



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-40-13-5

April 10, 2014

Alhambra Village Planning Committee Meeting Date	April 22, 2014
Planning Commission Date	May 13, 2014
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 21 st Avenue and Morton Avenue
Owner	Azil Holding LLC
Applicant/Representative	Tony Cooper
Staff Recommendation	Approval, subject to stipulations

As a result of community feedback, the applicant has amended the rezoning application to reduce the number of units in the proposed complex and make several additional changes to the design to better fit within the existing community. The changes are as follows:

- Reduce the number of units from 61 to 46
- Increase the front yard setback from 25 feet to 28 feet
- Increase the amount of open space by:
 - Increasing the landscaped area between Buildings E and D
 - Increasing the landscaped area between Building A and the BBQ Ramada area
- Reducing the building height from three stories and 38 feet to two stores and 29 feet
- Adding stone detail work on the elevations for the apartment buildings

The revised stipulations reflect the revised site plan and elevation exhibits date stamped April 9, 2014. Stipulation 1 has been modified to add a requirement for specific conformance with the landscaping depicted on the site plan. Stipulation 4 has been modified to reflect a requirement for specific conformance to the stone accents in the approved elevations. Stipulation 5 has been added to limit the number of units to 46. Stipulation 6 has been added to limit the height to 2 stories and 29 feet.

Revised Stipulations

1. The development shall be in general conformance with the site plan date stamped ~~November 4, 2013~~ APRIL 9, 2014 WITH SPECIFIC REGARD TO THE

LANDSCAPED AREAS, 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~~ APRIL 9, 2014, with specific regard to the use of additional architectural embellishments such as window pop-outs, fenestration, or THE STONE AND other decorative accent material to create a diverse and enhanced building design, as approved by the Planning and Development Department.
5. THE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF 46 RESIDENTIAL UNITS AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6. THE MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 2 STORIES AND 29 FEET AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
57. 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.
68. The applicant shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to meet current ADA guidelines.

Attachments

Revised Site Plan (date stamped April 9, 2014)

Revised Elevations (date stamped April 9, 2014)

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 ASSIGNED 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, VIBRATION OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVELS OF NOISE, VIBRATION OR VIBRATION LIMITED BY USES OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT
7. 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 EUROPAEA WILTONII FRUITLESS (4" 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) |
| | CERCUS PERUVIANUS (24" BOX) |
| | ARECASTRUM ROMANZOFFIANUM (8" MIN. BROWN TRUNK HEIGHT) |

SHRUBS

- | SYMBOL | SIZE | BOTANICAL NAME |
|--------|---------|-------------------------|
| | 15 GAL. | CAESALPINIA PULCHERRIMA |

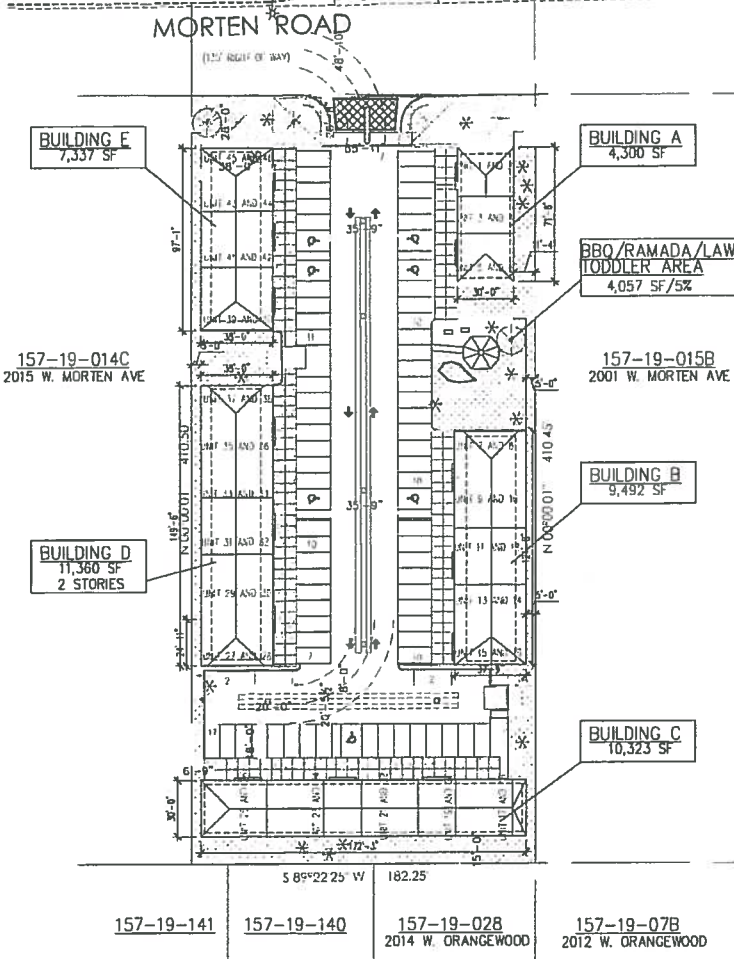
NARRATIVE

ALL HOLDINGS, THE CURRENT OWNER OF THE SITE SHOULD LIKE TO BUILD 48 APARTMENT UNITS AT 201 W. MORTEN. THE CURRENT ZONING WILL NOT ALLOW THE HIGH DENSITY THEREFORE, AZL HOLDINGS SHOULD LIKE TO REZONE THE PROPERTY FROM R-3 TO R-4A.

THE MAXIMUM HEIGHT OF THE TOWNHOMES WILL BE 35'-0" THE GROSS LOT AREA IS 1.74 ACRES (75,810 SF). ALL BUILDINGS WILL BE TWO STORY UNITS. THE LOT CURRENTLY HAS A WASH 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 SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

AZIL APARTMENTS PHOENIX, ARIZONA



157-19-141 157-19-140 157-19-028 157-19-07B
2014 W. ORANGEWOOD 2012 W. ORANGEWOOD

SITE PLAN
SCALE: 1" = 40'-10"

PROJECT-TEAM

OWNER:
AZL HOLDINGS LLC
801 W. MORTEN RD
PHOENIX, AZ 85003
PHONE: (602) 241-4828
FAX: (602) 241-4828
E-MAIL: PHOENIX@AZLHOLDINGS.COM
CONTACT: JEFF COOPER

ARCHITECT:
COOPER ARCHITECTURE AND DESIGN
1001 E. BROADWAY SUITE 200
PHOENIX, AZ 85001
PHONE: (602) 328-1848
FAX: (602) 328-1848
E-MAIL: PHOENIX@COOPERARCHITECT.COM
CONTACT: JEFF COOPER

CONTRACTOR:
AZL HOLDINGS LLC
801 W. MORTEN RD
PHOENIX, AZ 85003
PHONE: (602) 241-4828
FAX: (602) 241-4828
E-MAIL: PHOENIX@AZLHOLDINGS.COM
CONTACT: JEFF COOPER

ADDRESS:
201 W. MORTEN
PHOENIX, ARIZONA

PERMITTED USE:
RESIDENTIAL

CURRENT ZONING:
R-3

EXISTING ZONING:
R-3

CURRENT CODES:
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL CODE COUNCIL CODES®
2012 INTERNATIONAL MECHANICAL CODE®
2012 INTERNATIONAL AND UNIFORM FIREMARKING CODE
2012 NATIONAL ELECTRICAL CODE/NEPA-70®
2012 INTERNATIONAL FIRE CODE®
2012 INTERNATIONAL ELECTRIC BUILDING CODE
2012 INTERNATIONAL GREEN CONSTRUCTION CODE

SITE AREA:
CURRENT EQUIPMENT
YARD: 10
1.14 CREEK ACRES (49,161 SF)

SOIL STORAGE/LEAK DEVELOPMENT:
1) SPREADSHEET = 21,807 POUNDS = 33.33
LANDSCAPE AREA:
PROPOSED
LANDSCAPE AREA = 15,647 SF
LANDSCAPE COVERAGE = 24.78
BUILDING FOOTPRINT (ALLOWED):
TOTAL HOUS = 76,417 (SFT)

COMPLIANCE:
MULTI-FAMILY - RESIDENTIAL
CONSTRUCTION TYPE:
V-B SPRINKLED BUILDING

EXISTING BUILDING AREA: **COVERS:**

BUILDING A	4,300 SF
BUILDING B	9,492 SF
BUILDING C	10,325 SF
BUILDING D	11,380 SF
BUILDING E	7,337 SF

TOTAL EXIST BUILDING AREA: 42,832 SF.

STANDARD PARKING REQUIREMENTS:
15 SPACES ± 48 UNITS = 69 SPACES
TOTAL REQUIRED = 88
TOTAL PROVIDED = 75

ADDITIONAL NOTES

1. PROPERTY LINE - SEE CIVIL.
2. DRIVE ENTRY - SEE CIVIL.
3. EXISTING SIGN FENCE - SEE DETAIL 7/A-104.
4. CONCRETE SIDEWALK WITH MEDIUM GRAIN FINISH (TYP) - SEE DETAIL 7/A-103.
5. REVISION AREA - SEE CIVIL PLANS.
6. TRASH ENCLOSURE - SEE DETAIL 10/A-103 AND CIVIL.
7. 6" CONCRETE CURB (TYP) - SEE DETAILS 2 & 2/A-103.
8. ASPHALT PAVING (TYP) - SEE CIVIL DRAWINGS.
9. ADA ACCESSIBLE RAMP - SEE DETAIL 5/A-102.
10. ACCESSIBLE PARKING SHALL PER MANICIPA
11. STANDARD PARKING SIGN - SEE DETAIL 4/A-103.
12. LANDSCAPE PLANS - SEE LANDSCAPE.
13. FIRE APPEARANCE TYPING NUMBER.
14. FIRE HYDRANT - SEE CIVIL.
15. FIRE DEPARTMENT CONNECTION TANK - SEE FIRE PROTECTION DRAWINGS.
16. FIRE HOSE ROOM LOCATION.
17. FORDS BICE FOR FIRE DEPARTMENT ACCESS. PAVED: 10'0" AT 4'-0" AT 5'.
18. DRANAGED PAVING AT DRIVEWAYS FLUSH WITH ASPHALT PAVING.
19. POLE MOUNTED LIGHT FIXTURE (TYP) - SEE ELECTRICAL.
20. ACCESSIBLE PARKING SIGN - SEE DETAIL 7/A-103.
21. ROLLING GATE - SEE DETAIL 7/A-105.
22. ACCESSIBLE GATE - SEE DETAIL 4/A-104.
23. EXIST PAD - SEE DETAIL 8/A-105.
24. MECHANICAL UNITS ON A 4" CONCRETE PAD - SEE MECHANICAL.
25. E.L.V. LOCATION, SEE ELECTRICAL.
26. TRANSFORMER, SEE ELECTRICAL.
27. MONUMENT SIGN, SIGNAGE BY OTHERS.
28. 8'-0" HIGH SILE SCREEN WALLS, SEE DETAILS 2 & 2/A-104.
29. 3'-0" HIGH SILE SCREEN WALL, SEE DETAIL 2/A-104.
30. UNDER GROUND REVEN BOX, SEE CIVIL.
31. SERVICE TANK, SEE CIVIL AND PLUMBING.
32. LEADY FIELD.
33. PAIR OF SET-OF SWING GATES, SEE DETAIL 12/A-102.
34. MOBILITY TRANCE.
35. SIGNAGE BY SIGNAGE CONTRACTOR.

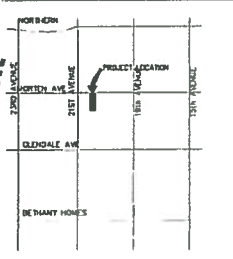
GENERAL NOTES

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 MESA INCOME ESTATES UNIT ONE, BEING 10.15 ACRES OF LAND IN THE OFFICE OF THE COUNTY CLERK OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 18 OF MAPS, PAGE 18, EXCEPT THE WEST 70 FEET.

VICINITY-MAP



AZIL HOLDINGS LLC
201 W. MORTEN AVE
APN: 157-19-013A
PHOENIX, AZ

DATE: 8-AUGUST-19

TITLE: AS-101

PROJECT NUMBER: MORTEN
DRAWN BY: WC
CHECKED BY: WC
DATE: 8-AUGUST-19

DATE: 8-AUGUST-19

CITY OF PHOENIX
APR 09 2014
Planning & Development Department

AZIL APARTMENT HOMES PHOENIX, ARIZONA

NARRATIVE

AZIL HOLDINGS, THE CURRENT OWNER OF THE SITE WOULD LIKE TO BUILD AN APARTMENT 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-4A.

THE MAXIMUM HEIGHT OF THE TOWNHOMES WILL BE 79'-0" THE GROSS LOT AREA IS 1.74 ACRES (75,819 SF). ALL BUILDINGS WILL BE TWO STORY UNITS. 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 SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

INDIV. BUILDING AREA	TOTAL
BUILDING A	4,300 SF
BUILDING B	8,141 SF
BUILDING C	13,281 SF
BUILDING D	17,560 SF
BUILDING E	7,537 SF

TOTAL GROSS BUILDING AREA 42,820 SF

PROJECT-TEAM

OWNER:
AZIL HOLDINGS LLC
2011 W. MORTEN AVE
PHOENIX, AZ 85024
PHONE: (602) 241-4426
FAX: -
E-MAIL: info@azilholdings.com
CONTACT: TAYLOR BOWEN

CLIENT:
THE DOWNTOWN LLC
1611 E. BROADWAY LANE
PHOENIX, AZ 85016
PHONE: (602) 248-8888
FAX: (602) 248-3941
E-MAIL: info@downtownllc.com
CONTACT: CRAIG SANDER

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/NECPA-70®
- 2012 INTERNATIONAL FIRE CODE®
- 2012 INTERNATIONAL EXISTING BUILDING CODE
- 2012 INTERNATIONAL GREEN CONSTRUCTION CODE

ARCHITECT:
COOPER HERVEY LANE AND DESIGN
2021 EAST BENDIS LANE
PHOENIX, ARIZONA 85020
PHONE: (602) 850-1284
E-MAIL: COOPER@HERVEYLANE.COM
CONTACT: TONY COOPER

CONTRACTOR:
-
PHONE: -
FAX: -
E-MAIL: -
CONTACT: -

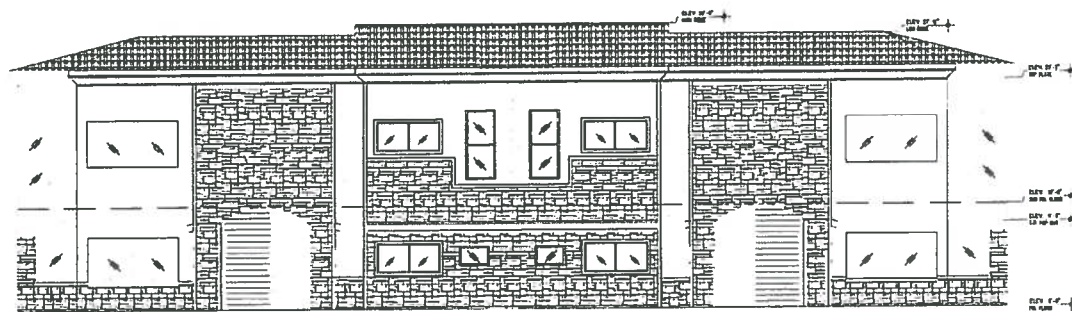
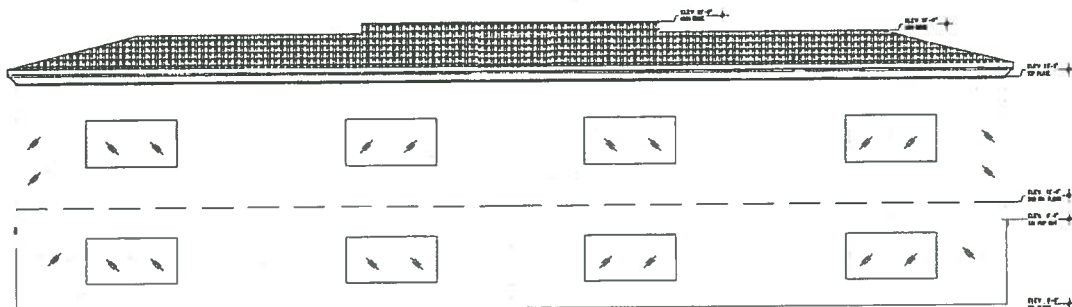
GENERAL NOTES

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

LEGAL DESCRIPTION

LOT 24, OF W51A HOME ESTATES UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 18 OF MAPS, PAGE 18, EXCEPT THE WEST 70 FEET.

VICINITY-MAP



ELEVATION
SCALE: 3/16" = 1'-0"

CITY OF PHOENIX
APR 09 2014
Planning & Development
Department

COOPER HERVEY LANE AND DESIGN
2021 EAST BENDIS LANE
PHOENIX, ARIZONA 85020
PHONE: (602) 850-1284
E-MAIL: COOPER@HERVEYLANE.COM
CONTACT: TONY COOPER



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

zoning/traffic approval
 conditional/conditional use approval
 site plan approval
 design review approval
 building permit

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

TITLE

A401

SCALE 1/8"=1'