls adjacent to the frontage road and private drive to the south shall incorporate stone veneer, stonework, integral color CMU block or faux stone, and be compatible with the existing wall on the property line to the north,

as approved by the Planning and Development Department.

10. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) 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.
11. The developer must file FAA Form 7460 and provide City FAA's no hazard determination prior to construction permit approval, as per plans approved by the Planning and Development Department.
12. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
13. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
14. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

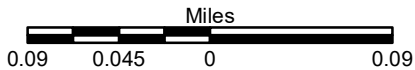
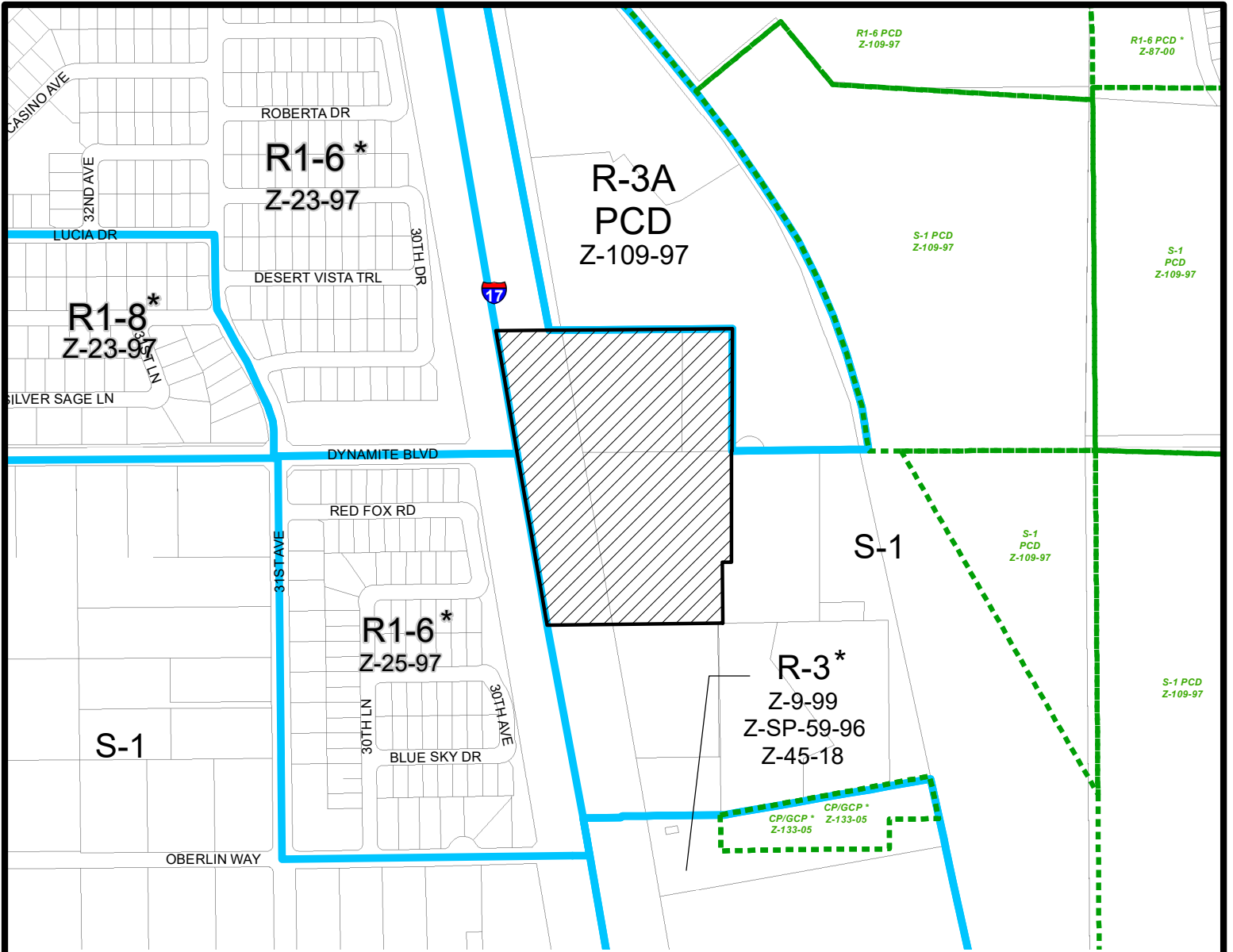
David Simmons
September 29, 2020

Team Leader

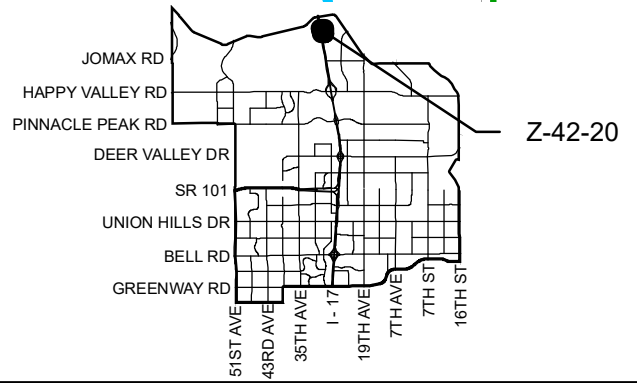
Samantha Keating

Exhibits

Zoning sketch map
Aerial sketch map
Site plan date stamped July 31, 2020
Elevations date stamped July 31, 2020 (6 pages)

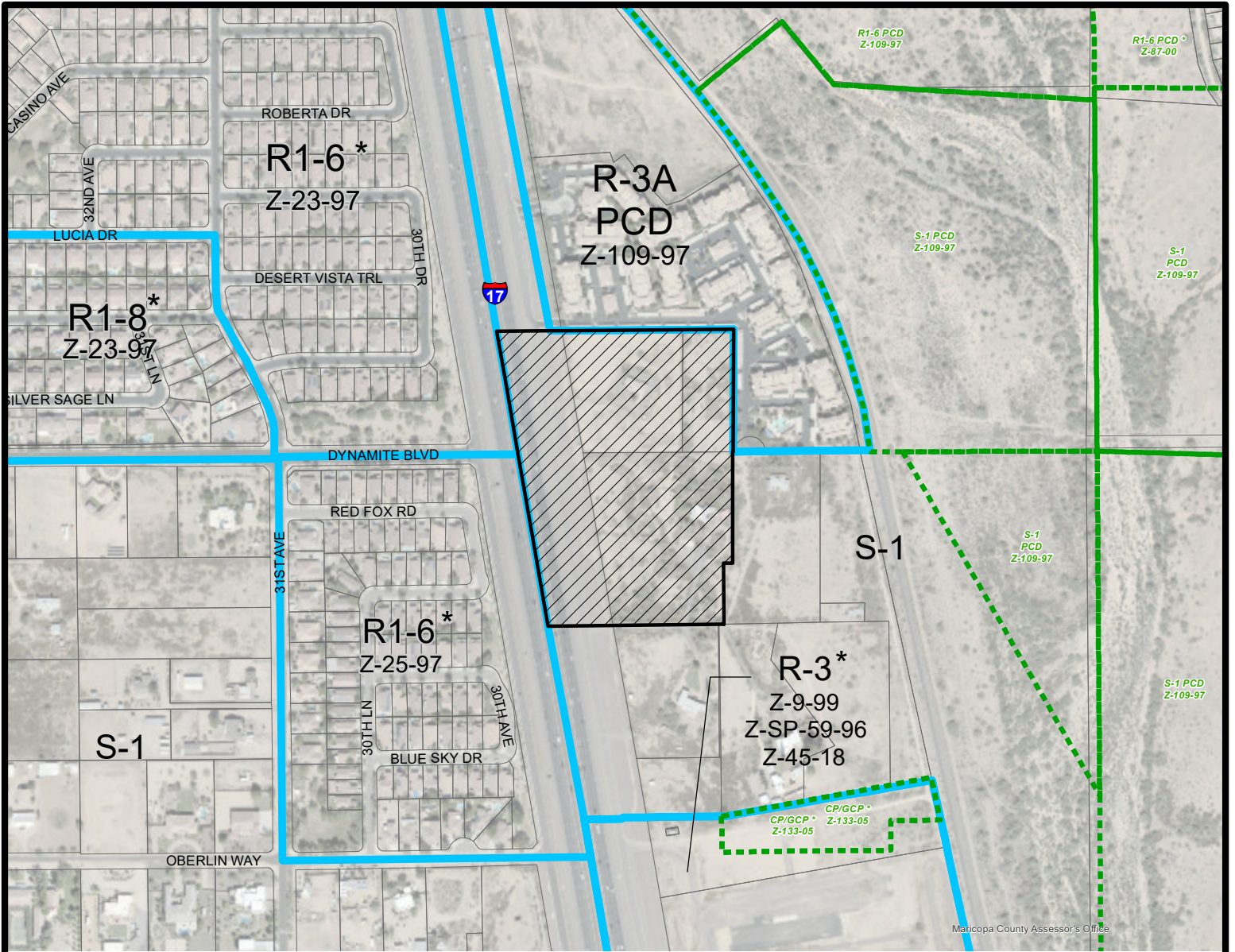


DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 2

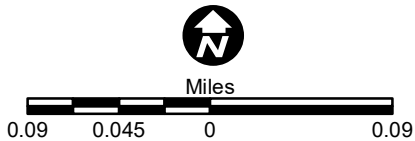


APPLICANT'S NAME: DHI Communities		REQUESTED CHANGE:	
APPLICATION NO. Z-42-20		FROM: S-1 (11.01 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 11.01 Acres		<small>DATE:</small> 8/13/2020 <small>REVISION DATES:</small>	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 51-22		<small>ZONING MAP</small> P-7	
MULTIPLES PERMITTED		TO: R-3A (11.01 a.c.)	
S-1 R-3A		CONVENTIONAL OPTION 11 242	
		* UNITS P.R.D. OPTION N/A 290	

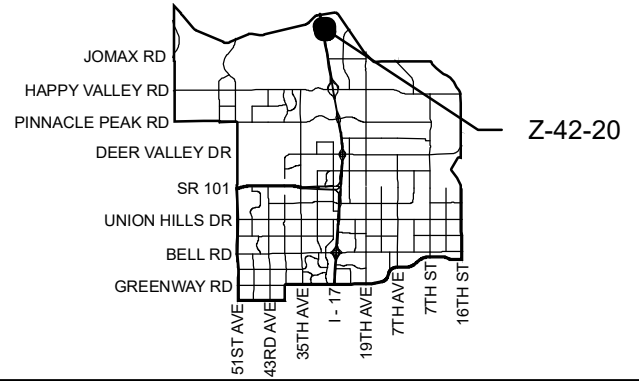
* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's Office

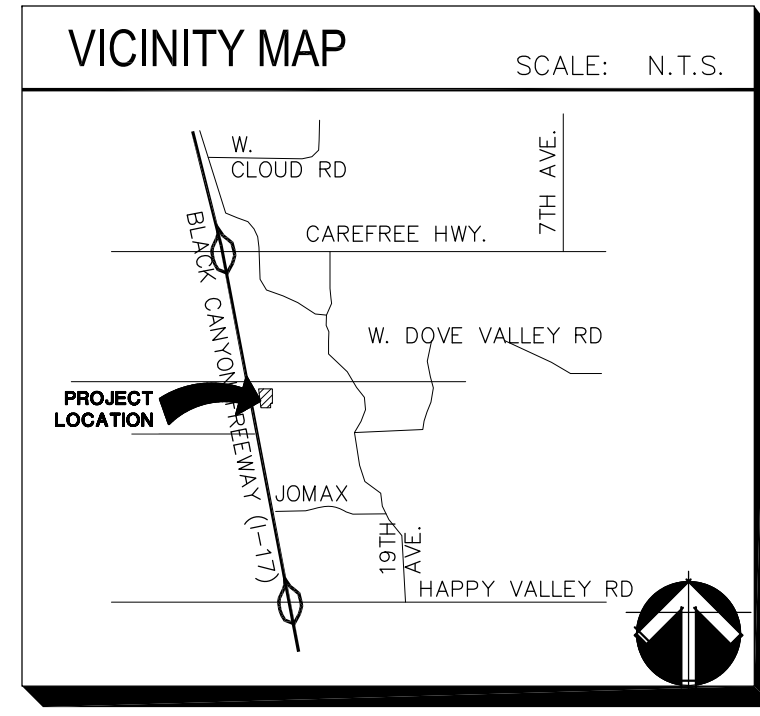
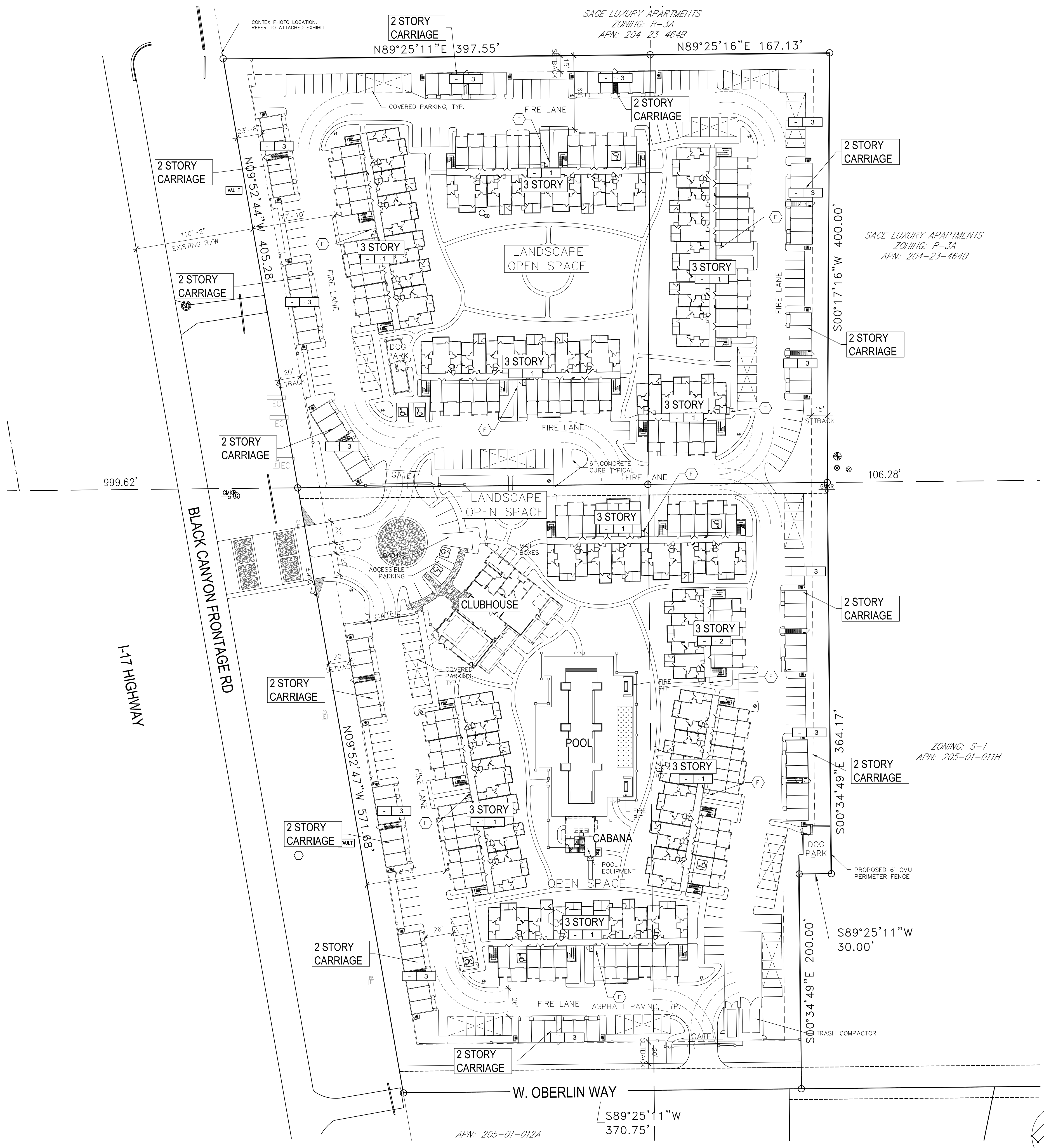


DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: DHI Communities		REQUESTED CHANGE:	
APPLICATION NO. Z-42-20		FROM: S-1 (11.01 a.c.)	
DATE: 8/13/2020 <small>REVISION DATES:</small>		TO: R-3A (11.01 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 11.01 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 51-22	<small>ZONING MAP</small> P-7
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
S-1		11	
R-3A		242	
		* UNITS P.R.D. OPTION	
		N/A	
		290	

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



PROJECT NARRATIVE:

ASCEND AT DYNAMITE IS A PROPOSED 260 UNIT CLASS "A" APARTMENT DEVELOPMENT ON A VACANT SITE NORTH OF HAPPY VALLEY ROAD ON THE EAST SIDE OF BLACK CANYON FRONTAGE ROAD, SITUATED ON APPROXIMATE 10.48 ACRES. THERE WILL BE 3-STORY WOOD FRAMED BUILDINGS, 2 STORY CARRIAGE HOUSE, AN EXPANSIVE SINGLE STORY CLUBHOUSE BUILDING THAT OVERLOOKS THE POOL AREA WITH OPEN SPACE LOCATED AT THE INTERIOR OF THE PROJECT. PARKING IS DISTRIBUTED EVENLY ACROSS THE PERIMETER OF THE SITE AND WITHIN PRIVATE GARAGES. THE ARCHITECTURE WILL REFLECT THE BLACK CANYON OVERLAY.

- 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 MEASURE BACK 10' FROM PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
 - STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
 - ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
 - 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, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
 - ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

BUILDING SCHEDULE

DESCRIPTION	TYPE	QTY.
26 PLEX	BUILDING TYPE 1	8
13 PLEX	BUILDING TYPE 2	2
LOFT BUILDING	BUILDING TYPE 3	13

PROJECT DATA

OVERALL SITE DATA

PROJECT NAME: ASCEND at DYNAMITE & BLACK CANYON
 PROJECT LOCATION: BLACK CANYON & DYNAMITE BLVD
 PROPOSED USE: MULTI-FAMILY
 APN NO: 204-23-001A, 204-23-009D, 205-01-001E
 SITE AREA: NET: 457,686 SF OR ±10.5070 ACRES
 GROSS: 482,110 SF OR ±11.068 ACRES
 PROPERTY ZONING: EXISTING: S-1
 PROPOSED: REZONE TO R-3A PRD
 PROPOSED DENSITY: 25 DU/ACRE
 BUILDING STORIES: 1-STORY, 2-STORY, 3-STORY
 OPEN SPACE REQ'D (GROSS): (5%) 24,106 S.F.
 OPEN SPACE PROVIDED: (23%) 112,120 S.F.
 LOT COVERAGE (NET): 140,973 S.F./457,686 = 31%

LOT COVERAGE (FOOTPRINT)

BUILDING TYPE:	AREA	QUANTITY	TOTAL AREA
BUILDING TYPE 1: 26 PLEX	12,212 S.F.	8	97,696 S.F.
BUILDING TYPE 2: 13 PLEX	5,489 S.F.	2	10,978 S.F.
BUILDING TYPE 3: LOFT	1,871 S.F.	13	24,323 S.F.
CLUBHOUSE	6,973 S.F.	1	6,973 S.F.
POOL CABANA	1,003 S.F.	1	1,003 S.F.
TOTAL			140,973 S.F.

TOTAL UNIT MIX

UNIT TYPE	LIVEABLE AREA	UNITS	%	GROSS AREA
LOFT				
ONE BEDROOM UNITS		130 (50%)		
TWO BEDROOM UNITS		114 (44%)		
THREE BEDROOM UNITS		16 (6%)		
TOTAL:		260 D.U.		
AVG S.F.				929 S.F.

PARKING REQUIRED

1 BED UNITS: 1.5 P.S. PER UNIT= 130 X 1.5=	195 P.S.
2 BED UNITS: 1.5 P.S. PER UNIT=114 X 1.5=	171 P.S.
3 BED UNITS: 2 P.S. PER UNIT= 16 X 2 =32	32 P.S.
ACCESSIBLE SPACES REQUIRED=2%	8 P.S.
TOTAL REQUIRED:	406 P.S.

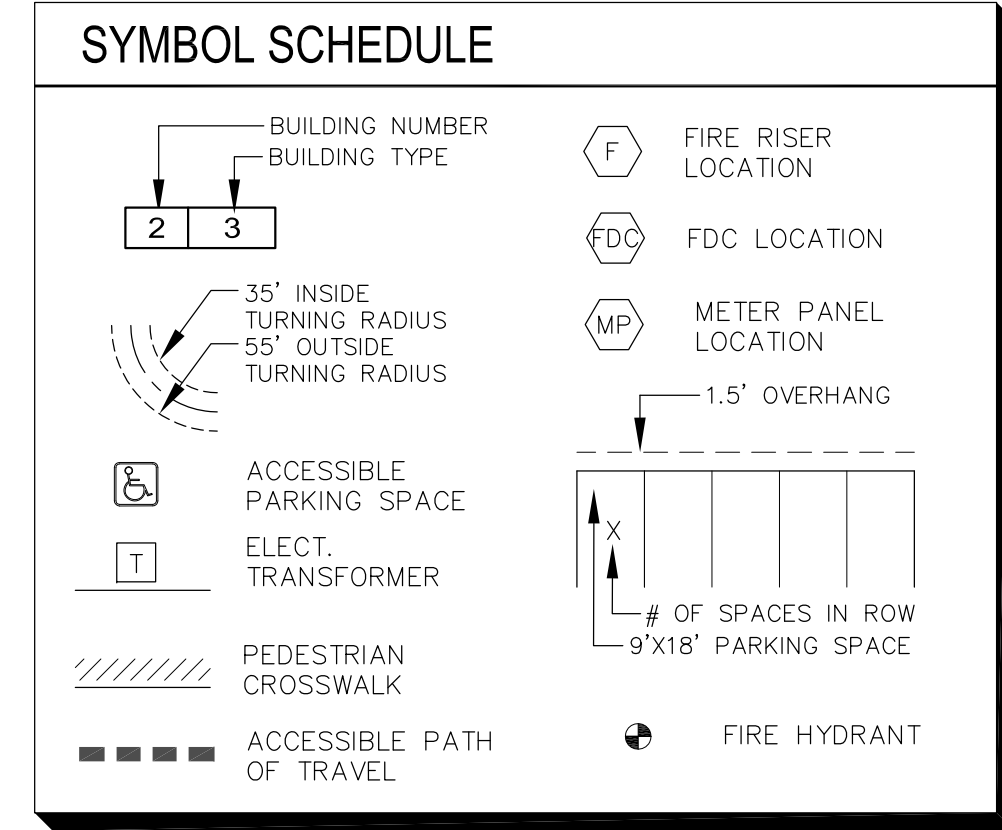
PARKING PROVIDED:

PRIVATE GARAGES	184 P.S.
TANDEM SPACES	106 P.S.
CARPOT SPACES	77 P.S.
OPEN SPACES	117 P.S.
TOTAL PROVIDED:	484 P.S.

CONTACT INFO

OWNER: MICHAEL TRUEMAN
 DHI COMMUNITIES
 20410 N. 19th AVENUE
 PHOENIX, ARIZONA 85251
 PHONE: 480-338-2007
 EMAIL: mtrueman@dhiort.com

ARCHITECT: VINCE SCARANO
 BILTFORM ARCHITECTURE GROUP, INC.
 11460 N. CAVE CREEK ROAD, STE. 11
 PHOENIX, ARIZONA 85020
 PHONE: (602) 258-9200
 EMAIL: vince@biltform.com



CITY OF PHOENIX

JUL 31 2020

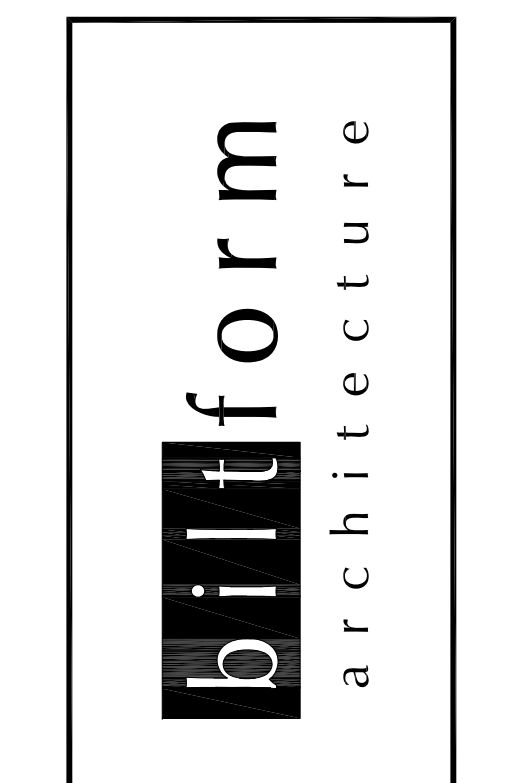
Planning & Development Department

REVISIONS:

1	
2	
3	
4	

JOB NO: 20-040
 DATE: JULY 31, 2020
 SCALE: 1" = 50'
 SHEET NO:

KIVA #: _____ LPRN: _____
 SDEV: _____ PLAT#: _____
 PAPP: _____ OS #: _____
 PRLM: _____



biltform architecture group, LLC.

11460 north cave creek road, suite 11
 phoenix, arizona 85020
 Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY
 NOT FOR
 CONSTRUCTION

ASCEND at DYNAMITE & BLACK CANYON

MULTI-FAMILY LEASE

S.E.C. DYNAMITE AND BLACK CANYON - PHOENIX, ARIZONA

D-R HOBSON
 America's Builder

1341 Horton Circle
 Arlington, Texas 76001

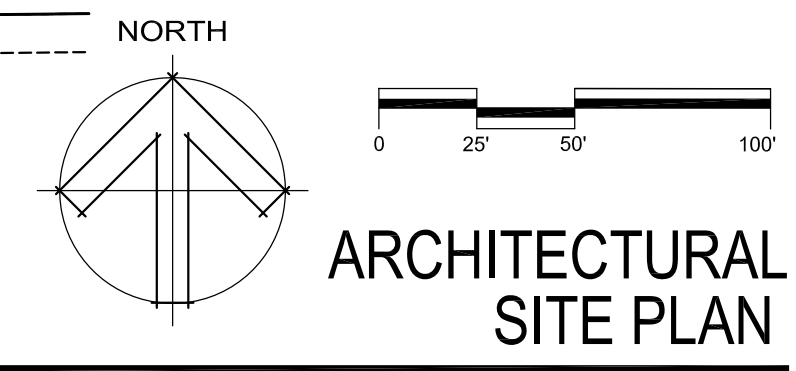
Phone: (817) 390-8264

ZONING SUBMITTAL

A1.0-MF

OVERALL SITE PLAN

© BILTFORM ARCHITECTURE GROUP, INC.





BUILDING TYPE 1 - FRONT ELEVATION



BUILDING TYPE 1 - SIDE ELEVATION



BUILDING TYPE 1 - SIDE ELEVATION



BUILDING TYPE 1 - REAR ELEVATION

- ELEVATION KEY NOTES:** #
1. FOAM PARAPET CAP WITH STUCCO FINISH
 2. EXTERIOR STUCCO FINISH SYSTEM
 3. FAUX WOOD PLANK VENEER
 4. FOAM HEADER PROFILE
 5. FOAM WINDOW SURROUND WITH STUCCO FINISH
 6. PAINTED METAL CANOPY
 7. VERTICAL FOAM PROFILE WITH STUCCO FINISH
 8. FRAME COLUMN WITH STUCCO FINISH
 9. METAL RAILING
 10. STONE VENEER (FACING BLACK CANYON ONLY)
 11. HORIZONTAL FOAM BANDING WITH STUCCO FINISH
 12. GARAGE DOOR PER PLAN.
 13. WOOD FRAMED PATIO WALL
 14. VINYL WINDOW PER PLAN, INSTALL PER FLASHING AND WATERPROOF DETAILS
 15. STUCCO CONTROL JOINT
 16. HM DOOR
 17. STAIRS
 18. BALCONY RAILING, REFER TO DETAIL
 19. STOREFRONT DOOR/WINDOW
 20. LIGHT FIXTURE LOCATION
 21. BBQ STATION WITH STUCCO FINISH
 22. DECORATIVE MASONRY

EXTERIOR COLOR SCHEME: #

1. STUCCO COLOR 1, GARAGE DOORS:	WHITE
2. STUCCO COLOR 2:	LIGHT GRAY
3. STUCCO COLOR 3, GARAGE DOORS:	DARK GRAY
4. EXTERIOR DOORS, METAL CANOPIES:	CHOCOLATE
5. WINDOWS / PATIO DOORS AND STOREFRONT FRAMES:	WHITE
6. DECORATIVE MASONRY:	---
7. FAUX WOOD PLANK VENEER:	---



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 SCALE: 1/8" = 1'-0"
 SHEET NO:

A5.5C-MF
 BUILDING TYPE 1 - 26 PLEX
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BUILDING TYPE 2 - FRONT ELEVATION



BUILDING TYPE 2 - SIDE ELEVATION



BUILDING TYPE 2 - SIDE ELEVATION



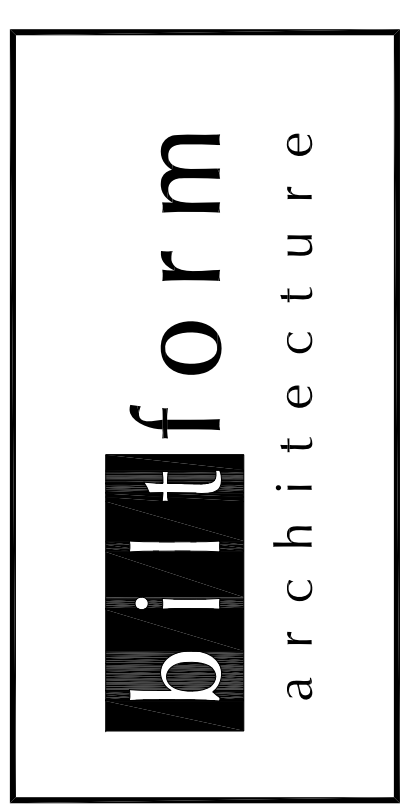
BUILDING TYPE 2 - REAR ELEVATION

ELEVATION KEY NOTES: #

1. FOAM PARAPET CAP WITH STUCCO FINISH
2. EXTERIOR STUCCO FINISH SYSTEM
3. FAUX WOOD PLANK VENEER
4. FOAM HEADER PROFILE
5. FOAM WINDOW SURROUND WITH STUCCO FINISH
6. PAINTED METAL CANOPY
7. VERTICAL FOAM PROFILE WITH STUCCO FINISH
8. FRAME COLUMN WITH STUCCO FINISH
9. METAL RAILING
10. STONE VENEER (FACING BLACK CANYON ONLY)
11. HORIZONTAL FOAM BANDING WITH STUCCO FINISH
12. GARAGE DOOR PER PLAN.
13. WOOD FRAMED PATIO WALL
14. VINYL WINDOW PER PLAN. INSTALL PER FLASHING AND WATERPROOF DETAILS
15. STUCCO CONTROL JOINT
16. HM DOOR
17. STAIRS
18. BALCONY RAILING. REFER TO DETAIL
19. STOREFRONT DOOR/WINDOW
20. LIGHT FIXTURE LOCATION
21. BBQ STATION WITH STUCCO FINISH
22. DECORATIVE MASONRY

EXTERIOR COLOR SCHEME: #

1. STUCCO COLOR 1, GARAGE DOORS:	WHITE
2. STUCCO COLOR 2:	LIGHT GRAY
3. STUCCO COLOR 3, GARAGE DOORS:	DARK GRAY
4. EXTERIOR DOORS, METAL CANOPIES:	CHOCOLATE
5. WINDOWS / PATIO DOORS AND STOREFRONT FRAMES:	WHITE
6. DECORATIVE MASONRY:	---
7. FAUX WOOD PLANK VENEER:	---



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 BUILDING TYPE 2 - 13 PLEX
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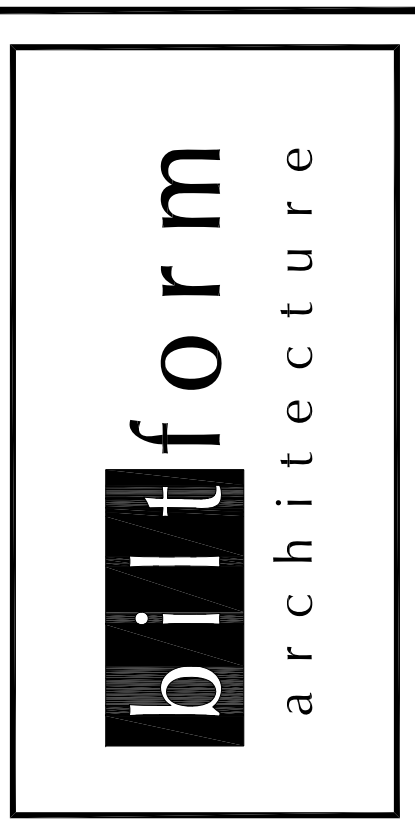
KIVA #:	LPRN:
SDEV:	PLAT#
PAPP:	QS #:
PRLM:	



CLUBHOUSE - FRONT ELEVATION

ELEVATION KEY NOTES: #

1. FOAM PARAPET CAP WITH STUCCO FINISH
2. EXTERIOR STUCCO FINISH SYSTEM
3. STUCCO REVEAL
4. FOAM HEADER PROFILE
5. FOAM WINDOW SURROUND WITH STUCCO FINISH
6. DOOR
7. VERTICAL FOAM PROFILE WITH STUCCO FINISH
8. FRAME COLUMN WITH STUCCO FINISH
9. METAL RAILING
10. STONE VENEER (FACING BLACK CANYON ONLY)
11. HORIZONTAL FOAM BANDING WITH STUCCO FINISH
12. GARAGE DOOR PER PLAN.
13. WOOD FRAMED PATIO WALL
14. VINYL WINDOW PER PLAN. INSTALL PER FLASHING AND WATERPROOF DETAILS
15. VINYL SLIDING GLASS DOOR
16. HM DOOR
17. STAIRS
18. BALCONY RAILING. REFER TO DETAIL
19. ELECTRICAL METER. REFER TO ELECTRICAL DRAWINGS.
20. LIGHT FIXTURE. REFER TO ELECTRICAL.
21. FIRE RISER ROOM. FDC.
22. VENT LOCATION. COORDINATE WITH MECHANICAL.



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EXTERIOR COLOR SCHEME: #

1. STUCCO COLOR 1, GARAGE DOORS:	WHITE
2. STUCCO COLOR 2:	LIGHT GRAY
3. STUCCO COLOR 3, GARAGE DOORS:	DARK GRAY
4. EXTERIOR DOORS, METAL CANOPIES:	CHOCOLATE
5. WINDOWS / PATIO DOORS AND STOREFRONT FRAMES:	WHITE
6. DECORATIVE MASONRY:	---
7. FAUX WOOD PLANK VENEER:	---

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CLUBHOUSE - LEFT ELEVATION



CLUBHOUSE - RIGHT ELEVATION



CLUBHOUSE - REAR ELEVATION

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A7.3C-CH
 CLUBHOUSE

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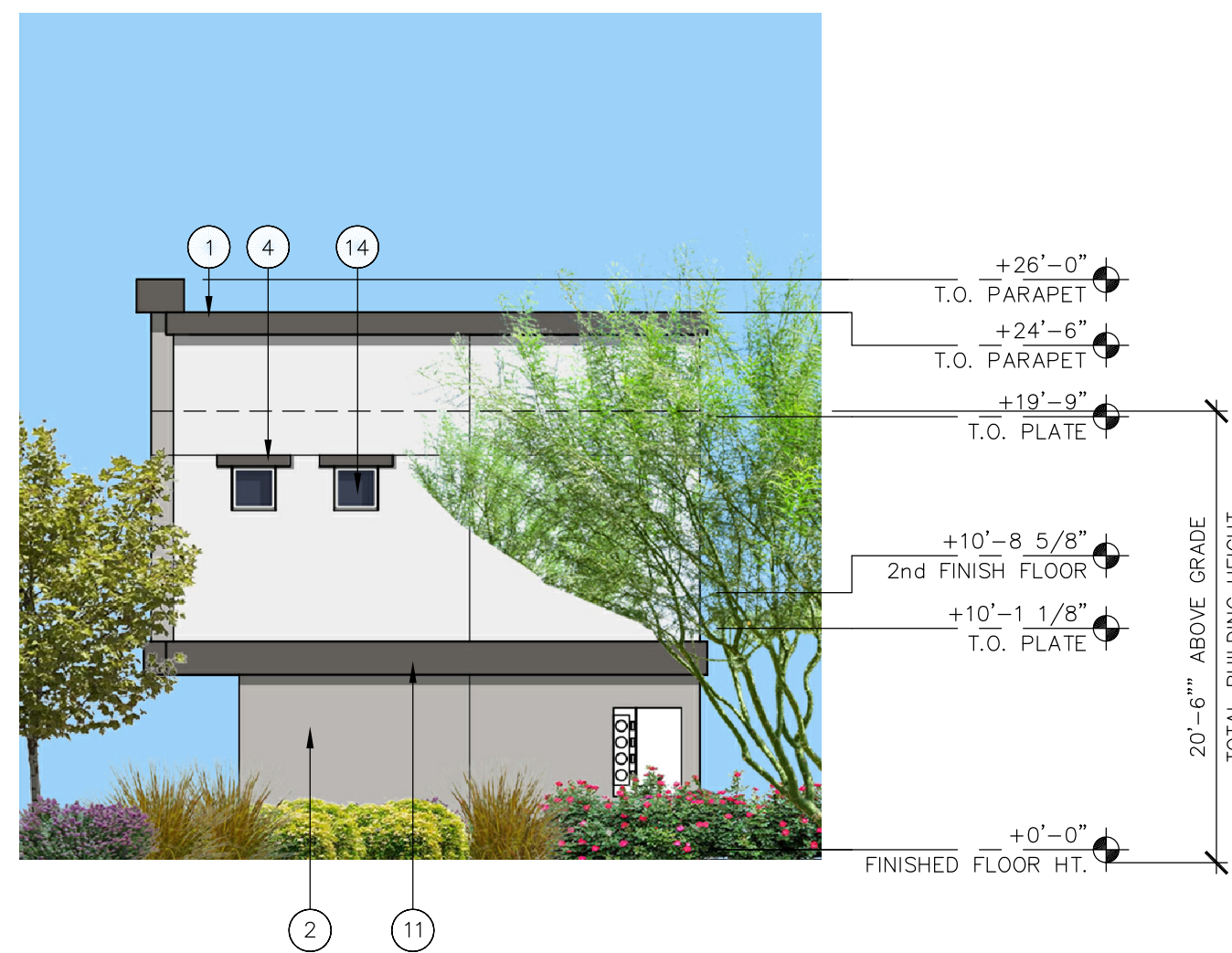
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SDEV:	PLAT#
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GARAGE / LOFT - INTERIOR FACING ELEVATION



GARAGE / LOFT - STREET FACING ELEVATION



GARAGE / LOFT - SIDE ELEVATION

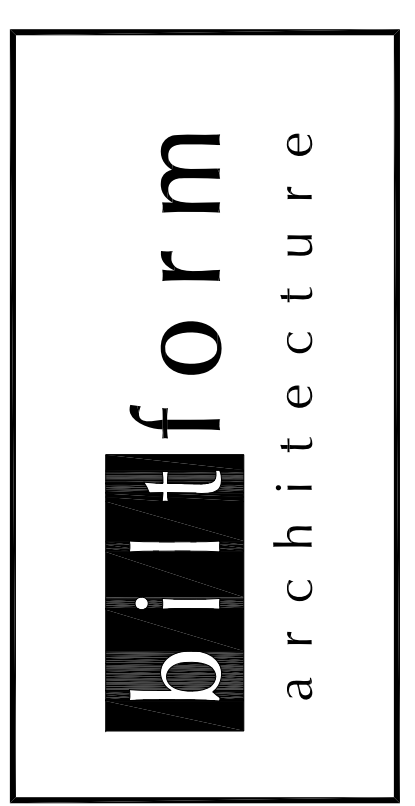


GARAGE / LOFT - FRONT ELEVATION

- ELEVATION KEY NOTES:** (#)
1. FOAM PARAPET CAP WITH STUCCO FINISH
 2. EXTERIOR STUCCO FINISH SYSTEM
 3. FAUX WOOD PLANK VENEER
 4. FOAM HEADER PROFILE
 5. FOAM WINDOW SURROUND WITH STUCCO FINISH
 6. PAINTED METAL CANOPY
 7. VERTICAL FOAM PROFILE WITH STUCCO FINISH
 8. FRAME COLUMN WITH STUCCO FINISH
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 10. STONE VENEER (FACING BLACK CANYON ONLY)
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 12. GARAGE DOOR PER PLAN.
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 15. STUCCO CONTROL JOINT
 16. HM DOOR
 17. STAIRS
 18. BALCONY RAILING, REFER TO DETAIL
 19. STOREFRONT DOOR/WINDOW
 20. LIGHT FIXTURE LOCATION
 21. BBQ STATION WITH STUCCO FINISH
 22. DECORATIVE MASONRY

EXTERIOR COLOR SCHEME: (#)

1. STUCCO COLOR 1, GARAGE DOORS:	WHITE
2. STUCCO COLOR 2:	LIGHT GRAY
3. STUCCO COLOR 3, GARAGE DOORS:	DARK GRAY
4. EXTERIOR DOORS, METAL CANOPIES:	CHOCOLATE
5. WINDOWS / PATIO DOORS AND STOREFRONT FRAMES:	WHITE
6. DECORATIVE MASONRY:	---
7. FAUX WOOD PLANK VENEER:	---



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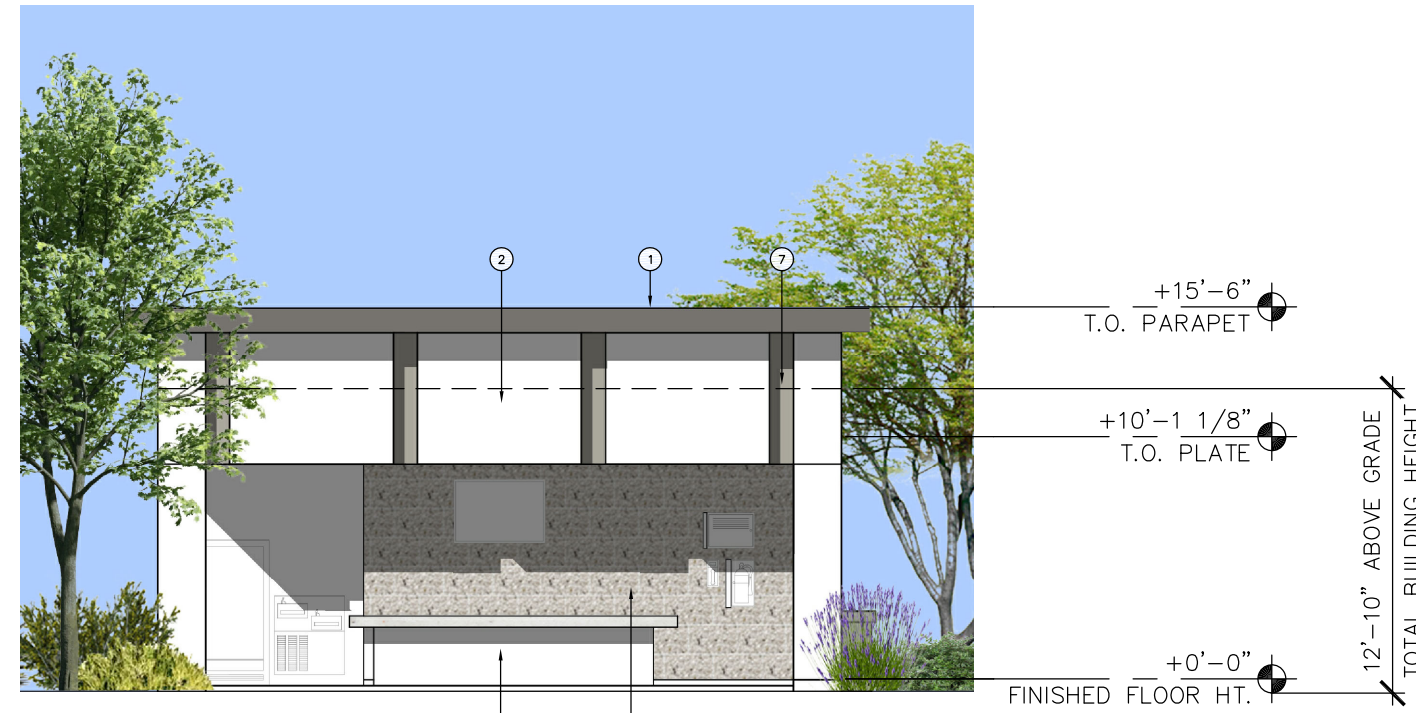
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A8.4C-L1
 GARAGE / LOFT

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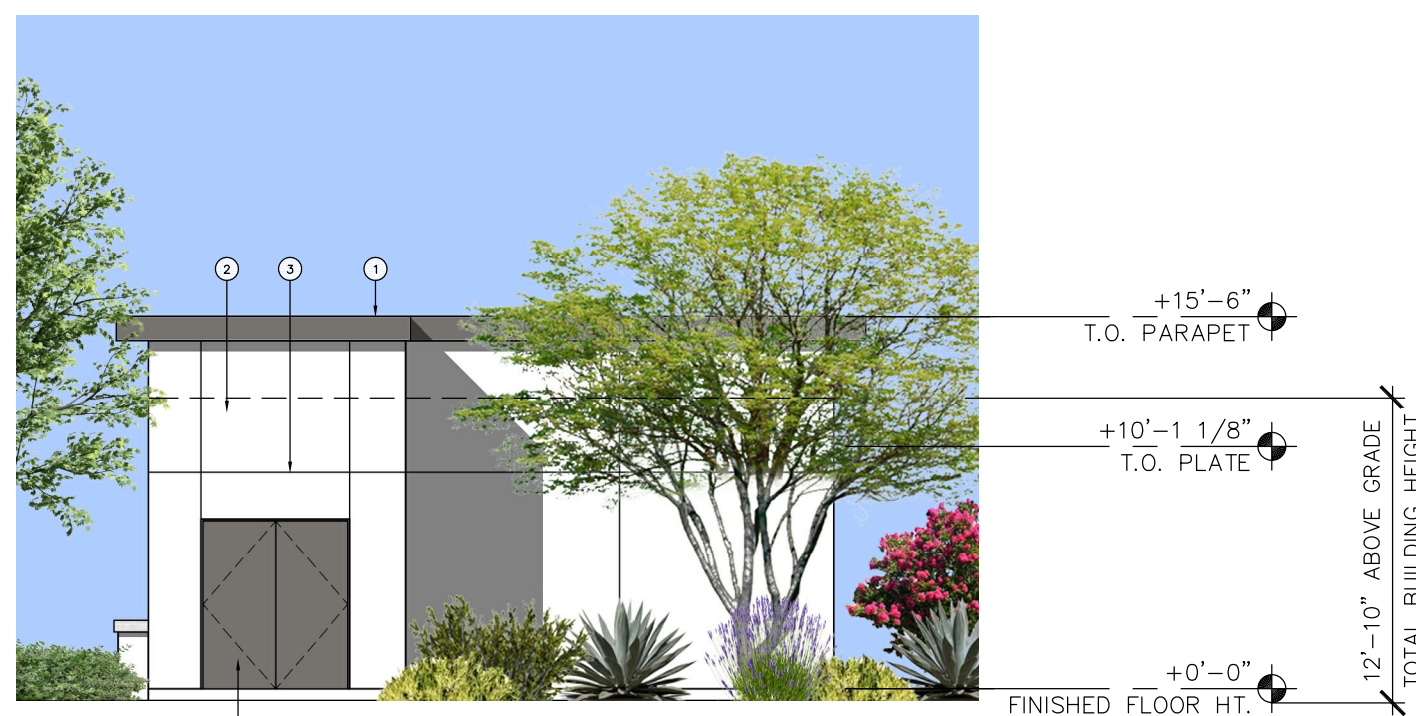
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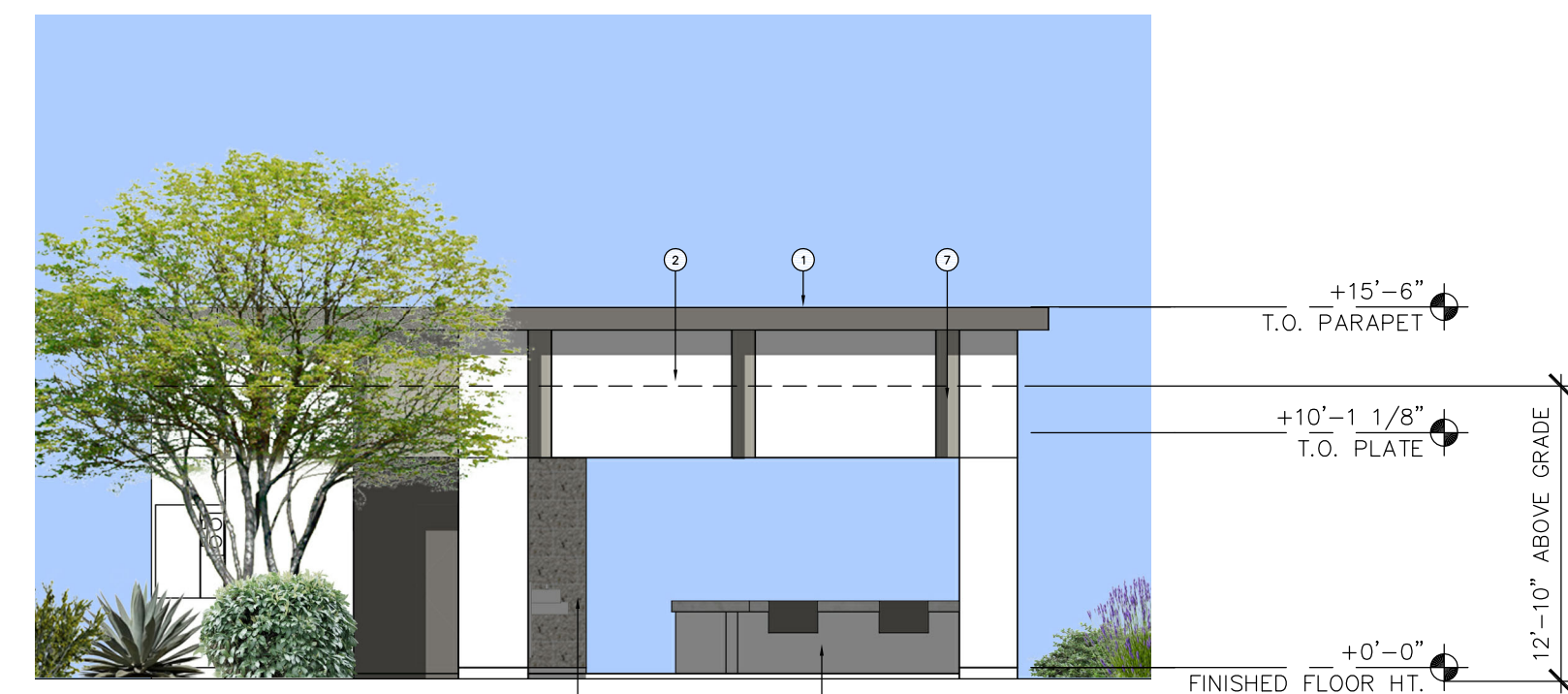
POOL CABANA - FRONT ELEVATION



POOL CABANA - RIGHT ELEVATION



POOL CABANA - REAR ELEVATION



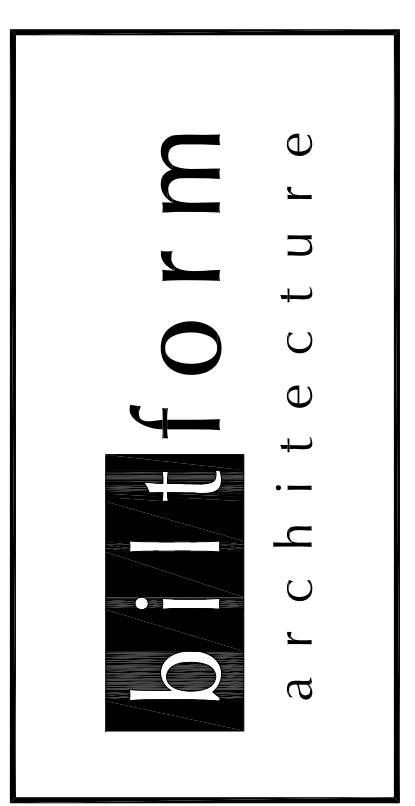
POOL CABANA - LEFT ELEVATION

ELEVATION KEY NOTES: #

1. FOAM PARAPET CAP WITH STUCCO FINISH
2. EXTERIOR STUCCO FINISH SYSTEM
3. FAUX WOOD PLANK VENEER
4. FOAM HEADER PROFILE
5. FOAM WINDOW SURROUND WITH STUCCO FINISH
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EXTERIOR COLOR SCHEME: #

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4. EXTERIOR DOORS, METAL CANOPIES:	CHOCOLATE
5. WINDOWS / PATIO DOORS AND STOREFRONT FRAMES:	WHITE
6. DECORATIVE MASONRY:	---
7. FAUX WOOD PLANK VENEER:	---



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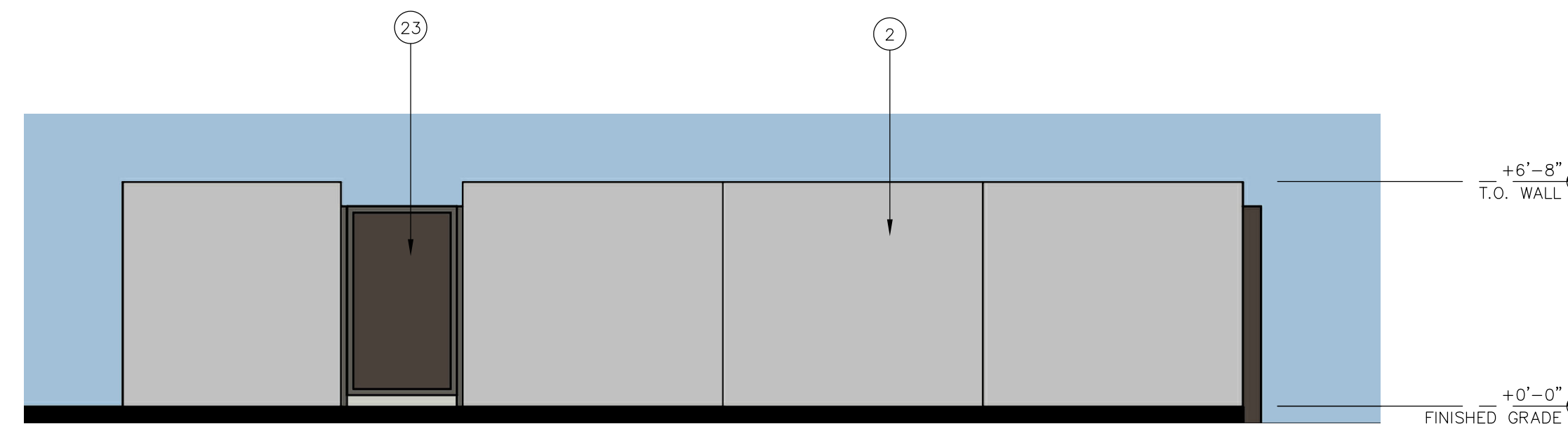
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JOB NO: 20-040
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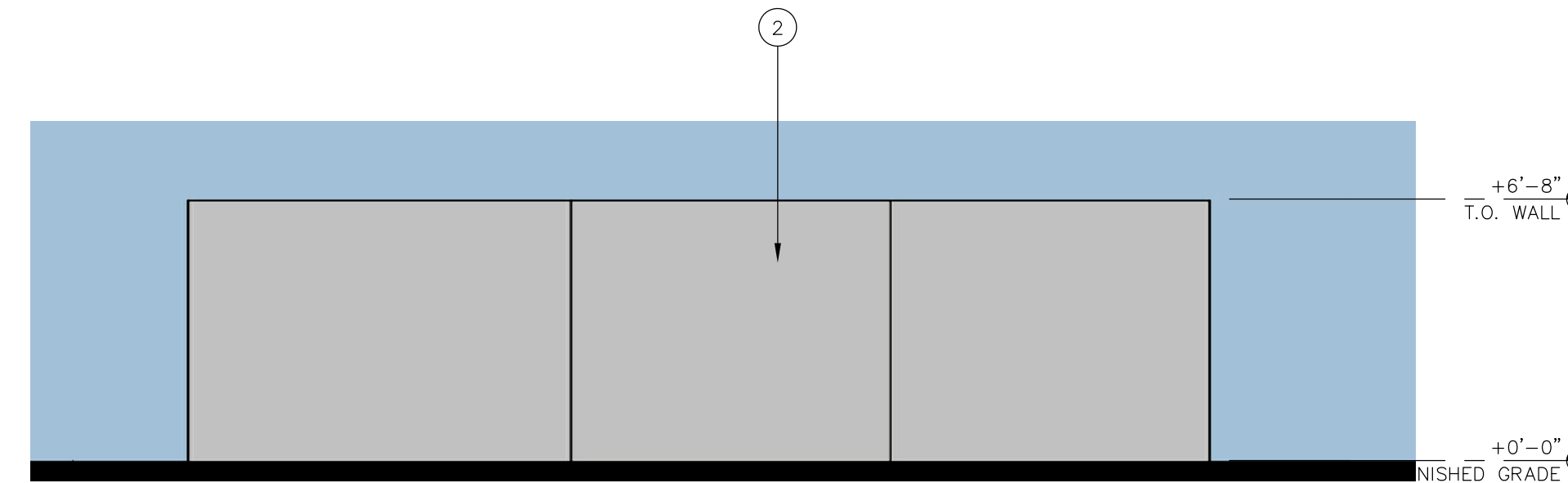
A9.3C-PC
 POOL CABANA

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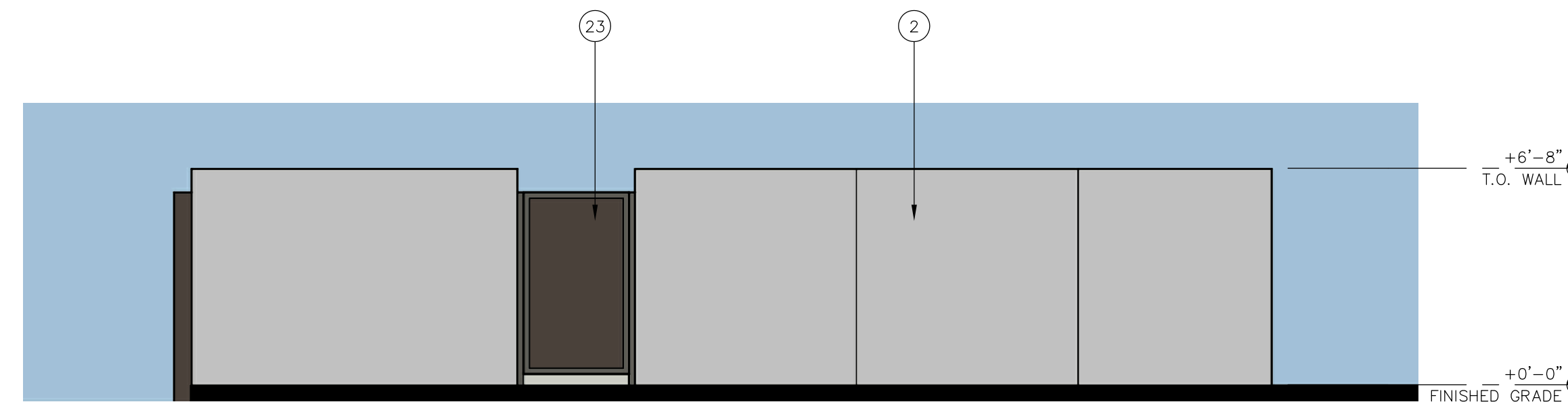
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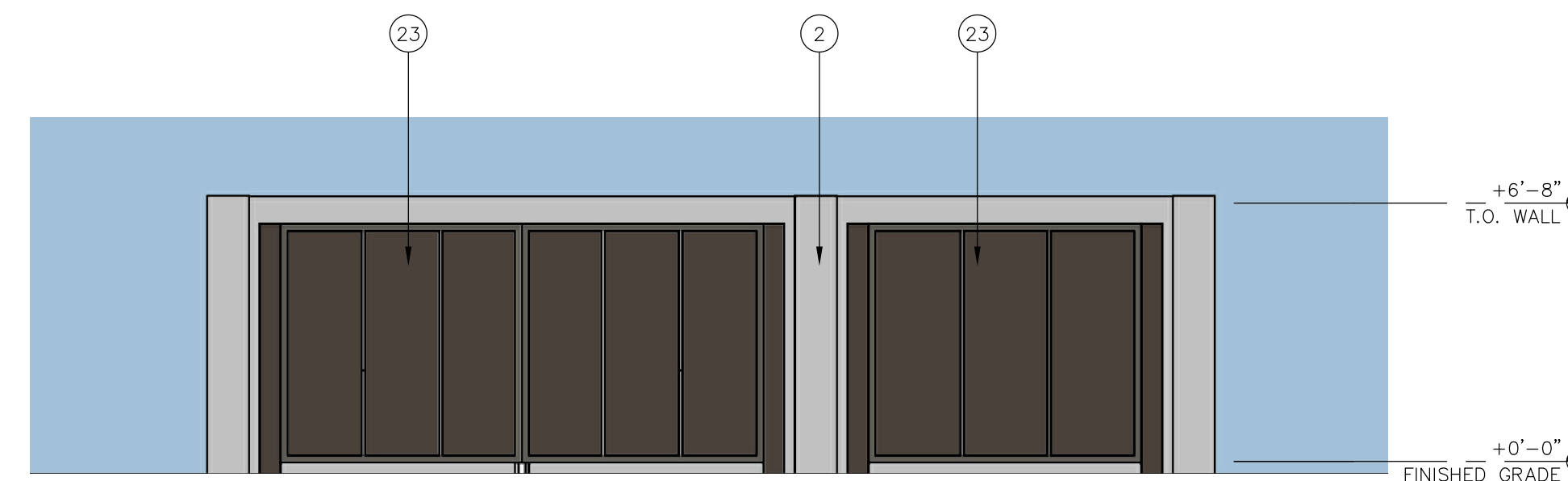
TRASH ENCLOSURE - NORTHWEST ELEVATION



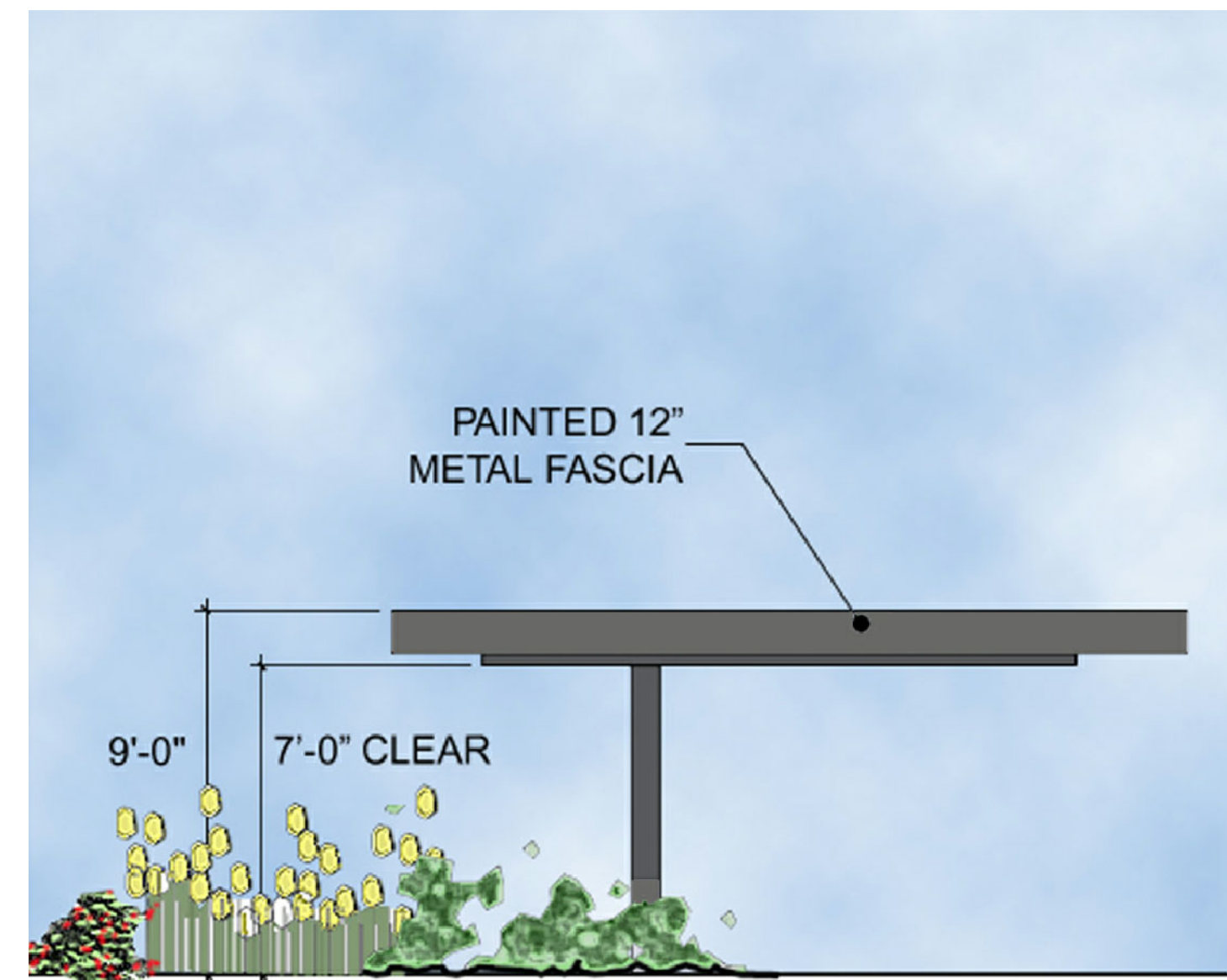
TRASH ENCLOSURE - NORTHEAST ELEVATION



TRASH ENCLOSURE - SOUTHEAST ELEVATION



TRASH ENCLOSURE - SOUTHWEST ELEVATION



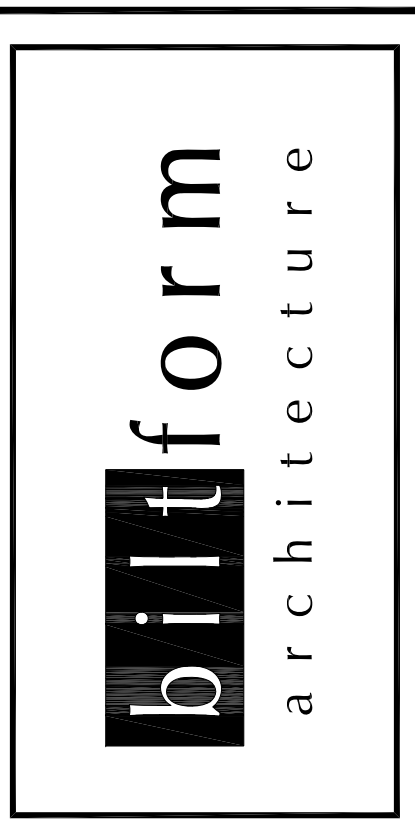
TYPICAL CARPORT ELVATION

ELEVATION KEY NOTES: #

1. FOAM PARAPET CAP WITH STUCCO FINISH
2. EXTERIOR STUCCO FINISH SYSTEM
3. FAUX WOOD PLANK VENEER
4. FOAM HEADER PROFILE
5. FOAM WINDOW SURROUND WITH STUCCO FINISH
6. PAINTED METAL CANOPY
7. VERTICAL FOAM PROFILE WITH STUCCO FINISH
8. FRAME COLUMN WITH STUCCO FINISH
9. METAL RAILING
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13. WOOD FRAMED PATIO WALL
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15. STUCCO CONTROL JOINT
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17. STAIRS
18. BALCONY RAILING, REFER TO DETAIL
19. STOREFRONT DOOR/WINDOW
20. LIGHT FIXTURE LOCATION
21. BBQ STATION WITH STUCCO FINISH
22. DECORATIVE MASONRY

EXTERIOR COLOR SCHEME: #

1. STUCCO COLOR 1, GARAGE DOORS:	WHITE
2. STUCCO COLOR 2:	LIGHT GRAY
3. STUCCO COLOR 3, GARAGE DOORS:	DARK GRAY
4. EXTERIOR DOORS, METAL CANOPIES:	CHOCOLATE
5. WINDOWS / PATIO DOORS AND STOREFRONT FRAMES:	WHITE
6. DECORATIVE MASONRY:	---
7. FAUX WOOD PLANK VENEER:	---



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A10.2C-TE
 TRASH ENCLOSURE / CARPORT
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