

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The proposal, as stipulated, includes shaded bicycle parking and electric bike charging to encourage bicycling and transit use by leveraging its proximity to nearby parks, schools, neighborhoods, and transit stops.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal includes existing mature shade trees and, as stipulated, includes shaded bicycle parking. This will create a comfortable pedestrian environment by reducing the urban heat island affect and making the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives

[Comprehensive Bicycle Master Plan](#): Background Item No. 6.

[Transportation Electrification Action Plan](#): Background Item No. 7.

[Tree and Shade Master Plan](#): Background Item No. 8.

[Complete Streets Guidelines](#): Background Item No. 9.

[Zero Waste PHX](#): Background Item No. 10.

[Phoenix Climate Action Plan](#): Background Item No. 11.

[Conservation Measures for New Development](#): Background Item No. 12.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single family-residential	R-3
North	Single-family-residential	R-3
East	Church	A-1
West (Across 20th Avenue)	Single-family-residential	R-3
South	Duplex/multifamily-residential	R-3

R-5 (Multifamily Residence District–Restricted Commercial) (Non-Residential Uses subject to C-1 District Standards)		
<u>Standards</u>	<u>Requirements of C-1 District</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Minimum Building Setbacks</i>		
Adjacent to Streets (West, 20th Avenue) (For Structures Not Exceeding Two Stories or 30 Feet)	Average 25 feet; minimum 20 feet for up to 50 percent of structure	20 feet (Not Met, Existing Condition)
Not Adjacent to Streets (Adjacent to A-1) (For Structures Not Exceeding Two Stories or 30 Feet)	0 feet	East: 15 feet (Met)
Not Adjacent to Streets (Adjacent to R-3) (For Structures Not Exceeding Two Stories or 30 Feet)	North and South: 50 feet	North: 13 feet (Not Met, Existing Condition) South: 7 feet (Not Met)*
<i>Minimum Landscaped Setbacks</i>		
Adjacent to Streets (West, 20th Avenue)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of the frontage	20 feet (Not Met, Existing Condition)*
Not Adjacent to Streets (Adjacent to A-1)	0 feet	East: Not depicted
Not Adjacent to Streets (Adjacent to R-3)	North and South: 10 feet	North and south: Not depicted
Maximum Lot Coverage	50 percent	34% (Met)
Maximum Building Height	Two Stories, 30 feet	Two stories, 22 feet and 1 inch (Met)
Minimum Parking	6 spaces (1.5 space per unit and 1 space per 300 square feet of office)	2 spaces (Not Met)*

*Variance or Site Plan modification may be needed

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 0.17-acres located approximately 560 feet north of the northeast corner of 20th Avenue and Van Buren Street from R-3 (Multifamily Residence District) to R-5 (Multifamily Residence District – Restricted Commercial) for a counseling office. The subject site is currently a single-family residence and is proposed to remain, with a proposed addition to be constructed at the rear of the property for the counseling office.

GENERAL PLAN

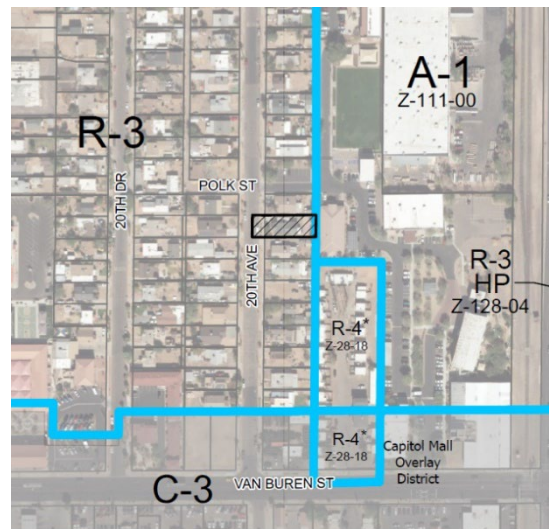
2. The subject site is designated as Residential 3.5 to 5 dwelling units per acre. The areas to the west (across 20th Avenue), north, and south are designated Residential 3.5 to 5 dwelling units per acre. The area to the east is designated as Industrial. The proposed R-5 zoning district is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required because the site is less than 10 acres in size.



General Plan Land Use Map; Source: Planning and Development Department

SURROUNDING LAND USE AND ZONING

3. To the west (across 20th Avenue), north, and south are single-family and duplex/multifamily residences zoned R-3; and to the east is a church zoned A-1 (Light Industrial District).



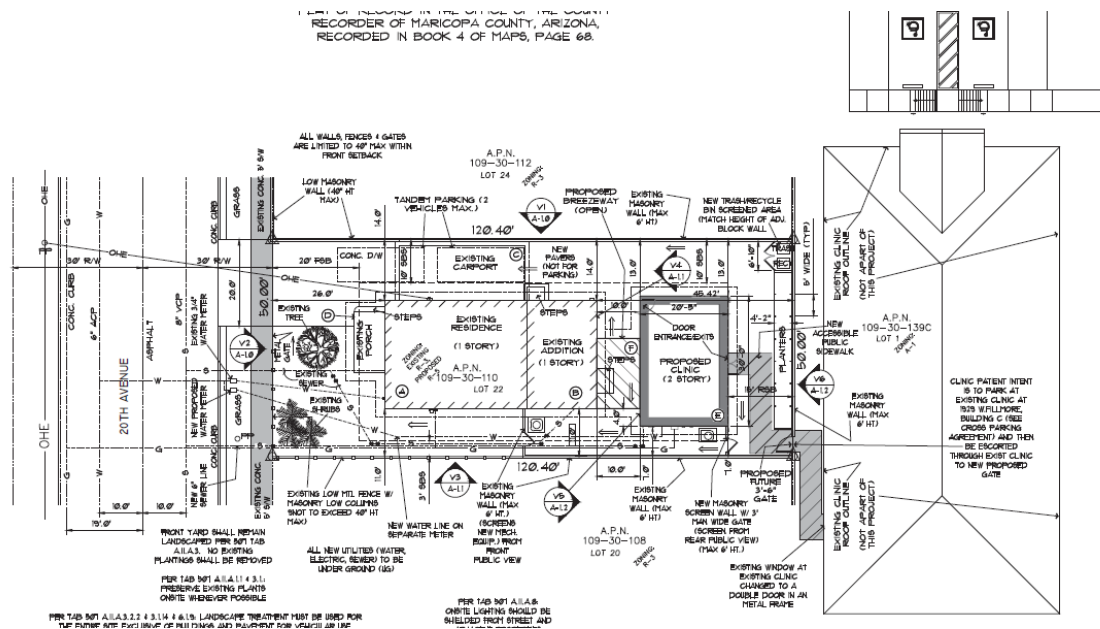
General Plan Land Use Map; Source: Planning and Development Department

PROPOSAL

4. Site Plan

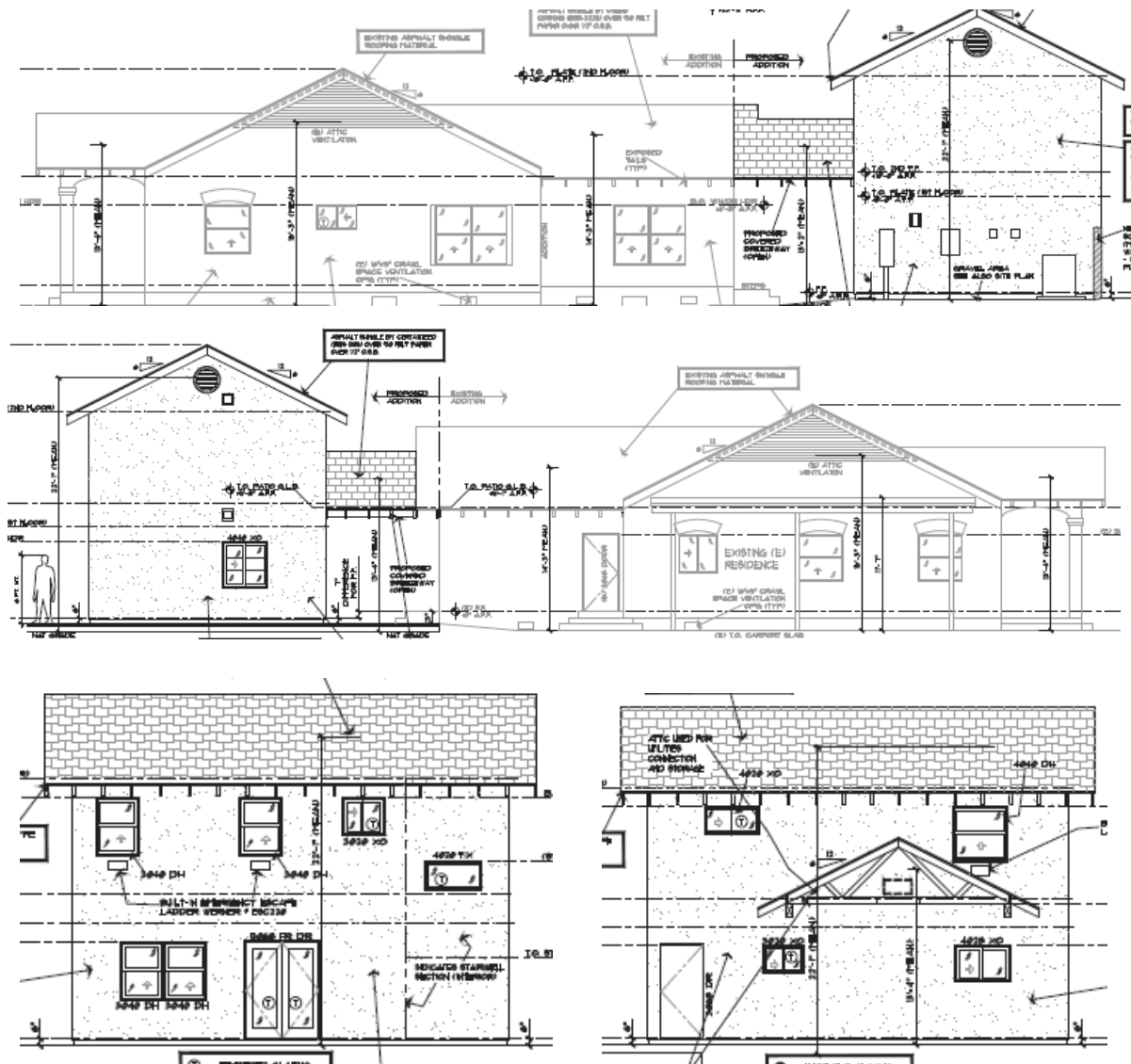
The proposal is for a counseling office. The existing residence will remain as a residential use and the counseling office will be accommodated in a new two-story structure located at the rear of the property. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of the existing residence, proposed counseling office, proposed breezeway, existing carport, two tandem parking spaces, existing landscaping, and proposed pathway and pedestrian gate at the rear of the property. The site will have one point of ingress/egress on 20th Avenue. To the east, the subject site borders a church property that includes the Neighborhood Christian Clinic, a non-profit medical and dental facility. Access to the proposed counseling office is intended via the proposed rear gate, after passing through the existing clinic building on the adjacent church property. The subject site includes two tandem parking spaces and does not meet the required number of on-site parking spaces; a variance will be required. The applicant stated in their submittal materials that patients will be permitted to park on the adjacent site to the east, via a cross-access agreement.

To ensure connectivity with the adjacent church site, staff recommends Stipulation No. 2 to require a pedestrian gate at the rear of the property. To support cyclist safety, convenience, and connectivity staff recommends Stipulation Nos. 3 through 5 to require a minimum of four shaded bicycle parking spaces and that once bicycle parking space include an electric receptacle for electric bicycle charging capabilities.



5. Conceptual Building Elevations

The conceptual building elevations, included as an exhibit, depict the existing one-story residence and the proposed two-story counseling office. Commercial uses in the R-5 zoning district are limited to two stories and 30 feet in height, while multifamily residential uses may reach up to four stories or 48 feet in height. To ensure the site retains the character of the surrounding residential area, staff recommends Stipulation No. 1 to limit the height of any proposed building to two stories or 30 feet



Conceptual Building Elevations; Source: Eric Leibosohn + Associates Ltd.

STUDIES AND POLICIES

6. [Comprehensive Bicycle Master Plan:](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations.

To create a bike-supportive environment for employees and patients, bicycle infrastructure is incorporated into the proposed project. Staff recommends Stipulation Nos. 3 through 5 which will require shaded bicycle parking and electric bicycle charging facilities be provided on site.

7. [Transportation Electrification Action Plan](#)

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 4, which requires a minimum of one bicycle parking space include outlets for electric bicycle charging.

8. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontage should be detached from the curb to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The proposal, as stipulated, will require that all bicycle parking spaces be shaded (Stipulation No. 5).

9. [Complete Streets Guidelines](#)

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposed development, as stipulated, will support walking, bicycling and transit use by including shaded bicycle parking,

electric bicycle charging capabilities, and interconnectivity with the adjacent church site. This is addressed in Stipulation Nos. 2 through 5.

10. **Zero Waste Phoenix PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant stated in their submittal materials that they will seek to provide recycling on the site if possible.

11. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 6, which requires a minimum of one GI technique for stormwater management to be implemented in this development.

12. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 6 and 7.

COMMUNITY CORRESPONDENCE

13. As of the writing of this report, no letters of support or opposition have been received for the request.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department requested that the developer construct all improvements in the right-of-way with all required elements and to ADA standards, which is addressed in Stipulation No. 8.

OTHER

15. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulations Nos. 9 through 11.
16. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 12.
17. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposal will be limited to two stories and will be compatible with the character of the surrounding neighborhood.
2. The proposal provides for an increase in intensity that is sensitive to local conditions.
3. The proposal will add additional office space to address the needs of the clinic to the east of the subject site.

Stipulations:

1. The maximum building height shall be limited to two stories or 30 feet.

2. A pedestrian gate shall be provided at the southeast corner of the site as depicted on the site plan date stamped November 13, 2024, as approved by the Planning and Development Department.
3. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
4. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
5. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
6. A minimum of one green stormwater infrastructure (GSI) element for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. 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.
7. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
8. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
10. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified

archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

11. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
12. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Samuel Rogers

January 3, 2025

Team Leader

Racelle Escolar

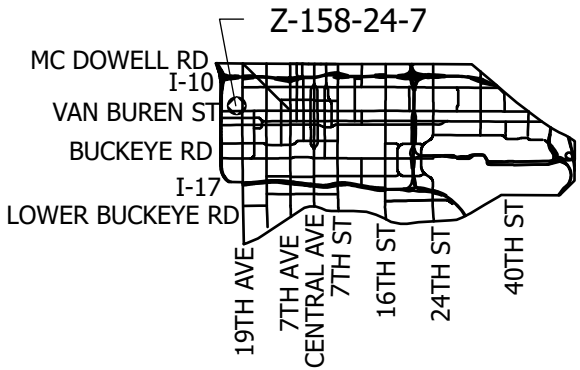
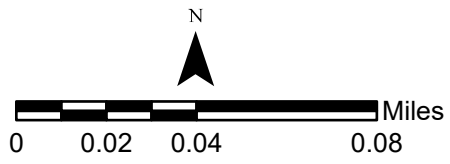
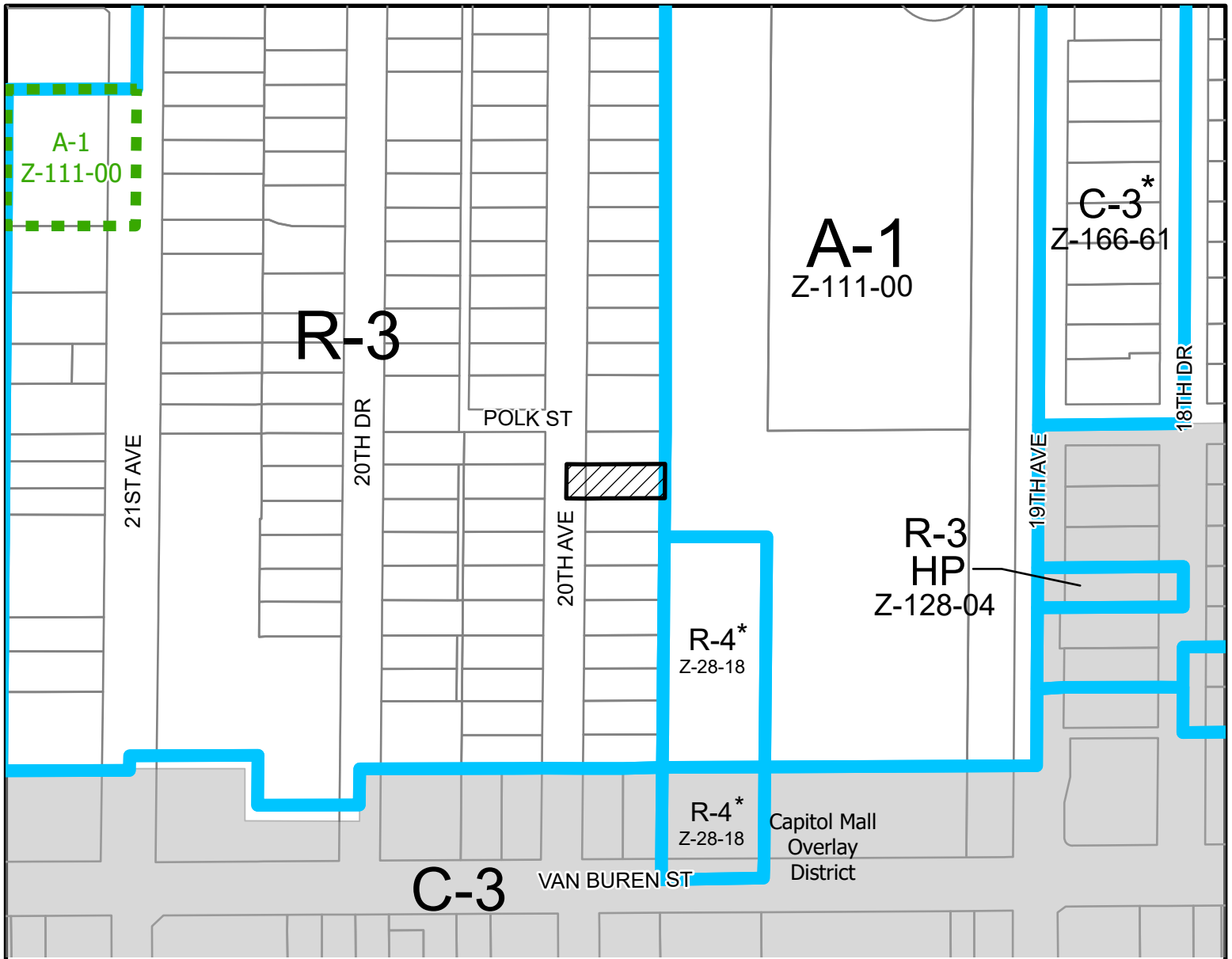
Exhibits

Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped November 13, 2024 (2 pages)

Conceptual Elevations date stamped November 13, 2024 (3 pages)

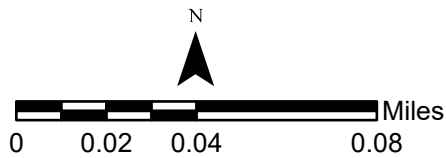
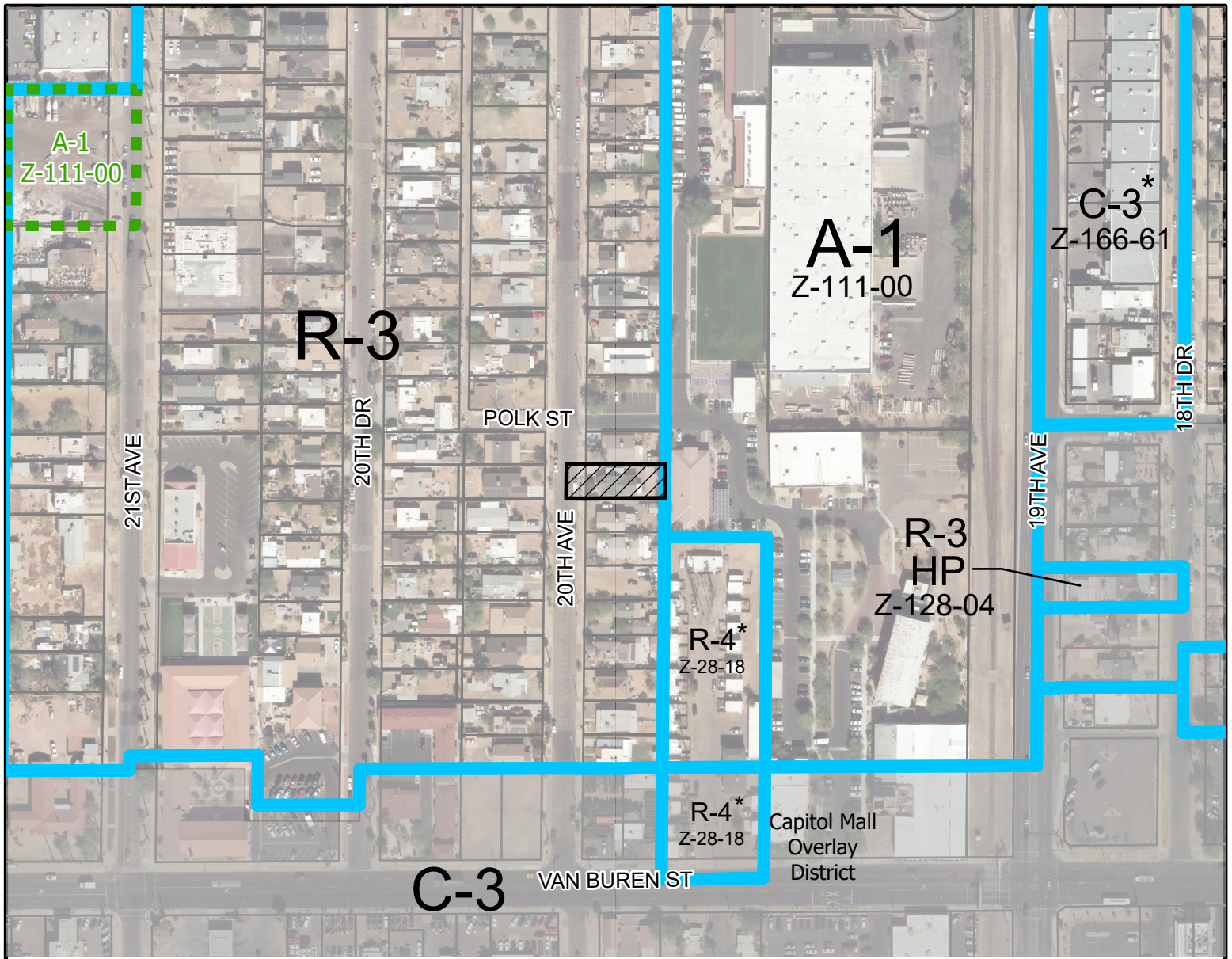


CENTRAL CITY VILLAGE
COUNCIL DISTRICT: 7

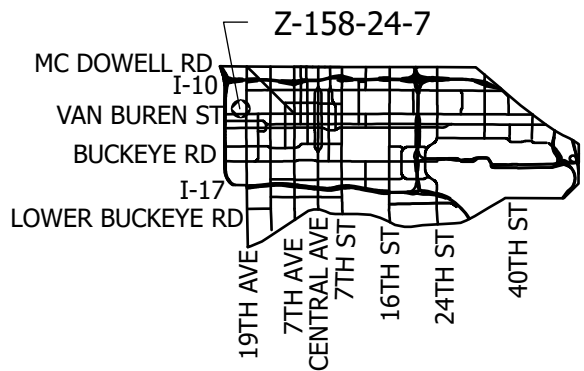


APPLICANT'S NAME: Quarles & Brady LLP		REQUESTED CHANGE:	
APPLICATION NO: Z-158-24-7	DATE: 11/19/2024	FROM: R-3 (0.17 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.17 Acres	REVISION DATES:		TO: R-5 (0.17 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 11-24	ZONING MAP F-7	
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
R-3	2		3
R-5	7		9

* Maximum Units Allowed with P.R.D. Bonus



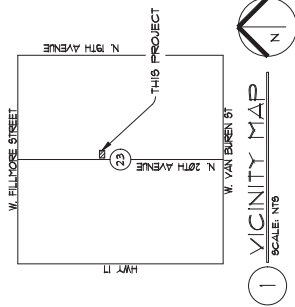
CENTRAL CITY VILLAGE
COUNCIL DISTRICT: 7



APPLICANT'S NAME: Quarles & Brady LLP		REQUESTED CHANGE:	
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	AERIAL PHOTO & QUARTER SEC. NO. QS 11-24	ZONING MAP F-7	
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
R-3	2		3
R-5	7		9

* Maximum Units Allowed with P.R.D. Bonus

COVER SHEET FOR NEIGHBORHOOD CHRISTIAN CLINIC ADDITION 343 N. 20TH AVE PHOENIX, AZ 85009



① VICINITY MAP
SCALE: 1" = 100'

GENERAL 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 SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' (FEET) FROM PROPERTY LINE AND 20' (FEET) ALONG PROPERTY ON EACH SIDE OF THE DRIVEWAY ENTRANCE(S) WILL MAINTAINED AT A MAXIMUM HEIGHT OF 3' (FEET).
5. ANY LIGHT 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 ENITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
6. 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.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL ELECTRICAL FROM EYELEVEL ADJACENT TO ALL PUBLIC STREETS.
9. BARBED, RAZOR OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

PROJECT DATA:

PROJECT NAME: NEIGHBORHOOD CHRISTIAN CLINIC ADDITION
 ADDRESS: 343 N. 20TH AVENUE PHOENIX, AZ 85009
 PARCEL NUMBER/LOT: 198-36-19 / LOT 22
 L'ONARST PLACE
 EXISTING ZONING: R-3 MULTIFAMILY RESIDENTIAL
 PROPOSED ZONING: R-3 MULTIFAMILY RESIDENTIAL RESTRICTED COMMERCIAL
 PROJECT SCOPE: EXISTING RESIDENCE (1200 S.F.) TO REMAIN AS LIVING QUARTERS FOR DOCTORS PER ROTATION SCHEDULE. NEW PROPOSED BUILDING (ATTACHED) TO EXISTING RESIDENCE BY A NEW DRIVEWAY (110' X 20') 60 S.F. (FOOTPRINT) TO BE USED AS A 2-CARPORT CLINIC SPACE.
 GOVERNING AGENCY: CITY OF PHOENIX, ARIZONA
 BUILDING CODES: 2008 IBC, 2008 IRC, 2008 IPC, 2008 FPC, 2008 FGC, 2008 ECC, 2008 ECA, 2008 NEC, 2008 NRC, 2009 CC A111, ADA INCLUDE ALL CITY OF PHOENIX CODES AND AMENDMENTS.

AREA BREAKDOWN:	9TH FLOOR	2ND FLOOR
EXISTING RESIDENCE	1200 S.F.	
EXISTING CARPORT	363 S.F.	
EXISTING FRONT COVERED PORCH	196 S.F.	
PROPOSED CLINIC FOOTPRINT	69 S.F.	
PROPOSED COVERED BREEZEWAY	92 S.F.	
CLINIC 2ND STORY		63 S.F.
GRAND TOTAL	2,644 S.F.	63 S.F.

LOT SIZE: 6620 S.F. ± 1500 S.F. ± 7920 (0.175 ACRES)
 NET LOT SIZE: 6620 S.F. (0.188 ACRES)

OCCUPANT: (R) RESIDENTIAL
 (B) MEDICAL OFFICE

OCCUPANT LOAD: RESIDENTIAL: 2 PER DWELLING ± 2
 CLINIC: 100 S.F. NET FOOTPRINT/100 ± 1.0 ± 8
 TOTAL OCCUPANT LOAD: 0

EXIT REQUIREMENTS: RESIDENTIAL EXITS REQUIRED ± 2, 3 PROVIDED
 CLINIC EXITS REQUIRED ± 2, PROVIDED ± 2

CONSTRUCTION TYPE: W. JES FULLY SPRINKLED (CLINIC + CONNECTING BREEZEWAY ONLY)

PARKING REQUIRED: FOR RESIDENCE ± 15 SPACES REQUIRED
 TOTAL SPACES REQUIRED ± 15 SPACES
 LETTER (RECORDED ± XXX) FOR ADJACENT PROPERTY ALLOW SHARED PARKING SPACES

FIRE SPRINKLERS: 2 TANDY SPACES PROVIDED (2 TANDY GRADE MAX (ON SITE))
 PROPOSED CLINIC WILL BE FULLY JES AND FIRE ALARMS BY DEFERRED PERMIT

CITY OF PHOENIX
 NOV 13 2024
 Planning & Development
 Department



NEIGHBORHOOD CHRISTIAN CLINIC ADDITION
 343 N. 20TH AVENUE
 PHOENIX, AZ 85009
 COVER SHEET / PROJECT DATA / VICINITY MAP

PROJECT NO.: 1974
 DATE REVISION: 08/09/2024
 REVISIONS:
 DRAWN BY: T.K.
 CHECKED BY: B.A.

SHEET NUMBER
 A-0.0
 1 OF 6

SHEET INDEX:

- ARCHITECTURAL
- A-0.0 COVER SHEET / PROJECT DATA / VICINITY MAP
- A-0.1 SITE PLAN AND NOTES
- A-0.2 CONCEPT PLAN
- A-0.3 FLOOR PLAN
- A-1.1 ELEVATIONS
- A-1.2 ELEVATIONS

PROJECT DIRECTORY:

ARCHITECT:
 ERIC LEIBSON & ASSOCIATES, LTD.
 1700 N. CENTURY BLVD., SUITE 100
 PALMDALE VALLEY, AZ 85033
 ERIC LEIBSON, N.C.A.R.D. AZ REG. ARCHITECT B233
 e.leibson@eal.com
 480-489-1101

OWNER:
 NEIGHBORHOOD CHRISTIAN CLINIC
 1700 N. CENTURY BUILDING C
 PHOENIX, AZ 85009
 GARY FLOSTER, EXEC. DIRECTOR
 gpfloster@nccclinc.org
 602-254-4449 (WORK)
 480-107-6415 (CELL)

REZONING ATTORNEY:
 CHARLES & BRADY, LLP
 1700 N. CENTURY BLVD., SUITE 600
 PHOENIX, AZ 85009
 PETER W. FURLOW, ATTORNEY
 peter.furlow@charlesbrady.com
 602-225-9235 (WORK)

PROJECT DATA CONT.:

LOT COVERAGE FOR R-5: 50% (PARCEL ± 6620 S.F.) X 50% ± 3310 ± 662 ± 3612 S.F. MAX
 PER TABLE 68(B)(4) MAX LOT COVERAGE IS 50% PLUS AND
 ADDITIONAL 10% ALLOWED FOR ATTACHED SHADE STRUCTURES
 PROPOSED LOT COVERAGE: 2494/6620 ± 4.4%

BUILDING HEIGHT: PER TABLE 68(B)(4) THE MAXIMUM HEIGHT IS 4 STORES OR 48'
 HEIGHT IS MEASURED FROM FINISHED GRADE TO THE HIGHEST
 LEVEL OF ROOF SURFACE OF A FLAT ROOF OR TO THE MEAN
 HEIGHT BETWEEN EAVES AND RIDGE OF GABLE, GAMBREL OR HIP
 ROOFS

BUILDING SETBACKS: PER TABLE 68(B)(4)
 FRONT: 20' (N. 20TH AVE)
 SIDES: 10' ± 3' (NORTH AND SOUTH)
 REAR: 5' (EASB7)

MINOR AMENDMENT TO THIS PLAN IN THE FUTURE

SIGNATURE OF COPYRIGHT OWNER	DATE
PRINTED NAME OF COPYRIGHT OWNER	



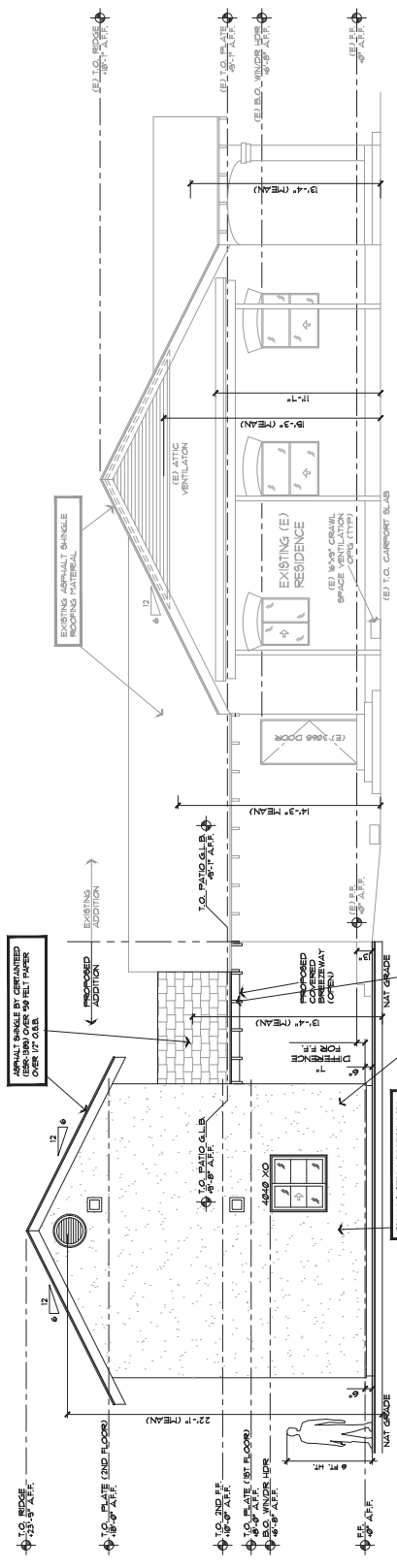
ARCHITECTURE
PLANNING
700 NORTH MIDWAY DRIVE • PHOENIX VALLEY, AZ 85033
480.483.1973 • 480.483.1973 • ELEVATIONS@archplan.com

Eric Leibsohn + Associates Ltd.
NEIGHBORHOOD CHRISTIAN CLINIC ADDITION
PHOENIX, AZ 85009
ELEVATIONS

PROJECT NO.: 1974
DATE ISSUED: 08/09/2024
REVISED:
DRAWN BY: TJK
CHECKED BY: EJA

SHEET NUMBER
A-1.0
4 OF 6

COMPILED BY: 2024 EJA
10233
ERIC
LEIBSOHN
PLANNING
ARCHITECTURE



CLINIC ELEVATION NOTE
PROPOSED ELEVATIONS FOR THE NEW CLINIC BUILDING SHALL BE COORDINATED WITH THE DESIGN AND MASSING CONSISTENT WITH EXISTING RESIDENCE. THESE ELEVATIONS ARE SUBJECT TO CHANGE TO FURTHER DESIGN MODIFICATIONS PENDING THE FINISHED LAYOUT OF THE NEW PROPOSED CLINIC.

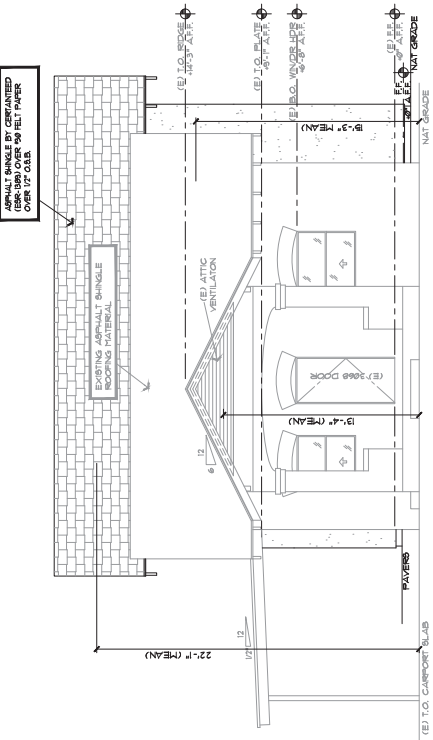
FIRE SPRINKLER/ALARM NOTE
CONNECTED BREEZEWAY AND CLINIC SHALL HAVE AN APPROVED AUTOMATIC SPRINKLER SYSTEM (B1- SEPARATE PERMIT).

BRICK PAPER OVER METAL LATH ON 1" X 8" X 16" BOARD OVER 7/8" X 16" X 16" BOARD LATER THAN ONE-KOTE (BKR-1719) THROUGHOUT.

SEE BRICK MATCH WITH MATCH COLOR AND TEXTURE OF THE EXISTING RESIDENCE.

VI ELEVATION "V1" / NORTH
SCALE: 1/4" = 1'-0"

CANITE LIGHTING NOTE
PER IAS 907 ATLAS & SPECIFICATIONS USED FROM STREET AND ADJACENT PROPERTIES.



V2 ELEVATION "V2" / EAST
SCALE: 1/4" = 1'-0"

CITY OF PHOENIX, AZ APPROVAL:

CITY OF PHOENIX
NOV 13 2024
Planning & Development
Department

PAPP # 24024326 KIVA # 24-1028 Q.S. # 11-24 ZONING: R-5 CRPR # _____ SDEV # 2400323



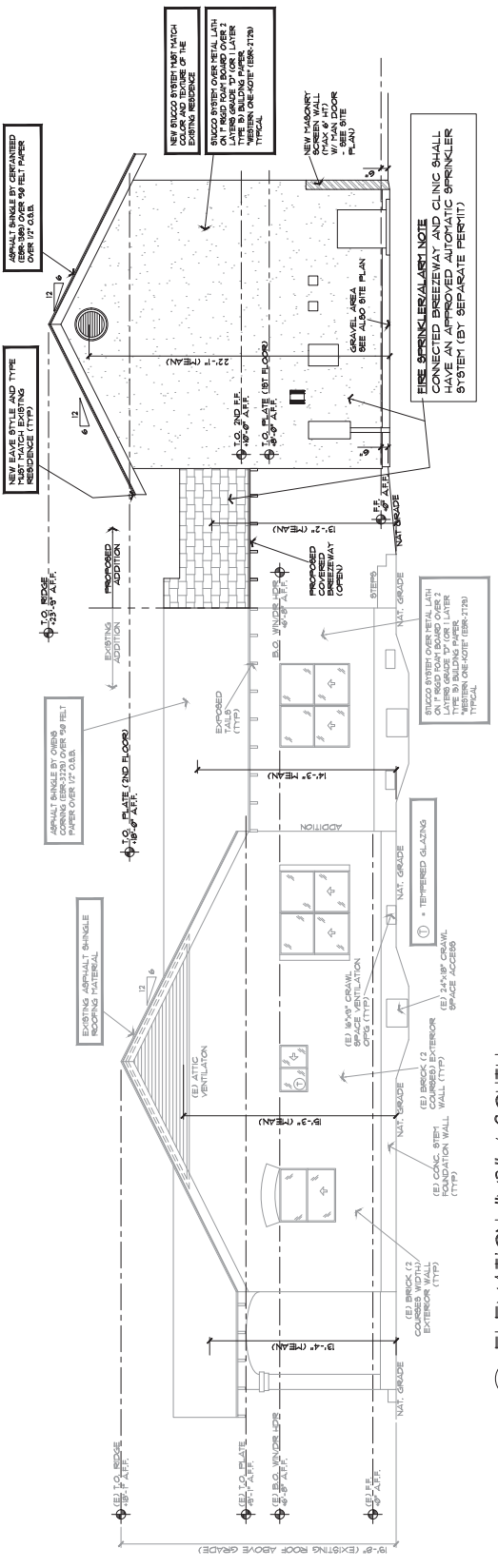
Eric Leibson + Associates Ltd.
 466431 (P) 0 484-484-1193 P 0 484-484-1193 F 0 484-484-1193
 1710 NORTH MIDWAY DRIVE • PHOENIX VALLEY, AZ 85033
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NEIGHBORHOOD CHRYSTIAN CLINIC ADDITION
 PHOENIX, AZ 85009
 ELEVATIONS

PROJECT NO.: 1974
 DATE REVISION: 08/09/2024
 REVISIONS:
 DRAWN BY: TJK
 CHECKED BY: BJA

SHEET NUMBER
 A-1.1
 4 OF 6

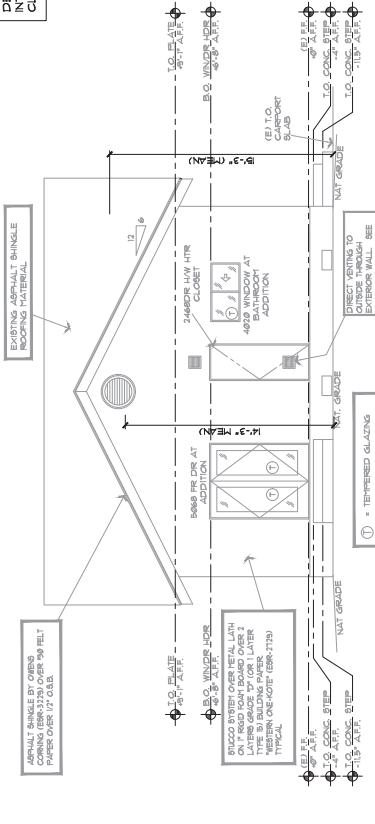
CITY OF PHOENIX, AZ APPROVAL:
 CITY OF PHOENIX
 NOV 13 2024
 Planning & Development
 Department



Y3 ELEVATION "Y3" / SOUTH
 SCALE: 1/4" = 1'-0"

CLINIC ELEVATION NOTE
 PROPOSED ELEVATIONS FOR THE NEW CLINIC ARE CONCEPTUAL TO INDICATE OVERALL DESIGN AND MASSING COMPATIBILITY WITH EXISTING RESIDENCE. THESE ELEVATIONS SHOULD BE CONSIDERED AS PRELIMINARY DESIGN CONCEPTS BEYOND THE INTERIOR LAYOUT OF THE NEW PROPOSED CLINIC.

CONRITE LIGHTING NOTE
 PER TAB 307 A.I.A.8:
 CONRITE LIGHTING SHOULD BE SHELDED FROM STREET AND ADJACENT PROPERTIES



Y4 ELEVATION "Y4" / WEST
 SCALE: 1/4" = 1'-0"

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