REGULAR MEETING NOTICE

OF THE

PLANNING AND ZONING COMMISSION

Commission Members:
Chairman Mike Archambault, Vice-Chairman Eugene Mikolajczyk
Commissioners: Stan Connick, Howie Jones, Jeremy Strohan, Susan Dempster and Roger Owers

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Fountain Hills Planning and Zoning Commission and to the general public that the Fountain Hills Planning and Zoning Commission will hold a regular meeting, which is open to the general public, on **July 14, 2016**, at **6:30 p.m.** in the Town Hall Council Chambers at 16705 E. Avenue of the Fountains, Fountain Hills, Arizona.

Commissioners of the Town of Fountain Hills will attend either in person or by telephone conference call; a quorum of the Town's Councilmembers or various Commissions or Boards may be in attendance at the Commission meeting.

TIME:	**6:30 P.M. – REGULAR SESSION**
WHEN:	**THURSDAY, July 14, 2016**
WHERE:	**TOWN HALL COUNCIL CHAMBERS**
	16705 EAST AVENUE OF THE FOUNTAINS

PROCEDURE FOR ADDRESSING THE PLANNING & ZONING COMMISSION

Anyone wishing to speak before the Commission must fill out a speaker's card and submit it to the Commission Recorder prior to the Commission's discussion of that Agenda item. Speaker Cards are located in the Council Chamber Lobby and near the Recorder's position on the dais.

Speakers will be called in the order in which the speaker cards were received either by the Recorder or the Chairman. At that time, speakers should stand and approach the podium. Speakers are asked to state their name prior to commenting and to direct their comments to the Presiding Officer and not to individual Commission Members. Speakers' statements should not be repetitive. *In order to conduct an orderly business meeting, the Presiding Officer shall keep control of the meeting and shall require the speakers and audience to refrain from abusive or profane remarks, disruptive outbursts, applause, protests or other conduct that disrupts or interferes with the orderly conduct of the business of the meeting. Personal attacks on Commissioners, Town Council members, Town staff or members of the public are not allowed. Please be respectful when making your comments. If a speaker chooses not to speak when called, the speaker will be deemed to have waived his or her opportunity to speak on the matter. Speakers may not (i) reserve a portion of their time for a later time or (ii) transfer any portion of their time to another speaker.*

If there is a Public Hearing, please submit the speaker card to speak to that issue prior to the beginning of the Public Hearing and the Consideration of said issue.

Individual speakers will be allowed **three** contiguous minutes to address the Commission. Time limits may be waived by *(i) discretion of the Chairman upon request by the speaker not less than 24 hours prior to a Meeting, (ii) consensus of the Commission at Meeting or (iii) the Chairman either prior to or during a Meeting.* **If you do not comply with these rules, you will be asked to leave.**

*** CALL TO ORDER AND PLEDGE OF ALLEGIANCE – Chairman Mike Archambault**

*** MOMENT OF REFLECTION – Chairman Mike Archambault**

*** ROLL CALL – Chairman Mike Archambault**

CALL TO THE PUBLIC

Pursuant to A.R.S. §38-431-01(G), public comment is permitted (not required) on matters not listed on the agenda. Any such comment (i) must be within the jurisdiction of the Commission and (ii) is subject to reasonable time, place, and manner restrictions. The Commission will not discuss or take legal action on matters raised during "Call to the Public" unless the matters are property noticed for discussion and legal action. **At the conclusion of the call to the public, individual Commission members may (i) respond to criticism, (ii) ask staff to review a matter or (iii) ask that the matter be placed on a future Commission agenda.**

AGENDA ITEM(S)

1. **CONSIDERATION of APPROVING** the Planning and Zoning Commission Meeting Minutes from May 26, 2016.

2. **PUBLIC HEARING** to receive comments on **ORDINANCE #16-07**, a proposed amendment to Town of Fountain Hills Zoning Map. If adopted, the amendment would rezone approximately 2.07 acres at 11843 N. Desert Vista Drive, from the C-1 zoning district to the C-3 zoning district. If approved, the rezoning will allow the construction of an Automobile and RV storage facility. (Case #Z2016-06)

3. **CONSIDERATION of ORDINANCE** #16-07, a proposed amendment to Town of Fountain Hills Zoning Map. If adopted, the amendment would rezone approximately 2.07 acres at 11843 N. Desert Vista Drive, from the C-1 zoning district to the C-3 zoning district. If approved, the rezoning will allow the construction of an Automobile and RV storage facility. (Case #Z 2016-06)

4. **CONSIDERATION** of the Desert Vista Storage Center **CONCEPT PLAN** to allow the development of a Vehicle Storage Facility at 11843 N. Desert Vista Drive. (Case #CP 2016-03)

5. **CONSIDERATION of a CONCEPT PLAN** for the Americana Development & Building Co., LLC to allow the development of a 12.24 acre commercial property on the north-east corner of Avenue of the Fountains and Westby Drive at 16575 E. Palisades Blvd. (Case #CP2016-01)

6. **COMMISSION DISCUSSION/REQUEST FOR RESEARCH** to staff.
   Item listed below are related only to the propriety of (i) placing such items on a future agenda for action or (ii) directing staff to conduct further research and report back to the Commission.

7. **SUMMARY OF COMMISSION REQUESTS** from Senior Planner.

8. **REPORT** from Senior Planner and Zoning Administrator, Planning and Zoning Division of Development Services.

9. **ADJOURNMENT**

Supporting documentation and staff reports furnished to the Commission with this agenda are available for review in the Planning & Zoning Division of the Development Services Department.

DATED this 7th day of July 2016

By: _____

Robert Rodgers, Interim Development Services Manager
Town of Fountain Hills

The Town of Fountain Hills endeavors to make all public meetings accessible to persons with disabilities. Please call 837-2003 (voice) or 1-800-367-8939 (TDD) 48 hours prior to the meeting to request reasonable accommodations to participate in this meeting. **A majority of the Council Members may be in attendance. No official action will be taken.**

Notice is hereby given that pursuant to A.R.S. §1-602.A.9 , subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning and Zoning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived."

TOWN OF FOUNTAIN HILLS

☒ Planning and Zoning
☐ Board of Adjustment

AGENDA ACTION FORM

Meeting Date: July 14, 2016

Meeting Type: Regular

Agenda Type: Regular

Submitting Division: Development Services

Staff Contact Information: N/A

REQUEST TO PLANNING & ZONING COMMISSION: **Consideration for approving the Planning & Zoning Commission Regular Meeting Minutes from May 26, 2016.**

Applicant: N/A

Applicant Contact Information: N/A

Property Location: N/A

Related Ordinance, Policy or Guiding Principle: Policy or Guiding Principle: A.R.S. §38-431.01
Staff Summary (background)**: Approval of the Planning & Zoning Commission Regular Meeting Minutes from May 26, 2016.**

Risk Analysis (options or alternatives with implications)**: N/A**

Fiscal Impact (initial and ongoing costs; budget status)**: N/A**

Recommendation(s): Approval

Staff Recommendation(s): Approval

SUGGESTED MOTION: Move to Approve the Planning & Zoning Regular Meeting Minutes dated May 26, 2016, as presented.

Attachment(s): N/A

Submitted by:

Paula Woodward 07/07/2016
Paula Woodward, Executive Assistant Date

Approved by:

07/07/2016
Robert Rodgers, Interim Development Services Director Date

TOWN OF FOUNTAIN HILLS
MINUTES OF THE REGULAR SESSION OF THE
PLANNING & ZONING COMMISSION
May 26, 2016

Vice-Chairman Eugene Mikolajczyk opened the meeting at 6:30 p.m.

ROLL CALL:
The following Commissioners were present: Vice-Chairman Eugene Mikolajczyk. Commissioners: Jeremy Strohan, Howie Jones, Stan Connick, Susan Dempster and Roger Owners. Also in attendance were Robert Rodgers, Interim Development Services Director, Andrew McGuire, Town Attorney and Paula Woodward, Executive Assistant and Recorder of the minutes. Chairman Michael Archambault was excused.

Vice-Chairman Mikolajczyk requested participation in the Pledge of Allegiance and a moment of silent reflection.

CALL TO THE PUBLIC

No one wished to speak.

AGENDA ITEM #1 - CONSIDERATION OF APPROVING THE PLANNING AND ZONING COMMISSION MEETING MINUTES DATED April 14, 2016.

Commissioner Connick **MOVED** to **APPROVE** the meeting minutes dated Thursday, February 11, 2016 as written. Commissioner Howie Jones **SECONDED** and the **MOTION CARRIED UNANIMOUSLY** (6/0).

AGENDA ITEMS #2 - PUBLIC HEARING TO RECEIVE COMMENTS ON RESOLUTION #2016-12, A MINOR GENERAL PLAN AMENDMENT RELATED TO THE PROPOSED "PARK PLACE" MIXED-USE DEVELOPMENT PROPOSAL TO BE LOCATED AT 16725 & 16845 E. AVENUE OF THE FOUNTAINS. IF APPROVED, THE AMENDMENT WOULD INCREASE THE MAXIMUM RESIDENTIAL DENSITY IN A MIXED-USE PROJECT IN THE DOWNTOWN AREA FROM 28 DWELLING UNITS PER ACRE TO 50 DWELLING UNITS PER ACRE. (CASE # GPA2016-01)

Vice-Chairman Mikolajczyk opened the Public Hearing at 6:34 p.m.

Bob Rodgers, Interim Development Services Director, gave a PowerPoint presentation about the Park Place application submitted by Bart Shea of N. Shea Group LLC, for a Minor General Plan Amendment to amend the downtown residential density limit from 28 dwelling units per acre to 50 dwelling units per acre in order to accommodate the proposed Park Place development project. Mr. Rodgers stated if approved, the Park Place development proposal will occupy two privately-owned lots, (9.3 acres) and three town-owned properties (3± acres). Totaling a bit over 12 acres. Mr. Rodgers referred to the Phase Plan on slide three saying that this is the General Outline of the Park Place project proposal. Park Place is to be mixed–use (Commercial & MF Residential) project. Building's B & F are proposed to be 3 stories tall, with a maximum height of 40'±. Building's C, D & E are proposed to be 4 stories tall, with a maximum height of 58'. The project will be built in phases. Mr. Rodgers referred to the slide with color highlights; the pink is Phase I, buildings C & D with 230 dwelling's and 35,000 square feet of commercial space, the yellow highlights Phase II, buildings E & F, 72 dwellings and 8,000 square feet of commercial space, the blue is Phase III, building B with 102 apartment units. Included in each phase will be a variety of streetscape improvements along the avenue, a public art walk behind the Community Center, additional parking lots, and a small pocket park. On Slide 4, Mr. Rodgers showed the most recent artist's rendering of what the building facades along the avenue will look like. Mr. Rodgers told the

Commission, to remember this is for informational purposes only and it is to help the commission put the request into context. The Commission will be reviewing the Concept Plans for each phase at a later date. The request before you this evening is a Minor General Plan Amendment to the Downtown Area Specific Plan (Swaback Plan.)
Mr. Rodgers went on to say why it is a minor amendment. The General Plan outlines that an increase in residential density that affects less than 80 acres is a Minor amendment. This minor amendment will not affect all of the downtown, it will affect only the Avenue District and the South End District as it relates to the Park Place development proposal specifically. The General Plan's Residential density is currently capped at 28 units per acre in the Downtown Area. The proposed amendment would increase the density cap to 50 dwelling units per acre in these two areas. The remaining seven downtown districts will remain at the current 28 units per acre. The Commission is being asked to provide a recommendation to the Town Council regarding the proposed Minor General Plan amendment. Any recommendation you provide should also contain the rationale used in forming those recommendations.

Mr. Rodgers concluded his presentation and stated that the applicant indicated he has a presentation of his own.

Bart Shea of N. Shea Group LLC addressed the Commission regarding the Park Place General Plan Amendment. Mr. Shea introduced himself as the developer for the Park Place Project, (3 phases) and the MorningStar Project. Mr. Shea provided a packet (attached) to the Commission that he said displayed how much thought process went into the Park Place project and how the unit count was determined along with how it makes the project a success. Mr. Shea stated he has been in negotiations with Council and staff on the Park Place development agreement for 12 months to define the terms of what should happen within the project so everyone gets what they want out of the program. Mr. Shea referred to the packet letter from the Swaback Partners. He said they went to Swaback Partners to find out what their intentions were for the General Plan. He said these particular buildings in Phase I are exactly what Swaback wanted to have; high density residential with commercial retail below, good street front, large sidewalks covered by the buildings above. He said they are putting heads in beds to make the retail work. Mr. Shea read out loud the last line of the first paragraph, "Your project is certainly in-line with the intent of the Master Plan and subsequent Specific Area Plan. The residential and retail uses, in the forms you have described, will help to bring more vibrancy along the Avenue and to the downtown area." Mr. Shea pointed out how they identified uses within the Swaback Partners Plan and showed those areas highlighted in the packet he provided. Mr. Shea said there will not be a lot of office area, more in-line retail, prospecting smaller mom and pop shops, not too many restaurants and no bar services are planned at this time. There will not be a lot of credit tenants but in line Fountain Hills users to fill out the spaces on it. The criteria is to make sure we end up with sustainable retail on the Avenue and in order to do that we need enough heads and beds to make it last all year long. 80% will be full rental product with 12 month leases hopefully with young professionals & some young families. The first phase is around 25% three bedroom product. Mr. Shea said the on street parking is already on the Avenue and back behind the residential product that stretches almost to the Morningstar will be a parking lot above for residences. Mr. Shea said they received a letter of endorsement from the Fountain Hills Chamber of Commerce which is in your packet. The last couple pages of the handout is the quick guide to the town's strategic Plan 2010 which shows the guidelines this product meets to promote economic growth. The Strategic Plan identifies the whole downtown area as the biggest piece of property in Fountain Hills that needs to be revitalized. In conclusion, Mr. Shea referred to the Avenue as a "Mayberry" look going down the Avenue although the proposed project may be taller than some people desire, but this is how we have to do it to make it work. Mr. Shea thanked the Commission.

CALL TO PUBLIC

Mr. Garrett Wilson, Fountain Hills resident, did not speak, but was in opposition to the Case # GPA2016-01.

Mr. Brad Wilkins, Fountain Hills resident, did not speak, but was in opposition to the Case # GPA2016-01.

Ms. Angel Wilson, Fountain Hills resident, did not speak, but was in opposition to the Case # GPA2016-01.

Ms. Pam Trompeter Aguilu, Fountain Hills resident, is opposed to the requested change in zoning as it applies to density per acre. She is concerned this project will change a precedence that will be used again when a developer wants to be in our community. She is opposed to the architectural enhancements as they don't fit into the town aesthetics and the changes will not enhance the ambience that attracts visitors.

Mr. Bob Wilson, Fountain Hills resident, is opposed to the Case # GPA2016-01. Mr. Wilson read from a prepared letter (attached).

Mr. Blicker, Fountain Hills resident, is opposed to the Case # GPA2016-01. Mr. Blicker is concerned with the height of the buildings looking west to east. He said the view of hundreds of homes laying to the west will be affected. Also, placing a four story building so close to the key structure that attracts people to our town would be compromising. Mr. Blicker suggested a study to find out how many homes would be affected by this project. Most homes are constructed so they can view the fountain area.

Mr. Lee Miller, Fountain Hills resident, is opposed to the Case # GPA2016-01. Mr. Miller read from a prepared letter (attached).

Mr. Walter Maiwald, Fountain Hills resident, is opposed to the Case # GPA2016-01. Mr. Maiwald's concern is the height and the architectural appearance of this project. He stated the proposed structure could block views which is a concern since people pay premiums for the view. The architecture of this four story building does not complement the existing structures or the style of the Avenue of the Fountains. Mr. Maiwald expressed concern that the fire department would not be prepared to handle emergency situations for such a structure and questioned whether there would be adequate parking to handle the amount required for the increased density. Mr. Maiwald asked the project be reviewed for modification.

Ms. Nancy O'Neal is concerned that the vendors and sellers during the Great Fair would be affected. She said by taking the parking away it would affect attendance to the fair and the fair is a very important event for the town.

Mr. Jerry Kirkendoll, Fountain Hills resident, is opposed to the height of the building project. His concern is the architecture is not unique to the area and why would people want to come here when they can see the same thing in Phoenix or Scottsdale. The development is a great idea but the height (four stories) does not fit into the Avenue of the Fountains.

Ms. Vreny Middleton, Fountain Hills resident, is opposed to the height of this project. Ms. Middleton stated she and her friends are opposing the height of the project and the architecture does not fit into Fountain Hills, looks more like a dorm in Tempe. She said she is concerned the large parking lot will create a lot of heat, light pollution and there will be too much traffic on the Avenue of the Fountains.

Mr. Jay Schlum, Fountain Hills resident, is in favor of this project. Mr. Schlum said he had the opportunity to work with the Swaback Partners on the strategic plan when he was Mayor. Working with Swaback brought to attention that the downtown area is huge for a town our size and that's how the TCCD came to be, (mixed use.) Mr. Schlum said this is what most downtowns need and want.

Vice-Chairman Mikolajczyk closed the Public Hearing at 7:12 p.m.

AGENDA ITEM #3 - CONSIDERATION OF RESOLUTION #2016-12, A MINOR GENERAL PLAN AMENDMENT RELATED TO THE PROPOSED "PARK PLACE" MIXED-USE DEVELOPMENT PROPOSAL TO BE LOCATED AT 16725 & 16845 E. AVENUE OF THE FOUNTAINS. IF APPROVED, THE AMENDMENT WOULD INCREASE THE MAXIMUM RESIDENTIAL DENSITY IN A MIXED-USE PROJECT IN THE DOWNTOWN AREA FROM 28 DWELLING UNITS PER ACRE TO 50 DWELLING UNITS PER ACRE. (CASE # GPA2016-01)

Andrew McGuire, Town Attorney, brought to the commission's attention the resolution in the packet has been modified to match what Mr. Rodgers presented this evening. Mr. McGuire said this is not a variance procedure, the General Plan amendment is all that is to be considered tonight.

Vice-Chairman Mikolajczyk asked if the Commission has to consider the height since it is needed to reach density.

Mr. Rodgers clarified that density and height are related. The question is if you agree with the density the height would be required to reach that.

Mr. McGuire explained the timeframe of the General Plan, Development Agreement and Concept Plan for presentation to Town Council and the Planning & Zoning Commission.

Commissioner Jones asked how many acres are within in the south end district and the avenue district and how many acres are undeveloped.

Mr. Rodgers replied the total amount of acres is between 25 and 30 acres. The South End district includes the condominiums behind and the vacant land which is around nine acres.

Commissioner Jones asked Mr. Shea if he had a visual scale drawing of how the project would look in relation to Town Hall.

Mr. Shea described that the end of the building closet to town hall would be about 3 ½ feet below Town Hall. Across from Verde River Drive about 10 ft below. As the building spreads down toward Saguaro Blvd. all the height changes are where the retail steps down.

Commissioner Jones asked how many parking spaces for the 404 units.

Mr. Shea said there are over 1,000 spaces with some street parking on Verde River and Paul Nordin Pwky. This includes property from the city we are improving. The retention pond near the Sheriff's lot will become a parking area.

Commissioner Jones asked how many parking spaces would be shared.

Mr. Shea replied fifty of 690 spaces in Phase I that are on town property which is the retention pond area.

Vice-Chairman Mikolajczyk asked if Mr. Shea included some of the public parking along the Avenue in the 1,000 spaces.

Mr. Shea replied yes they include the south side of the Avenue in regards to the retail.

Vice-Chairman Mikolajczyk asked, if town property is included in the parking and is the town granting a permant easement when in Phase III.

Mr. Shea replied it is included.

Mr. McGuire said the Development Agreement will be discussed at the Town Council on their June 16th meeting. It includes three town parcels that are permanent easement areas which will serve Phase III of the project.

Commissioner Owers asked if there was a traffic study.

Mr. Shea confirmed a traffic study was completed. He stated that the only mitigation provided is additional striping. This included pedestrian traffic.

Commissioner Owners asked if there was a public safety study.

Mr. Shea said since Dave Ott, Fire Chief, is on site he uses the current building for training. A public safety study has not been done for law enforcement.

Commissioner Connick stated he has concerns about the impact of the high density which was not part of the original Swaback Plan.

Vice-Chairman Mikolajczyk asked if a traffic study was provided.

Mr. Shea replied a third party performed the traffic study and a parking study is under way.

Commissioner Dempster asked if the Swaback Plan was intended for 2 story buildings.

Mr. Rodgers replied they were for mixed uses in all nine districts. The main theme was for commercial/ retail on the bottom facing the Avenue and the second story could be offices or residential.

Mr. Rodgers stated the parking study is part of the Concept Plan submittal which will be reviewed by the Commission in the future.

Commissioner Jones asked Bob Rodgers to point out on the overhead PowerPoint clarification of parking.

Commissioner Dempster asked about parking lights in the parking lots.

Mr. Shea said they are following guidelines of the lighting ordinance.

In response to Commissioner Dempster garbage and loading zones are not counted against the parking.

Vice-Chairman Mikolajczyk **MOVED** to forward a recommendation that the Town Council Approve Resolution #2016-12. A Minor General Plan Amendment to increase the maximum residential density in a mixed-use project in the downtown area from 28 dwelling units per acre to 50 dwelling units per acre Commissioner Owers **SECONDED** and the **MOTION FAILED** (3/3).

Vice-Chairman Mikolajczyk	Aye
Commissioner Connick	No
Commissioner Jones	No
Commissioner Strohan	Aye
Commissioner Dempster	No
Commissioner Owers	Aye

AGENDA ITEM #4 - COMMISSION DISCUSSION/REQUEST FOR RESEARCH TO STAFF.
Items listed below are related only to the propriety of (i) placing items on a future agenda for action or (ii) directing staff to conduct further research and report back to the Commission.

None

AGENDA ITEM #5 - SUMMARY OF COMMISSION REQUESTS FROM SENIOR PLANNER.

None

AGENDA ITEM #6 - REPORT FROM SENIOR PLANNER AND ZONING ADMINISTRATOR, PLANNING AND ZONING DIVISION OF DEVELOPMENT SERVICES.

None

AGENDA ITEM #7 - ADJOURNMENT.

Vice-Chairman Mikolajczyk **MOVED** to adjourn the meeting at 7:40 p.m. and Commissioner Owers **SECONDED** and the **MOTION CARRIED UNANIMOUSLY**.

FOUNTAIN HILLS PLANNING & ZONING COMMISSION

BY:

_____
Chairman Mike Archambault

ATTEST:

_____
Paula Woodward, Executive Assistant

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the meeting of the Fountain Hills Planning and Zoning Commission held on the 26th day of May 2016, in the Town Council Chambers, 16705 E. Avenue of the Fountains, Fountain Hills, AZ 85268. I further certify that the meeting was duly called and that a quorum was present.

Dated this 6th day of June 2016

_____
Paula Woodward, Executive Assistant

TOWN OF FOUNTAIN HILLS

☒ Planning and Zoning
☐ Board of Adjustment

AGENDA ACTION FORM

Meeting Date: March 25, 2015 **Agenda Type**: Regular

Meeting Type: Regular **Submitting Department:** Development Services

Staff Contact Information: Bob Rodgers, Senior Planner, 480-816-5138, rrodgers@fh.az.gov

REQUEST TO PLANNING & ZONING COMMISSION:

PUBLIC HEARING to receive comments on ORDINANCE #16-07, a proposed amendment to Town of Fountain Hills Zoning Map. If adopted, the amendment would rezone approximately 2.07 acres at 11843 N. Desert Vista Drive, from the C-1 zoning district to the C-3 zoning district. If approved, the rezoning will allow the construction of an Automobile and RV storage facility. (Case #Z2016-06)

CONSIDERATION of ORDINANCE #16-07, a proposed amendment to Town of Fountain Hills Zoning Map. If adopted, the amendment would rezone approximately 2.07 acres at 11843 N. Desert Vista Drive, from the C-1 zoning district to the C-3 zoning district. If approved, the rezoning will allow the construction of an Automobile and RV storage facility. (Case #Z 2016-06)

CONSIDERATION of the Desert Vista Storage Center CONCEPT PLAN to allow the development of a Vehicle Storage Facility at 11843 N. Desert Vista Drive. (Case #CP 2016-03)

Applicant: Law Offices of Garry D. Hays, PC
2198 E. Camelback Rd. Ste 305
Phoenix, AZ 85016
480-329-6143

Owner: Anton V. Rimza
621 E. Goldenrod
Phoenix, AZ 85048
480-460-0328

Property Location: 11843 N. Desert Vista Drive, Fountain Hills, AZ

Related Ordinance, Policy or Guiding Principle:
Zoning Ordinance Chapter 2, Section 2.01 Amendments or Zone Changes
Zoning Ordinance Chapter 7 – Parking & Loading Requirements
Zoning Ordinance Chapter 12 - Commercial Zoning Districts
Zoning Ordinance Chapter 19 – Architectural Review Guidelines
Town of Fountain Hills General Plan, 2010

Staff Summary (background):

ADJACENT LAND USES

North:	Colony Wash, then Morningside Residential; Zoned R-4 RUPD
South:	Saxon Drive, then Desert Vista Place Condominiums; Zoned C-1 (with SUP)
East:	Town Alley, then Fort McDowell Yavapai Nation – Vacant Open Space
West:	Desert Vista Drive, then Desert Vista Park; Zoned C-1

ZONING MAP AMENDMENT

The proposed use as a storage facility is not permitted in the C-1 zoning district. The use is permitted by Special Use permit in the C-2 zoning district. The use is permitted in the C-3 zoning district.

Other nearby storage facilities, west of Desert Vista Park are located within the C-3 zoning district. Similar facilities to the south near Desert Vista Drive and Sioux Drive are located in the C-2 zoning district and have received the required Special Use Permits.

This request is to rezone the property to C-3, similar to the properties west of the park, and allow the storage facility as a permitted use.

GENERAL PLAN COMPLIANCE

This property has a General Plan designation of General Commercial. It is currently zoned for C-1 Commercial use. Both the current C-1 zoning, and the proposed C-3 zoning are consistent with the General Plan's Land Use designation of General Commercial.

CONCEPT PLAN

The "Desert Vista Storage Center" is an 86 unit storage facility proposed to be built at 11843 N. Desert Vista Drive. The property is 2.07 acres in size and is located at the west corner of Desert Vista Drive and Tioga Drive. The property is currently zoned C-1 Commercial. The applicant is requesting that the property be rezoned to C-3 Commercial so that it may developed as a storage facility similar to other nearby properties which have previously been developed.

The proposed project consists of five single-story buildings containing 86 storage units and the rental office. Parking for customers is provided on-site and meets the Town's requirements. Vehicular access is via gated driveways off Desert Vista Drive and Saxon Drive. Landscaping, site lighting and signage will conform to the Town's ordinance requirements.

A complete description of the proposal is contained in the attached applicant's narrative.

Risk Analysis (options or alternatives with implications):

Approval of the Map Amendment will rezone the property to C-3 and allow the construction of an 86-unit storage facility on the property as a permitted use. Denial of the Map Amendment will require that the applicant seek another appropriately zoned property.

Approval of the Concept Plan is contingent on the Map Amendment being approved. Therefore any Concept Plan approval must be conditioned upon approval of the Map Amendment by the Town Council.

Fiscal Impact (initial and ongoing costs; budget status): None

Staff Recommendation(s):

Staff recommends that the Planning & Zoning Commission forward a recommendation to the Town Council to APPROVE the proposed ZONING MAP AMENDMENT subject to the stipulations outlined below:

1. The applicants shall submit Concept Plans that are in substantial conformance with the proposal outlined in this report showing any and all notes and revisions required by this decision to the Community Development Director for review and approval prior to making application for a Building Permit. A copy of said plans shall be submitted with any and all building permit applications for this project.

2. Appeals: Under Arizona law there is a 30 period in which a zoning approval may be appealed. No site work or construction activities may be undertaken during this period.

Staff recommends that the Planning & Zoning Commission APPROVE the proposed CONCEPT PLAN subject to the stipulations outlined below:

1. Approval of the Concept Plan is subject to the above-noted stipulations recommended for the Zoning Map Amendment approval.

2. Approval of the Concept Plan is contingent upon Town Council approval of the Zoning Map Amendment. Concept Plan approval shall not take effect unless the Town Council approves the Zoning Map Amendment.

3. The applicant shall provide a landscaping and lighting plan prior to the issuance of any building permit and no occupancy permit shall be issued prior to the completion of all site improvements as depicted and approved. Landscaping plans shall include irrigation details.

4. The applicant shall submit Site Improvement Plans. All utilities and drainage features must be installed and functional as shown on the improvement plans and approved by the Town Engineer prior to the issuance of any building permit.

5. No occupancy permit shall be issued prior to the completion of all site improvements as depicted and approved. Said improvements must be approved by both the Town Engineer and the Planning Administrator.

6. All off-site drainage or other utility improvements required as conditions of this approval shall return any off-site disturbed areas to a condition similar to, or better than their pre-existing state prior to the issuance of a certificate of occupancy. This shall include, but is not limited to re-grading, re-vegetating, and re-constructing moved or damaged structures or similar improvements.

7. All off-site improvements required as conditions of any approval regarding this project shall be either constructed, or fully bonded with a performance guarantee in a form and amount satisfactory to the Town Engineer prior to the issuance of an occupancy permit.

8. Prior to the issuance of a Certificate of Occupancy, the applicants shall comply with the requirements of the Fountain Hills Sanitary District.

9. Prior to the issuance of a Certificate of Occupancy, the applicants shall comply with the requirements of the Fountain Hills Fire Department.

10. Prior to the issuance of a Certificate of Occupancy, the applicants shall comply with the requirements of the Fountain Hills Town Engineer

11. Subject to the applicants fulfilling the Public Art requirement pursuant to Section 19.05.I of the Fountain Hills Zoning Ordinance prior to the issuance of the first Certificate of Occupancy.

SUGGESTED MOTION:

Move to forward a recommendation to Town Council to Approve Ordinance #16-07, the proposed rezoning of property at 11843 N. Desert Vista Drive from C-1 to C-3 as presented and subject to the stipulations outlined in the staff report.

Move to Approve the Concept Plan for the Desert Vista Storage Center as presented and subject to the stipulations outlined in the staff report.

Attachments:

1. Application
2. Applicant's Narrative, Development Plan, & Building Elevations (23 pgs)
3. Draft Ordinance #16-07
4. Current Zoning Map Exhibit

Submitted by:

Robert Rodgers 7/5/2016

Interim Development Services Director Date

DO Not write in this space –official use only
Filing Date 6.13.16
Accepted By Paula Woodward
Fee Accepted $4215.00 Ck# 1278
Case Manager Bob Rodgers

06-13-16A11:51 RCVD

The Town of Fountain Hills

PLANNING & ZONING DEPARTMENT - APPLICATION

- [ ] Abandonment (Plat or Condominium)
- [ ] Area Specific Plan & Amendments
- [ ] Condominium Plat
- [ ] Development Agreement
- [ ] General Plan Amendment
- [ ] Planned Unit Development
- [ ] Replat (Lot joins, lot splits, lot line adjustments)
- [x] Rezoning (Map)
- [ ] Site Plan Review (vehicles sales)
- [ ] Variance
- [ ] Appeal of Administrator's Interpretation
- [x] Concept Plan
- [ ] Cut/Fill Waiver
- [ ] HPE Change or Abandonment
- [ ] Ordinance (Text Amendment)
- [ ] Preliminary / Final Plat
- [ ] Special Use Permit & Amendments
- [ ] Temporary Use Permit (Median Fee, if applicable)
- [ ] Other

PROJECT NAME / NATURE OF PROJECT:

LEGAL DESCRIPTION: Plat Name 302 Block 2 Lot 1,2, and 3
PROPERTY ADDRESS: 11843 N. Desert Vista Drive
PARCEL SIZE (Acres) 2.07 acres **ASSESSOR PARCEL NUMBER** 176-08-451
NUMBER OF UNITS PROPOSED 27,456 sq ft. **TRACTS**
EXISTING ZONING C-1 **PROPOSED ZONING** C-3

Applicant
- [ ] Mrs. Law Offices of Garry D. Hays PC Day Phone 480-329-6143
- [ ] Mr.
- [ ] Ms. Address: 2198 E Camelback Rd, Ste 305 City: Phoenix State: AZ Zip: 85016

Email: ghays@lawgdh.com

Owner
- [ ] Mrs. Anton V. Rimsza Day Phone 480-460-0328
- [x] Mr.
- [ ] Ms. Address: 621 E Goldenrod City: Phoenix State: AZ Zip: 85045

If application is being submitted by someone other than the owner of the property under consideration, the section below must be completed.

SIGNATURE OF OWNER Anton V Rimsza **DATE** 6/9/16

I HEREBY AUTHORIZE Garry Hays TO FILE THIS APPLICATION.
Please Print

Subscribed and sworn before me this 9th day of June, 20 16

Notary Public

My Commission Expires 7/15/2018

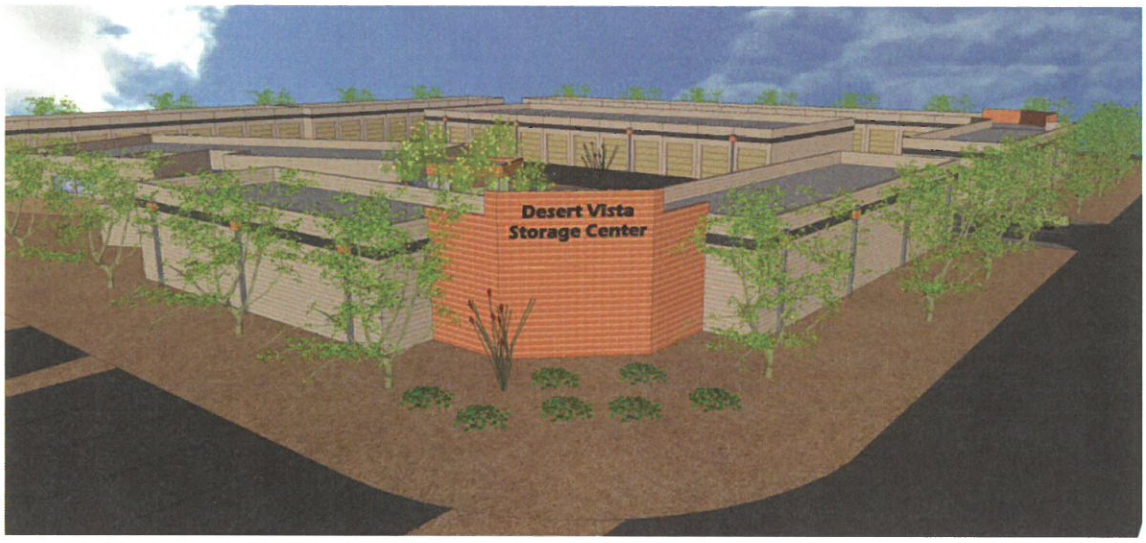
D. Gilmore
Notary Public - Arizona
Maricopa County
Commission# 223654
Expires 07-15-2018

MUNIS 6897
APPLICATION # Z2016-06
CP2016-03

Desert Vista Storage Center

CONCEPT PLAN and REZONE

1ST SUBMITTAL: June 13, 2016
2nd SUBMITTAL: June 29, 2016



PREPARED BY:
Law Offices of Garry D. Hays, PC
2198 East Camelback Road, Suite 305
Phoenix, AZ 85016

CP-2016-03 Ref. Z2016-06
Desert Vista Storage Center
11843 N. Desert Vista Drive
APN-176-08-451
2nd Submittal 6/29/2016

DEVELOPMENT TEAM

DEVELOPER:	**Troy Hirvi** **Anavada Holdings LLC** 8776 E. Shea Blvd, Suite 106-623 Scottsdale, AZ 85260	
PROPERTY OWNER:	**Anton V. Rimza** 621 East Goldenrod Street Phoenix, Arizona 85048	
PROPERTY BUYER:	**Troy Hirvi** **Anavada Holdings LLC** 8776 E. Shea Blvd, Suite 106-623 Scottsdale, AZ 85260	
LEGAL REPRESENTATIVE:	**Law Offices of Garry D. Hays, PC** 2198 E. Camelback Road, Suite 305 Phoenix, AZ 85016 (602) 308-0579 office	ghays@lawgdh.com
ARCHITECTURE:	**Dohrmann Architects Inc.** 16716 E. Parkview Avenue #203 Fountain Hills, AZ 85268 (480) 816-1699 office (480) 816-5526 fax	Mark Dohrmann dohrmannarchitects@cox.net
CIVIL ENGINEER:	**Montgomery Engineering & Management, LLC** 16716 E. Parkview Avenue #204 Fountain Hills, AZ 85268 (480) 837-1845 office (480) 837-8668 fax	David R. Montgomery, P.E. Dave@CivilAZ.com
LANDSCAPE ARCHITECT:	**Gilmore Parsons** **Land Design Group** 2211 N. 7th Street Phoenix, AZ 85006 (602) 266-5622 office (602) 266-5707	

DESERT VISTA STORAGE CENTER
Concept Plan and Rezone

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1.0 PURPOSE AND INTENT OF REQUEST

This request is for approval of a concept plan and zoning map amendment to allow for construction of Desert Vista Storage Center, an upscale automobile and recreational vehicle storage facility, in the Town of Fountain Hills ("Town"). The intent of the concept plan and zoning map amendment requests are to obtain approval for the site concept and use. The concept plan depicts the Desert Vista Storage Center site which will include 86 climate controlled automobile and RV storage units. If approved, the site will be compatible with surrounding development and will provide for an efficient, attractive and neighborhood compatible business use.

2.0 SITE DATA

The location for the proposed Desert Vista Storage Center facility is 11843 North Desert Vista Drive, Fountain Hills, Arizona. (*See* Vicinity Map at **Exhibit A**). The site is also identified by Maricopa County Assessor Parcel number 176-08-451A. The site is approximately 2.07 ± acres with a roughly square configuration. The site has been developed with a 3,854 square foot building, parking area, wet and dry utilities and landscaping. The building is vacant and is in need of exterior maintenance and interior improvements. Prior uses for the site include a medical clinic and, most recently, a house of worship.

The site is currently zoned C-1 Neighborhood Commercial and Professional Zoning District. The adjacent land uses are as follows:

North: R-4 Multi-Family Residential Zoning District (Morningside at Lakeside Village Condominium separated from site by an approx. 200 foot wide wash and an approximately 25 foot wide alley)
East: Fountain Hills Sanitary District Pumping Station and the Fort McDowell Indian Reservation (vacant)
South: C-1 Neighborhood Commercial and Professional Zoning District (Desert Vista Condominium) (Across Saxon Drive)
West: C-1 Neighborhood Commercial and Professional Zoning District (Desert Vista Park) (Across Desert Vista Drive)

Uses in the vicinity include the Fountain Hills Elementary School District facility, automotive repair facilities, automotive body repair shop, gas fueling station, automotive supplies, self-storage and numerous C-3 uses on the west side of Desert Vista Park.

Excellent access is available to the site via North Saguaro Boulevard to northbound Desert Vista and eastbound on East Saxon Drive. A Town of Fountain Hills Sanitary District alley exists to the north of the site.

The site generally slopes West to East with some minor undulations occurring on the property. The site, having been previously disturbed (100 % disturbance area), does not contain any Hillside Area. As such, Hillside Protection Easements are not warranted.

3.0 CONCEPT PLAN

The Concept Plan, attached as **Exhibit B**, depicts the site at full build-out. Desert Vista Storage Center intends that all buildings and structures will be professionally maintained and architecturally pleasing to the eye to provide a visual enhancement to the area generally, and to enhance the quality of the neighborhood and adjacent businesses and residents.

The Concept Plan depicts the existing building, proposed storage buildings, and parking area. The existing building is located along the western side of the property approximately half way between the north and south property boundaries. Before the existing building can house the Desert Vista Storage Center operations, interior and exterior improvements must be made. In addition to the interior and exterior building improvements, landscaping improvements and parking surface maintenance and resurfacing need to occur. The building, landscaping and parking field improvements shall occur as Phase I of the site development improvements and include building facade improvements, interior remodeling, addition of landscape plants and materials, parking surface repairs.

In addition to the existing building, the Concept Plan includes four new buildings which will be comprised of individual climate controlled storage units. Building #1 is along the northern property boundary and will include 20 storage units. Building #2 is along the eastern property boundary and wraps around to the southern property boundary, this building includes 26 storage units. Building #3 is located on the interior of the property closest to the east side and includes 26 storage units. Building #4 wraps around the southwest corner of the property and contains 14 storage units. In total, the 4 new buildings will be 27,456 sq. ft.. The entry to the property will be along Saxon Drive and will be access controlled by security cards.

The Concept Plan is in compliance with all Town ordinances and no variances, adjustments or deviations from the Town's development standards are requested or anticipated. The Concept Plan satisfies the criteria of Section 12.13 of the Town of Fountain Hills Zoning Ordinance, reproduced below:

Fountain Hills - Zoning Ordinance Summary

Commerical District

District	Area (SQFT)	Width (Feet)	Bldg Height(Feet)	Minimum Yard Setbacks				Lot Coverage	Distance Between Bldgs (Feet)
				Front	Side	Street Side	Rear		
C-O	12,000	60	30 e	10 a,b	5 c	5 f	5	35%	UBC
C-C	1,125	23	25	0	0	0	0	100% g	UBC
C-1	6,000	60	25	25 b	0 c	10 c	0 d	60%	UBC
C-2	6,000	60	40	10 a,b	0 b,c	0 b,c	0 d	60%	UBC
C-3	6,000	60	40	18' b	0 b,c	0 b,c	0 d	60%	UBC

a. OR HEIGHT OF THE BUILDING, WHICHEVER IS GREATER.

b. WHEN ADJACENT TO A RESIDENTIAL DISTRICT, REGARDLESS OF WHETHER SEPARATED BY A STREET OR ALLEY, THERE SHALL BE A FRONT YARD EQUAL TO THE FRONT YARD REQUIRED IN THE ADJOINING RESIDENTIAL ZONING DISTRICT OR THE BUILDING HEIGHT, WHICHEVER IS GREATER (NOT TO EXCEED 25 FEET).

c. WHEN ADJACENT TO A RESIDENTIAL DISTRICT THERE IS TO BE A 10-FOOT SETBACK OR A DISTANCE EQUAL TO THE HEIGHT OF THE COMMERCIAL BUILDING, WHICHEVER IS GREATER.

WHEN A CORNER LOT IS ADJACENT TO A RESIDENTIAL DISTRICT, REGARDLESS OF WHETHER SEPARATED BY A STREET OR ALLEY, THERE SHALL BE A 10-FOOT SETBACK OR HEIGHT OF BUILDING, WHICHEVER IS GREATER.

IF A SIDE YARD IS OTHERWISE PROVIDED, THE MINIMUM SETBACK IS 3 FEET.

d. WHEN ADJACENT TO A RESIDENTIAL DISTRICT, REGARDLESS OF WHETHER SEPARATED BY A STREET OR ALLEY, THERE IS TO BE A 25-FOOT SETBACK OR HEIGHT OF THE BUILDING, WHICHEVER IS GREATER. IF THERE IS TO BE OTHER THEN A ZERO REAR YARD SETBACK THE MINIMUM SETBACK IS 10 FEET.

e. IF WITHIN 20 FEET OF A RURAL OR RESIDENTIAL ZONE, MAXIMUM HEIGHT IS 15 FEET.

f. IF A CORNER LOT ABUTS A RESIDENTIAL ZONING DISTRICT WHETHER OR NOT SEPARATED BY AN ALLEY, MINIMUM STREET SIDE YARD SETBACK SHALL BE 15 FEET.

4.0 ZONING MAP AMENDMENT

The site is currently zoned C-1, Neighborhood Commercial and Professional Zoning District. (*See* Location Map at **Exhibit C**). The zoning map amendment request seeks to change the site zoning from C-1 to C-3, General Commercial Zoning District to allow for upscale automobile and RV storage in climate controlled "garage units." The property will only be accessed by security card and will be monitored with a closed caption tv system.

The proposed C-3 zoning is in compliance with, and conforms to, the Town of Fountain Hills 2010 General Plan, which designates the site as General Commercial/Retail. The zoning map amendment request supports of the following objectives and goals of the 2010 General Plan:

> *2010 General Plan Land Use Goal Two: Centralize commercial and employment uses and address their existing pattern of development.*
>
> Goal Two is achieved by bringing the Desert Vista Storage Center C-3 zoning use to an area where the predominate uses are commercial in nature.
>
> *2010 General Plan Objective 2.1: The Town should continue to employ a policy to encourage the overall development of existing commercially zoned lands and the renovation of underutilized commercial buildings.*
>
> Objective 2.1 is achieved by creating the opportunity to redevelop a vacant commercial site and to allow for the renovation and full use of an existing commercial building.
>
> *2010 General Plan Land Use Goal Four: Expand the Town image beyond that of a suburb to incorporate a unique pro-business community identity.*
>
> Goal 4 can be achieved by virtue of the Town's approval of the Concept Plan and zoning map amendment requests and will demonstrate the Town's pro-business commitment.

4.1 Utilities

The site is fully improved with sewer, water, electrical, telephone and cable utilities. The utility providers serving the site include:

Water Service Provider	=	Chaparral City Water Company
Sanitary Service Provider	=	Fountain Hills Sanitary District
Electric Service Provider	=	SRP (Salt River Project)

Upgrades, repairs or new construction to the existing site utility infrastructure are not anticipated to serve the Desert Vista Storage Center.

4.2 Streets

The street network serving the site is via public streets. Excellent access is available to the site via North Saguaro Boulevard to northbound Desert Vista and eastbound on East Saxon Drive. A Town of Fountain Hills Sanitary District alley exists to the north of the site. The public streets serving the site are classified in the Circulation Element of the Town of Fountain Hills as:

Saguaro Boulevard	=	Minor Arterial Street
Desert Vista	=	Major Collector Street
East Saxon Drive	=	Local Street

4.3 Operational Characteristics

Due to the nature of the use, there will be no more than one employee on the site at any given time. Renters of the storage units will have access to the site at any time by using their security card for entry at the front gate.

The number of vehicular trips generated by the Desert Vista Storage Center are significantly less than the trips normally associated with typical neighborhood retail and commercial uses. In general, renters will come onto the property to drop-off or pick-up their vehicle from their storage unit. It is not anticipated that this would generate a noticiable difference in street traffic on Saxon Drive because these units are primarily used for long term storage and renters would come and go very infrequently.

As described, the Desert Vista Storage Center will not be detrimental to the public health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood, nor is the use detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the Town.

4.4 Architecture

The buildings on the site are intended to create a foundation for design that will ensure an attractive, high quality architectural style. The buildings will feature creative applications of materials, colors and textures.

The desirable architectural design elements for the existing and future buildings include:

- Building modulation, indentations and architectural details;
- Building entry accentuation; and
- Four sided architecture.

The back side of the building exteriors will double as parts of a wall that will surround the property. Understanding this wall will be the prominent feature of the development from the street, special detail was paid to the design. The wall will include different building materials, subdued desert colors, and generous landscaping to buffer the view from the street and adjacent properties.

The existing office building exterior design will be enhanced to include design elements that are proposed for the new buildings in order to create a unique, interesting and unified campus design. (*See* Elevations at **Exhibit D**).

4.5 Landscaping and Outdoor Lighting

Due to the site having been previously developed, mature landscaping currently exists on the site. In addition to the existing landscaping, landscaping improvements are contemplated, which may include additional plantings, hardscape and landscape design alterations. Any part of the site not used for buildings, parking, driveways, sidewalks, will be landscaped and maintained in accordance with an approved landscape plan which will be submitted at the time of site plan review. Landscaped areas include a mixture of drought tolerant or other plant materials, and organic and non-organic ground cover materials. An automatic irrigation system is provided and maintained to all landscaped areas requiring water. All landscaped areas adjacent to vehicular parking and access areas are protected by six (6) inch vertical concrete curbing in order to control storm water flows and minimize damage by vehicular traffic. Landscaping will comply with Chapter 6 of the Fountain Hills Subdivision Ordinance.

Outdoor lighting will comply with the provisions in Chapter 8 of the Town of Fountain Hills Zoning Ordinance.

4.6 Parking

On-Site parking shall be provided pursuant to Chapter 7 of the Town of Fountain Hills Zoning Ordinance. Seeing as how this use is similar to that of a mini-storage facility, those standards have been used to determine the required number of parking spaces. The Zoning Ordinance requires one parking space per 35 storage units plus one parking space for a manager. The concept plan indicates 86 storage units, which would require 3 parking spaces, plus the additional space for the manager, making a total of 4 required parking spaces. 12 parking spaces have been provided on the concept plan, this includes one dedicated handicap accessible parking space. The parking area is lighted and the lighting will be maintained in conformance with Chapter 8 of the Zoning Ordinance.

4.7 Grading and Drainage

Grading and Drainage plans will be submitted at the time of Building Permit. Arrows showing the general direction of on-site flows are shown on the Concept Plan.

4.8 Public Art Requirement

Desert Vista Storage Center will comply with the Public Art Requirement of Section 19.05(I) by providing one of the following prior to the issuance of a Certificate of Occupancy:

- Exterior public art of an appraised or invoiced value equal to or greater than 1% of the cost of building construction and associated site work and signage. Water features using recycled water are preferred; or

- A donation to the Fountain Hills Public Art Fund in an amount equal to or greater than 1% of the cost of building construction and associated site work and signage.

Exhibit A
Vicinity Map

Vicinity Map

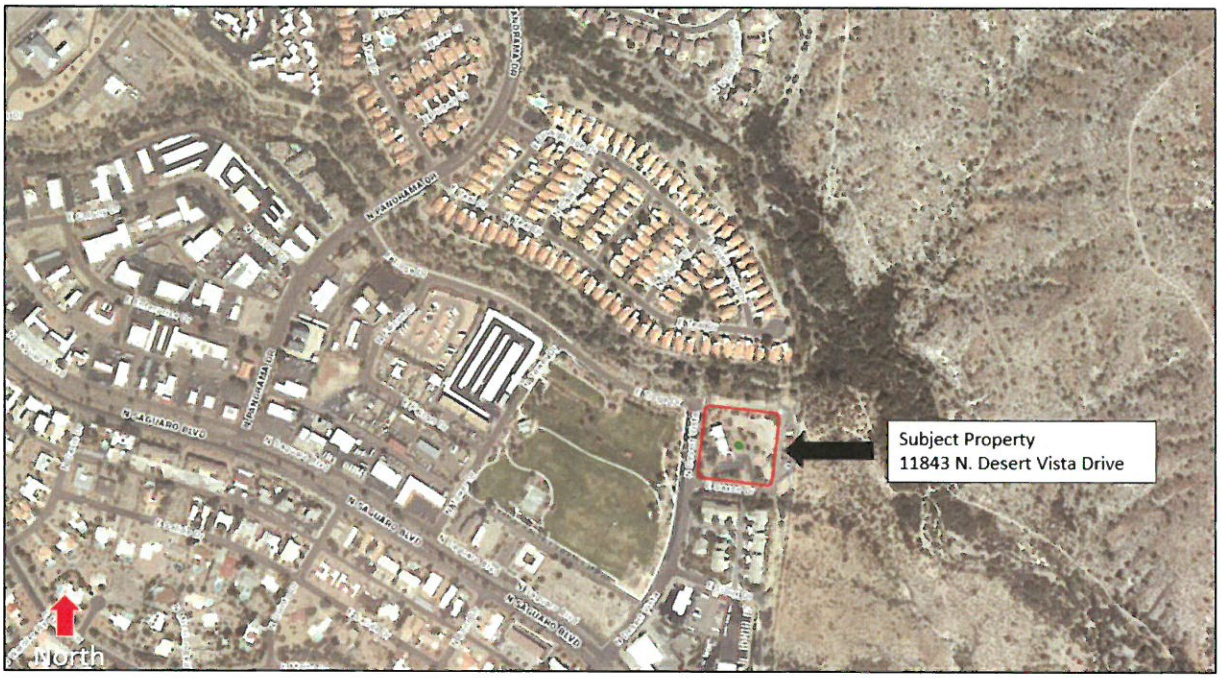
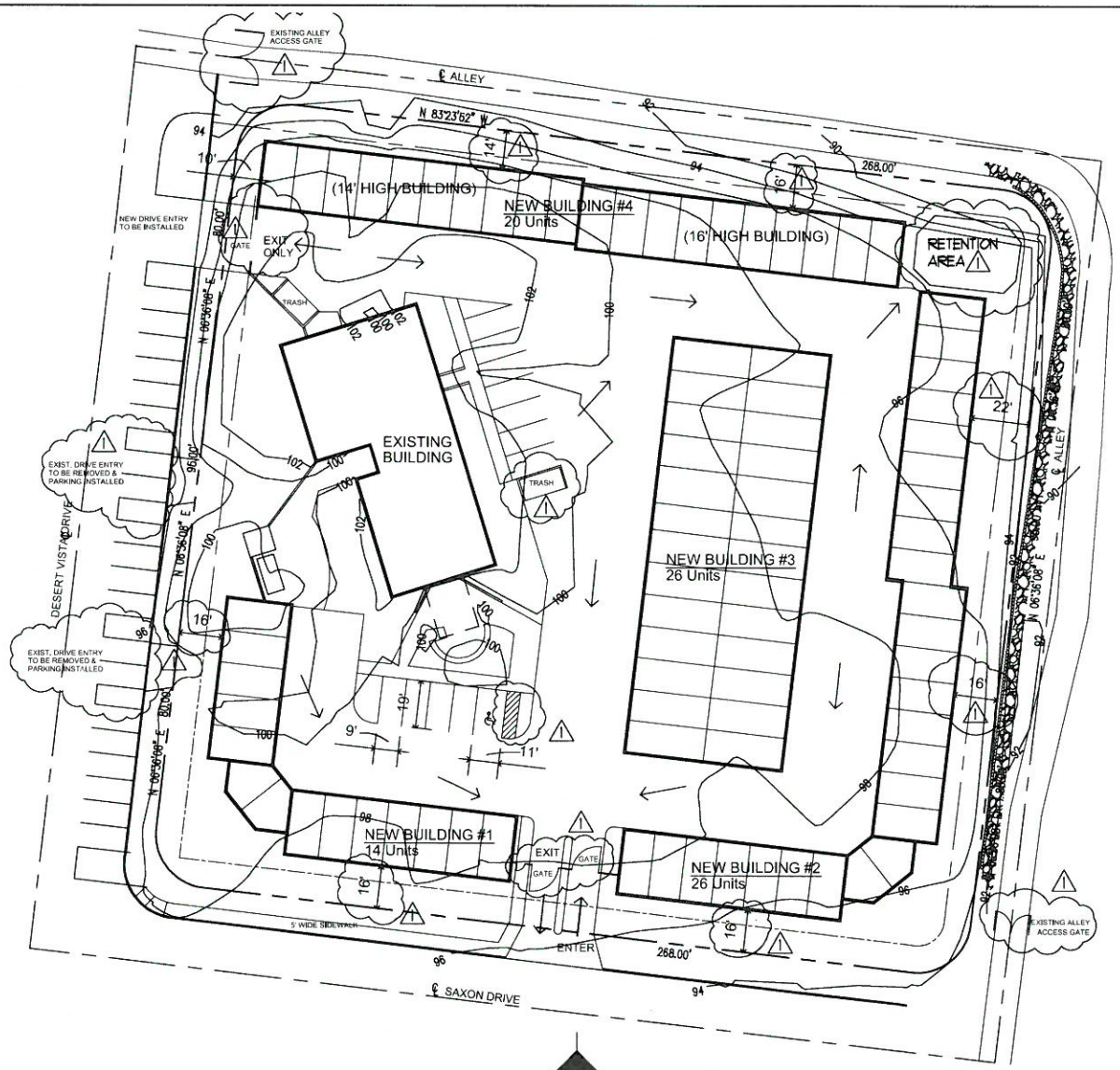


Exhibit B
Concept Plan



CONCEPTUAL SITE PLAN

THIS IS A SITE PLAN CONCEPT. DETAILS FOR CIVIL ENGINEERING, INCLUDING GRADING, DRAINAGE AND UTILITIES, PLUS OTHER SITE DESIGN ITEMS SUCH AS LANDSCAPE ARCHITECTURE AND SITE LIGHTING WILL BE DEVELOPED AT A LATER DATE FOR THE CONCEPT REVIEW PROCESS.

VICINITY MAP
N.T.S.

PROJECT DATA

PLAT 302, BLOCK 2, LOTS 1, 2 & 3
11843 DESERT VISTA

ZONING - EXISTING: C-1
ZONING - PROPOSED: C-3

LOT AREA (NET S.F.): 90,516 S.F.

BUILDING AREA:
- EXISTING: 3,854 S.F.
- PROPOSED: 27,456 S.F.

BUILDING HEIGHT:
- ONE STORY, APPROX. 16' FROM FLOOR SLAB TO TOP OF PARAPET. (14' HIGH BUILDING @ NORTHWEST CORNER - SEE PLAN)

ARROWS INDICATE CONCEPTUAL DRAINAGE DIRECTIONS - TO BE CONFIRMED BY CIVIL ENGINEER AS PART OF FINAL SITE PLAN DESIGN.

DOHRMANN ARCHITECTS, INC.
16716 E. PARKVIEW AVENUE, #203 :: FOUNTAIN HILLS, ARIZONA 85268
TEL : 480-816-1699 :: EMAIL: dohrmannarchitects@cox.net
WEBSITE: dohrmannarchitects.com

A	DATE	REVISIONS
1	6/21/2016	TOWN PLANNING REVIEW

DESERT VISTA STORAGE CENTER

11843 DESERT VISTA DRIVE
FOUNTAIN HILLS, ARIZONA 85268

DATE: 4-06-2016

SHEET NO.
SITE-1

Exhibit C
Location Map

Location Map

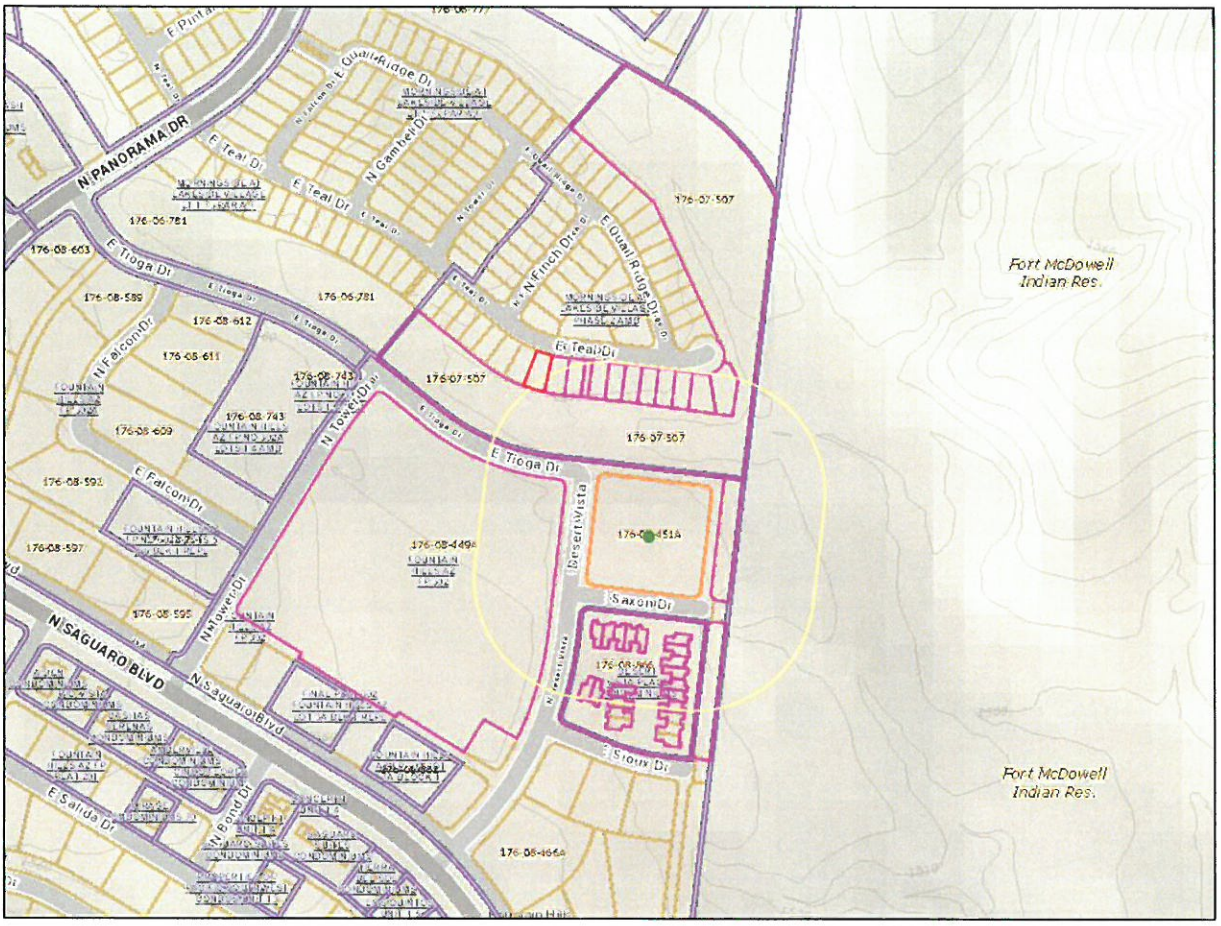


Exhibit D
Conceptual Elevations

PROPOSAL FOR DESERT VISTA STORAGE CENTER

11843 DESERT VISTA DRIVE :: FOUNTAIN HILLS, ARIZONA

DOHRMANN ARCHITECTS iNC. :: FOUNTAIN HILLS, ARIZONA

VIEW FROM SOUTHEAST CORNER

VIEW FROM NORTHEAST CORNER

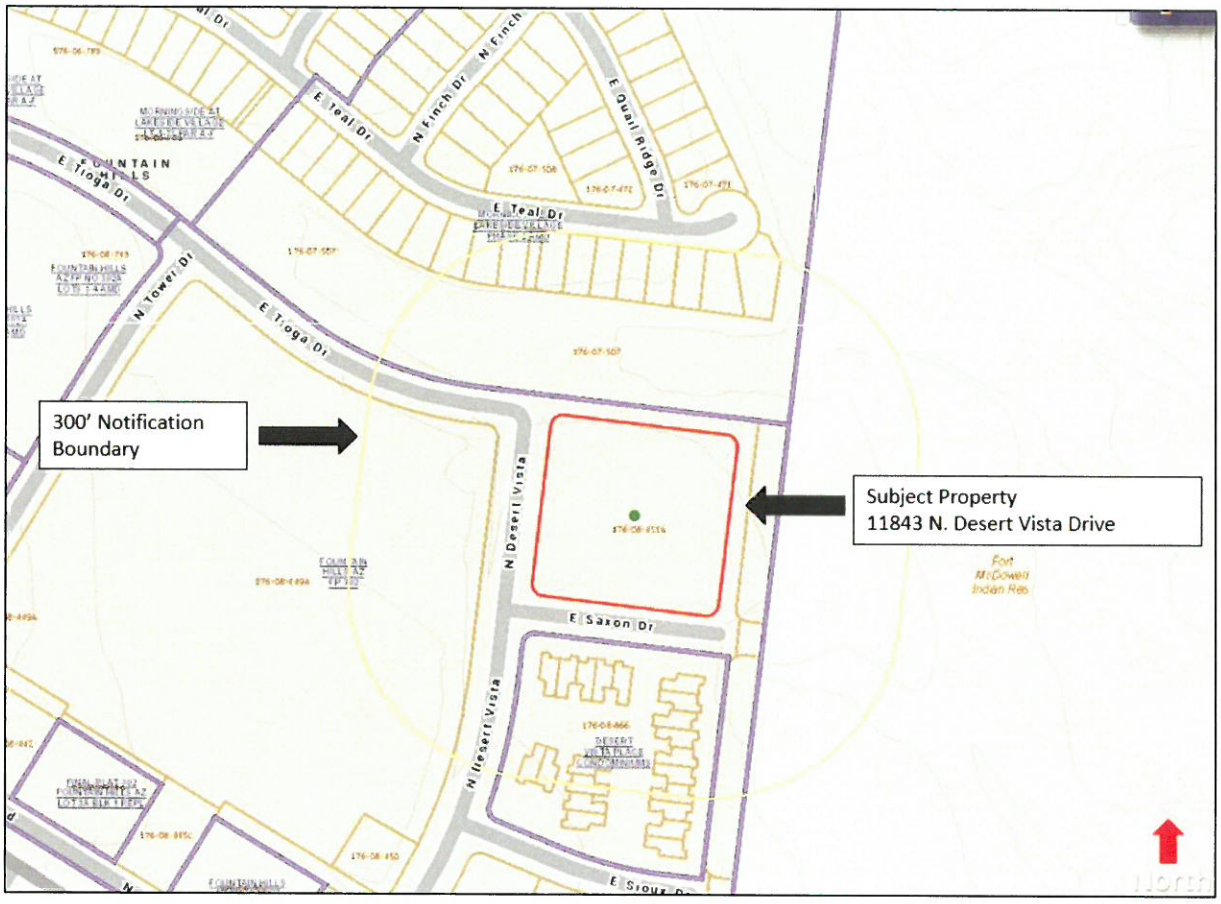
VIEW FROM NORTHWEST CORNER

INTERIOR PROPERTY VIEW LOOKING AT EXISTING BUILDING

INTERIOR PROPERTY VIEW LOOKING FROM NORTH TOWARD PROPERTY ENTRANCE

Exhibit E
Notification Map
and
Property Owner List

300' Notification Boundary Map



PROPERTY OWNERS WITHIN 300'				
OWNER	**ADDRESS**	**CITY**	**STATE**	**ZIP**
11725 N DESERT VISTA 103 LLC	200 HOOVER AVE UNIT 905	LAS VEGAS	NV	89101
ANDERSON GREGGORY THOMAS	11725 N DESERT VISTA DR UNIT 106	FOUNTAIN HILLS	AZ	85268
ANTON V RIMSZA REVOCABLE LIVING TRUST	621 E GOLDENROD	PHOENIX	AZ	85048
CHRISTIANSEN GREGORY D	13771 N FOUNTAIN HILLS BLVD NO 114-132	FOUNTAIN HILLS	AZ	85268
CLEMENS REV TRUST/CLEMENS DISCLAIMER TRUST	PO BOX 1000	SISTERS	OR	97759
COLLINS JAMES W/DELORIS B	17375 E TEAL DR	FOUNTAIN HILLS	AZ	85268
DESERT VISTA PARK PLACE LLC	16838 E PALISADES BLVD	FOUNTAIN HILLS	AZ	85268
FLORIAN R SABO AND DANIELA L SABO REV TR	17351 E TEAL DR	FOUNTAIN HILLS	AZ	85268
FOUNTAIN HILLS TOWN OF	16705 E AVENUE OF THE FOUNTAINS	FOUNTAIN HILLS	AZ	85268-3815
FOWLER SANDRA D	17367 E TEAL DR	FOUNTAIN HILLS	AZ	85268
GOVE GEORGE E/GLORIA B	11725 N DESERT VISTA DR UNIT 120	FOUNTAIN HILLS	AZ	85268
JACKOVIN GARY B/BELLON LINDA R	4319 127TH ST	URBANDALE	IA	50323
JACOBS LYNDON R	11725 N DESERT VISTA DR UNIT 109	FOUNTAIN HILLS	AZ	85268
JEROME J AND JANE KARPINSKI FAMILY TRUST	5764 KINGFISHER DR	STEVENS POINT	WI	54482
JOHNSON CLIFFORD H TR	17359 E TEAL DR	FOUNTAIN HILLS	AZ	85268
KARPINSKI JOEL/VICTORIA	11725 N DESERT VISTA DR 118	FOUNTAIN HILLS	AZ	85268
KEHOE FAMILY LIVING TRUST	17381 E TEAL DR	FOUNTAIN HILLS	AZ	85268
KOCH DAVID W/REGINA E	17345 E TEAL DR	FOUNTAIN HILLS	AZ	85268
MOORE RAMONA A	8953 116TH ST	CLEAR LAKE	MN	55319
MORNINGSIDE AT LAKESIDE VILLAGE HOMEOWNERS	150 E ALAMO DR STE 3	CHANDLER	AZ	85225
PETRI MICHELLE W M	17371 E TEAL DR	FOUNTAIN HILLS	AZ	85268
SEXTON JAMES M/KARLA S TR	33893 MAPLE RIDGE	AVON	OH	44011
SHORT JEROME C/CHARLENE K TR	11725 N DESERT VISTA DR NO 107	FOUNTAIN HILLS	AZ	85268
SIDERS THOMAS R/LAURA J	19168 INNDALE CT	LAVEVILLE	MN	55044
SMITH PAUL D/ELIZABETH R	11725 N DESERT VISTA DR UNIT 104	FOUNTAIN HILLS	AZ	85268
STEBEN LAURA A	PO BOX 4490	FRISCO	CO	80443
TATHAM FAMILY LIVING TRUST	17335 E TEAL DR	FOUNTAIN HILLS	AZ	85268
TOMMERDAHL RAY	533 20 1/2 AVE E	WEST FARGO	ND	58078
VERSTEGE BOUKE S ECOMA	1307 HARBOR COVE SOUTH	SOMERS POINT	NJ	08244-2812
WILL HAROLD L/MARGOT H	17363 E TEAL DR	FOUNTAIN HILLS	AZ	85268
ZACK CYNTHIA L	9339 SAND HILL DR	GRAND BLANC	MI	48439

ORDINANCE NO. 16-07

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS, ARIZONA, AMENDING THE OFFICIAL ZONING DISTRICTS MAPS OF THE TOWN OF FOUNTAIN HILLS, ARIZONA, BY AMENDING THE ZONING DESIGNATION OF 2.07 ACRES OF LAND LOCATED ON THE WEST CORNER OF DESERT VISTA DRIVE AND TIOGA DRIVE FROM "C-1" NEIGHBORHOOD COMMERCIAL ZONING DISTRICT TO "C-3" GENERAL COMMERCIAL ZONING DISTRICT.

WHEREAS, the Mayor and Council of the Town of Fountain Hills (the "Town Council") desires to amend the Town of Fountain Hills Official Zoning District Map (the "Zoning Map") pursuant to ARIZ. REV. STAT. § 9-462.04, to change the zoning description for an approximately 2.07 acre parcel of real property from C-1 (Neighborhood Commercial) to C-3 (General Commercial) (the "Zoning Map Amendment"); and

WHEREAS, the Zoning Map Amendment proposed by this Ordinance is consistent with the Fountain Hills General Plan 2010, as amended by GPA2013-01, approved by the Town Council on May 1, 2014; and

WHEREAS, all due and proper notices of public hearings on the Zoning Map Amendment to be held before the Town of Fountain Hills Planning and Zoning Commission (the "Commission") and the Town Council were given in the time, form, substance and manner provided by ARIZ. REV. STAT. § 9-462.04; and

WHEREAS, the Commission held a public hearing on July 14, 2016, on the Zoning Map Amendment, after which the Commission recommended approval; and

WHEREAS, The Town Council held an additional public hearing regarding the Zoning Map Amendment on August 18, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The approximately 2.07 acre parcel of real property generally located at the west corner of Desert Vista Drive and Tioga Drive, as shown in Case No. Z2016-06, as more particularly described and depicted on Exhibit A, attached hereto and incorporated herein by reference, is hereby rezoned from C-1 (Neighborhood Commercial) to C-3 (General Commercial), subject to the Town's adopted codes, requirements, standards and regulations, and the following stipulations:

1. The applicants shall submit Concept Plans that are in substantial conformance with the proposal outlined in this report showing any and all notes and revisions required by this decision to the Community Development Director for review and approval prior to

making application for a Building Permit. A copy of said plans shall be submitted with any and all building permit applications for this project.

2. Appeals: Under Arizona law there is a 30 period in which a zoning approval may be appealed. No site work or construction activities may be undertaken during this period.

SECTION 3. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. The Mayor, the Town Manager, the Town Clerk and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Mayor and Council of the Town of Fountain Hills, Arizona, August 18, 2016.

FOR THE TOWN OF FOUNTAIN HILLS:

Linda M, Kavanagh, Mayor

ATTESTED TO:

Bevelyn J. Bender, Town Clerk

REVIEWED BY:

Grady Miller, Town Manager

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney

DRAFT

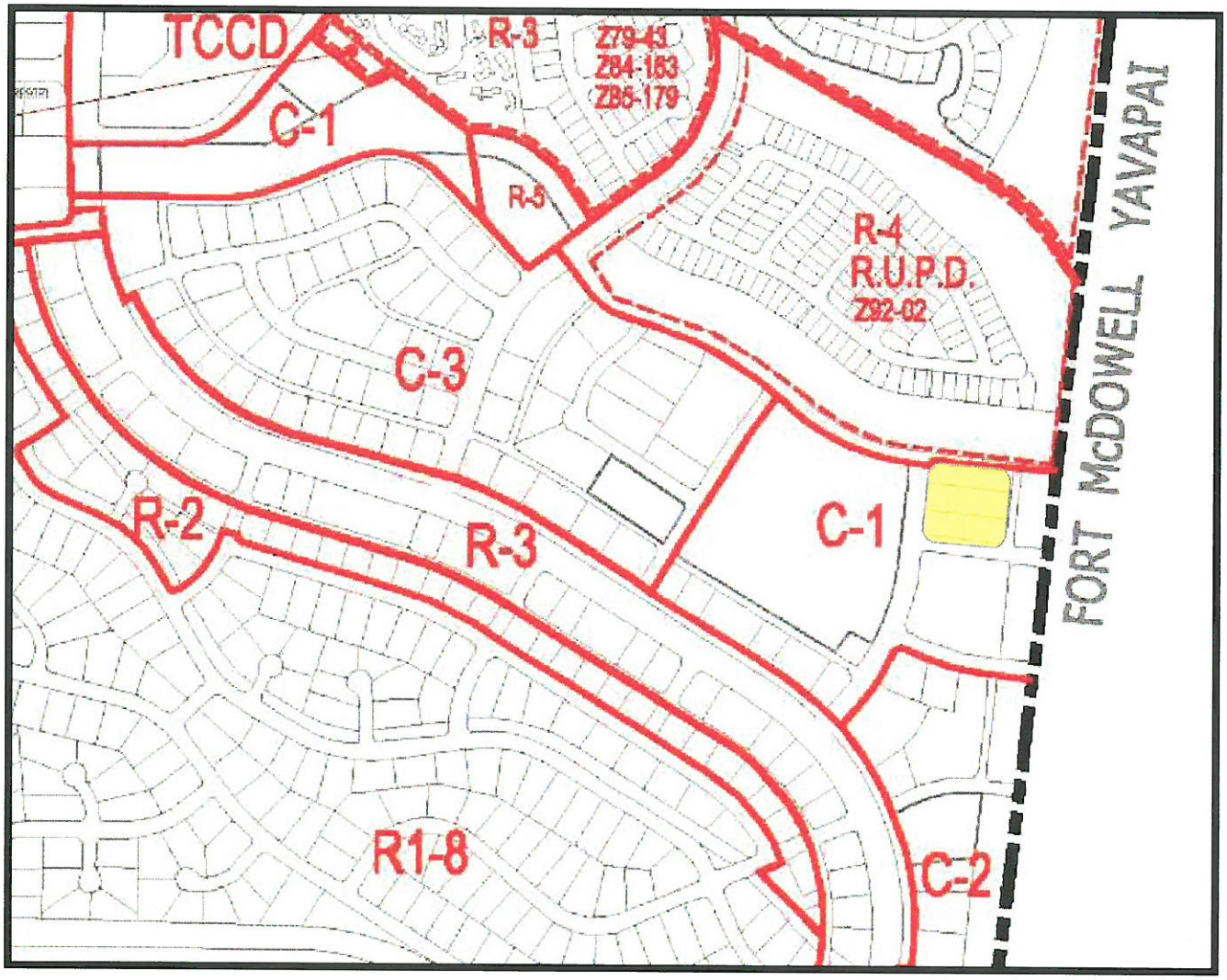
EXHIBIT A
TO
ORDINANCE NO. 16-07

[Legal Description and Map of the Property]

See following page.

DRAFT

Partial Zoning Map



TOWN OF FOUNTAIN HILLS

☒ **Planning and Zoning**
☐ **Board of Adjustment**

AGENDA ACTION FORM

Meeting Date: July 14, 2016 | **Meeting Type:** Regular

Agenda Type: Regular | **Submitting Division: Development Services**

Staff Contact Information: Bob Rodgers, Interim Development Services Director, 480-816-5138, rrodgers@fh.az.gov

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REQUEST TO PLANNING & ZONING COMMISSION:
CONSIDERATION of a CONCEPT PLAN for the Americana Development & Building Co., LLC to allow the development of a 12.24 acre commercial property on the north-east corner of Avenue of the Fountains and Westby Drive at 16575 E. Palisades Blvd. (Case #CP2016-01)

Applicant / Owner: Americana Development & Building Co.,LLC
1920 E. 3rd Street Ste 14
Tempe, AZ, 85281
(949) 422-9741

Property Location: 16575 E. Palisades Blvd, Fountain Hills, AZ

Related Ordinance, Policy or Guiding Principle:

Zoning Ordinance Chapter 2, Section 2.02 – Special Use Permits
Zoning Ordinance Chapter 2, Section 2.04 – Concept Plan Review
Zoning Ordinance Chapter 2, Section 2.05 – Plan Review
Zoning Ordinance Chapter 12 – Commercial Zoning Districts
Zoning Ordinance Chapter 12, Section 12-05 – Special Use Permits in C-2 Districts
Zoning Ordinance Chapter 19 – Architectural Review Guidelines
Subdivision Ordinance Article 2 – Section 2.05 – Preliminary Plats
Subdivision Ordinance Article 2 – Section 2.06 – Final Plats
Subdivision Ordinance Article 5 – Section 5.03 – Cut & Fill Standards
General Plan 2010 – Downtown Area Specific Plan – West Side District

Staff Summary (background):

EXISTING ZONING:	"C-2" – Intermediate Commercial
EXISTING CONDITION:	Vacant lot on Existing Arterial Street
LOT SIZE:	12.24 Acres.
BUILDING SIZE:	Total in four Buildings = 274,000 sf ±

Americana Development & Building Co., LLC is proposing to construct a mixed-use project on the vacant 12.24 acre property that wraps behind the Bashas shopping center at 16575 E. Palisades Blvd. The property has frontage on Palisades Blvd, Westby Drive, Avenue of the Fountains, and La Montana Drive.

This project will require a series of approvals consisting of a Development Agreement, a Special Use Permit, a Cut Waiver, Revised Parking Ratios with new On-Street Parking Spaces, a Final Plat approval, and Concept Plan Approval.

CONCEPT PLAN:
The proposed development is fully outlined in the attached Land Use Plan booklet. It consists of 274,000± sf of new residential and commercial buildings and associated amenities (including a new park), on 12.24 acres located in Downtown Fountain Hills.

The project will be developed in four phases and the proposed uses are Senior Independent Living, Assisted Living, Memory Care & Physical Rehabilitation, Community Clubhouse, Commercial Retail, and Commercial Medical/Professional Offices and a 2 acre Community Park.

PHASE I
Senior Independent Living: 4-Story, 133,000 sf building with 132 independent living units and associated amenities such as a communiy kitchen, hair salon, and meeting spaces.

Community Clubhouse: 1-Story, 19,000 sf building containing offices, theatre, restaurant/bar, gym, pool/spa, library, and a multi-purpose room.

Community Park: 2-Acre Park for use by the residents of the project. Included in the park will be walking paths, gardens, a dog park, putting/chipping greens, and bocce courts. The park will also serve as a storm water detention basin.

PHASE II
Assisted Living: 2-Story, 80,000 sf building with 60 assisted living units and 52 memory care/physical rehabilitation beds.

PHASE III A
Commercial Retail: 1-Story, 12,000 sf building designed for retail, restaurant, and other permitted commercial uses. A very large "Public Art" structure and additional diagonal parking spaces on La Montana Drive are included in this phase also.

PHASE III B
Commercial Medical/Professional Offices: 2-Story, 30,000 sf building designed for professional and/or medical offices. Some space could possibly be used as retail space also.

RELATIONSHIP TO SURROUNDING PROPERTY
The proposed development expects to have a positive impact on the surrounding area and neighborhood. The development of the large vacant property in the downtown area, with primarily

quiet and low-impact residential uses will provide a buffer to the existing residential condominium projects to the south and west of this project. The commercial retail proposed for the corner of Avenue of the Fountains and La Montana Drive will provide the missing focal point at the western end of the Avenue Plaza. The Medical/Professional offices proposed for the corner of Palisades Blvd and Westby Drive will fill the need for quality office space in town.

ARCHITECTURAL DESIGN GUIDELINES
The exterior of the buildings will be constructed and painted in neutral beige colors with a complimentary green standing-seam metal roof. Added architectural elements include façade offsets and balconies.

LANDSCAPING STRATEGY & DESIGN
The proposed landscaping will provide a lush environment that enriches the image of downtown Fountain Hills. The overall landscape, meandering sidewalk, and water features will complement the architecture of the buildings as well as the neighboring surroundings.

DEVELOPMENT AGREEMENT:
The following information is provided for informational purposes. The Planning & Zoning Commission will not be asked to provide a recommendation regarding the Development Agreement.

The Development Agreement which is currently being negotiated with Town Council will address the need for a Special Use Permit to allow residential uses in the C-2 zoning district, It will allow for a cut depth of more than 10 feet due to the large amount of fill currently on the property, It will include provisions for the creation of new on-street parking along the La Montana Drive frontage, It will approve the re-plat that divides the property into lots according to the four phases of development, and it will provide for an amended method of calculating the parking requirements in phases 1 and 3 of the development. The Development Agreement also requires that the Concept Plan be submitted to both the Planning & Zoning Commission and Town Council for approvals.

SPECIAL USE PERMIT:
Chapter 12, Section 12.05 of the Zoning Ordinance requires that in order to have any residential uses in the C-2 zoning district they must be approved under a Special Use Permit, granted by the Town Council.

Approval of the Special Use Permit to allow the residential uses proposed as part of this development will be included within the Development Agreement currently being negotiated with the Town Council.

CUT WAIVER:
The vacant property currently contains large quantities of fill material that were placed there during the construction of Bashas Plaza. Article 5, Section 5.03.D of the Subdivision Ordinance allows for a maximum of a 10' deep cut from existing grade. Existing grade is defined as the contours in place in 1991. As the current property contours were in place in 1991, even though they are the result of fill, this waiver is needed to allow the building to be brought down nearer to street level.

PARKING:
New on-street diagonal parking spaces are proposed along the La Montana Drive frontage for service to the proposed commercial building on the corner of La Montana Drive and Avenue of the Fountains. These will be allowed to be counted toward the required spaces to serve the development.

Additionally, the applicants propose an alternative method of calculating the parking requirements for Phases 1 and 3 of the development which will result in an approximately 70 space reduction in the number of spaces required.

REPLAT:
The property will be divided into four lots according to the four phases of development.
Lot 1 will contain the Independent Living facility, the Clubhouse, and the Park (Phase 1).
Lot 2 will contain the Assisted Living/Memory Care/Medical Rehabilitation facility (Phase 2).
Lot 3 will contain the Commercial Retail building on La Montana Drive (Phase 3A).
Lot 4 will contain the Medical/Office building on Palisades Blvd (Phase 3B).

TOWN COUNCIL APPROVAL OF CONCEPT PLAN:
Regardless of whether or not the proposed Concept Plan is approved by the Planning & Zoning Commission, the Town Council will also have to approve the plan in order for it to proceed to construction.

Risk Analysis (options or alternatives with implications)**:**
Approval of the Concept Plan will allow the applicants to proceed with their proposal to the Town Council for approvals as designed.

Denial of the Concept Plan will require the applicants to re-design their proposal in an effort to receive an approval, or request that the Town Council reverse the denial, or it will cause the applicants to reconsider locating in Fountain Hills.

Fiscal Impact (initial and ongoing costs; budget status): None

Staff Recommendation(s):
Staff recommends that the Planning & Zoning Commission APPROVE the CONCEPT PLAN for Americana Development & Building Co. to construct a mixed-use project on 12.24 acres at 16575 E. Palisades Blvd, subject to the following stipulations:

1. Approval of the Concept Plan is contingent upon Town Council's approval of a Development Agreement which contains provisions for the Special Use Permit, the Cut Waiver, the Parking Revisions, the Replat, and Town Council's Concept Plan approval. Planning & Zoning Commission Concept Plan approval shall not take effect unless the Town Council, in their sole discretion, approves the Development Agreement.

2. The applicant shall provide a landscaping and lighting plan prior to the issuance of any building permit and no occupancy permit shall be issued prior to the completion of all site improvements as depicted and approved. Landscaping plans shall include irrigation details.

3. The applicant shall submit Site Improvement Plans. All utilities and drainage features must be installed and functional as shown on the improvement plans and approved by the Town Engineer prior to the issuance of any building permit.

4. No Certificate of Occupancy shall be issued prior to the completion of all site improvements as depicted and approved. Said improvements must be approved by both the Town Engineer and the Community Development Director.

5. All off-site drainage or other utility improvements required as conditions of this approval shall return any off-site disturbed areas to a condition similar to, or better than, their pre-existing state prior to the issuance of a certificate of occupancy. This shall include, but is not limited to re-grading, re-vegetating, and re-constructing moved or damaged structures or similar improvements.

6. All off-site improvements required as conditions of any approval regarding this project shall be either constructed, or fully bonded with a performance guarantee in a form and amount satisfactory to the Town Engineer and Town Attorney prior to the issuance of an Certificate of Occupancy.

7. Prior to the issuance of a Certificate of Occupancy, the applicants shall comply with the requirements of the Fountain Hills Sanitary District.

8. Prior to the issuance of a Certificate of Occupancy, the applicants shall comply with the requirements of the Fountain Hills Fire Department.

9. Prior to the issuance of a Certificate of Occupancy, the applicants shall comply with the requirements of the Fountain Hills Town Engineer

10. Subject to the applicants fulfilling the Public Art requirement pursuant to Section 19.05.I of the Fountain Hills Zoning Ordinance prior to the issuance of the first Certificate of Occupancy.

SUGGESTED MOTIONS:

Move to APPROVE the CONCEPT PLAN for the Americana Development & Building Co. LLC mixed-use project on 12.24 acres at 16575 E. Palisades Blvd, as presented and subject to the stipulations outlined in the staff report, including the approval by Town Council of any additional terms and conditions outlined in the Development Agreement.

Attachment(s):

1. Application
2. Plans of Development
3. Applicant's Project Narrative Booklet

Submitted by:

Bob Rodgers, 7/6/2016

Interim Development Services Director Date

DO Not write in this space –official use only
Filing Date 5/31/16
Accepted By Paula Woodward
Fee Accepted $5060.- ck# 110
Case Manager Bob Rodgers

6/13/15 paid @ 5140.00

05-31-16P05:26 RCVD

The Town of Fountain Hills

PLANNING & ZONING DEPARTMENT - APPLICATION

- [ ] Abandonment (Plat or Condominium)
- [ ] Area Specific Plan & Amendments
- [ ] Condominium Plat
- [x] Development Agreement
- [ ] General Plan Amendment
- [ ] Planned Unit Development
- [x] Replat (Lot joins, lot splits, lot line adjustments)
- [ ] Rezoning (Map)
- [ ] Site Plan Review (vehicles sales)
- [ ] Variance
- [ ] Appeal of Administrator's Interpretation
- [x] Concept Plan
- [ ] Cut/Fill Waiver
- [ ] HPE Change or Abandonment
- [ ] Ordinance (Text Amendment)
- [ ] Preliminary / Final Plat
- [ ] Special Use Permit & Amendments
- [ ] Temporary Use Permit (Median Fee, if applicable)
- [ ] Other

PROJECT NAME / NATURE OF PROJECT: APN 176-07-853

LEGAL DESCRIPTION: Plat Name _____ Block _____ Lot _____
PROPERTY ADDRESS: Section 15, Township 3N, Range 6E of the Gila and Salt River Base and Meridian,, AZ, Maricopa County, Arizona
PARCEL SIZE (Acres) 12.25 **ASSESSOR PARCEL NUMBER** 176-07-853
NUMBER OF UNITS PROPOSED See Narrative **TRACTS** See Narrative
EXISTING ZONING C-2 Commercial, Community **PROPOSED ZONING** _____

Applicant
[ ] Mrs. Americana Development & Building Co., LLC Day Phone 949-422-9741
[ ] Mr.
[ ] Ms. Address: 1920 E 3rd St, Ste 14 City: Tempe State: AZ Zip: 85281

Email: ronb@badraunbuilders.com

Owner
[ ] Mrs. Americana Development & Building Co., LLC Day Phone 949-422-9741
[ ] Mr.
[ ] Ms. Address: 1920 E 3rd St, Ste 14 City: Tempe State: AZ Zip: 85281

If application is being submitted by someone other than the owner of the property under consideration, the section below must be completed.

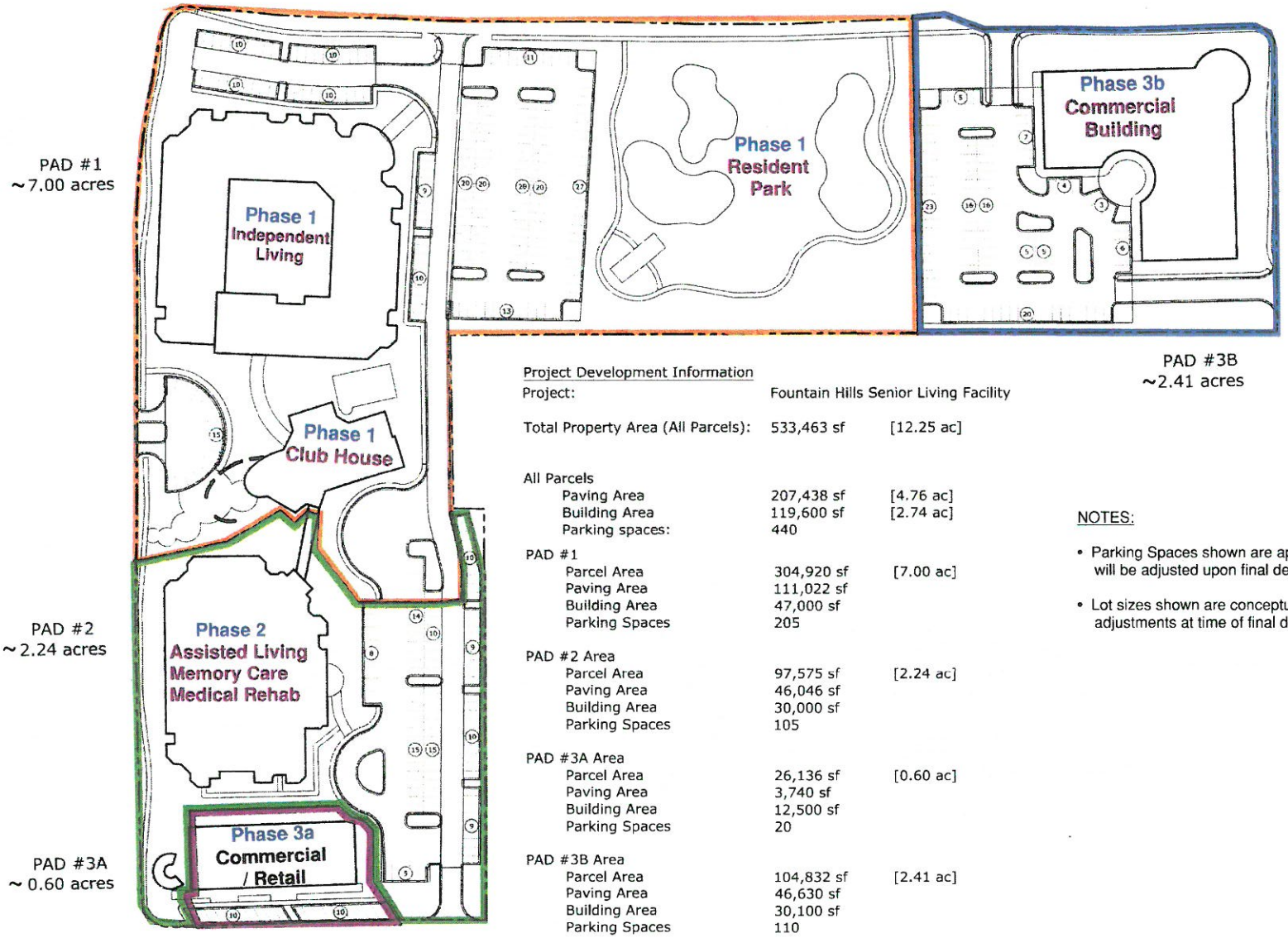
SIGNATURE OF OWNER _____ **DATE** 5-23-2016

I HEREBY AUTHORIZE _____ TO FILE THIS APPLICATION.
Please Print

Subscribed and sworn before me this _____ day of _____, 20_____.

_____ My Commission Expires _____
Notary Public

MUNIS 6847
APPLICATION # CP2016-01



Project Development Information

Project:	Fountain Hills Senior Living Facility	
Total Property Area (All Parcels):	533,463 sf	[12.25 ac]
All Parcels		
Paving Area	207,438 sf	[4.76 ac]
Building Area	119,600 sf	[2.74 ac]
Parking spaces:	440	
PAD #1		
Parcel Area	304,920 sf	[7.00 ac]
Paving Area	111,022 sf	
Building Area	47,000 sf	
Parking Spaces	205	
PAD #2 Area		
Parcel Area	97,575 sf	[2.24 ac]
Paving Area	46,046 sf	
Building Area	30,000 sf	
Parking Spaces	105	
PAD #3A Area		
Parcel Area	26,136 sf	[0.60 ac]
Paving Area	3,740 sf	
Building Area	12,500 sf	
Parking Spaces	20	
PAD #3B Area		
Parcel Area	104,832 sf	[2.41 ac]
Paving Area	46,630 sf	
Building Area	30,100 sf	
Parking Spaces	110	

NOTES:

- Parking Spaces shown are approximate and will be adjusted upon final design.
- Lot sizes shown are conceptual subject to adjustments at time of final design.

Exhibit B - Conceptual Land Use Plan 4/6/16

Senior Apartments - Conceptual Land Use Plan

AMERICANA DEVELOPMENT & BUILDING CO., LLC

AMERICANA Development & Building Co., LLC

Fountain Hills Senior Community

Preliminary Land Use Plan

1920 E. 3rd Street, Suite 14,
Tempe, AZ 85281

FOUNTAIN HILLS SENIOR APARTMENTS
PRELIMINARY LAND USE PLAN
FOR AMERICANA DEVELOPMENT & BUILDING CO., LLP

THE TOWN OF FOUNTAIN HILLS
CORNER OF AVENUE OF THE FOUNTAINS AND LA MONTANA DRIVE
FOUNTAIN HILLS, AZ

PRELIMINARY

Sheet Matrix

General Information
G-1 Cover Page
G-2 Project Narrative

A-1 Site Plan
A-2 South Site Elevation (Bldg. Height Profile)

Clubhouse
A-3 Clubhouse Elevation
A-4 Clubhouse Floorplan

Independent Living Building (IL)
A-5 IL - South Building Elevation
A-6 IL - West Building Elevation (Resident Entry)
A-7 IL - Floorplan (4 Floors | 1 Sheet)
A-8 IL - Roof Plan
A-9 IL - Building Section

Assisted Services Building
A-10 ASB - South Elevation
A-11 ASB - 1st Floor Plan
A-12 ASB - 2nd Floor Plan

A-13 **Rotunda** (Public Art)
A-14 Finish Materials

Landscape
L-1 Landscape Plan
L-2 Plant Materials

Civil
C-1 Cover Sheet
C-2 Site Layout Plan
C-3 Site Circulation Plan
C-4 Grading Plan
C-5 Drainage Plan
C-6 Wet Utility Plan
C-7 Phasing Plan

PROJECT TEAM:

CVL CONSULTANTS
Cox and Van Loo, LLC
4550 N. 12th Street
Phoenix, AZ. 85014
phone 602.264.6831
fax 602.264.0928
web www.cvlci.com

RITOCH-POWELL & Associates
602-263-1177
www.ritochpowell.com

T.S. VOELKER ARCHITECTURE

HEADWATERS ARCHITECTURE P.C.
212 SOUTH MONTEZUMA STREET
PRESCOTT, AZ 86303
928-776-7180

5/23/16

G - 1

Rev 1 - 7/5/16 - Redline Corrections

Fountain Hills Senior Community
Project Narrative

Project Narrative:

- General Information – The project will develop the current 12.24 acres of C-2 zoned property for a mixed-use development with senior residential, assisted living, commercial, professional and retail uses. The project will be developed in 4 phases and utilize shared parking throughout. Public Art will be distributed across all 4 of the project phases.
- Phase 1 - Independent Senior Living Building & Clubhouse
  - Residential Building
    - 4 Story; Type V, 1 hour construction
    - 1 & 2 bedroom residential senior apartments
    - Size of building is 133,000 Square feet
    - Building Footprint is 35,000 Square Feet
    - Residential units are 136
    - Building height is 46 feet (within the 40 foot height limit)
    - Parking
      - Parking Variance being sought through Development Agreement
      - 1 Bedroom Units: 1.0 per unit plus .25 for guests per unit = 120
      - 2 Bedroom Units: 1.5 per unit plus .25 for guests per unit = 70
      - Common/commercial (barber / salon): 2 per chair = 4
    - Uses include various gathering spaces, hair salon, and community kitchen.
  - Clubhouse – Support Building for residents
    - 1 Story; Type V, 1 hour construction
    - Size of building is 17,000 Square Feet
    - Parking: No commercial use. Parking is included in IL building counts.
    - Uses Include – offices, theater, restaurant/bar, gym & lockers, pool/spa, multi-purpose room, library, etc.
    - Public Art elements
  - Utility Building
    - 1 Story; Type II, 2 hour construction
    - Uses Include Central Plant, pool equipment, workshop and storage
  - Resident Park Space
    - Approximately 2 acres
    - Serves as a storm water detention basin
- Uses include exercise paths, gardens, dog park, putting/chipping greens, bocce ball, etc.

- Phase 2 – Assisted Services Building
  - 2 Story, Type II building construction
  - Size of building is 80,000 Square Feet
  - Building Footprint is 40,000 Square Feet
  - Assisted Living 60 units
  - Memory Care and Physical Rehabilitation 52 beds
  - Parking
    - I. Assisted Living 60 Units 1 per 4 beds = 15
    - II. Memory Care and Physical Rehabilitation contain 52 beds 1 per 4 beds = 13

- Phase 3A – Retail Center
  - Conceptual Space Allocation Only
  - 1 story, type II Building Construction
  - Up to 12,000 Square Feet
  - Parking
    - Diagonal on-street parking plus rear parking
    - Assumes 20% building circulation, storage & utility
    - 1 parking place per 240 S.F. = 38
  - Final design dependent on parking availability
  - Outdoor dining under Rotunda
  - Public Art adjacent on corner

- Phase 3B – Commercial, Medical / Professional Offices and/or Retail Building
  - Conceptual Space Allocation Only
  - 2 Story, Type II Building Construction
  - Up to 30,000 Square Feet
  - Parking
    - Assumes 20% building circulation, storage & utility
    - 1 parking place per 250 Square Feet = 96
  - Final design dependent on parking availability
  - Public Art adjacent

FOUNTAIN HILLS SENIOR APARTMENTS
PRELIMINARY LAND USE PLAN
FOR AMERICANA DEVELOPMENT & BUILDING CO., LLP

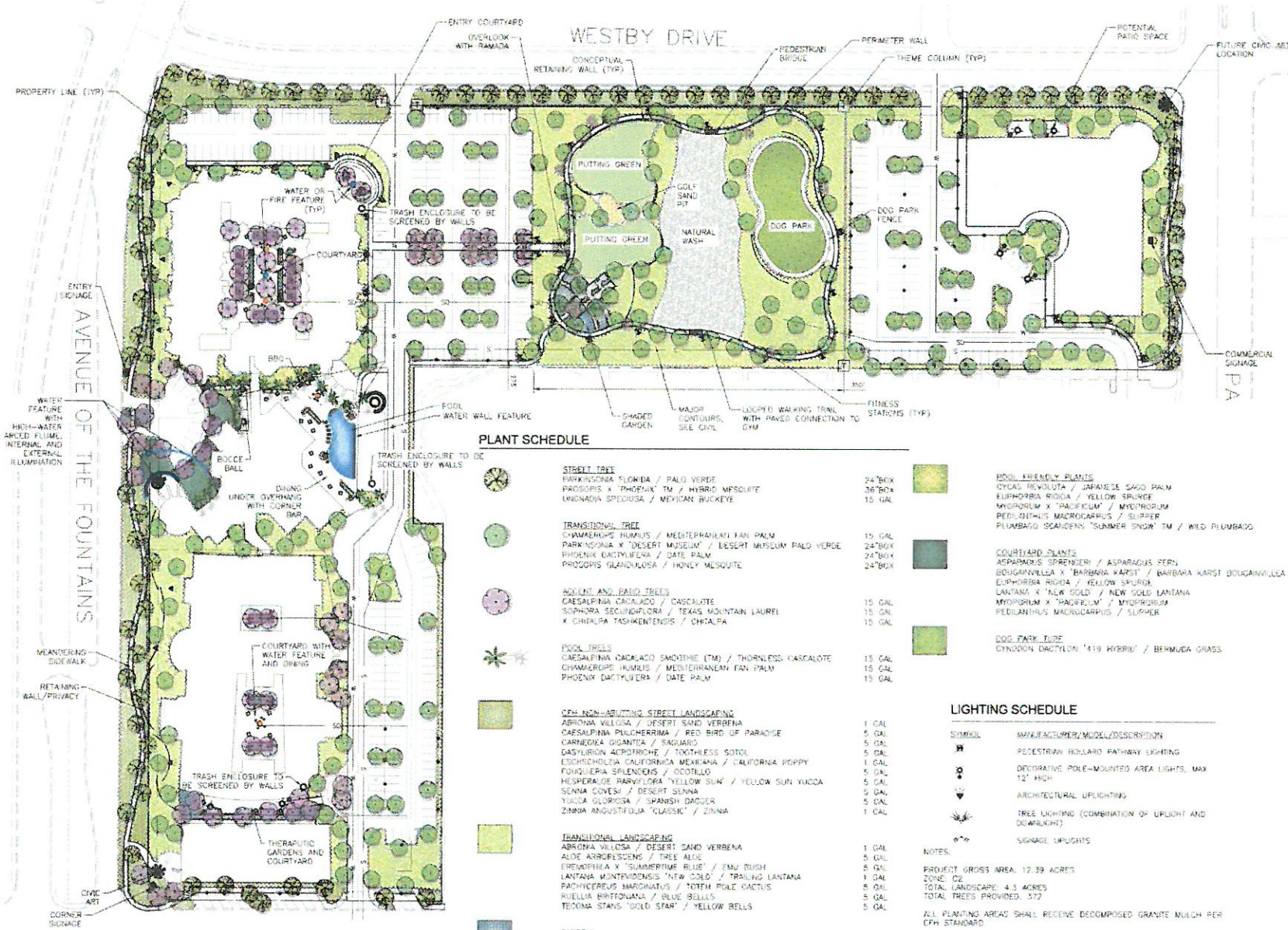
THE TOWN OF FOUNTAIN HILLS
CORNER OF AVENUE OF THE FOUNTAINS AND LA MONTANA DRIVE
FOUNTAIN HILLS, AZ

HEADWATERS
ARCHITECTURE P.C.
212 SOUTH MONTEZUM STREET
PRESCOTT, AZ 86303
928-776-7180

5/23/16

G - 2

Rev 1 - 7/5/16 - Redline Corrections



PLANT SCHEDULE

STREET TREE		
PARKINSONIA 'LORIDA' / PALO VERDE	24"BOX	
PROSOPIS X 'PHOENIX' TM / HYBRID MESQUITE	36"BOX	
UNDNADIA SPECIOSA / MEXICAN BUCKEYE	15 GAL	
TRANSITIONAL TREE		
CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM	15 GAL	
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24"BOX	
PHOENIX DACTYLIFERA / DATE PALM	24"BOX	
PROSOPIS GLANDULOSA / HONEY MESQUITE	24"BOX	
ACCENT AND PATIO TREES		
CAESALPINIA CACALACO / CASCALOTE	15 GAL	
SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL	15 GAL	
X CHITALPA TASHKENTENSIS / CHITALPA	15 GAL	
POOL TREES		
CAESALPINIA CACALACO SMOOTHIE (TM) / THORNLESS CASCALOTE	15 GAL	
CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM	15 GAL	
PHOENIX DACTYLIFERA / DATE PALM	15 GAL	
CFH NON-ABUTTING STREET LANDSCAPING		
ABRONIA VILLOSA / DESERT SAND VERBENA	1 GAL	
CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE	5 GAL	
CARNEGIEA GIGANTEA / SAGUARO	5 GAL	
DASYLIRION ACROTRICHE / TOOTHESS SOTOL	5 GAL	
ESCHSCHOLZIA CALIFORNICA MEXICANA / CALIFORNIA POPPY	1 GAL	
FOUQUIERIA SPLENDENS / OCOTILLO	5 GAL	
HESPERALOE PARVIFLORA 'YELLOW SUN' / YELLOW SUN YUCCA	5 GAL	
SENNA COVESII / DESERT SENNA	5 GAL	
YUCCA GLORIOSA / SPANISH DAGGER	5 GAL	
ZINNIA ANGUSTIFOLIA 'CLASSIC' / ZINNIA	1 GAL	
TRANSITIONAL LANDSCAPING		
ABRONIA VILLOSA / DESERT SAND VERBENA	1 GAL	
ALOE ARBORESCENS / TREE ALOE	5 GAL	
EREMOPHILA X 'SUMMERTIME BLUE' / EMU BUSH	5 GAL	
LANTANA MONTEVIDENSIS 'NEW GOLD' / TRAILING LANTANA	1 GAL	
PACHYCEREUS MARGINATUS / TOTEM POLE CACTUS	5 GAL	
RUELLIA BRITTONIANA / BLUE BELLS	5 GAL	
TECOMA STANS 'GOLD STAR' / YELLOW BELLS	5 GAL	
GARDEN		
LAVANDULA X 'REGAL SPLENDOUR' / REGAL SPLENDOUR LAVENDER	5 GAL	
MYRTUS COMMUNIS / COMMON MYRTLE	1 GAL	
ORIGANUM X 'AMETHYST FALLS' / WINTER SWEET OREGANO	1 GAL	
ROSMARINUS OFFICINALIS / ROSEMARY	5 GAL	
POOL FRIENDLY PLANTS		
CYCAS REVOLUTA / JAPANESE SAGO PALM	1 GAL	
EUPHORBIA RIGIDA / YELLOW SPURGE	1 GAL	
MYOPORUM X 'PACIFICUM' / MYOPORUM	1 GAL	
PEDILANTHUS MACROCARPUS / SLIPPER	1 GAL	
PLUMBAGO SCANDENS 'SUMMER SNOW' TM / WILD PLUMBAGO	1 GAL	
COURTYARD PLANTS		
ASPARAGUS SPRENGERI / ASPARAGUS FERN	1 GAL	
BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA	5 GAL	
EUPHORBIA RIGIDA / YELLOW SPURGE	5 GAL	
LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1 GAL	
MYOPORUM X 'PACIFICUM' / MYOPORUM	1 GAL	
PEDILANTHUS MACROCARPUS / SLIPPER	5 GAL	
DOG PARK TURF		
CYNODON DACTYLON '419 HYBRID' / BERMUDA GRASS	SOD	

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	PEDESTRIAN BOLLARD PATHWAY LIGHTING
	DECORATIVE POLE-MOUNTED AREA LIGHTS, MAX 12' HIGH
	ARCHITECTURAL UPLIGHTING
	TREE LIGHTING (COMBINATION OF UPLIGHT AND DOWNLIGHT)
	SIGNAGE UPLIGHTS

NOTES:

PROJECT GROSS AREA: 12.39 ACRES
ZONE: C2
TOTAL LANDSCAPE: 4.3 ACRES
TOTAL TREES PROVIDED: 372

ALL PLANTING AREAS SHALL RECEIVE DECOMPOSED GRANITE MULCH PER CFH STANDARD

PLANTINGS IN THE SIGHT VISIBILITY TRIANGLE SHALL MEET THE CITY OF FOUNTAIN HILL'S STANDARDS FOR VISIBILITY AND CLEARANCE.

SCALE 1" = 50'

CVL CONSULTANTS
Coe and Van Loo, LLC
4550 N. 12th Street
Phoenix, AZ. 85014
phone 602.264.6831
fax 602.264.6926
web www.cvlci.com
Civil Engineering
Water Systems
Wastewater Treatment
Land Planning
Survey
Land Survey
Landscape Architecture
Construction Management

OWNER / DEVELOPER
AMERICANA DEVELOPMENT AND BUILDING COMPANY
1929 E 3RD STREET
SUITE 14
TEMPE, AZ 85281
CONTACT: DAN CARTER

LANDSCAPE ARCHITECT
TIMOTHY STARKEY

COE AND VAN LOO, LLC
4550 N 12TH STREET
PHOENIX, AZ 85014
PHONE: 602 264 6831
EMAIL: TSTARKEY@CVLCI.COM

PROJECT INFORMATION

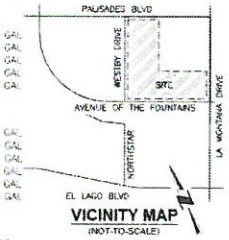
FOUNTAIN HILLS SENIOR LIVING

PRELIMINARY LANDSCAPE PLAN

AVENUE OF THE FOUNTAINS & WESTBY DRIVE
FOUNTAIN HILLS, ARIZONA

CVL JOB 07.02798.02

KEY MAP



VICINITY MAP
(NOT-TO-SCALE)

Call at least two full working days before you begin excavating
ARIZONA 811
Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE IT (782-5348)
In Maricopa County: (602) 263-1100

REVISION HISTORY
06.23.16 - 1ST SUBMITTAL
07.01.16 - 2ND SUBMITTAL

SEAL & ISSUE

DESIGN: TS
DRAWN: RG
CHECK: TS, ES

07.1.16

DISCIPLINE: LANDSCAPE ARCHITECTURE

L - 1

Rev 1 - 7/5/16 - Redline Corrections

DOCUMENT INFORMATION: Document Author: --- Document Creation Date: June 30, 2016 Document Last Saved By: RachelG Document Last Saved On: June 30, 2016 Filename: H:\07\02798\DwG\dwg\PRELIMINARY\LS CONCEPT - Coe.dwg Filesize: 6.89 MB
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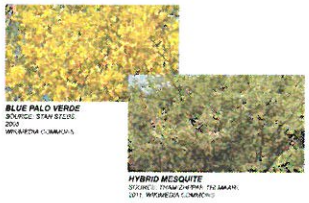
PLANT SCHEDULE

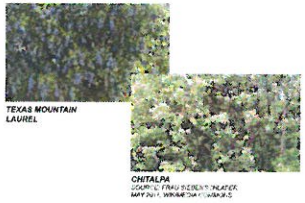
STREET TREE		
PARKINSONIA FLORIDA / PALO VERDE	24"BOX	
PROSOPIS X 'PHOENIX' TM / HYBRID MESQUITE	36"BOX	
UNGNADIA SPECIOSA / MEXICAN BUCKEYE	15 GAL	
TRANSITIONAL TREE		
CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM	15 GAL	
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24"BOX	
PHOENIX DACTYLIFERA / DATE PALM	24"BOX	
PROSOPIS GLANDULOSA / HONEY MESQUITE	24"BOX	
ACCENT AND PATIO TREES		
CAESALPINIA CACALACO / CASCALOTE	15 GAL	
SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL	15 GAL	
X CHITALPA TASHKENTENSIS / CHITALPA	15 GAL	
POOL TREES		
CAESALPINIA CACALACO SMOOTHIE (TM) / THORNLESS CASCALOTE	15 GAL	
CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM	15 GAL	
PHOENIX DACTYLIFERA / DATE PALM	15 GAL	
CFH NON-ABUTTING STREET LANDSCAPING		
ABRONIA VILLOSA / DESERT SAND VERBENA	1 GAL	
CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE	5 GAL	
CARNEGIEA GIGANTEA / SAGUARO	5 GAL	
DASYLIRION ACROTRICHE / TOOTHLESS SOTOL	5 GAL	
ESCHSCHOLZIA CALIFORNICA MEXICANA / CALIFORNIA POPPY	1 GAL	
FOUQUIERIA SPLENDENS / OCOTILLO	5 GAL	
HESPERALOE PARVIFLORA 'YELLOW SUN' / YELLOW SUN YUCCA	5 GAL	
SENNA COVESII / DESERT SENNA	5 GAL	
YUCCA GLORIOSA / SPANISH DAGGER	5 GAL	
ZINNIA ANGUSTIFOLIA 'CLASSIC' / ZINNIA	1 GAL	
TRANSITIONAL LANDSCAPING		
ABRONIA VILLOSA / DESERT SAND VERBENA	1 GAL	
ALOE ARBORESCENS / TREE ALOE	5 GAL	
EREMOPHILA X 'SUMMERTIME BLUE' / EMU BUSH	5 GAL	
LANTANA MONTEVIDENSIS 'NEW GOLD' / TRAILING LANTANA	1 GAL	
PACHYCEREUS MARGINATUS / TOTEM POLE CACTUS	5 GAL	
RUELLIA BRITTONIANA / BLUE BELLLS	5 GAL	
TECOMA STANS 'GOLD STAR' / YELLOW BELLS	5 GAL	
GARDEN		
LAVANDULA X 'REGAL SPLENDOUR' / REGAL SPLENDOUR LAVENDER	5 GAL	
MYRTUS COMMUNIS / COMMON MYRTLE	1 GAL	
ORIGANUM X 'AMETHYST FALLS' / WINTER SWEET OREGANO	1 GAL	
ROSMARINUS OFFICINALIS / ROSEMARY	5 GAL	
POOL FRIENDLY PLANTS		
CYCAS REVOLUTA / JAPANESE SAGO PALM	1 GAL	
EUPHORBIA RIGIDA / YELLOW SPURGE	1 GAL	
MYOPORUM X 'PACIFICUM' / MYOPRORUM	1 GAL	
PEDILANTHUS MACROCARPUS / SLIPPER	1 GAL	
PLUMBAGO SCANDENS 'SUMMER SNOW' TM / WILD PLUMBAGO	1 GAL	
COURTYARD PLANTS		
ASPARAGUS SPRENGERI / ASPARAGUS FERN	1 GAL	
BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA	5 GAL	
EUPHORBIA RIGIDA / YELLOW SPURGE	5 GAL	
LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1 GAL	
MYOPORUM X 'PACIFICUM' / MYOPRORUM	1 GAL	
PEDILANTHUS MACROCARPUS / SLIPPER	5 GAL	
DOG PARK TURF		
CYNODON DACTYLON '419 HYBRID' / BERMUDA GRASS	SOD	

STREET TREE SAMPLES



TRANSITION TREE SAMPLES

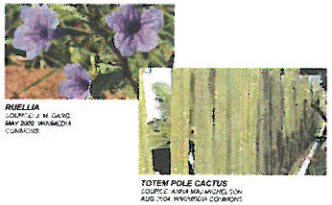
ACCENT TREE SAMPLES



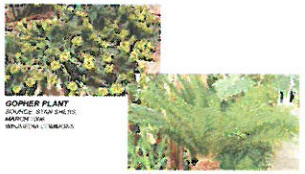
POOL TREE SAMPLES

STREET LANDSCAPING SAMPLES

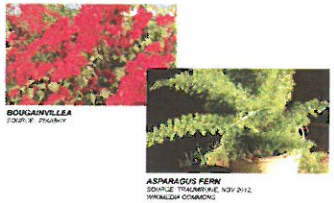
TRANSITIONAL LANDCAPING SAMPLES



POOL LANDCAPING SAMPLES



COURTYARD LANDSCAPING



CVL CONSULTANTS
Coe and Van Loo, LLC
4550 N. 12th Street
Phoenix, AZ. 85014
phone 602.264.6831
fax 602.264.0928
web www.cvlci.com

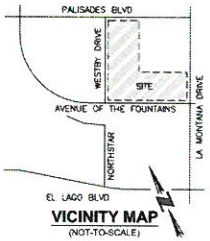
OWNER / DEVELOPER
AMERICANA DEVELOPMENT AND BUILDING COMPANY
1920 E 3RD STREET
SUITE 14
TEMPE, AZ 85281
CONTACT: DAN CARTER

LANDSCAPE ARCHITECT
TIMOTHY STARKEY

COE AND VAN LOO, LLC
4550 N 12TH STREET
PHOENIX, AZ 85014
PHONE: 602.264.6831
EMAIL: TSTARKEY@CVLCI.COM

PROJECT INFORMATION
FOUNTAIN HILLS SENIOR LIVING
PRELIMINARY LANDSCAPE PLAN
AVENUE OF THE FOUNTAINS & WESTBY DRIVE
FOUNTAIN HILLS, ARIZONA
CVL JOB 07.02798.02

KEY MAP



VICINITY MAP
(NOT-TO-SCALE)

REVISION HISTORY

SEAL & ISSUE

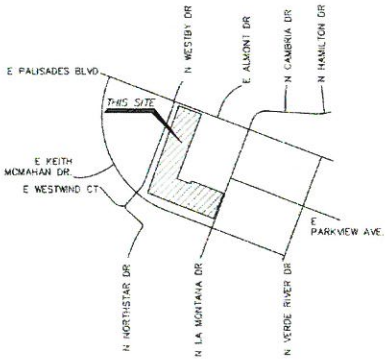
DESIGN: TS
DRAWN: RG
CHECK: TS, ES

DISCIPLINE: LANDSCAPE ARCHITECT

L - 2

DOCUMENT INFORMATION: Document Author: — Document Creation Date: May 24, 2016 Document Last Saved By: RachelG Document Last Saved On: May 24, 2016 Filename: N:\07\02798\DC\05\PRELIMINARY LS CONCEPT - Color.dwg Filesize: 0.85 MB
PRINTER INFORMATION: Printed By: Rachel Glass Printer: — Print Date: May 24, 2016 Page Setup Name: — Paper Size: — Plot Orientation: Portrait Plot Scale: 0.0000E+99 Plot Style Table: —
SHEET SET INFORMATION: Sheet Set Name: Sheet Set Sheet Set Description: —

FOUNTAIN HILLS SENIOR COMMUNITY
PRELIMINARY LAND USE PLANS



VICINITY MAP
NTS

NORTH

DEVELOPER

AMERICANA DEVELOPMENT & BUILDING CO., LLC
186710 RAVENWOOD DRIVE
PERRIS, CA 92870
PHONE: 951-522-4001
CONTACTS: DAN CARTER
AND RON BADRAUN

CIVIL ENGINEER

RITOCH-POWELL & ASSOCIATES
5727 N. 7th STREET, Ste 120
PHOENIX, AZ 85206
PHONE: (602) 263-1177
FAX: (602) 277-6286
CONTACT: CASEY AMBROSE, PE

SHEET INDEX

SHEET 22	C-1	COVER SHEET
SHEET 23	C-2	SITE LAYOUT PLAN
SHEET 24	C-3	SITE CIRCULATION PLAN
SHEET 25	C-4	GRADING PLAN
SHEET 26	C-5	DRAINAGE PLAN
SHEET 27	C-6	UTILITY PLAN
SHEET 28	C-7	PHASING PLAN

PROJECT DATA TABLE

PROJECT GROSS AREA	12.39 ACRES
ZONING	C2
TOTAL LANDSCAPE	4.3 ACRES
TOTAL GROSS BUILDING	0.22 ACRES
NET LOT COVERAGE	29%

LOT SIZES

LOT 1	10.22 ACRES
LOT 2	2.03 ACRES

GRADING AND DRAINAGE NOTES:

PRELIMINARY DESIGN CONCEPTS OF THE GRADING AND DRAINAGE PLANS ARE SHOWN ON THE GRADING AND DRAINAGE SHEETS.

ARCHITECTURAL & LANDSCAPE NOTES:

PRELIMINARY PLANS AND ELEVATIONS OF THE STRUCTURE TYPES ARE SHOWN ON THE ARCHITECTURAL PLANS.

PRELIMINARY LANDSCAPE ELEMENTS ARE SHOWN ON THE LANDSCAPE PLANS.

N

0 50 100 200
SCALE: 1" = 100'

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RITOCH-POWELL & Associates
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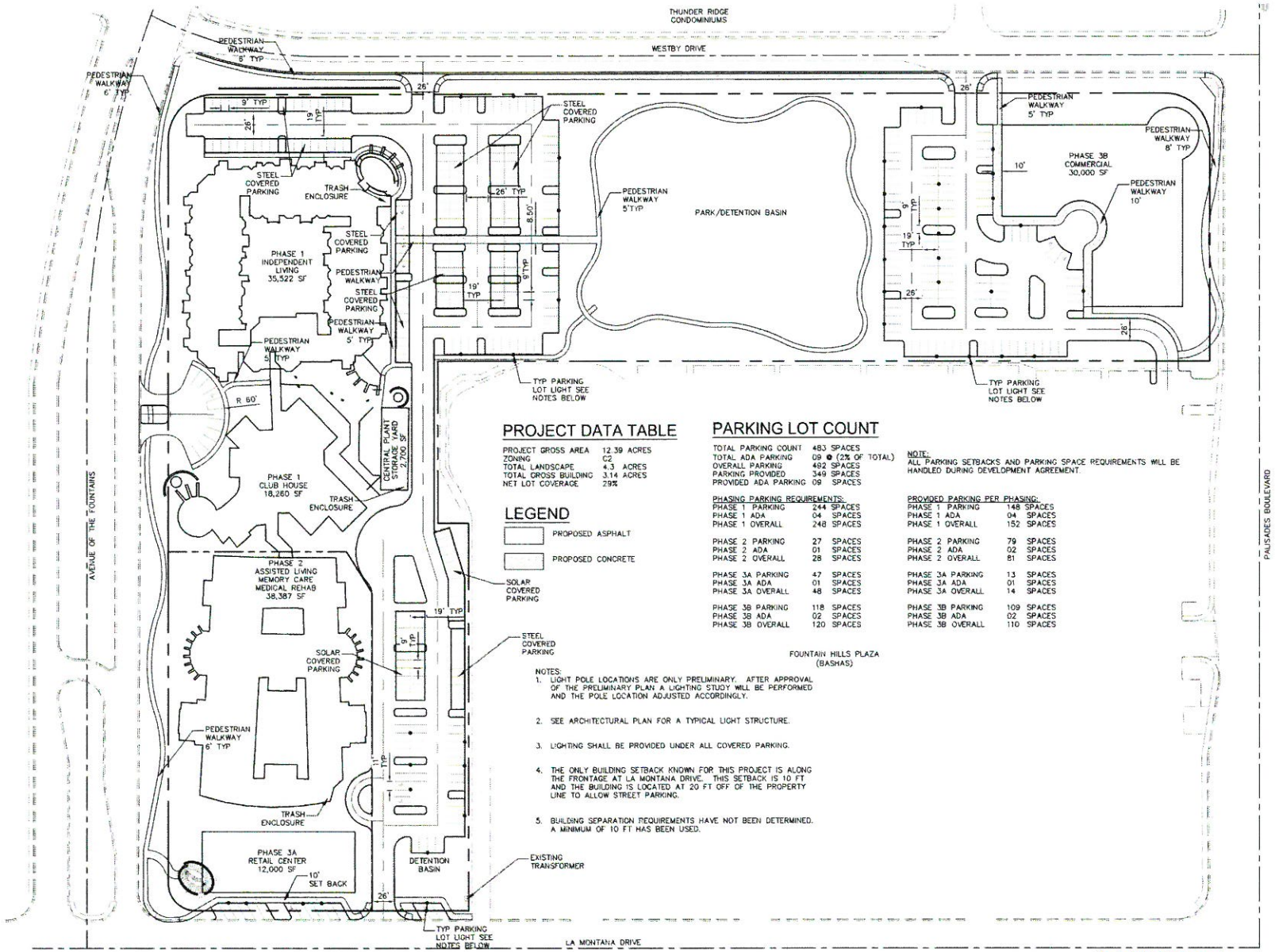
www.ritochpowell.com

FOUNTAIN HILLS SENIOR COMMUNITY
PRELIMINARY LAND USE PLANS
COVER SHEET
MARICOPA COUNTY FOUNTAIN HILLS, ARIZONA

JOB NO:	216042
DESIGN BY:	CBA
DRAWN BY:	CBA
CHECKED	SRL
DATE:	6/29/16

DWG. C-1
SHEET 22 OF XX

DATE Jun 29 2016 FILE K:\Projects\Phoenix-2016\P16032 Ft Hills Senior Agn10_CADV01_RPA Cover Plan.dwg



PROJECT DATA TABLE

PROJECT GROSS AREA	12.39 ACRES
ZONING	C2
TOTAL LANDSCAPE	4.3 ACRES
TOTAL GROSS BUILDING	3.14 ACRES
NET LOT COVERAGE	29%

LEGEND

PROPOSED ASPHALT

PROPOSED CONCRETE

PARKING LOT COUNT

TOTAL PARKING COUNT	483 SPACES
TOTAL ADA PARKING	09 ● (2% OF TOTAL)
OVERALL PARKING	492 SPACES
PARKING PROVIDED	349 SPACES
PROVIDED ADA PARKING	09 SPACES

NOTE:
ALL PARKING SETBACKS AND PARKING SPACE REQUIREMENTS WILL BE HANDLED DURING DEVELOPMENT AGREEMENT.

PHASING PARKING REQUIREMENTS:		PROVIDED PARKING PER PHASING:	
PHASE 1 PARKING	244 SPACES	PHASE 1 PARKING	148 SPACES
PHASE 1 ADA	04 SPACES	PHASE 1 ADA	04 SPACES
PHASE 1 OVERALL	248 SPACES	PHASE 1 OVERALL	152 SPACES
PHASE 2 PARKING	27 SPACES	PHASE 2 PARKING	79 SPACES
PHASE 2 ADA	01 SPACES	PHASE 2 ADA	02 SPACES
PHASE 2 OVERALL	28 SPACES	PHASE 2 OVERALL	81 SPACES
PHASE 3A PARKING	47 SPACES	PHASE 3A PARKING	13 SPACES
PHASE 3A ADA	01 SPACES	PHASE 3A ADA	01 SPACES
PHASE 3A OVERALL	48 SPACES	PHASE 3A OVERALL	14 SPACES
PHASE 3B PARKING	118 SPACES	PHASE 3B PARKING	109 SPACES
PHASE 3B ADA	02 SPACES	PHASE 3B ADA	02 SPACES
PHASE 3B OVERALL	120 SPACES	PHASE 3B OVERALL	110 SPACES

FOUNTAIN HILLS PLAZA (BASHAS)

NOTES:
1. LIGHT POLE LOCATIONS ARE ONLY PRELIMINARY. AFTER APPROVAL OF THE PRELIMINARY PLAN A LIGHTING STUDY WILL BE PERFORMED AND THE POLE LOCATION ADJUSTED ACCORDINGLY.
2. SEE ARCHITECTURAL PLAN FOR A TYPICAL LIGHT STRUCTURE.
3. LIGHTING SHALL BE PROVIDED UNDER ALL COVERED PARKING.
4. THE ONLY BUILDING SETBACK KNOWN FOR THIS PROJECT IS ALONG THE FRONTAGE AT LA MONTANA DRIVE. THIS SETBACK IS 10 FT AND THE BUILDING IS LOCATED AT 20 FT OFF OF THE PROPERTY LINE TO ALLOW STREET PARKING.
5. BUILDING SEPARATION REQUIREMENTS HAVE NOT BEEN DETERMINED. A MINIMUM OF 10 FT HAS BEEN USED.

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RPA
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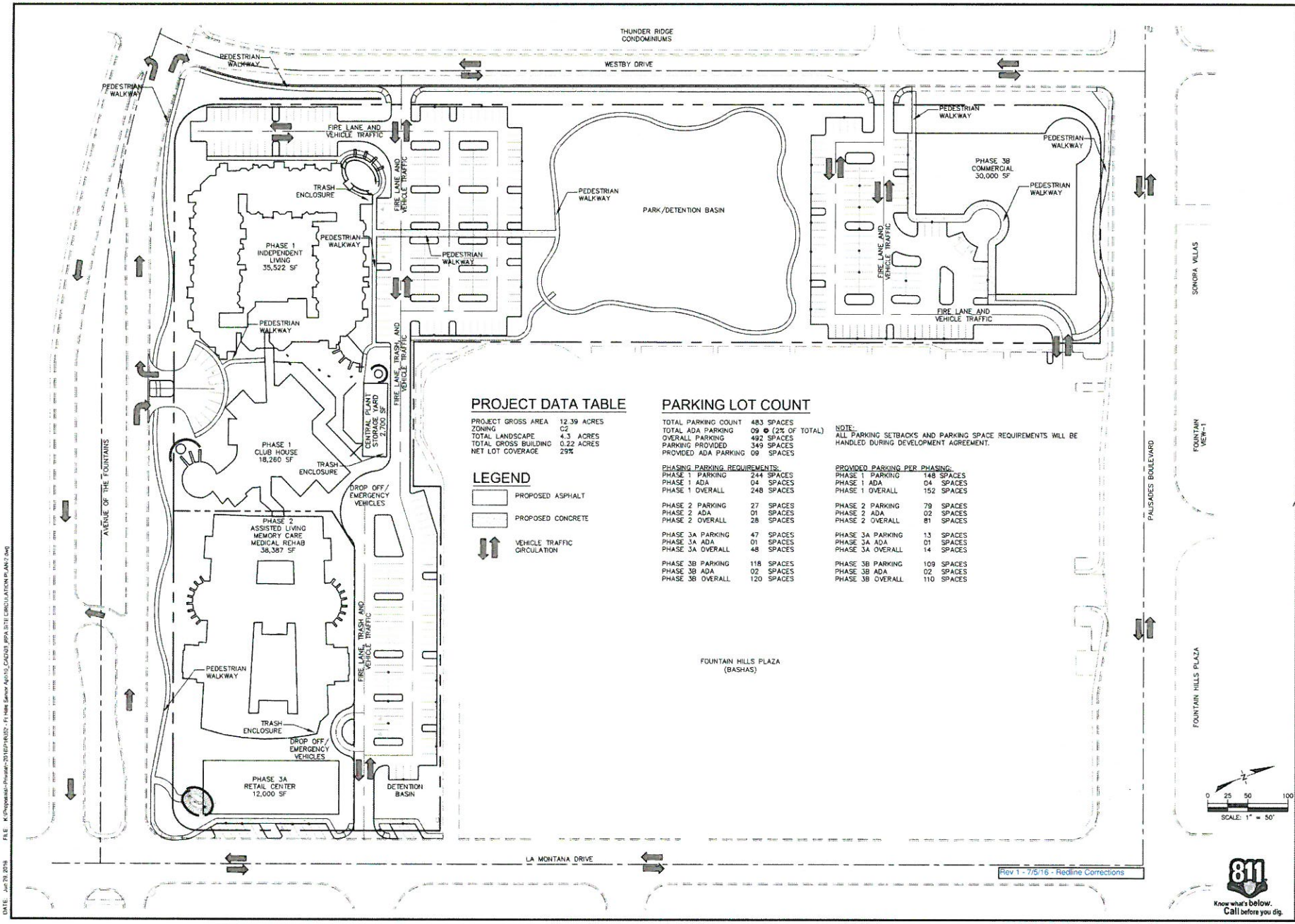
STEVE R. LEWIS
EXPIRES 03/31/2018

FOUNTAIN HILLS SENIOR COMMUNITY
PRELIMINARY LAND USE PLANS
SITE LAYOUT PLAN
MARICOPA COUNTY FOUNTAIN HILLS, ARIZONA

DWG.	C-2
JOB NO:	210042
DESIGN BY:	CBA
DRAWN BY:	CBA
CHECKED	SRL
DATE:	5/24/16
SHEET	23
OF	XX

DATE: Jun 28, 2016 FILE: K:\Projects\~Private~2016\210400 - Ft Hills Senior Apt\10_CADD\2_RPA SITE LAYOUT PLAN.dwg



PROJECT DATA TABLE

PROJECT GROSS AREA	12.39 ACRES
ZONING	C2
TOTAL LANDSCAPE	4.3 ACRES
TOTAL GROSS BUILDING	0.22 ACRES
NET LOT COVERAGE	29%

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- VEHICLE TRAFFIC CIRCULATION

PARKING LOT COUNT

TOTAL PARKING COUNT	483 SPACES
TOTAL ADA PARKING	09 @ (2% OF TOTAL)
OVERALL PARKING	492 SPACES
PARKING PROVIDED	349 SPACES
PROVIDED ADA PARKING	09 SPACES

NOTE:
ALL PARKING SETBACKS AND PARKING SPACE REQUIREMENTS WILL BE HANDLED DURING DEVELOPMENT AGREEMENT.

PHASING PARKING REQUIREMENTS:

PHASE 1 PARKING	244	SPACES
PHASE 1 ADA	04	SPACES
PHASE 1 OVERALL	248	SPACES
PHASE 2 PARKING	27	SPACES
PHASE 2 ADA	01	SPACES
PHASE 2 OVERALL	28	SPACES
PHASE 3A PARKING	47	SPACES
PHASE 3A ADA	01	SPACES
PHASE 3A OVERALL	48	SPACES
PHASE 3B PARKING	118	SPACES
PHASE 3B ADA	02	SPACES
PHASE 3B OVERALL	120	SPACES

PROVIDED PARKING PER PHASING:

PHASE 1 PARKING	148	SPACES
PHASE 1 ADA	04	SPACES
PHASE 1 OVERALL	152	SPACES
PHASE 2 PARKING	79	SPACES
PHASE 2 ADA	02	SPACES
PHASE 2 OVERALL	81	SPACES
PHASE 3A PARKING	13	SPACES
PHASE 3A ADA	01	SPACES
PHASE 3A OVERALL	14	SPACES
PHASE 3B PARKING	109	SPACES
PHASE 3B ADA	02	SPACES
PHASE 3B OVERALL	110	SPACES

NO.	DATE	BY	REVISION

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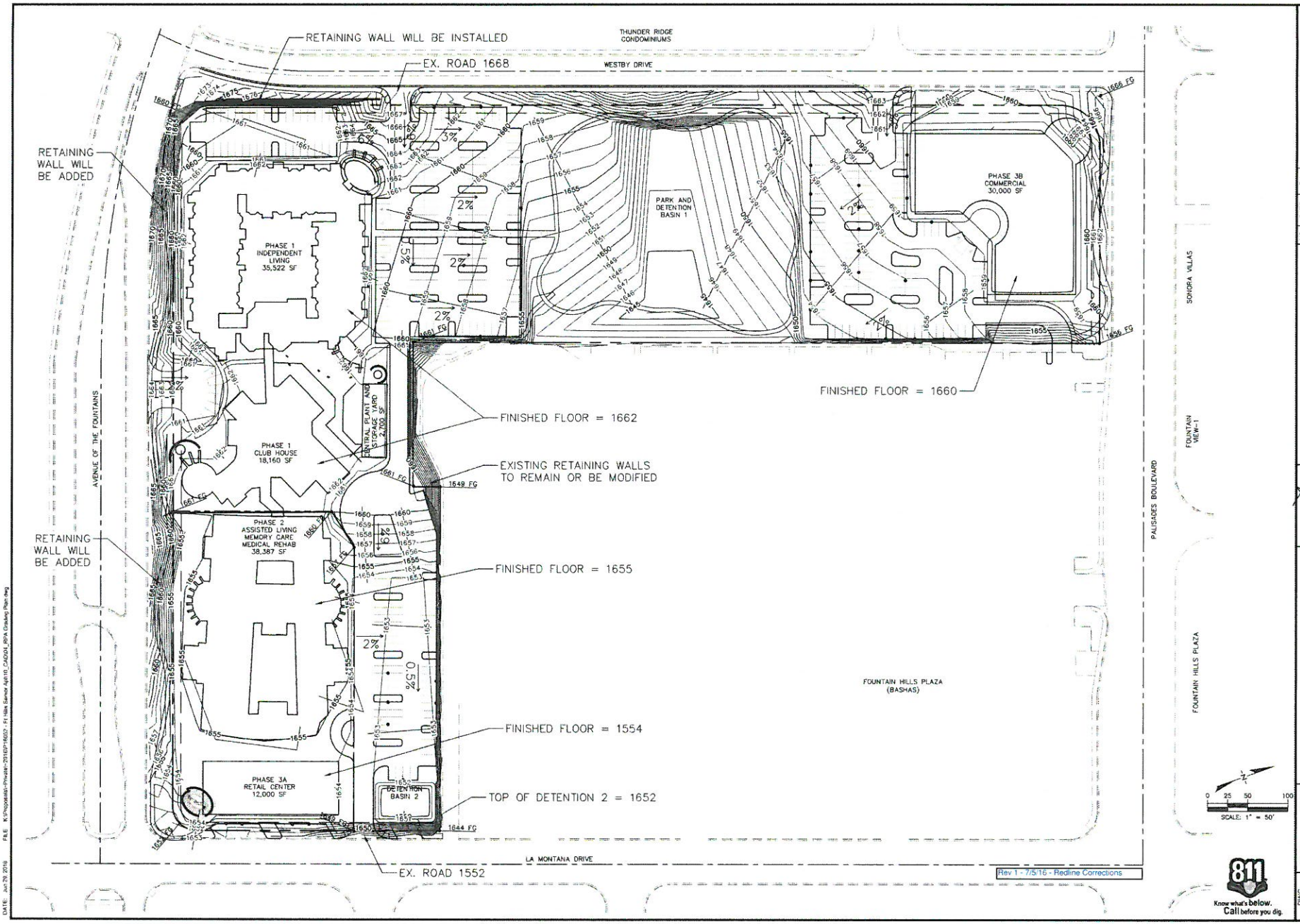
34589 STEVE R. LEWIS
ARIZONA, U.S.A.
EXPIRES 03/31/2018

FOUNTAIN HILLS SENIOR COMMUNITY
PRELIMINARY LAND USE PLANS
SITE CIRCULATION PLAN
MARICOPA COUNTY FOUNTAIN HILLS, ARIZONA

JOB NO.:	216042
DESIGN BY:	CBA
DRAWN BY:	CBA
CHECKED:	SRL
DATE:	5/24/16

DWG. C-3
SHEET 24 OF XX

DATE: Jun 29, 2016 FILE: K:\Proposals\~Private\~2016\PHB\02 - Ft Hills Senior Apt\10_CAD\03_RPA SITE CIRCULATION PLAN-2.dwg



NO.	DATE	BY	REVISION

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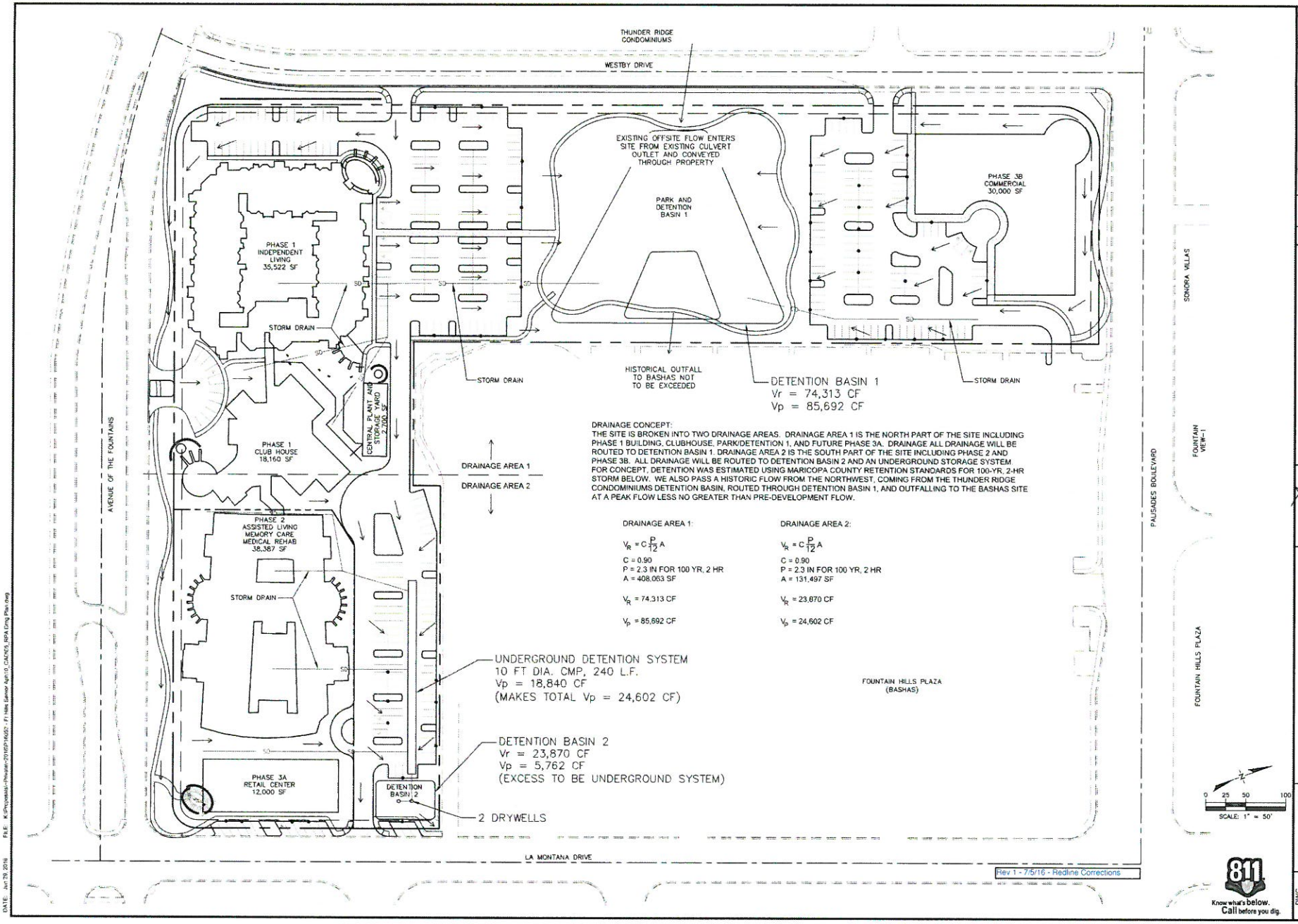
FOUNTAIN HILLS SENIOR COMMUNITY
PRELIMINARY LAND USE PLANS
GRADING PLAN
MARICOPA COUNTY FOUNTAIN HILLS, ARIZONA

JOB NO:	216042
DESIGN BY:	CBA
DRAWN BY:	CBA
CHECKED:	SRL
DATE:	5/24/16

DWG: C-4
SHEET 25 OF XX

DATE: Jun 29, 2016 FILE: K:\Projects\In-Private\-2016\P16025 - Ft Hills Senior Apt\10_CADD\1_RPA Grading Plan.dwg



DRAINAGE CONCEPT:
THE SITE IS BROKEN INTO TWO DRAINAGE AREAS. DRAINAGE AREA 1 IS THE NORTH PART OF THE SITE INCLUDING PHASE 1 BUILDING, CLUBHOUSE, PARK/DETENTION 1, AND FUTURE PHASE 3A. DRAINAGE ALL DRAINAGE WILL BE ROUTED TEO DETENTION BASIN 1. DRAINAGE AREA 2 IS THE SOUTH PART OF THE SITE INCLUDING PHASE 2 AND PHASE 3B. ALL DRAINAGE WILL BE ROUTED TO DETENTION BASIN 2 AND AN UNDERGROUND STORAGE SYSTEM FOR CONCEPT. DETENTION WAS ESTIMATED USING MARICOPA COUNTY RETENTION STANDARDS FOR 100-YR, 2-HR STORM BELOW. WE ALSO PASS A HISTORIC FLOW FROM THE NORTHWEST, COMING FROM THE THUNDER RIDGE CONDOMINIUMS DETENTION BASIN, ROUTED THROUGH DETENTION BASIN 1, AND OUTFALLING TO THE BASHAS SITE AT A PEAK FLOW LESS NO GREATER THAN PRE-DEVELOPMENT FLOW.

DRAINAGE AREA 1:

$V_R = C \frac{P}{12} A$

C = 0.90
P = 2.3 IN FOR 100 YR, 2 HR
A = 408,063 SF

V_R = 74,313 CF

V_P = 85,692 CF

DRAINAGE AREA 2:

$V_R = C \frac{P}{12} A$

C = 0.90
P = 2.3 IN FOR 100 YR, 2 HR
A = 131,497 SF

V_R = 23,870 CF

V_P = 24,602 CF

NO.	DATE	BY	REVISION

RITOCH-POWELL & Associates
602-263-1177
www.ritochpowell.com

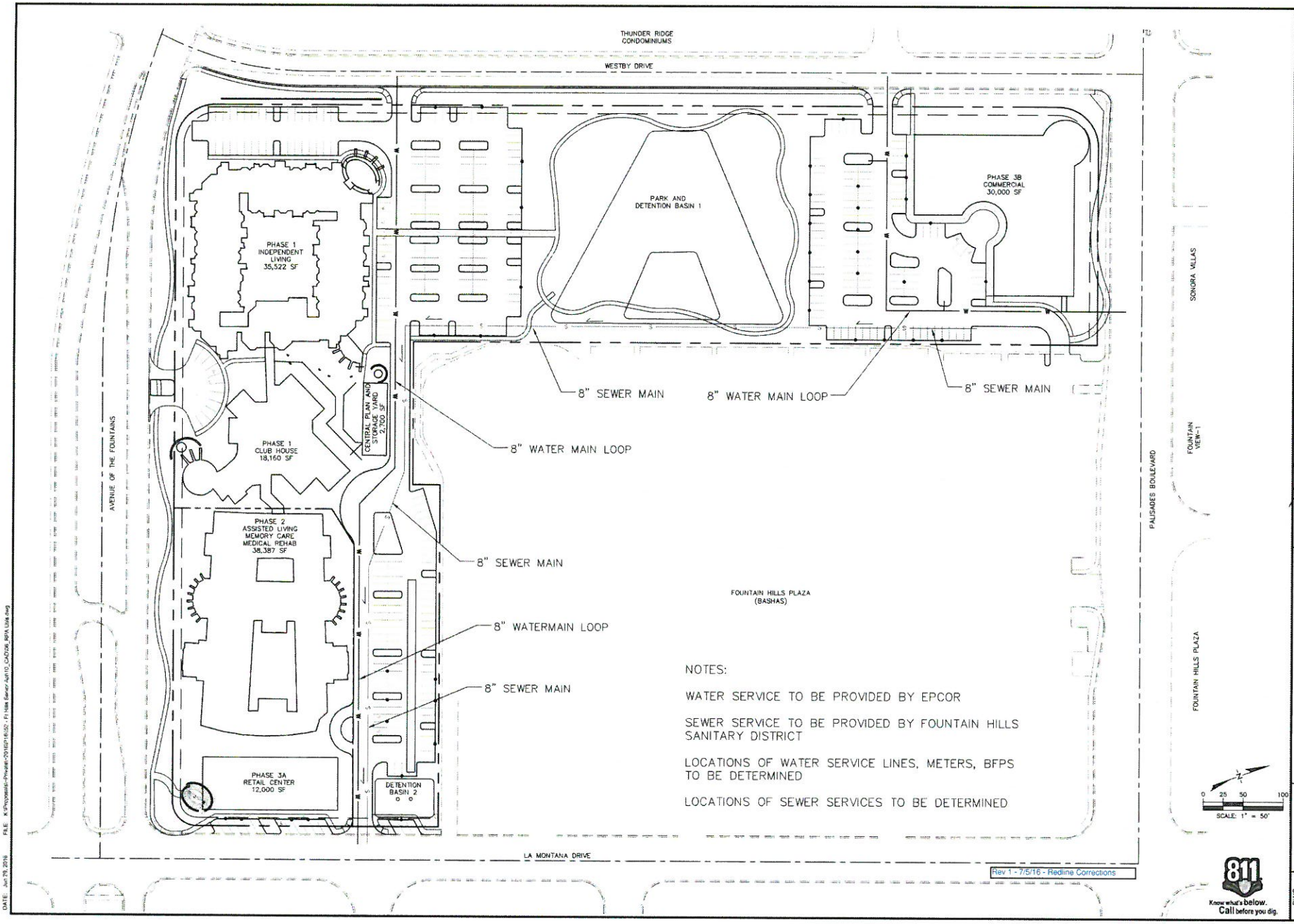
DATE: 5/23/2016

FOUNTAIN HILLS SENIOR COMMUNITY
PRELIMINARY LAND USE PLANS
DRAINAGE PLAN
MARICOPA COUNTY FOUNTAIN HILLS, ARIZONA

JOB NO.	216042
DESIGN BY:	CBA
DRAWN BY:	CBA
CHECKED:	SRL
DATE:	5/24/16

DWG. C-5
SHEET 26 OF XX

DATE: Jun 29, 2016 FILE: K:\Projects\-Private\-2014\PD\16\02- Ft Hills Senior Apt\10_CAD\03_RPA Eng Plan.dwg



NOTES:

WATER SERVICE TO BE PROVIDED BY EPCOR

SEWER SERVICE TO BE PROVIDED BY FOUNTAIN HILLS SANITARY DISTRICT

LOCATIONS OF WATER SERVICE LINES, METERS, BFPS TO BE DETERMINED

LOCATIONS OF SEWER SERVICES TO BE DETERMINED

NO.	DATE	BY	REVISION

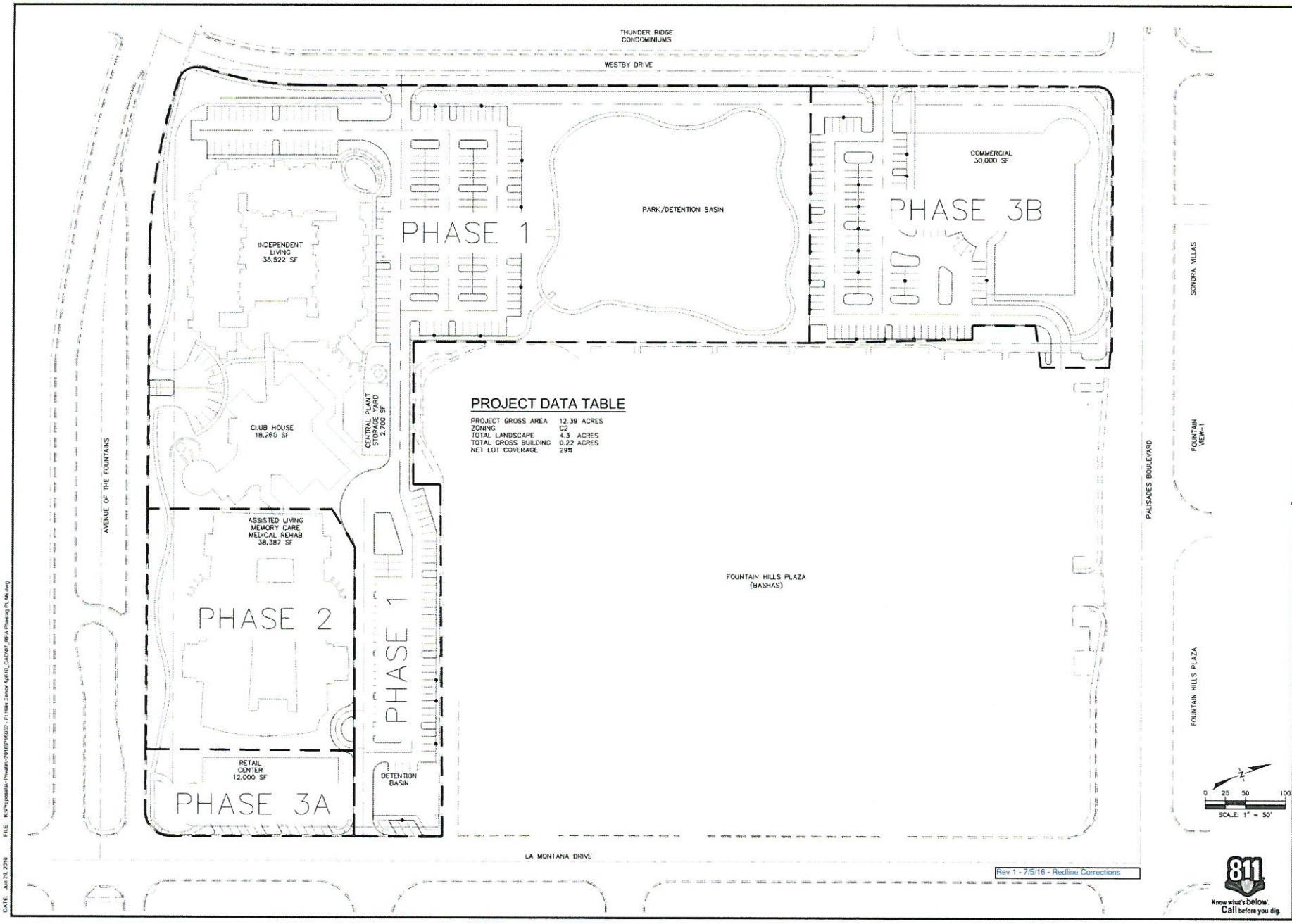
RITOCH-POWELL & Associates
602-263-1177
www.ritochpowell.com

FOUNTAIN HILLS SENIOR COMMUNITY
PRELIMINARY LAND USE PLANS
WET UTILITIES PLAN
MARICOPA COUNTY FOUNTAIN HILLS, ARIZONA

JOB NO.:	216042
DESIGN BY:	CBA
DRAWN BY:	CBA
CHECKED:	SRL
DATE:	5/24/16

DWG. C-6
SHEET 27 OF XX

DATE: Jun 29, 2016 FILE: K:\Proposals\-Private\-2016\P16152 - Ft Hills Senior Apt\10_CAD\06_RPA Utils.dwg



PROJECT DATA TABLE

PROJECT GROSS AREA	12.39 ACRES
ZONING	C2
TOTAL LANDSCAPE	4.3 ACRES
TOTAL GROSS BUILDING	0.22 ACRES
NET LOT COVERAGE	29%

NO.	DATE	BY	REVISION

RITOCH-POWELL & Associates
602-263-1177
www.ritochpowell.com

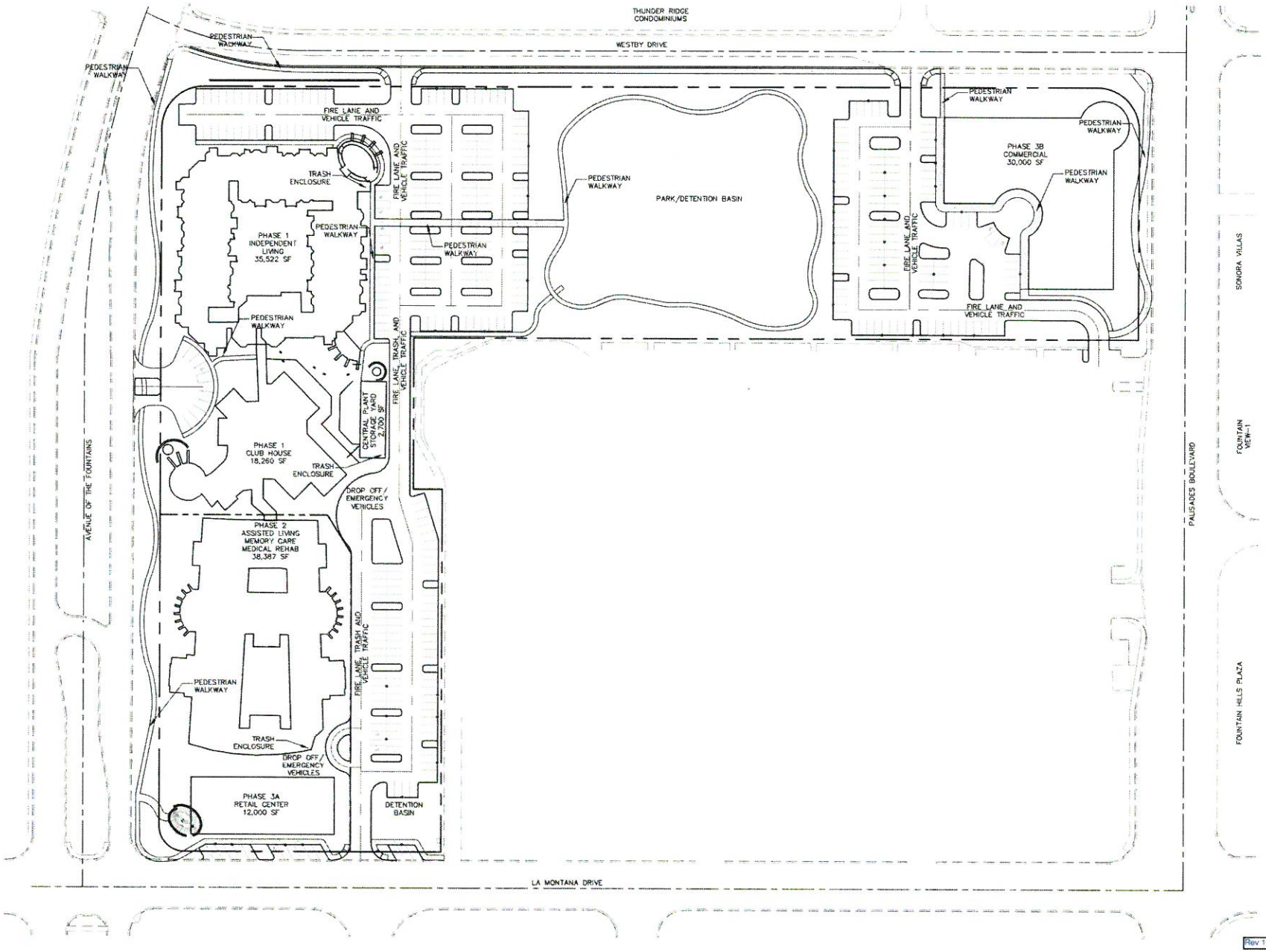
34589 STEVE R. LEWIS
EXPIRES 03/31/2018

FOUNTAIN HILLS SENIOR COMMUNITY
PRELIMINARY LAND USE PLANS
PHASING PLAN
MARICOPA COUNTY FOUNTAIN HILLS, ARIZONA

JOB NO.:	216042
DESIGN BY:	CBA
DRAWN BY:	CBA
CHECKED:	SRL
DATE:	5/24/16

DWG. C-7
SHEET 28 OF XX

DATE: Jun 29, 2016 FILE: K:\Proposals\~Private\~2016\P16052 - Ft Hills Senior Apt\10_CAD\07_RPA Phasing PLAN.dwg



FOUNTAIN HILLS SENIOR APARTMENTS
PRELIMINARY LAND USE PLAN
FOR AMERICANA DEVELOPMENT & BUILDING CO., LLP

THE TOWN OF FOUNTAIN HILLS
CORNER OF AVENUE OF THE FOUNTAINS AND LA MONTANA DRIVE
FOUNTAIN HILLS, AZ

PRELIMINARY

HEADWATERS
ARCHITECTURE P.C.
212 SOUTH MONTEZUM STREET
PRESCOTT, AZ 86303
928-776-7180

5/23/16

A - 1

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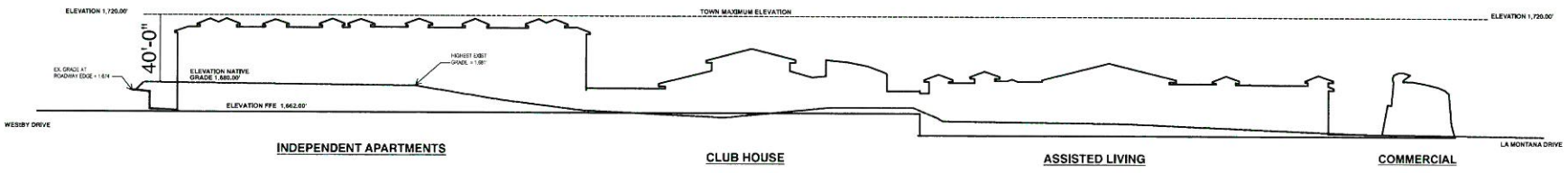

SITE SECTION

FOUNTAIN HILLS SENIOR APARTMENTS
PRELIMINARY LAND USE PLAN
FOR AMERICANA DEVELOPMENT & BUILDING CO., LLP

THE TOWN OF FOUNTAIN HILLS
CORNER OF AVENUE OF THE FOUNTAINS AND LA MONTANA DRIVE
FOUNTAIN HILLS, AZ

PRELIMINARY

HEADWATERS
ARCHITECTURE P.C.
212 SOUTH MONTEZUM STREET
PRESCOTT, AZ 86303
928-776-7180

5/23/16

A- **2**

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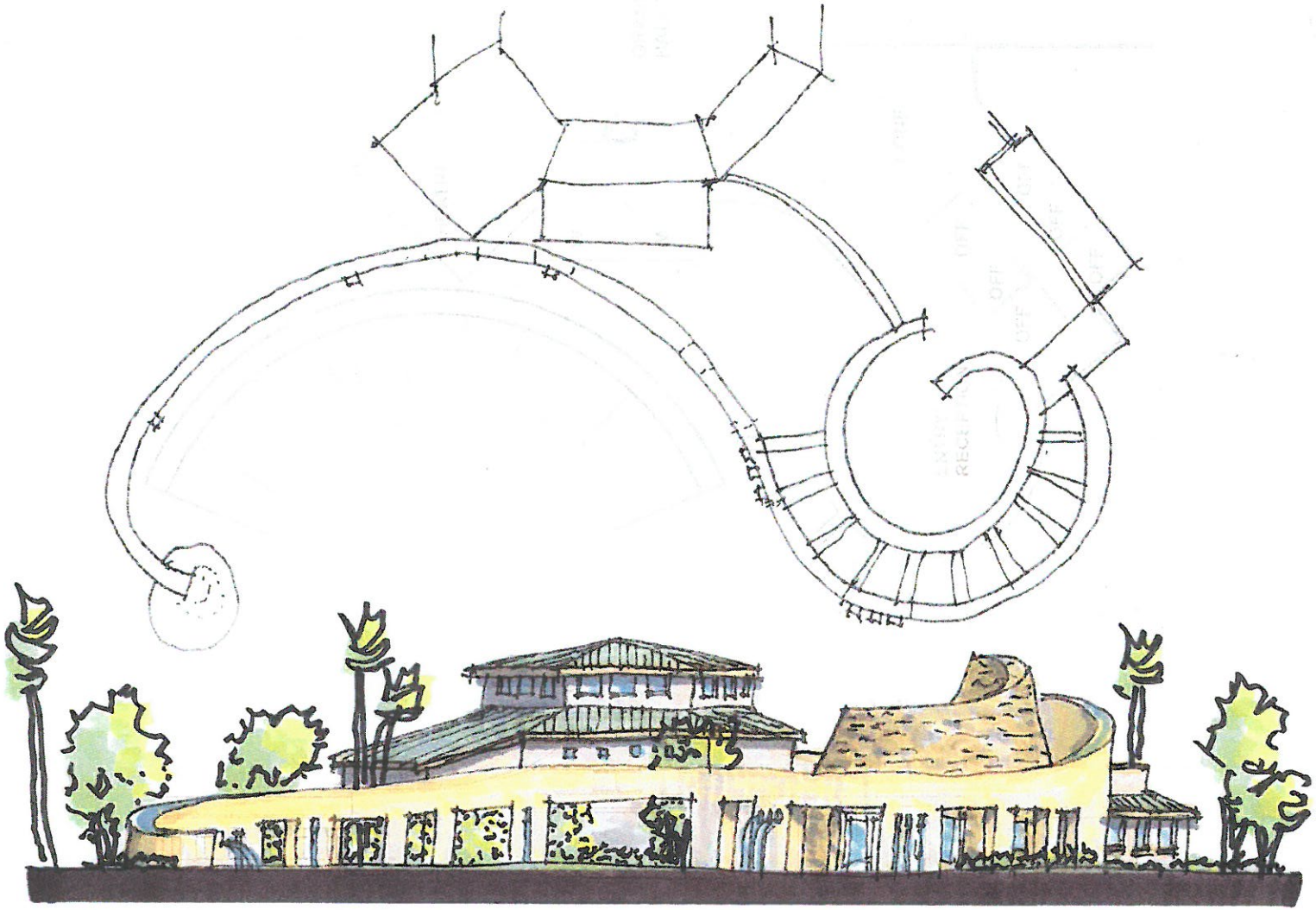

Club House - South Elevation

FOUNTAIN HILLS SENIOR APARTMENTS
PRELIMINARY LAND USE PLAN
FOR AMERICANA DEVELOPMENT & BUILDING CO., LLP

THE TOWN OF FOUNTAIN HILLS
CORNER OF AVENUE OF THE FOUNTAINS AND LA MONTANA DRIVE
FOUNTAIN HILLS, AZ

PRELIMINARY

HEADWATERS
ARCHITECTURE P.C.
212 SOUTH MONTEZUM STREET
PRESCOTT, AZ 86303
928-776-7180

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PRELIMINARY

FOUNTAIN HILLS SENIOR APARTMENTS
PRELIMINARY LAND USE PLAN
FOR AMERICANA DEVELOPMENT & BUILDING CO., LLP
THE TOWN OF FOUNTAIN HILLS
CORNER OF AVENUE OF THE FOUNTAINS AND LA MONTANA DRIVE
FOUNTAIN HILLS , AZ

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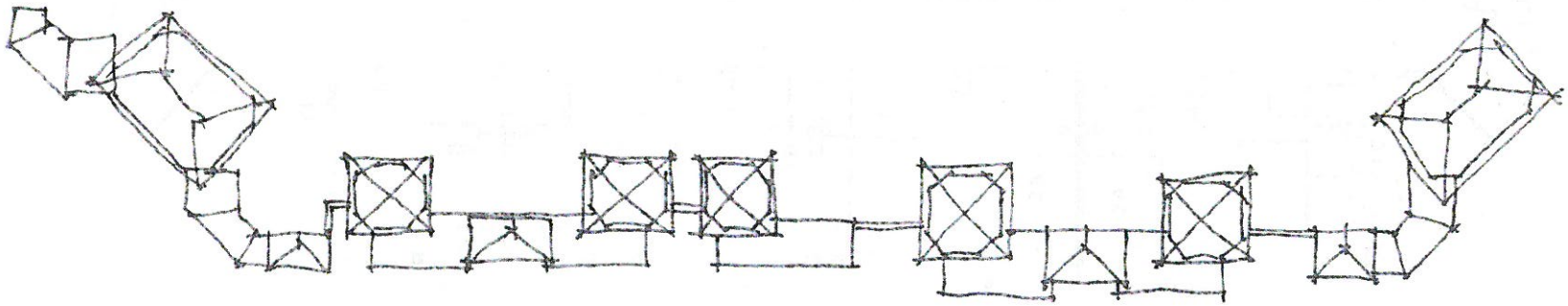
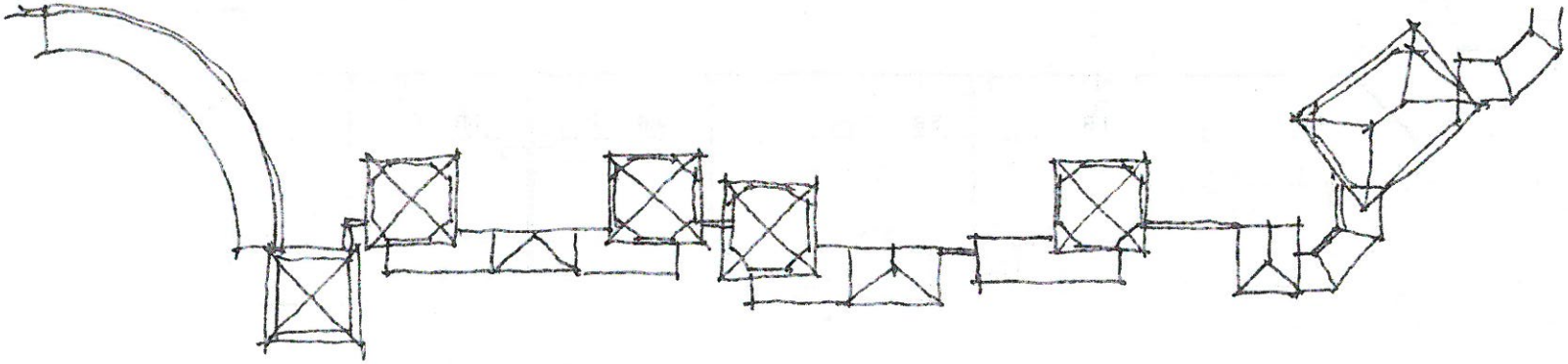
A - 4



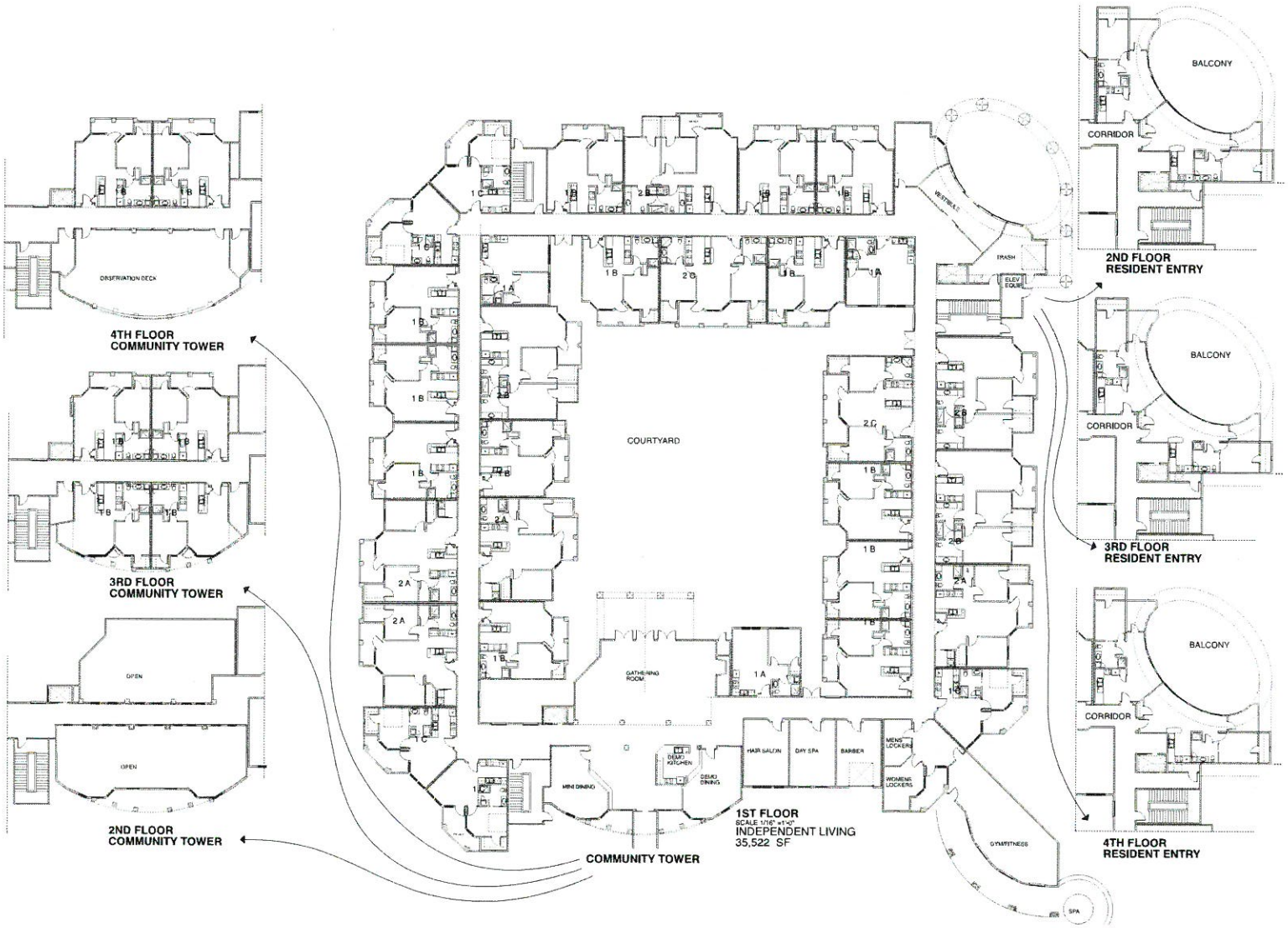
IL Building - South Elevation

A - 5



IL Building - West Elevation

A - 6



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PRELIMINARY LAND USE PLAN
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FOUNTAIN HILLS, AZ

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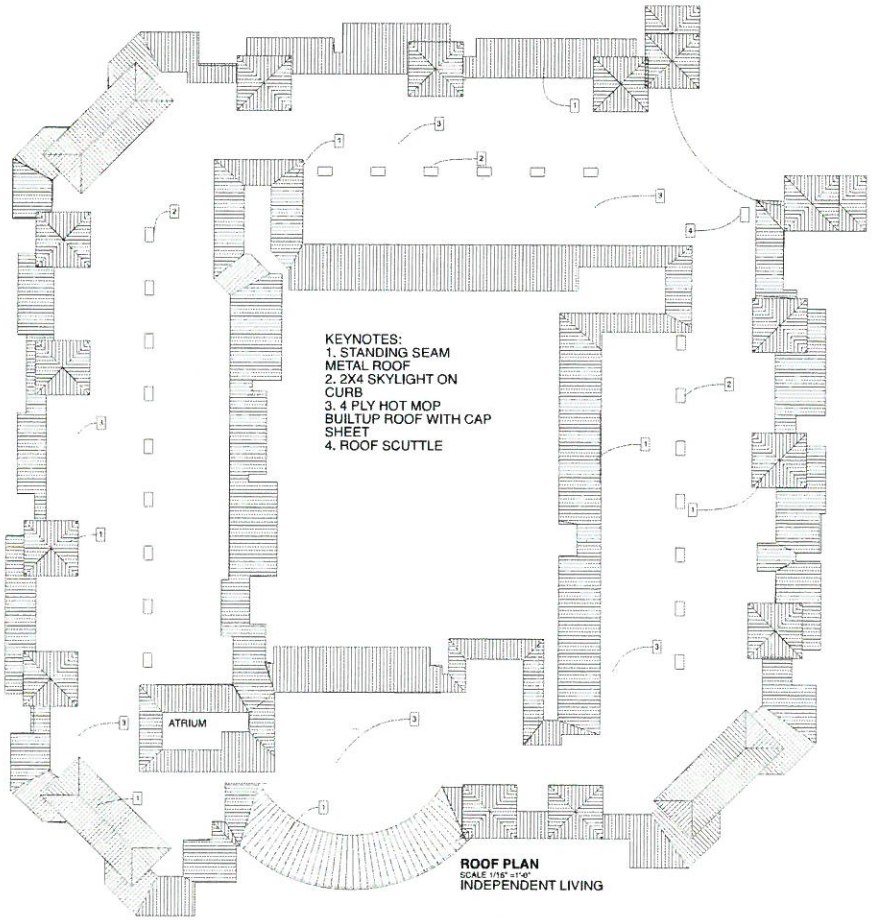

ROOF PLAN
SCALE 1/16" =1'-0"
INDEPENDENT LIVING

PRELIMINARY

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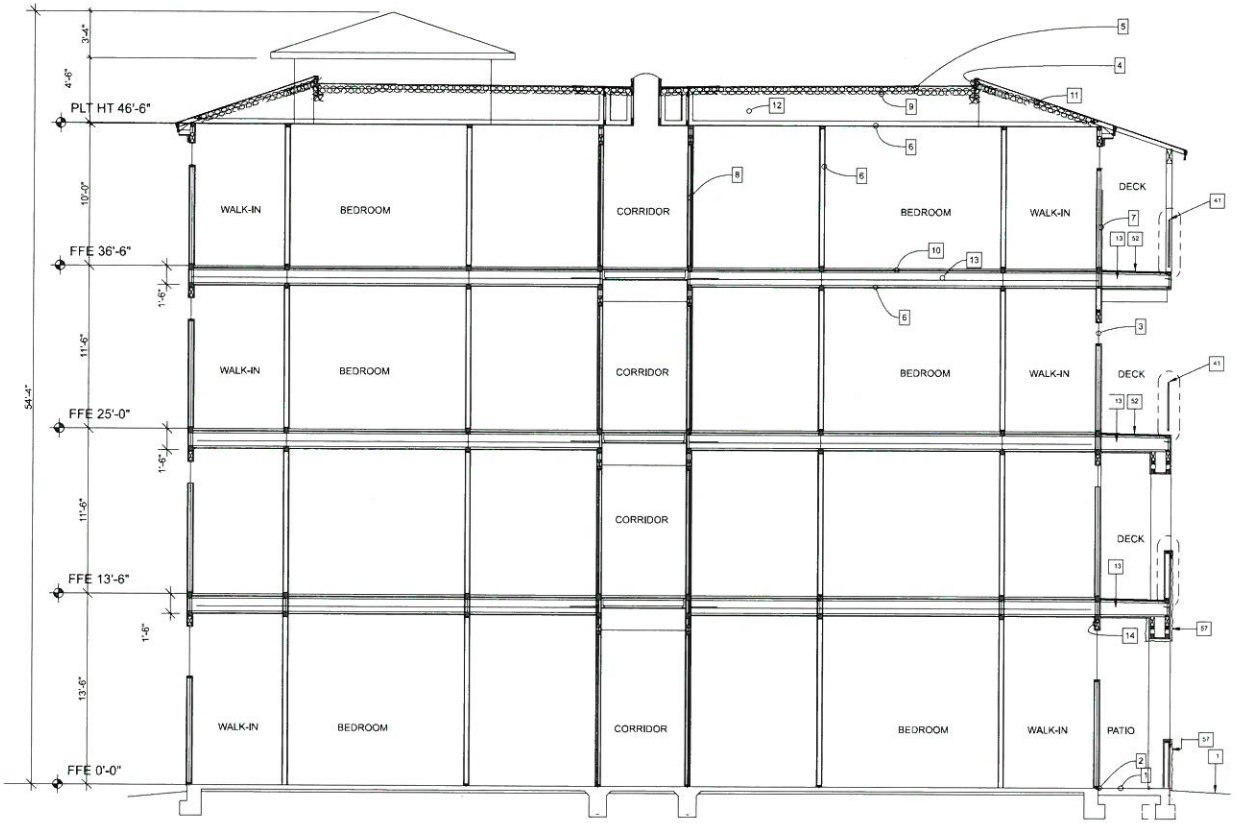

SECTION 4 STORY INDEPENDENT LIVING APARTMENTS

SCALE 1/4" =1'-0"

SECTION NOTES

1	FINISH GRADE.
2	WEEPSCREED.
3	WINDOW
4	CANT STRIP
5	BUILT UP ROOFING (CLASS B ROOF)
6	5/8" TYPE "X" GYPSUM BOARD. TYPE X-1 HR. CONSTRUCTION THRUOUGHT.
7	STUCCO
8	R-11 BATT INSULATION IN ALL PARTY WALLS AND UNCONDITIONED SPACES
9	R-19 BATT INSULATION AT ALL CEILINGS NEXT TO ROOF AND AT ALL FLOOR AREAS UNDER LIVING SPACES WHICH OCCURE OVER UNCONDITIONED SPACES AND FILL ALL VOIDS BETWEEN RAFT. WITH CLASS 1 INSULATION.
10	1 1/2" LIGHT WEIGHT GYP CRETE
11	2X RAFTERS SEE FRAMING PLAN
12	2X4 ROOF TRUSSES @ 16 " O.C. DESIGN BY OTHERS
13	FLOOR TRUSSES AT 16" O.C. (SLOPED 1/4" PER FOOT TO DRAIN)
14	FLUSH BEAM SEE FRAMING PLAN
15	DROP BEAM SEE FRAMING PLAN
16	HEADER SEE FRAMING PLAN
17	DOUBLE 2X TOP PLATE MIN. SPLICE 4' SEE DETAIL
18	2X PRESSURE TREATED SILL PLATE AT CONCRETE.
19	1/2" THICK PLYWOOD ROOF SHEATHING
20	3/4" THICK PLYWOOD FLOOR SHEATHING
21	METAL HANGER
22	2X FASCIA
23	2X BARGE RAFTER
24	4" THICK CONCRETE SLAB OVER VAPOR BARRIER
25	CONCRETE FOOTING SEE FOUNDATION PLAN
26	PARTY WALL FRAMING STC 50 MIN. RATING
27	2X SOFFIT FRAMING @ 16 O.C.
28	2X4 STUDS @ 16" O.C.
29	2X6 STUDS @ 16" O.C.
30	3X4 STUDS @ 16" O.C. TYPICAL AT FIRST FLOOR ONLY.
31	2X SOLID BLOCK
32	2X6 STUDS @ 16" O.C.
33	WATERPROOF DECKING MATERIAL SLOPED 1/4" PER FOOT MIN.
34	T BAR CEILING.
35	DOOR. REFER TO DOOR SCHEDULE FOR HARDWARE REQ..
36	JOIST UNDER PARALLEL WALLS.
37	AIR HANDLER.
38	ELEVATOR HOIST. PROVIDE SLEEVE BY MANUFACTURER TO PREVENT OIL LEAKAGE.
39	1/2" PLYWOOD CRICKET SLOPE 1/8" PER FOOT MIN. TO ROOF DRAINS.
40	ATTIC AREA DRAFT STOP
41	42" HIGH GUARDRAIL
42	BALLOON FRAMING
43	SKYLITE
44	2X SOLID BLOCKING. 8' MAX. O.C.
45	CONDENSER UNIT PROVIDE RUBBER PAD MOUNTS FOR SOUND.
46	NORMAL PLATE LINE.
47	2" SAND FILL. REFERE TO SOILS REPORT FOR ADDITIONAL REQ..
48	FLOOR TRUSSES. REFER TO FLOOR FRAMING PLANS.
49	ROOF HATCH. BILCO "S" TYPE OR EQUAL.
50	ATTIC VENT. SEE ROOF PLAN FOR SIZE AND LOCATION.
51	COMPOSITION SHINGLE ROOFING ON 30# FELT.
52	DECK SHEATHING LIGHTWEIGHT CONCRETE 1500 PSI. SLOPED 1/4" MIN. PER FOOT TO DRAIN.
53	STEEL LADDER TO ROOF. STEEL TUBE RUNGS AT 12" O.C.
54	TRUSS BLOCKING.
55	ROOF DRAIN AND OVERFLOW. CAST IRON PIPEING TO ROOF DRAIN.
56	R-38 BATT INSULATION AT ROOF
57	STONE VENEER ON SCRATCH COAT ON ALTH ON TYVEK ON 1/2" OSB

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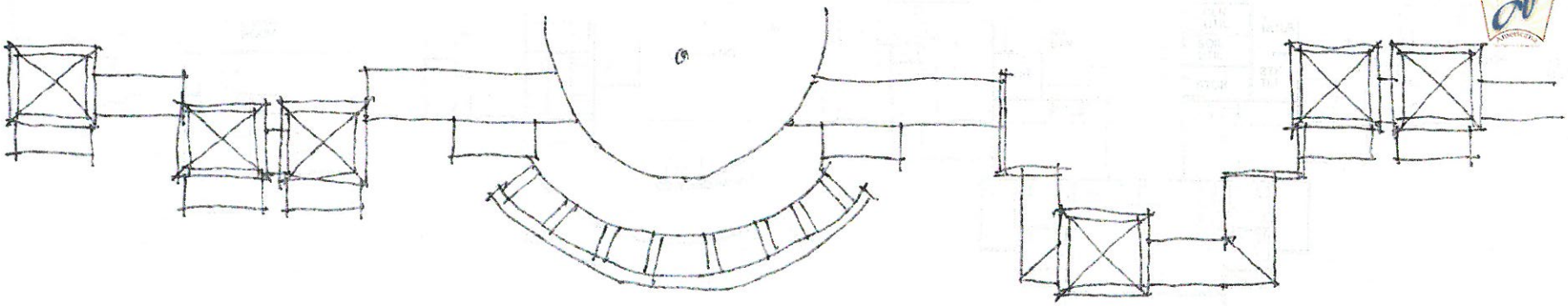
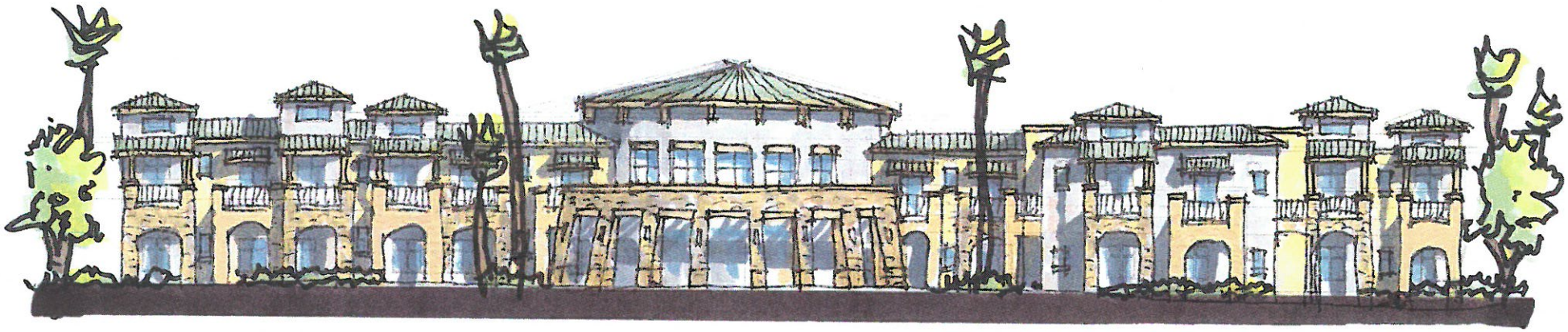
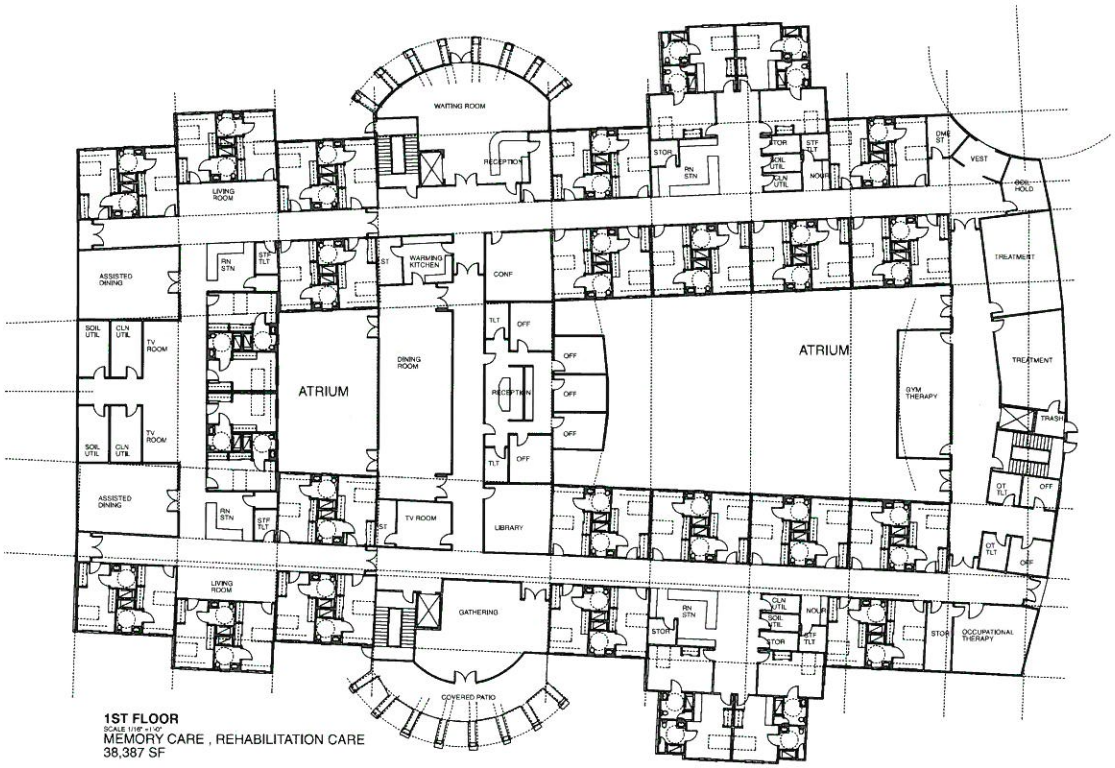




Assisted Living Building - South Elevation

A -10



1ST FLOOR
SCALE 1/16" =1'-0"
MEMORY CARE , REHABILITATION CARE
38,387 SF

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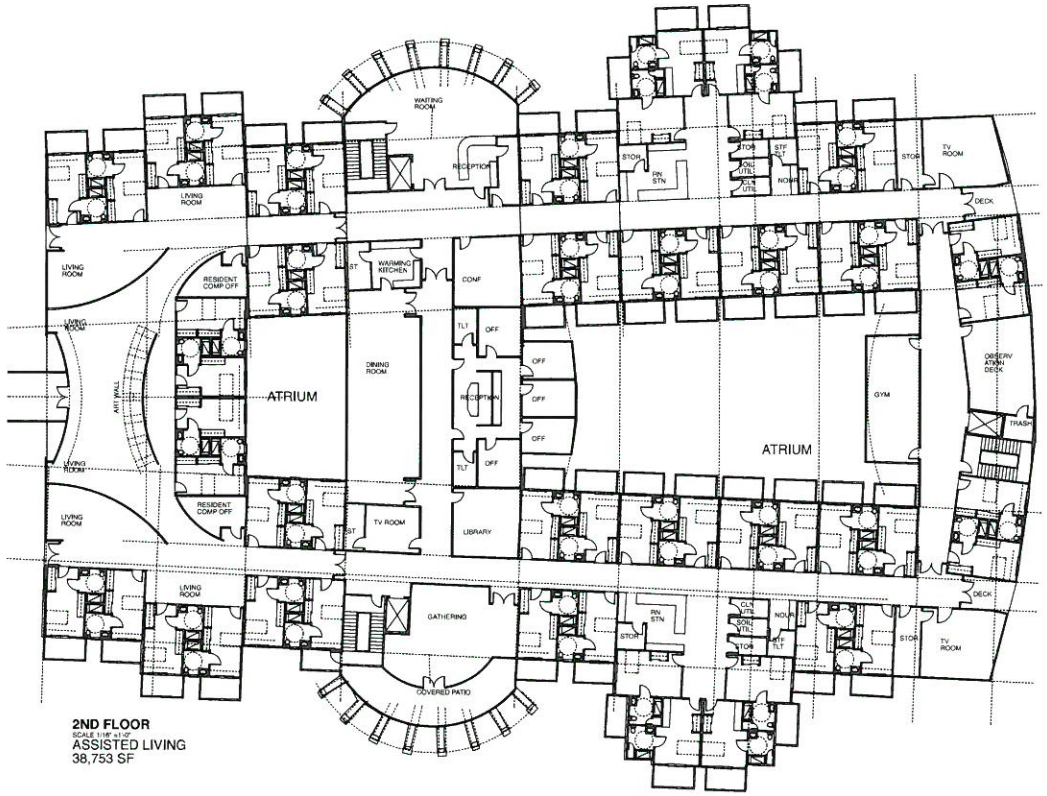

2ND FLOOR
SCALE 1/16" = 1'-0"
ASSISTED LIVING
38,753 SF

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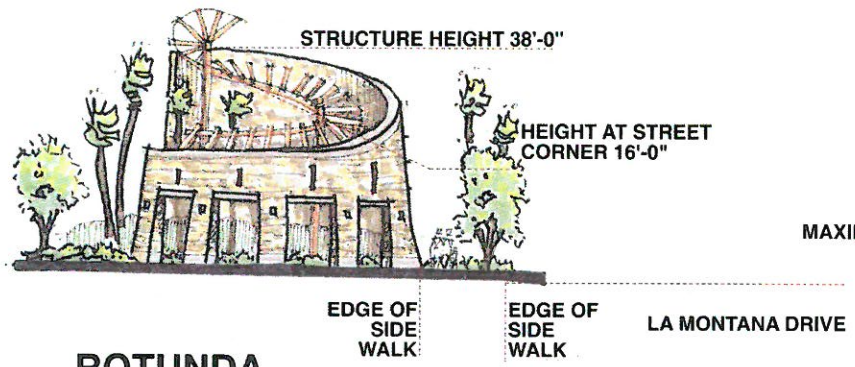
ROTUNDA ANGLES AWAY FROM
LA MONTANA DRIVE AS THE
STRUCTURE RISES



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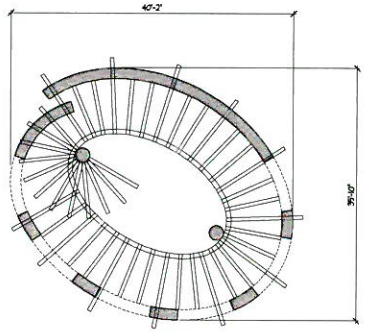
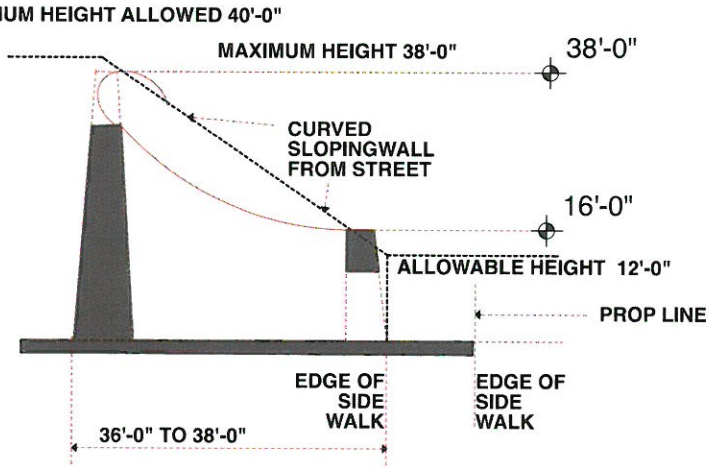


THE ROTUNDA

FOUNTAIN HILLS, AZ



TYP SECTION
ROTUNDA

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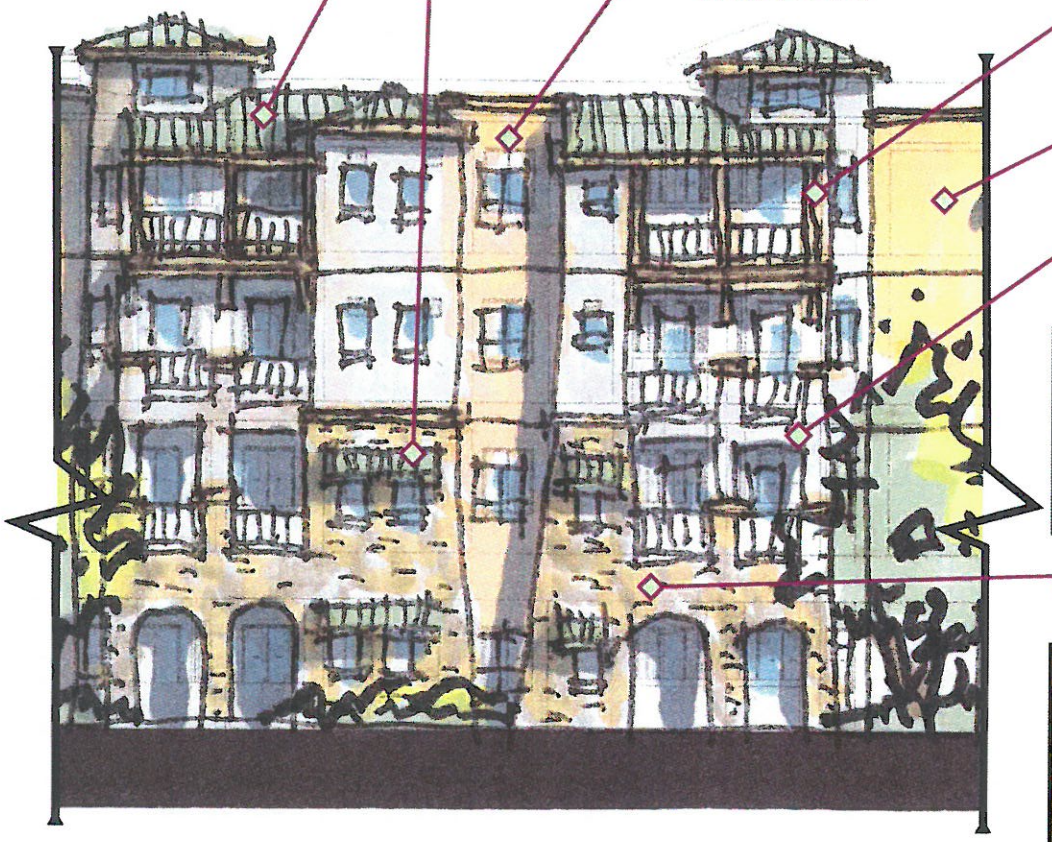
Standing Seam Metal Roof -
- Bunger Steel Inc.
- Colony Green
- TSR: 36



Typical Building Elevation

Raked Stucco

OR

Stone -
- Telluride Natural Stone
- Fossil Canyon Blend

Paint 1 -
- Sherman-Williams
- 7688 - Sundew

Paint 2 -
- Sherman-Williams
- 6148 - Wool Skein

Paint 3 -
- Sherman-Williams
- 6116 - Tatami Tan

Paint 4 -
- Sherman-Williams
- 6144 - Dapper Dan

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