



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-65-16-4
 November 30, 2016

Encanto Village Planning Committee Meeting Date: December 5, 2016
Planning Commission Hearing Date: January 5, 2017
Request From: R-3 (Multifamily Residence District) (0.60 acre)
Request To: WU (Walkable Urban Code) T5:5 MT (Midtown Transit Oriented Development Policy District) (0.60 acre)
Proposed Use: Office
Location: Approximately 465 feet east of the northeast corner of 3rd Street and Coronado Road
Owner: Valley of the Sun Hospice Association
Applicant: BHHS Legacy Foundation
Representative: Paul Gilbert, Beus Gilbert PLLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Transit Oriented Development Strategic Framework Place Type		Major Urban Center	
Street Map Classification	Coronado Road	Local	25-foot north half
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL & SMALL BUSINESS: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.</i></p> <p>The site contains an old home and the applicant is seeking permission to legally convert the building for office use. Virtually all of the surrounding properties have been redeveloped with office buildings. Adaptive reuse of this older home offers an opportunity for the local small business to operate, thrive and grow.</p>			

CELEBRATE OUR DIVERSE COMMUNITY AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.

The site is located in an area that historically was developed with homes on large flood irrigated lots, set well back from the street. In recent decades many of the homes were demolished and the parcels were combined and developed with office buildings and surface parking. The new character of the area retains many of the mature trees, and the landscape setbacks on Coronado Road, although quite a bit smaller in depth, are identifiable and bring to mind the front yards of the past.

TOD STRATEGIC POLICY FRAMEWORK, POLICY F.1: Support pedestrian-oriented design standards, short block subdivision standards, bicycle parking standards and Complete Street standards in order to improve walkability and bikeability.

Implementation of the Walkable Urban (WU) Code at this location ensures the provision of bicycle parking for employees and guests.

TOD STRATEGIC POLICY FRAMEWORK, POLICY F.6: Support the City's Tree and Shade Master Plan goal of 25 percent tree canopy coverage.

It is recommended that the mature trees along the east property line remain and that appropriate trees are planted adjacent to the sidewalk to provide shade for pedestrians on Coronado Road.

Applicable Plans and Principles

Transit Oriented Development Strategic Policy Framework – see #3 below.
 Midtown Transit Oriented Development Policy Plan – see #s 4 and 5 below.
 Comprehensive Bicycle Master Plan – see #12 below.
 Tree and Shade Master Plan – see #s 14 and 15 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Residence/Office	R-3
North	Office	C-O, C-O/G-O
South	Office	C-O
East	School	R-3
West	Office building, surface parking	C-O

Walkable Urban Code T5:5		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	N/A	0.60
Total Number of Units	N/A	0
Density	No maximum	0
Building Height	56-foot maximum	Met – 1 story
Building Setback from Street	Maximum 12 feet	Not met – existing structure
Parking	1 space per 375 square feet	Met – specific amount cannot be determined
Bicycle Parking (1307.H.6.d.)	1 space per 25 vehicle spaces, maximum required 25 spaces	Cannot be determined
Streetscape Standards Coronado Road (Section 1312.C.1.)	Sidewalk width – minimum 5 feet Landscape width – minimum 5 feet	Cannot be determined
Section 1303.2 TRANSECT T5		
<i>Parking Setbacks</i>		
Secondary Frontage	20-foot minimum	Not met – ~6 feet
Side Lot Line	0-foot minimum	Met – 0 feet
Rear Lot Line	0-foot minimum	Met – 0 feet
<i>Lot Requirements</i>		
Lot Coverage	90% maximum	Met – 27%
Secondary Building Frontage	50% minimum	Not met – existing structure
<i>Frontage Types Allowed</i>		
Secondary Frontage	Alternative frontage per 1305.B.1.c.	Cannot be determined

Background/Issues/Analysis

1. This request is to rezone a 0.60-acre site located east of the northeast corner of 3rd Street and Coronado Road from R-3 (Multifamily Residence District) to WU (Walkable Urban Code) T5:5 MT (Midtown Transit Oriented Development Policy District) to allow the existing structure to be used for an office. The T5:5 transect district is a multiuse district which allows multifamily residential and a mix of

commercial uses. Although zoned solely for multifamily residential use, the site is currently utilized as an office. Office use is allowed in the WU T5:5 MT district.

2. The General Plan Land Use Map designation is Commercial and the proposal is consistent with the General Plan designation.

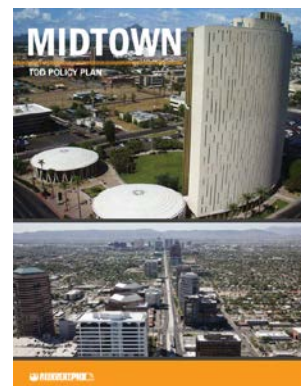
Transit Oriented Development Strategic Policy Framework and TOD Policy Plan

3. The Transit Oriented Development Strategic Policy Framework is part of the city's General Plan which identified planning typologies to describe urban environments. The project is located within the one-half mile walk shed of the Central Avenue and McDowell Road light rail station. The identified environment for this station area is Major Urban Center. Major Urban Center is a place type characterized by medium-high intensity with building heights typically from four to eight stories with incentive heights of up to 15 stories. Land uses may include entertainment and retail destinations, midrise living and office employment. The proposal to utilize the site for an office and the recommendation for the T5:5 transect (56 foot high maximum) is consistent with the parameters of the Major Urban Center place type and the adjacent zoning of Commercial Office, which allows 56 feet in height.



Midtown District
Source: Midtown TOD Policy Plan

4. The site is located within the Midtown TOD (Transit Oriented Development) District, the boundaries for which are generally McDowell Road on the south, Indian School Road on the north, 7th Street on the east and 7th Avenue on the west. The policy plan adopted for the Midtown 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. In order to realize the implementation of the Vision and Master Plan for the Midtown TOD



Source: Midtown TOD Policy Plan

District, one key recommendation is the implementation of a form-based zoning code (WU Code).

5. The Midtown TOD Policy Plan utilized the Major Urban Center place type to identify a conceptual scale and character for the area around the Central Avenue and McDowell Road light rail station. This scale and character was illustrated in both the conceptual master plan and the conceptual zoning plan. The subject site and its building form/location are illustrated on the conceptual master plan. The properties to the south, west and north of the site have Commercial Office zoning, a district which allows a maximum height of 56 feet. The recommended transect of T5:5 in the WU Code is consistent with the adjacent zoning.



Conceptual Master Plan
Source: *Midtown TOD Policy Plan*

Site History

6. In 1984 a Use Permit (ZA-792-84) was approved for the site with stipulations, to allow a recovery home in the R-3 zoning district. The facility was for persons recovering from surgical treatment. Approval was limited to a 20-bed facility subject to the existing elevation of the residence remaining unchanged, the existing landscaping was to be maintained or improved, no parking was allowed in the front yard, no exterior signs were allowed and the driveway materials could not be composed of asphalt. Later in 1984, a Variance (ZA-933-84) was granted for the site to provide less than the required driveway width for vehicular access to the parking area, subject to the requirement that a passing area be provided and noted on the plans.

8. A perusal of historic aerial photography indicates that surface parking was added to the front yard of this property in 2002. A deed for the site was recorded with



Sources: *Maricopa County Historical Aerial Photography; Google Maps*

Maricopa County on September 19, 2001 by the current owner, Valley of the Sun Hospice Association, Inc. The deed states that Valley of the Sun Hospice

received ownership of the property subject to "...encumbrances, liens, covenants, conditions and restrictions as may appear of record." At the time the ownership of the property was transferred, the property was zoned R-3 which allows multifamily residential, and it had an approved Use Permit to allow a recovery home for individuals recovering from surgical procedures. It appears that the new owner began utilizing the site as an office contrary to the uses allowed in the R-3 district, and when the limited parking at the rear of the site became an issue, a portion of the front yard was paved and striped for surface parking. In addition to the use not complying with the existing zoning, there is no approved site plan for the site and the parking at the front of the site was added without permits. Various permits have been issued for the property since 2002 for items such as replacement of a fire alarm panel and fire sprinklers. Further, there is no record that a change of occupancy from a surgical recovery center to an office has occurred.

- The parking that exists at the front of the parcel was not established legally. If permits had been obtained, the parking would have been required to have been setback 25 feet from the front property line, per the R-3 zoning district requirements.

Setback for Parking		
R-3	Existing	WU T5:5 MT
25 feet required	~6 feet	20 feet minimum with 10 feet of landscape setback from the right-of-way

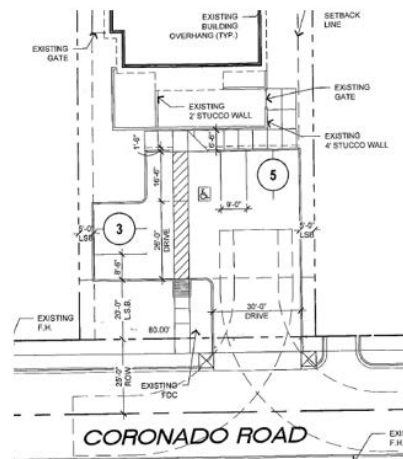
The amount of parking required for the proposed office use is 21 spaces. Staff has recommended that the parking at the front of the site be adjusted to meet the required 20

foot setback for the WU Code and that the historic character of the deep front yard to the west of the existing parking be retained. The site plan submitted reflects the applicant's desire to have as much parking as possible in front of the building in order to accommodate the parking required



Existing Parking Configuration

 20 foot required setback for parking



Proposed Parking Configuration

for the office use. The site plan depicts a 20-foot setback for the parking and a 30-foot wide drive aisle on the eastern portion of the frontage. Providing parking across the front of the existing building, along with a 30-foot driveway, is not consistent with the historic front yard for this former home, nor with the streetscape that exists on Coronado Road between 3rd and 7th Streets. Staff is supportive of parking similar to the configuration provided on site today (see Exhibit A), as long as it meets the required setback of 20 feet. The maximum width for the driveway should be 24 feet. This is addressed in Stipulation 1.

10. The site lies just beyond the 1/4 mile distance from the light rail platform at Central Avenue and McDowell Road and is therefore not eligible for a by-right reduction in required parking. The applicant may pursue variance relief from the required parking amount, given the proximity to the light rail platform. Such an approach would preserve the intent of the WU Code for parking setbacks and may contribute to the possible determination of an alternate frontage type for the parcel.
11. The streetscape character of Coronado Road has changed in the past few decades. The street was once lined with large homes located on large, flood irrigated lots, set back far from the street. The majority of the parcels on this street have been redeveloped with one or two story offices and few of the original residences remain.

Walkable Urban (WU) Code

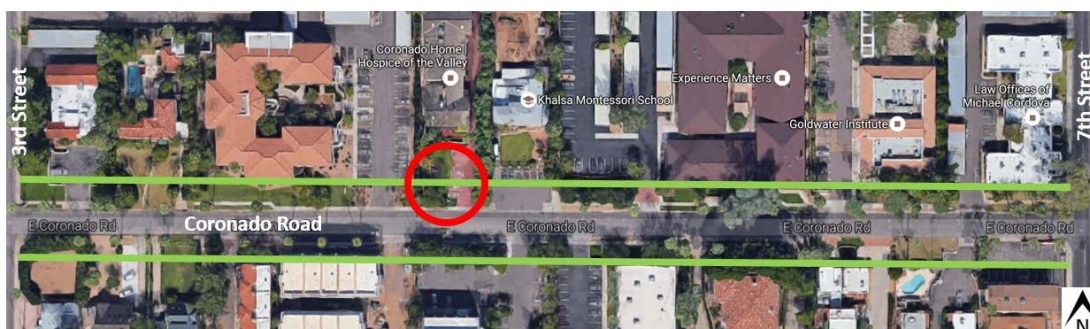
12. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The provision of bicycle parking is a requirement of the WU Code for commercial and multifamily uses. The conceptual plan does not show bicycle parking. It is recommended that two types of parking be provided on the property: secured parking for employees, and short-term rack parking for guests located near entrances to the property. The property is just beyond the 1/4 mile walk shed from the light rail station at Central Avenue and McDowell Road. McDowell Road has a major bus route. Providing secure bicycle parking for employees and parking for guests of the development is supportive of multimodal travel options. Secured bicycle parking can be provided in bicycle lockers or in a locked bicycle room. The applicant will work with Planning and Development staff through the site review process to determine locations for both types of bicycle parking as well as for the manner in which the secured parking will be provided. The short-term bicycle racks should be an inverted-U



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

design where both ends of the “U” are affixed to the ground and installed per the requirements of WU Code. These provisions are addressed in Stipulation 2.

12. The Walkable Urban Code has a provision to allow development of a site where the frontage type is designed and proposed by the developer. Staff may consider a frontage design alternative when the design meets the intent of pedestrian and transit oriented frontages and façades. The developer will be required to propose an alternative frontage to staff for the existing structure as it converts from a residential to commercial office use. It is recommended that the alternative frontage type take into consideration the streetscape developed on Coronado Road between 3rd and 7th Streets. This alternative frontage type should note that there is still a remnant of a “front” yard landscaped area on this street. Driveways are generally adjacent to a property’s side property line and surface parking is setback from the street. The applicant will work with city Planning and Development Department staff to propose a frontage type that is consistent with the goals of the Walkable Urban Code and consistent with the frontages developed along Coronado Road. This is addressed in Stipulation 3.



Predominant landscape/streetscape between 3rd and 7th Streets.

Source: Google Maps - 2016

13. It is recommended that the proposed 30 foot driveway on Coronado Road be limited to a maximum of 24 feet in width. Trees should be planted to provide a more comfortable environment for pedestrians, consistent with the goals of the City’s Tree and Shade Master Plan. The provision of shade trees is a requirement of the WU Code. The retention of the streetscape character is addressed in Stipulations 1.b. and 3.

Miscellaneous

14. 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, development of this site will contribute to the urban forest infrastructure through the provision of trees along the right-of-way and the retention of the mature tamarisk trees along the eastern property line. This is addressed in Stipulation 4.

15. The Khalsa school, has been located on the parcel to the east of this site since 1973 and offers private primary and charter kindergarten Montessori education. The school has an outdoor play area which relies on the considerable shade provided by the mature tamarisk trees along the east property line of the subject site. A requirement of new development, per Section 703.A.3.b., is that a perimeter wall be constructed between this mixed use zoning district and the adjacent residentially zoned school site next door. Although it is not clear through this request where the property line lies visually, it is likely that construction of such a wall will require the removal of the trees or will damage their root structure. Removal of the trees and the resulting elimination of considerable shade, is a direct contradiction to the City's commitment to increasing its shade canopy and the provisions of the Council-adopted Tree and Shade Master

Plan. It is recommended that the trees be allowed to remain and be maintained so that they continue to provide shade to both properties, and that variance relief be sought for exemption

from the requirement to construct the wall. This is addressed in Stipulation 4.



East property line of subject site.



West property line of adjacent Khalsa Montessori Preschool

Source: Google Street View – March 2014

16. No archaeological work is necessary for this project. However, if any 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 5.
17. The Aviation Department has provided comments regarding this request. The property is within the Phoenix traffic pattern airspace. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation 6.
18. Fire prevention does not anticipate any issues with this request. But 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.

19. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2205 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
20. The alley adjacent to the property shall be paved to City Standards. This is addressed in Stipulation 7.
21. Development of the parcel will require that all improvements are required to comply with all Americans with Disabilities Act (ADA) standards. This is addressed in Stipulation 8.
22. The Water Services Department has commented that there is a 6-inch CIP and a ¾-inch water tap off of the 6-inch CIP within Coronado Rd. Field verification may be necessary to determine if services are still active. There is an 8-inch VCP sewer main and two 4-inch sewer taps off of the 8-inch VCP within Coronado Road.
23. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The proposal is consistent with the General Plan map designation for Commercial.
2. The proposal is consistent with the Major Urban Center Place Type in the TOD Strategic Policy Framework.
3. The proposal accommodates adaptive reuse of an existing structure.

Stipulations

1. As presently developed with an existing structure, the front of the site shall be in the configuration as shown in Exhibit A with the lawn area to the west and the parking to the east, as approved by the Planning and Development Department:
 - a. Parking shall be limited to four (4) spaces, including one (1) accessible space.
 - b. Driveway width shall be no greater than 24 feet.
 - c. Area west of the existing parking area shall be maintained as a turf lawn.

2. Bicycle parking for the site shall be provided as follows, as approved by the Planning and Development Department:
 - a. A minimum of one inverted-U bicycle rack for guests shall be provided on site, located near an entrance to the business, and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance.
 - b. A minimum of 1 secured bicycle parking space shall be provided on site.
3. The alternative frontage for the site shall be consistent with frontages already established on Coronado Road between 3rd and 7th Streets, as approved by the Planning and Development Department.
4. The mature tamarisk trees along the east property line shall remain in place and maintained/trimmed in a manner so they continue to provide shade to the subject site and the site to the east.
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.
6. 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 Sky Harbor International Airport (PHX) to future owners or tenants of the property.
7. The alley shall be paved to City Standards as approved by the Planning and Development Department.
8. The development shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Department.

Writer

K. Coles
November 21, 2016

Team Leader

Joshua Bednarek

Attachments

Exhibit A
Sketch Map
Aerial
Site Plan date stamped October 25, 2016 (1 page)



**Lawn area to remain
in this configuration**



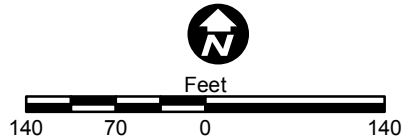
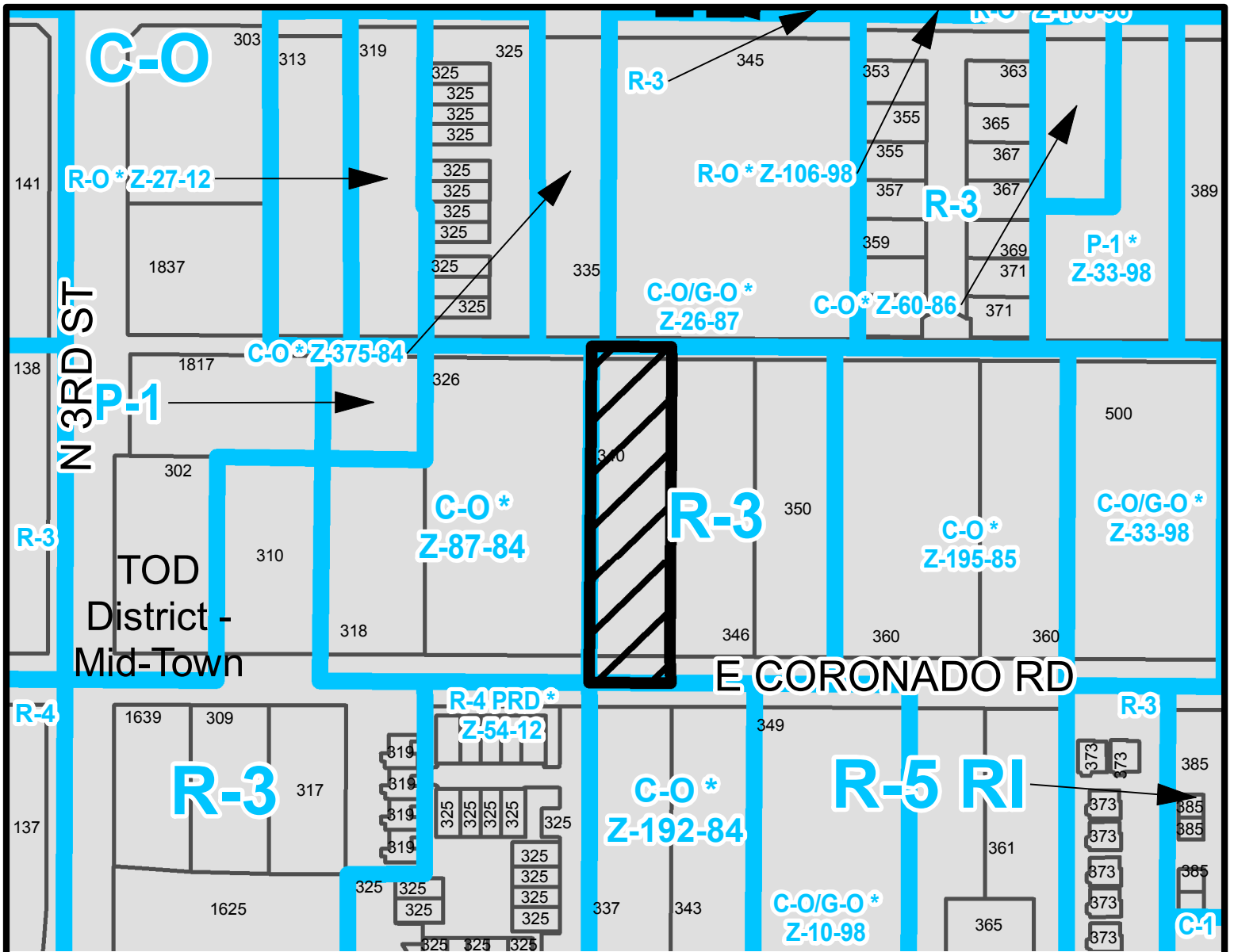
**Parking spaces to be
removed and
replaced with
landscaping**



**Driveway no greater
than 24 feet wide**

Image Source: Google Maps Street View – July 2015

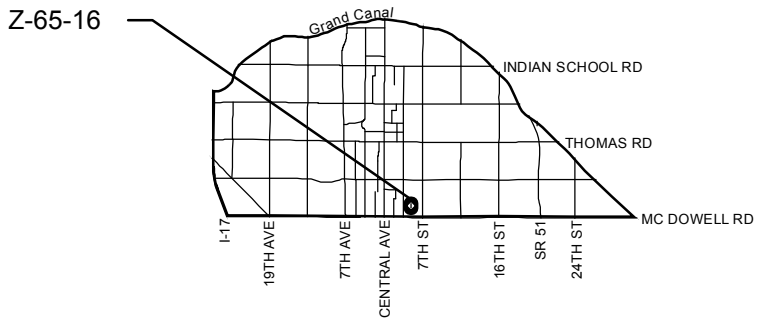
**EXHIBIT A
Z-65-16-4**



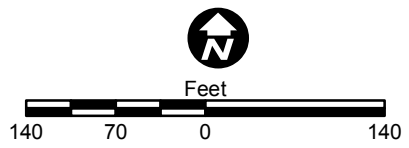
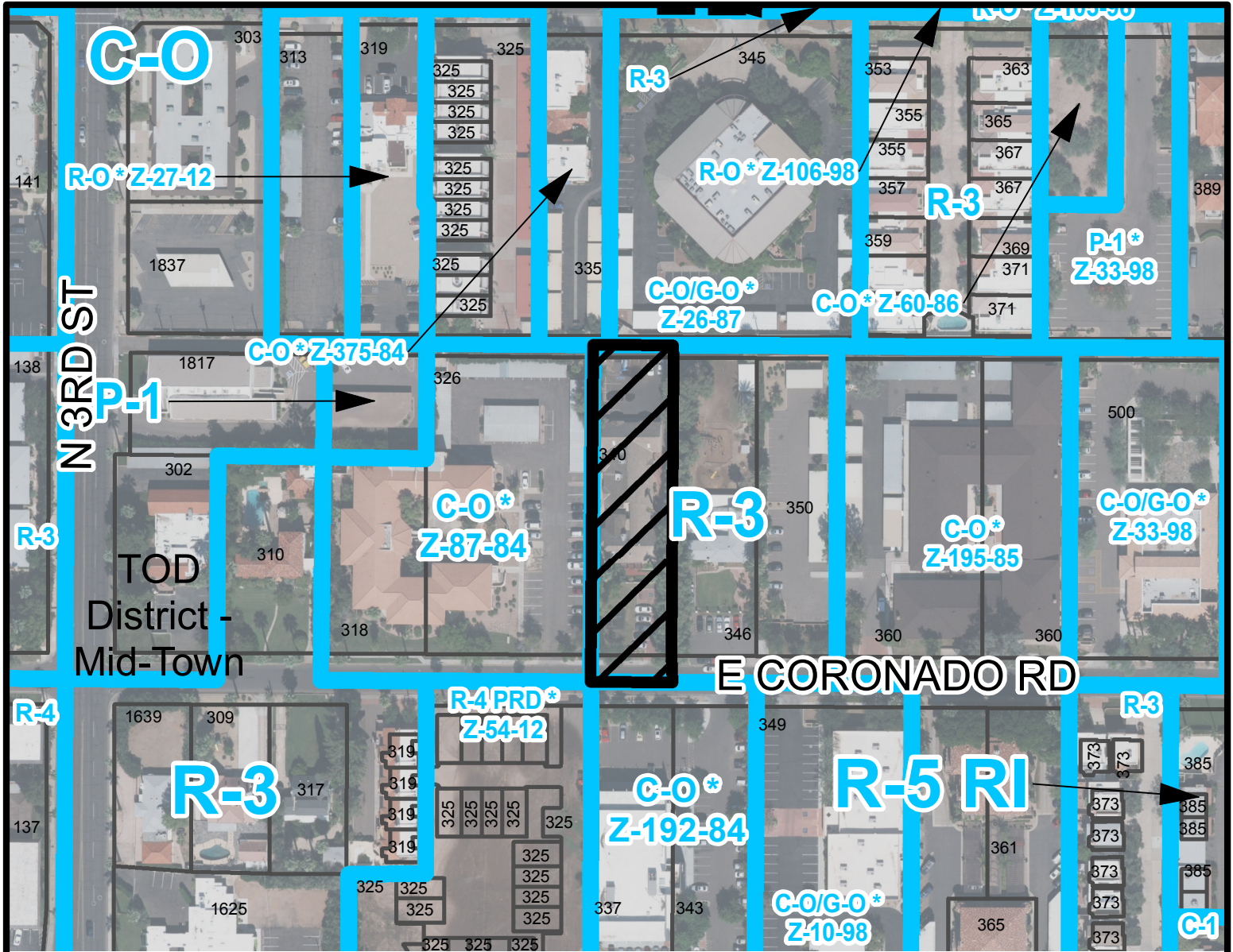
ENCANTO VILLAGE
CITY COUNCIL DISTRICT: 4



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT



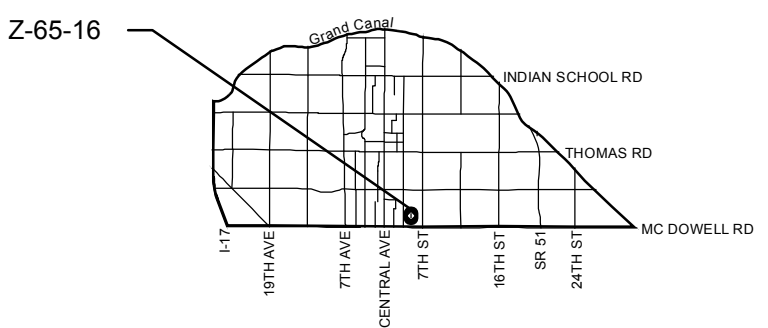
APPLICANT'S NAME: BHHS Legacy Foundation		REQUESTED CHANGE: FROM: R-3, (0.60 a.c.) TO: WU T5:5 MT (0.60 a.c.)	
APPLICATION NO. Z-65-16	DATE: 10/24/16 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.60 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 13-28	ZONING MAP G-8	
MULTIPLES PERMITTED R-3 WU T5:5 MT	CONVENTIONAL OPTION 8 No Maximum	* UNITS P.R.D. OPTION 10 No Maximum	
* Maximum Units Allowed with P.R.D. Bonus			



ENCANTO VILLAGE
CITY COUNCIL DISTRICT: 4



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: BHHS Legacy Foundation		REQUESTED CHANGE: FROM: R-3, (0.60 a.c.) TO: WU T5:5 MT (0.60 a.c.)	
APPLICATION NO. Z-65-16 <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.60 Acres	DATE: 10/24/16 <small>REVISION DATES:</small>		
	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 13-28	<small>ZONING MAP</small> G-8	
MULTIPLES PERMITTED R-3 WU T5:5 MT	CONVENTIONAL OPTION 8 No Maximum	* UNITS P.R.D. OPTION 10 No Maximum	

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

ZONING
C-O

118-54-028

ZONING
C-O

118-54-030A

CITY OF PHOENIX SITE PLAN NOTES

- a. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- b. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- c. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- d. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 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'.
- e. STRUCTURES AND LANDSCAPING WITH A TRIANGLE MEASURING 33'X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- f. 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.
- g. OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- h. THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE PRIOR TO USE.
- i. 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 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
- j. ALL ROOFTOP EQUIPMENT AND SATELLITES DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- k. 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.
- l. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT TO BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- m. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
- n. SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
- o. THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
- p. THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55dB (1dn) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
- q. ALL NEW SANITARY SEWER LINES WITHIN THE SITE ALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.
- r. THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- s. ALL ON-SITE WATER LINES, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.

STIPULATIONS

PROJECT DIRECTORY

DEVELOPER/OWNER:
BHHS LEGACY FOUNDATION
CONTACT: KAREN ORTH/GERALD WISSINK
PHONE: (602) 778-1208
FAX: (602)778-1255
E-MAIL: KORTH@BHHSLEGACY.ORG/GWISSINK@BHHSLEGACY.ORG

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: ROBERT KUBICEK
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: rkubicek@rkaa.com

REPRESENTATIVE:
BEUS GILBERT PLLC
701 NORTH 44TH ST
PHOENIX, ARIZONA 85008
CONTACT: DENNIS M. NEWCOMBE
PHONE: (480) 429-3000
FAX: (480) 429-3100
EMAIL: dnewcombe@beusgilbert.com

SITE DATA

EXISTING ZONING:	R-3
PROPOSED ZONING:	TRANSECT T5:5
APN:	118-54-025
GROSS SITE AREA:	00.59 ACRES (25,559 S.F.)
NET SITE AREA:	00.54 ACRES (23,559 S.F.)

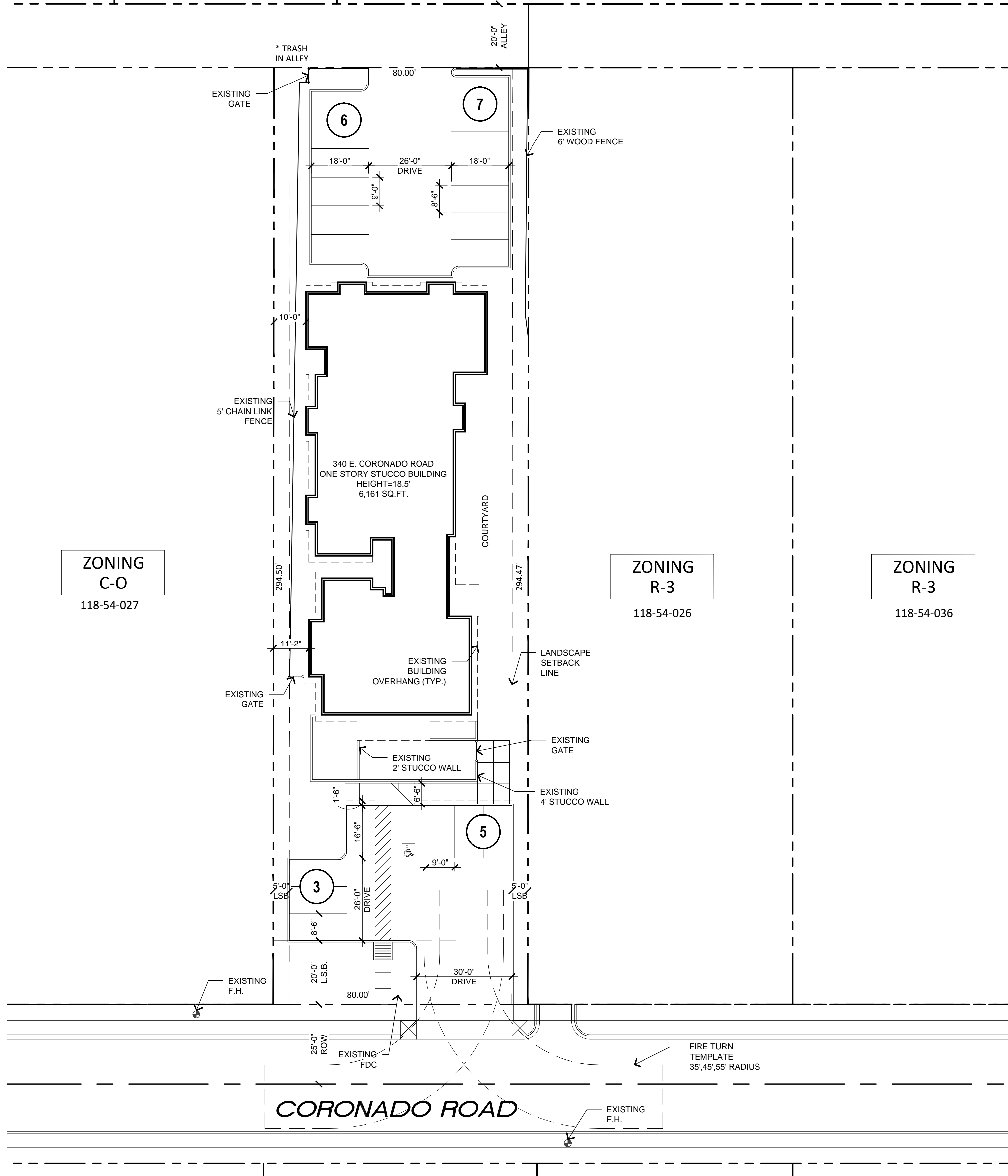
PROPOSED USE:	OFFICE
BUILDING AREA:	6,161 S.F.
SITE COVERAGE:	27%

TOTAL PARKING REQUIRED:	21 SPACES
<small>BUILDING AREA (6,161 S.F.) OFFICE & PROFESSIONAL USE @ 1/300 = 21 SPACES</small>	

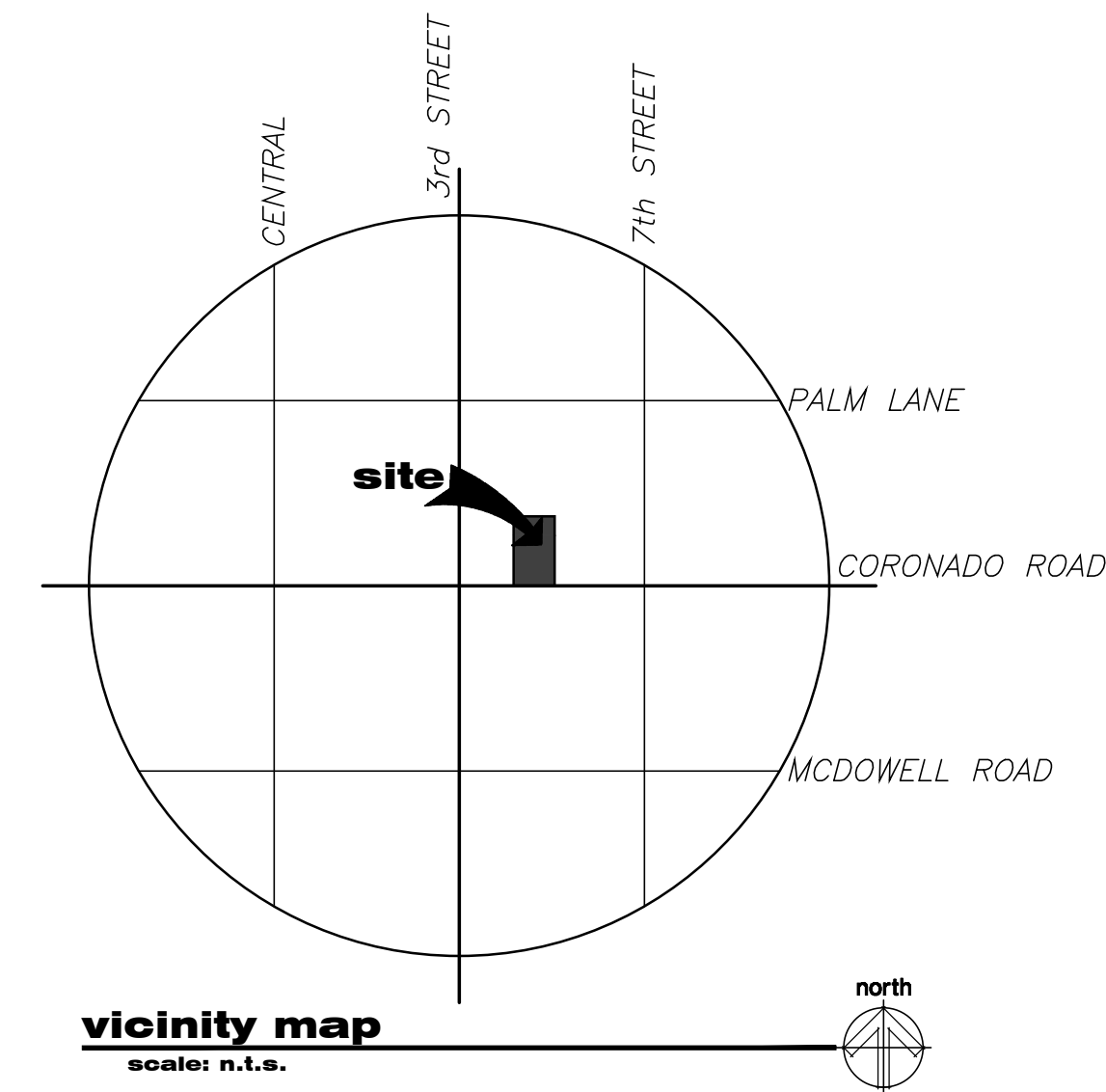
TOTAL PARKING PROVIDED:	21 SPACES
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ACCESSIBLE SPACES REQUIRED:	1 SPACE
ACCESSIBLE SPACES PROVIDED:	1 SPACE

PROJECT DESCRIPTION



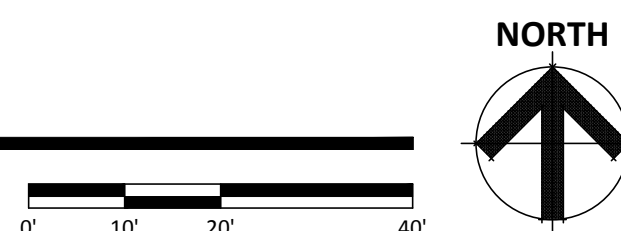
CITY OF PHOENIX
OCT 25 2016
Planning & Development
Department



KIVA: 02-4289
SDEV: 1600427
Q.S.:
PAPP: 1603755

SITE PLAN

SCALE: 1" = 20'-0"



BHHS LEGACY FOUNDATION
340 E. CORONADO
PHOENIX, AZ 85004
DATE: 10-18-2016 (PRELIMINARY)

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