

FIRST MILL – 1234 N 35TH ST

(1234 flats on 35th)

Project Narrative

City of Phoenix

March 25, 2022

Request for Re-Zoning - Pre-Application # 21-91 / KIVA
22-394 / SDEV 2200063 / PAPP 2200664

PRINCIPALS & DEVELOPMENT TEAM

Property Owner

First Mill, LLC
9393 N 90th St, Unit 102-333
Scottsdale, AZ 85258
Tel. 480-765-9898
Contact: Arthur Kirakosyan
Email: arthurk29@gmail.com

Applicant

AAK Architecture & Interiors, Inc.
7585 E Redfield Rd, Suite 106
Scottsdale, AZ 85260
Tel. 480-588-5852
Contact: Artin Knadjian, AIA
Email: art@aakaii.com



Legal Representative

Burch + Cracchiolo
1850 N Central Avenue, Suite 1700
Phoenix, AZ 85004
Tel. 602-234-9903
Contact: Brian Greathouse
Email: bgreathouse@bcattorneys.com

TABLE OF CONTENTS

1.0	EXHIBITS	PAGE
	1.01 Legal Description	3
	1.02 City of Phoenix Current General Plan Land Use Map	3
	1.03 Conceptual Site Plan	4
	1.04 Conceptual Landscape Plan	5
	1.05 Conceptual Exterior Elevations	6
2.00	PROJECT NARRATIVE	PAGE
	2.01 General	7
	2.02 City of Phoenix General Plan	8
	2.03 Parking Standards	8
	2.04 Trash Management & Loading	8
	2.05 Landscape Standards	8
	2.06 Architectural Design	9
	2.07 Sustainability	9

1.00 EXHIBITS

1.01 Legal Description

That part of the Northwest quarter of section 1, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point 603 feet West and 852 feet South of the Northeast corner of the Northwest quarter of Section 1;

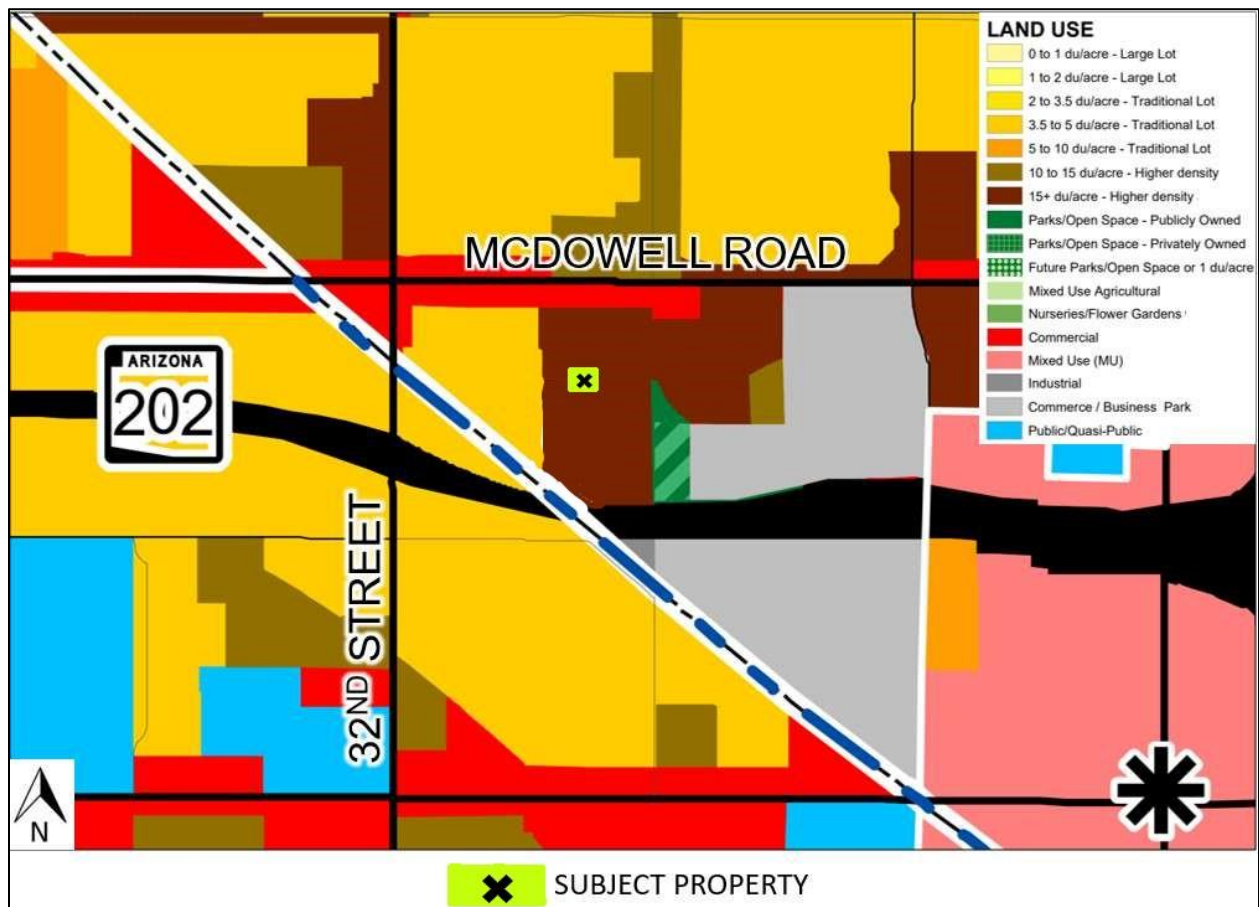
Thence West 120 feet;

Thence South 96 feet;

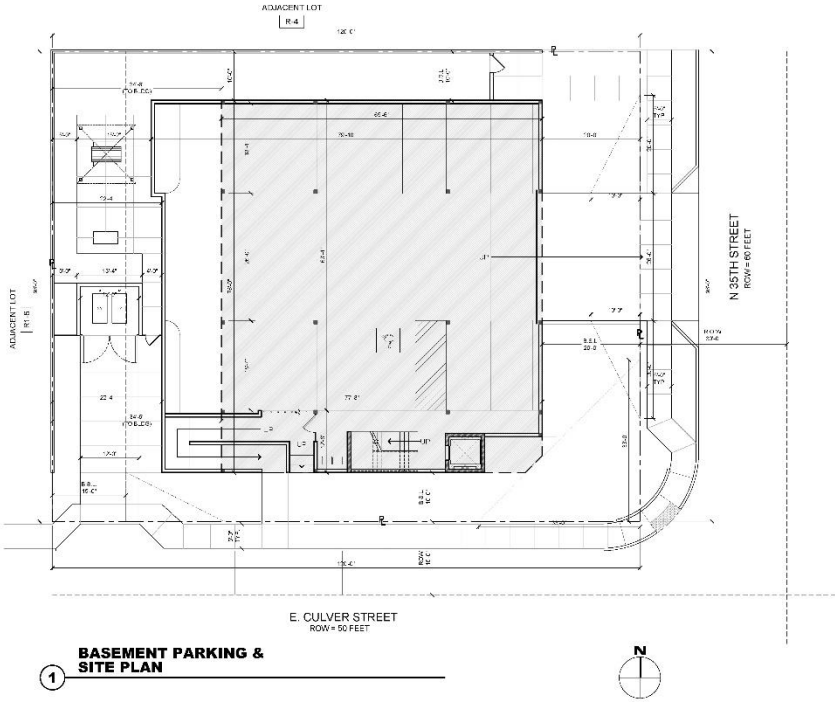
Thence East 120 feet;

Thence North 96 feet to the POINT OF BEGINNING.

1.02 City of Phoenix Current General Plan Land Use Map



1.03 Conceptual Site Plan



1.04 Conceptual Landscape Plan



1 ROOF & CONCEPTUAL LANDSCAPE PLAN



1.05 Conceptual Exterior Elevations



Top: E Culver St | Bottom: N 35th St

2.00 PROJECT NARRATIVE

2.01 General

The First Mill, LLC Zoning Map Amendment application is for the Maricopa County Tax Parcel Number 121-03-020B at 1234 N 35th St, Phoenix, AZ 85008. The request is to change the zoning designation from R1-6 to R-4.

The property is located at the NWC of N 35th St and E Culver St with a net area of is 11,520 sq. ft. and gross area is 16,650 sq. ft. See the aerial map and the Legal Description.

The existing building on the site is a rundown home and the property is unoccupied. E Culver St is zoned R1-6 with an established little community of 6 single family homes on the north side of the cul-de-sac street. The Gateway Elementary School is on the south side of the street. Directly adjacent to north of this parcel is a multifamily community (zoned R-4). N 35th St has multiple multi-family zoned parcels. With a N 35th St address, this proposed "infill" building would be compatible with its multi-family neighbors. To keep to a 30'-0" height (at the top of the roof), the building is designed in a manner wherein the parking is slightly depressed from the street/ grade level.

The setback on the west side of the property will be 34'-6" which is 19'-6" more than the required minimum of 15'-00" and 4'-6" more than setback of 30'-0" for a building of this height adjacent to a single family zone (as outlined in the design standards for the R-4 zone). Furthermore, the flats being built above the depressed parking area will provide eight new rental apartments with elevator access. The elevator allows for the design and construction of two potential accessible units one each on the second and the third levels.

There will be lush landscaping on all four sides of the property with real turf ground cover along the two street sides and at the outdoor residents' passive recreation area. This is generally in line with the greater older neighborhood of south east central Phoenix. There will be multiple tree varieties on all four sides in addition to colorful flowers and flowering bushes. The sidewalk along N 35th St shall be detached from the street curb and new trees will also be planted within the landscaped area.

The nearby amenities of the property include the bike and hiking trail along the Grand Canal Trail. The new building will provide for multiple bicycle parking spaces for its active residents.

2.02 City of Phoenix General Plan

The City of Phoenix General Plan Land Use Map designates the property for higher density (15+ du/ acre) residential use. The R-4 zone allows for 29 du/ gross acre. This project will have a total of 8 (eight) units or 21 du/ gross acre vs. the allowed 11 units.

2.03 Parking Standards

The parking for the project will be completely on site but the developer is requesting that two on-street spaces on E Culver St also be reserved for potential visitors. All but two of the other spaces will be located directly underneath the building and they will be screened with landscaping along the two public streets. The two uncovered spaces will be on the west side adjacent to the other spaces. Access to the parking area will be from N 35th St. All design will comply and go beyond the requirements of the Section 702: Off-street Parking and Loading of the Phoenix Zoning Ordinance.

At least 6 bicycle racks will be provided, 4 more than the required 2. The racks will be in a secure area.

2.04 Trash Management & Loading

A trash enclosure will be located completely on the site with space for a recycling container. The loading and unloading area can double as an on-site space for deliveries to the building's residents.

2.05 Landscape Standards

The conceptual landscaping proposed for the entire project will have new trees "spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, with 5 shrubs per tree" per the landscaping design standards for public areas.

The intention of the development is also to provide shade at a minimum 50% rate at maturity of the plants along the public walkways and on site. All design will comply and go beyond the requirements of the Section 703: Landscaping, Fences and Walls of the Phoenix Zoning Ordinance.

Amenities such as turfed passive recreation area, a picnic table covered with a gazebo and a grill are being provided. It is intended that the turf areas will be watered with effluent (gray) water and all the rest of the plants shall be low water use varieties. The turf is noted to remain cooler than paved groundcover or decomposed granite which both retain more heat.

2.06 Architectural Design

The building design is intended to be modern with durable varied materials, intended to last a long time and keep their original integrity. The pedestrian entry zone and stairs are all protected by shade covers. Furthermore, some of the windows are either protected by canopies or intended from the main exterior wall so that less heat gain is achieved. The building will have multiple articulations give it interest and variety. The articulations will not only be on the horizontal plain, but also in height. The architecture will be four-sided with no “back of house” lesser design on any façade.

2.07 Sustainability

In addition to the site, landscape and building design elements delineated above, the project will incorporate sustainable design concepts. These include the following:

- a) Use of low water plumbing fixtures and the re-cycling of gray water to irrigate the landscape,
- b) All electrical light fixtures will comply or go beyond the 2018 IECC code efficiency requirements.
- c) The roofing will be white colored with a high solar reflectance,
- d) On-site storm water management,
- e) The project will have a re-cycling container at the enclosed trash area,
- f) Each unit will have two exposures allowing for potential natural air currents thereby reducing the need for mechanical conditioning when the weather permits, and
- g) Each unit will be provided with a private outdoor balcony in addition to the semi-private amenities on the site.

END OF NARRATIVE