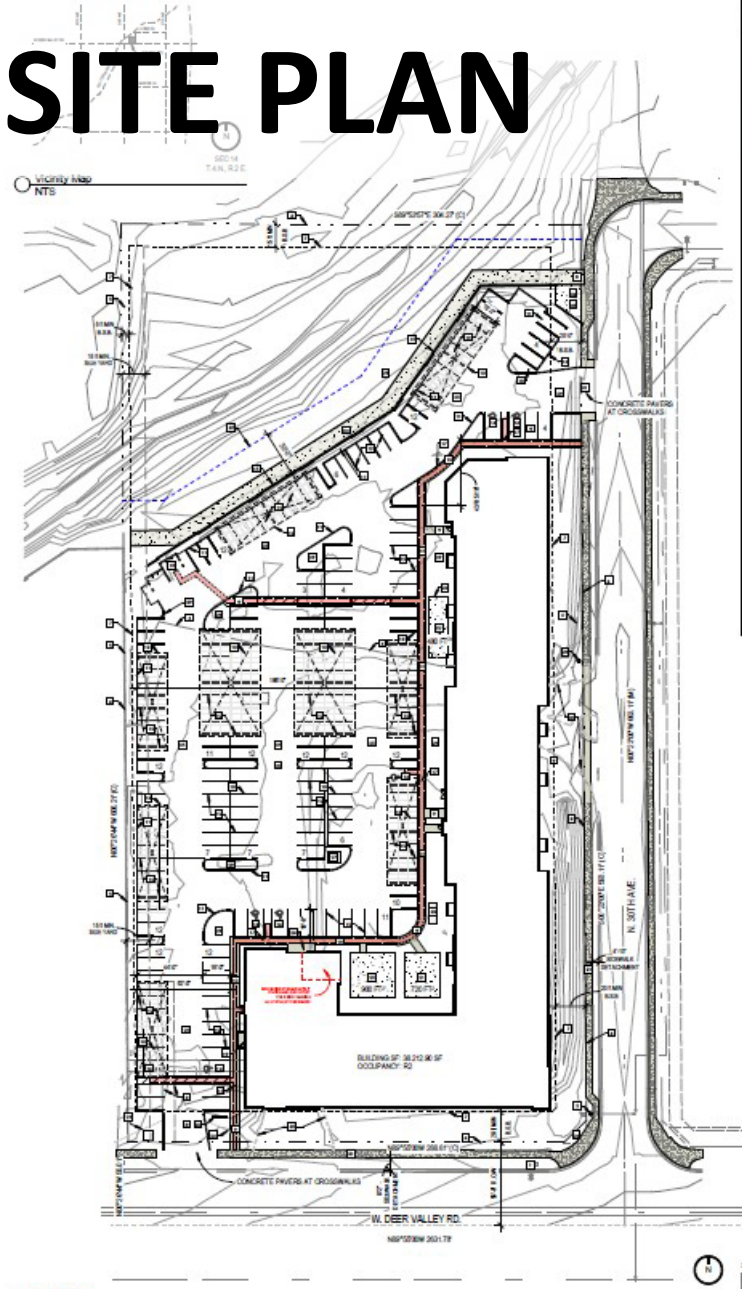
What is being proposed?

SITE PLAN

A single building is proposed that would feature 147 new housing units.

The site would also feature parking, landscaping, and amenities for residents (community room, dog run, fitness center, playground, etc)



① SD Site Plan
1" = 40'-0"

SITE PLAN KEY

- EXISTING STREET LIGHT
- EXIST. FIRE HYDRANT
- EXIST. RADIUS KNOT
- EXIST. FLOOD ZONE
- EXIST. 4'-0" TALL 8" BLOCK WALL
- PROPERTY BOUNDARY
- BUILDING SETBACK
- PROPOSED ACCESS
- PROPOSED SIDEWALK
- PROPOSED 4" CURB AND 5'-0" SIDEWALK
- PROPOSED 4" CURB
- PROPOSED PARKING STRIPING
- PROPOSED CARPORT
- PROPOSED 3'-0" HIGH SCREEN WALL
- PROPOSED 6'-0" WALL - LOWER 3'-0" CMU BLOCK UPPER 3'-0" VISIBILITY FENCE
- PROPOSED ACCESSIBLE PARKING WITH ACCESS AISLE
- PROPOSED ACCESSIBLE RAMP
- PROPOSED TRASH ENCLOSURE PER CITY OF PHOENIX PUBLIC WORKS DEPT. STANDARD DETAIL
- PROPOSED FDC
- PROPOSED TOT LOT
- PROPOSED GRILLING STATION
- PROPOSED DOG RUN
- PROPOSED FENCE
- SITE VISIBILITY TRIANGLE - 33' X 15'
- PROPOSED ASPHALT PAVING
- PROPOSED GBI
- PROPOSED TRANSFORMER
- PROPOSED FIRE HYDRANT
- PROPOSED LANDSCAPE AREA
- EXIST. DRIVEWAY TO BE REMOVED
- EXIST. 5'-0" SIDEWALK
- PROPOSED MONUMENT SIGN
- PROPOSED BICYCLE RACK
- 5'-0" WIDE MULTI-USE TRAIL
- MULTI-USE TRAIL EASEMENT
- PEDESTRIAN PLAZA WITH GREEN STORMWATER INFRASTRUCTURE ELEMENT
- NOT USED
- ARTISTIC ENHANCEMENT
- GREEN STORMWATER INFRASTRUCTURE ELEMENT
- LANDSCAPED PARKING

GENERAL NOTES

1. QUANTITY OF EV PARKING STALLS PROVIDED SHALL EXCEED THE MINIMUM 5% REQUIREMENT.
2. BICYCLE PARKING WILL BE PROVIDED INSIDE THE BUILDING ON THE GROUND LEVEL. A FIX IT REPAIR STATION WILL ALSO BE PROVIDED TO SERVE THIS AREA.
3. CROSSWALK MARKINGS WILL BE PAINTED WHITE TO PROVIDE SUITABLE CONTRAST TO ASPHALT PAVING IN PARKING AREA.
4. WATER CONSUMPTION NOTES:
   a. ONLY LANDSCAPE MATERIALS ACCEPTED BY THE PHOENIX ACTIVE MANAGEMENT AREA LOW-WATER-USED DROUGHT-TOLERANT PLANT LIST SHALL BE USED IN THE PROJECT. AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
   b. NATURAL TURF SHALL ONLY BE UTILIZED FOR RETENTION AREAS. ARTIFICIAL TURF WILL BE CONSIDERED FOR OTHER AREAS ON SITE.
   c. A LEAK DETECTION DEVICE SHALL BE INSTALLED FOR THE OPEN SPACE AREA LARGER THAN 10,000 SF IRRIGATION SYSTEM AS SHOWN ON THE SITE PLAN DATED (04/16/2024).
   d. LANDSCAPING SHALL BE MAINTAINED BY PERMANENT AND AUTOMATIC WATER-EFFICIENT WATERSENSE LABELED IRRIGATION CONTROLLERS (OR SIMILAR SMART CONTROLLER) TO MINIMIZE AND CONTROL WATER CONSUMPTION FOR ALL ON-SITE AND OFF-SITE LANDSCAPE IRRIGATION.
   e. A MINIMUM OF 25% OF THE SURFACE PARKING AREAS SHALL BE SHADED, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, UTILIZING BUILT STRUCTURES OR DROUGHT-TOLERANT SHADE TREES OR A COMBINATION THEREOF.
   f. A LANDSCAPE IRRIGATION PLAN SHALL BE PROVIDED AND INCLUDE ZONES TO ESTABLISH THE AMOUNT OF IRRIGATION TO APPLY BASED ON MATURITY AND TYPE OF LANDSCAPING. IRRIGATION SHALL BE APPLIED EFFICIENTLY BASED ON THE LANDSCAPE MATURITY AND NEED FOR THE VEGETATION.
   g. PRIOR TO FINAL SITE PLAN APPROVAL, DOCUMENTATION SHALL BE PROVIDED THAT DEMONSTRATES A COMMITMENT TO PARTICIPATE IN THE WATER EFFICIENCY CHECKUP PROGRAM, OR AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
   h. A MINIMUM OF TWO GREEN STORMWATER INFRASTRUCTURE (GSI) ELEMENTS FOR STORMWATER SHALL BE IMPLEMENTED, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT AND/OR STREET TRANSPORTATION REQUIREMENTS. THIS INCLUDES BUT IS NOT LIMITED TO: STORMWATER HARVESTING BASINS, BIOSWALES, PERMEABLE PAVEMENT, ETC., PER THE GREATER PHOENIX METRO GREEN INFRASTRUCTURE AND LOW IMPACT DEVELOPMENT DETAILS FOR ALTERNATIVE STORMWATER MANAGEMENT.

SITE PLAN LEGEND

- = FIRE HYDRANT
- = TURNING RADIUS (35'-0" INSIDE 55'-0" OUTSIDE)
- = CARPORT
- = COMMON AREA
- = OPEN SPACE
- = OPEN SPACE (COMMON AREAS)
- = 3'-0" WIDE ACCESSIBLE PATHS

UNIT MIX - NET AREA

Name	Count	Net Area
Unit 2-0	79	864 ft²
Unit 2-1	4	887 ft²
Unit 2-2	5	871 ft²
Unit 3-0	35	1,133 ft²
Unit 3-2	5	1,208 ft²
Unit 3-4	5	1,158 ft²
Unit 4-1	5	1,338 ft²
Unit 4-2	9	<varies>
Grand total: 147		

LEGAL DESCRIPTON

LOT TWENTY (20), SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT DESCRIPTION

THIS SUBMITTAL INCLUDES: DEMOLITION OF AN EXISTING 7,900 SF BUILDING AND ALL EXISTING SITE IMPROVEMENTS. CONSTRUCTION OF A 5-STORY, 147 LIVING UNIT, MULTI-FAMILY RESIDENTIAL BUILDING OF 38,240 SF FOOTPRINT (191,235 SF ON ALL FLOORS) AND ALL ASSOCIATED SITE IMPROVEMENTS TO INCLUDE PARKING, TOT LOT, AMENITY AREA AND DOG RUN.

PROJECT TEAM

DEVELOPMENT
ROER COMPANIES
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Email: lorig@kaaswilson.com
Contact: Lori A. Knudson

UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area	Rooms: Bed	Rooms: Bath	%
2BR					
Unit 2-0	79	924 ft²	2	1	54%
Unit 2-1	4	950 ft²	2	1	3%
Unit 2-2	5	933 ft²	2	1	3%
	88				60%
3BR					
Unit 3-0	35	1,204 ft²	3	2	24%
Unit 3-2	5	1,286 ft²	3	2	3%
Unit 3-4	5	1,235 ft²	3	2	3%
	45				31%
4BD					
Unit 4-1	5	1,422 ft²	4	2	3%
Unit 4-2	9	<varies>	4	2	6%
	14				10%
Grand total	147				100%

PROJECT DATA

APN NUMBER:	206-04-015A
PUD CASE NUMBER:	ZPA-124-24
GPA CASE NUMBER:	ZPA-125-24
REZONING CASE NUMBER:	Z-112-24-1
ADDRESS:	3014 DEER VALLEY RD, PHOENIX, AZ 85027
ZONING:	R-4A MULTIFAMILY
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
LOT SALES:	NO
SITE AREA	+/- 4.24 AC (+/- 184,724 SF) - Net Area +/- 4.99 AC (+/- 217,364 SF) - Gross Area
NET DENSITY	147 units/ 4.24 AC = 34.7 u/AC
SETBACKS	
FRONT:	20'-0"
REAR:	15'-0"
SIDE:	5'-0"
ALLOWABLE BUILDING FOOTPRINT:	50% OF 217,364 = 108,682 SF
PROPOSED BUILDING FOOTPRINT:	38,247 SF
PROPOSED BUILDING AREA (ALL FLOORS):	191,235 SF
ALLOWABLE BUILDING HEIGHT:	48 FT
PROPOSED BUILDING HEIGHT:	60FT
ALLOWABLE DU:	217,364 SF @ 1,000 PER DU = 217 UNITS
PROVIDED DU:	147 UNITS

PARKING
STALL SIZE: 8'-0" X 18'-0"

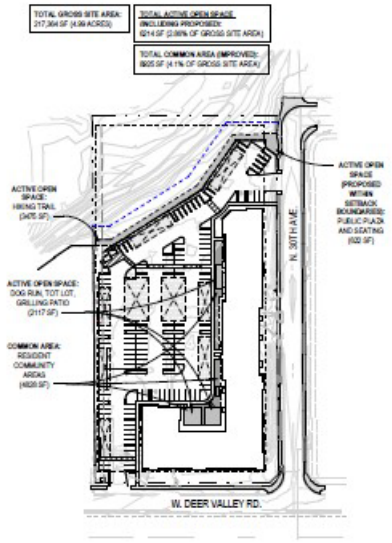
REQUIRED:
(88) 2-BEDS X 1.5 PER UNIT = 132 SPACES
(45) 3-BEDS X 1.5 PER UNIT = 68 SPACES
(14) 4-BEDS X 1.5 PER UNIT = 21 SPACES
TOTAL = 221 SPACES

PROVIDED:
TOTAL = 205

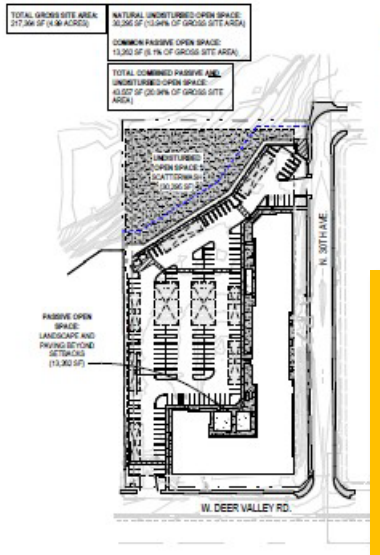
PARKING RATIO:
205 SPACES / 147 UNITS = 1.39

ADA PARKING SPACES:
(205 PROVIDED) X 2% = 5 REQUIRED
7 PROVIDED

COVERED PARKING
84 TOTAL PROVIDED
(2 ADA SPACES INCLUDED)



② SD Site Plan - Active Open Space and Common Areas
1" = 100'-0"



③ SD Site Plan - Natural and Passive Open Space
1" = 100'-0"

TOTAL OPEN SPACE CALCULATIONS

NATURAL UNDISTURBED OPEN SPACE - 30,295 SF (13.94% OF GROSS SITE AREA)

ACTIVE OPEN SPACE - 6,214 SF (2.86% OF GROSS SITE AREA)

PASSIVE OPEN SPACE - 13,262 SF (6.1% OF GROSS SITE AREA)

Date: January 16, 2025

The proposal is to convert the property from commerce park to residential use by rezoning from R-4A (approved Commerce Park, General Commerce Park) to Planned Unit Development (PUD).

SCATTER WASH
AMENITY
COVERED PARKING
COVERED PARKING
DOG RUN
COVERED PARKING
COVERED PARKING
COVERED PARKING
COVERED PARKING
COVERED PARKING
TOT LOT
AMENITY
NEW FIVE-STORY, 157-UNIT MULTIFAMILY BUILDING
N. 30th AVE.
DEER VALLEY RD.