

### zoning

830 N. PLAZA CIRCLE LITCHFIELD PARK, AZ 85340 (MARICOPA COUNTY) PORTION OF 501-71-943C (322,861 SF)

LEGAL DESCRIPTION

TRINITY LUTHERAN CHURCH OF LITCHFIELD PARK MCR 921-49, LOT 1

R-4

12'-0"

15'-0"

TOWNSHIP 2N, RANGE 1W, SECTION 27

322,861 NSF TOTAL LOT SIZE (7.41 ACRES)

PAD (EXISTING AVONDALE ZONING)

R-4 (PROPOSED)

25'-0" NORTH SETBACK (FRONT): SOUTH SETBACK (REAR): 15'-0" (70' FROM SFR FOR TWO STORY) 25'-0"

EAST SETBACK (STREET): WEST SETBACK (SIDE):

HEIGHT LIMIT: 45'-0" ALLOWABLE 30'-0" PROPOSED

DISTANCE BETWEEN BUILDINGS

DENISTY MULTIFAMILY R-4 (1,452 SF NET SITE/UNIT) 332,875 SF / 1,452 SF 222 UNITS ALLOWABLE 119 UNITS/7.4 ACRES 16.0 UNITS PER ACRE (PROPOSED)

LOT COVERAGE 50% MAXIMUM 161,437 SF ALLOWABLE 332,875 SF x 50%

121,600 SF PROVIDED (37%)

## parking

**UNIT TYPES** ONE BEDROOM TWO BEDROOM THREE BEDROOM

APARTMENTS (W/ GARAGES) ONE BDRM (36 X 1.5) (52 X 1.75) TWO BDRM 104 THREE BDRM (31 X 2.0)

12 SPACES 39 SPACES PROVIDED

ACCESSIBLE PARKING ADA 2010 TABLE 208.2

5% OF PARKING SPACES SHALL BE ACCESSIBLE PARKING SPACES 39 SPACES x 5% = 2 SPACES REQUIRED

2 ACCESSIBLE GUEST SPACES PROVIDED

CODE REFERENCE? REFUSE ENCLOSURES

MULTIFAMILY

119 UNITS / 24

PROPOSED AMENITIES

CLUBHOUSE GYM PLAY | TOT LOT DOG PARK

USABLE OPEN SPACE 20% MINIMUM 64,575 SF REQUIRED 322,861 SF x 20% 55,000 PROVIDED (85%)

80,719 SF REQUIRED 322,861 SF x 25% 85,000 SF PROVIDED (105%)

PRIVATE SPACE (BACKYARDS)

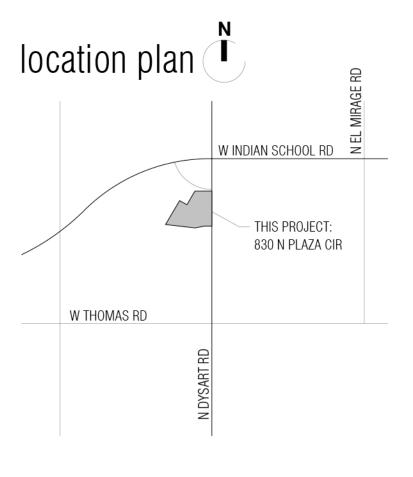
80 SF x 119 UNITS

TOTAL 176,000 SF PROVIDED

site plan

JAN 10 2022 PRELIMINARY SITE PLAN

DYSART AND INDIAN SCHOOL 830 PLAZA CIRCLE LITCHFIELD PARK ARIZONA 85340 EARL & CURLEY 3101 N. CENTRAL AVENUE SUITE 1000 PHOENIX ARIZONA 85012 PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260



# project description

CITY OF AVONDALE PLAN NO.: PL-21-0367

SCOPE OF WORK: NEW CONSTRUCTION FOR 119 MULTIFAMILY RESIDENTIAL UNITS WITH SHARED COMMUNITY BUILDING.

ALL CONSTRUCTION TO ADHERE TO IBC 2018 R-2 RESIDENTIAL CONSTRUCTION (APARTMENTS)

118,800 SF NEW CONSTRUCTION - MULTIFAMILY RESIDENTIAL

2,800 SF NEW CONSTRUCTION LEASING OFFICE |

CLUBHOUSE

QUANTITY

PROVIDED PARKING 207 SPACES 231 SPACES

**GUEST PARKING** 

270 SPACES PROVIDED (124%)

1 ENCLOSURE / 24 UNITS
5 ENCLOSURES REQUIRED
5 ENCLOSURES PROPOSED

### open space

P00L

25% MINIMUM

9,520 SF REQUIRED 36,000 SF PROVIDED (378%)

154,814 SF REQUIRED

**luxury living** 

119 total units

7.41 total acres

16.1 units/acre

322,861 sf lot size