



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-54-15-1
March 9, 2016

Deer Valley Village Planning Committee Meeting Date: March 17, 2016

Planning Commission Hearing Date: April 7, 2016

Request From: S-1 DVAO (17.39 acres)

Request To: R-2 DVAO (17.39 acres)

Proposed Use: Multifamily Residential

Location: Northwest corner of 23rd Avenue and Pinnacle Peak Road

Owner: Anwalt, LLC and PGR Investments

Applicant/Representative: Brennan Ray, Burch & Cracchiolo, P.A.

Staff Recommendation: Denial. In the event of an approval action, mitigating stipulations are recommended.

General Plan Conformity			
General Plan Land Use Designation		Current: Industrial Proposed (GPA-DV-3-15-1): Residential 5-10 dwelling units per acre	
Street Map Classification	23rd Avenue	Collector	Varies, 40 to 80-foot west half street
	Pinnacle Peak Road	Arterial	Varies, 55 to 100-foot north half street

CONNECT PEOPLE AND PLACES CORE VALUE; CORE, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Encourage development of the taller and larger buildings in Areas of Change away from single-family and low-rise, multifamily housing.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; EMPLOYERS (JOB CREATION); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; AIRPORTS; LAND USE PRINCIPLE: Encourage the development of city-owned and non-city-owned parcels near the airport to airport-compatible land uses surrounding the city's airports.

The subject site is located at a highly visible, prominent location within close proximity to a major intersection, the Interstate-17 freeway and Pinnacle Peak Road, an arterial street. The site is also located within the Deer Valley Major Employment Center, and within close proximity to the Deer Valley Airport. The proposed rezoning does not meet any of the General Plan land use principles listed above. A single-story residential use is not compatible at this major intersection. The proposal is a missed opportunity for more intense development or an employment generating use that is encouraged at locations that are not in close proximity to single-family and low-rise, multifamily housing.

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 alternatives exist.

The proposed rezoning does allow for a housing type that is not typical in the area which may allow the opportunity for workforce or corporate housing for employers in the area.

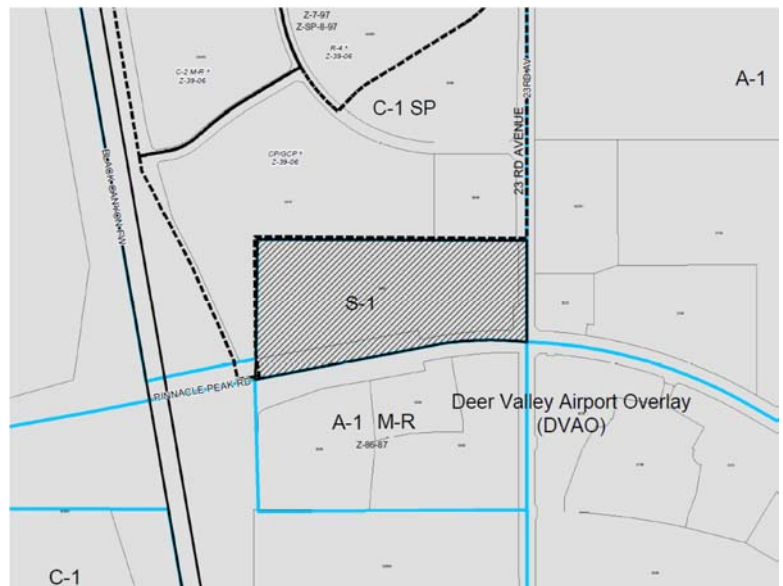
Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	S-1 DVAO
North	Vacant	C-1 SP DVAO (Approved CP/GCP DVAO)
South	Office and hotel	A-1 M-R DVAO
East	Office	A-1 DVAO
West	Interstate-17 and drainage area	C-1 SP DVAO (Approved CP/GCP DVAO)

R-2 – Multifamily Residence District (Subdivision Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage		17.39 acres
Total Number of Units	N/A	125
Density (dwelling units/acre)	Maximum 10	7.19
Typical Lot Size	Minimum 60' wide, 94' depth	Approximately 430' x 1,283'
<i>Building Setbacks</i>		
Perimeter	None	N/A
Front	25'	Minimum 33'
Rear	25'	Minimum 315'
Side	Street side: 10' Interior: 3'	Street side: Minimum 12' Interior: Minimum 10'
<i>Landscape Setbacks</i>		
Perimeter	None	N/A
Front	25'	Minimum 25'
Rear	5'	Minimum 280'
Side	Street side: 10' Interior: 5'	* Street side: Varies 0-17' * Interior: 0'
Building Height	2 stories and 30'	1 story and 25'
Lot Coverage	Maximum 40%	23%
Common Area	Minimum 5% of gross area	Approximately 20%

* Variance approval is required in order to vary from the minimum requirements.

Background/Issues/Analysis

1. This is a request to rezone a 17.39-acre site located at the northwest corner of 23rd Avenue and Pinnacle Peak Road. The request is to rezone from S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay) to R-2 (Multifamily Residence Districts) DVAO to allow a multifamily residential development.



- The General Plan Land Use Map designation for the subject site is Industrial. The proposal does not conform to the current Land Use Map designation. A General Plan Amendment (GPA-DV-3-15-1) is being requested concurrently with this rezoning and must be acted on prior to taking action on this rezoning case.



The following General Plan Land Use Map designations are surrounding the site:

North: Mixed Use (Commercial / Commerce Park)

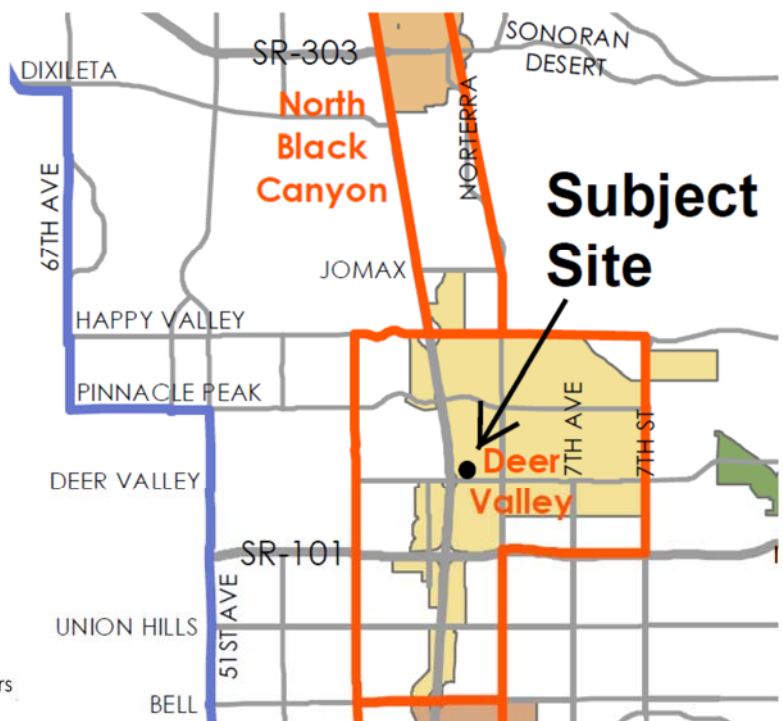
East: Industrial

South: Industrial

West: Mixed Use (Commercial / Commerce Park) and Transportation

Most of the area designated as industrial, east and south of the subject site has not developed as industrial. The area has developed with mostly commerce park, warehouse or office type uses. Considering the area is located along the I-17 freeway, within the Deer Valley Major Employment Center, and within close proximity to the Deer Valley Airport, staff may need to further evaluate this industrial designated area to determine if it is still an appropriate land use map designation for the area.

- The Community and Economic Development Department has provided the following comments:
This property is located right along the I-17 and is surrounded by commercial office and business park properties. It is a highly visible property and is part of a limited amount of property remaining in that area, under private ownership that has employment zoning.



MAJOR EMPLOYMENT CENTERS

 Phoenix Designated Employment Centers

With our commitment to quality jobs in each of our employment corridors, Community and Economic Development sees this as a viable property for future employment development. Our preference would be to keep it as it exists in the General Plan, which allows for development of employment and job generating uses.

4. The subject site is currently vacant. The north side of the site is also vacant and may potentially be developed for office/warehouse use in the future. There are multi-story office buildings to the east and south, as well as a 7-story hotel building to the south. There is a significant drainage feature that separates the subject site from the freeway to the west.



5. The proposed site plan shows a multifamily, gated development consisting of single story buildings. There are a total of 125 units proposed with 15 one bedroom duplex buildings (30 units), 57 two-bedroom detached buildings, and 38 three-bedroom detached buildings. Each unit will have its own private yard area.



The proposed development includes a large retention area on the west portion of the site and an enclosed dog park on the northwest portion of the site. There are insufficient landscape setbacks proposed along both the north and south sides of the property. Although, staff is recommending a denial of both the rezoning request and associated

general plan amendment request, if the cases are approved, it would be beneficial if sufficient buffering were provided from Pinnacle Peak Road and the future office/warehouse development to the north.

6. Stipulations have been recommended to ensure compatibility between the proposed development and surrounding uses. A stipulation has been recommended to ensure that there will be a minimum of 5 feet of landscaping along the north property line per the Zoning Ordinance standards, to be maintained by the property owner or management group. Although the south landscape setback is not sufficient as measured from the property line, there is a significant Arizona Department of Transportation (ADOT) right-of-way area adjacent to the site that may be landscaped per ADOT approval. The proposed dog park is a beneficial amenity and has also been proposed as a stipulation.
7. The Street Transportation Department has stated that all existing off-site improvements (sidewalks, curb ramps and driveways) shall be updated to current ADA standards, a right-of-way dedication totaling 70 feet shall be provided for 23rd Avenue, the developer shall coordinate all Pinnacle Peak Road improvements with ADOT, and that the driveway on Pinnacle Peak Road shall be restricted to right-in and right-out only. Left turns may be allowed if approved by ADOT.
8. The Water Services Department has noted existing water and sewer lines that may be tied into.
9. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1280 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
10. The subject parcel is located in proximity to the Deer Valley Airport. As such, the Aviation Department has proposed a stipulation requiring property owners to disclose the existence and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The requested Notice to Prospective Purchasers follows policy set regarding the properties in the City of Phoenix underlying the flight patterns of the Phoenix Deer Valley Airport.
11. 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 does not conform to the current General Plan Land Use Map designations. A General Plan Amendment (GPA-DV-3-15-1) is being requested concurrently with this rezoning and must be acted on prior to taking action on this rezoning case.

2. The proposed rezoning is not in conformance with several General Plan goals and policies.
3. The proposal is a missed opportunity for more intense development or an employment generating use within a major transportation corridor, the Deer Valley Canyon Major Employment Center, and within close proximity to the Deer Valley Airport; and not within close proximity to single-family and low-rise, multifamily housing.

Staff recommends denial. In the event of an approval action, mitigating stipulations are recommended:

1. A minimum 5-foot landscape setback shall be required along the north property line per the Zoning Ordinance standards for multifamily development, to be maintained by the property owner or management group, as approved by the Planning and Development Department.
2. An enclosed dog park shall be provided in general conformance to the conceptual site plan date stamped February 19, 2016, as approved by the Planning and Development Department.
3. The developer shall update all existing off-site street improvements (Sidewalks, curb ramps and driveways) to current ADA guidelines, as approved by the Planning and Development Department.
4. The developer shall dedicate right-of-way totaling 70 feet for 23rd Avenue (cross section "CM" offset 15 feet to the west), as approved by the Planning and Development Department.
5. The developer shall coordinate all improvements on Pinnacle Peak Road west of the existing improvements with the Arizona Department of Transportation.
6. The driveway on Pinnacle Peak Road shall be restricted to right-in right-out only, left in may be allowed if approved by the Arizona Department of Transportation.
7. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley 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

Writer

Racelle Escolar

March 4, 2016

Staff Report: Z-54-15-1

March 9, 2016

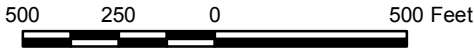
Page 8 of 8

Team Leader

Joshua Bednarek

Attachments

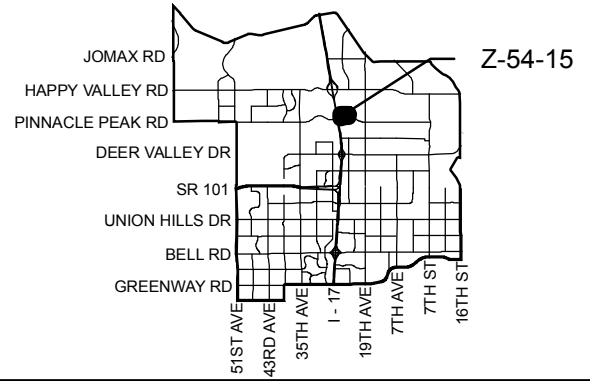
- Zoning sketch
- Aerial Map
- Conceptual Site Plan date stamped February 19, 2016
- Landscape Setback Exhibit date stamped February 19, 2016
- Conceptual Elevations date stamped September 14, 2015 (9 pages)



CITY OF PHOENIX PLANNING DEPARTMENT

DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Brennan Ray/ Burch & Cracchiolo, PA

APPLICATION NO. Z-54-15

DATE: 10/8/15
REVISION DATES:

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

17.39 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 45-23
ZONING MAP O-7

REQUESTED CHANGE:

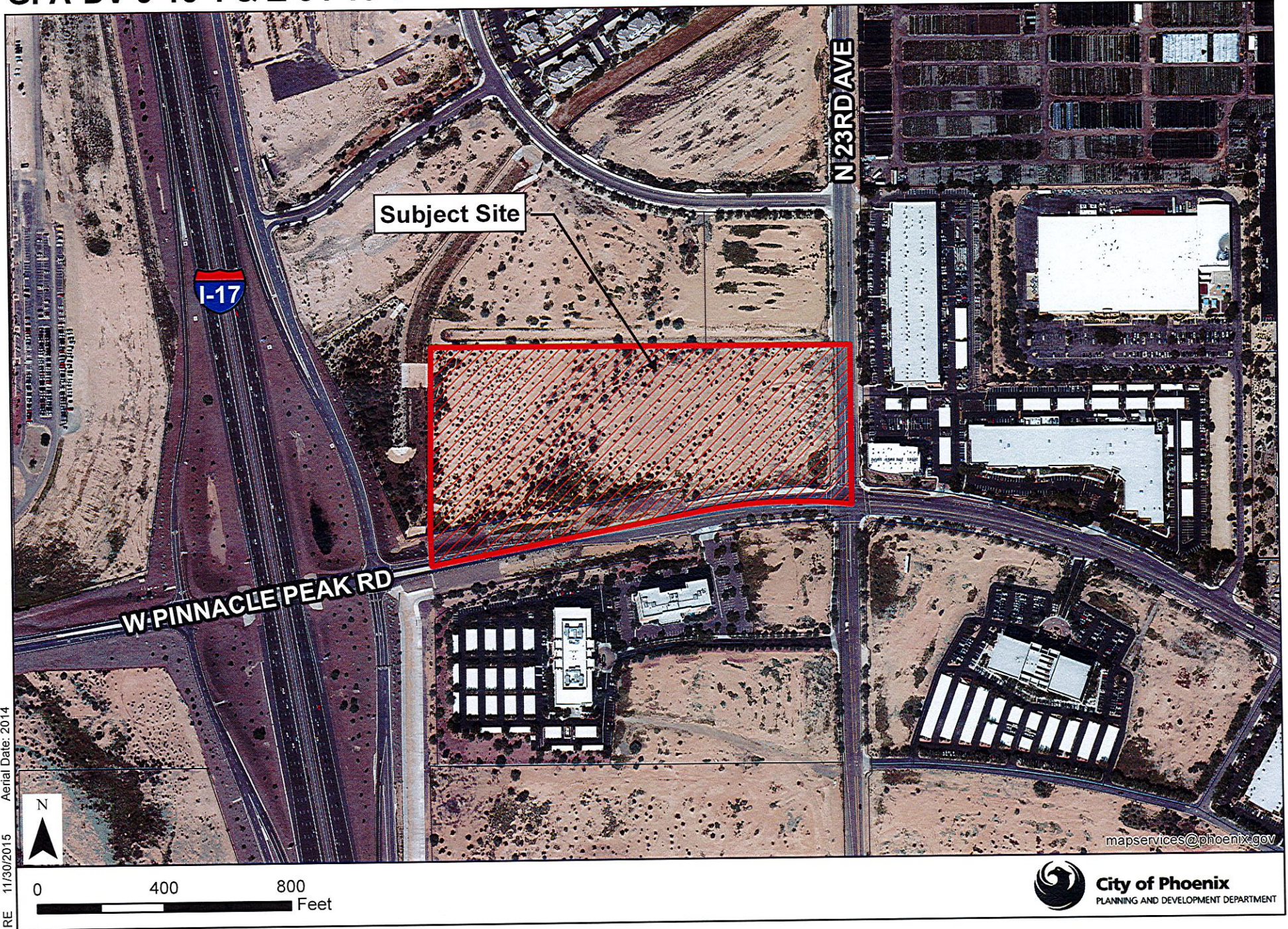
FROM: S-1 DVAO (17.39 a.c.)

TO: R-2 DVAO (17.39 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1 DVAO	17	17
R-2 DVAO	174	208

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

GPA-DV-3-15-1 & Z-54-15-1



Subject Site

I-17

N 23RD AVE

W PINNACLE PEAK RD



0 400 800 Feet

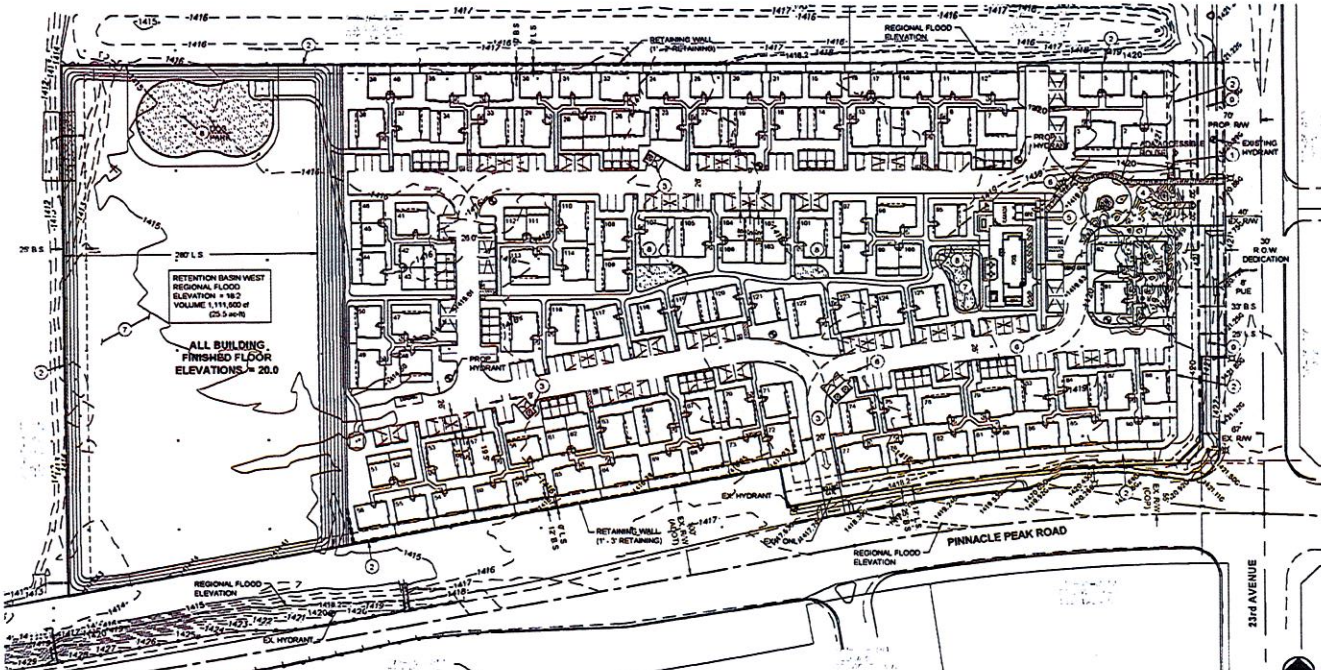
mapservices@phoenix.gov



RE 11/30/2015 Aerial Date: 2014

CONCEPTUAL SITE PLAN: AVILLA - DEER VALLEY PHOENIX, ARIZONA

THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

PROPERTY OWNER
ANIMAL LLC FOR INVESTMENTS LLC
244 E. MYRTLE AVE.
PHOENIX, AZ 85009

DEVELOPER/APPLICANT
NEXMETRO DEVELOPMENT LLC
2356 E CAMELBACK RD, SUITE 510
PHOENIX, AZ 85016

CONTACT: JOSH HARTMANN
PHONE: (602) 865-2008
EMAIL: JOSH@NEXMETRO.COM

CIVIL ENGINEER
TERRASCAPE CONSULTING
1402 E MESSOUR AVE
PHOENIX, AZ 85014

CONTACT: DAVID M BOLTYSKI, P.E.
PHONE: (602) 297-8732
EMAIL: DBOLTYSKI@TERRASCAPECONSULTING.COM

ZONING/USE:
EXISTING ZONING: S-1
PROPOSED ZONING: R2 PRD

PARCEL APN / ADDRESS
APN: 210-05-201H
ADDRESS: 1100 W 21st AVE
PHOENIX, AZ 85015

PROJECT AREA
SITE AREA TODAY: 14.0 ac
SITE NET AREA: 14.35 ac
GROSS AREA (TO CENTERLINE): 17.6 ac

ZONING STD'S (SUBDIVISION)

GROSS DENSITY	87 DUA
SETBACKS	BUILDING: 10 FT LANDSCAPE: 0 FT
FRONT (EAST)	25 FT
REAR (WEST)	25 FT
SIDE (SOUTH)	1200 FT
MIN. BUILDING SEPARATION	8 FT
MAX BUILDING HEIGHT	25 FT
GARAGE WIDTH	40 FT
LOT COVERAGE	23%
COMMON AREA

BUILDING CALCULATIONS

BUILDING TYPE	NO. BLDG	AREA (SF)
1-BED (22%)	1500	1,271
2-BED (40%)	37	962
3-BED (32%)	38	1,244
TOTAL UNITS	1575	
GARAGE	10	791
OFFICE	1	347

SOLID WASTE CALCULATIONS

125 UNITS @ 35 CHDU @ 31.25 CF
31.25 CF @ 1/10 DUMPTER = 3125 DUMPTERS

LOT COVERAGE CALC.

BUILDING TYPE	NO. BLDG	ROOF AREA
1-BED	15	1,267
2-BED	37	1,050
3-BED	38	1,374
GARAGE	10	840
OFFICE	1	440
TOTAL BLDG AREA		141,802 SF
UNDER ROOF		
LOT COVERAGE =		UNDER ROOF AREA / SITE NET AREA
		(141,802 / 45660) / 14.35ac
		LOT COVERAGE = 23%

- CITY OF PHOENIX SITE PLAN NOTES**
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 - THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
 - STRUCTURES AND LANDSCAPING WITHIN A TRAVELER MEASURED BACK 10 FROM THE PROPERTY LINE AND 30' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 7'.
 - STRUCTURES AND LANDSCAPING WITHIN A TRAVELER MEASURED 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 7'.
 - 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.
 - THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE PRIOR TO USE.
 - AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 202-6891 AND REQUEST A DESIGN REVIEW INSPECTION.
 - 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.
 - BARRIED, RAZOR, OR CONCRETE WIRE FOR SIGNALS SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
 - ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.

- SITE NOTES**
- THERE ARE NO LOT SIZES.
 - THERE ARE NO EXISTING BUILDINGS OR CLOSED DRIVEWAYS.
 - THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
 - PARKING IS NON-RESERVED.
 - ALL OF THE UNITS AND GARAGES TO BE DESIGNED IN CONFORMANCE WITH THE IRC 2012 EDITION.
 - NO PUBLIC STREET OR PRIVATE ACCESSWAY PROVIDED. PARKING IS NOT RESERVED.
- KEY NOTES**
- PROJECT MONUMENT SIGN
 - 12" HIGH SOLID CMU PERIMETER WALL
 - TRASH ENCLOSURE PER CITY OF PHOENIX STANDARDS
 - ENTRY - ENTRY CALL BOX IN LANDSCAPE ISLAND
 - LEASING OFFICE ATTACHED RAMADA AND RESTROOMS
 - FIRE DEPARTMENT TURNING RADIUS (50' OUTER RADIUS, 30' INNER RADIUS)
 - STORM WATER RETENTION BASIN
 - AMBULANCE AREA
 - DETACHED 2' SIDEWALK
- LEGEND**
- | | | | | |
|--------|---------------------------------|----------------|----------------|----------------|
| BLDG | BUILDING | 1-BEDROOM UNIT | 2-BEDROOM UNIT | 3-BEDROOM UNIT |
| B.S. | SETBACK | | | |
| DISST | EXISTING FACE OF CURB | | | |
| F.C. | FACE OF CURB | | | |
| L.E. | LANDSCAPE | | | |
| PUE | SETBACK PUBLIC UTILITY EASEMENT | | | |
| R.O.W. | RIGHT OF WAY | | | |
| --- | PROPERTY LINE | | | |
| --- | CENTERLINE | | | |
| --- | EASEMENT | | | |
- SIGNATURE OF COPYRIGHT OWNER
PRINTED NAME OF COPYRIGHT OWNER

PARKING CALCULATIONS

BUILDING TYPE	REQ'D P.S.
1-BED	30 UNITS @ 1.5
2-BED	57 UNITS @ 1.9
3-BED	38 UNITS @ 2.0
TOTAL	307
GARAGE	40
COVERED	124
ACCESSIBLE	7
OPEN	74
TOTAL	238

PARKING IS NON-RESERVED

CITY OF PHOENIX

FEB 19 2016

Planning & Development Department

SCALE: AS SHOWN
0 60 120
G.S. 45-23

consulting
Terrascope
civil engineering • surveying • urban planning

1100 West McDowell Ave., Phoenix, Arizona 85014 • 425 West Chandler Blvd., Flagstaff, Arizona 86001
PHOENIX: 602.977.4400 • FLAGSTAFF: 928.226.4400 • TARRANT: 817.251.4400 • TARRANT: 817.251.4400

PRELIMINARY
NOT FOR
CONSTRUCTION

AVILLA
DEER VALLEY

CONCEPTUAL
SITE PLAN

NEXMETRO
DEVELOPMENT, LLC

2356 E CAMELBACK RD, SUITE 510
PHOENIX, ARIZONA 85016

Call us before you call your city
ARIZONA
Call us before you call your city
The State of Arizona
The State of Arizona
The State of Arizona

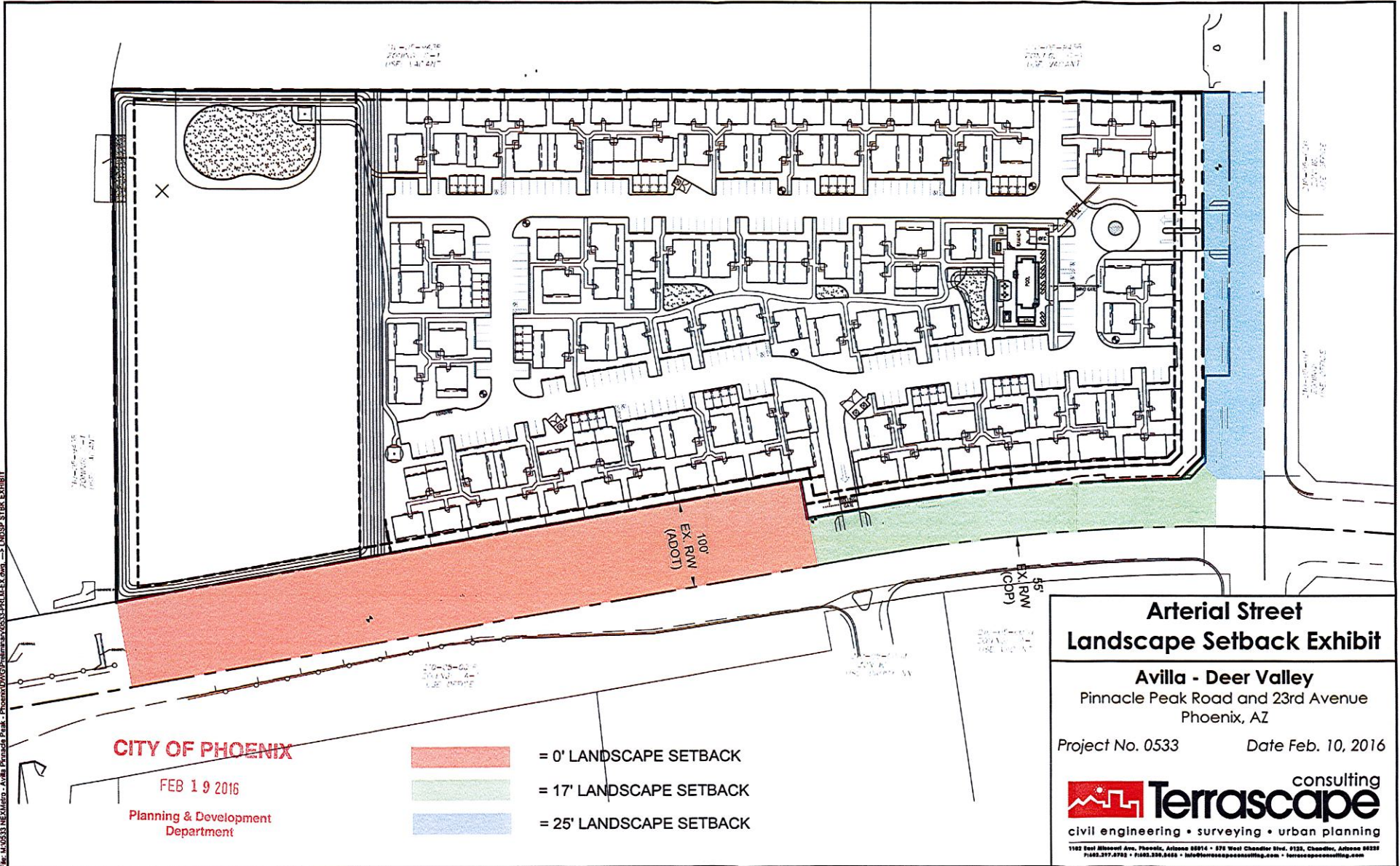
DATE	DESCRIPTION
04/05/15	PRE-APP. MTD.
05/01/15	GEN. PLAN AMEND.
01/21/16	SITE PLAN UPDATE
02/09/16	SITE PLAN UPDATE

CHECKED BY: DMS
DRAWN BY: EFB

TITLE: CONCEPTUAL SITE PLAN

SHEET No. 1 of 1
PROJECT No. 0633

File: M:\0533\HE\Deliverables\Avilla_Pinnacle Peak - Phoenix\GIS\Deliverables\0533_PRL\EXHIBIT - 1\MDSBP_STEAK_EXHIBIT



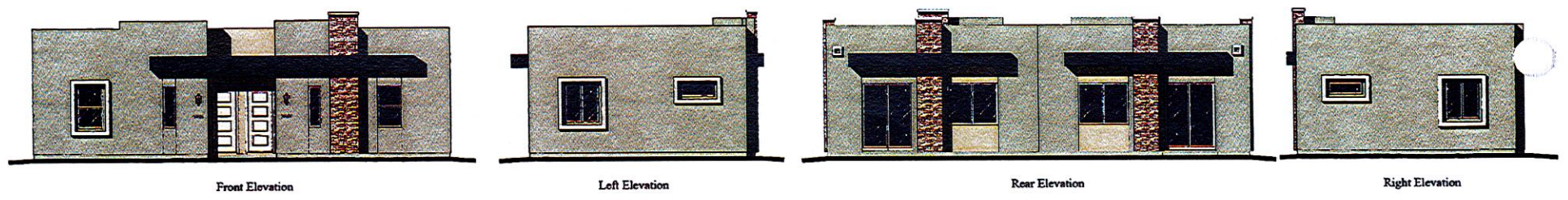
Arterial Street Landscape Setback Exhibit

Avilla - Deer Valley
Pinnacle Peak Road and 23rd Avenue
Phoenix, AZ

Project No. 0533 Date Feb. 10, 2016

Terrascope consulting
civil engineering • surveying • urban planning

1102 East Missouri Ave., Phoenix, Arizona 85014 • 870 West Chandler Blvd., #123, Chandler, Arizona 85225
PHOENIX: 602.977.8782 • CHANDLER: 480.338.4444 • info@terrascope-consulting.com • terrascope-consulting.com



08/2015

NEXmetro
Communities

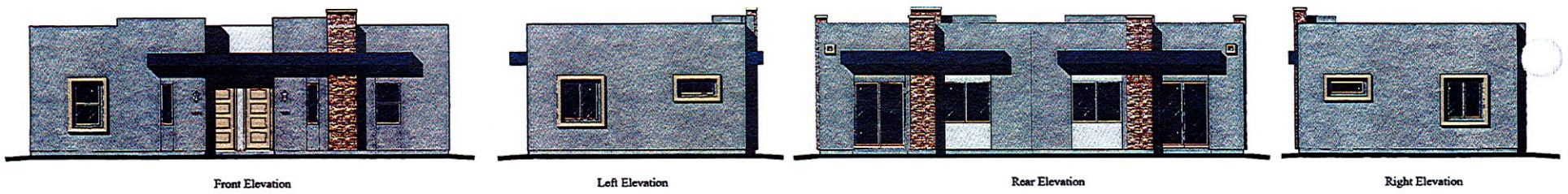
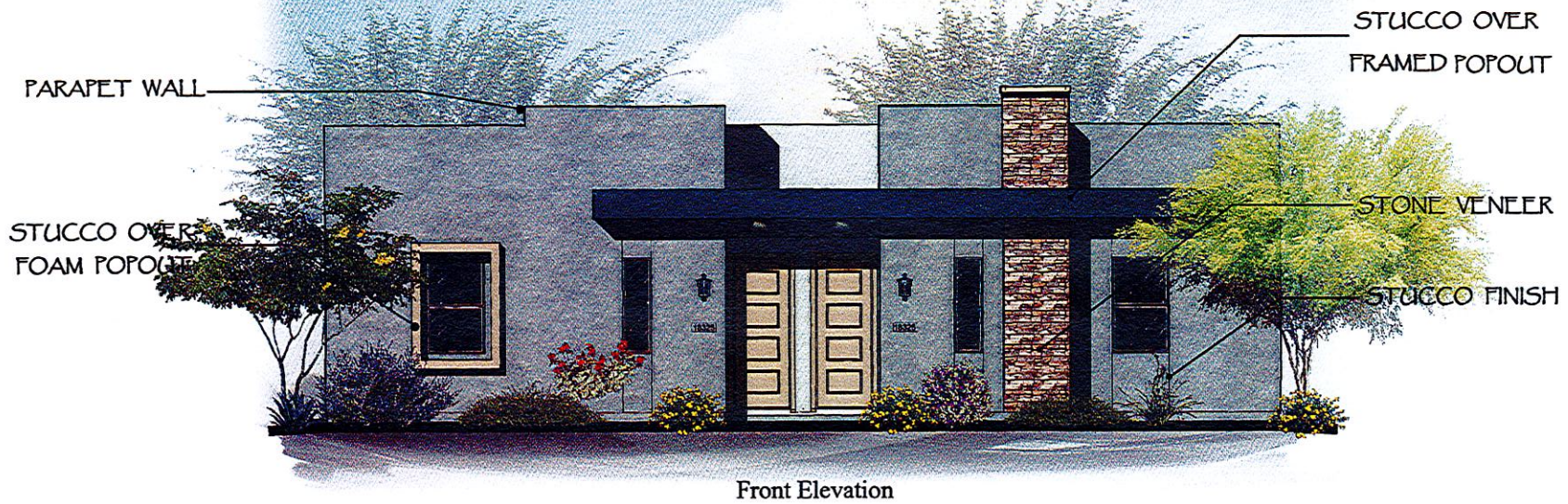
CITY OF PHOENIX

SEP 14 2015

**Planning & Development
Department**

Plan1 -Scheme1
Avilla

FELTEN GROUP
ENGINEERS • ARCHITECTS • DESIGNERS
"WHERE QUALITY DESIGN LEADS TO LOWER COST"



07/2015

NEXmetro
Communities

CITY OF PHOENIX

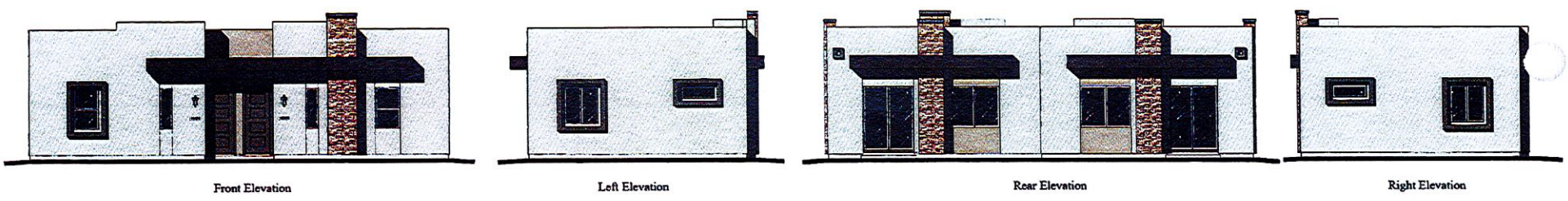
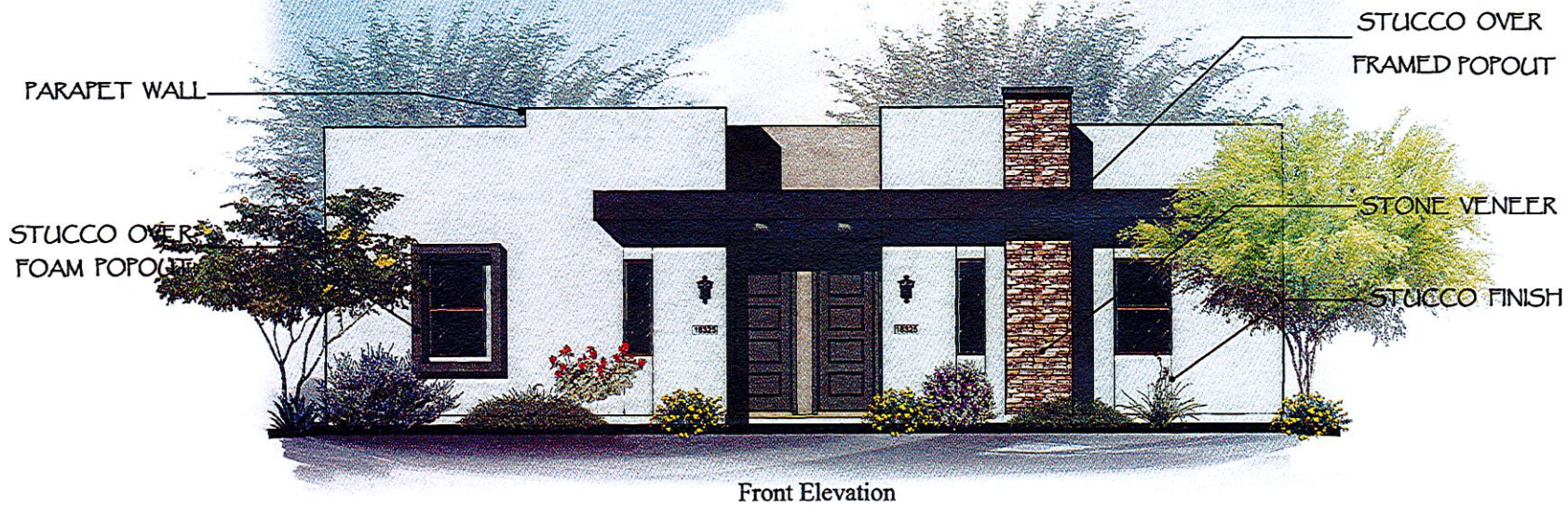
SEP 14 2015

Planning & Development
Department

Plan1 -Scheme 2
Avilla

FELTEN GROUP

ENGINEERS • ARCHITECTS • DESIGNERS
"WHERE QUALITY DESIGN LEADS TO LOWER COST"



08/2015

NEXmetro
Communities

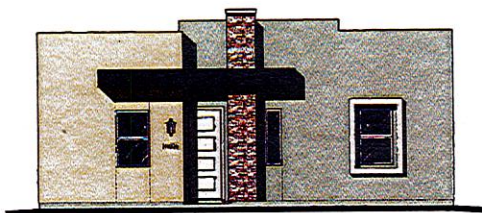
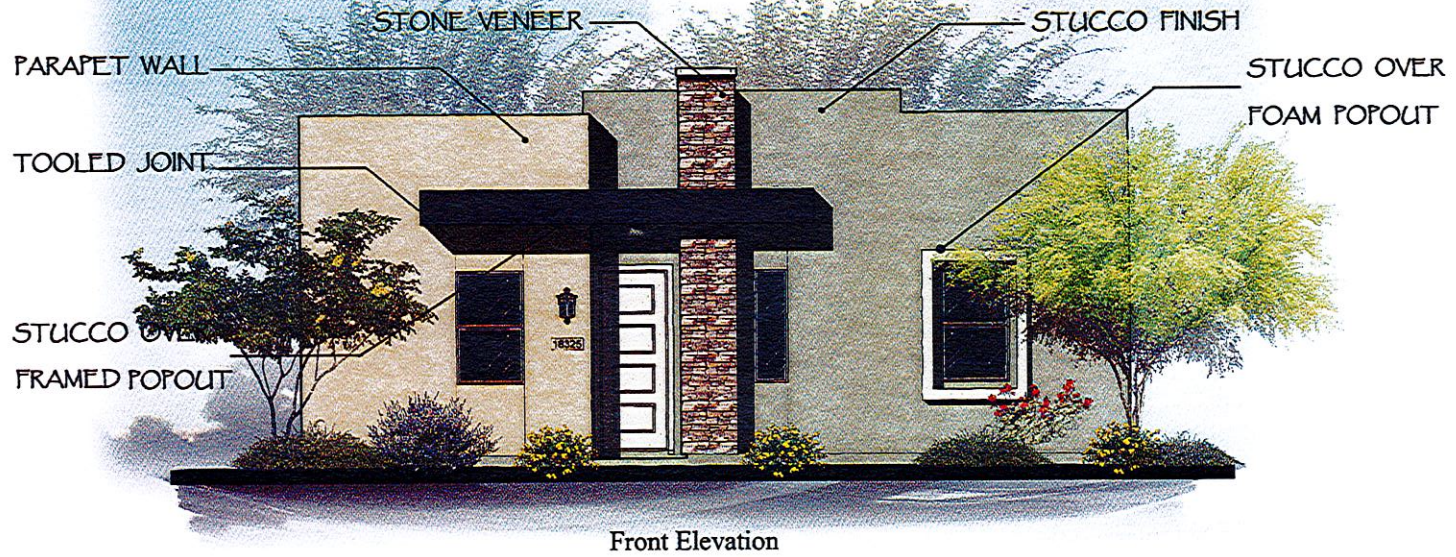
CITY OF PHOENIX

SEP 14 2015

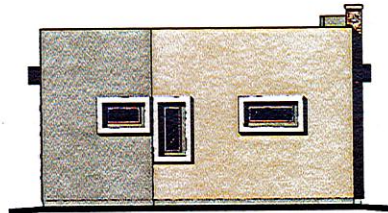
Planning & Development
Department

Plan1 -Scheme 3
Avilla

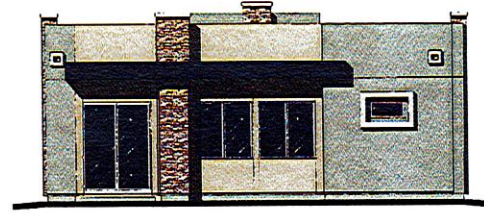
FELTEN GROUP
ENGINEERS • ARCHITECTS • DESIGNERS
"WHERE QUALITY DESIGN LEADS TO LOWER COST"



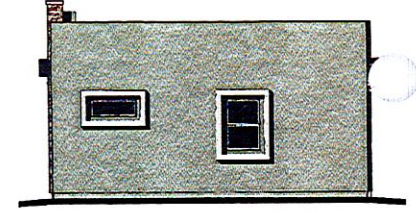
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

08/2015

NEXmetro
Communities

CITY OF PHOENIX

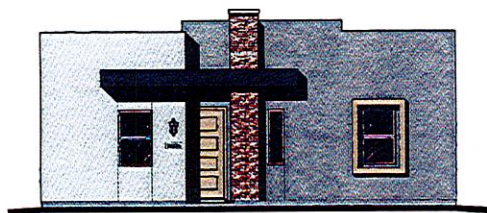
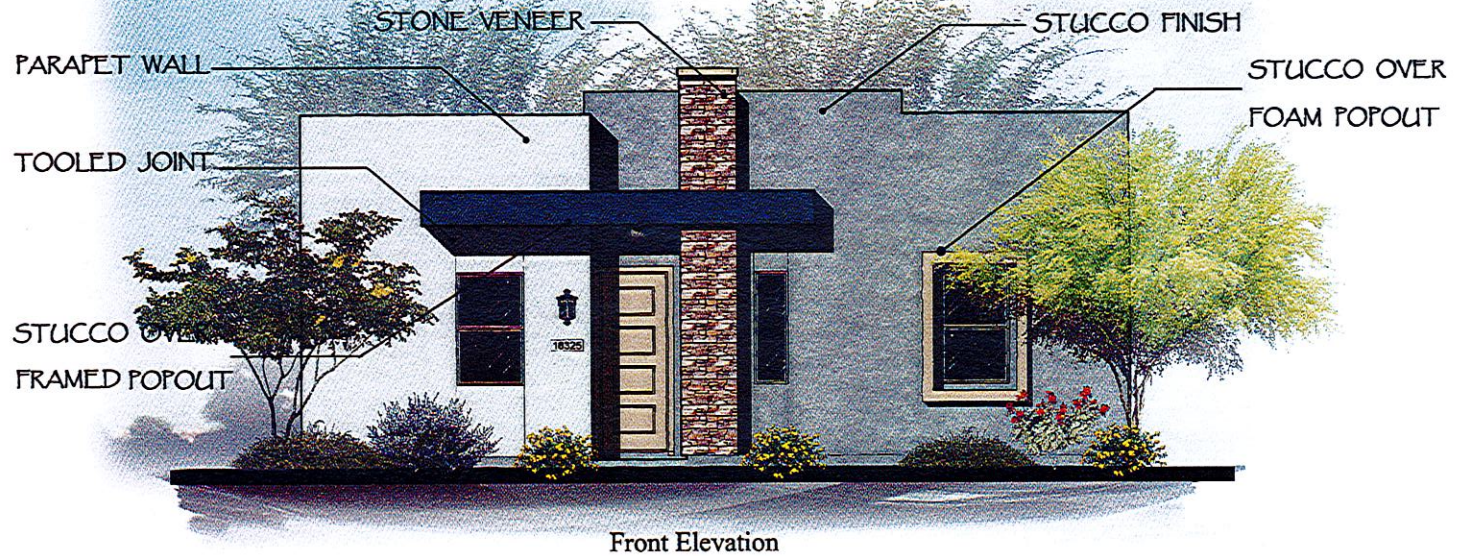
SEP 14 2015

Planning & Development
Department

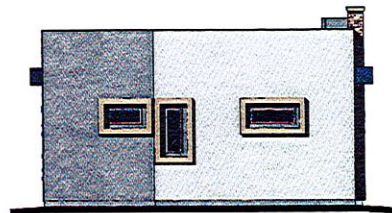
Plan 2 -Scheme1
Avilla

FELTEN GROUP

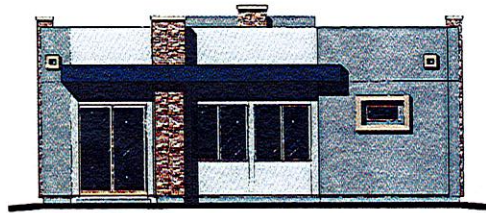
ENGINEERS • ARCHITECTS • DESIGNERS
"WHERE QUALITY DESIGN LEADS TO LOWER COST"



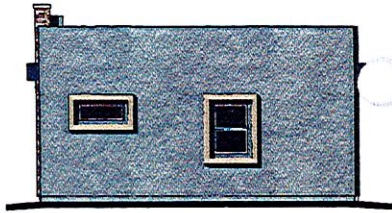
Front Elevation



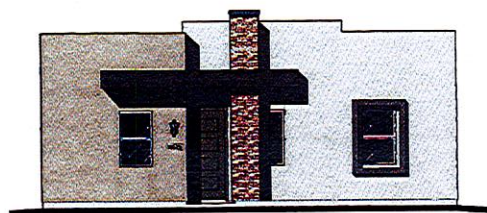
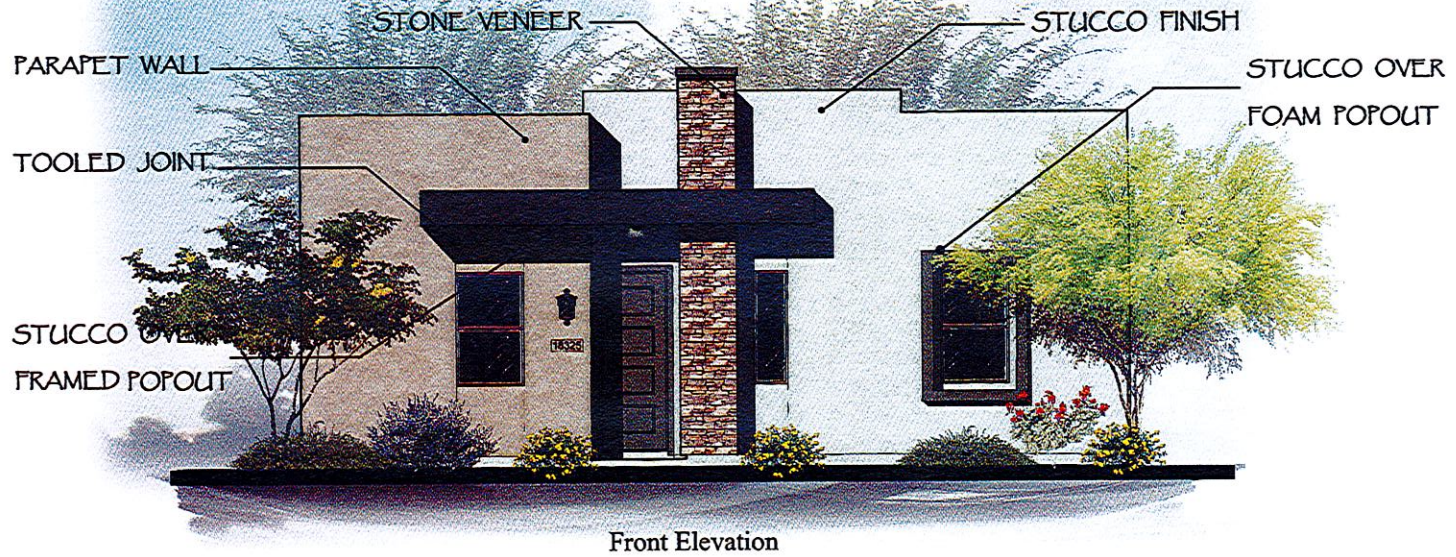
Left Elevation



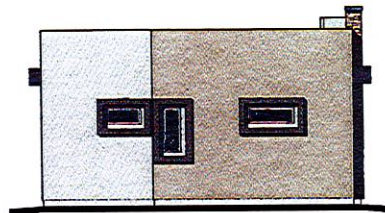
Rear Elevation



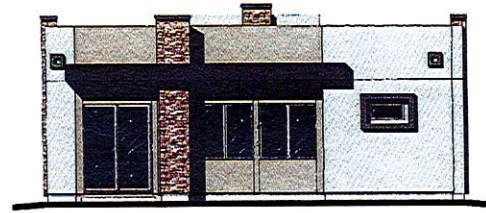
Right Elevation



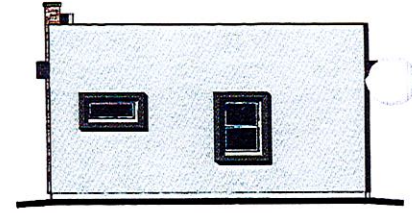
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

CITY OF PHOENIX

Plan 2 - Scheme 3
Avilla

SEP 14 2015

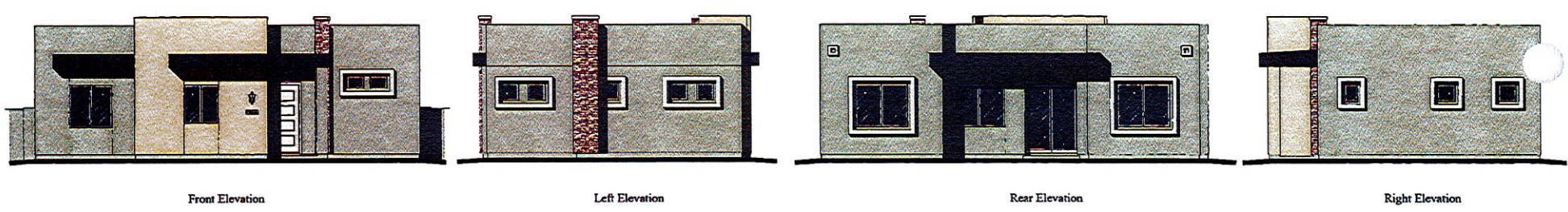
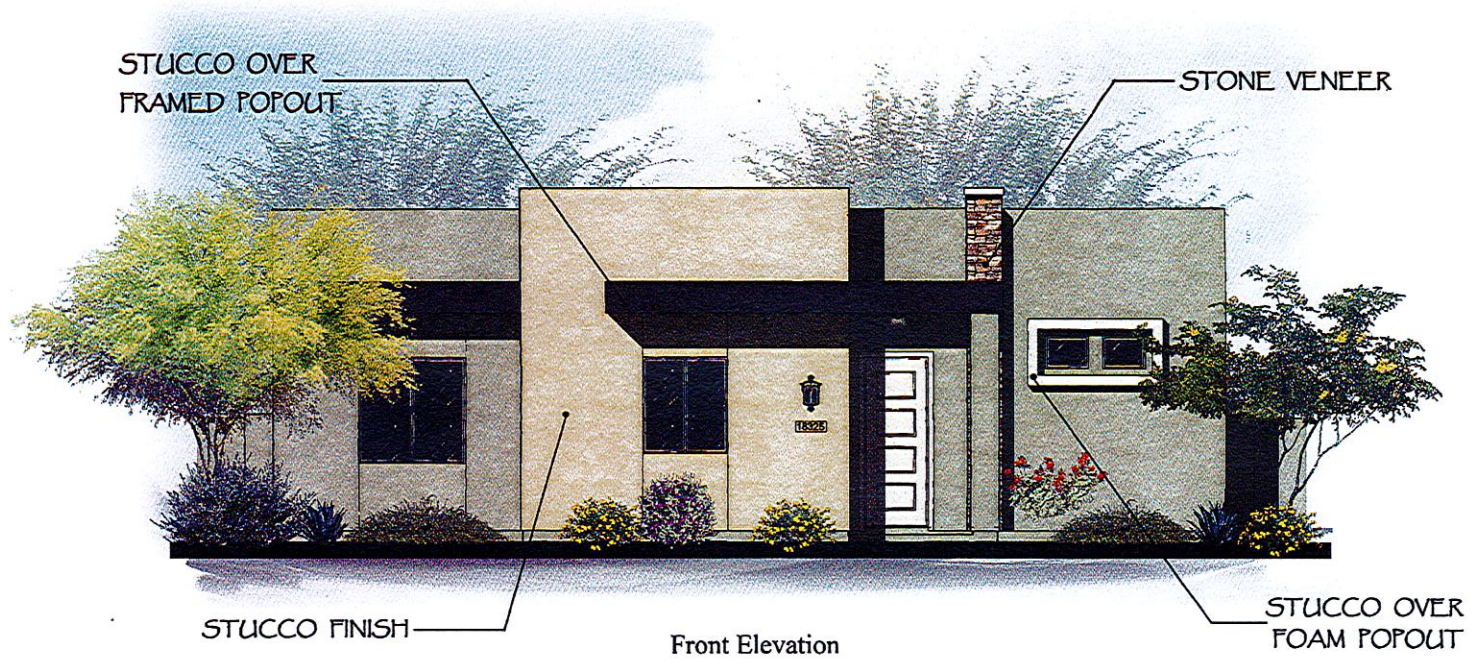
Planning & Development
Department

08/2015

NEXmetro
Communities

FELTEN GROUP

ENGINEERS • ARCHITECTS • DESIGNERS
"WHERE QUALITY DESIGN LEADS TO LOWER COST"



CITY OF PHOENIX

SEP 14 2015

Planning & Development
Department

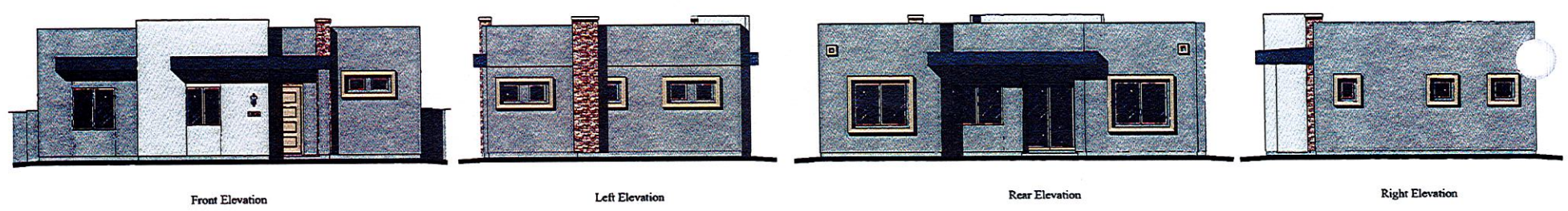
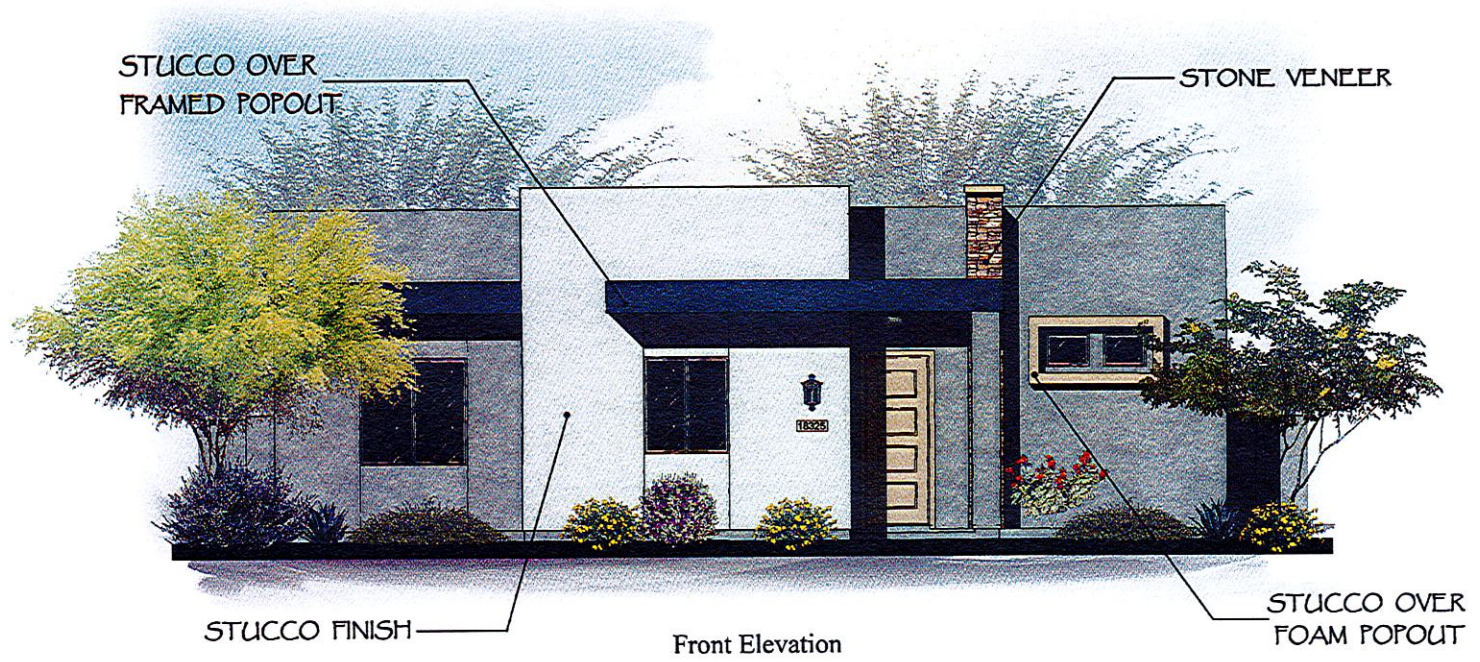
Plan 3 -Scheme1
Avilla

08/2015

NEXmetro
Communities

FELTEN GROUP

ENGINEERS • ARCHITECTS • DESIGNERS
"WHERE QUALITY DESIGN LEADS TO LOWER COST"



CITY OF PHOENIX

08/2015

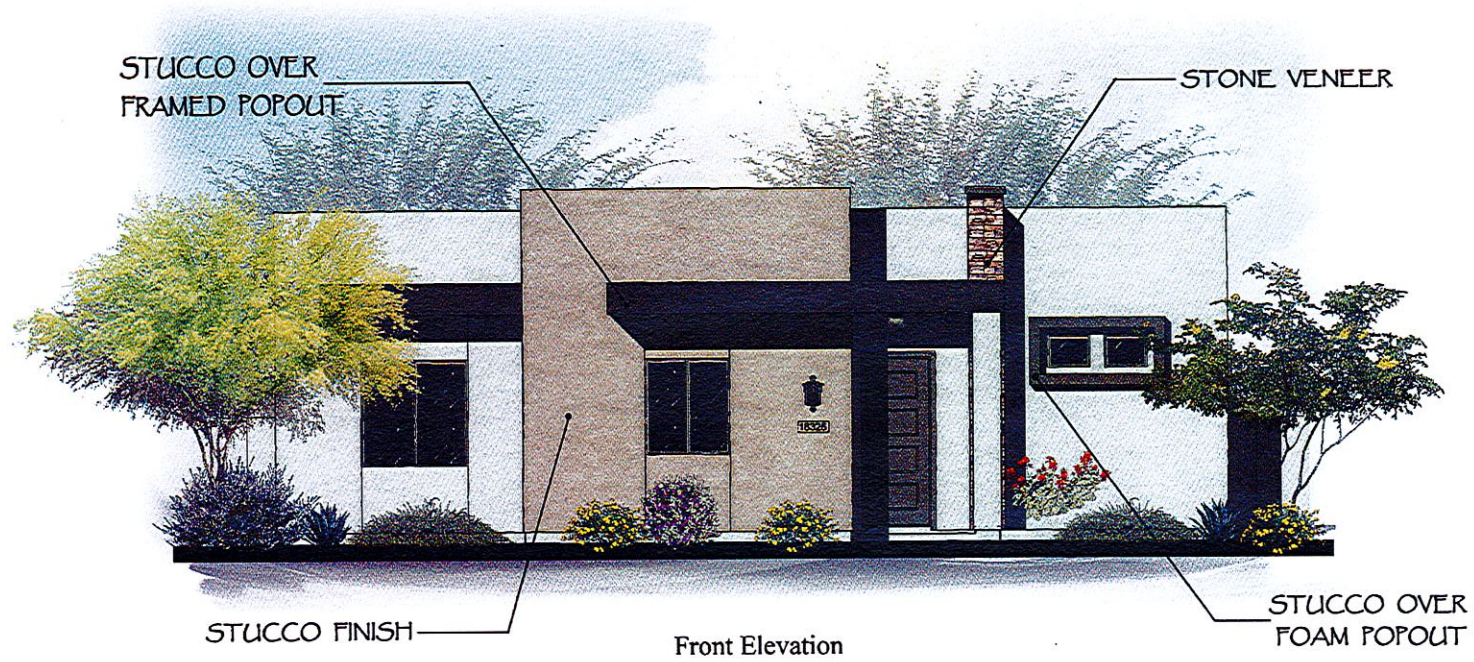
NEXmetro
Communities

SEP 14 2015

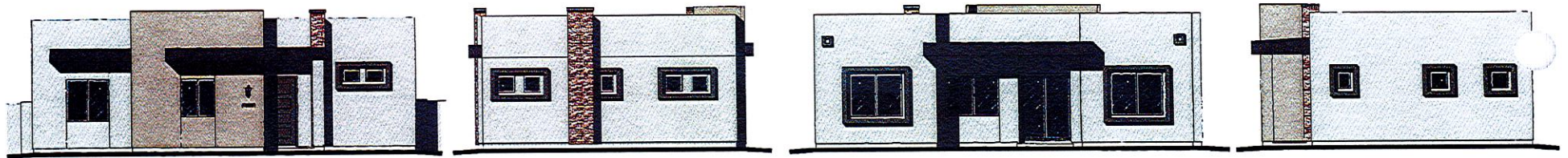
Planning & Development
Department

Plan 3 -Scheme 2
Avilla

FELTEN GROUP
ENGINEERS • ARCHITECTS • DESIGNERS
"WHERE QUALITY DESIGN LEADS TO LOWER COST"



Front Elevation



Front Elevation

Left Elevation

Rear Elevation

Right Elevation

CITY OF PHOENIX

SEP 14 2015

Plan 3 -Scheme 3
Avilla

Planning & Development
Department

08/2015

NEXmetro
Communities

FELTEN GROUP

ENGINEERS • ARCHITECTS • DESIGNERS
"WHERE QUALITY DESIGN LEADS TO LOWER COST"