



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-40-13-5**  
 November 15, 2013

**Alhambra Village Planning Committee Meeting Date** November 26, 2013  
**Planning Commission Hearing Date** December 10, 2013  
**Request From:** R-3 (1.84 acres)  
**Request To:** R-4A (1.84 acres)  
**Proposed Use** Multifamily Residential Development  
**Location** Approximately 325 feet east of the southeast corner of 21st Avenue and Morten Avenue  
**Owner** Azil Holding LLC  
**Applicant/Representative** Tony Cooper  
**Staff Recommendation** Approval, subject to stipulations

<b>General Plan Conformity</b>			
<b>General Plan Land Use Designations</b>		Residential 10-15 du/ac	
<b>Street Map Classification</b>	Morten Avenue	Collector	30 -foot south half street
	21st Avenue	Minor Collector	30-foot west half street
<p><b>LAND USE ELEMENT, GOAL 1: URBAN FORM – NEIGHBORHOOD POLICY 1 – INCLUDE A MIX OF HOUSING TYPES AND DENSITIES THAT SUPPORT A BROAD RANGE OF LIFESTYLES</b></p> <p>The multifamily development will provide cost efficient starter homes, mostly for the first time buyer.</p>			
<p><b>NEIGHBORHOOD ELEMENT. GOAL 2. POLICY 3: CREATE NEW DEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACT(S) ON THE RESIDENTIAL PROPERTIES.</b></p>			
<p>The proposed landscape, development standards and elevations are sensitive to the surrounding multifamily residential.</p>			

<b>R-4A Multifamily Development</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
Gross Acreage	1.84 acres	1.84 acres
Lot Coverage	50%	Met – 35.8%
Building Height/Stories	48 feet maximum	Met - 38 feet/3 stories
Residential Units	80 units maximum	Met - 61
Density	43.5 dwellings per acre maximum	Met – 33.2 dwellings per acre
<i>Building Setbacks</i>		
Front	20 feet minimum	Met – 25 feet
Rear	15 feet minimum	Met – 15 feet
Side	5 feet minimum	Met – 5 feet
<i>Landscape Setbacks</i>		
Adjacent to streets	15 feet average	Met – 25 feet
Parking	96	Met – 110 provided

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone 1.84 acres located east of the southeast corner of 21st Avenue and Morten Avenue from R-3 to R-4A for a multifamily residential development. The site is vacant.
2. The General Plan Land Use Map designation for this site is Residential 10-15 du/ac. Even though this request is not consistent with the designation (33.2 du/ac), a General Plan Amendment is not required since the site is less than 10 acres.

**SURROUNDING USES & ZONING**

3. **North**  
 The site to the north is a parking lot and ball fields for an elementary school and is zoned R-3.

**West**  
 Multifamily residential development zoned R-3 is directly to the west of the subject site.

**South**  
 A vacant lot is to the south of the subject site zoned R-4.

**East**

Multifamily residential development zoned R-3 is directly to the east of the subject site.

**PROPOSAL**

4. The site will be fully improved with 61 multifamily units. The units face a single access way with ingress and egress off of Morten Avenue. All units have tandem parking in front. Staff stipulations require additional landscaping and paving materials to break up the pavement and parking areas.

Proposed open space with amenities is on the eastern portion of the site. Amenities include BBQ, ramada, turf and toddler area. Staff stipulations also require additional 2-inch caliper trees to be planted around the perimeter of the site.

Elevations depict apartment style units with a two and three story model. Staff stipulations require additional architectural embellishments to the submitted elevations.

5. The site has existing water and sewer service from Morten Avenue.
6. The location is served by Bus Route 80, Northern Ave/Shea Blvd and Route 19, 19th Ave. There are multiple stops within a half-mile of this location, as well as a light rail stop.
7. It has been determined that this parcel/location is not in a Special Flood Hazard Area (SFHA).
8. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

**Findings**

1. This proposal provides improvement to the surrounding area with new landscaping and the improved appearance of the property.
2. The proposed project will provide efficient housing for first time buyers in the area.
3. This proposal improves a vacant and underutilized lot.

**Stipulations**

1. The development shall be in general conformance with the site plan date stamped November 4, 2013, as may be approved by the Planning and Development Department.

2. The rear and side landscape setbacks shall be planted with a minimum of 2-inch caliper trees planted every 30 feet, as approved by the Planning and Development Department.
3. The tandem parking areas in front of each unit shall utilize an alternative paving material, such as stamped concrete, and incorporate additional landscaping of shrubs and ground cover, as approved by Planning and Development Department.
4. The development shall be in general conformance with the elevations date stamped November 4, 2013, with specific regard to the use of additional architectural embellishments such as window pop-outs, fenestration, or other decorative accent material to create a diverse and enhanced building design, 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, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
6. The applicant shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to meet current ADA guidelines.

**Writer**

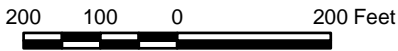
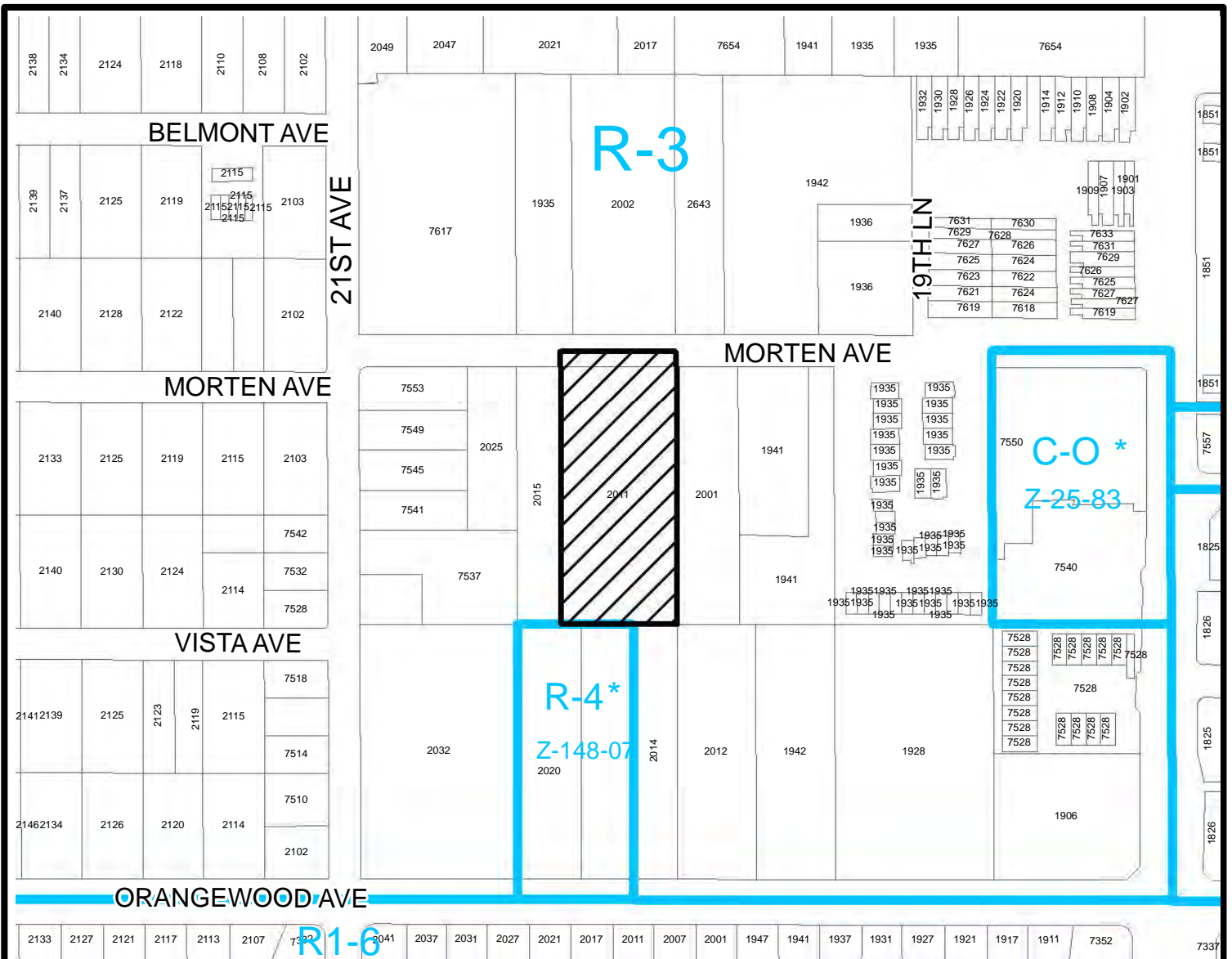
Jacob Zonn  
November 12, 2013

**Team Leader**

Josh Bednarek

**Attachments**

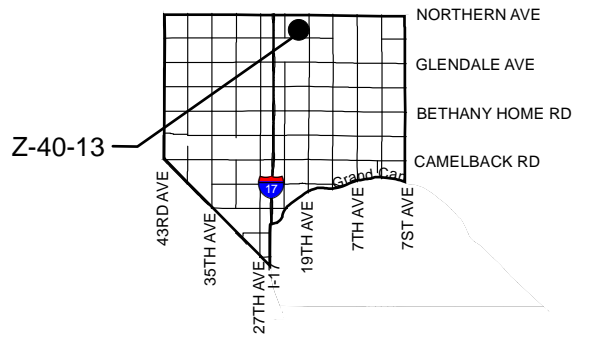
Sketch Map  
Site Plan Date Stamped November 4, 2013  
Elevations Date Stamped November 4, 2013  
Aerial



CITY OF PHOENIX PLANNING DEPARTMENT

**ALHAMBRA VILLAGE**

CITY COUNCIL DISTRICT: 5



<b>APPLICANT'S NAME:</b> Tony Cooper		<b>REQUESTED CHANGE:</b> FROM: R-3, (1.84 a. c.) TO: R-4A, (1.84 a. c.)	
<b>APPLICATION NO.</b> Z-40-13	<b>DATE:</b> 09/03/13	<b>REVISION DATES:</b>	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.84 Acres	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 24-24	<small>ZONING MAP</small> J-7	
<b>MULTIPLES PERMITTED</b> R-3 R-4A	<b>CONVENTIONAL OPTION</b> 26 80		<b>* UNITS P.R.D. OPTION</b> 32 N/A

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

**SITE PLAN NOTES**

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR LOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED FROM THE PROJECT. THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT.
7. EXISTING PUBLIC-RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

**LANDSCAPE LEGEND**

**TREES & VERTICAL ACCENTS**

**SYMBOL**

**BOTANICAL NAME**

- OLEA EUROPEA** WILDTONI FRUITLESS [48" BOX, MULTI TRUNK SPECIMEN]
- ACACIA SALICINA** [24" BOX, UNLESS NOTED OTHERWISE]
- CERCIDIUM FLORIDUM** [24" BOX, UNLESS NOTED OTHERWISE]
- PROSOPIS CHILENSIS** [24" BOX UNLESS NOTED OTHERWISE]
- FOUQUIERIA SPLENDENS** [BARE ROOT, 8" MIN. HEIGHT, 8 CANE MIN. OR BOX EC [24" BOX]
- CEREUS PERUVIANUS** [24" BOX]
- ARECASTUM ROMANZOFFIANUM** [8" MIN. BROWN TRUNK HEIGHT]

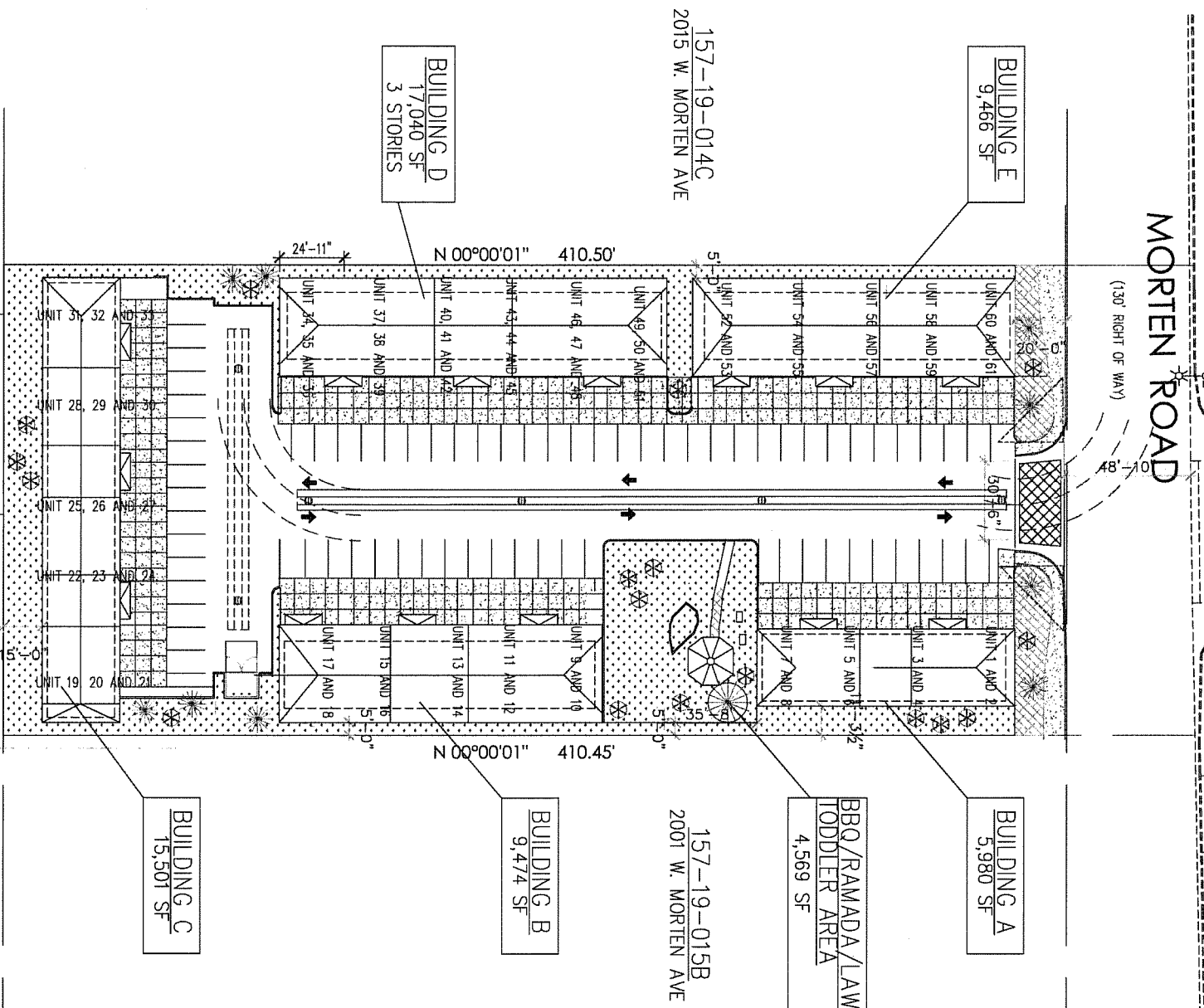
**SHRUBS**

- CAESALPINIA PULCHERRIMA** 15 GAL.

**NARRATIVE**

AZIL HOLDINGS, THE CURRENT OWNER OF THE THE SITE WOULD LIKE TO BUILD 60 TO 62 TOWNHOME UNITS AT 2011 W. MORTEN, THE CURRENT ZONING WILL NOT ALLOW THIS PROJECT. THE CITY OF PHOENIX HAS A RESIDENTIAL ZONING R-3 TO REZONE THE PROPERTY FROM R-3 TO R-4. THE MAXIMUM HEIGHT OF THE TOWNHOMES WILL BE 36'-0". THE GROSS LOT AREA IS 1.74 ACRES (75,610 SF). THE BUILDINGS A, B AND E WILL BE TWO STORY UNITS. BUILDINGS C AND D WILL BE THREE STORES. THE LOT CURRENTLY HAS A VACANT HOUSE. THE HOUSE WILL BE DEMO DURING THE CONSTRUCTION PHASE. THE SITE MEETS THE SETBACK AND PROPOSED LOT COVERAGE REQUIREMENTS SET BY THE CITY OF PHOENIX. THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

**AZIL TOWNHOMES PHOENIX ARIZONA**



**PROJECT-TEAM**

- OWNER:** AZIL HOLDINGS LLC  
 2011 W. MORTEN  
 PHOENIX, AZ 85020  
 PHONE: (602) 241-4406  
 FAX: (602) 241-4406  
 CONTACT: SEAN BOWEN
- ARCHITECT:** COOPER ARCHITECTURE AND DESIGN  
 2027 EAST GLENDALE AVE  
 PHOENIX, ARIZONA 85020  
 PHONE: (602) 899-7394  
 FAX: (602) 899-7394  
 CONTACT: JONI COOPER
- CONTRACTOR:** [Blank]
- ENGINEERING:** SEE ENGINEERING LIST  
 2011 W. MORTEN  
 PHOENIX, ARIZONA 85020  
 PHONE: (602) 356-5948  
 FAX: (602) 899-7943  
 CONTACT: JONI COOPER
- ADDRESS:** 2011 W. MORTEN  
 PHOENIX, ARIZONA
- PROPOSED USE:** RESIDENTIAL
- CURRENT ZONING:** R-3
- PROPOSED ZONING:** R-4

- CURRENT BUILDING CODES:**  
 2012 INTERNATIONAL BUILDING CODE  
 2012 INTERNATIONAL CODE COUNCIL CODES\*  
 2012 INTERNATIONAL MECHANICAL CODE  
 2012 INTERNATIONAL AND UNIFORM PLUMBING CODE  
 2011 NATIONAL ELECTRICAL CODE/NFPA-70\*  
 2012 INTERNATIONAL EXISTING BUILDING CODE  
 2012 INTERNATIONAL GREEN CONSTRUCTION CODE
- SITE AREA:**  
 CURRENT DEVELOPMENT  
 VACANT LOT  
 1.74 GROSS ACRES (75,610 SF.)
- LOT COVERAGE (NEW DEVELOPMENT):**  
 TOWN HOME - 22.08%/75,610 = 16.5%
- LANDSCAPE AREA:**  
 PROPOSED  
 LANDSCAPE AREA = 12,229 SF.  
 LANDSCAPE COVERAGE = 16.3%
- BUILDING HEIGHT (ALLOWED):**  
 TOWN HOMES - 36'-0" (45')
- OCCUPANCIES:**  
 MULTI FAMILY - RESIDENTIAL
- CONSTRUCTION TYPE:**  
 V-B SPRINKLED BUILDING
- GROSS BUILDING AREA:**
- |                                  | GROSS             |
|----------------------------------|-------------------|
| BUILDING A                       | 5,980 SF          |
| BUILDING B                       | 9,474 SF          |
| BUILDING C                       | 15,507 SF         |
| BUILDING D                       | 17,040 SF         |
| BUILDING E                       | 9,466 SF          |
| <b>TOTAL GROSS BUILDING AREA</b> | <b>57,467 SF.</b> |

- STANDARD PARKING REQUIRED:**  
 1.5 SPACES X 52 UNITS = 90 SPACES  
 2 X 3 = 6 ADDITIONAL SPACES  
 TOTAL REQUIRED = 96  
 TOTAL PROVIDED = 110
- CITY OF PHOENIX**  
 NOV 4 2013
- Planning & Development Department**

**REVISIONS**

- NOTE: NOT ALL KEYNOTES APPLY TO ALL SHEETS.
1. PROPERTY LINE - SEE CIVIL.
  2. DRIVE ENTRY - SEE CIVIL.
  3. WROUGHT IRON FENCE - SEE DETAIL 1/4-104.
  4. CONCRETE SIDEWALK WITH MEDIUM SALT FINISH (TRP) - SEE DETAIL 1/4-103.
  5. RETENTION AREA - SEE CIVIL PLANS.
  6. SIGN ENCLOSURE - SEE DETAIL 10/2-103 AND 6/3-103.
  7. 6" CONCRETE CURB (TRP) - SEE DETAILS 2 & 3/4-103.
  8. ASPHALT PAVING (TRP) - SEE CIVIL DRAWINGS.
  9. A.D.A. ACCESSIBLE RAMP - SEE DETAIL 5/4-103.
  10. ACCESSIBLE PARKING STALL PER MARICOPA COUNTY STANDARDS - SEE DETAIL 4/4-103.
  11. STANDARD FINISH SEE LANDSCAPE.
  12. FIRE APPARATUS TURNING RADIUS.
  13. FIRE HYDRANT - SEE CIVIL.
  14. FIRE DEPARTMENT CONNECTION "TIOC" - SEE FIRE PROTECTION DRAWINGS.
  15. FIRE RISER ROOM ENCLOSURE.
  16. FIRE RISER ROOM ENCLOSURE DETAIL ACCESS.
  17. PAINTED MOUNT AT 4'-6" A.F.F.
  18. ENHANCED PAVING AT DRIVEWAYS FLUSH WITH ASPHALT PAVING.
  19. POLE MOUNTED LIGHT FIXTURE (TRP) - SEE ELECTRICAL.
  20. ACCESSIBLE PARKING SIGN - SEE DETAIL.
  21. ROLLING GATE - SEE DETAIL 7/4-105.
  22. ACCESSIBLE GATE - SEE DETAIL 4/4-104.
  23. EXIT PAD - SEE DETAIL 6/4-105.
  24. MECHANICAL UNITS ON A 4" CONCRETE PAD - SEE MECHANICAL.
  25. SETS, LOCATION, SEE ELECTRICAL.
  26. TRANSFORMER, SEE ELECTRICAL.
  27. METER, SEE ELECTRICAL.
  28. 6'-0" HIGH SITE SCREEN WALLS. SEE DETAILS 2 & 5/4-104.
  29. 3'-0" HIGH SITE SCREEN WALL. SEE DETAIL 3/4-104.
  30. UNDER GROUND RETENTION. SEE CIVIL.
  31. SEPTIC TANK. SEE CIVIL AND PLUMBING.
  32. LEAKY FIELD.
  33. 12'-4-1/2" SWING GATES. SEE DETAIL 12/4-105.
  34. SITE VISIBILITY TRIANGLE.
  35. SIGNAGE BY SIGNAGE CONTRACTOR.

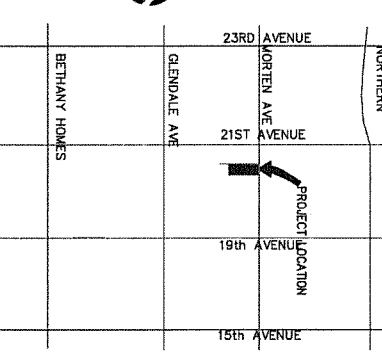
**GENERAL NOTES**

1. ALL MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.
2. ALL LIGHTING SHALL BE IN COMPLIANCE WITH THE CITY OF PHOENIX DARK SKY ORDINANCE.

**LEGAL DESCRIPTION**

LOT 24 OF VISTA INCOME ESTATES UNIT ONE, ACCORDING TO THE PLOT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, WEST 70 FEET.

**VICINITY-MAP**



**C.A.D.**  
 COOPER ARCHITECTURE AND DESIGN  
 2027 EAST GLENDALE AVE  
 PHOENIX, AZ 85020  
 PHONE: (602) 899-7394  
 PHONE: (602) 795-0088 FAX

**AZIL HOLDINGS LLC**  
 2011 W. MORTEN AVE  
 APN: 157-14-013A  
 PHOENIX, AZ

**AS-101**  
 TITLE  
 SITE PLAN

PROJECT NUMBER: MORTEN  
 DRAWN BY: TC  
 CHECKED BY: TC  
 DATE: 8-AUGUST-13

# AZIL TOWN HOMES PHOENIX, ARIZONA

## NARRATIVE

AZIL HOLDINGS, THE CURRENT OWNER OF THE SITE WOULD LIKE TO BUILD 60 TO 82 TOWNHOME UNITS AT 2011 W. MORTEN, THE CURRENT ZONING WILL NOT ALLOW THE HIGH DENSITY THEREFORE, AZIL HOLDINGS WOULD LIKE TO REZONE THE PROPERTY FROM R-3 TO R-4. THE MAXIMUM HEIGHT OF THE TOWNHOMES WILL BE 38'-0". THE GROSS LOT AREA IS 1.74 ACRES (75,810 SF). BUILDINGS A, B AND E WILL BE TWO STORY UNITS, BUILDINGS C AND D WILL BE THREE STORES. THE LOT CURRENTLY HAS A VACANT HOUSE, THE HOUSE WILL BE DEMO DURING THE CONSTRUCTION PHASE. THE SITE MEETS THE SETBACK AND PROPOSED LOT COVERAGE REQUIREMENTS AS SET BY THE CITY OF PHOENIX ORDINANCE. DEVELOPMENT AND USE OF THIS PROPERTY IS IN CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

GROSS BUILDING AREA:	GROSS:
BUILDING A	5,990 SF
BUILDING B	8,474 SF
BUILDING C	12,500 SF
BUILDING D	12,500 SF
BUILDING E	9,486 SF
<b>TOTAL GROSS BUILDING AREA</b>	<b>57,961 SF.</b>

## PROJECT - TEAM

**OWNER:** AZIL HOLDINGS LLC  
2011 W. MORTEN AVE  
PHOENIX, AZ 85020  
PHONE: (480) 241-4466  
FAX: (480) 241-4466  
CONTACT: SEAN BROWN  
sean@azilholdings.com

**ARCHITECT:** COOPER ARCHITECTURE AND DESIGN  
2011 W. MORTEN AVE  
PHOENIX, ARIZONA 85020  
PHONE: (602) 699-7384  
FAX: (602) 699-7384  
CONTACT: TOM COOPER  
tom@cooperarch.com

**CIVIL:** SER ENGINEERING LLC  
1000 S. CENTRAL AVE  
SUITE 270  
PHOENIX, AZ 85020  
PHONE: (602) 256-5848  
FAX: (480) 839-7843  
CONTACT: SERGEY SERGEYEV  
SER@SERENGINEERING.COM

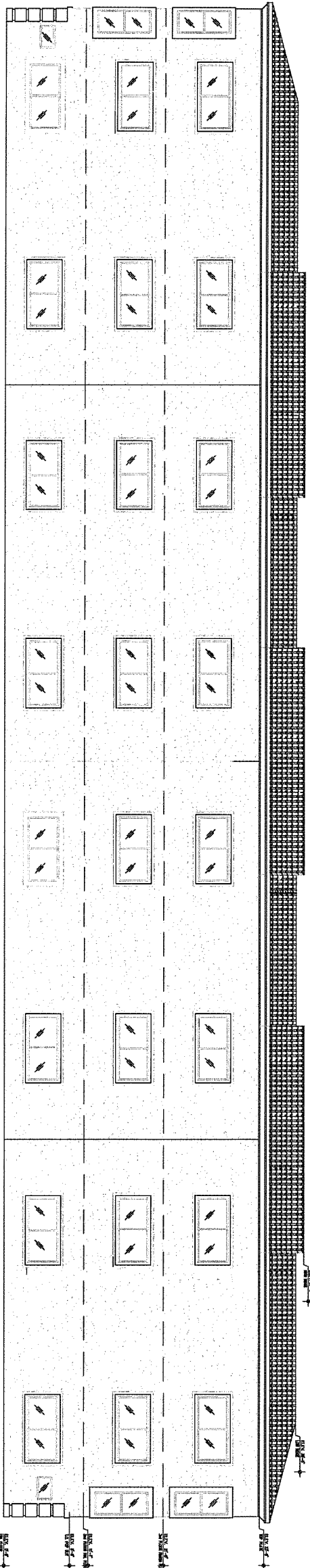
**ADDRESS:** 2011 W. MORTEN  
PHOENIX, ARIZONA

**PROPOSED USE:** RESIDENTIAL

**CURRENT ZONING:** R-3

**PROPOSED ZONING:** R-4A

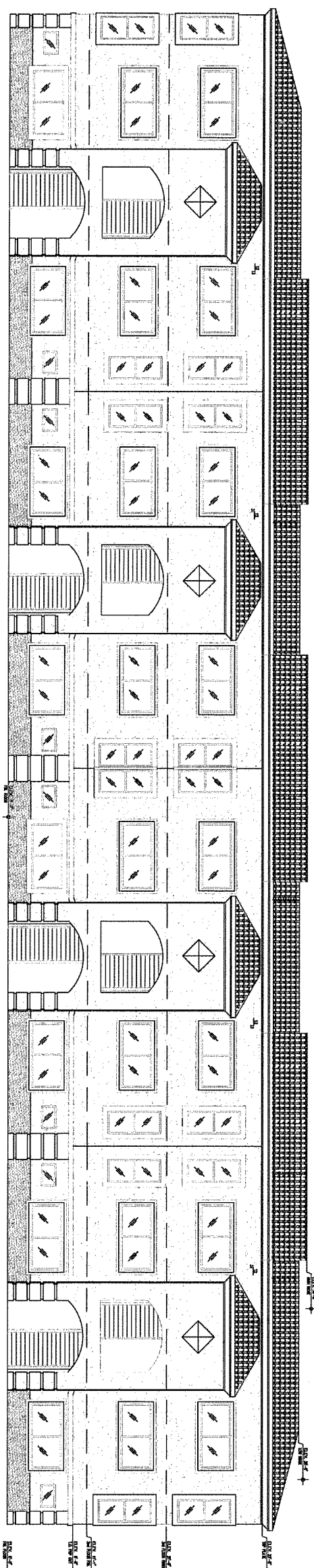
**CURRENT CODES:**  
2012 INTERNATIONAL BUILDING CODE  
2012 INTERNATIONAL CODE COUNCIL CODES\*  
2012 INTERNATIONAL MECHANICAL CODE\*  
2012 INTERNATIONAL AND UNIFORM PLUMBING CODE  
2011 NATIONAL ELECTRICAL CODE (NFPA-70E)  
2012 INTERNATIONAL EXISTING BUILDING CODE  
2012 INTERNATIONAL GREEN CONSTRUCTION CODE



## CITY OF PHOENIX

NOV 4 2013

Planning & Development  
Department



3 STORY ELEVATION  
SCALE: N.T.S.

## REMARKS

- NOTE: NOT ALL REMARKS APPLY TO ALL SHEETS.
- PROPERTY LINE - SEE CIVIL.
  - DRIVE ENTRY - SEE CIVIL.
  - WROUGHT IRON FENCE - SEE DETAIL 1/A-104.
  - CONCRETE SIDEWALK WITH MEDIUM SALT FINISH (TYP) - SEE DETAIL 1/A-103.
  - RETENTION AREA - SEE CIVIL PLANS.
  - TRASH ENCLOSURE - SEE DETAIL 10/A-103 AND 7.
  - 6" CONCRETE CURB (TYP) - SEE DETAILS 2 & 3/A103.
  - ASPHALT PAVING (TYP) - SEE CIVIL DRAWINGS.
  - A.L.A. ACCESSIBLE RAMP - SEE DETAIL 5/A-103.
  - ACCESSIBLE PARKING STALL PER MARICOPA COUNTY STANDARDS - SEE DETAIL 4/A-103.
  - STANDARD FINISH SEE LANDSCAPE.
  - FIRE APPARATUS TURNING RADIUS.
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  - FIRE DEPARTMENT CONNECTION "TRIC" - SEE FIRE PROTECTION DRAWINGS.
  - FIRE METER ROOM LOCATION.
  - PAINTED MOUNT AT 4'-6" A.F.F.
  - ENHANCED PAVING AT DRIVEWAYS FLUSH WITH ASPHALT PAVING.
  - POLE MOUNTED LIGHT FIXTURE (TYP) - SEE ELECTRICAL.
  - ACCESSIBLE PARKING SIGN - SEE DETAIL 20.
  - ROLLING GATE - SEE DETAIL 7/A-105.
  - ACCESSIBLE GATE - SEE DETAIL 4/A-104.
  - EXIT PAD - SEE DETAIL 6/A-105.
  - MECHANICAL UNITS ON A 4" CONCRETE PAD - SEE MECHANICAL.
  - S.E.'S LOCATION, SEE ELECTRICAL.
  - TRANSFORMER, SEE ELECTRICAL.
  - 24" DIA. HIGH SITE SCREEN WALLS. SEE DETAILS 2 & 5/A-104.
  - 3'-0" HIGH SITE SCREEN WALL SEE DETAIL 3/A-104.
  - UNDER GROUND RETENTION, SEE CIVIL.
  - SEPTIC TANK, SEE CIVIL AND PLUMBING.
  - LEACH FIELD.
  33. 12'-0" SWNG GATES SEE DETAIL 33. 12/A-105.
  34. SITE VISIBILITY TRIANGLE.
  35. SIGNAGE BY SIGNAGE CONTRACTOR.

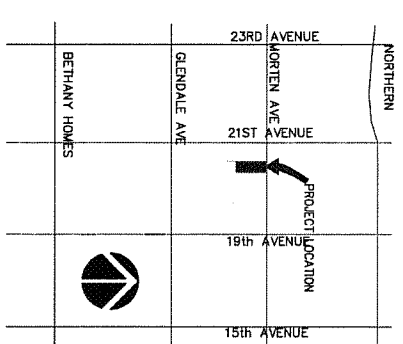
## GENERAL NOTES

- ALL MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.
- ALL LIGHTING SHALL BE IN COMPLIANCE WITH THE CITY OF PHOENIX DARK SKY ORDINANCE.

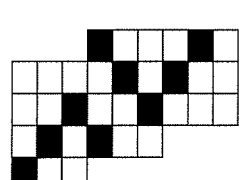
## LEGAL DESCRIPTION

LOT 24, OF VISTA MOORE ESTATES UNIT ONE, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT IN PHOENIX, ARIZONA, RECORDED IN BOOK 18 OF MAPS, PAGE 18 EXCEPT THE WEST 70 FEET.

## VICINITY - MAP



**C.A.D.**  
COOPER ARCHITECTURE  
AND DESIGN  
2027 EAST GLENDALE AVE  
PHOENIX, AZ 85020  
(602) 690-7384 PHONE  
(602) 795-0088 FAX



AZIL HOLDINGS LLC  
2011 W. MORTEN AVE  
APN: 157-14-013A  
PHOENIX, AZ

zoning/room approval /  
conditional/special use approval /  
site plan approval /  
design review approval /  
building permit /

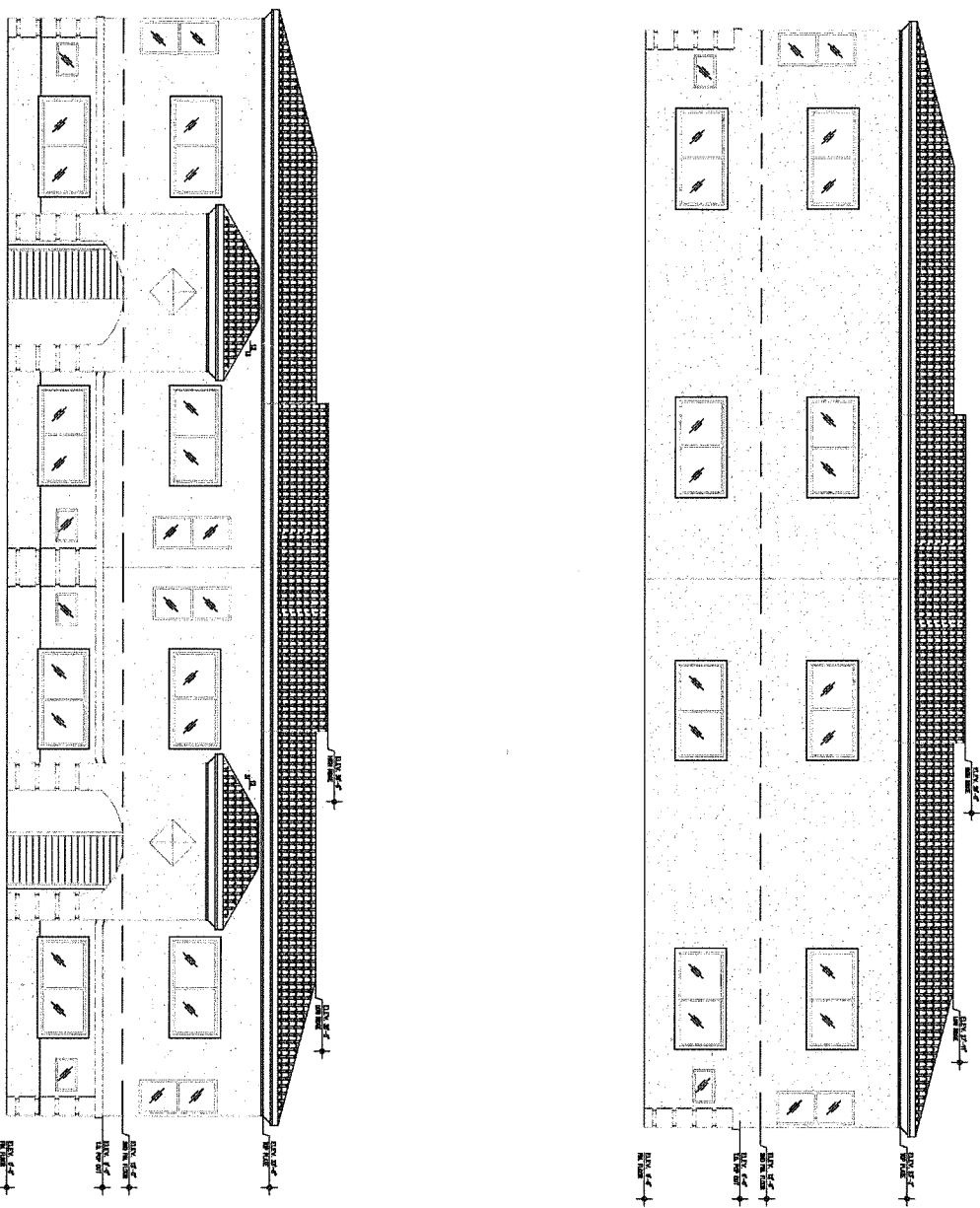
PROJECT NUMBER: MORTEN  
DRAWN BY: TC  
CHECKED BY: TC  
DATE: 8-AUGUST-13

TITLE  
ELEMENTS

A401



# AZIL TOWN HOMES PHOENIX, ARIZONA



2 STORY ELEVATION  
SCALE: N.T.S.

### NARRATIVE

AZIL HOLDINGS, THE CURRENT OWNER OF THE SITE WOULD LIKE TO BUILD 60 TO 82 TOWNHOME UNITS AT 2011 W. MORTEN. THE CURRENT ZONING WILL NOT ALLOW THE HIGH DENSITY THEREFORE, AZIL HOLDINGS WOULD LIKE TO REZONE THE PROPERTY FROM R-3 TO R-4. THE MAXIMUM HEIGHT OF THE TOWNHOMES WILL BE 38'-0". THE GROSS LOT AREA IS 1.74 ACRES (75,610 SF). BUILDINGS A, B AND E WILL BE TWO STORY UNITS. BUILDINGS C AND D WILL BE THREE STORES. THE LOT CURRENTLY HAS A VACANT HOUSE. THE HOUSE WILL BE DEMO'D DURING THE CONSTRUCTION PHASE. THE SITE MEETS THE SETBACK AND PROPOSED LOT COVERAGE REQUIREMENTS AS SET BY THE CITY OF PHOENIX ORDINANCE. DEVELOPMENT AND USE OF THIS PROPERTY IS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

GROSS BUILDING AREA:	GROSS:
BUILDING A	5,980 SF
BUILDING B	8,414 SF
BUILDING C	17,500 SF
BUILDING D	17,500 SF
BUILDING E	9,465 SF
<b>TOTAL GROSS BUILDING AREA</b>	<b>57,461 SF.</b>

### PROJECT - TEAM

**OWNER:** AZIL HOLDINGS, LLC  
2011 W. MORTEN AVENUE  
PHOENIX, AZ 85020  
PHONE: (480) 241-4406  
FAX: (480) 241-4406  
CONTACT: SEAN BOWEN  
sean@azilholdings.com

**ARCHITECT:** COOPER ARCHITECTURE AND DESIGN  
5007Y AVENUE  
PHOENIX, ARIZONA 85020  
PHONE: (602) 690-7344  
FAX: (602) 690-7344  
CONTACT: TONY COOPER  
tony@cooperarch.com

**CONTRACTOR:** -  
PHONE: -  
FAX: -  
CONTACT: -

**ADDRESS:** 2011 W. MORTEN  
PHOENIX, ARIZONA

**PROPOSED USE:** RESIDENTIAL

**CURRENT ZONING:** R-3

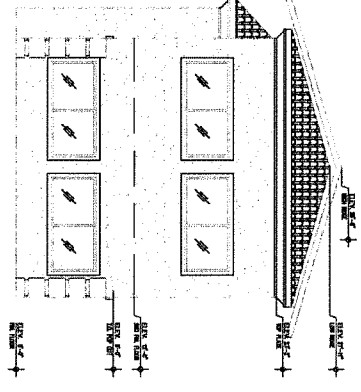
**PROPOSED ZONING:** R-4A

**CURRENT CODES:**  
2012 INTERNATIONAL BUILDING CODE  
2012 INTERNATIONAL CODE COUNCIL CODES\*  
2012 INTERNATIONAL MECHANICAL CODE\*  
2012 INTERNATIONAL AND UNIFORM PLUMBING CODE  
2012 INTERNATIONAL ELECTRICAL CODE/NFPA-70E  
2012 INTERNATIONAL FIRE CODE  
2012 INTERNATIONAL EXISTING BUILDING CODE  
2012 INTERNATIONAL GREEN CONSTRUCTION CODE

## CITY OF PHOENIX

NOV 4 2013

Planning & Development  
Department



### GENERAL NOTES

- NOTE: NOT ALL NOTES APPLY TO ALL SHEETS.
- PROPERTY LINE - SEE CIVIL.
  - DRIVE ENTRY - SEE CIVIL.
  - WROUGHT IRON FENCE - SEE DETAIL 1/A-104.
  - CONCRETE SIDEWALK WITH MEDIUM SALT FINISH (TYP) - SEE DETAIL 1/A-103.
  - RETENTION AREA - SEE CIVIL PLANS.
  - 8" CONCRETE CURB (TYP) - SEE DETAIL 10/A-103 AND 3/A103.
  - ASPHALT PAVING (TYP) - SEE CIVIL DRAWINGS.
  - A.D.A. ACCESSIBLE RAMPS - SEE DETAIL 5/A-103.
  - ACCESSIBLE PARKING STALL PER MARICOPA COUNTY STANDARDS - SEE DETAIL 4/A-103.
  - LANDSCAPE (LAND) - SEE LANDSCAPE.
  - FIRE APPARATUS TURNING RADIUS - SEE CIVIL.
  - FIRE HYDRANT - SEE CIVIL.
  - FIRE DEPARTMENT CONNECTION "TDC" - SEE FIRE PROTECTION DRAWINGS.
  - PROTECT EXISTING UTILITY.
  - PAINTED MOUNT AT 4'-6" AFF.
  - ENHANCED PAVING.
  - POLE MOUNTED LIGHT FIXTURE (TYP) - SEE ELECTRICAL.
  - 7'-0" SOLE PARKING SIGN - SEE DETAIL 21.
  - ROLLING GATE - SEE DETAIL 7/A-105.
  - ACCESSIBLE GATE - SEE DETAIL 4/A-104.
  - EXIT PAD - SEE DETAIL 9/A-105.
  - MECHANICAL UNITS ON A 4" CONCRETE PAD - SEE MECHANICAL.
  - SEE LOCATION SEE ELECTRICAL.
  - EXISTING SIGN - SIGNAGED BY OTHERS.
  - MONUMENT SIGN - SIGNAGED BY OTHERS.
  - 28'-6" HIGH SITE SCREEN WALLS. SEE DETAILS 2 & 5/A-104.
  - 3'-0" HIGH SITE SCREEN WALL SEE DETAIL 3/A-104.
  - UNDER GROUND RETENTION. SEE CIVIL.
  - SEPTIC TANK. SEE CIVIL AND PLUMBING.
  - PAIR OF 10'-0" SWING GATES. SEE DETAIL 33.
  - 12/A-105.
  - SITE VISIBILITY TRIANGLE.
  - SIGNAGE BY SIGNAGE CONTRACTOR.

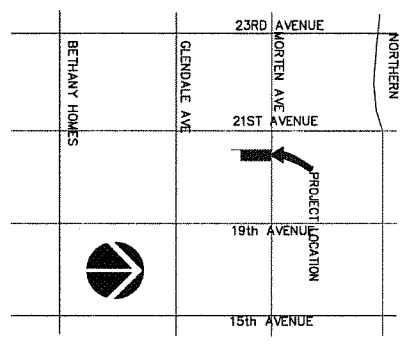
### GENERAL NOTES

- ALL MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.
- ALL LIGHTING SHALL BE IN COMPLIANCE WITH THE CITY OF PHOENIX DARK SKY ORDINANCE.

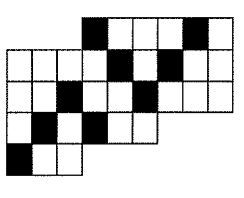
### LEGAL DESCRIPTION

LOT 24, OF VISTA INCOME ESTATES UNIT ONE, ACCORDING TO THE PLOT OF RECORD IN BOOK 18 OF RECORDS RECORDED IN BOOK 18 OF MAPS, PAGE 18, EXCEPT THE WEST 70 FEET.

### VICINITY - MAP



AZIL HOLDINGS LLC  
2011 W. MORTEN AVE  
APN: 157-14-013A  
PHOENIX, AZ



C.A.D.  
COOPER ARCHITECTURE AND DESIGN  
2027 EAST GLENDALE AVE  
PHOENIX, AZ 85020  
(602) 690-7344  
(602) 795-0088 FAX

zoning/zone approval #	
conditional/special use approval #	
site plan approval #	
design review approval #	
building permit #	
PROJECT NUMBER:	MORTEN
DRAWN BY:	TC
CHECKED BY:	TC
DATE:	8-AUGUST-13

TITLE  
A402  
E.C. WATKINS





BELMONT

BELMONT

MORTEN

MORTEN

19TH

19TH

21ST

VISTA

19TH



0 55 110 220 Feet

Z-40-13-5

September 24, 2013