

TRG Arizona Development, LLC PUD

1.79 Acre Site Located at the Southeast
Corner of 41st Avenue and Thomas Road
(the "Property")

Z- _____ -24-8

WEST ELEVATION

EAST

1st Submittal Date: December 17, 2024

CITY OF PHOENIX

DEC 20 2024

Planning & Development
Department

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements.

Development Team

Developer/Applicant

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A. Purpose and Intent

Quarles & Brady LLP (“**Quarles**”) submits this rezoning application on behalf of TRG Arizona Development, LLC (“**TRG**” or “**Applicant**”) in regard to the approximately 1.79 gross acre property near the southwest corner of 41st Avenue and Thomas Road, Phoenix, AZ, Maricopa County Assessor's Parcel Nos. 108-12-007 and 108-12-001S (the “**Property**”). The Applicant intends to rezone the property from Planned Shopping Center (“**PSC**”) to Planned Unit Development (“**PUD**”) to allow for a multifamily development on the Property. *See Zoning & Aerial Maps Attached at **Tab A**.* The purpose of the requested rezoning to PUD is to allow for a quality, affordable multifamily development for seniors that will provide development standards beneficial to a population in need. The proposed development will create a cohesive and integrated community with the eastern adjacent, R-4 Multifamily Residence zoned parcel (Maricopa County Assessor’s Parcel No. 108-12-003). The resulting housing product will be a high-quality complex. It will provide ample access to an amenities package and will utilize a vacant underutilized infill property.

The Applicant proposes to develop the Property into a four-story (48-feet), 86-unit affordable multifamily community for senior residents with qualifying incomes (the “**Proposed Development**”). A Planned Unit Development (**PUD**) is a far more appropriate zoning district for this project than the standard R-5 Multifamily (“**R-5**”) zoning district. Unlike R-5 zoning, the PUD provides the necessary flexibility in development standards to accommodate an optimal community on this uniquely shaped and configured parcel.

The proposed PUD will also allow the flexibility for the unique needs of the senior population, allow for better harmony with the adjacent R-4 zoned parcel, and provide for a better built and planned environment. The permitted uses will be limited to multifamily residential dwelling units and associated temporary and accessory uses. The PUD will also require that the building and landscape setback be reduced from the adjacent R-4 zoned parcel to the east, an increased building setback from Thomas Road, and reduced parking appropriate for the senior community. These adjustments create an appropriate buffer from surrounding uses and ensure seamless compatibility with the neighborhood.

B. Land Use Plan

The Land Use Plan for the development will construct a 1.79-acre multifamily residential community of a total of 86 dwelling units (48 dwelling units/gross acre) with ample access to amenities. The Conceptual Site Plan shows the building toward the center of the parcels, with amenities situated just south of the buildings and also along the narrow pan-handle portion on the northwest end of the Property near Thomas Road, to fully utilize the unique layout of the site. See Conceptual Site Plan Attached at **Tab B**.

The building is proposed to be 4 stories and 48 feet high. The development will consist of 70 one-bedroom units and 16 two-bedroom units with a reduced total of 53 parking spaces due to the lower parking demands of the population. The landscape setback on the east Property boundary will be reduced to 0 to create a cohesive connection to the adjacent R-4 parcel to the east. The building setback will also be reduced on the east Property boundary for the same reason. The Property will also greatly exceed open space requirements at 23.7% of the gross area. These are examples of how the PUD will provide an enhanced built environment which could not be provided via traditional R-5 Zoning.

The Property is comprised of two parcels (Parcel Nos. 108-12-007 and 108-12-001S) (the "**Property**"). The Property is currently zoned Planned Shopping District ("**PSC**") and has a General Plan designation of Residential 15+ Dwelling Units Per Acre ("**du/ac**"). See Zoning & Aerial Maps Attached at **Tab A**. The site plan depicts the PUD Site Area, and the development standards table provided herein refers to the standards applicable to the PUD Site Area where appropriate. Vehicular circulation for the proposed development will primarily occur off of 41st Avenue on the eastern portion of the site.

The Conceptual Site Plan thoughtfully considers the unique upside-down flag shape of the lot and the surrounding neighborhood context. The building is positioned closer to the senior center to the north while being set back from the adjacent multifamily development to the south, ensuring compatibility and minimizing impacts on neighboring properties. The open space area is strategically located in the northern "panhandle" portion of the Property, making efficient use of the irregular site layout while creating a valuable amenity for the community.

C. List of Uses

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in Section C "List of Uses" as authorized by Zoning Ordinance Section 307.A.3.

USE TABLE	
Permitted Uses	<ul style="list-style-type: none">• Multi-family Dwelling Units
Temporary Uses	<ul style="list-style-type: none">• All temporary uses shall comply with Section 708 of the Zoning Ordinance.
Accessory Uses	<ul style="list-style-type: none">• Accessory Leasing/Management Office• Accessory amenities including, but not limited to, community space and garden, fitness center, dog park, pickleball court, pool, grills, and laundry facilities.• Other Accessory Uses incidental to multifamily housing.• All <u>accessory</u> uses shall comply with Section 608 and 706 of the Zoning Ordinance.

D. Development Standards

The following development standards shall be provided in the final plans, those standards not addressed shall comply with applicable Zoning Ordinance Sections, or modified and approved by the Planning and Development Department:

D.1. Development Standards	
a. Maximum Residential Unit Count Density Number of Dwelling Units	48 DU/Ac 86
b. Minimum Lot Width/Depth	58' width x 458' depth
c. Minimum Building Setbacks North East West South	214 feet 0 feet 10 feet 92 feet
d. Minimum Landscape Setback North East West South	214 feet 0 feet 5 feet 5 feet
e. Building Separation	N/A
f. Maximum Building Height	4 stories and 48'
g. Maximum Lot Coverage	30%
h. Division of Uses	Multi-family residential

D.2. Landscape Standards	
i. Streetscape	Per Zoning Ordinance Standards, Section 703.B.3.a
j. Perimeter Property Lines	0 feet at East Property Line. Other Property Lines per Zoning Ordinance Standards, Section 703.B.3.b
k. Adjacent to Buildings	Per Zoning Ordinance Standards, Section 703.B.3.c
l. Parking Areas	Per Zoning Ordinance Standards, Section 702.B.7.a & Section 703.B.3c
m. Common and Retention Areas	Common Open Space: 23.7% of Gross Site Area

D. Development Standards

D.2. Parking Standards	
a. Minimum Parking Standards	53 Parking Spaces

D.3. Fences/Walls
Fences and Walls shall comply with Section 703 of the Zoning Ordinance for Multifamily Development.

D.4. Amenities	
a. Residential Amenities	Residential amenities shall include a minimum of three (3) of the following: <ol style="list-style-type: none">1. Interior Community Room2. Outdoor Community Space and Garden3. Fitness Center4. Swimming Pool5. Outdoor Grills6. Dog Park7. Pickleball Court8. Laundry Facilities9. Leasing Office

D.5. Shade
Per PUD Zoning Ordinance Standards, Section 507 Tab A.II.A.3.1.1.0 for Walkways and Trails & Section 507 Tab A.II.A.6.1 for Surface Parking Design

D.6. Lighting
Per Zoning Ordinance Standards, Section 702.B. 703.B.3.a(4) & Section 704

E. Design Guidelines

The Proposed Development presents a unique opportunity to develop much needed affordable housing for a special needs, senior population directly adjacent to the Adam Diaz Senior Center (the “**Senior Center**”). As an overall design concept, these buildings will be supported by the Senior Center, and provide a pedestrian friendly environment where residents have a robust number of on-site amenities, along with off-site social services and wellness programs within walking distance of their homes. The Applicant is utilizing the Arizona Department of Housing Tax Credit Program, underscoring their long-term commitment to maintaining affordable senior housing on this site. Additionally, the Applicant is collaborating with the City of Phoenix, which owns and operates the neighboring Senior Center, to construct a pedestrian gate in the property’s fence. This gate will provide residents with safe and convenient access to the Senior Center.

The building on this site will provide interior and exterior amenities, parking, and a dedicated walking trail that weaves its way around both buildings, resulting in a comprehensively planned community of 86 homes. The Proposed Development and affordable housing use is important in adding density along with a rich array of exterior amenities, which include a swimming pool, social gathering area, dog park and pickle ball court. This common open space amounts to 23.7% of the gross site area, which far exceeds the 5% minimum required by the Zoning Ordinance. The visual impact of the Proposed Development’s parking is minimized by location, tucked at the back of the site.

Architecturally, the building design emphasizes functionality and aesthetics. Easily identifiable and shaded building entries enhance accessibility, while dynamic, appropriately scaled articulation extends across all four sides of the building to provide 4-sided architecture. Textured lap siding at the fourth floor defines the building horizontally, while distinctive yet neutrally colored stucco clad frame-outs on wall planes and parapet projections of varying heights provide vertical movement across the elevations by use of reveals, recesses, and building projections. These roof line projections present a memorable addition to the streetscape, further enhanced by the adjacent property’s future building with same identifiable design features and contrasting in height and articulation with the neighboring Senior Center.

The design guidelines shall be provided in the final plans, and any standards not addressed will comply with Zoning Ordinance Section 507 Tab A or be modified as approved by the Planning and Development Department.

F. Signs

The Development will utilize the frontage of Thomas Road for a monument sign, along with a future monument sign on 41st Avenue for the adjacent R-4 zoned site that is not part of this PUD submittal. These two monument signs will comply with the City of Phoenix sign codes including Section 705.

G. Sustainability

1. City Enforced Standards

The following standards are standards that are measurable and enforceable by the City and will be provided:

- Onsite commercial recycling receptacles.
- Dual glazed windows with high performance low-e glazing.
- Energy efficient landscape and exterior building lighting.
- Drip irrigation system with a 'smart' controller to minimize water waste.
- Bicycle parking
- Water efficient landscaping consisting of xeriscaping, and trees and shrubs that are drought-tolerant, desert adapted, and low maintenance.

2. Developer Enforced Standards

The Developer will contribute to the City of Phoenix initiative by addressing the following:

- Infill development, placing housing for a special needs population adjacent to an existing facility that provides specialized services for the residents.
- Certification through the ICC 700 National Green Building Standard (NGBS) – silver or higher, addressing lot development, resource efficiency, energy efficiency, water efficiency, indoor environmental quality, and resident education.
- A minimum HERS Index of sixty-five (65) for the building, tested by a third-party professional.
- Implementation of the Arizona Department of Housing Tax Credit Exhibit D requirements, addressing energy efficiency and the durability of building materials and equipment.
- Use of all low water usage plumbing fixtures.
- All adhesives will comply with Rule 1168 of the South Coast Air Quality Management District and be low VOC products.
- Caulks and sealants will comply with Regulation 8, Rule 51 of the Bay Area Air Quality Management District and be low VOC products.
- Slab edge insulation will be installed in accordance with the IECC 2012 or later requirements.
- All carpeting to be Green Label Plus ("Green Label Plus") certified by the Carpet and Rug Institute.
- Measured envelope leakage will be less than or equal to one 1) CFM50 per square foot of conditioned floor area.
- EnergyStar Rated appliances.
- Programmable thermostats installed in each residential unit.
- Recycle solid waste removal by a private third-party vendor, with regularly scheduled pick-up times. Bins to be located in the first-floor trash room, with disposal occurring via a dedicated recycling chute. This chute will be accessed from a vestibule at each floor of the building. In the vestibules will be posted list of recyclable items for the residents' reference.
- Reduce heat island effect through ample open space, desert adapted landscaping and vegetation to include, shrubs etc.
- Shaded building entries.
- Amenities will be located in areas that minimize direct sun exposure and maximize shade.
- On-site amenities and activity programs to encourage residents to remain on property, reducing offsite traffic trips.

H. Infrastructure

1. Grading and Drainage:

The proposed development will be designed to meet the current City of Phoenix “Storm Water Policies and Standards Manual” and will prove for on-site retention of the 100-yr, 2-hour rainfall runoff.

2. Water and Wastewater:

The proposed development will be designed to the Planning and Development checklists and the Water Services Department Design Standards Manual for Water and Wastewater Systems. Development Services has confirmed the 12" sewer line in Thomas Road has capacity. The project will tap into the existing 8" water line, also in Thomas Road, which will require a fire flow test. A pump will be installed should that pressure be below the City’s requirements.

3. Circulation Systems and Pedestrian Circulation:

The goal for the Proposed Development is to have a friendly, interactive and safe circulation (vehicular and pedestrian) network that encourages safe distribution of motorized and pedestrian (walking and bicycling) traffic. The circulation layout is based upon connectivity, accessibility, pedestrian movement, drop-off point, safety, comfort, convenience and aesthetics. There is just one vehicular access point into the site from 41st Avenue, which will be shared with the adjacent R-4 parcel with a recorded use easement. This vehicular point access will be constructed before or with this development and will be designed to the City of Phoenix detail P1255-1 (30’ driveway).

The proposed development will provide internal pedestrian walkways throughout the multifamily development and numerous covered building access points for residents. All walkways will have landscaping along the paths to provide shading and comfort to residents moving within and around the development. The building is equipped with multiple access points to the surface parking lot to provide the most direct access to any vehicles in the lot.

4. Reference Traffic Impact Analysis:

Please find the Traffic Impact Statements for the Property Attached at **Tab E**.

I. Comparative Zoning Standards

Standards	PSC Standards	R-5 Standards	Proposed PUD Standards
a. Minimum Lot Dimensions (Width and Depth)	None	60' width, 94' depth	58' width, 458' depth
b. Dwelling Unit Density (Units/Gross Acre)	Not permitted	43.5	48
c. Building Setbacks Perimeter Front Rear Side	25 feet all sides, except 75 feet adjacent to a residential district	None 20' 15' 10' and 3'	None 214 feet 92 feet 10 feet and 0 feet
d. Landscape Setbacks Adjacent to a Street	Building Setbacks	Building Setbacks	Front 214 feet East 0 feet West 5 feet Rear 5 feet
e. Maximum Height	4 stories or 56 feet	4 stories or 48 feet	4 stories or 48 feet
f. Maximum Lot Coverage	25%	50%	30%
g. Open Space	None	5%	23.7%

J. Legal Description

PARCEL NO. 1:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN MARICOPA COUNTY, STATE OF ARIZONA, IN THE CITY OF PHOENIX DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION 34 FOR A DISTANCE OF 700.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 32 MINUTES 30 SECONDS WEST PARALLEL TO THE WEST LINE OF SAID SECTION 34 A DISTANCE OF 289.60 FEET; THENCE SOUTH 177.09 FEET TO THE CENTER LINE OF THAT CERTAIN ALLEY, AS CONVEYED TO THE CITY OF PHOENIX, BY QUIT-CLAIM DEED RECORDED IN DOCKET 3646, PAGE 22, MARICOPA COUNTY RECORDS; THENCE EAST ALONG THE CENTER LINE OF SAID ALLEY 231.31 FEET TO A POINT IN THE CENTER LINE OF THE NORTH AND SOUTH PORTION OF SAID ALLEY; THENCE NORTH 0 DEGREES 32 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 226.69 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 223.00 FEET; THENCE NORTH 0 DEGREES 32 MINUTES 30 SECONDS EAST, PARALLEL TO THE WEST LINE OF SAID SECTION 34 FOR A DISTANCE OF 240.00 FEET TO A POINT IN THE CENTER LINE OF THOMAS ROAD AND THE NORTH LINE OF SAID SECTION 34; THENCE WEST ALONG SAID LINE 9.98 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTH 40 FEET THEREOF.

PARCEL NO. 2:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN MARICOPA COUNTY, ARIZONA, IN THE CITY OF PHOENIX DESCRIBED AS FOLLOWS:

THE SOUTH 418.69 FEET OF THE NORTH 458.69 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP TWO (2) NORTH, RANGE TWO (2) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THEREFROM THE WEST 933.38 FEET;

EXCEPT THE EAST 30 FEET THEREOF; AND

EXCEPT THEREFROM ALL THAT CERTAIN REAL PROPERTY SITUATED IN MARICOPA COUNTY, STATE OF ARIZONA, IN THE CITY OF PHOENIX DESCRIBED AS FOLLOWS:

THE EAST 393.72 FEET OF THE NORTH 240.00 FEET OF THE SOUTH 418.69 FEET OF THE NORTH 458.69 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 30 FEET THEREOF.

Tab A

Zoning and Aerial Maps

AERIAL MAP



APN'S: 108-12-007 & 108-12-001S
SWC OF 41ST AVENUE AND THOMAS ROAD, PHOENIX, AZ 85019

AERIAL MAP

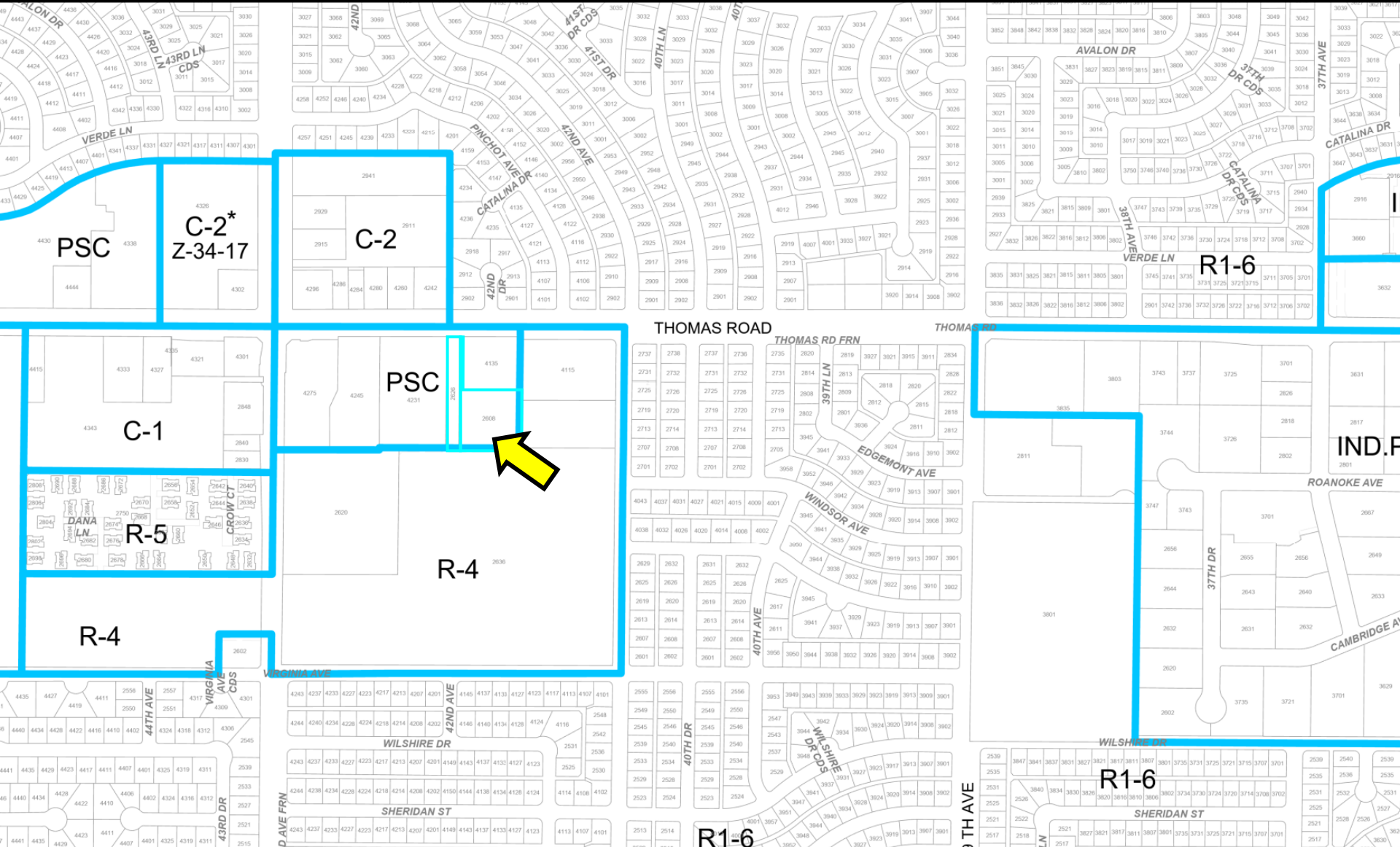


APN'S: 108-12-007 & 108-12-001S

SWC OF 41ST AVENUE AND THOMAS ROAD, PHOENIX, AZ 85019

ZONING MAP

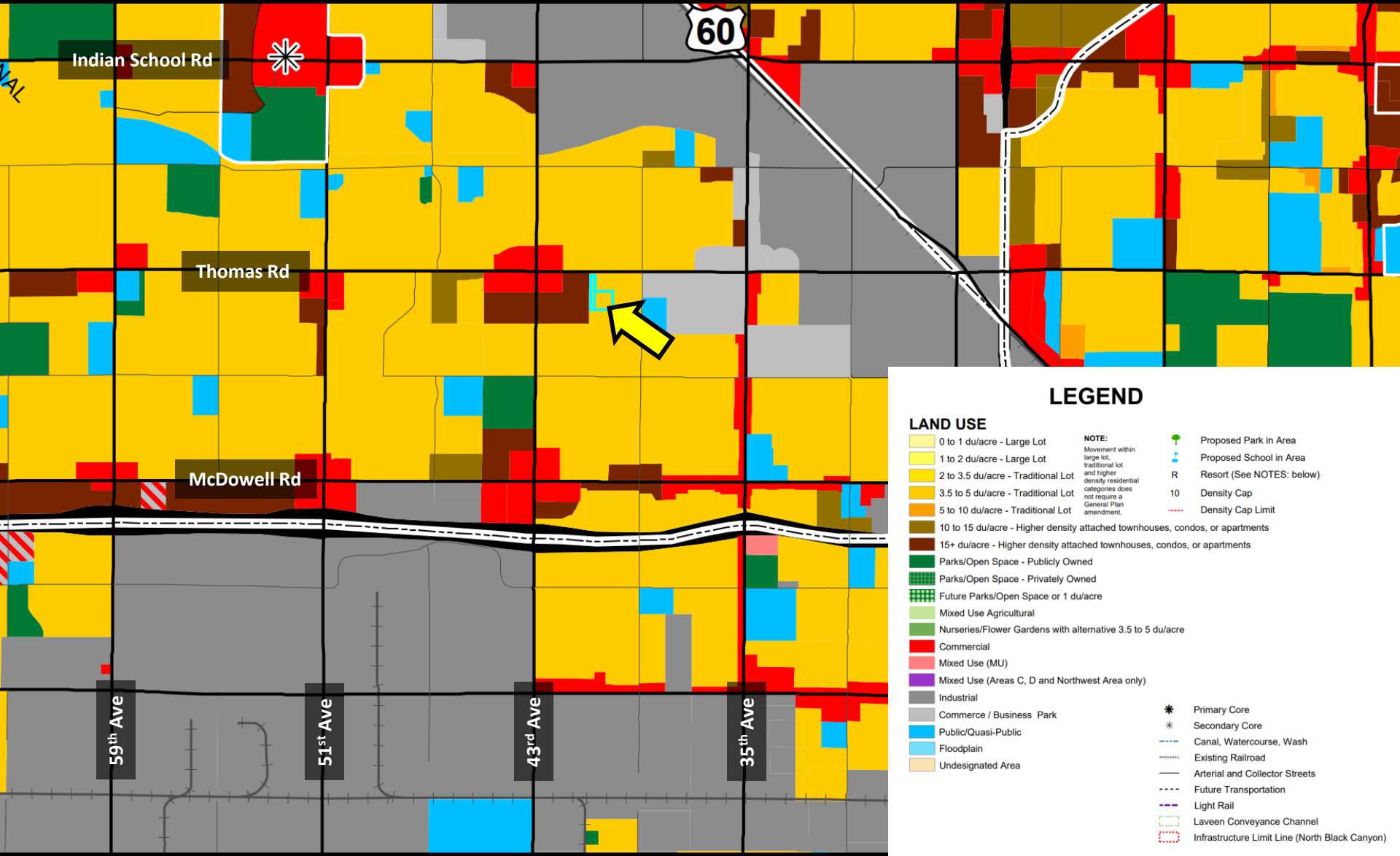
PSC: PLANNED SHOPPING CENTER NO OVERLAY DISTRICTS



APN'S: 108-12-007 & 108-12-001S

SWC OF 41ST AVENUE AND THOMAS ROAD, PHOENIX, AZ 85019

GENERAL PLAN RESIDENTIAL 15+ DU / ACRE



LEGEND

LAND USE

- 0 to 1 du/acre - Large Lot
- 1 to 2 du/acre - Large Lot
- 2 to 3.5 du/acre - Traditional Lot
- 3.5 to 5 du/acre - Traditional Lot
- 5 to 10 du/acre - Traditional Lot
- 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments
- 15+ du/acre - Higher density attached townhouses, condos, or apartments
- Parks/Open Space - Publicly Owned
- Parks/Open Space - Privately Owned
- Future Parks/Open Space or 1 du/acre
- Mixed Use Agricultural
- Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre
- Commercial
- Mixed Use (MU)
- Mixed Use (Areas C, D and Northwest Area only)
- Industrial
- Commerce / Business Park
- Public/Quasi-Public
- Floodplain
- Undesignated Area

NOTE:
Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.

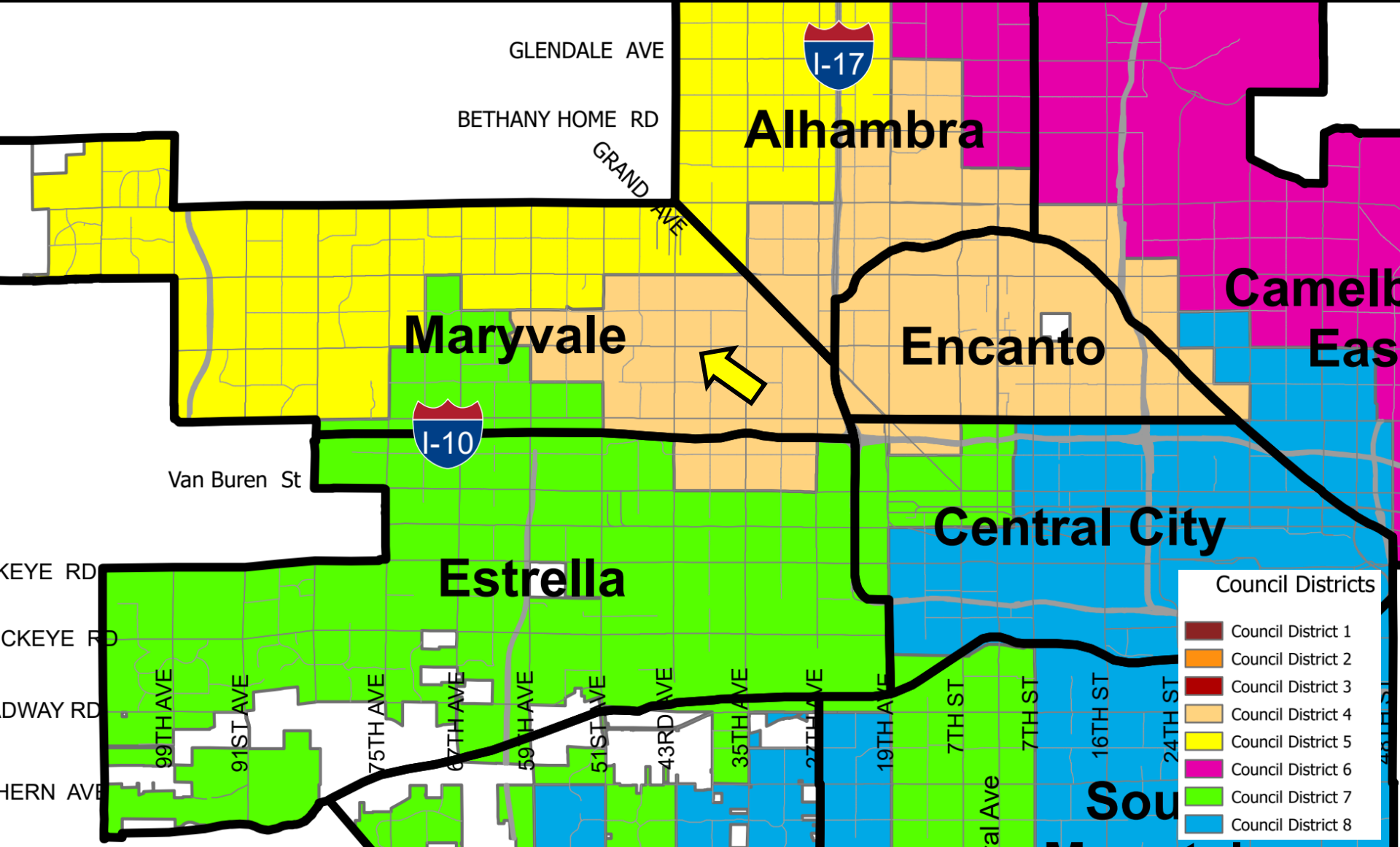
- Proposed Park in Area
- Proposed School in Area
- R Resort (See NOTES: below)
- 10 Density Cap
- Density Cap Limit

- * Primary Core
- * Secondary Core
- Canal, Watercourse, Wash
- Existing Railroad
- Arterial and Collector Streets
- Future Transportation
- Light Rail
- Laveen Conveyance Channel
- Infrastructure Limit Line (North Black Canyon)

APN'S: 108-12-007 & 108-12-001S

SWC OF 41ST AVENUE AND THOMAS ROAD, PHOENIX, AZ 85019

CITY COUNCIL DISTRICT NO. 4— COUNCILMEMBER LAURA PASTOR
MARYVALE VILLAGE PLANNING COMMITTEE



APN'S: 108-12-007 & 108-12-001S

SWC OF 41ST AVENUE AND THOMAS ROAD, PHOENIX, AZ 85019

STREET VIEW

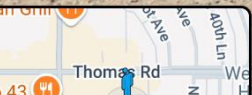
Search Google Maps



Phoenix, Arizona

Google Street View

Feb 2022 See more dates



APN'S: 108-12-007 & 108-12-001S

SWC OF 41ST AVENUE AND THOMAS ROAD, PHOENIX, AZ 85019

Tab B

Conceptual Site Plan

PROJECT DATA

OVERALL SITE DATA:
 SITE AREA: +/-78,162 S.F. / 1.79 GROSS ACRES
 ZONING: EXISTING - PSC PROPOSED - PUD
 APN NO: 108-12-001S, 108-13-003, 108-12-007
 PROPOSED USE: MULTI-FAMILY
 DENSITY ALLOWED: 45.68/52.20 with BONUS DU/GROSS AC
 DENSITY PROPOSED: (86 DU / 1.79) 48 DU/GROSS AC
 ALLOWABLE BUILDING HEIGHT: 4-STORIES/48 FEET
 PROPOSED BUILDING HEIGHT: 4-STORIES/48 FEET
 COMMON OPEN SPACE REQUIRED: 78,162 S.F. X .05% = 3,908 S.F.
 COMMON OPEN SPACE PROVIDED: 18,592 S.F./23.7%
UNIT MIX:
 ONE BEDROOM UNITS: 70 (82%)
 TWO BEDROOM UNITS: 16 (18%)
 TOTAL: 86 D.U.

UNIT TYPE	NET LIV. AREA	UNITS
A1 1 BED/1 BA	604 S.F.	70
B1 2 BED/2 BA	1,050 S.F.	16
TOTAL:		86 D.U.
AVG. S.F.		687 S.F.

PARKING:
 ONE BEDROOM UNITS: 1.5 P.S./UNIT 105 P.S.
 TWO BEDROOM UNITS: 1.5 P.S./UNIT 24 P.S.
 TOTAL REQUIRED: 129 P.S.
 TOTAL PROVIDED: 53 P.S.
 ACCESSIBLE PARKING PROVIDED: 2 P.S.
 PROPOSED EV PARKING: 2 P.S.

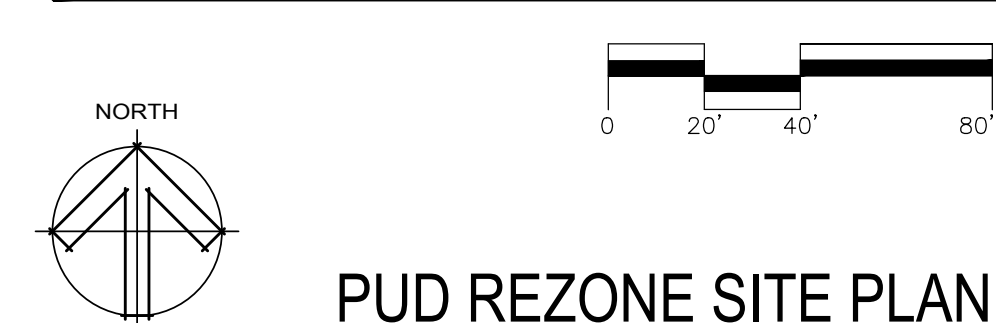
APPLICABLE CODES & GUIDELINES:
 BUILDING:
 2018 INTERNATIONAL BUILDING CODE (IBC) W/ CITY OF PHOENIX AMENDMENTS
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 MECHANICAL:
 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 PLUMBING:
 2018 INTERNATIONAL PLUMBING CODE (IPC)
 2018 UNIFORM PLUMBING CODE (UPC)
 ELECTRICAL:
 2018 NATIONAL ELECTRICAL CODE (NEC)
 FIRE:
 2018 PHOENIX FIRE CODE
ACCESSIBILITY CODES/GUIDELINES:
 2009 ICC/ANSI A117.1
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
 1998 FAIR HOUSING ACT DESIGN MANUAL

ACCESSIBLE UNITS:
 5% WILL BE ACCESSIBLE (5 TOTAL), 95% WILL BE ADAPTABLE (81 TOTAL, OR THE BALANCE OF PROVIDED UNITS SINCE THE BUILDING HAS AN ELEVATOR). AN ADDITIONAL 2% (2 TOTAL) OF THE ADAPTABLE UNITS WILL HAVE THE FEATURES FOR HEARING AND/OR VISUAL DISABILITIES.

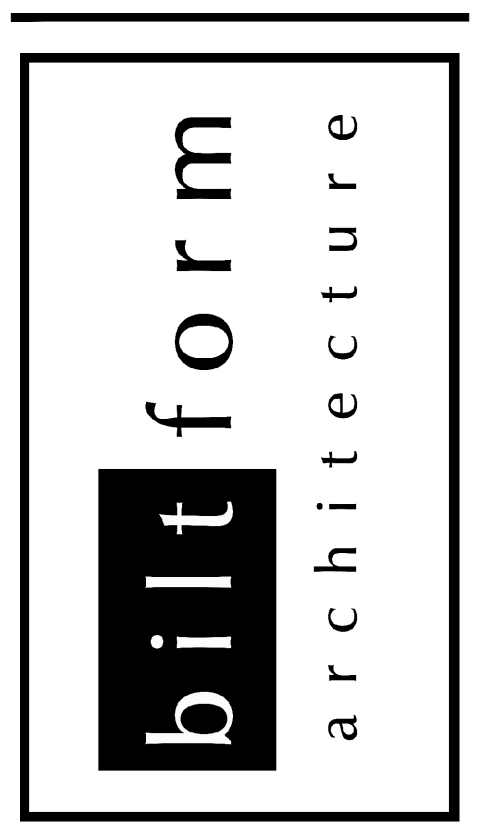
CONSTRUCTION TYPE:
 TYPE V-A w/ NFPA 13 FIRE SPRINKLERS

OCCUPANCY TYPE:
 A-3 COMMUNITY ROOM & FITNESS
 B MANAGEMENT OFFICES
 R-2 DWELLING UNITS

PROJECT NARRATIVE:
 TRG 41st AVENUE IS A PROPOSED 86 UNIT SENIOR COMMUNITY, SITUATED ON A VACANT +/- 1.79 GROSS ACRE SITE ON 41ST AVENUE SOUTH OF THOMAS ROAD. THE APPLICANT "THE RICHMAN GROUP" IS PROPOSING AN AFFORDABLE TAX CREDIT SENIOR COMMUNITY CONSISTING OF ONE 4 STORY BUILDING WITH ONE AND TWO BEDROOM DWELLING UNITS. COMMUNITY AMENITIES WILL INCLUDE A FITNESS CENTER, LAUNDRY FACILITIES, MAIL ROOM, DOG PARK, BARBEQUE GRILLS, SITTING AREAS, AND INTERCONNECTED PEDESTRIAN PATHWAYS. THE TOTAL NUMBER OF PARKING SPACES MEETS THE MINIMUM REQUIREMENTS SET FORTH IN THE PHOENIX ZONING ORDINANCE. THE MAIN INGRESS/EGRESS DRIVE IS LOCATED ON 41ST AVENUE.



PUD REZONE SITE PLAN



biltform architecture group, inc.
 19820 north 7th street suite 260
 phoenix, arizona 85024
 Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY
 NOT FOR
 CONSTRUCTION

TRG 41st AVENUE
 41st AVENUE & WEST THOMAS ROAD PHOENIX, ARIZONA 85019
 The Richman Group of Arizona
 777 West Putnam Avenue
 Greenwich, CT, 06830 | C - 602.800.0300

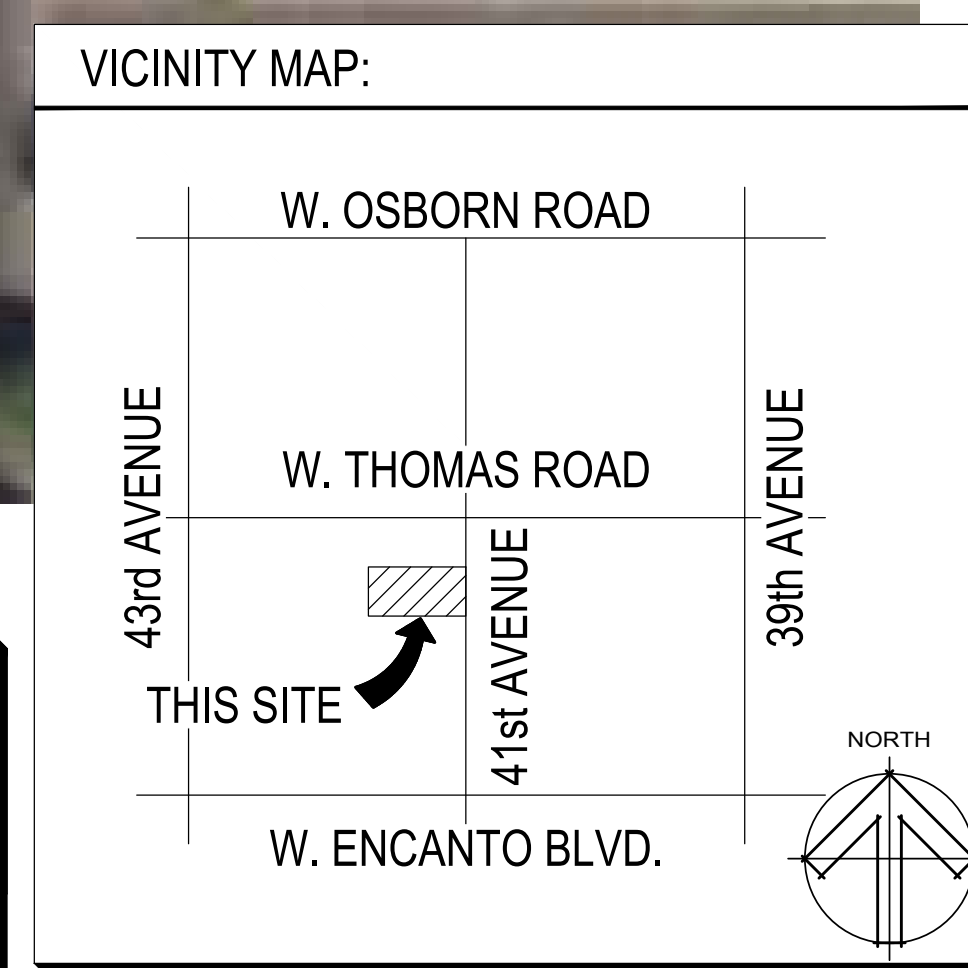
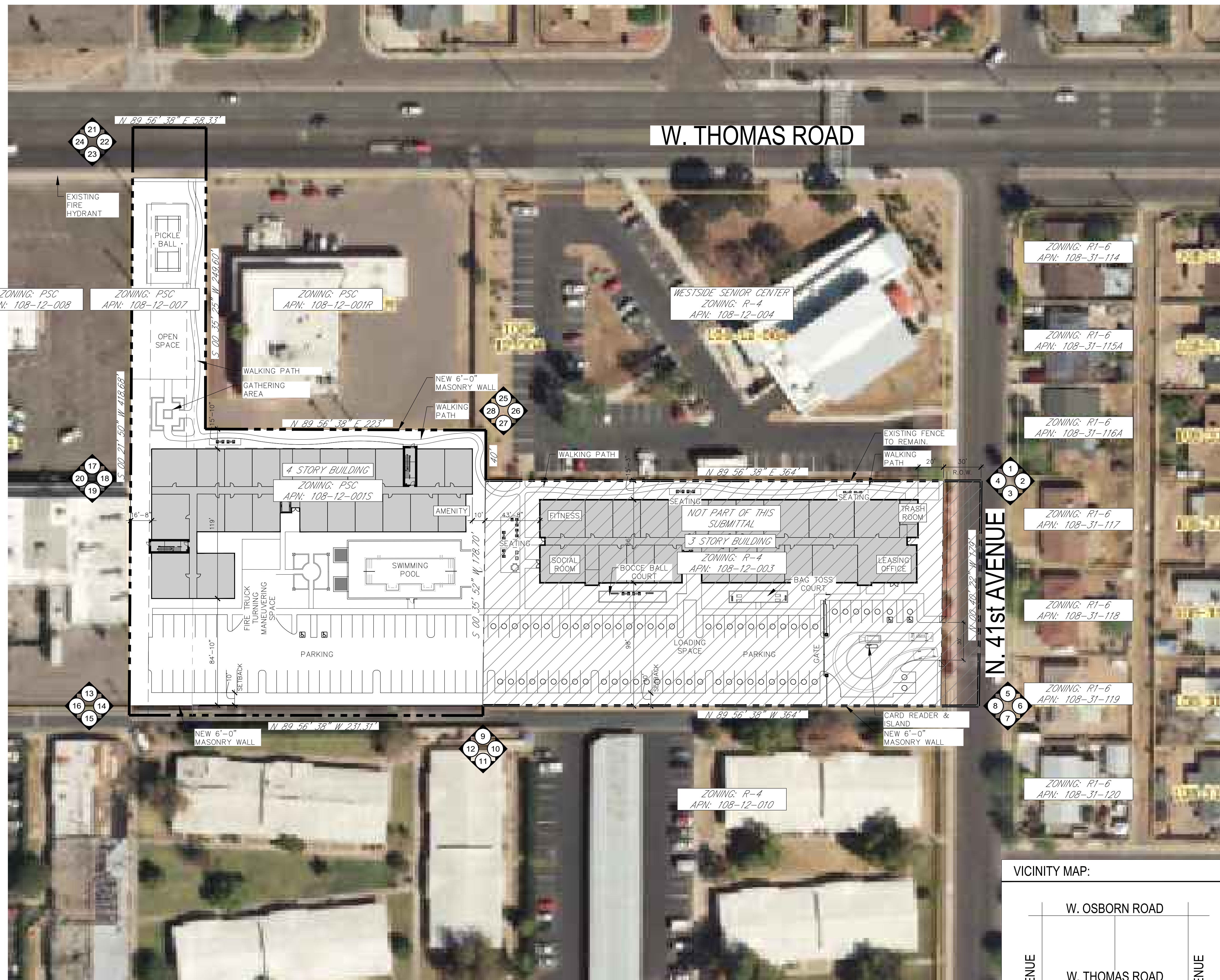
PUD REZONING SUBMITTAL
 12/06/2024

REVISIONS:

1	
2	
3	
4	
5	

JOB NO: 24-040
 DATE: DECEMBER 6, 2024
 SCALE: 1" = 40'-0"
 SHEET NO:

A1.0
 PUD REZONE SITE PLAN
 © BILTFORM ARCHITECTURE GROUP, INC.



CONTACT INFORMATION:

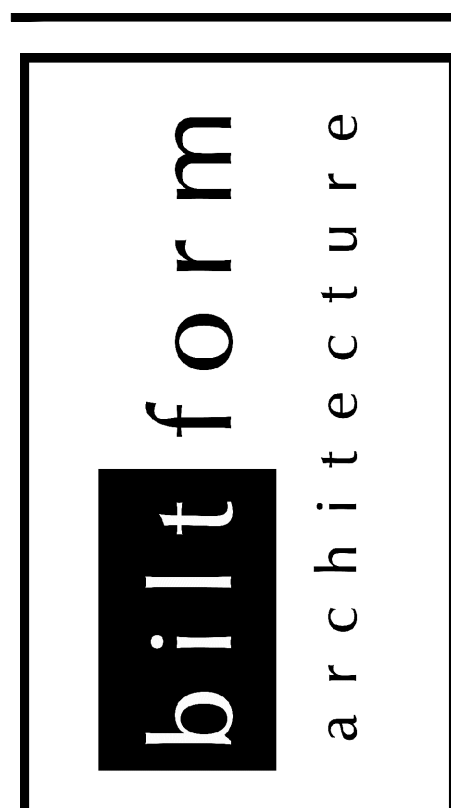
OWNER: ALEX POPOVIC THE RICHMAN GROUP OF ARIZONA 777 W. PUTNAM AVENUE GREENWICH, CT, 06830 PHONE: (602) 800-0300 EMAIL: popovic@richmancapital.com	ARCHITECT: VINCE SCARANO BILTFORM ARCHITECTURE GROUP, INC. 19820 N. 7TH STREET, SUITE 260 PHOENIX, ARIZONA 85024 PHONE: (602) 258-9200 EMAIL: vince@biltform.com
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Tab C

Conceptual Color Elevations



- ELEVATION KEY NOTES: #**
1. EXTERIOR STUCCO FINISH SYSTEM.
 2. FIBER CEMENT LAP SIDING
 3. PRE-FINISHED METAL PARAPET CAP.
 4. STUCCO CONTROL JOINT.
 5. WINDOW.
 6. DOOR PER PLAN.
 7. VIEW FENCE.
 8. METAL FENCE.
 9. SHADE STRUCTURE.



biltform architecture group, inc.
 19820 north 7th street suite 260
 phoenix arizona 85024
 Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY
 NOT FOR
 CONSTRUCTION



TRG 41st AVENUE
 41st AVENUE & WEST THOMAS ROAD PHOENIX, ARIZONA 85019

The Richman Group of Arizona
 777 West Putnam Avenue
 Greenwich, CT, 06830 | C • 602.800.0300



PUD REZONING
 SUBMITTAL
 12/06/2024

REVISIONS:

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3	
4	
5	

JOB NO: 24-040
 DATE: DECEMBER 6, 2024
 SCALE: NO SCALE
 SHEET NO:

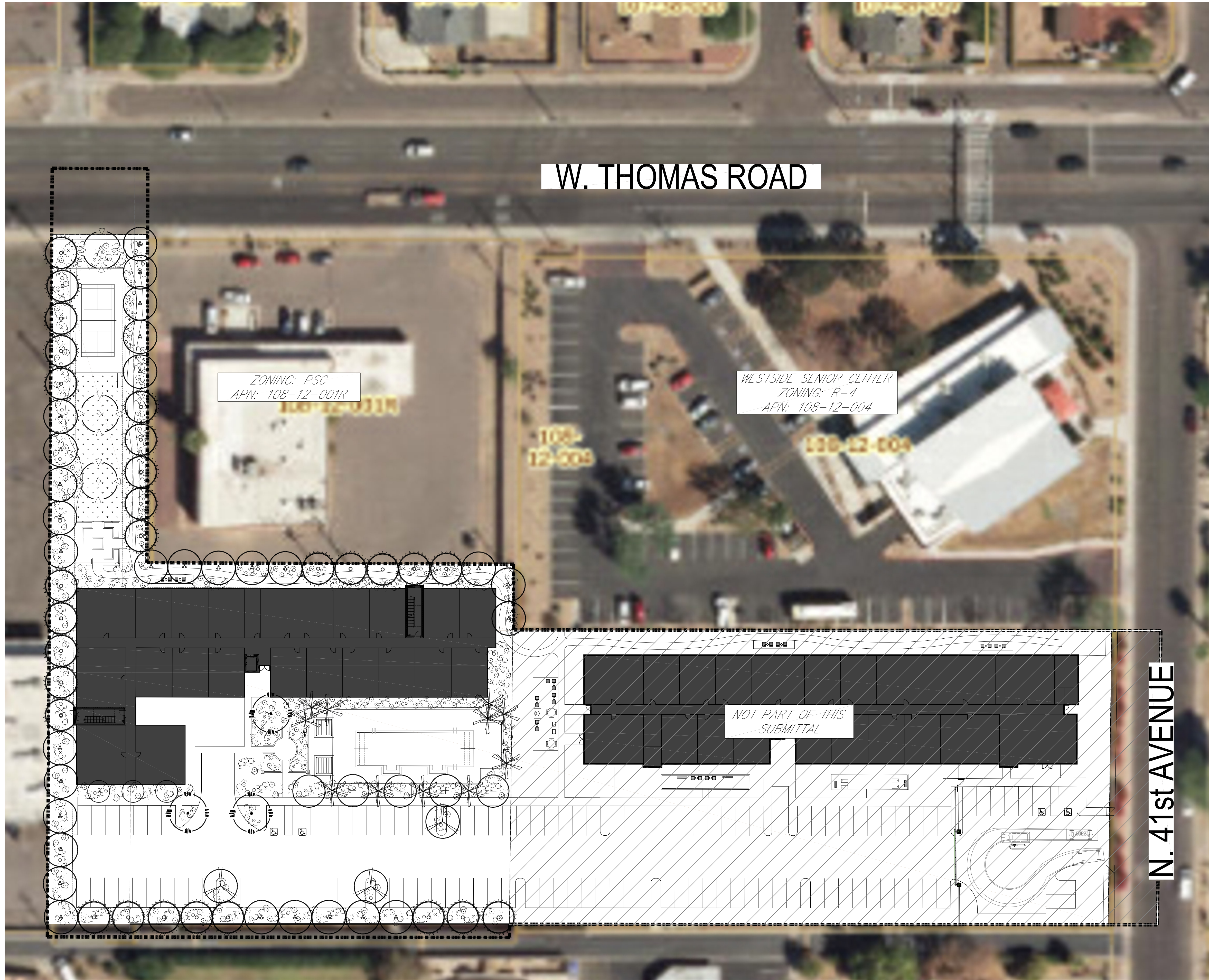
PUD REZONE
 CONCEPTUAL ELEVATION

KIVA #:	24-1392	PARCEL #:	108-12-0019/108-12-007
SDEV:	2400455	QS #:	Q14-19
PAPP:	2406337	SCMJ #:	
PRLM:		LSPL #:	

A3.0
 CONCEPTUAL ELEVATIONS
 © BILTFORM ARCHITECTURE GROUP, INC.

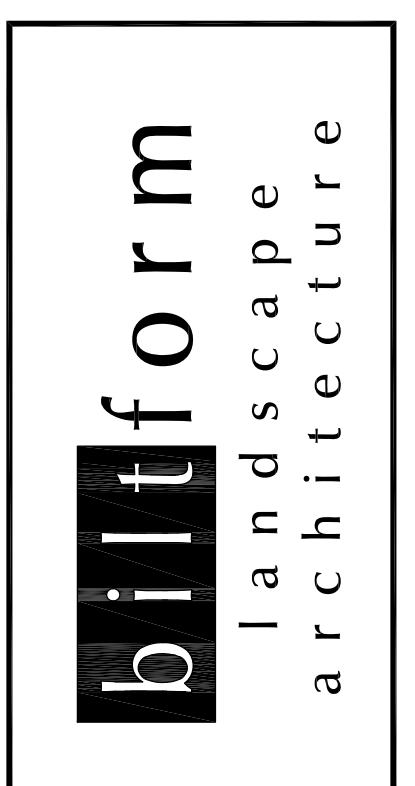
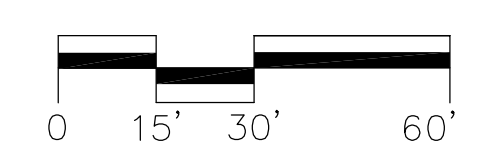
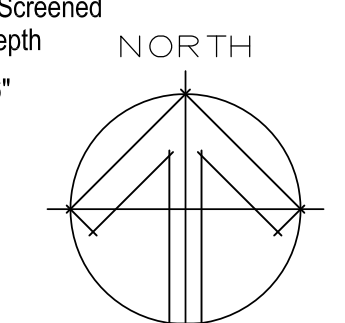
Tab D

Conceptual Landscape Plan



PLANT LEGEND

TREES	SPECIFICATION
<i>Quercus virginiana</i> Southern Live Oak	24" Box Double Stake
<i>Prosopis chilensis</i> "Hybrid" Thornless Chilean Mesquite	24" Box Double Stake
<i>Chilopsis linearis</i> Desert Willow	24" Box Double Stake
<i>Ulmus parvifolia</i> Chinese Elm	24" Box Double Stake
<i>Pistacia chinensis</i> Chinese Pistache	36" Box Standard
<i>Cercidium hybrid</i> "Desert Museum" Hybrid	36" Box Multi Trunk
<i>X Butiagrus nabonnandii</i> Mule Palm	24" Box
<i>Cercis mexicana</i> Mexican Redbud	24" Box Double Stake
<i>Pinus edularica</i> Mondel Pine	24" Box Double Stake
<i>Lagerstroemia indica</i> "White" Crape Myrtle	36" Box Multi-Trunk
<i>Sophora secundiflora</i> Texas Mountain Laurel	24" Box Multi-Trunk
SHRUBS	SIZE
<i>Carissa grandiflora</i> Natal Plum	5 Gallon
<i>Tecoma hybrid</i> Orange Jubilee	5 Gallon
<i>Phoenix roebelenii</i> Pigmy Date Palm	5 Gallon
<i>Leucophyllum candida</i> "Thunderdoud" Sage	5 Gallon
<i>Dodonea viscosa</i> Hopseed Bush	5 Gallon
<i>Tecomaria capensis</i> Cape Honeysuckle	5 Gallon
<i>Agave bracteosa</i> Spider Agave	5 Gallon
<i>Hibiscus rosa-sinensis</i> Chinese Hibiscus	5 Gallon
<i>Hesperaloe parvifolia</i> Red Yucca	5 Gallon
<i>Lagerstroemia indica</i> "Dynamite" Crape Myrtle	5 Gallon
<i>Pittosporum tobira</i> Mock Orange	5 Gallon
<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	5 Gallon
<i>Senna phyllodenia</i> Silver-Leaf Senna	5 Gallon
<i>Nerium oleander</i> Petite Pink Dwarf Oleander	5 Gallon
<i>Ruellia peninsularis</i> Desert Ruellia	5 Gallon
<i>Raphiolepis Indica</i> Indian Hawthorn	5 Gallon
<i>Xylosma congesta</i> Shiny Xylosma	5 Gallon
<i>Sophora secundiflora</i> Texas Mountain Laurel	5 Gallon
<i>Muhlenbergia capillaris</i> "Regal Mist" Deer Grass	5 Gallon
GROUNDCOVERS	SIZE
<i>Lantana montevidensis</i> Gold Mound Lantana	1 Gallon
<i>Convolvulus cneorum</i> Bush Morning Glory	1 Gallon
<i>Rosemarinus officinalis</i> Prostrate Rosemary	1 Gallon
<i>Wedelia trilobata</i> Yellow Dots	1 Gallon
<i>Ruellia brittoniana</i> "Katie" Ruellia	1 Gallon
<i>Tulbaghia violacea</i> Society Garlic	1 Gallon
Seasonal annuals	4" Pots @ 6" O.C.
Synthetic turf Easyturf	Nutmeg Lush
<i>Cynodon dactylon</i> Midiron Hybrid	Sod
VINES	SIZE
<i>Bignonia capreolata</i> Tangerine Beauty Crossvine	5 Gallon W/ 4'x 4' Trellis
<i>Ficus pumila</i> Creeping Fig Vine	1 Gallon
LANDSCAPE MATERIALS	
(Contractor to submit sample for approval)	
Decomposed granite Desert Brown	1/2" Screened 2" Depth
Concrete header Extruded	4"x 6"



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email: dave@biltform.com



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777 West Putnam Avenue
Greenwich, CT, 06830 | C • 602.800.0300



PUD REZONING
SUBMITTAL
12/06/2024

REVISIONS:	
	-
	-
	-

JOB NO: 24-040L
DATE: DECEMBER 6, 2024
SCALE: 1" = 30'-0"
SHEET NO:

PL 1.1

Tab E

Traffic Impact Statement



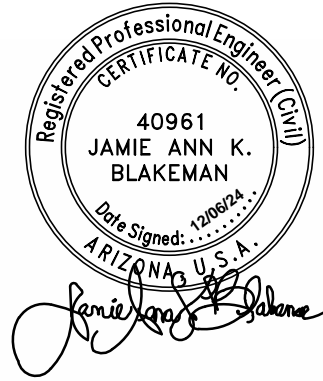
To: Alex Popovic
TRG Arizona Development, LLC

Date: December 6, 2024

From: Jamie Ann K. Blakeman, PE, PTOE

Job Number: 24-5744

RE: TRG 41st Avenue West
Traffic Statement



INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Traffic Statement for the proposed TRG 41st Avenue West development located on the south side of Thomas Road approximately 370 feet west of 41st Street in Phoenix, Arizona. See **Figure 1** for the vicinity map.

The proposed development will include a 4-story, 86 dwelling unit multifamily residential complex. See **Attachment A** and **Figure 2** for the site plan.



Figure 1 - Vicinity Map

The objective of this Traffic Statement is to analyze the proposed development’s traffic-related impacts on the adjacent roadway network.





EXISTING CONDITIONS

The proposed development is located approximately 370 feet west (curb to property line) and 205 feet south (curb to property line) of the SWC of Thomas Road and 41st Avenue. The proposed 1.79-acre (AC) site is located on three (3) parcels (Assessor Parcel Numbers 108-12-007, 108-12-001S, and 108-12-003). The *Phoenix Planning and Development Department Map: G6*, provided by the City of Phoenix, reports the site as zoned for Planned Shopping Center (PSC). It is bordered to the north by a school administrative building (Isaac School District #5), a senior apartment community (Phoenix Manor) to the south, an undeveloped lot to the east, and a retail center to the west (West Thomas Center). See **Attachment B** for Maricopa County Assessor’s parcel information.

Thomas Road is an east-west roadway that provides two (2) eastbound through lanes and three (3) westbound through lanes in each direction of travel and has a two-way left turn lane in the center. According to the City of Phoenix Street Centerline, updated 2022, Thomas Road is classified as an arterial. The *Maricopa Association of Governments Traffic Counts (TCDS)* map reports an average daily traffic (ADT) of 31,347 vehicles per day (vpd) along Thomas Road in 2024 between 41st Avenue and 46th Drive. There is a posted speed limit of 40 miles per hour (mph).

41st Avenue is a north-south undivided roadway that provides one (1) through lane in each direction of travel and allows for on-street parking on the east and west sides within the vicinity of the proposed project. According to the City of Phoenix Street Centerline, updated 2022, 41st Avenue is classified as a local street. There is a posted speed limit of 25 miles per hour (mph).

PROPOSED DEVELOPMENT

The proposed development is an 86 dwelling unit multifamily apartment. The site will consist of a four-story residential building, a pool, garden, dog park, and pickleball court. A parking lot to the south of the building will provide 53 parking stalls.

The site will have one (1) shared access point along 41st Avenue, approximately 390 feet south of Thomas Road (center to center). The access point will lead to a conjoined parking lot with a future

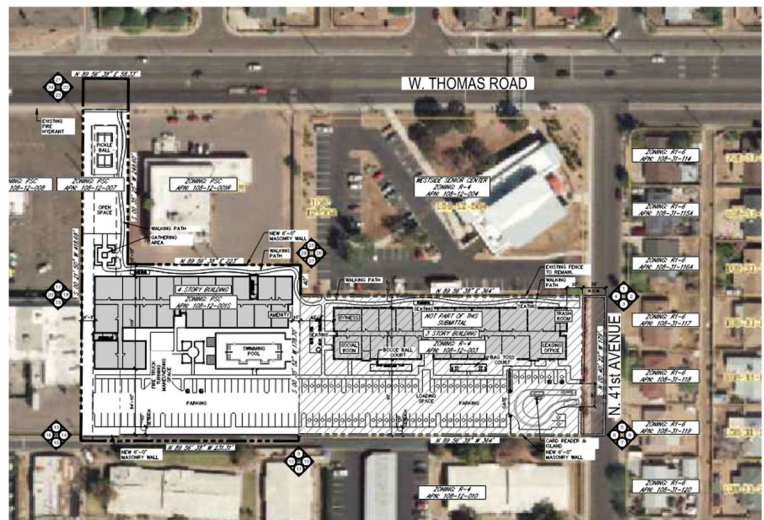


Figure 2 – Site Plan



development to the east. It will be full access, allowing right-in, right-out, left-in, and left-out turning movements into the site.

TRIP GENERATION

The trip generation for the proposed TRG 41st Avenue West development was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 11th Edition*. The ITE rates are based on studies that measure the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is considered the standard for estimating trips in the transportation engineering profession.

ITE Land Use 221—Multifamily Housing (Mid-Rise) was used to calculate the trip generation for the TRG 41st Avenue West development.

The total trip generation for the proposed development is shown in **Table 1**. See **Attachment C** for detailed trip generation calculations.

Table 1 – Trip Generation

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise)	221	86	Dwelling Units	390	32	7	25	34	21	13
Total				390	32	7	25	34	21	13

The proposed TRG 41st Avenue West development is anticipated to generate 390 weekday trips, 32 of which occur during the adjacent street's AM peak hour and 34 during the PM peak hour.

SUMMARY

The proposed TRG 41st Avenue West development is located on the south side of Thomas Road approximately 370 feet west of 41st Street in Phoenix, Arizona. The proposed development will include an 86 dwelling unit multifamily residential apartment complex.

The site will have one (1) shared full-access point along 41st Street, approximately 390 feet south of Thomas Road (center-to-center). This full-access driveway will allow all movements entering and exiting the site.

The proposed development is anticipated to generate 390 weekday trips, 32 of which occur during the AM peak hour and 21 during the PM peak hour.

As previously mentioned, the 2024 daily traffic along Thomas Road was 31,347 vpd. Based on the surrounding roadway network, all trips to and from the proposed development will utilize





Thomas Road. Therefore, the 390 daily trips generated by the proposed development would represent an approximate 1.24% increase in average weekday traffic along Thomas Road.

In conclusion, the traffic generated by the proposed TRG 41st Avenue West development is anticipated to have minimal traffic-related impacts on the existing roadway network and the surrounding area.



ATTACHMENT A – PROPOSED SITE PLAN



A

PROJECT DATA

OVERALL SITE DATA:
 SITE AREA: +/-78,162 S.F. / 1.79 GROSS ACRES
 ZONING: EXISTING - PSC PROPOSED - PUD
 APN NO: 108-12-001S, 108-13-003, 108-12-007
 PROPOSED USE: MULTI-FAMILY
 DENSITY ALLOWED: 45.68/52.20 with BONUS DU/GROSS AC
 DENSITY PROPOSED: (86 DU / 1.79) 48 DU/GROSS AC
 ALLOWABLE BUILDING HEIGHT: 4-STORIES/48 FEET
 PROPOSED BUILDING HEIGHT: 4-STORIES/48 FEET
 COMMON OPEN SPACE REQUIRED: 78,162 S.F. X .05% = 3,908 S.F.
 COMMON OPEN SPACE PROVIDED: 18,592 S.F./23.7%
UNIT MIX:
 ONE BEDROOM UNITS: 70 (82%)
 TWO BEDROOM UNITS: 16 (18%)
 TOTAL: 86 D.U.

UNIT TYPE	NET LIV. AREA	UNITS
A1 1 BED/1 BA	604 S.F.	70
B1 2 BED/2 BA	1,050 S.F.	16
TOTAL:		86 D.U.
AVG. S.F.:		687 S.F.

PARKING:
 ONE BEDROOM UNITS: 1.5 P.S./UNIT 105 P.S.
 TWO BEDROOM UNITS: 1.5 P.S./UNIT 24 P.S.
 TOTAL REQUIRED: 129 P.S.
 TOTAL PROVIDED: 53 P.S.
 ACCESSIBLE PARKING PROVIDED: 2 P.S.
 PROPOSED EV PARKING: 2 P.S.

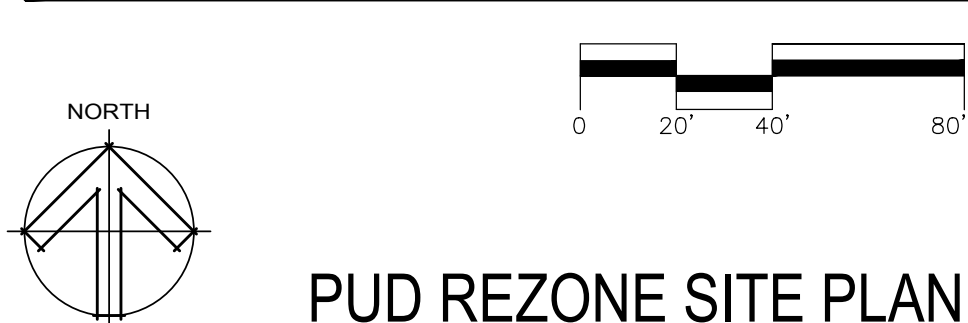
APPLICABLE CODES & GUIDELINES:
 BUILDING:
 2018 INTERNATIONAL BUILDING CODE (IBC) W/ CITY OF PHOENIX AMENDMENTS
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 MECHANICAL:
 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 PLUMBING:
 2018 INTERNATIONAL PLUMBING CODE (IPC)
 2018 UNIFORM PLUMBING CODE (UPC)
 ELECTRICAL:
 2018 NATIONAL ELECTRICAL CODE (NEC)
 FIRE:
 2018 PHOENIX FIRE CODE
ACCESSIBILITY CODES/GUIDELINES:
 2009 ICC/ANSI A117.1
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
 1998 FAIR HOUSING ACT DESIGN MANUAL

ACCESSIBLE UNITS:
 5% WILL BE ACCESSIBLE (5 TOTAL), 95% WILL BE ADAPTABLE (81 TOTAL, OR THE BALANCE OF PROVIDED UNITS SINCE THE BUILDING HAS AN ELEVATOR). AN ADDITIONAL 2% (2 TOTAL) OF THE ADAPTABLE UNITS WILL HAVE THE FEATURES FOR HEARING AND/OR VISUAL DISABILITIES.

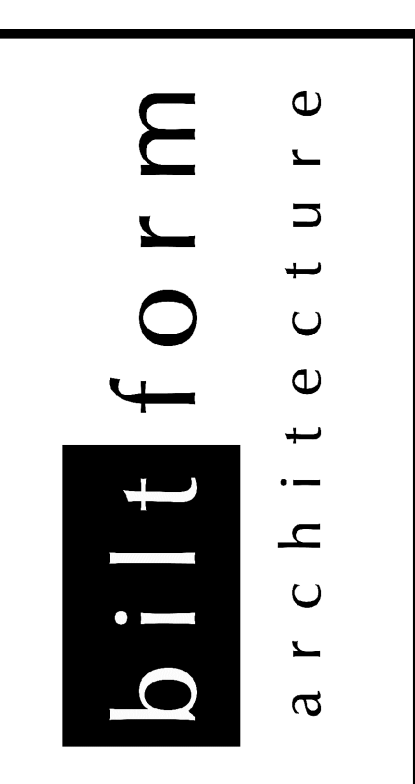
CONSTRUCTION TYPE:
 TYPE V-A w/ NFPA 13 FIRE SPRINKLERS

OCCUPANCY TYPE:
 A-3 COMMUNITY ROOM & FITNESS
 B MANAGEMENT OFFICES
 R-2 DWELLING UNITS

PROJECT NARRATIVE:
 TRG 41st AVENUE IS A PROPOSED 86 UNIT SENIOR COMMUNITY, SITUATED ON A VACANT +/- 1.79 GROSS ACRE SITE ON 41st AVENUE SOUTH OF THOMAS ROAD. THE APPLICANT "THE RICHMAN GROUP" IS PROPOSING AN AFFORDABLE TAX CREDIT SENIOR COMMUNITY CONSISTING OF ONE 4 STORY BUILDING WITH ONE AND TWO BEDROOM DWELLING UNITS. COMMUNITY AMENITIES WILL INCLUDE A FITNESS CENTER, LAUNDRY FACILITIES, MAIL ROOM, DOG PARK, BARBEQUE GRILLS, SITTING AREAS, AND INTERCONNECTED PEDESTRIAN PATHWAYS. THE TOTAL NUMBER OF PARKING SPACES MEETS THE MINIMUM REQUIREMENTS SET FORTH IN THE PHOENIX ZONING ORDINANCE. THE MAIN INGRESS/EGRESS DRIVE IS LOCATED ON 41st AVENUE.



PUD REZONE SITE PLAN



biltform architecture group, inc.
 19820 north 7th street suite 260
 phoenix, arizona 85024
 Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY
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 41st AVENUE & WEST THOMAS ROAD PHOENIX, ARIZONA 85019

The Richman Group of Arizona
 777 West Putnam Avenue
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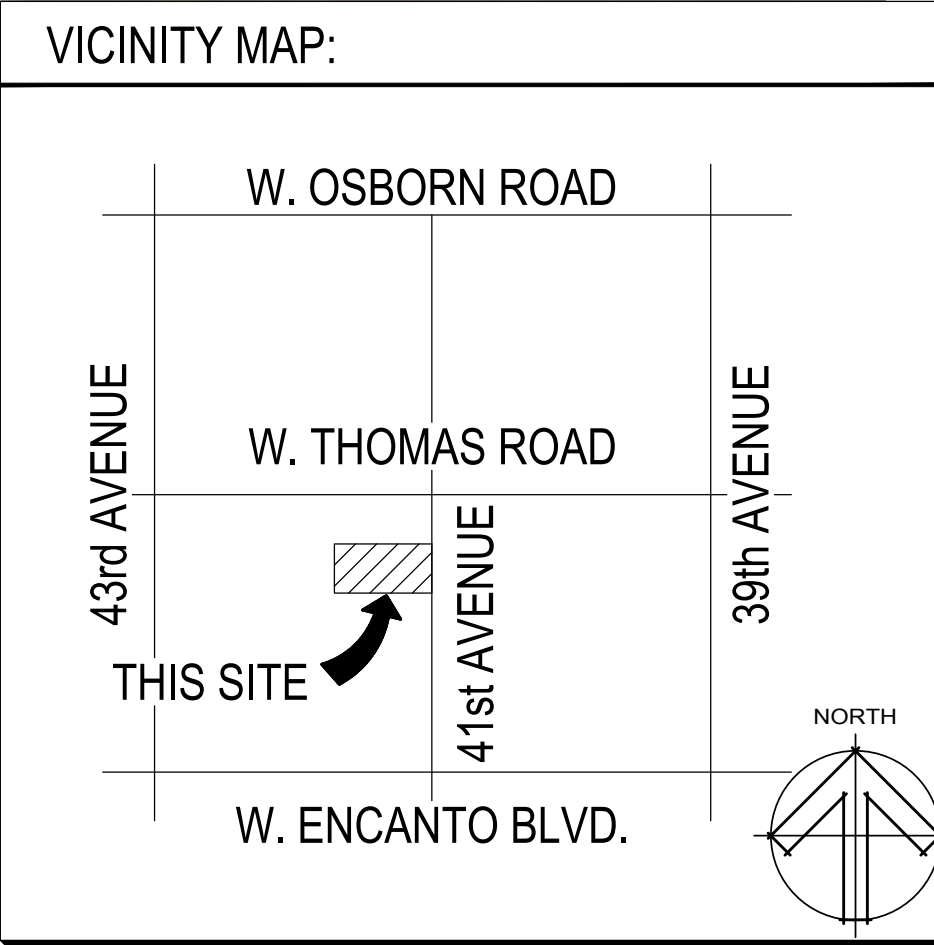
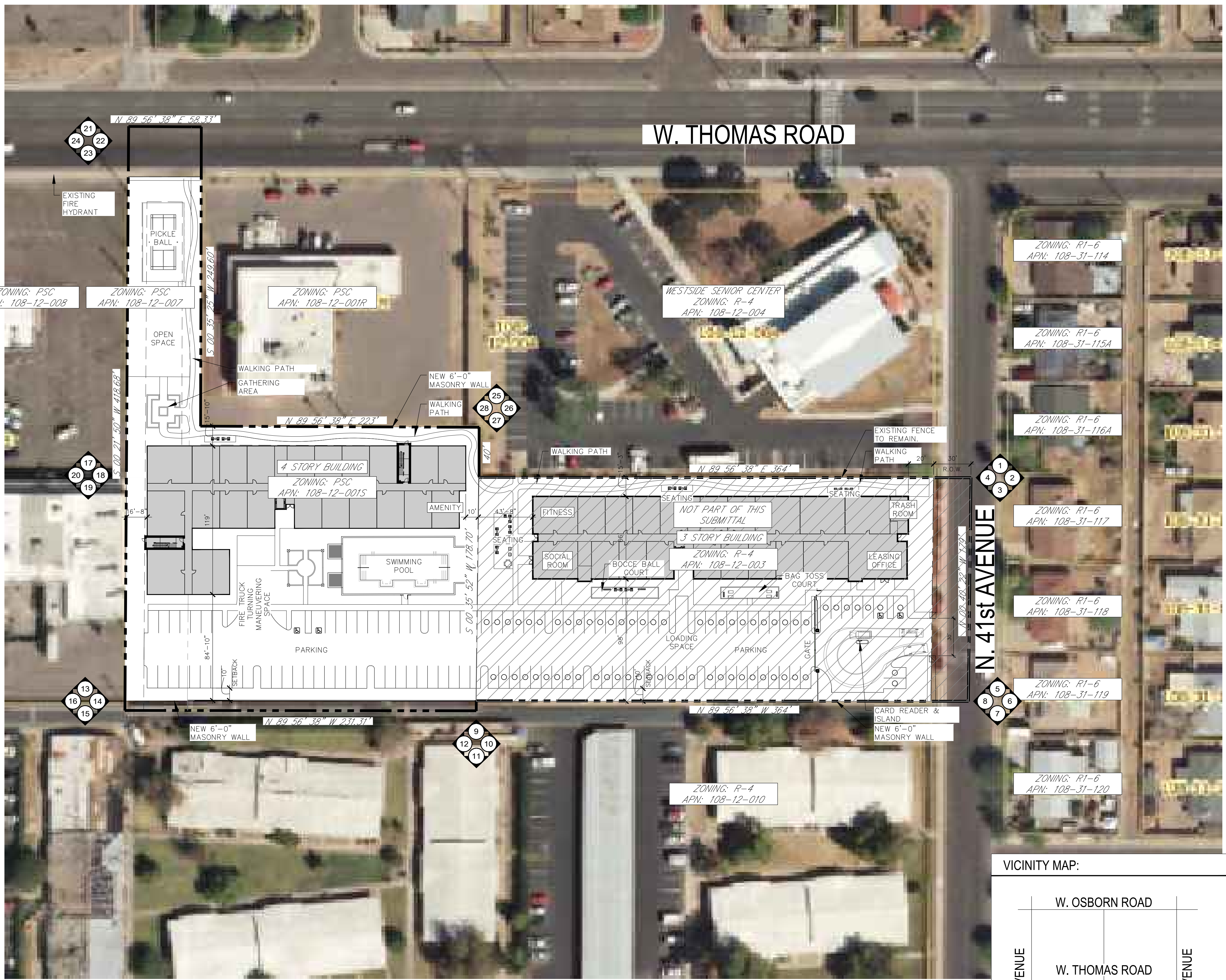
PUD REZONING
 SUBMITTAL
 12/06/2024

REVISIONS:

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JOB NO: 24-040
 DATE: DECEMBER 6, 2024
 SCALE: 1" = 40'-0"
 SHEET NO:

A1.0
 PUD REZONE SITE PLAN
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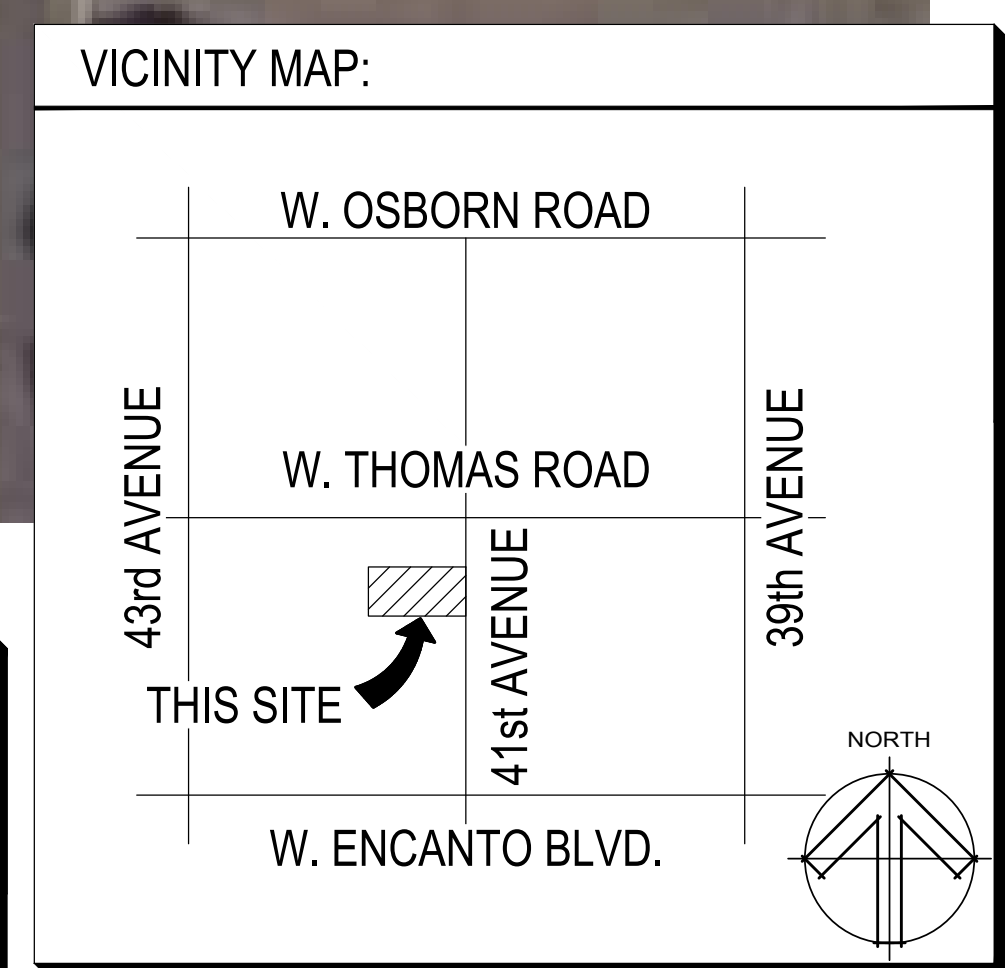
CONTACT INFORMATION:

OWNER: ALEX POPOVIC THE RICHMAN GROUP OF ARIZONA 777 W. PUTNAM AVENUE GREENWICH, CT, 06830 PHONE: (602) 800-0300 EMAIL: popovic@richmancapital.com	ARCHITECT: VINCE SCARANO BILTFORM ARCHITECTURE GROUP, INC. 19820 N. 7TH STREET, SUITE 260 PHOENIX, ARIZONA 85024 PHONE: (602) 258-9200 EMAIL: vince@biltform.com
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PROJECT DATA

OVERALL SITE DATA:

SITE AREA: +/- 78,162 S.F. / 1.79 GROSS ACRES
 ZONING: EXISTING - PSC
 PROPOSED - PUD

APN NO: 108-12-001S, 108-13-003, 108-12-007
 PROPOSED USE: MULTI-FAMILY
 DENSITY ALLOWED: 45.68/52.20 with BONUS DU/GROSS AC
 DENSITY PROPOSED: (86 DU / 1.79) 48 DU/GROSS AC
 ALLOWABLE BUILDING HEIGHT: 4-STORIES/48 FEET
 PROPOSED BUILDING HEIGHT: 4-STORIES/48 FEET
 COMMON OPEN SPACE REQUIRED: 78,162 S.F. X .05% = 3,908 S.F.
 COMMON OPEN SPACE PROVIDED: 18,592 S.F./23.7%

UNIT MIX:

ONE BEDROOM UNITS:	70	(82%)
TWO BEDROOM UNITS:	16	(18%)
TOTAL:	86 D.U.	86 D.U.

UNIT TYPE

UNIT TYPE	NET LIV. AREA	UNITS
A1 1 BED/1 BA	604 S.F.	70
B1 2 BED/2 BA	1,050 S.F.	16
TOTAL:	86 D.U.	59,080 S.F.
AVG. S.F.:		687 S.F.

PARKING:

ONE BEDROOM UNITS:	1.5 P.S./UNIT	105 P.S.
TWO BEDROOM UNITS:	1.5 P.S./UNIT	24 P.S.
TOTAL REQUIRED:		129 P.S.
TOTAL PROVIDED:		53 P.S.

ACCESSIBLE PARKING PROVIDED: 2 P.S.
 PROPOSED EV PARKING: 2 P.S.

APPLICABLE CODES & GUIDELINES:

BUILDING:
 2018 INTERNATIONAL BUILDING CODE (IBC) W/ CITY OF PHOENIX AMENDMENTS
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

MECHANICAL:
 2018 INTERNATIONAL MECHANICAL CODE (IMC)

PLUMBING:
 2018 INTERNATIONAL PLUMBING CODE (IPC)
 2018 UNIFORM PLUMBING CODE (UPC)

ELECTRICAL:
 2018 NATIONAL ELECTRICAL CODE (NEC)

FIRE:
 2018 PHOENIX FIRE CODE

ACCESSIBILITY CODES/GUIDELINES:
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CONSTRUCTION TYPE:
 TYPE V-A w/ NFPA 13 FIRE SPRINKLERS

OCCUPANCY TYPE:
 A-3 COMMUNITY ROOM & FITNESS
 B MANAGEMENT OFFICES
 R-2 DWELLING UNITS

PROJECT NARRATIVE:

TRG 41st AVENUE IS A PROPOSED 86 UNIT SENIOR COMMUNITY, SITUATED ON A VACANT +/- 1.79 GROSS ACRE SITE ON 41st AVENUE SOUTH OF THOMAS ROAD. THE APPLICANT "THE RICHMAN GROUP" IS PROPOSING AN AFFORDABLE TAX CREDIT SENIOR COMMUNITY CONSISTING OF ONE 4 STORY BUILDING WITH ONE AND TWO BEDROOM DWELLING UNITS. COMMUNITY AMENITIES WILL INCLUDE A FITNESS CENTER, LAUNDRY FACILITIES, MAIL ROOM, DOG PARK, BARBEQUE GRILLS, SITTING AREAS, AND INTERCONNECTED PEDESTRIAN PATHWAYS. THE TOTAL NUMBER OF PARKING SPACES MEETS THE MINIMUM REQUIREMENTS SET FORTH IN THE PHOENIX ZONING ORDINANCE. THE MAIN INGRESS/EGRESS DRIVE IS LOCATED ON 41st AVENUE.

PUD REZONE CONTEXT SITE PLAN

0 25' 50' 100'

NORTH

REVISIONS:

1	
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JOB NO: 24-040
DATE: DECEMBER 6, 2024
SCALE: 1" = 50' 0"
SHEET NO:

KIVA #:	24-1392	PARCEL #:	108-12-001S/108-12-007
SDEV:	2400455	QS #:	Q14-19
PAPP:	2406337	SCMJ #:	
PRLM:		LSPL #:	

bilt form architecture

biltform architecture group, inc.

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 Phone 602.285.9200 Fax 602.285.9229

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 777 West Putnam Avenue
 Greenwich, CT, 06830 | C - 602.800.0300

RICHMAN GROUP

PUD REZONING SUBMITTAL
 12/06/2024

A2.0
 CONTEXT SITE PLAN

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ATTACHMENT B – MARICOPA COUNTY ASSESSOR



108-12-007

Commercial Parcel

This is a Commercial parcel The current owner is PHOENIX MANOR LLC. Its current year full cash value is \$314,029.

 MAPS

 PICTOMETRY

 VIEW/PAY TAX BILL

 DEED

 OWNER

 VALUATIONS

 ADDITIONAL INFO

 MAP FERRET

 REGISTER RENTAL

 PRINT DETAILS

PROPERTY INFORMATION



MCR #

Description

PT NW4 SEC 34 DAF COM NW COR SD SEC TH E ALG N LN SD SEC 700.40F TPOB TH S 289.60F TH S 177.09F TO C/L OF ALLEY P/D 3646-22 TH W ALG SD C/L 50F TH N 466.69F TO PT ON N LN SD SEC TH E 48.33F TPOB P/D 6730-341 TOG WI TH PT NW4 SEC 34 DAF FR NW COR SD SEC TH E ALG N LN 400F TH S 289.6F TH S 177.09F TH E 250.40F POB TH N 177.09F TH N 289.60F TO SEC LN OF NW4 SEC 34 TH E ALG SD SEC LN 1.67F TH S 466.69F POB P/D 7040-58 EX N 40F PER RD MAP 1-59, 2-14 & P/D 1927-293 & 295

Lat/Long

|

Lot Size

21,121 sq ft.

Lot #

High School District


PHOENIX UNION #210

Elementary School District


ISAAC ELEMENTARY SCHOOL DISTRICT

Local Jurisdiction
PHOENIX
S/T/R ⓘ
34 2N 2E
Market Area/Neighborhood
17/015
Subdivision (0 Parcels)

OWNER INFORMATION

 PHOENIX MANOR LLC
Mailing Address
1592 UNION ST STE 500, SAN FRANCISCO, CA 94123
In Care Of
BOSWELL ALLIANCE CONSTRUCTION CO
Deed Number
Last Deed Date
Sale Date
n/a
Sale Price
n/a

VALUATION INFORMATION




We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#) ↗

Tax Year
2025
Full Cash Value ⓘ
\$314,029
Limited Value ⓘ
\$120,832
Legal Class
1.12
Description
COMMERCIAL / OTHER R/P
Assessment Ratio
16%

Assessed LPV
\$19,333
Property Use Code
1040
PU Description
Misc. Commercial
Tax Area Code
051300
Valuation Source
Notice


ADDITIONAL PROPERTY INFORMATION


Additional property data.

Description	Imp #	Occupancy	Rank	CCI	Age	Sq Ft.
Site Improvements	000101	163	0.5	D	63	1

Construction Year
1961
Weighted Construction Year
1961
Improvement Quality
D (.5)
Pool
No
Living Area
Patio(s)
Covered: 0 Uncovered: 0
Exterior Wall Type
Roof Type
Bath Fixtures
0
Garage Stalls
0
Carport Stalls
0

MAP FERRET MAPS



Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

▶ [Parcel Maps \(1\)](#)

▶ [Book/Map Maps \(1\)](#)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

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108-12-001S

Land Parcel

This is a Land parcel located at [2608 N 41ST AVE PHOENIX 85009](#). The current owner is PHOENIX MANOR LLC. Its current year full cash value is \$572,100.

 **MAPS**

 **PICTOMETRY**

 **VIEW/PAY TAX BILL**

 **DEED**

 **OWNER**

 **VALUATIONS**

 **ADDITIONAL INFO**

 **MAP FERRET**

 **REGISTER RENTAL**

 **PRINT DETAILS**

PROPERTY INFORMATION



[2608 N 41ST AVE PHOENIX 85009](#)

MCR #

Description

COM NW COR SEC 34 TH E 700.40F TPOB TH S 289.60F TH S 177.09F TO CEN LN OF ALLEY P/D 3646-22 TH E ALG CEN LN OF SD ALLEY 231.31F TO PT CEN LN OF N & S POR OF SD ALLEY TH N 226.69F TH W 223F TH N 240F TO A PT ON N LN OF SD SEC TH W 9.98F TPOB P/F 6730-340 EX N 40F PER RD MAP MCR 1-59, RD MAP MCR 2-14, P/D 1927-293 & 1927-295

Lat/Long

|

Lot Size

54,665 sq ft.

Lot #

High School District


PHOENIX UNION #210

Elementary School District


ISAAC ELEMENTARY SCHOOL DISTRICT

Local Jurisdiction
PHOENIX
S/T/R ?
34 2N 2E
Market Area/Neighborhood
17/015
Subdivision (0 Parcels)


OWNER INFORMATION

 PHOENIX MANOR LLC
Mailing Address
1592 UNION ST STE 500, SAN FRANCISCO, CA 94123
Deed Number
20040531149
Last Deed Date
05/13/2004
Sale Date
n/a
Sale Price
n/a

VALUATION INFORMATION



We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#) 

Tax Year
2025
Full Cash Value ?
\$572,100
Limited Value ?
\$248,369
Legal Class
2.R
Description
AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio
15%
Assessed LPV


\$37,255
Property Use Code
0022
PU Description
Vacant Land
Tax Area Code
051300
Valuation Source
Notice

ADDITIONAL PROPERTY INFORMATION


Additional property data.

Construction Year
Weighted Construction Year
Improvement Quality
()
Pool
Living Area
Patio(s)
Covered: Uncovered:
Exterior Wall Type
Roof Type
Bath Fixtures
Garage Stalls
Carpport Stalls

MAP FERRET MAPS


Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

[▶ Parcel Maps \(1\)](#)

[▶ Book/Map Maps \(1\)](#)

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108-12-003

Commercial Parcel

This is a Commercial parcel The current owner is PHOENIX MANOR LLC. Its current year full cash value is \$706,600.

 **MAPS**

 **PICTOMETRY**

 **VIEW/PAY TAX BILL**

 **DEED**

 **OWNER**

 **VALUATIONS**

 **ADDITIONAL INFO**

 **MAP FERRET**

 **REGISTER RENTAL**

 **PRINT DETAILS**

PROPERTY INFORMATION



MCR #

Description

S 418.69F OF N 458.69F OF NW4 NW4 SEC 34 EX W 933.38F P/D 11996-680 EX E 30F P/D 4059-149 & 4059-150 & EX ANY POR LY W/I WESTSIDE SENIOR CENTER MCR 774-30.

Lat/Long

|

Lot Size

64,979 sq ft.

Lot #

High School District

PHOENIX UNION #210

Elementary School District

ISAAC ELEMENTARY SCHOOL DISTRICT

Local Jurisdiction

PHOENIX

S/T/R ?

34 2N 2E

Market Area/Neighborhood

17/015

Subdivision (0 Parcels)

OWNER INFORMATION



[PHOENIX MANOR LLC](#)

Mailing Address

1592 UNION ST STE 500, SAN FRANCISCO, CA 94123

Deed Number

[20040531149](#)

Last Deed Date

05/13/2004

Sale Date

n/a

Sale Price

n/a

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Tax Year

2025

Full Cash Value ?

\$706,600

Limited Value ?

\$133,408

Legal Class

4.2

Description

RESIDENTIAL RENTAL

Assessment Ratio

10%

Assessed LPV

\$13,341

Property Use Code

1074

PU Description
Misc. Commercial
Tax Area Code
051300
Valuation Source
Notice

ADDITIONAL PROPERTY INFORMATION



Additional property data.

Construction Year
Weighted Construction Year
Improvement Quality
()
Pool
Living Area
Patio(s)
Covered: Uncovered:
Exterior Wall Type
Roof Type
Bath Fixtures
Garage Stalls
Carport Stalls

MAP FERRET MAPS



Mapferret maps, also known as Mapld maps, pdf maps, or output maps are now available here without having to search.

▶ [Parcel Maps \(1\)](#)

▶ [Book/Map Maps \(1\)](#)

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ATTACHMENT C – TRIP GENERATION



TRG 41st Avenue West

Trip Generation Calculations

Proposed Land Use

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise)	221	86	Dwelling Units	390	32	7	25	34	21	13
Total				390	32	7	25	34	21	13