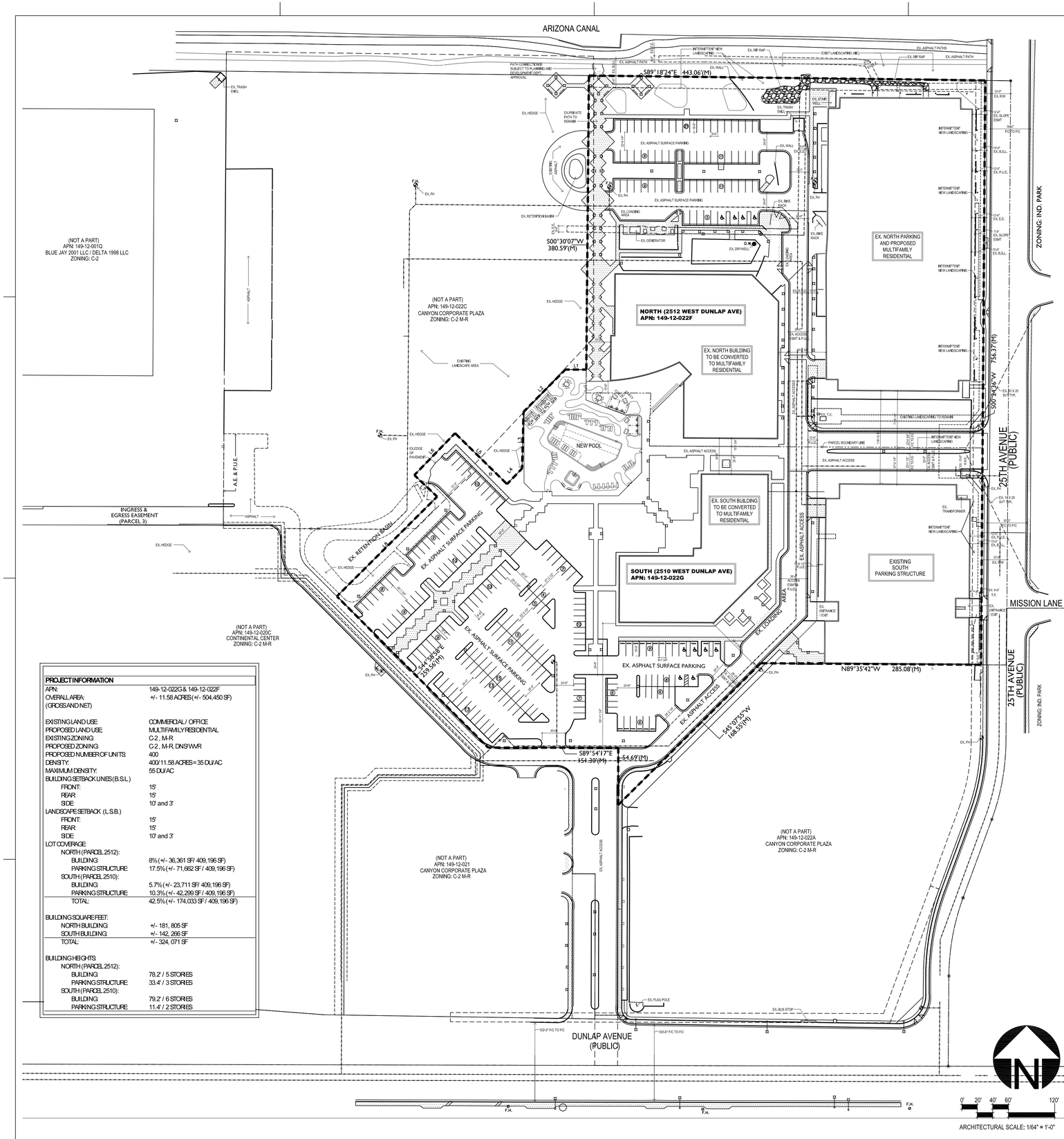

PROJECT INFORMATION	
APN:	149-12-022G & 149-12-022F
OVERALL AREA: (GROSS AND NET)	+/- 11.58 ACRES (+/- 504,450 SF)
EXISTING LAND USE:	COMMERCIAL / OFFICE
PROPOSED LAND USE:	MULTIFAMILY RESIDENTIAL
EXISTING ZONING:	C-2 , M-R
PROPOSED ZONING:	C-2 , M-R, DNS/WVR
PROPOSED NUMBER OF UNITS:	400
DENSITY:	400/ 11.58 ACRES = 35 DU/AC
MAXIMUM DENSITY:	55 DU/AC
BUILDING SETBACK LINES (B.S.L.)	
FRONT:	15'
REAR:	15'
SIDE:	10' and 3'
LANDSCAPE SETBACK (L.S.B.)	
FRONT:	15'
REAR:	15'
SIDE:	10' and 3'
LOT COVERAGE:	
NORTH (PARCEL 2512):	
BUILDING:	8% (+/- 36,361 SF/ 409,196 SF)
PARKING STRUCTURE:	17.5% (+/- 71,662 SF / 409,196 SF)
SOUTH (PARCEL 2510):	
BUILDING:	5.7% (+/- 23,711 SF/ 409,196 SF)
PARKING STRUCTURE:	10.3% (+/- 42,299 SF / 409,196 SF)
TOTAL:	42.5% (+/- 174,033 SF / 409,196 SF)
BUILDING SQUARE FEET:	
NORTH BUILDING:	+/- 181, 805 SF
SOUTH BUILDING:	+/- 142, 266 SF
TOTAL:	+/- 324, 071 SF
BUILDING HEIGHTS:	
NORTH (PARCEL 2512):	
BUILDING:	78.2' / 5 STORIES
PARKING STRUCTURE:	33.4' / 3 STORIES
SOUTH (PARCEL 2510):	
BUILDING:	79.2' / 6 STORIES
PARKING STRUCTURE:	11.4' / 2 STORIES

CANYON VILLAGE
SITE PLAN

PROJECT TEAM

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SITE DESIGNER
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LEGEND

P.U.E. PUBLIC UTILITY EASEMENT
E.E. ELECTRICAL EASEMENT
T.E. TELEPHONE EASEMENT
W.M.E. WATER EASEMENT
PROPERTY BOUNDARY
STREET CENTER LINE
P.U.E.
BUILDING FOOTPRINT
NEW AND EXISTING VEGETATION
EXISTING STREET LIGHT
FIRE HYDRANT

PROJECT DESCRIPTION

THIS REQUEST SEEKS TO ADAPTIVELY REUSE OF THE EXISTING BUILDINGS AND PARKING STRUCTURES BY CONVERTING THE OFFICE BUILDINGS INTO RESIDENTIAL UNITS. THIS REQUEST ALSO SEEKS TO ADD NEW RESIDENTIAL UNITS BOTH WITHIN AND ON THE TOP FLOOR OF THE EXISTING PARKING STRUCTURES.

TO ACCOMMODATE THIS DEVELOPMENT, A REZONING FROM THE CURRENT C-2 M-R (INTERMEDIATE COMMERCIAL MID-RISE) TO C-2 M-R DNS/WVR (INTERMEDIATE COMMERCIAL MID-RISE DENSITY WAIVER) IS BEING SOUGHT TO PERMIT INCREASED DENSITY ON THE PROPERTY.

A DENSITY WAIVER IS BEING REQUESTED THROUGH THE ZONING PROCESS TO ALLOW UP TO 55 DU/AC ON THE SUBJECT PROPERTY. THE PROPOSAL IS FOR A TOTAL OF 400 UNITS.

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 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'.

-STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 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, 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.

-OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-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, BACK FLOW 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 OR ADJACENT RESIDENTIAL AREAS.

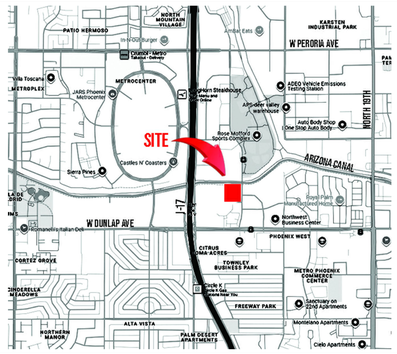
-ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

PARKING INFORMATION

PARCEL 2510 SOUTH BUILDING	UNITS/ FLOOR					
1ST FLOOR	16	UNITS	X	1.5	=	24
2ND FLOOR	7	UNITS	X	1.5	=	10.5
3RD FLOOR	20	UNITS	X	1.5	=	30
4TH FLOOR	20	UNITS	X	1.5	=	30
5TH FLOOR	20	UNITS	X	1.5	=	30
6TH FLOOR	20	UNITS	X	1.5	=	30
SUBTOTAL REQUIRED	103 UNITS					155
SOUTH PARKING GARAGE						444
SOUTH SURFACE PARKING						
SUBTOTAL PROVIDED (INCL 6 HC STALLS)						177
TOTAL REQUIRED						155
TOTAL PROVIDED						621

PARCEL 2512 NORTH BUILDING	UNITS/ FLOOR					
1ST FLOOR	30	UNITS	X	1.5	=	45
2ND FLOOR	32	UNITS	X	1.5	=	48
3RD FLOOR	32	UNITS	X	1.5	=	48
4TH FLOOR	32	UNITS	X	1.5	=	48
5TH FLOOR	32	UNITS	X	1.5	=	48
SUBTOTAL REQUIRED	158	UNITS		1.5		237
NORTH GARAGE CONVERSION (UNITS)						
UNIT TYPE A & B	66	UNITS	X	1.5	=	99
UNIT TYPE C	30	UNITS	X	1.5	=	45
SUBTOTAL REQUIRED	96	UNITS				144
NORTH GARAGE CONVERSION (PARKING)						
GROUND FLOOR						226
2ND FLOOR						136
3RD FLOOR						136
4TH FLOOR						137
SUBTOTAL PROVIDED						635
2512 NORTH SURFACE PARKING						
SUBTOTAL PROVIDED (INCL 4 HC STALLS)						70
TOTAL REQUIRED						381
TOTAL PROVIDED						705

VICINITY MAP



RADER architecture studio

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CANYON VILLAGE
2510 & 2512 WEST DUNLAP AVENUE
PHOENIX, ARIZONA 85021

REVIEW	09.16.24
ISSUE	

SITE PLAN
[NO LANDSCAPE]
SHEET NAME

A1
SHEET NO.