



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-62-19-4
August 18, 2020

Alhambra [Village Planning Committee](#) Meeting Date: August 25, 2020

[Planning Commission](#) Hearing Date: September 3, 2020

Request From: [R-3](#) (Multifamily Residence District) (1.06 acres) [R1-6](#) (Single-family Residence District) (0.63 acres)

Request To: [WU Code T4:3 SL](#) (Walkable Urban Code, Transect 4:3 District, Solano Character Area) (1.69 acres)

Proposed Use: Townhome development

Location: Approximately 135 feet south of the southeast corner of 17th Avenue and Denton Lane

Owner: McDonald 4141, LLC

Applicant: McDonald 4141, LLC

Representative: Withey Morris - William F. Allison

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 10 - 15 Dwelling Units Per Acre	
Street Map Classification	17th Avenue	Local Street	30 foot east 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 alternatives exist.</i></p> <p>The development, as stipulated, will create new housing opportunities in the area and within close proximity to a light rail station and to the Alhambra Village Core, Christown Spectrum Mall.</p>			

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The development, as stipulated, will feature bicycle parking and bicycle facilities as a central component of the project in order to facilitate bicycling as a way of life. Features include secure bicycle parking for residents, racks for guests, and a bicycle repair station as a resident amenity.

CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: Locate parking to the rear of a site to create a more pedestrian environment, when adequate shielding from noise and light can be provided to adjacent established neighborhoods. On-street parking in some areas may also promote a pedestrian environment.

The development, as required by provisions of the Walkable Urban Code, will situate buildings to frame the street environment with vehicle parking lots situated at the interior of the site.

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

The development, as stipulated, will create an attractive streetscape with detached and well shaded sidewalks. The shade incorporated into the development along its frontages will reduce the urban heat island effect and increase thermal comfort which will make the area more walkable, bikeable, and sustainable.

Applicable Plans, Overlays, and Initiatives

[Transit Oriented Development Strategic Policy Framework](#): Background Item No. 4.

[ReinventPHX Solano Transit Oriented Development Plan](#): Background Item Nos. 5 And 6.

[Tree and Shade Master Plan](#): Background Item No. 10.

[Complete Streets Guidelines](#): Background Item No. 11.

[Comprehensive Bicycle Master Plan](#): Background Item No. 12.

[Housing Phoenix](#): Background Item No. 13.

[Reimagine Phoenix](#): Background Item No. 14.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Residential structures	R1-6 and R-3
North	Single-family residence	R-3
South	Multifamily	R-3
East	Multifamily	R-2 and R-4
West	Single-family and multifamily	R-3

Walkable Urban Code Transect 4:3 SL		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	1.69
Total Number of Units	No Maximum	40
Density	No Maximum	23.67
Building Height	40 feet	40 feet
Parking –	72 spaces. Ten percent reduction within 1,320 feet of a light rail stop	79 spaces (Met)
Bicycle Parking (Section 1307.H.6.d.)	Minimum 10 spaces required	Cannot determine
<i>Streetscape Standards (Section 1312.E)</i>		
Minor Collector and Local Streets (17th Avenue)	Minimum sidewalk width: five feet Minimum landscape width: five feet between curb and sidewalk (if no public utility conflict)	5 foot sidewalk width (Met) 5 foot landscape strip (Met)
<i>Main Building Setbacks</i>		
Primary Frontage (17th Avenue)	20 foot maximum	7 feet (Met)
Side (North)	0 foot minimum	5.5 feet (Met)
Side (South)	0 foot minimum	7.75 feet (Met)
Rear (East)	0 foot minimum	7.25 feet (Met)
<i>Parking Setbacks</i>		
Primary Frontage	30-foot minimum or behind building	Behind building (Met)

<i>Lot Requirements</i>		
Lot Coverage	70 percent maximum	36 percent (Met)
Primary Building Frontage	60 percent minimum	93 percent (Met)
<i>Frontage Types Allowed</i>		
Primary Frontage	Porch, patio, stoop, forecourt or alternative frontages	Porch (Met)

Background/Issues/Analysis

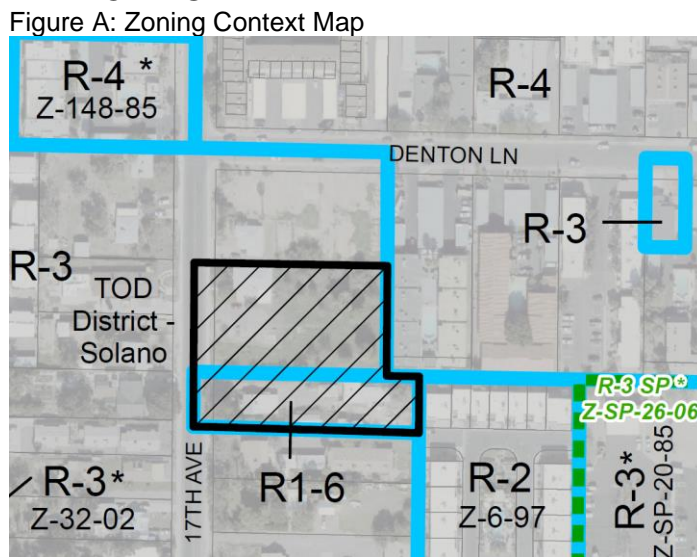
SUBJECT SITE

1. This request is to rezone approximately 1.69 acres from R-3 (Multifamily Residence District) and R1-6 (Single-Family Residence District) to WU Code T4:3 SL (Walkable Urban Code Transect 4:3, Solano Character Area) to allow for the development of multifamily residential.

SURROUNDING LAND USES AND ZONING

2. The proposed zoning of T4:3 SL (Walkable Urban Code Transect 4:3, Solano Character Area) permits a maximum height of 40 feet.

To the south, west, and north are properties zoned R-3 (Multifamily Residence District) which permits multifamily at a maximum height of 30 feet, 48 feet with additional setbacks.



Source: Planning and Development Department

Much of the eastern boundary of the subject property is adjacent to property zoned R-4 (Multifamily Residence District) which permits multifamily at a maximum height of 48 feet. The remainder of the eastern boundary is adjacent to property zoned R-2 (Multifamily Residence District) which permits multifamily at a maximum height of 30 feet, up to 48 feet with additional setbacks. The proposed transect is compatible with the adjacent zoning entitlements.

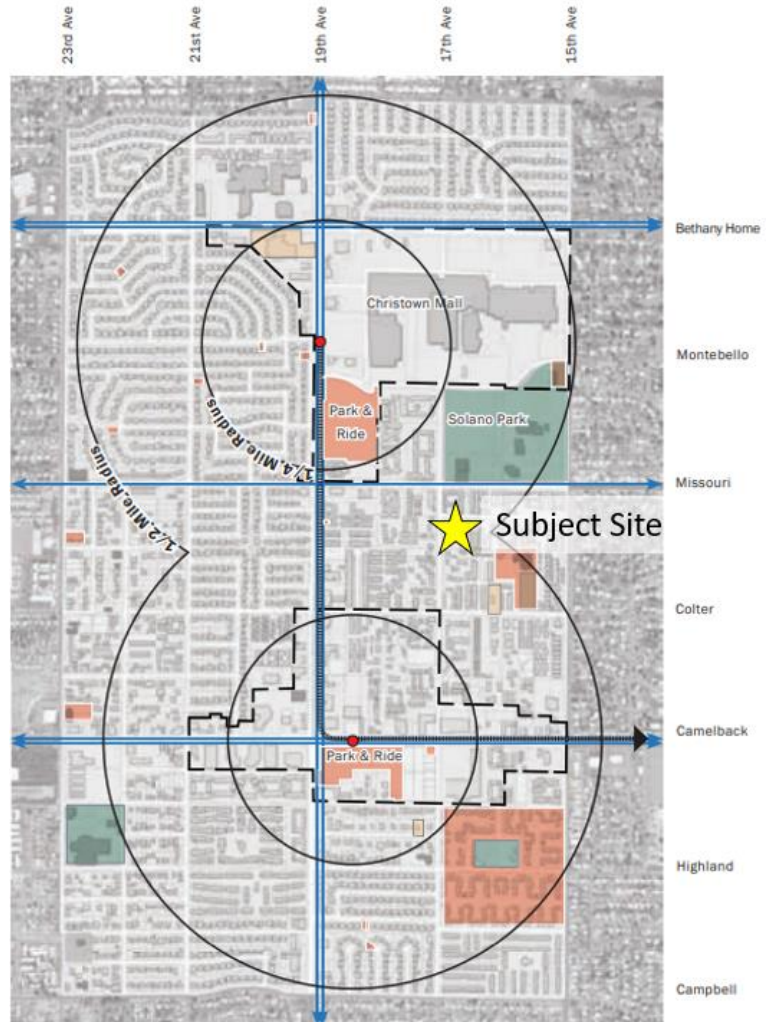
The Medium Urban Center Place Type is characterized by three to six story buildings with allowances up to ten when incentive criteria are met. The proposed scale and intensity proposed is consistent with the approved Place Type.

5. **ReinventPHX Solano Transit Oriented Development Plan:**

The site is located within the Solano TOD Planning Area. The boundaries of the planning area are Campbell Avenue on the south, Rose Lane and Kiem Drive on the north, 15th Avenue on the east and 23rd Avenue on the west.

The policy plan adopted for the Solano TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services.

Figure D: Solano TOD Planning Area

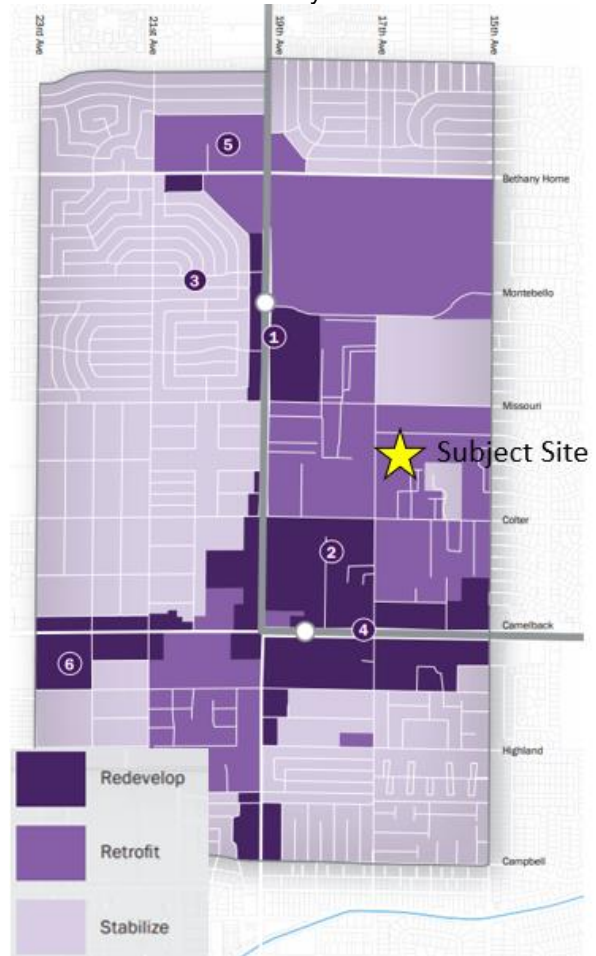


Source: Planning and Development Department

6. The Solano TOD District Plan provides the following direction as it pertains to the request, the subject site, and the 17th Avenue Corridor:

- *Land Use Element (page 38).* The site is in an area designated for “Retrofit” improvements meaning that reinvestment is appropriate on the site ranging from pedestrian and site improvements, up to redevelopment should the owner develop in a manner consistent with the plan. The proposed rezoning to the Walkable Urban Code would retrofit this site in a walkable and transit oriented manner.
- *Housing Element (pages 41 and 42).* The site in a larger area (Bethany Home Road to Camelback Road, 15th Avenue to 19th Avenue) that needs 2,328 additional housing units by 2035. The Investment Opportunity Map also depicts the southern portion of this site as “Urban Housing.” The proposed rezoning to the Walkable Urban Code would add housing units to an area identified as having a deficit and would implement the “Urban Housing” at a location recommended in the plan.
- *Green Systems Element (page 58).* The Green Systems Investment Opportunity Map identifies 17th Avenue as an opportunity for “Shade and Cooling” investments. The proposed rezoning to the Walkable Urban Code would implement the Solano Streetscape Standards which include detached and shaded sidewalks.

Figure E: Land Use Investment Opportunity Map, Solano District TOD Policy Plan



Source: Planning and Development Department

- *Health Element (pages 49 and 50).* The Green Systems section depict this site as being within approximately a 7 minute walk from healthy food, within a 5 minute walk from parks and recreation, and as having issues pertaining to sidewalk quality and continuity. The plan calls for more residents to have access food and parks within an accessible walking distance from their housing; the proposed rezoning would situate more residents in close proximity to parks and healthy food options while also improving sidewalk quality.
- *Measurable Outcomes.* The Solano TOD Plan measures its success through a series of “Measurable Outcomes” identified on pages 103 and 104). The proposed rezoning to the Walkable Urban Code would advance the following metrics toward their 2040 targets:
 - Percent of households within walking distance to Healthy Food
 - Percent of households within walking distance to public recreation facilities
 - Housing Type Diversity (bedrooms, MF, SF, etc)
 - Percent of residents who walk, bicycle, transit, and carpool to work
 - Annual light rail ridership (boardings and deboardings)

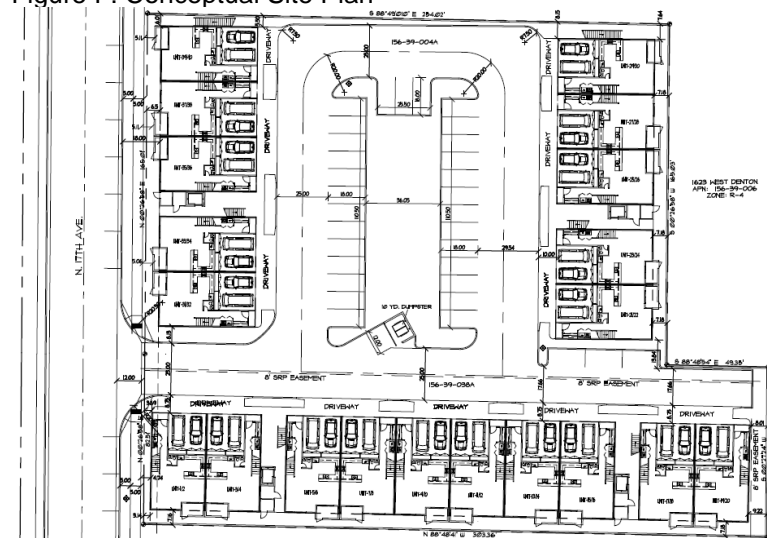
To implement the Vision and Master Plan for the Solano TOD District, one key recommendation is the implementation of a form-based zoning code. The conceptual zoning map contained in the plan does not identify a recommended transect for this site but the proposal to rezone to the Walkable Urban Code furthers the vision contained in the plan.

PROPOSAL

7. Site Plan

The proposal is for three four-story multifamily buildings accessed from 17th Avenue with a central amenity area. The parking area is setback behind the building and the units fronting 17th Avenue have porches and balconies to activate the street environment.

Figure F: Conceptual Site Plan



Source: JMK & Associates

8. The conceptual site plan depicts a detached sidewalk and trees planted between the curb and sidewalk as generally required by the Solano Character Area in the Walkable Urban Code. However, the presence of an SRP facility and a water line located near the eastern right of way line may complicate or preclude the installation of the recommended streetscape standards. The Solano Character Area allows for flexibility when utilities are present. For the purpose of achieving shade over the public sidewalk, staff is recommending Stipulation No. 1 which requires trees to be planted in the primary frontage.

9. Conceptual Elevations

The conceptual building elevations depict the porches and balconies oriented to 17th Avenue. The rear elevations depict ground level and balcony entrances and double carports.

Figure G: Conceptual Building Elevations (Top, Front; Bottom, Rear)



Source: JMK & Associates

STUDIES AND POLICIES

10. [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 Walkable Urban Code contains landscape standards to provide enhanced tree plantings with a focus on thermal comfort. In addition to these base code standards, staff is recommending Stipulation No. 1 which requires trees be planted in the primary frontage along 17th Avenue.

11. [Complete Streets Guidelines:](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles.

Staff is recommending stipulations for enhanced bicycle facilities on the site to allow for bicycles to become a viable mode of transportation, including for multimodal trips with transit; Stipulation No. 3 calls for a bicycle repair station as a resident amenity, secure / covered bicycle parking, and guest bicycle parking.

12. [Comprehensive Bicycle Master Plan:](#)

The Comprehensive Bicycle Master Plan is a guide for creating a culture and environment conducive to bicycling as a viable mode of transportation. The proximity to high capacity transit underscores the importance of walking and bicycling in this area.

Staff is recommending stipulations for enhanced bicycle facilities on the site to allow for bicycles to become a viable mode of transportation, including for multimodal trips with transit; Stipulation No. 3 calls for a bicycle repair station as a resident amenity, secure / covered bicycle parking, and guest bicycle parking.

13. [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 housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

14. **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. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY CORRESPONDENCE

15. As of the writing of this report, five letters were received from four households in opposition to the request based on concerns pertaining to scale, compatibility, appropriateness, and public safety.

INTERDEPARTMENTAL COMMENTS

16. 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.
17. The Public Works Department, Floodplain Management Division determined the parcel is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
18. The Street Transportation Department provided Stipulation No. 4 requiring that the developer constructs all street improvements associated with the development and that all improvements comply with ADA Accessibility Standards.

The Street Transportation Department's Office of Pedestrian Safety commented regarding the public sidewalk and associated improvements including the below:

- Detached sidewalks and shade trees along 17th Avenue. These items are addressed in the Solano Character Area standards in the Walkable Urban Code. Stipulation No. 1 requires trees planted in the frontage and, if not possible due to utility conflicts, to provide alternative enhancements.
- Traffic calming to slow vehicular traffic exiting the development. This is addressed in Stipulation No. 2.

- Internal pedestrian pathways between the public sidewalk, all buildings, and amenity areas. This is addressed in the Walkable Urban Code.

19. The Public Transit Department commented on the need for clearly defined and shaded pedestrian pathways between residential units, amenity areas, and public sidewalks. This is addressed in the Walkable Urban Code.

OTHER

20. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 5.

21. 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 Commercial General Plan Land Use Map designation and the TOD Strategic Policy Framework Medium Urban Center place type designation.
2. The development advances the vision and recommendations contained in the ReinventPHX Solano Transit Oriented Development Plan and will support pedestrian oriented development in close proximity to the light rail.
3. The proposal will allow additional housing options for the significant number of residents in the Solano TOD District.

Stipulations

1. The developer shall provide enhancements between the 17th Avenue and the building fronts oriented to 17th Avenue as described below and as approved or modified by the Planning and Development Department.
 - a. Shade trees planted 25 feet on center or in equivalent groupings. Trees shall be 50 percent minimum 3 inch caliper and 50 percent 2 inch caliper.

- b. If trees cannot be provided in the above referenced location due to a utility conflict, architecturally or artistically integrated public amenities shall be provided from the following list:
 - Structural shade elements (may be cantilevered)
 - Seating (benches/chairs)
 - Public art elements
2. The developer shall provide traffic calming on the private driveway near the exit to 17th Avenue so vehicles exercise caution prior to crossing the sidewalk when exiting the property, as approved by the Planning and Development Department.
3. The developer shall provide and maintain the following bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. A bicycle repair station (fix-it station) as a resident amenity.
 - b. The developer shall provide “Secure/Covered Facilities” to account for their bicycle parking requirement to serve its residents.
 - c. The developer shall provide Inverted-U or artistic style bicycle racks with capacity for a minimum six bicycles to serve visitors. The racks shall be located near a primary building entrance or in the central amenity area. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan.
4. 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.
5. 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.

Staff Report: Z-62-19-4

August 18, 2020

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Writer

Nick Klimek

August 18, 2020

Team Leader

Samantha Keating

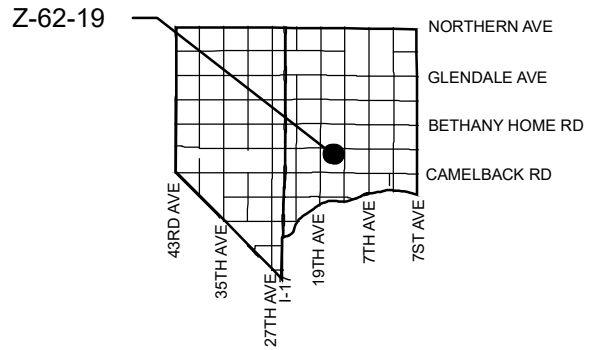
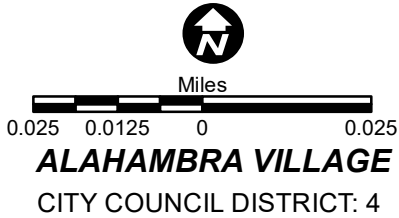
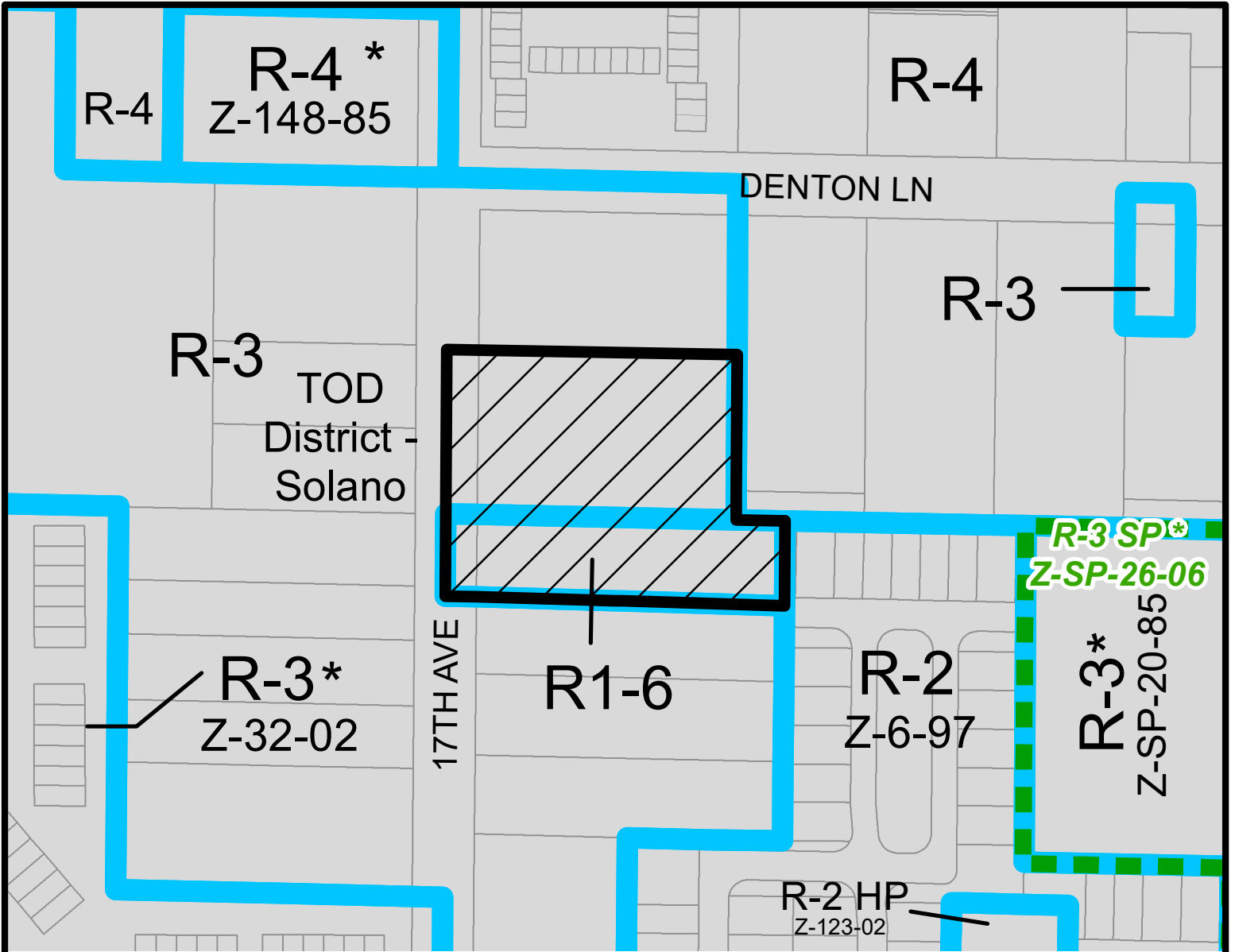
Exhibits

Zoning sketch map

Aerial sketch map

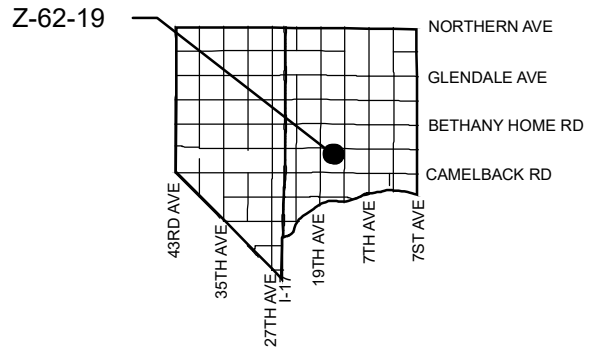
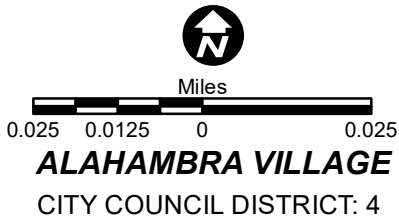
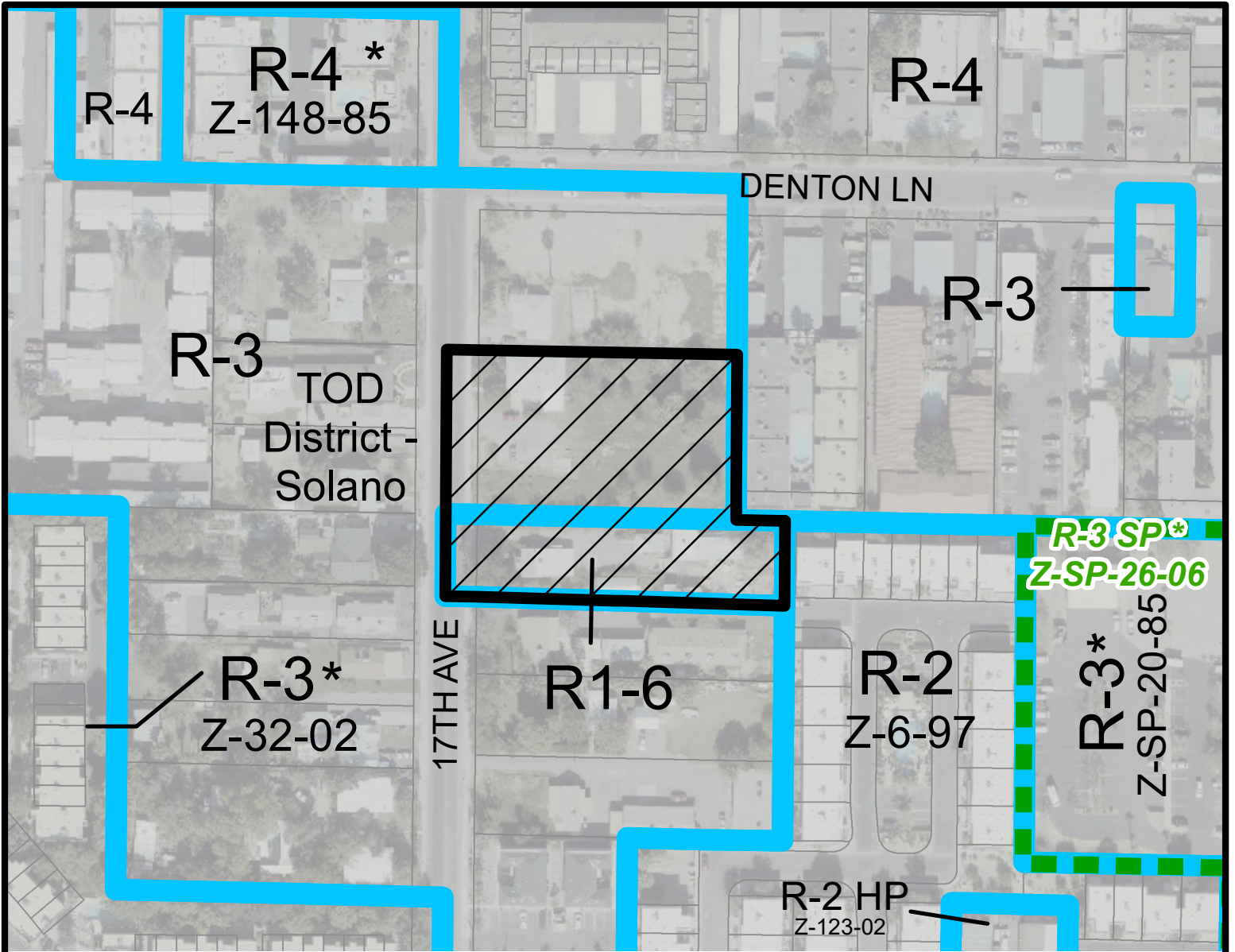
Conceptual Site Plan and Elevations date stamped May 11, 2020 (12 pages)

Community Correspondence (7 pages)



APPLICANT'S NAME: McDonald 4141 LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-62-19	DATE: 6/01/2020 REVISION DATES:	FROM: R-3 (1.06 a.c.) R1-6 (0.63 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.69 Acres	6/23/2020	TO: WU Code T4:3 SL (1.69 a.c.)	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 19-25	<small>ZONING MAP</small> H-7	* UNITS P.R.D. OPTION	
MULTIPLES PERMITTED R-3, R1-6 WU Code T4:3 SL	CONVENTIONAL OPTION 15, 3 No Maximum	18, 4 N/A	

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



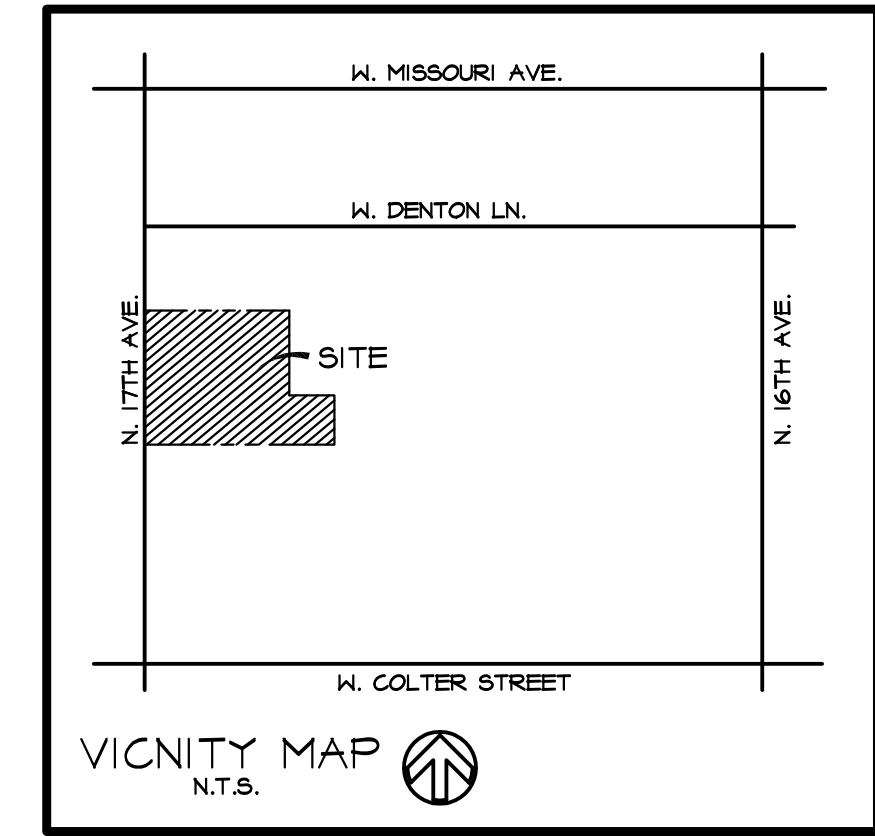
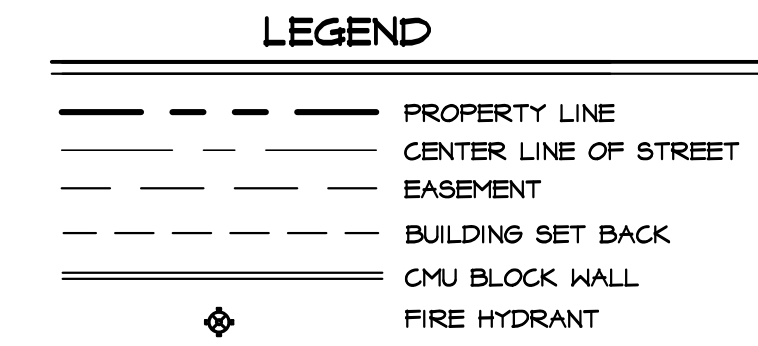
APPLICANT'S NAME: McDonald 4141 LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-62-19	DATE: 6/01/2020 REVISION DATES:	FROM: R-3 (1.06 a.c.) R1-6 (0.63 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.69 Acres	6/23/2020	TO: WU Code T4:3 SL (1.69 a.c.)	
AERIAL PHOTO & QUARTER SEC. NO. QS 19-25	ZONING MAP H-7	* UNITS P.R.D. OPTION	
MULTIPLES PERMITTED R-3, R1-6 WU Code T4:3 SL	CONVENTIONAL OPTION 15, 3 No Maximum	18, 4 N/A	

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

17th AVENUE CONDOMINIUM PROJECT

PHOENIX, AZ

CONCEPTUAL IMPROVEMENT PLANS



REVISIONS	BY

THESE CONCEPTS & DRAWINGS ARE THE PROPERTY OF JMK & ASSOCIATES, INC. THIS OWNERSHIP IS PROTECTED BY FEDERAL COPYRIGHT LAWS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR Duplicated IN ANY MANNER. THESE PLANS ARE TO BE USED BY ONLY THE INDIVIDUAL THEY WERE DRAWN FOR UNLESS WRITTEN PERMISSION FROM JMK & ASSOCIATES IS OBTAINED. CHANGES MADE ON SITE WITHOUT THE WRITTEN PERMISSION OF JMK & ASSOCIATES INC. WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR THE OWNER.

42408
JAMES MICHAEL
KRAMER
8/23/19
N.T.S.

Expires 3/31/20

LEGAL DESCRIPTION

FOR APN 156-39-004A
GAINED FROM EXHIBIT A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER 26012079-026-TR9-DH, DATED DECEMBER 15, 2017 AT 7:30 A.M.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 4, DENTON TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 16 OF MAPS, PAGE 25.

PARCEL 2:
THE WEST 254 FEET OF TRACT 'C', DENTON TRACT, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 16 OF MAPS, PAGE 25 THEREOF.

FOR APN 156-39-038A
GAINED FROM EXHIBIT A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER 26012071-026-TR9-DH, DATED DECEMBER 14, 2017 AT 7:30 A.M.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTH HALF OF LOTS 5 AND 6, BLOCK 2, NILE TRACT, ACCORDING TO BOOK 14 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA:

EXCEPT THE SOUTH 75 FEET THEREOF.

SHEET INDEX

C1.1	SITE/REZONING PLAN
D1.1	DEMOLITION/EXISTING SITE PLAN
C3.1	SITE/CONSTRUCTION PLAN
C4.1	GRADING & DRAINAGE PLAN
C5.1	UTILITY PLAN
L9.1	LANDSCAPE PLAN
A1.1	SINGLE UNIT FLOOR PLANS
A1.2	SINGLE UNIT FLOOR PLANS
A1.3	BREEZEWAY FLOOR PLANS
A1.4	BREEZEWAY FLOOR PLANS
A2.1	FRONT AND REAR ELEVATIONS
A2.2	END ELEVATIONS

PROJECT DESCRIPTION:

THE REZONE AND DEVELOPMENT OF THIS PROPERTY IS FOR THE CONSTRUCTION OF 40 SINGLE FAMILY CONDOMINIUM RESIDENCE. PROPOSED HEIGHTS 40' APPROX SQUARE FOOTAGE PER UNIT 2,031 sqft GROUND LEVEL AND 2310 sqft UPPER LEVEL. EACH UNIT TO HAVE A 184 sqft SINGLE CAR CARPORT

OWNER:

MCDONALD 4141 LLC
14362 N FRANK LLOYD URIGHT BLVD.
SCOTTSDALE, AZ 85260
chris@cmsequity.com

ENGINEER:

JMK & ASSOCIATES, INC.
J. MIKE KRAMER
15421 N. 161st AVE.
SURPRISE, AZ 85374
mike@jmkandassociates.com

ZONING CATEGORY

EXISTING R-3
PROPOSED LU T4.3

SQUARE FOOTAGE

CONDOMINIUMS 2 STORY UNITS STACKED
(4 STORIES TOTAL HT.)

1ST FLOOR LIVING SPACE SQ. FT. = 823
CARPORT SQFT. = 361
2ND FLOOR LIVING SPACE SQ. FT. = 1214
3RD FLOOR LIVING SPACE SQ. FT. = 1036
4TH FLOOR LIVING SPACE SQ. FT. = 1214
TOTAL SQ. FT. UNDER ROOF = 4,714 / 2 UNITS

TOTAL 20-UNITS (GROUND LEVEL 2 STORY)
TOTAL 20-UNITS (UPPER LEVEL 2 STORY)
TOTAL SQ. FT. OF ALL UNITS = 90,280
TOTAL OVERALL HEIGHT = 40 FEET

LOT COVERAGE

COVERAGE AREA /STACKED UNITS 1190 SQFT.
COVERAGE FOR ALL 20 UNITS 23,800 SQFT.
AREA OF LOT 66,828 SQFT.
RATIO OF LOT COVERAGE 35.61%

PARKING REQUIREMENTS

(MORE THAN 2 BEDROOM UNITS = 2/UNIT)
40 UNITS x 2 = 80 SPACES
10% REDUCTION /SECTION 102 T4.3 WU CODE
10% OF 80 = 8 SPACES

TOTAL REQUIRED PARKING = 72 SPACES

SPACES PROVIDED
20-2 CAR CARPORTS = 40
ONSITE SPACES = 31
STREET PARKING = 8
TOTAL SPACES PROVIDED = 79 SPACES

FRONTAGE TYPE

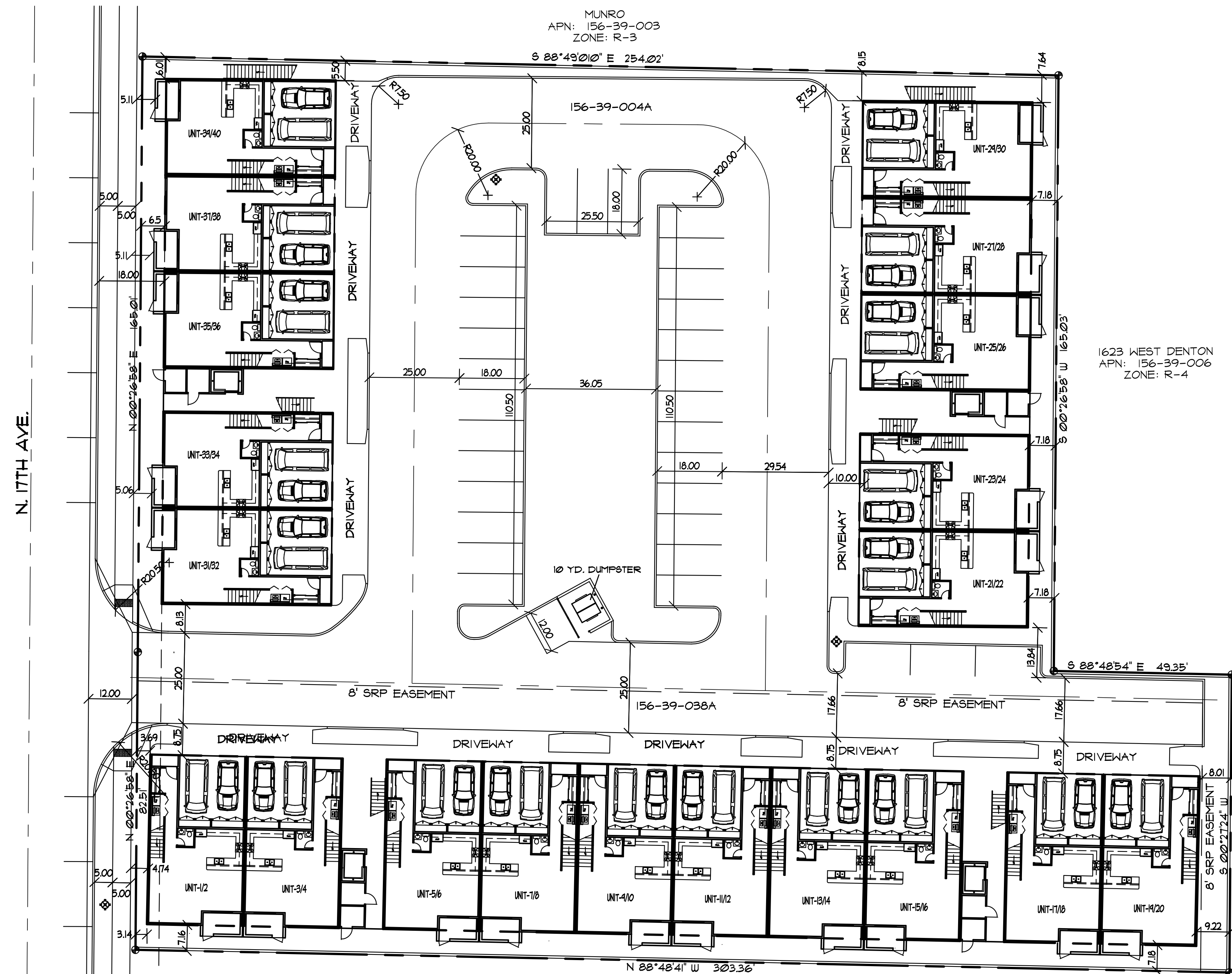
PATIO FRONTAGE TYPE

MINIMUM GLAZING RATIO AT STREET FRONT

(AT FRONTAGE ON 17TH AVENUE)

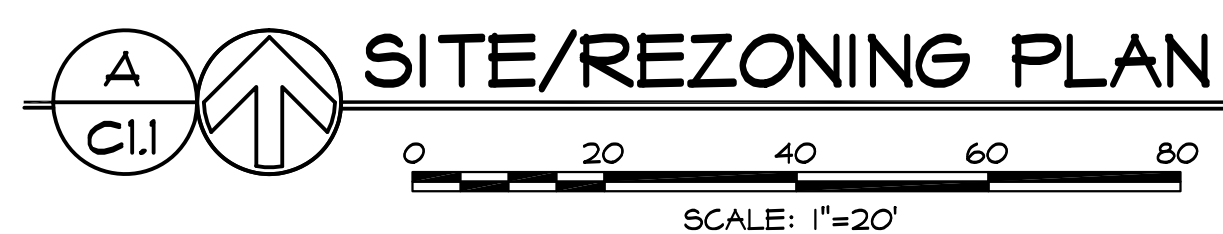
GROUND LEVEL AREA 1266sqft
GROUND GLAZING AREA 350sqft
25% MIN. GLASS RATIO 317sqft
ACTUAL GLASS RATIO 216sqft

SECOND LEVEL AREA 1266sqft
SECOND GLAZING AREA 325sqft
25% MIN. GLASS RATIO 317sqft
ACTUAL GLASS RATIO 2561sqft



SITE PLAN NOTES:

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 33' x 33' 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, ORDER, 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 RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY OF MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT-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 OF ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
- PLEASE CONSIDER PLACING THE FOLLOWING NOTE (SIGNED AND DATED) ON THE SITE PLAN TO AUTHORIZE MINOR AMENDMENT TO THE PLAN IN THE FUTURE.



5307 N. 17th Ave. & 5245 N. 17th Ave.
APN-156-39-004A & 156-39-038A
66,827.86 SQFT
1.534 ACRES
ZONING R-3

17TH AVE CONDOMINIUMS
5300 N. 17th AVE.
PHOENIX, AZ

MS SQUARE CONSTRUCTION
4915 W. Bell Rd., Suite F-203
Glendale, AZ 85308
602-692-7521

JMK & ASSOCIATES, Inc.
15421 N. 161st Ave.
Surprise, Arizona 85374
(602) 251-5148

Date 8/23/19

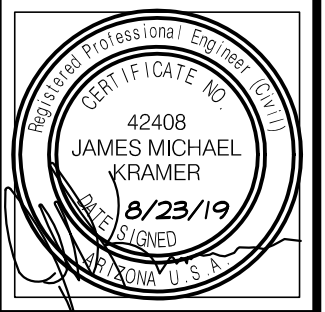
Scale AS SHOWN

Drawn JMK

Sheet

C1.1

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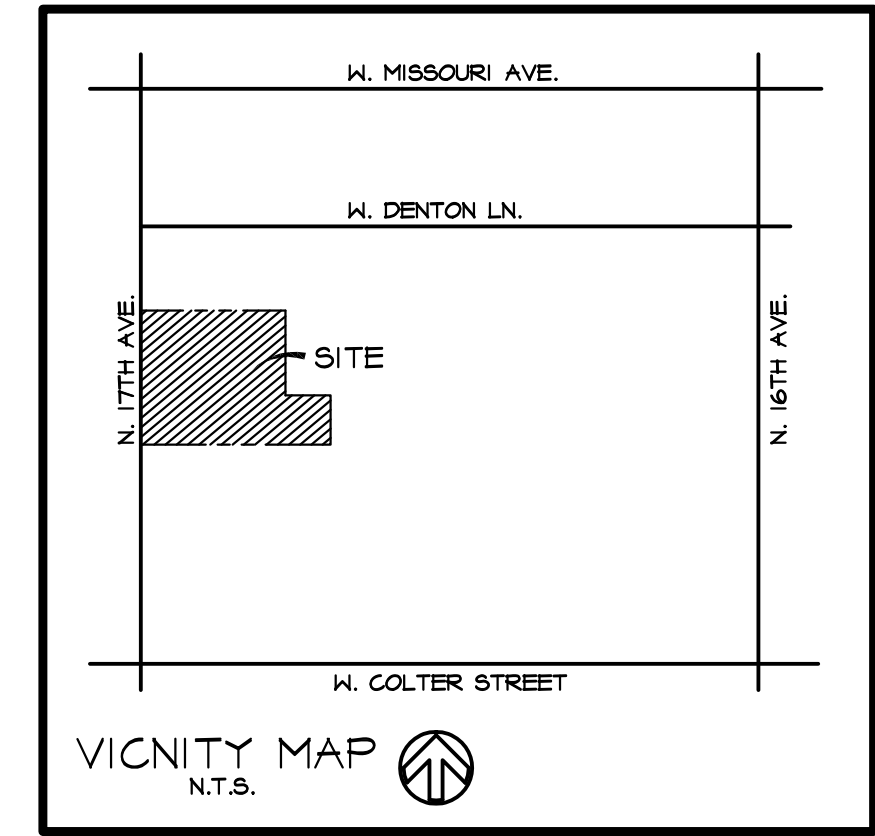


Expires 3/31/20

LEGEND

- — — — — PROPERTY LINE
- — — — — CENTER LINE OF STREET
- - - - - EASEMENT
- - - - - BUILDING SET BACK
- — — — — GAS LINE
- — — — — OVERHEAD UTILITY
- — — — — WATER LINE
- — — — — SANITARY SEWER
- ⊕ FIRE HYDRANT
- - - - - EXISTING CONTOURS
- — — — — CMU BLOCK WALL
- — — — — WIRE FENCE
- ○ ○ ○ ○ IRON FENCE

NOTE: ALL BUILDING, FENCES, CONCRETE PADS, AND TREES TO BE CLEARED FROM THE LOTS.



PROJECT DESCRIPTION:

THE REZONE AND DEVELOPMENT OF THIS PROPERTY IS FOR THE CONSTRUCTION OF 28 SINGLE FAMILY TOWN HOME RESIDENCE.
 PROPOSED HEIGHTS 38'
 APPROX. SQUARE FOOTAGE PER UNIT 2,700 sqft.
 EACH UNIT TO HAVE A 333 sqft. SINGLE CAR GARAGE

OWNER:

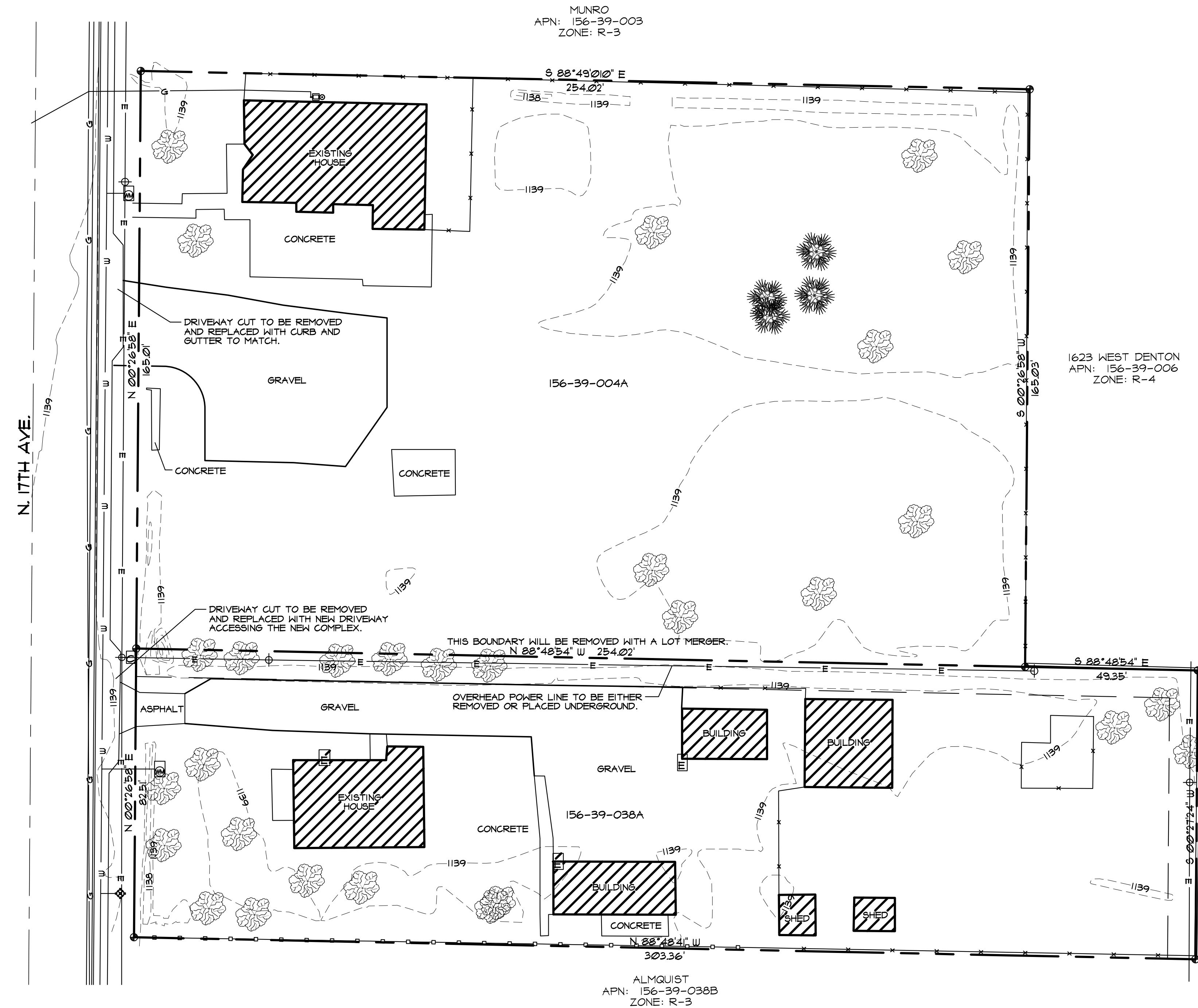
CHRIS SMITH
 4915 W. BELL RD., SUITE F-203
 GLENDALE, AZ 85308
 chris@msqconstruction.com

ENGINEER:

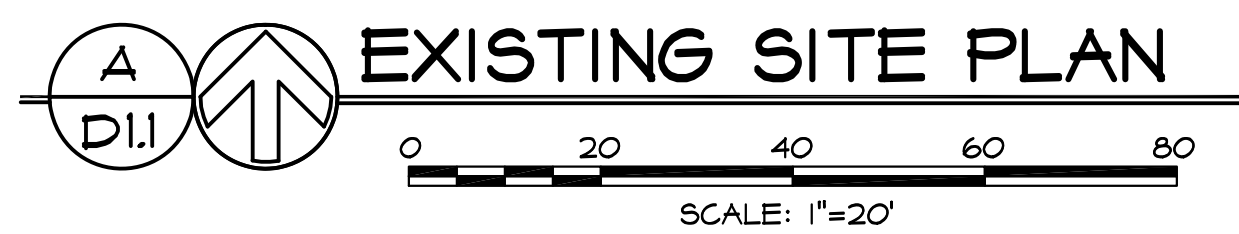
JMK & ASSOCIATES, INC.
 J. MIKE KRAMER
 15421 N. 161st AVE.
 SURPRISE, AZ 85374
 mike@jmkandassociates.com

ZONING CATEGORY

EXISTING R-3
 PROPOSED U1 T4.3



KESSLER
 APN: 156-39-149
 ZONE: R-2



5307 N. 17th Ave. & 5245 N. 17th Ave.
 APN-156-39-004A & 156-39-038A
 66,827.86 SQFT
 1.534 ACRES
 ZONING R-3

17TH AVE TOWNHOMES
 5300 N. 17th AVE.
 PHOENIX, AZ

MS SQUARE CONSTRUCTION
 4915 W. Bell Rd., Suite F-203
 Glendale, AZ 85308
 602-692-7521

JMK & ASSOCIATES, Inc.
 15421 N. 161st Ave.
 Surprise, Arizona 85374
 (602) 251-5148

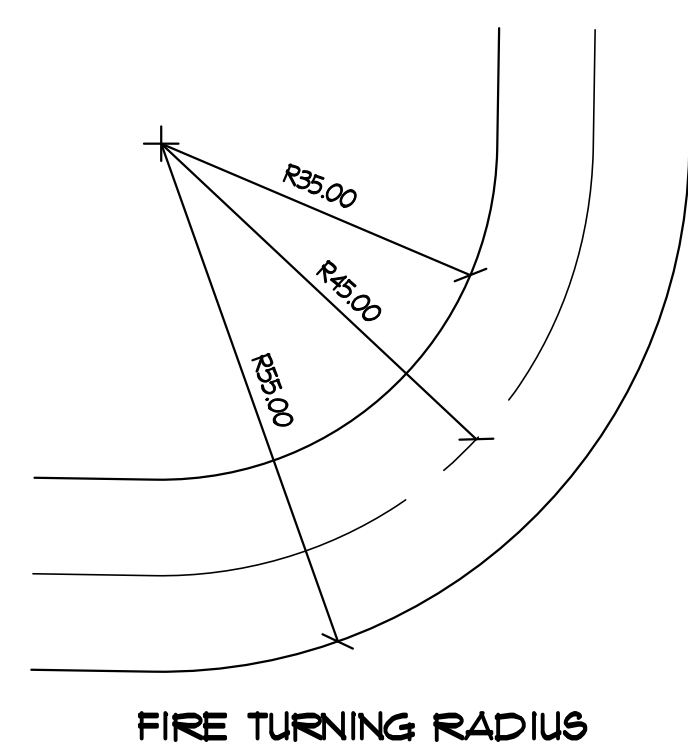
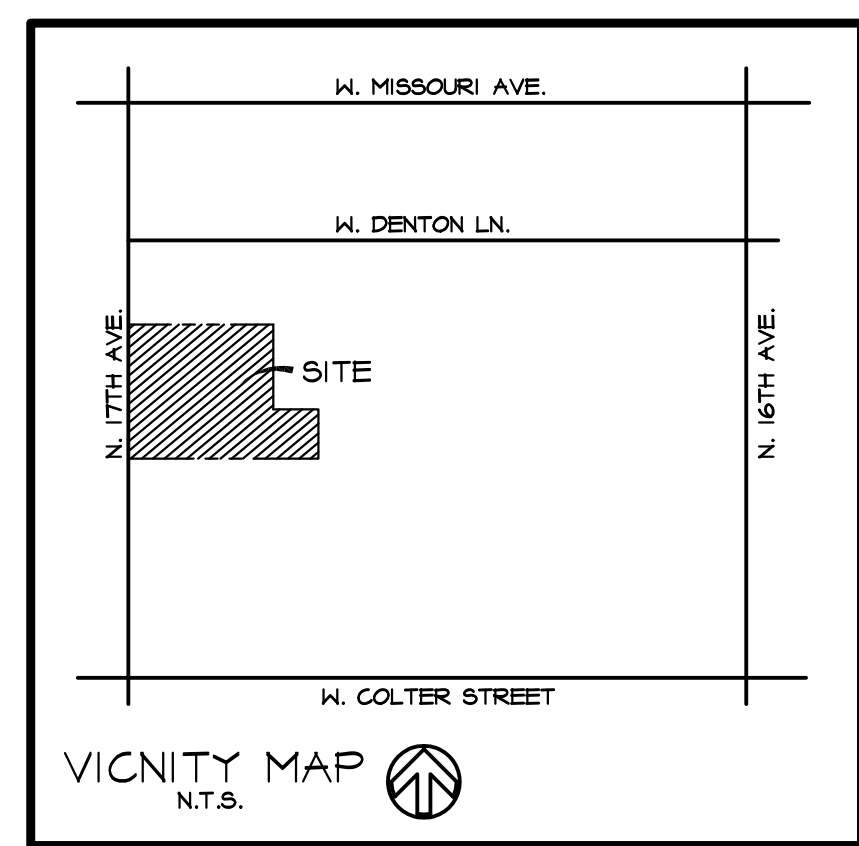
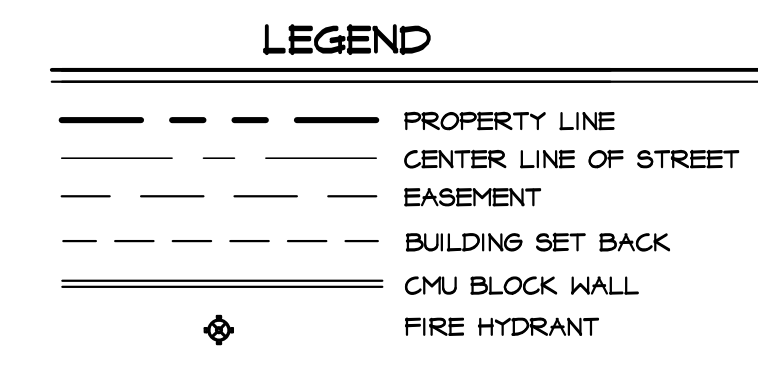
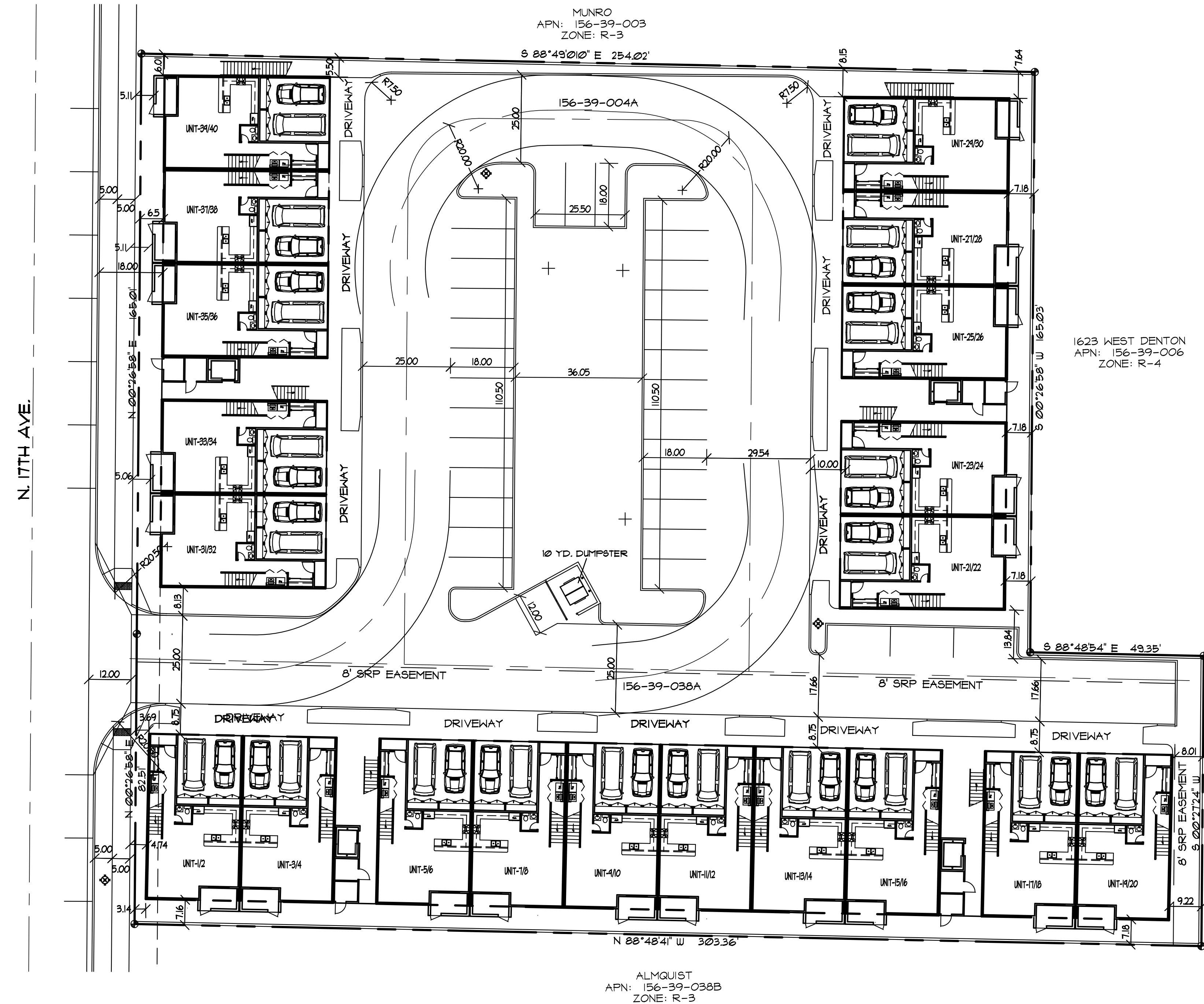
Date 8/23/19

Scale AS SHOWN

Drawn JMK

Sheet

D1.1



PROJECT DESCRIPTION:
 THE REZONE AND DEVELOPMENT OF THIS PROPERTY IS FOR THE CONSTRUCTION OF 40 SINGLE FAMILY CONDOMINIUM RESIDENCE. PROPOSED HEIGHTS 40'. APPROX SQUARE FOOTAGE PER UNIT 2,031 sqft GROUND LEVEL AND 2310 sqft UPPER LEVEL. EACH UNIT TO HAVE A 184 sqft SINGLE CAR CARPORT

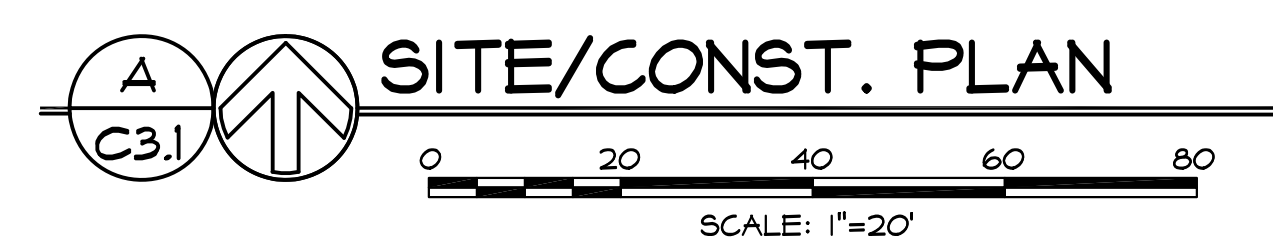
OWNER:
 McDONALD 4141, LLC
 14362 N. FRANK LLOYD URIGHT BLVD.
 SCOTTSDALE, AZ 85260
 chris@mcsequity.com

ENGINEER:
 JMK & ASSOCIATES, INC.
 J. MIKE KRAMER
 15421 N. 161st AVE.
 SURPRISE, AZ 85374
 mike@jmkandassociates.com

ZONING CATEGORY
 EXISTING R-3
 PROPOSED LU T4.3

1623 WEST DENTON
 APN: 156-39-006
 ZONE: R-4

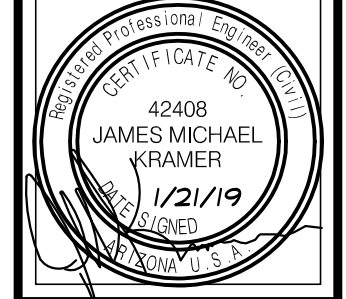
KESSLER
 APN: 156-39-149
 ZONE: R-2



5307 N. 17th Ave. & 5245 N. 17th Ave.
 APN-156-39-004A & 156-39-038A
 66,827.86 SQFT
 1.534 ACRES
 ZONING R-3

REVISIONS	BY

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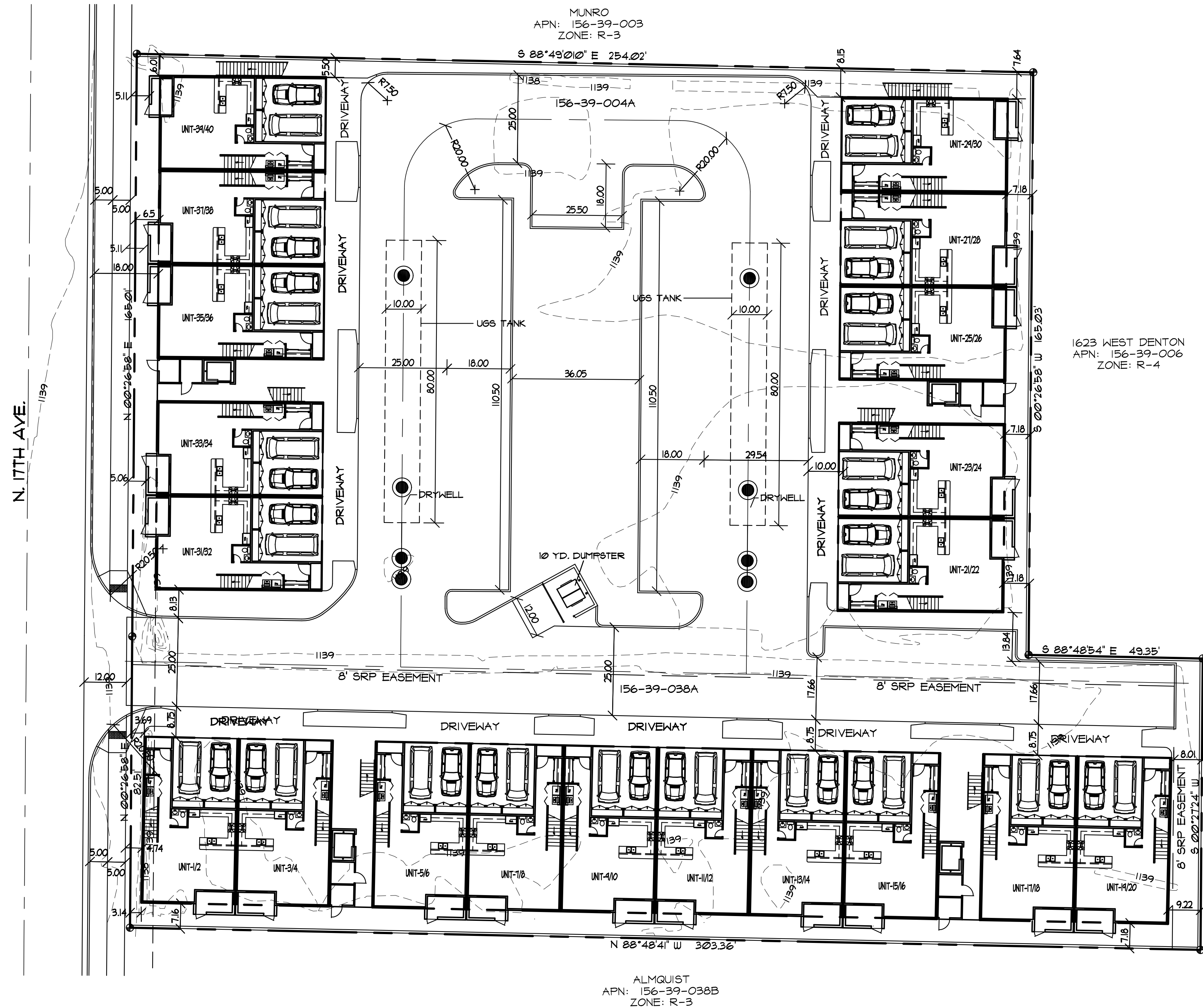
17TH AVE CONDOMINIUMS
 5300 N. 17th AVE.
 PHOENIX, AZ

MS SQUARE CONSTRUCTION
 4915 W. Bell Rd., Suite F-203
 Glendale, AZ 85308
 602-692-7521

JMK & ASSOCIATES, Inc.
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 Surprise, Arizona 85374
 (602) 251-5148

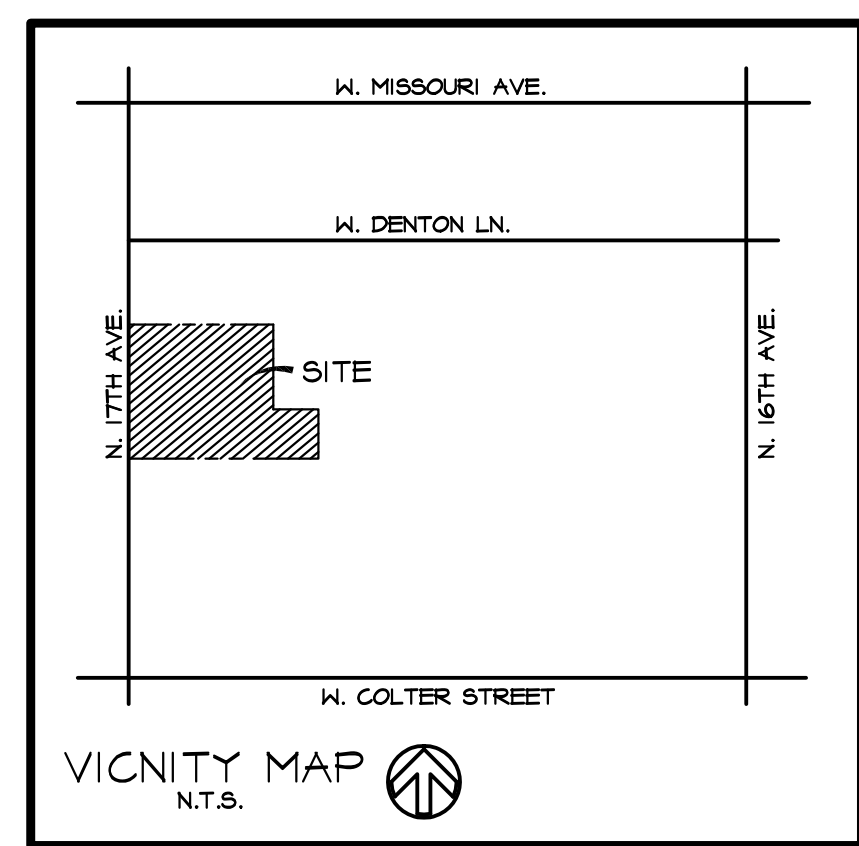
Date 1/21/19
 Scale AS SHOWN
 Draw JMK
 Sheet

C3.1



LEGEND

---	PROPERTY LINE
---	CENTER LINE OF STREET
---	EASEMENT
---	BUILDING SET BACK
---	CMU BLOCK WALL
---	EXISTING CONTOURS
○	STORM SEWER MAN HOLE



ACREAGE OF SITE:
1.534 ACRES / 66,827.86 SQFT

RETENTION BASIN CAPACITY

TOTAL RETENTION VOLUME REQUIRED FOR A 100 YR/2 HR STORM EVENT.
 V=CPA
 C=0.92
 P=2.28/12 in (PER NOAA ATLAS 14)
 P=0.19 in
 A=1534 ac
 V=0.2681 cf
 V=11,678 cf VOLUME REQUIRED
 DRAINAGE VOLUME PROVIDED
 2 (US6) TANKS @ 6,283.19 CF/EA
 10' DIA. x 80' LONG
 TOTAL: 12,566.38 CF
 V=11,678 CF
 Vp=12,566 CF
 SURPLUS STORAGE VOLUME 888 CF

PROJECT DESCRIPTION:
 THE REZONE AND DEVELOPMENT OF THIS PROPERTY IS FOR THE CONSTRUCTION OF 40 SINGLE FAMILY CONDOMINIUM RESIDENCE. PROPOSED HEIGHTS 40'. APPROX SQUARE FOOTAGE PER UNIT 2,031 sqft GROUND LEVEL AND 2310 sqft UPPER LEVEL. EACH UNIT TO HAVE A 184 sqft SINGLE CAR CARPORT

OWNER:
 McDONALD 4141, LLC
 14362 N. FRANK LLOYD URIGHT BLVD.
 SCOTTSDALE, AZ 85260
 chris@mcsequity.com

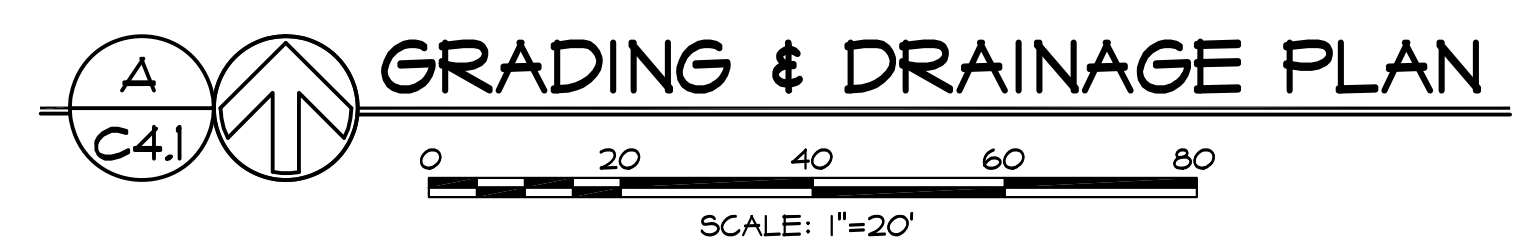
ENGINEER:
 JMK & ASSOCIATES, INC.
 J. MIKE KRAMER
 15421 N. 161st AVE.
 SURPRISE, AZ 85374
 mike@jmkandassociates.com

ZONING CATEGORY
 EXISTING R-3
 PROPOSED LU T4.3

1623 WEST DENTON
 APN: 156-39-006
 ZONE: R-4

KESSLER
 APN: 156-39-149
 ZONE: R-2

ALMQUIST
 APN: 156-39-038B
 ZONE: R-3



5307 N. 17th Ave. & 5245 N. 17th Ave.
 APN-156-39-004A & 156-39-038A
 66,827.86 SQFT
 1.534 ACRES
 ZONING R-3

REVISIONS	BY

Expires 3/31/20

17TH AVE CONDOMINIUMS
 5300 N. 17th Ave.
 PHOENIX, AZ

MS SQUARE CONSTRUCTION
 4915 W. Bell Rd., Suite F-203
 Glendale, AZ 85308
 602-692-7521

JMK & ASSOCIATES, Inc.
 15421 N. 161st Ave.
 Surprise, Arizona 85374
 (602) 251-5148

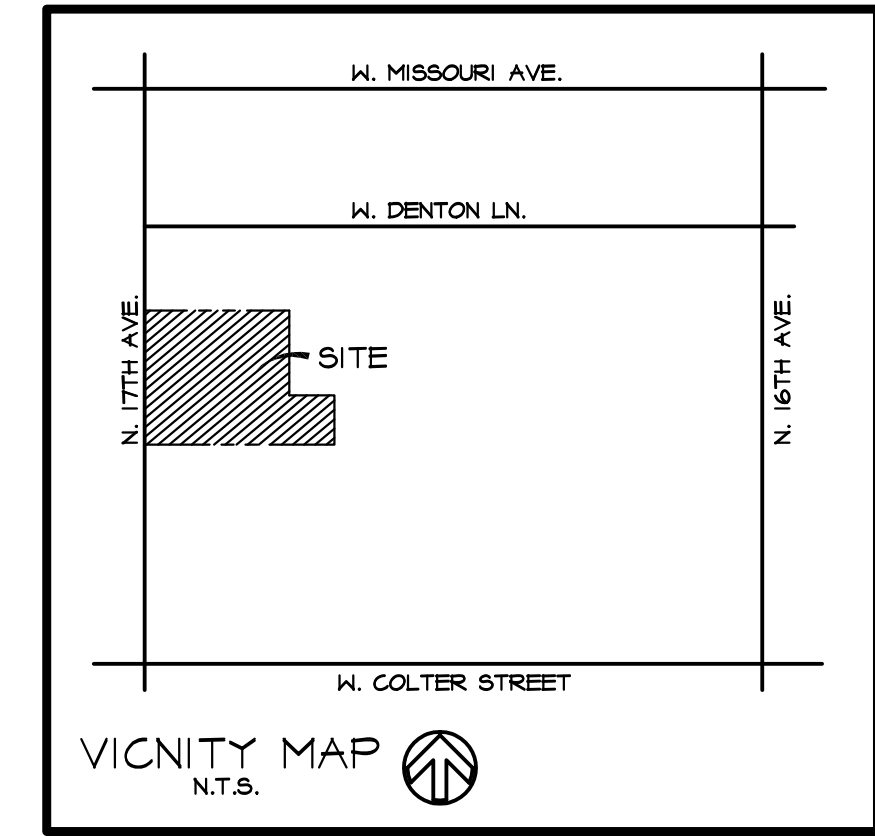
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 Draw JMK
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C4.1

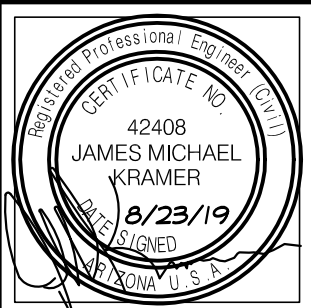
REVISIONS BY

LEGEND

- PROPERTY LINE
- - - - CENTER LINE OF STREET
- - - - EASEMENT
- - - - BUILDING SET BACK
- ▣ CMU BLOCK WALL
- ◆ FIRE HYDRANT
- WATER LINE
- E— OVERHEAD UTILITY
- G— GAS LINE
- S— SANITARY SEWER
- X— WATER VALVE



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Expires 3/31/20

PROJECT DESCRIPTION:

THE REZONE AND DEVELOPMENT OF THIS PROPERTY IS FOR THE CONSTRUCTION OF 40 SINGLE FAMILY CONDOMINIUM RESIDENCE. PROPOSED HEIGHTS 40' APPROX SQUARE FOOTAGE PER UNIT 2,031 sqft GROUND LEVEL AND 2310 sqft UPPER LEVEL. EACH UNIT TO HAVE A 184 sqft SINGLE CAR CARPORT

OWNER:

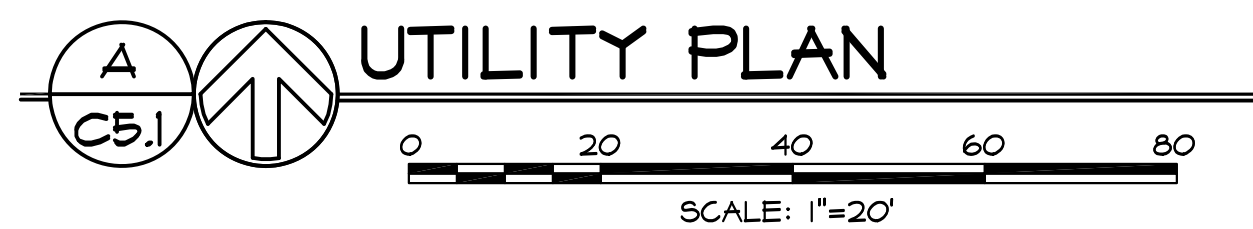
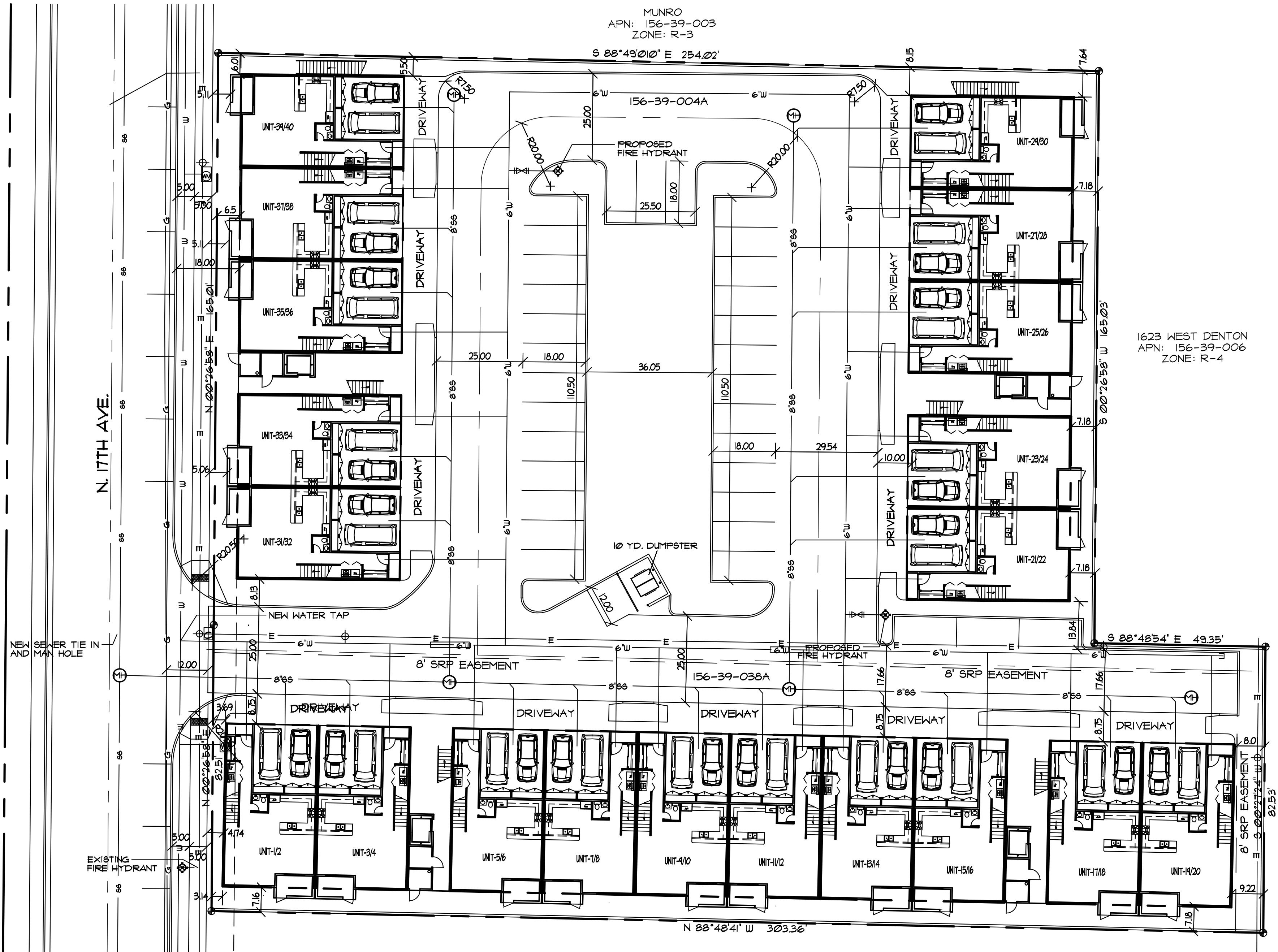
MCDONALD 4141, LLC
14362 N. FRANK LLOYD URIGHT BLVD.
SCOTTSDALE, AZ 85260
chris@cmsequity.com

ENGINEER:

JMK & ASSOCIATES, INC.
J. MIKE KRAMER
15421 N. 161st AVE.
SURPRISE, AZ 85374
mike@jmkandassociates.com

ZONING CATEGORY

EXISTING R-3
PROPOSED LU T4.3



5307 N. 17th Ave. & 5245 N. 17th Ave.
APN-156-39-004A & 156-39-038A
66,827.86 SQFT
1.534 ACRES
ZONING R-3

17TH AVE CONDOMINIUMS
5300 N. 17th Ave.
PHOENIX, AZ

MS SQUARE CONSTRUCTION
4915 W. Bell Rd., Suite F-203
Glendale, AZ 85308
602-692-7521

JMK & ASSOCIATES, Inc.
15421 N. 161st Ave.
Surprise, Arizona 85374
(603) 251-5148

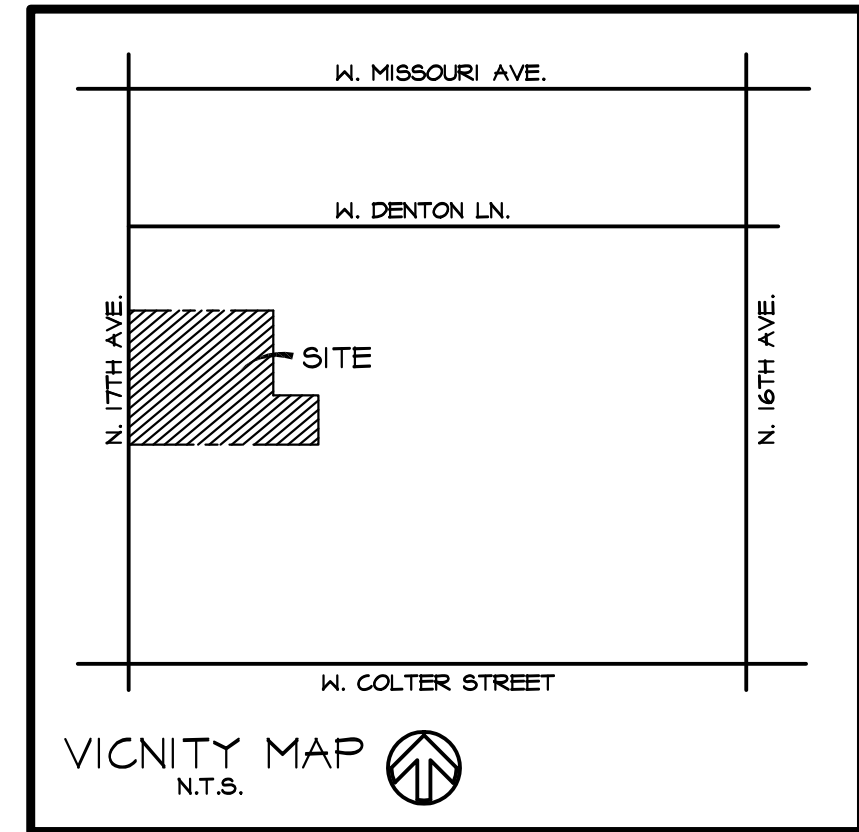
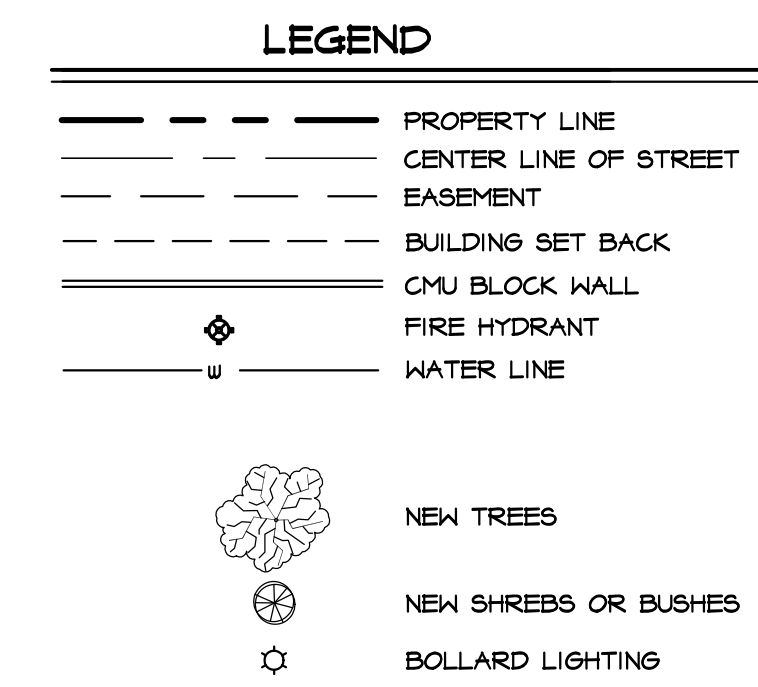
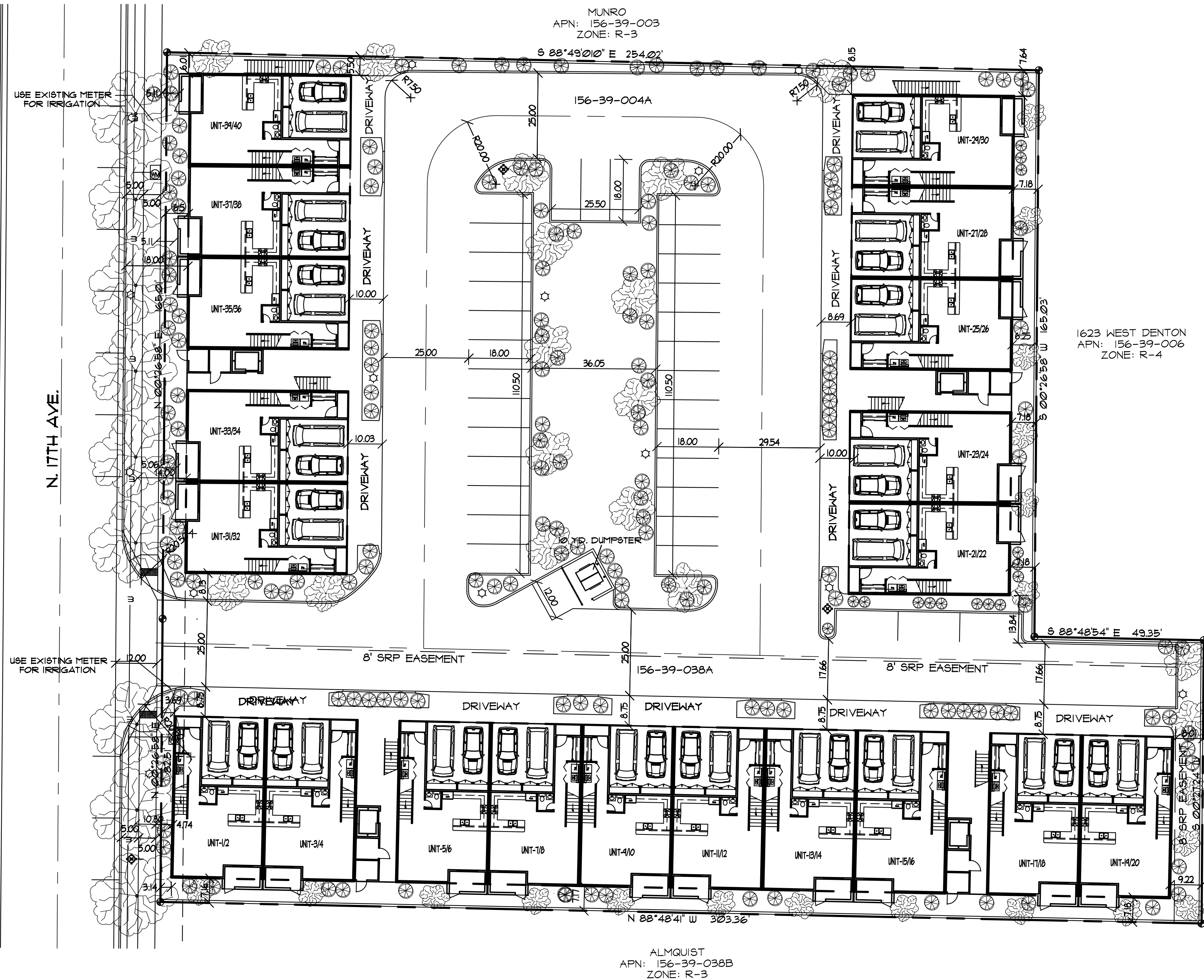
Date 8/23/19

Scale AS SHOWN

Drawn JMK

Sheet

C5.1



WALKING AREA SHADE RATIOS:

SIDE WALK ON 17TH AVENUE -
(BASED ON JUNE 21ST 12:00 LIGHT ANGLE)
 TOTAL AREA 1069 sqft
 AREA OF SHADE 1069 sqft
 SHADE RATIO 91.1%

SIDE WALK AT ENTRIES OF BUILDINGS
(BASED ON JUNE 21ST 12:00 LIGHT ANGLE)
 TOTAL AREA 1587 sqft
 AREA OF SHADE 1513 sqft
 SHADE RATIO 95.34%

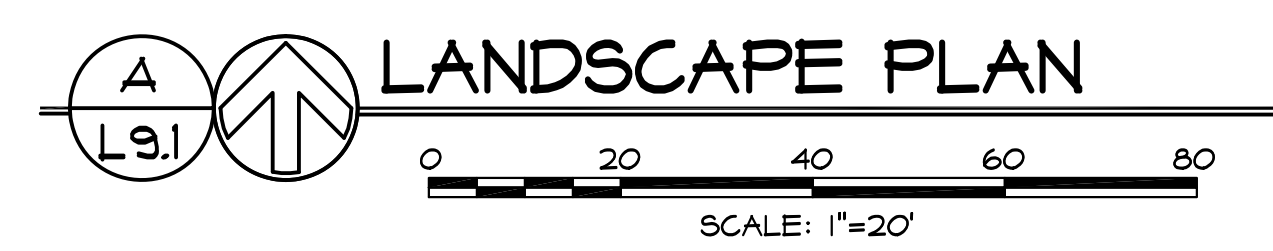
PROJECT DESCRIPTION:
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OWNER:
 McDONALD 4141, LLC
 14362 N. FRANK LLOYD URIGHT BLVD.
 SCOTTSDALE, AZ 85260
 chris@mcsequity.com

ENGINEER:
 JMK & ASSOCIATES, INC.
 J. MIKE KRAMER
 15421 N. 161st AVE.
 SURPRISE, AZ 85374
 mike@jmkandassociates.com

ZONING CATEGORY
 EXISTING R-3
 PROPOSED LU T4.3

KESSLER
 APN: 156-39-149
 ZONE: R-2



5307 N. 17th Ave. & 5245 N. 17th Ave.
 APN-156-39-004A & 156-39-038A
 66,827.86 SQFT
 1.534 ACRES
 ZONING R-3

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Expires 3/31/20

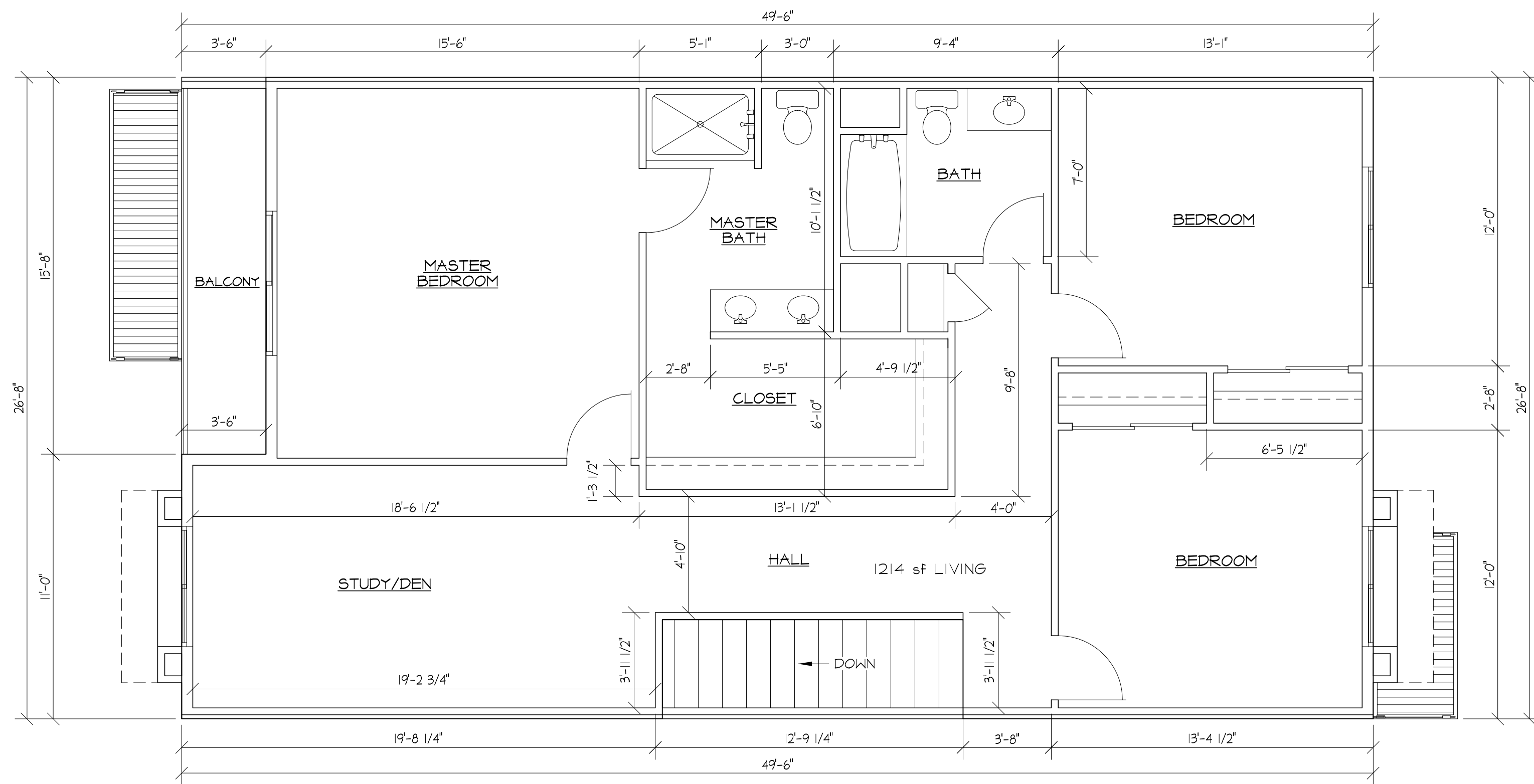
17TH AVE CONDOMINIUMS
 5300 N. 17th Ave.
 PHOENIX, AZ

MS SQUARE CONSTRUCTION
 4915 W. Bell Rd., Suite F-203
 Glendale, AZ 85308
 602-692-7521

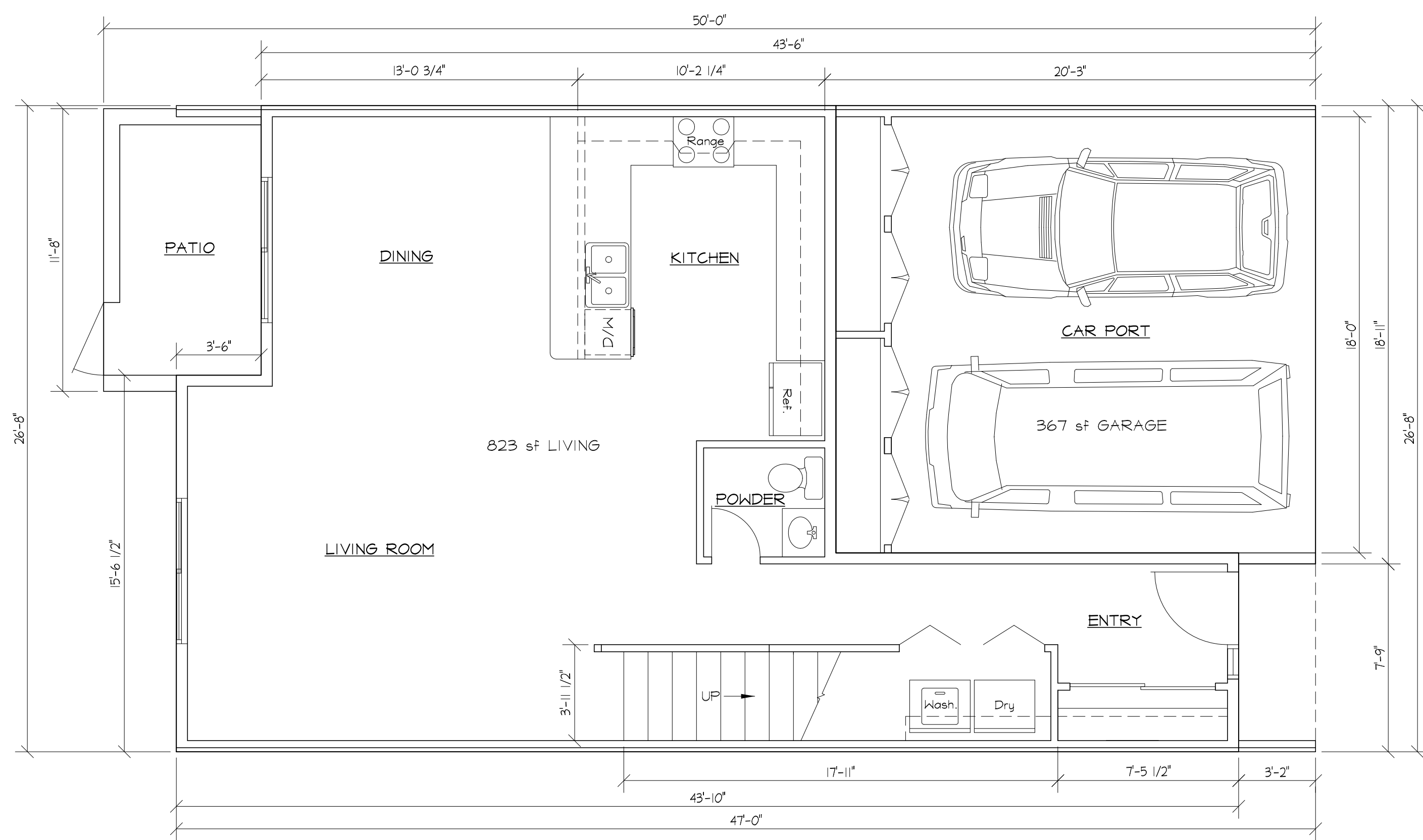
JMK & ASSOCIATES, Inc.
 15421 N. 161st Ave.
 Surprise, Arizona 85374
 (602) 251-5148

Date 8/23/19
 Scale AS SHOWN
 Draw JMK
 Sheet

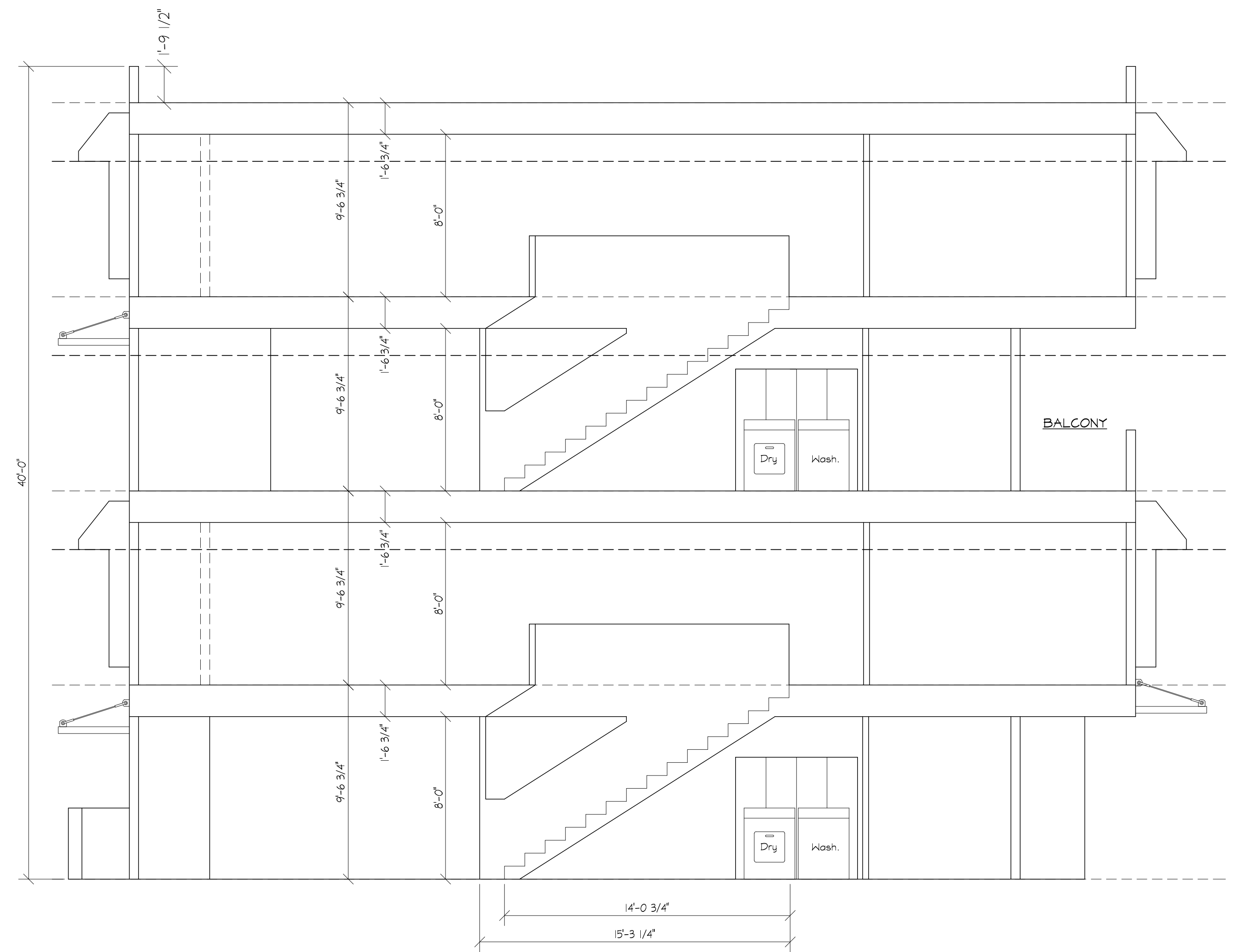
L9.1



B
A1.1 **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



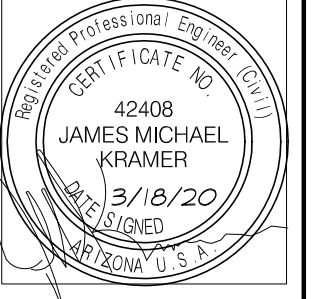
A
A1.1 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



D
A1.1 **STAIRWAY SECTION**
SCALE: 1/4" = 1'-0"

REVISIONS	BY

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5300 N. 17th AVE.
PHOENIX, AZ

MS SQUARE CONSTRUCTION
4915 W. Bell Rd., Suite F-203
Glendale, AZ 85308
602-692-7521

JMK & ASSOCIATES, Inc.
15421 N. 161st Ave.
Surprise, Arizona 85374
(623) 251-5148

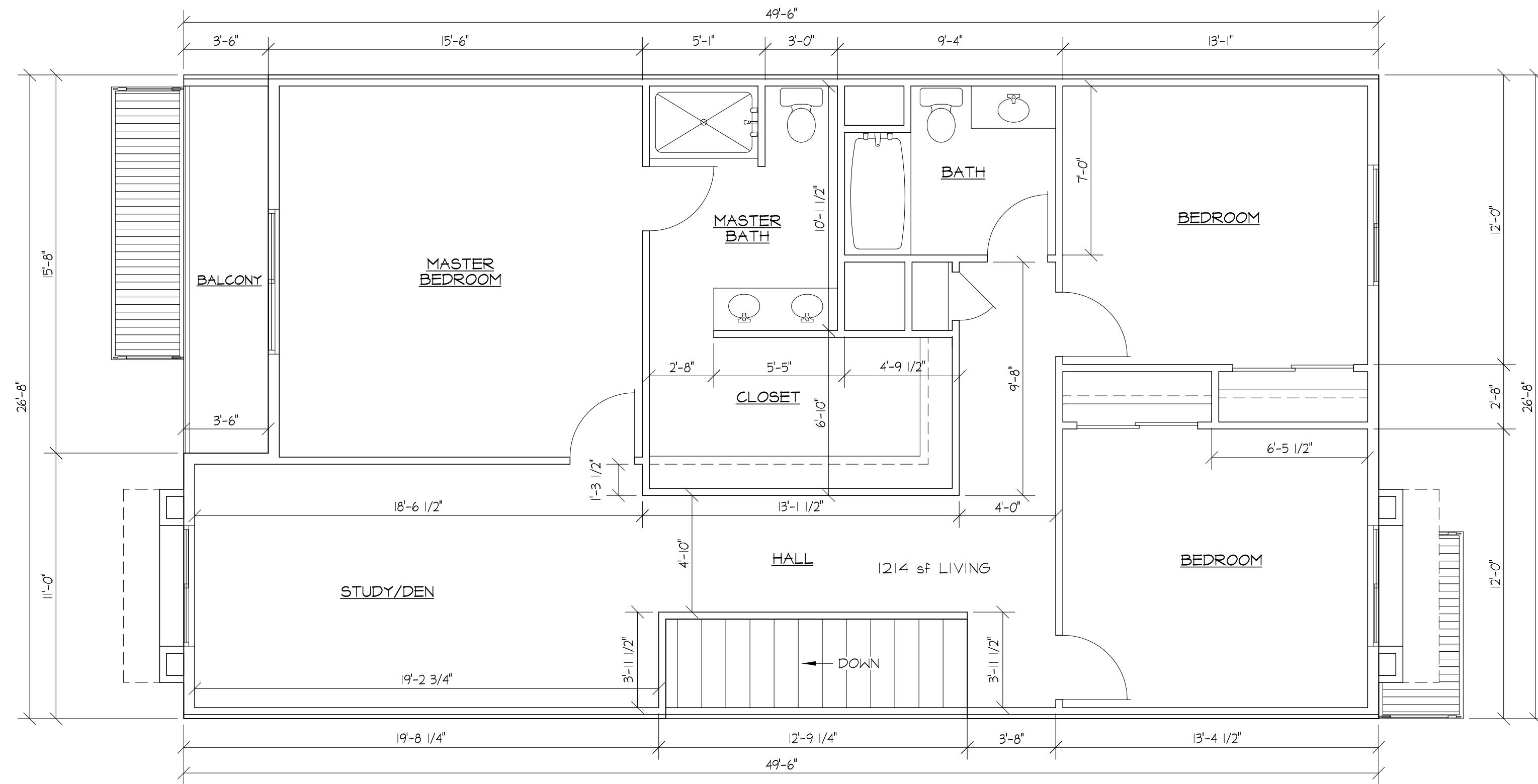
Date 3/18/20

Scale AS SHOWN

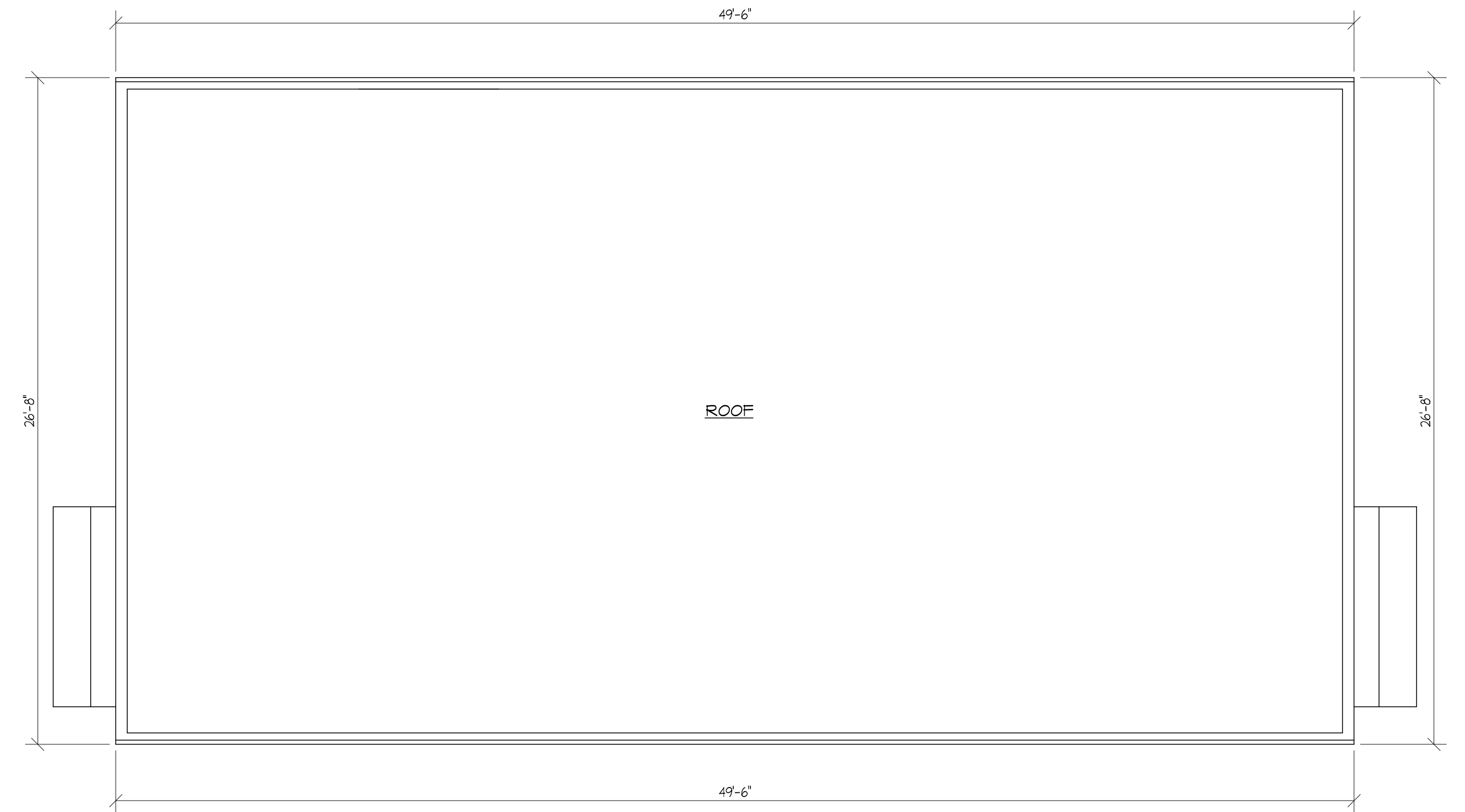
Drawn JMK

Sheet

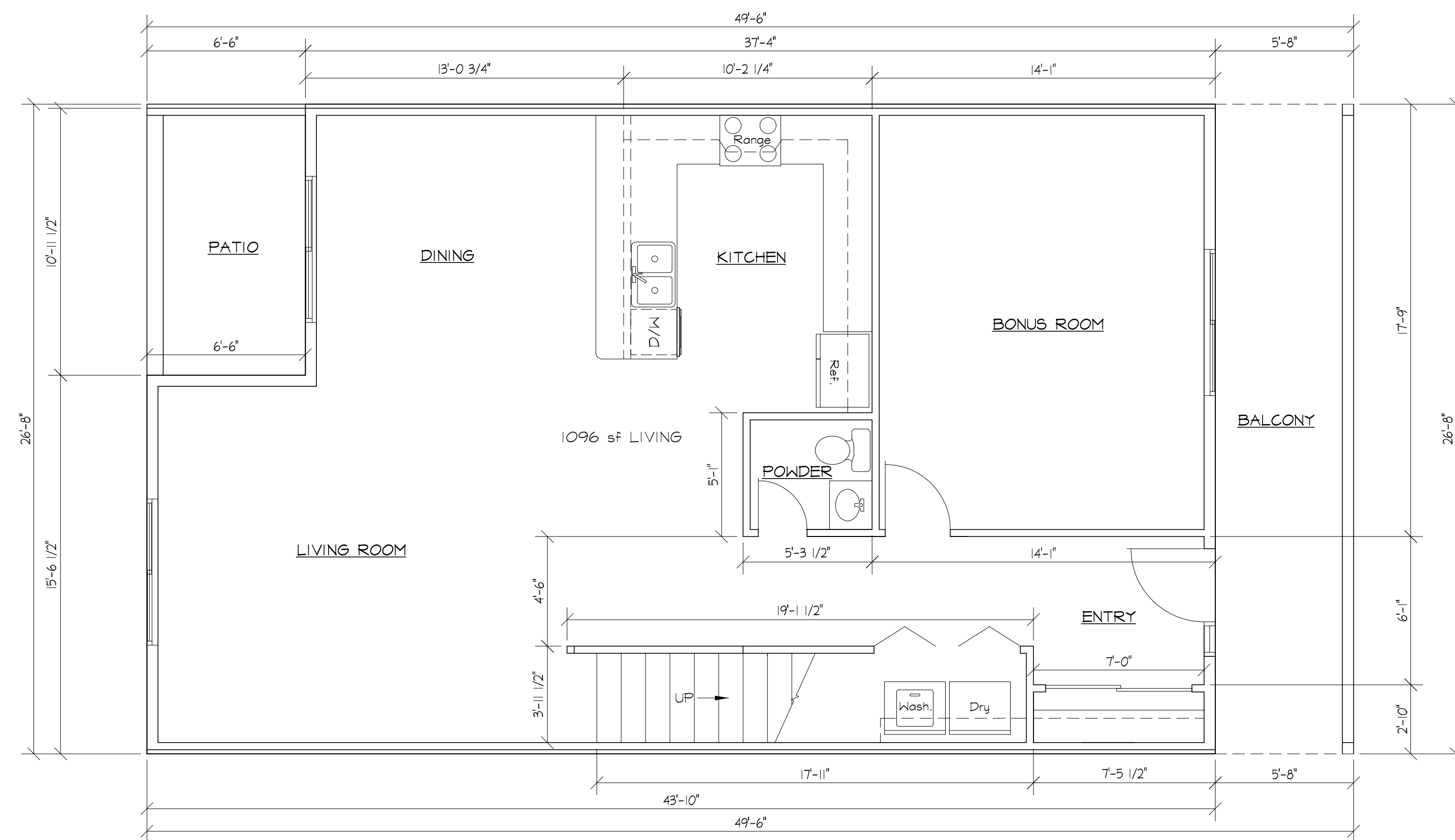
A1.1



B
A1.2 **FOURTH FLOOR PLAN**
SCALE: 1/4" = 1'-0"



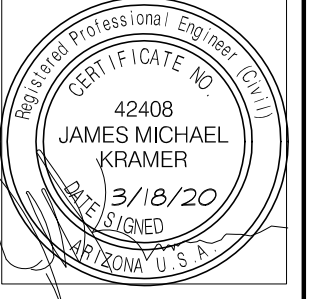
C
A1.2 **ROOF PLAN**
SCALE: 1/4" = 1'-0"



A
A1.2 **THIRD FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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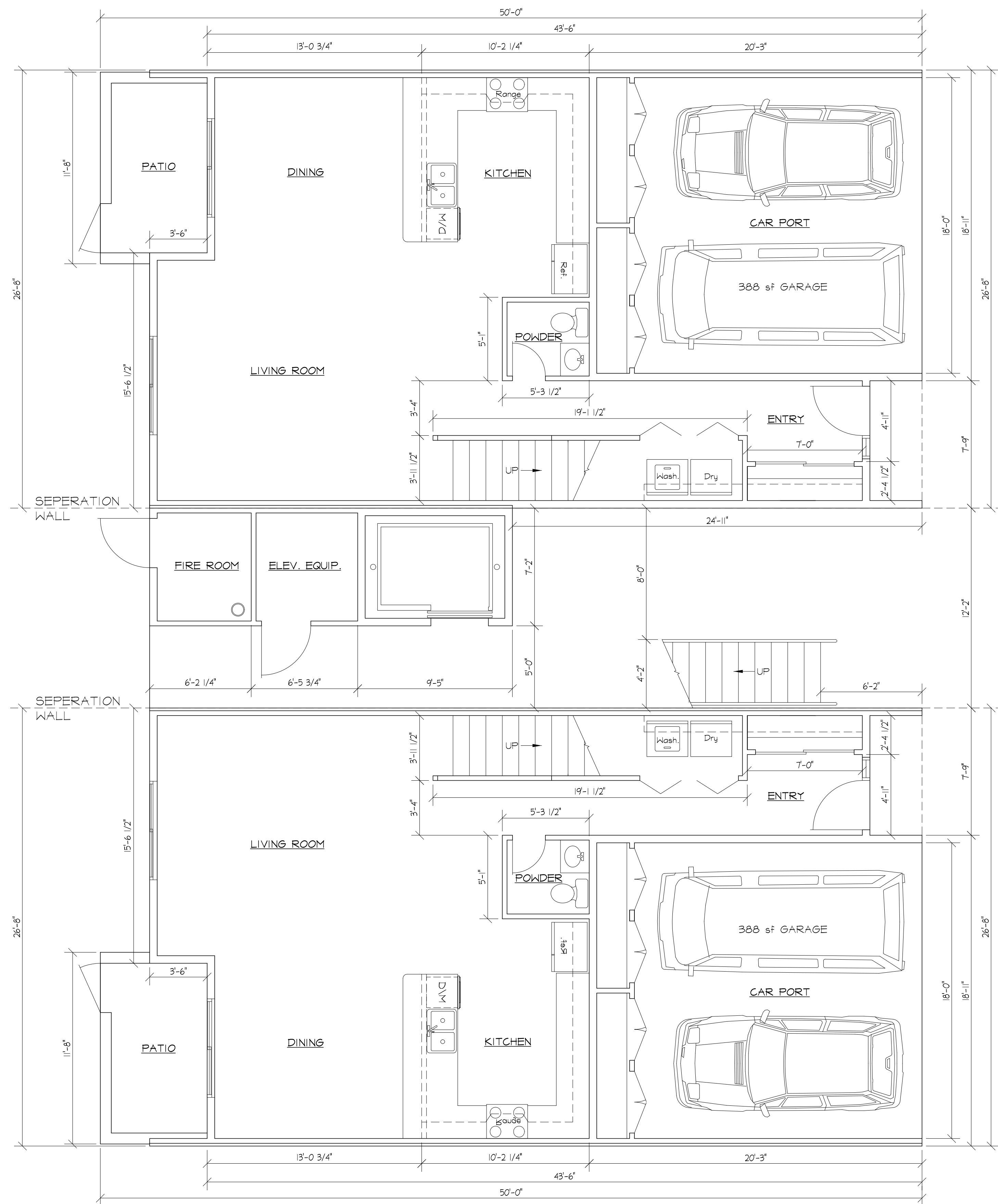
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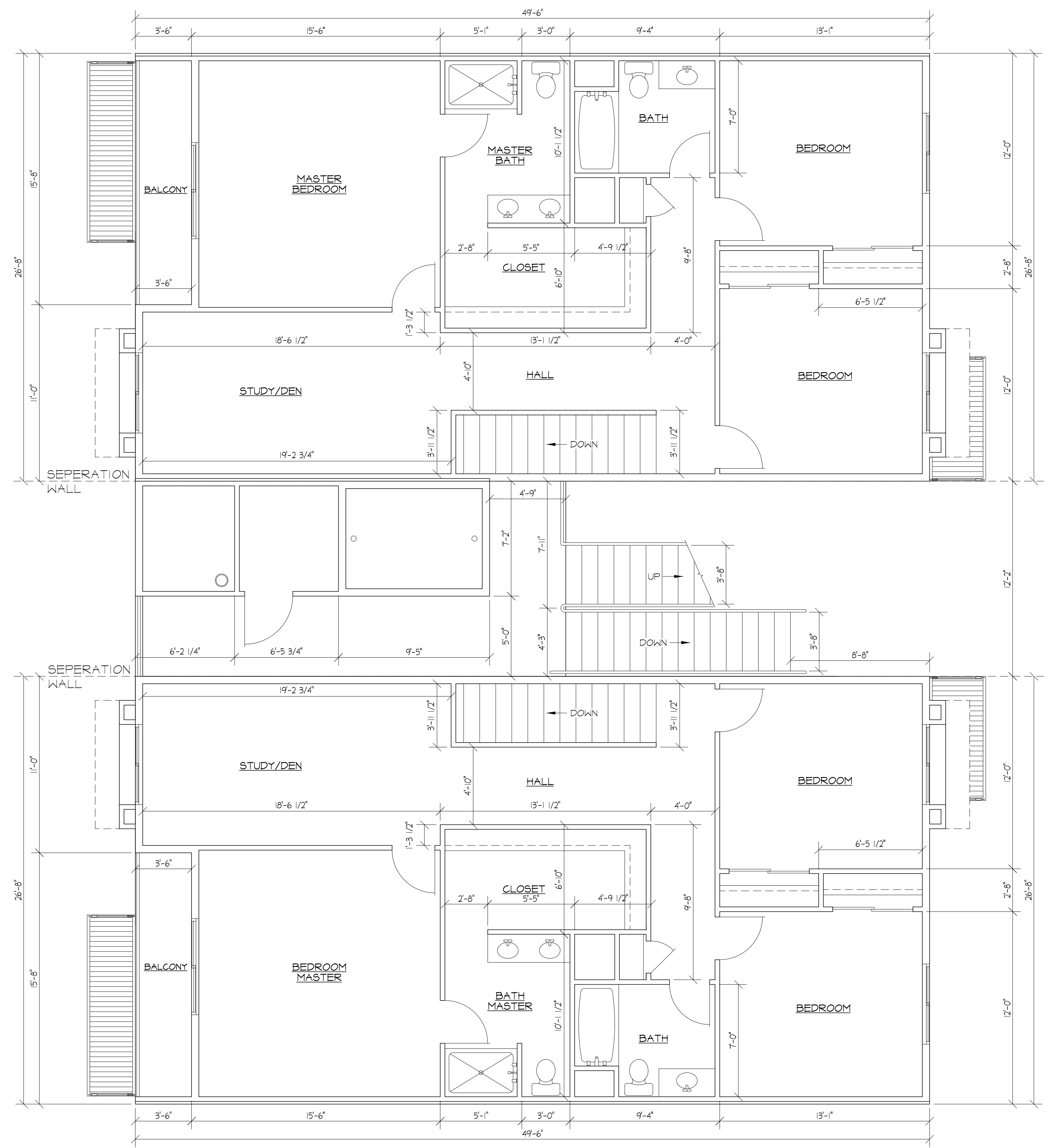
Drawn JMK

Sheet

A1.2



A
A1.3 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



B
A1.3 **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

REVISIONS	BY

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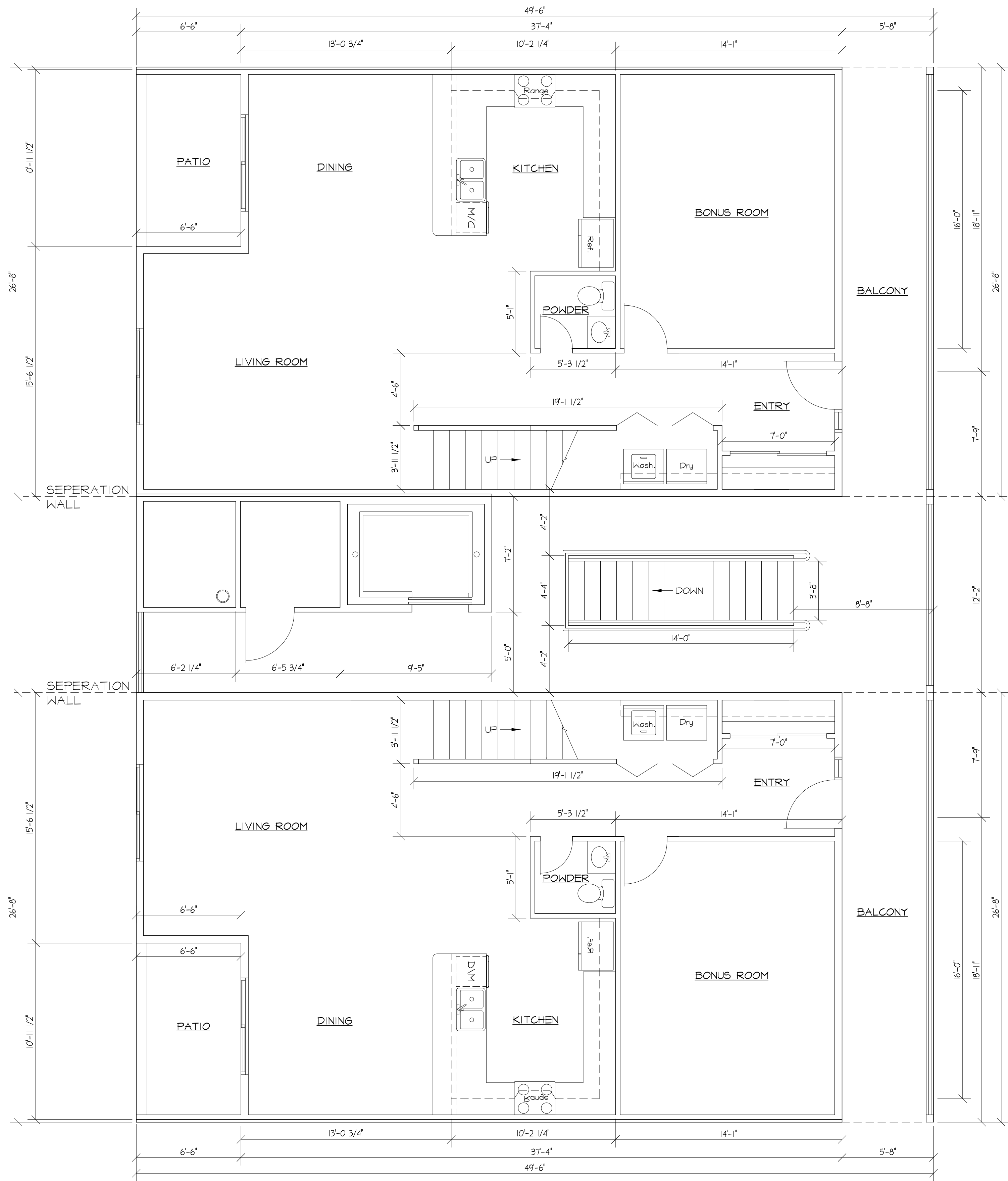
42408
 JAMES MICHAEL
 KRAMER
 3/18/20
 ENGINEER
 STATE OF ARIZONA
 Expires 3/31/20

17TH AVE CONDOS
5300 N. 17th AVE.
PHOENIX, AZ

MS SQUARE CONSTRUCTION
 4915 W. Bell Rd., Suite F-203
 Glendale, AZ 85308
 602-692-7521

JMK & ASSOCIATES, Inc.
 15421 N. 161st Ave.
 Surprise, Arizona 85374
 (602) 251-5148

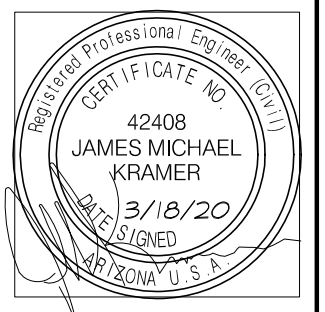
Date 3/18/20
 Scale AS SHOWN
 Drawn JMK
 Sheet
A1.3



A
A1.4 **THIRD FLOOR PLAN**
SCALE: 1/4" = 1'-0"

REVISIONS	BY

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Date 3/18/20

Scale AS SHOWN

Drawn JMK

Sheet

A1.4



A FRONT ELEVATION (5 UNITS)
 SCALE: 3/16" = 1'-0"



B REAR ELEVATION (5 UNITS)
 SCALE: 3/16" = 1'-0"

REVISIONS	BY

EXPIRES 3/31/20

17TH AVE TOWNHOMES
 5300 N. 17th AVE.
 PHOENIX, AZ

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 (623) 251-5148

Date 8/23/19

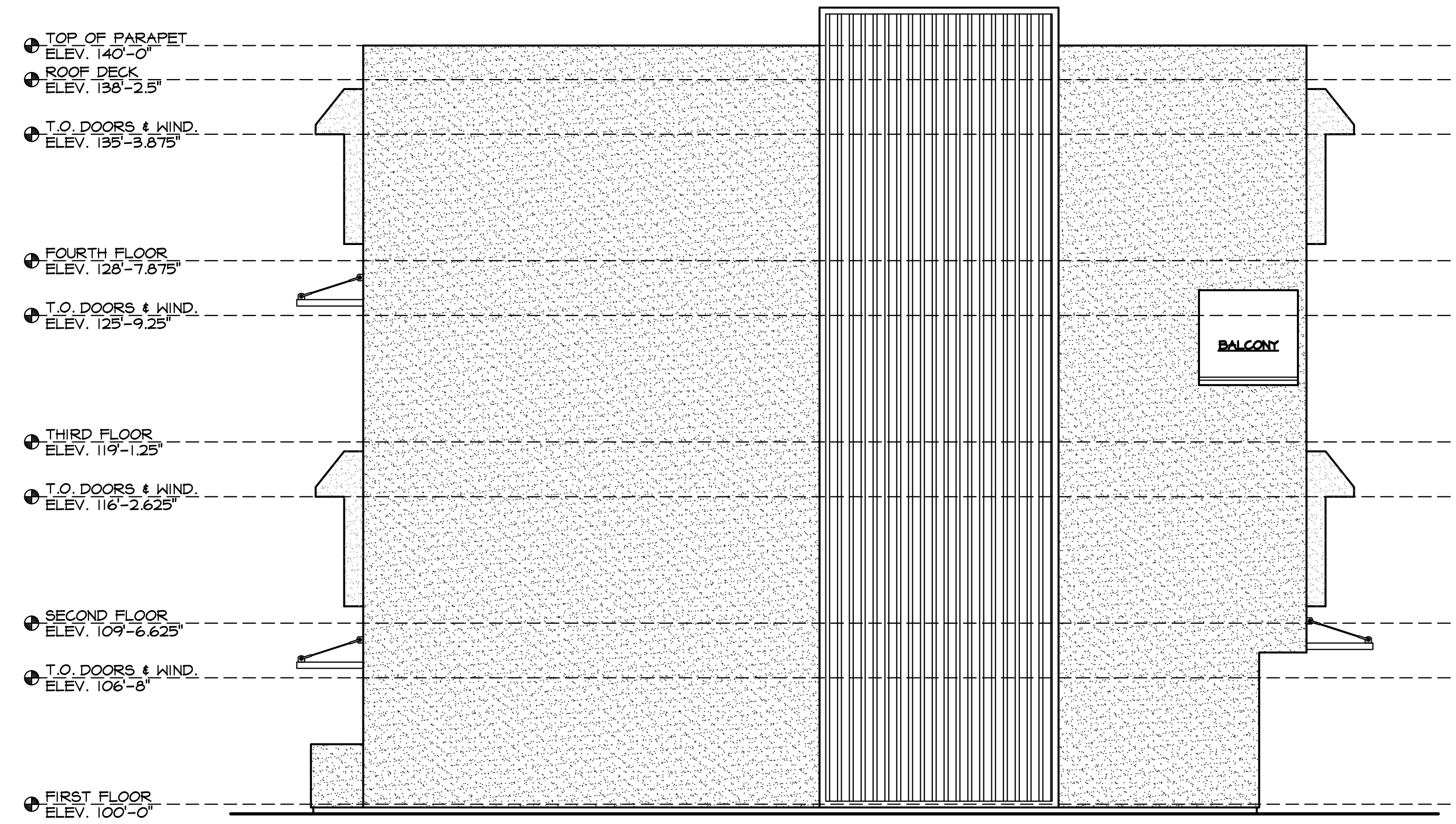
Scale AS SHOWN

Drawn JMK

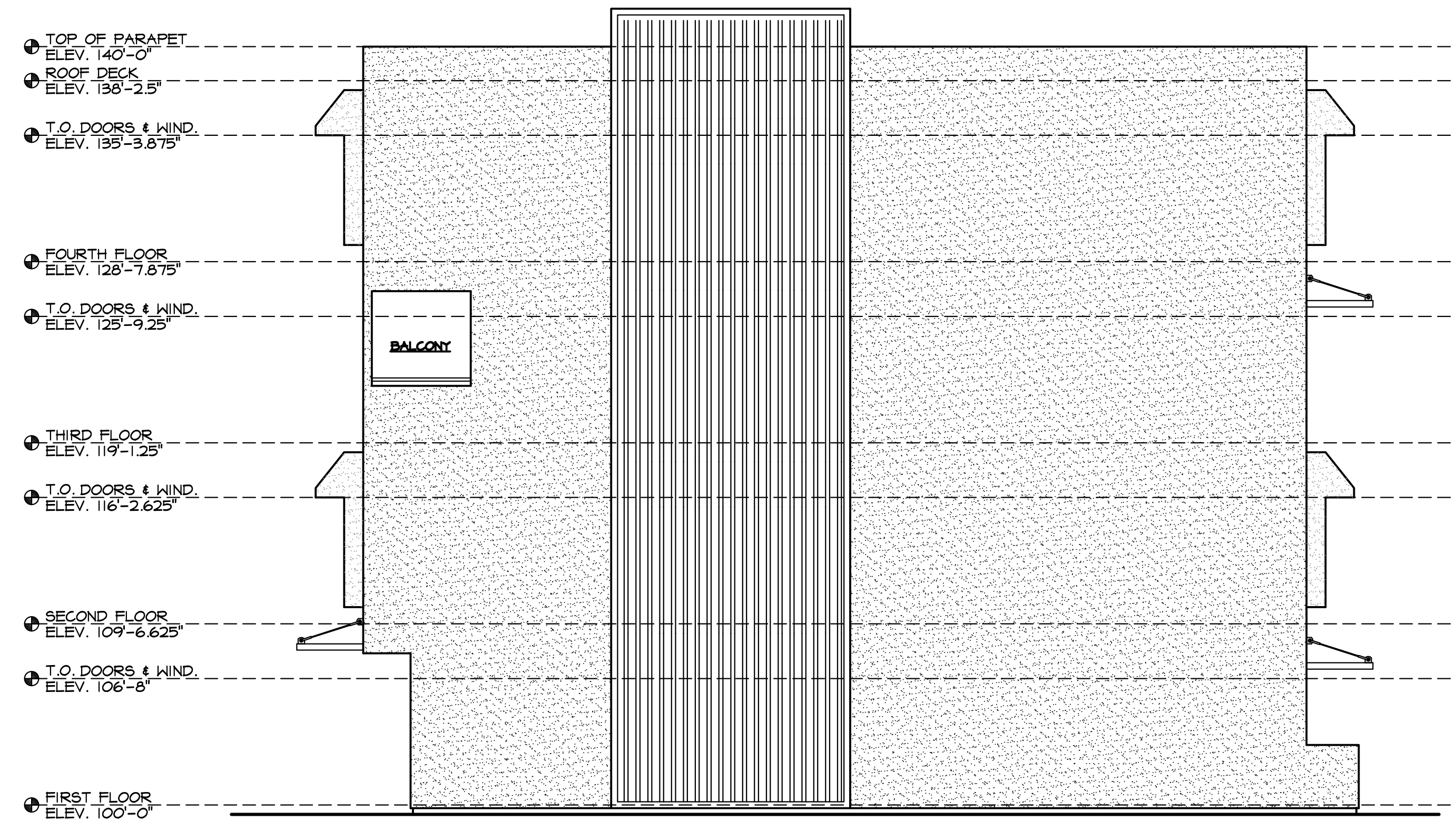
Sheet

A2.1

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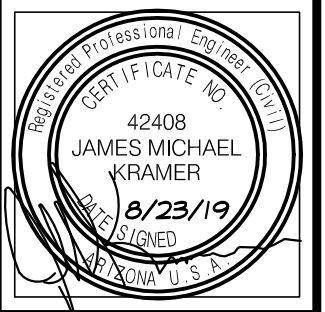
A LEFT ELEVATION (5 UNITS)
 SCALE: 3/16" = 1'-0"



B RIGHT ELEVATION (5 UNITS)
 SCALE: 3/16" = 1'-0"

REVISIONS BY

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Date 8/23/19

Scale AS SHOWN

Drawn JMK

Sheet

A2.2

From: [Sheila Prosser](#)
To: [Nick Klimek](#)
Subject: Rezoning application Z-62-19-3
Date: Monday, July 27, 2020 9:44:23 AM

Dear Nick,

My name is Sheila Prosser. I own the house at 5304 N 17th Ave in Phoenix. I purchased my home in 1996 and have been living here for almost 24 years. I am extremely opposed to the 4 story Condo proposed to be built directly across the street from my home. As I drive around many areas of Phoenix, I do not see any 4 story housing on any residential streets that are not a major thoroughfare like Camelback Rd. This would be a huge disservice to this area. The thinking that this is close to the light rail and shopping is not enough reason to approve this development. The shopping close to this neighborhood is not extensive and with the Costco planning to close this fall that will likely lead to the decline of Spectrum Mall as well.

On June 16th, I received a letter dated June 4th informing me of a virtual meeting on June 15th which had already happened. This prohibited my opportunity to observe and participate in the meeting. There are three additional meetings listed in the letter dated June 29th; however, when I was comparing the Notice of Meetings list in the letter I received to the list online, I see that the August 6 meeting scheduled for 6:00 p.m. and the September 2 meeting scheduled for 2:30 p.m. are not listed online. Are those meetings still occurring so that I may have an opportunity to appear and speak at one or both? If not, is there any possibility of me being able to appear virtually and speak at the meeting July 28th at 6:00 p.m.? Please advise me as soon as possible as I want an opportunity to voice my opinion.

Thank you,
Sheila Prosser

Alhambra Village Planning Committee

Attn: Nick Klimek

RE: Rezoning application – Z62-19-3

I would like to share with you a few of the reasons I am opposed to this zoning change.

4 stories

- I imagine most of you live in neighborhoods with 1 and 2 story residences. How would you feel if a 4 story monstrosity was built in the middle of your neighborhood? Me too.
- 4 stories are all well and good located on or near major thoroughfares, but not set down in the middle of a neighborhood.
- It will look out of place and lower property values.
- This is a neighborhood, not central Phoenix.

On Street parking

- It looks terrible, and again will lower property values. Just drive down a residential street with no parked cars, then down one with many cars parked. No comparison.
- Leads to increase in crime. Parked cars invite crime – car theft – car breakins – vandalism – places to hide.
- Less safe for children walking or playing in the neighborhood. Drivers can't see them, they can't see the cars.
- With cars parked on both sides of the street, it is too narrow for two-way traffic to move at more than a crawl.
- Increased traffic.
- More parking needed inside the property . Most units in this price range will have 2+ cars.
- Where is the traffic study that shows the impact on this neighborhood.
- Can you find 1 Phoenix home owner that feels on street parking is great. I don't think so.

Other

- I can't build more than a 3 foot wall at the front of my property (Zoning, 25 or 30 foot setback). Builder is asking for a 40+ foot wall nearly abutting the street. More than ugly, it is just out of place.
- Build this on Camelback, Bethany, 19th of 7th avenues, not 17th.
- Driveway entrance-exit too narrow.
- If this passes, I will soon learn what it would be like to live at Phantom Ranch.

Doug Deever – 5244 N. 17th Avenue

From: Loretta Green

Alhambra Village Planning Committee

17th Ave. PUD Rezoning Application of McDonald 4141, LLC

In most neighborhoods in Phoenix as well as the Alhambra Village, residential buildings are most often two stories. In order to increase density some have been allowed to exceed the limited height. One such project is on Colter between 15th and 17th Ave. Three stories, close together and from the street it looks like a canyon with steep straight walls. It was approved with little or no off street parking. Now to allow a four story project is unfair to this neighborhood and out of place. The longtime residents of the Nile Neighborhood have worked to improve the area. It has been less than 20 years since sidewalks, curbs and gutters were installed. The grant for the improvements came through the city Neighborhood Services department. I believe that this project will decrease the value of homes in the Nile Neighborhood.

There are areas of Phoenix that have three to five story residential buildings but most of them are adjacent to arterial streets or in the downtown area. The quiet residential streets of the downtown area, have largely become a big city environment. This is fine for those that choose it but not a residential neighborhood. In the Nile Neighborhood, the buildings are one or two story buildings. A 30 or 40 foot tall wall will be out of place, an eyesore within the neighborhood. That size of building does not blend with existing buildings. Existing zoning allows for enough units to make it economically viable as shown by at least 4 other developments in this Neighborhood, the most recent about 3 years ago.

The Nile Neighborhood is unique in that we have many residents that walk to get to where they want to go, not like other areas in which people are walking for exercise. The local school, Solano Elementary, is within walking distance for students. This project does not have enough off street parking with will force more parking along the sidewalk. As a result of the off street parking, walking residents and school children are at a greater risk.

Dense housing also contributes to incidents of communicable disease. We just have to look at outbreaks of the current pandemic to see the effect, not just in our own country but from around the world. Crowded conditions contribute to the rate of infection.

Over the years, 17th Ave has become a busy street. The part of 17th Ave between Missouri and Colter is at times a speedway because there are no speed bumps in that section. At the present time there is very little off street parking with most usually temporary for guests of the residence in front of which the automobile is parked. The addition of 40 units in such a small space will greatly increase the number of vehicles and the added dangers to pedestrians.

The rents in the Nile Neighborhood as in all of Phoenix are not cheap. Phoenix has a shortage of affordable housing and by adding this project, it will exacerbate the problem. The price point that I have heard, is near \$350,000. This price would not be affordable to most residents.

Many of those who can afford that price will often have more than one car and if they choose to ride the Light Rail, will drive to a station parking lot. Again, adding to more traffic and more off street parking.

On the site plans that I saw, both on paper and online, the type was too small to check measurements. It is not possible to ascertain the distance from the sidewalk to the buildings. One cannot tell how wide the driveways are or space between buildings. The plans also did not show any vegetation. With record days of heat this summer more asphalt and buildings will only add to the neighborhood heat. Another piece of information that is not visible on the printed site plan is water retention. Where is storm water going to flow?

It is easy to look at a paper rendering and decide a project looks acceptable. However, I would like to ask that before considering this project the Alhambra Village Planning Committee visit the Nile Neighborhood and in particular, drive by the project on Colter between 17th and 15th Ave. It is easy to find, it is 30 feet tall. After having viewed a sample of the height, please reject this project as detrimental to the Nile Neighborhood.

Thank you for your consideration.

Loretta Green

Nick Klimek

To: Sheila Prosser
Subject: RE: Rezoning application Z-62-19-3 - Alhambra Village Planning Committee

From: Sheila Prosser <sheprosser@gmail.com>
Sent: Monday, August 17, 2020 12:26 PM
To: Nick Klimek <nick.klimek@phoenix.gov>
Subject: Rezoning application Z-62-19-3 - Alhambra Village Planning Committee

Dear Mr. Klimek

I am writing to you again regarding the rezoning of the property requiring a rezoning in order to build a four story condo complex across the street from my home. As I stated in my previous correspondence, My house is directly across the street where this extremely large complex is proposed to be built. I am extremely opposed to having this built in my neighborhood. I will list my most important concerns against this project below:

- * This monstrosity is proposed to be built directly across the street from my home. I have lived in my home for 24 years and a building of this size will be a horrible sight in the middle of this residential neighborhood. The majority of the homes on this street are well kept homes, not in disrepair. I believe the driveway for the proposed complex will be almost directly across from my driveway.**
- * As I drive around neighborhoods in Phoenix, I do not see any structures this large and high in any neighborhoods similar to mine with a street as narrow as 17th Ave. Any areas where I do see structures this large are on major busier streets such as: Camelback Rd, 7th Ave, 16th Street etc., which are much wider streets.**
- * With a complex this large there will be multi car families living there, causing parking on both sides of the street from my home making the two lanes driving between the parked cars quite narrow for the much increased traffic this will bring to this neighborhood.**
- * Our neighborhood requires placement of trash and recycle receptacles to be placed in the street for pick-up from our individual homes. I do not see how this will be possible with the size of the street and the necessity of having cars parked on both sides of the street.**
- * The proposal states that this property is close to light rail and shopping, which should not be a major factor because the Montebello Station is not a major hub of the light rail.**
- * The shopping in this area is not extensive and with JC Penney currently in the closing process and Costo closing in the fall, any remaining shopping in the Spectrum Mall will likely cause the mall itself to close before very long.**

*** A development of this magnitude will decrease the value of my property and the other homes on the street by blocking the sun and bringing noise, traffic and cars parked along a street with many single family homes, destroying the residential character of the neighborhood.**

*** The addition of the many cars that will be parked along both sides of the street will also become a safety hazard for children, with the possibility of a toy going into the street and the danger of a child going between cars to retrieve the toy.**

If you would like any additional information from me, please feel free to contact me.

Sincerely,

Sheila E. Prosser
5304 N 17th Ave.
Phoenix, AZ 85015
(602) 327-2774

From: [Sham Rao](#)
To: [Nick Klimek](#)
Subject: Rezoning Application for Z-62-19-3 5245 and 5307 N 17th Ave
Date: Monday, August 17, 2020 11:42:11 PM

I am writing to you in opposition to any change in zoning. I own the property at 5320 N 17th Ave. I have purchased my home on 3/4 acre and appreciate a garden and farming lifestyle at my residence. I have animals and gardens throughout my property. It is located adjacent to the property regarding the rezoning application.

I have concerns about the housing density of the proposed plan. The proposal seems too dense for this area. 17th Ave is not a wide street and street parking will become a problem. There are already problems when cars are parked on this street. The parcels are not close enough to the light rail station that would draw significant usage from these residences.

The height of the buildings as proposed would block the view and light to my gardens in the front yard. I cannot even imagine what a 40+ ft building across the street from my garden would do to it without that morning sunlight. Also I would have zero privacy as to my front or back yard.

I imagine a nightmare where someone is always sitting in a chair on their 4th floor balcony smoking and watching my animals and me all day and night. From 40ft you could see my entire property. It would completely change the character of the lifestyle and privacy that I have enjoyed at my home.

I believe that the zoning that is in place now is sufficient and I have no objections to building within the existing zoning requirements. That land could be used for very nice single family homes or lighter density condos in a development to meet the character of this neighborhood.

Thank You for Your Consideration,

-Sham Rao | Owner at 5320 n 17th Ave