



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-54-18-7
October 1, 2018

Maryvale [Village Planning Committee](#) Meeting Date: October 10, 2018
[Planning Commission](#) Hearing Date: November 1, 2018

Request From: [PSC](#) (Planned Shopping Center District) (6.18 acres)
Request To: [C-1](#) (Neighborhood Retail) (6.18 acres)
Proposed Use: Multifamily Residential
Location: Approximately 500 feet west of the northwest corner of 67th Avenue and Thomas Road
Owner: Star Property Holdings, LLC
Applicant/Representative: Shawn Kaffer, MAK Construction
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	Thomas Road	Arterial	Varies, minimum 55-foot north half
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.</i></p> <p>The redevelopment of a vacant site with a multifamily residential use will contribute to the mix of housing types in the Village.</p>			

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposed development provides a reasonable level of increased intensity in this location that is along a major thoroughfare and is adjacent to a planned Bus Rapid Transit (BRT) route.

BUILDING A SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLES: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposed development will incorporate a detached sidewalk with a double row of trees on each side of the sidewalk along Thomas Road, as well as trees throughout the development, which can provide ample shade for pedestrians and residents.

Applicable Plans, Overlays and Initiatives

[Transportation T2050 Plan](#) – See Item #5 in the Background/Issues/Analysis Section.

[Tree and Shade Master Plan](#) – See Item #6 in the Background/Issues/Analysis Section.

[Comprehensive Bicycle Master Plan](#) – See Item #7 in the Background/Issues/Analysis Section.

[Reimagine Phoenix](#) – See Item #13 in the Background/Issues/Analysis Section.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	PSC
North	Single-Family Residences	R1-6
South	Commercial uses	C-2 and PSC
East	Commercial uses	PSC
West	Single-Family Residences	R1-6

R-3 Multifamily Residence District Planned Residential Development (PRD) Option		
<i>Note: C-1 zoning allows multifamily development in conformity to R-3 zoning standards.</i>		
<i>*if variance required</i>		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	6.18 acres
Total Number of Units	Maximum 107 units	60 units
Density	15.23; 17.40 with bonus	Met - 9.71 du/acre
Lot Coverage	45%	Met - 44.5%
Maximum Building Height/Stories	3 stories and 40 feet	Met – 2 stories and 25 feet
Perimeter Standards	20 feet adjacent to a public street 15 feet adjacent to property line	Met – 20 feet (street) Met – 15 feet (rear)
Building Setback (Front)	10 feet	Met – 20 feet
Common Open Space	Minimum 5% of gross area	Met – 5%
Parking	2 spaces per 3 or more bedroom unit. 60 units x 2 spaces (unit garages) = 120 spaces The proposal is providing 18-foot driveways for the units therefore the unreserved parking is 0.25 space per each unit. 60 x 0.25 = 15 spaces	Met – 120 spaces reserved Met – 15 spaces unreserved

Background/Issues/Analysis

REQUEST

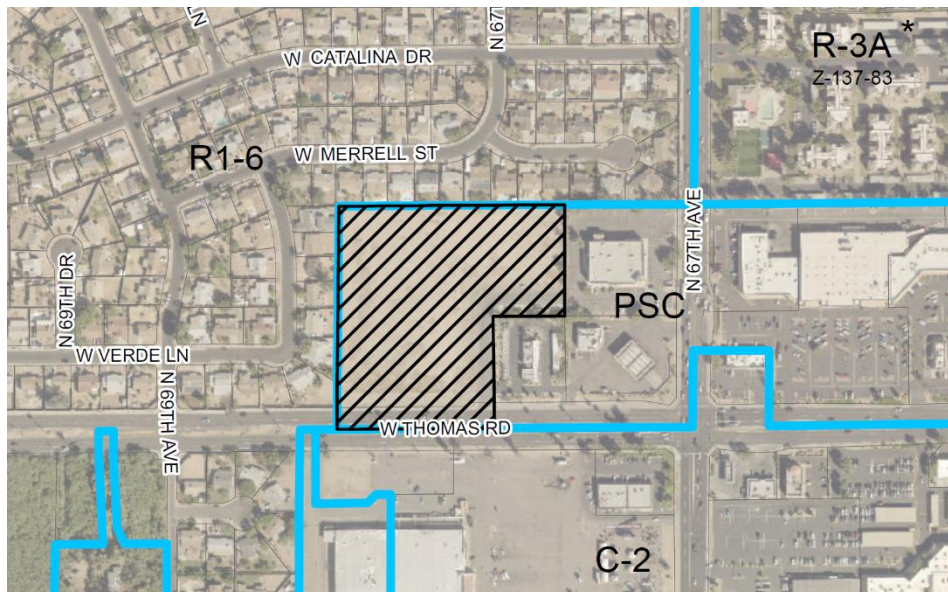
1. This request is to rezone a 6.18-acre site located approximately 500 feet west of the northwest corner of 67th Avenue and Thomas Road from PSC (Planned Shopping Center District) to C-1 (Neighborhood Retail) to allow multifamily residential. The C-1 (Neighborhood Retail) zoning district has the option to develop multifamily residential to R-3 (Multifamily Residence District) standards.

GENERAL PLAN

2. The General Plan Land Use Map designation for the site is Commercial, which is consistent with the rezoning request.

SURROUNDING LAND USE AND ZONING

3. The subject site is currently vacant and is surrounded by single-family residential to the north and west that is zoned R1-6 (Single-family Residence District). Commercial uses are located to the south, across Thomas Road, and east of the site.

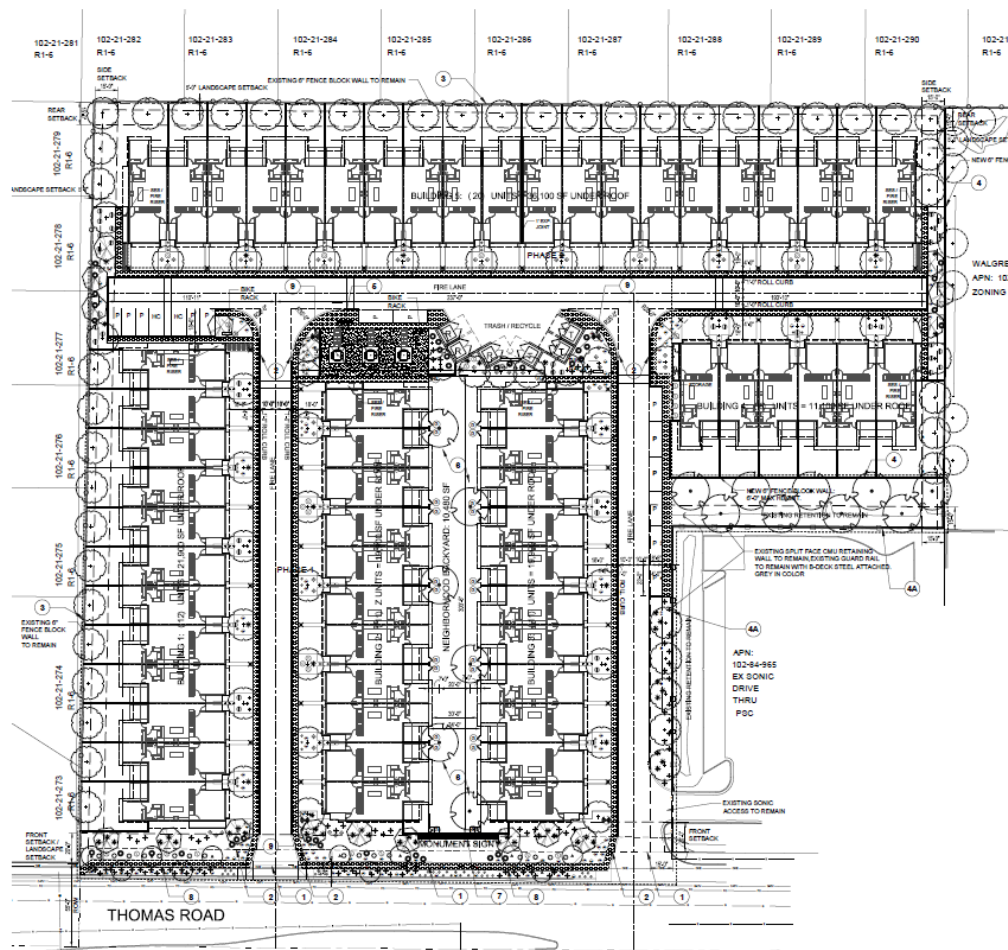


Source: City of Phoenix Planning and Development Department

SITE PLAN ANALYSIS

- The site plan depicts 60 attached units with ingress and egress from two driveways off of Thomas Road. Common open space areas are located in the center of the development with amenities such as grills and a “neighborhood backyard” area. In addition, the proposed sidewalk is detached along Thomas Road and the conceptual landscape plan depicts a double row of trees on each side of the Thomas Road sidewalk. Staff is recommending stipulations for general conformance to the site plan and the detached sidewalks.

These are addressed in Stipulation Nos. 1 and 2.



Source: Conceptual Landscape Plan provided by applicant

TRANSPORTATION T2050 PLAN

- The Transportation 2050 (T2050) Plan designates Thomas Road, from 44th Street to 91st Avenue, as a future Bus Rapid Transit (BRT) route and will run adjacent to the subject site. The BRT route will provide residents another transportation option when the BRT route is complete.

TREE AND SHADE MASTER PLAN

6. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. Toward that end, future improvements of this site will contribute to the urban forest infrastructure through the provision of trees along Thomas Road. In order to ensure that shade is provided throughout the site and in common areas, staff is recommending a stipulation that a minimum of 25 percent of the common open space/amenity area is shaded by shade trees or structures. This is addressed in Stipulation No. 3.

COMPREHENSIVE BICYCLE MASTER PLAN

7. 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. The conceptual site plan includes two bicycle racks. These bicycle racks should be an inverted-u design where both ends of the "U" are affixed to the ground and installed per the requirements of the Walkable Urban Code (Section 1307.H.4). This is addressed in Stipulation No. 4.



Inverted-U bicycle rack, where both ends of the "U" reach the ground.

COMMUNITY INPUT

8. At the time this staff report was written, staff had not received any correspondence from the public regarding the request.

INTERDEPARTMENTAL COMMENTS

9. The Streets Transportation Department noted that the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. In addition, all improvements shall comply with all ADA accessibility standards. This is addressed in Stipulation No. 5.
10. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2180 L of the Flood Insurance Rate Maps (FIRM) dated October 22, 2013.
11. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. It is noted that capacity is a dynamic condition that can change over time due to a variety of factors. It is the City's intent to provide water and

sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.

12. The City of Phoenix Fire Department has reviewed this request and does not anticipate any issues with the request. The site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

OTHER

13. 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 Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The conceptual site plan shows both trash and recycling containers on the site for residents.
14. 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 may be recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 6, 7, and 8.
15. 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 is consistent with the General Plan Land Use Map designation.
2. This proposal provides a new housing option to contribute to the mix of housing types in the area.

3. The proposed increased scale and intensity is supported in proximity to a planned Bus Rapid Transit (BRT) route.

Stipulations

1. The development shall be in general conformance with the site plan and conceptual landscape plan, date stamped August 10, 2018, as approved by the Planning and Development Department.
2. The sidewalks along Thomas Road shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb and be planted with a minimum 2-inch caliper shade trees, as approved by the Planning and Development Department.
3. A minimum 25 percent of the amenity/open space shall be shaded using shade trees or structures, as approved by the Planning and Development Department.
4. The developer shall install a minimum of two inverted U-bicycle racks for guests, installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
6. 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.
7. The applicant shall conduct Phase II archaeological data recovery excavations 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.
8. 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.

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October 1, 2018

Page 9 of 9

Writer

Hannah Bleam

October 1, 2018

Team Leader

Samantha Keating

Exhibits

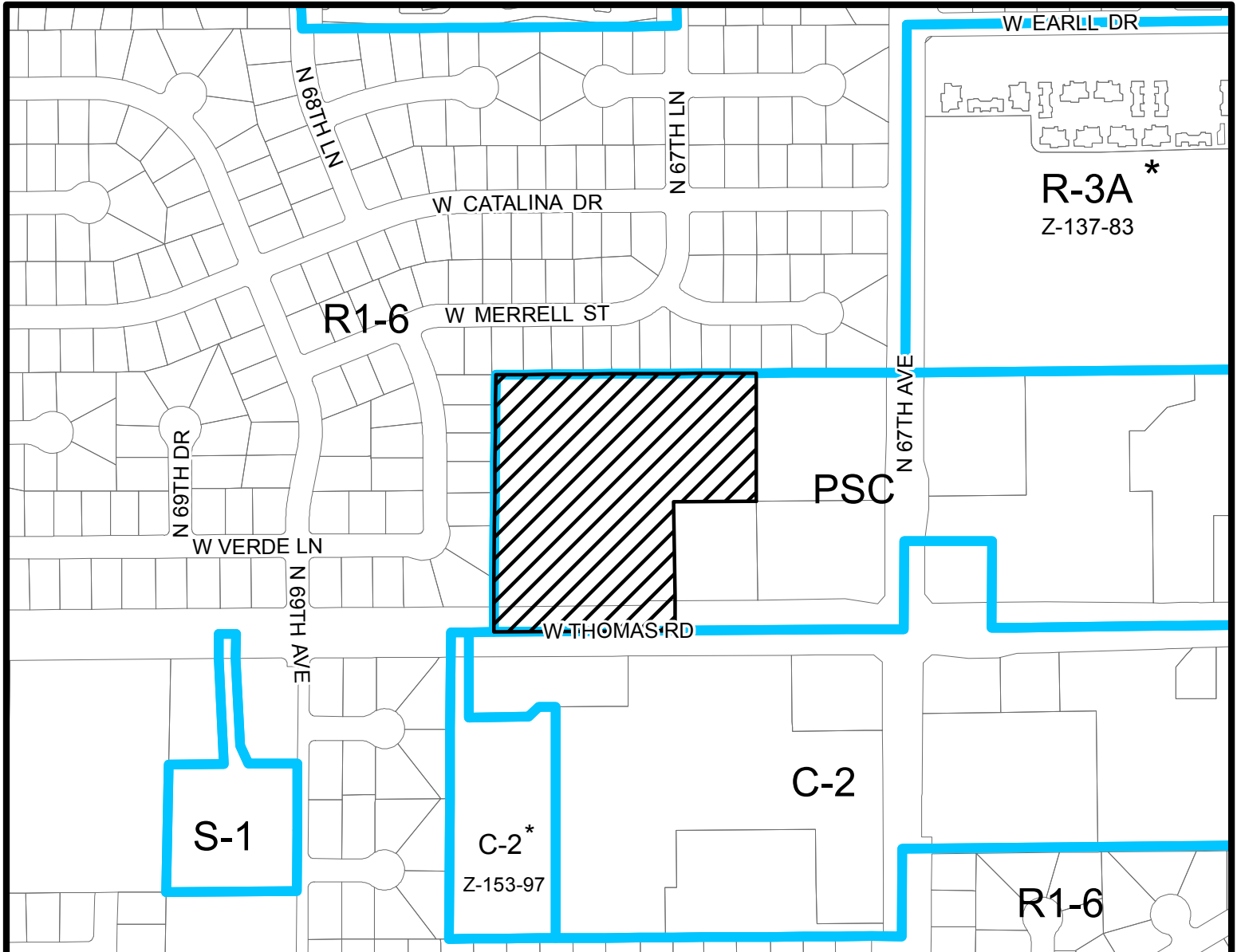
Sketch Map

Aerial

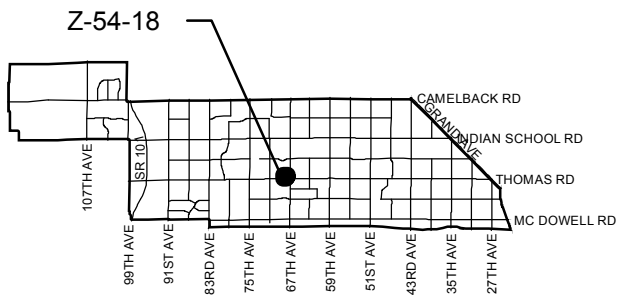
Site Plan date stamped August 10, 2018

Landscape Plan date stamped August 10, 2018

Elevations date stamped August 10, 2018

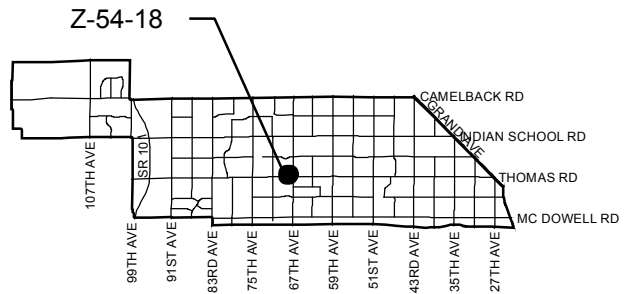
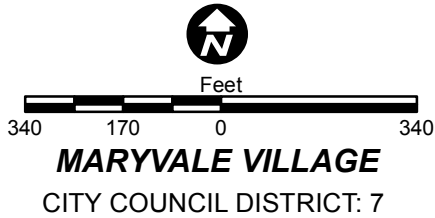
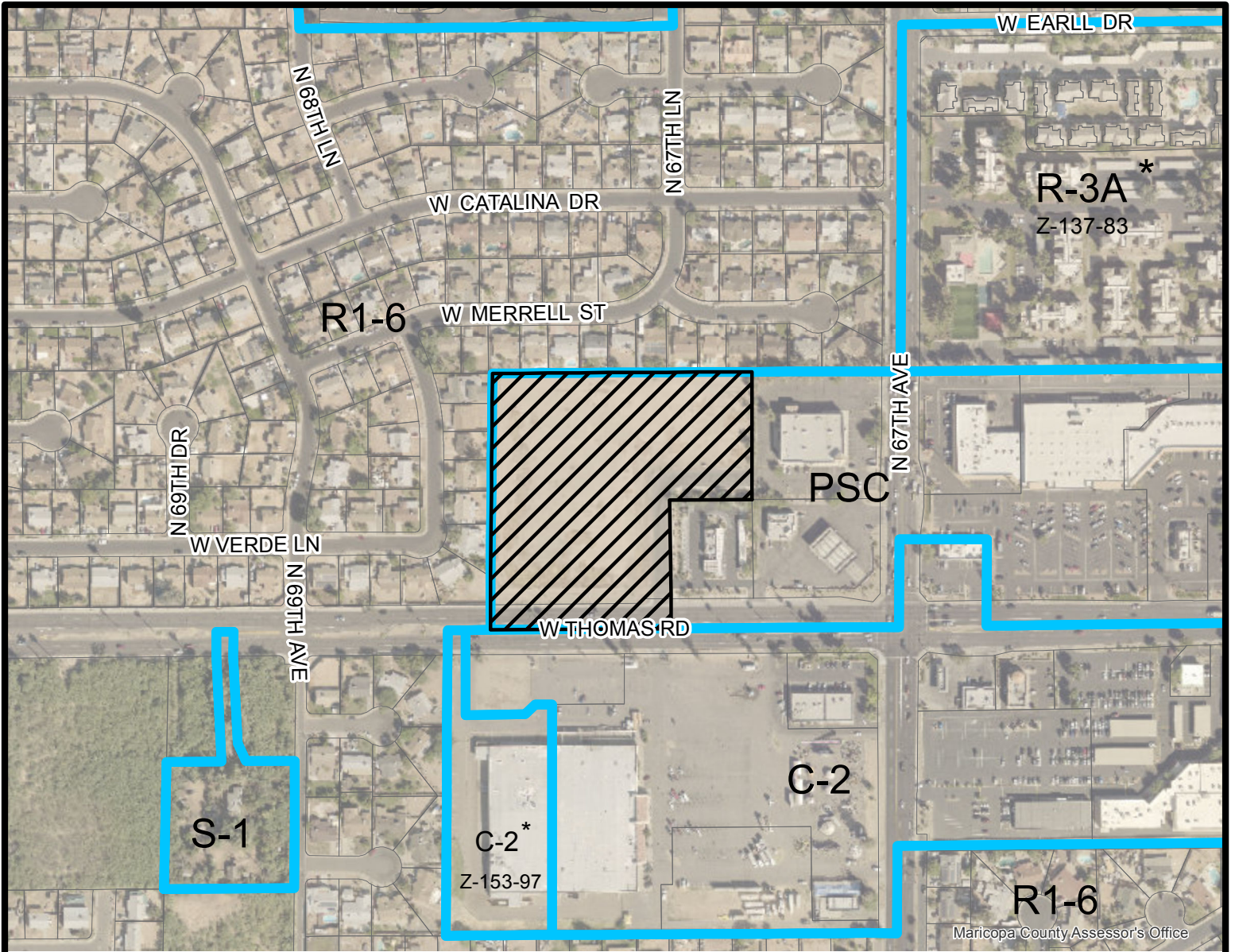


MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 7



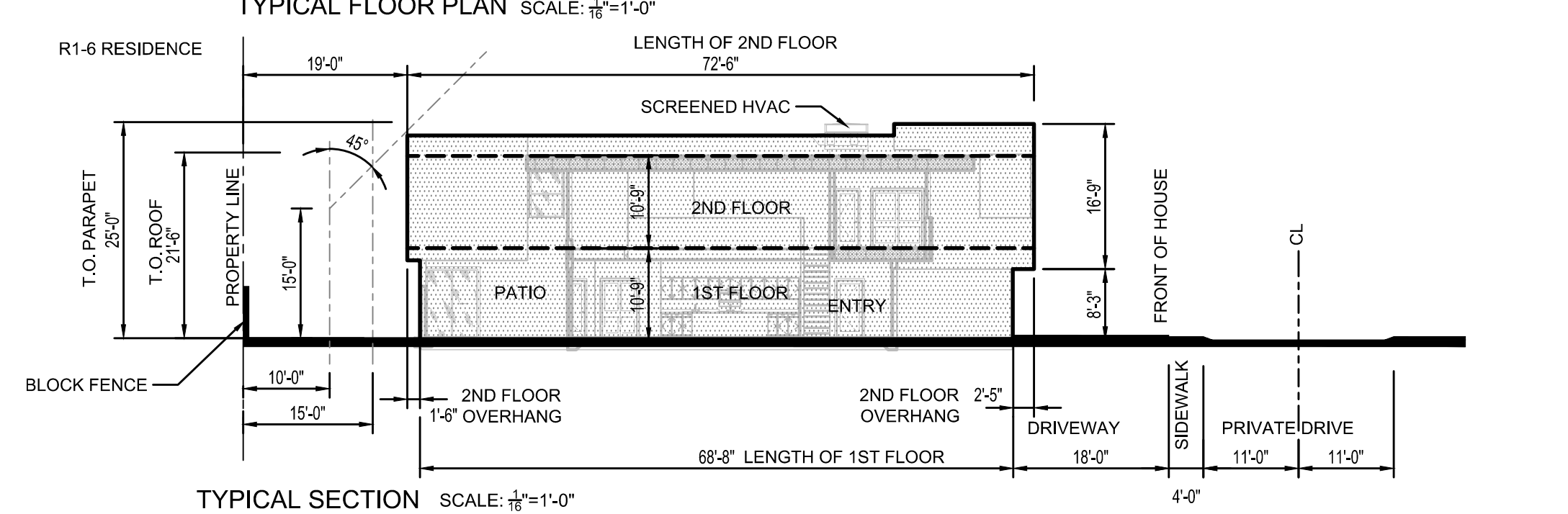
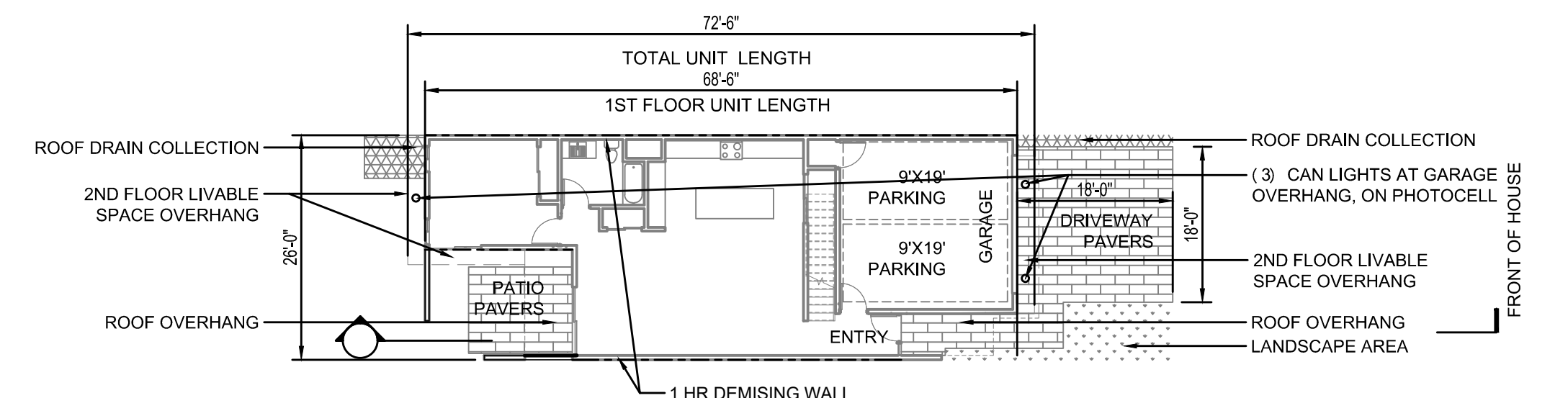
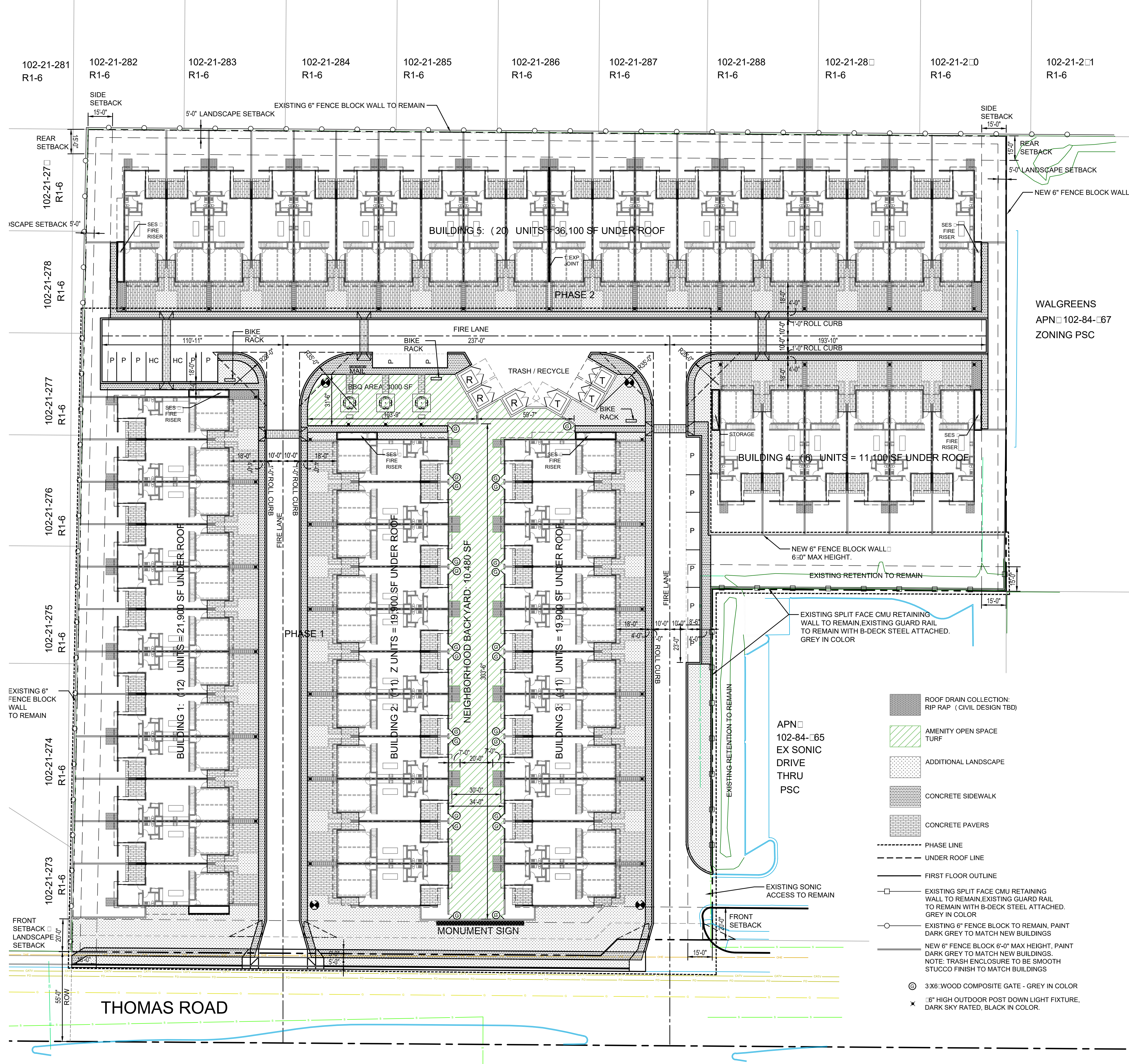
APPLICANT'S NAME: Shawn Kaffer, MAK Construction		REQUESTED CHANGE:	
APPLICATION NO. Z-54-18		FROM: PSC (6.18 a.c.)	
DATE: 8/20/2018 <small>REVISION DATES:</small>		TO: C-1 (6.18 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 6.18 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 15-12	<small>ZONING MAP</small> G-4
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
PSC		N/A	
C-1		89	
		* UNITS P.R.D. OPTION	
		N/A	
		107	

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



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MULTIPLES PERMITTED PSC C-1		CONVENTIONAL OPTION N/A 89	
		* UNITS P.R.D. OPTION N/A 107	

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



C-1/ DEVELOPMENT OPTION R-3 PRD MULTIFAMILY

	PROVIDED
UNIT DENSITY	60 UNITS (78 UNITS GROSS ACRE)
PERIMETER FRONT SETBACK	20'
PERIMETER REAR SETBACK	15' (2 STORY)
PERIMETER SIDE SETBACK	15' (2 STORY)
MAX HEIGHT	2 STORY (25'-0")
LOT COVERAGE	108,900 (44.5%)
COMMON AREAS	13,480 SF (5%)

OWNER: RON HASSID
 BCH INVESTMENTS
 2401 E ELM ST PHOENIX, AZ 85016
 RHASSID@AOL.COM
 602.531.5355

DEVELOPER: MARK DOERFLEIN
 MAK CONSTRUCTION
 4610 S 35TH ST PHOENIX, AZ 85040
 MDOERFLEIN@MAKCONSTR.COM
 602.73.6410

NOTE:
 ALL STREETS TO BE PRIVATE DRIVEWAYS
 EXISTING SONIC PROPERTY ACCESS TO REMAIN

PHASE 1:
 GROSS: 4.14 ACRES / 180,416.8 SF
 NET: 3.63 ACRES / 158,201

PHASE 2:
 1.99 ACRES / 86,606 SF
 BUILDING 4: 11,100 SF (6 UNITS)
 BUILDING 5: 36,100 SF (20 UNITS)
 REMAINING PRIVATE DRIVEWAY COMPLETED
 REMAINING LANDSCAPE INSTALLED

PROPERTY DATA:
 APN: 102-84-964A
 GROSS AREA: 6.13 ACRES / 267,022.8 SF
 NET AREA: 5.62 ACRES / 244,807.2 SF
 EXISTING ZONING: PSC

PROPOSED PROJECT:
 PROPOSED ZONING: C-1/ DEVELOPMENT OPTION R-3 PRD
 PROPOSED: 6 BUILDINGS WITH 60 MULTI-FAMILY UNITS (2 STORY)
 4 BEDROOM/3 BATH/ 2 CAR GARAGE

PROPOSED AMENITY OPEN SPACE: 13,480 SF
 BBQ AREA: 3000 SF
 NEIGHBORHOOD BACKYARD: 10,480 SF

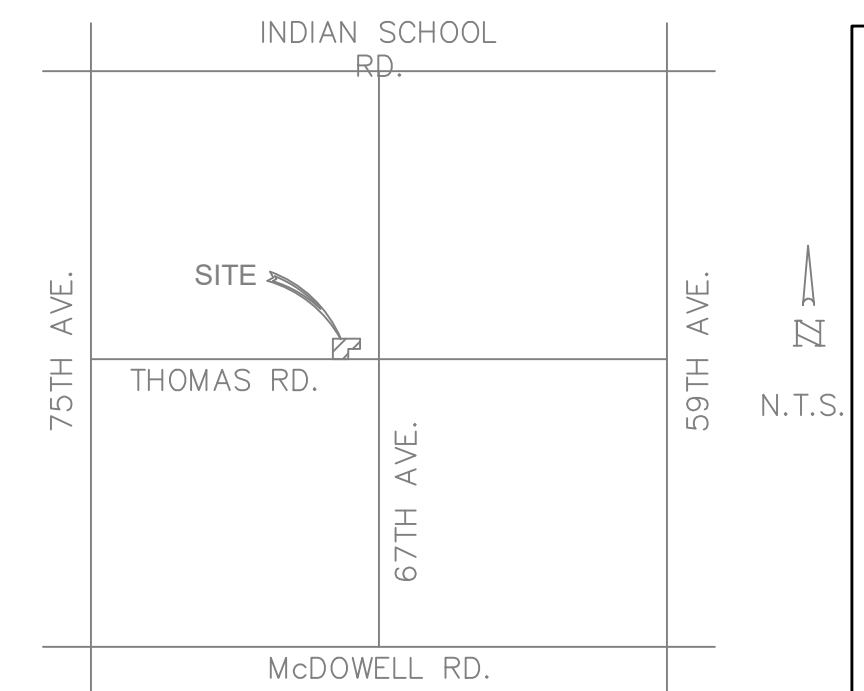
PRIVATE DRIVEWAYS (NON-GATED)
 120 UNIT DRIVEWAY PARKING SPACES (2 SPACES / UNIT)
 120 UNIT GARAGE PARKING SPACES (2 SPACES / UNIT)
 15 COMMUNITY PARKING SPACES (2 HC) (.25 SPACES / UNIT)

CODE REQUIREMENTS:
 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 2012 INTERNATIONAL MECHANICAL CODE (IMC)
 2011 NATIONAL ELECTRICAL CODE / NFPA-70
 2012 INTERNATIONAL PLUMBING CODE (IPC)
 2012 UNIFORM PLUMBING CODE (UPC)
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
 CITY OF PHOENIX CURRENT FIRE CODE (MULTIFAMILY)

TOTAL: 61,700 SF (39% LOT COVERAGE)

ALL AMENITIES COMPLETED
 FIRE LANE COMPLETED
 ALL PARKING INSTALLED
 ALL RETENTION COMPLETED
 ALL PERIMETER FENCING INSTALLED
 ALL TRASH / RECYCLE ENCLOSURES COMPLETED
 ALL OFFSITE IMPROVEMENTS COMPLETED
 ALL LANDSCAPING INSTALLED WITHIN PHASE 1
 ALL FIRE HYDRANTS INSTALLED

- ROOF DRAIN COLLECTION: RIP RAP (CIVIL DESIGN TBD)
- AMENITY OPEN SPACE TURF
- ADDITIONAL LANDSCAPE
- CONCRETE SIDEWALK
- CONCRETE PAVERS
- PHASE LINE
- UNDER ROOF LINE
- FIRST FLOOR OUTLINE
- EXISTING SPLIT FACE CMU RETAINING WALL TO REMAIN EXISTING GUARD RAIL TO REMAIN WITH B-DECK STEEL ATTACHED. GREY IN COLOR
- EXISTING 6" FENCE BLOCK TO REMAIN, PAINT DARK GREY TO MATCH NEW BUILDINGS
- NEW 6" FENCE BLOCK 6'-0" MAX HEIGHT, PAINT DARK GREY TO MATCH NEW BUILDINGS. NOTE: TRASH ENCLOSURE TO BE SMOOTH STUCCO FINISH TO MATCH BUILDINGS
- 3X6 WOOD COMPOSITE GATE - GREY IN COLOR
- 6" HIGH OUTDOOR POST DOWN LIGHT FIXTURE, DARK SKY RATED, BLACK IN COLOR.



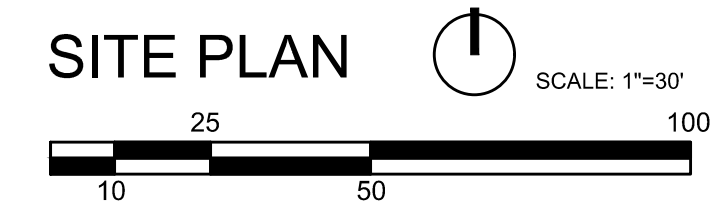
CITY OF PHOENIX

AUG 10 2018

Planning & Development Department

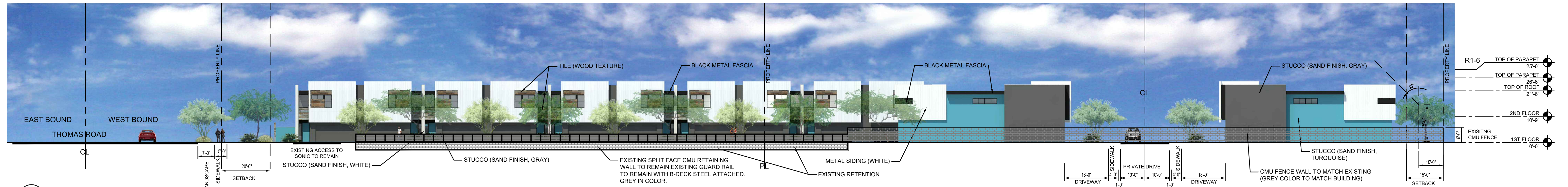
KIVA # 18-153
 SDEV# 1800053
 PAPP# 1800222

67 THOMAS MULTIFAMILY PROJECT
 6740 WEST THOMAS ROAD PHOENIX, AZ





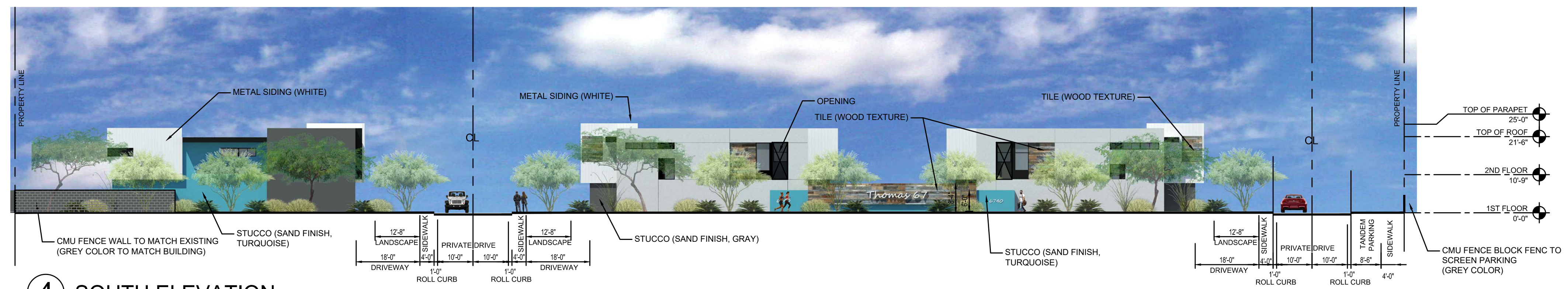
1 NORTH ELEVATION
SCALE: 1"=20'



2 EAST ELEVATION
SCALE: 1"=20'



3 WEST ELEVATION
SCALE: 1"=20'



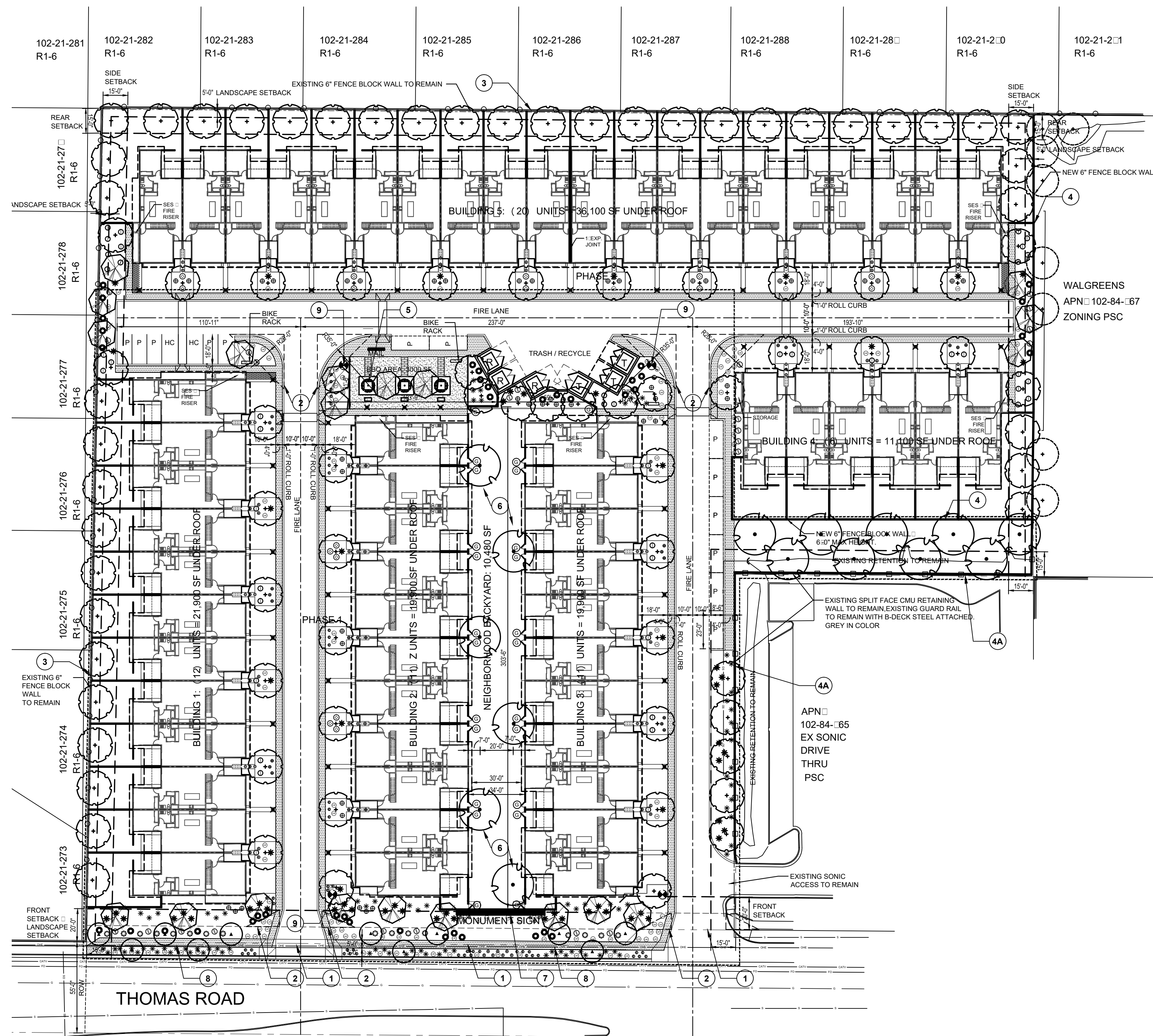
4 SOUTH ELEVATION
SCALE: 1"=20'

CITY OF PHOENIX
AUG 10 2018
Planning & Development
Department

KIVA # 18-153
SDEV# 1800053
PAPP# 1800222

08.08.18
A-3

67 THOMAS MULTIFAMILY PROJECT
6740 WEST THOMAS ROAD PHOENIX, AZ



LANDSCAPE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE
TREES		
(Symbol)	EXISTING TREE TO REMAIN (OFF SITE ONLY)	
(Symbol)	ACACIA STENOPHYLLA	SHOESTRING ACACIA 2.5 CAL. 12'H □ 7"W 36" BOX
(Symbol)	CAESALPINIA CACALACO	CASCALOTE 1.5 CAL. 8'H □ 4"W 24" BOX
(Symbol)	CHILOPSIS LINEARIS	DESERT WILLOW 1.75 CAL. 8'H □ 5"W 36" BOX
(Symbol)	ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM 1.75 CAL. 10'H □ 6"W 36" BOX
SHRUBS, ACCENTS		
(Symbol)	AGAVE AMERICANA	CENTURY PLANT 5 GALLON
(Symbol)	HESPERALOE FUNIFERA	GIANT HESPERALOE 5 GALLON
(Symbol)	ALOE 'BLUE ELF'	BLUE ELF 5 GALLON
(Symbol)	ALOE VERA	ALOE VERA 5 GALLON
(Symbol)	CALLIANDRA HYBRID	SIERRA STARR 5 GALLON
(Symbol)	PEDILANTHUS MACROCARPUS	SLIPPER PLANT 5 GALLON
(Symbol)	EUPHORBIA ANTISYPHILITICA	CANDELLILLA 5 GALLON
(Symbol)	STIPS TENUISSIMA	MEXICAN THREAD GRASS 5 GALLON
(Symbol)	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY 5 GALLON
(Symbol)	DASYLIRION WHEELERI	DESERT SPOON 5 GALLON
(Symbol)	EREMOPHILA MACULATA 'VALENTINE'	VALENTINE EMU BUSH 5 GALLON
GROUNDCOVERS		
(Symbol)	SETCREASEA PALLIDA	PURPLE HEART 1 GALLON
(Symbol)	WEDELIA TRILOBATA	YELLOW DOT 1 GALLON
(Symbol)	LANTANA MONTEVIDENSIS 'NEW GOLD'	GOLD MOUND 1 GALLON
(Symbol)	TURF	LANTANA SOD
LANDSCAPE MATERIALS		
(Symbol)	DECOMPOSED GRANITE	COLOR GRAY 3/4" SCREENED

KEYNOTE LEGEND

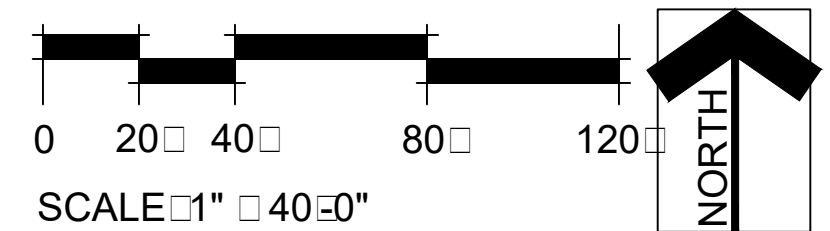
- PROPERTY LINE □ LIMIT OF WORK
- SIGHT VISIBILITY TRIANGLE □ LINE OF SIGHT
- EXISTING 5:0" HIGH BLOCK WALL TO REMAIN
- NEW 6:0" HIGH BLOCK WALL
- NEW 5:0" HIGH BLOCK WALL
- BARBEQUE AREA
- NEIGHBORHOOD BACKYARD □ AMENITY OPEN SPACE
- MONUMENT SIGN
- OVERHEAD POWER LINES
- FIRE HYDRANT, MAINTAIN 3:0" CLEARANCE

VICINITY MAP

CITY OF PHOENIX GENERAL LANDSCAPE NOTES

- THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.
- THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
- CONSTRUCTION WITHIN THE ROW SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT OF WAY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT OF WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- CONTACT THE PARKS AND RECREATION DEPARTMENT, FORESTRY SUPERVISOR, AT 602-262-6862, TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN PUBLIC ROW PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.
- CONTACT THE STREET TRANSPORTATION DEPARTMENT, HORTICULTURIST, AT 602-262-6284, PRIOR TO THE RE-LOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE ADOT ROW THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.
- ALL EXISTING TREES AND SHRUBS IN RIGHT OF WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE

- CONTRACTOR.
 - THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN THE RIGHT OF WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT OF WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL, IN RIGHT OF WAY, PER THE APPROVED PLAN.
 - WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
 - TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6:8". SECTION 507 TAB A.II.A.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.
 - PVC PIPE LATERALS ARE REQUIRED. A MAXIMUM OF (5) FIVE FEET OF POLY TUBING OFF OF PVC IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
 - PLANT QUANTITIES AND CALIPER SIZES, PER THE SPECIFIC ZONING REQUIREMENTS FOR THIS SITE, PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLANS.
 - PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION AND REINSTATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.
- LANDSCAPE DATA
 LIMIT OF WORK SITE AREA □ 5.62 ACRES □ 244,807.2 SF (NET)
 TURF □ 1,732 SF □ 01 □ OF LANDSCAPE AREA
- KIVA # 18-153
 SDEV # 1800053
 PAPP # 18028-7
 LSPL # -
 Q.S # 15-12
 ZONING: PCS



67 THOMAS MULTI-FAMILY PROJECT

6740 WEST THOMAS ROAD PHOENIX, ARIZONA

PROJECT NUMBER: 18055
 ISSUED FOR: PRELIMINARY
 ISSUED DATE: 7-30-18
 DRAWN BY: MB REVIEWED BY: JA



REVISIONS:

#	date	description

SHEET NAME:
PRELIMINARY
LANDSCAPE PLAN

SHEET NUMBER:
L1.0
SHEET: 1 OF 1