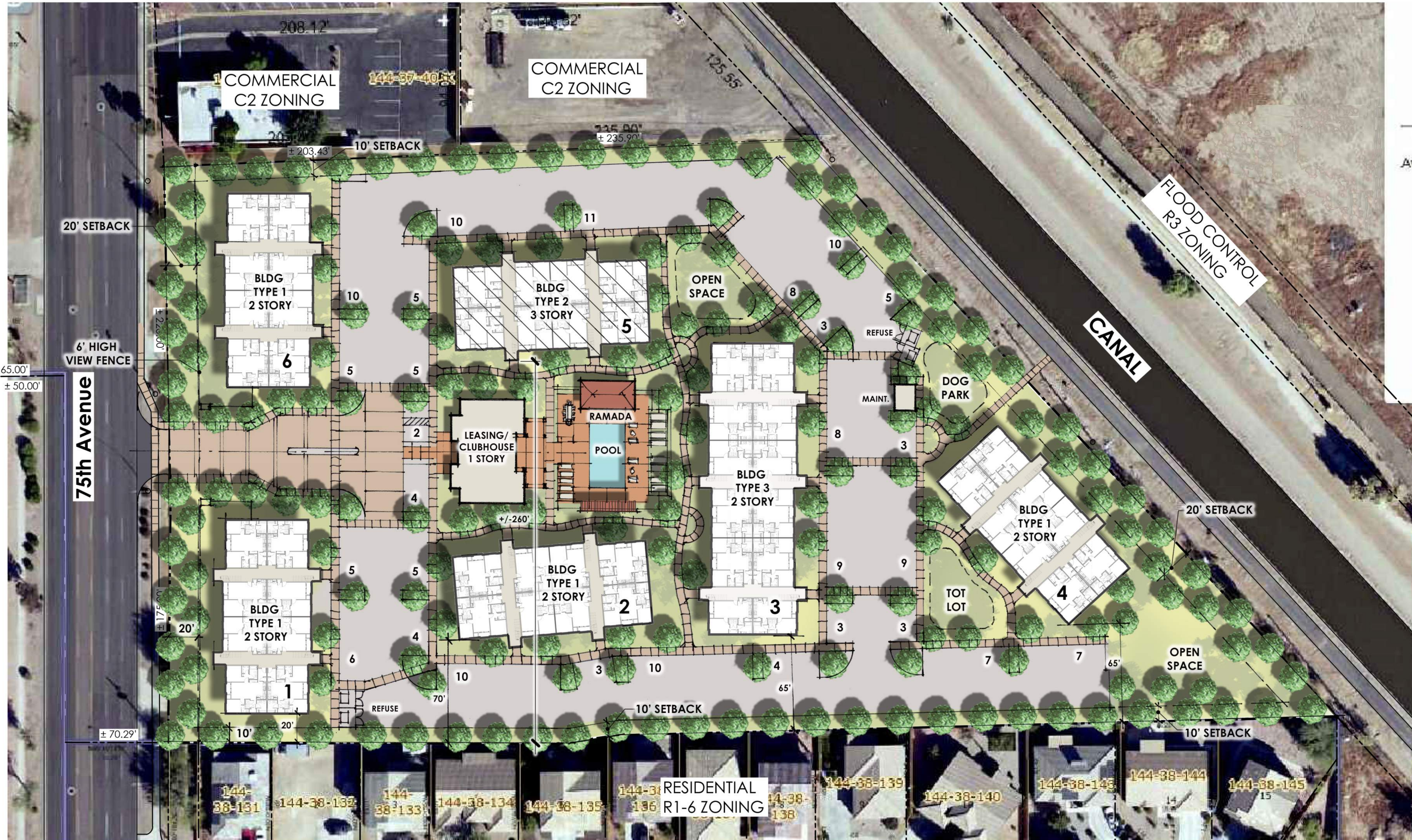


C-2 ZONING

RESIDENTIAL R1-6 ZONING



**SITE DATA**

ASSESSOR'S PARCEL NUMBER 144-37-404 & 144-37-001S

**SITE AREA:**  
 GROSS SITE AREA +/- 6.68 AC  
 NET SITE AREA +/- 5.75 AC

**ZONING:**  
 EXISTING ZONING R1-6  
 PROPOSED ZONING R-3A

**DENSITY ALLOWED**  
 MAX DENSITY ALLOWED +/- 23.1 DU/AC GROSS  
 DENSITY PROVIDED +/- 16.76 DU/AC GROSS

**BUILDING HEIGHT:**  
 BUILDING HT. - MAX. ALLOWED 3 STORIES OR 40' FOR 150';  
 1' IN 5' INCREASE TO 48', 4 STORIES MAX.  
 BUILDING HT. - PROVIDED 3 STORIES

**SETBACKS:**  
 FRONT (75TH AVENUE) 20'  
 CANAL SIDE (CANAL R.O.W) 20'  
 SIDE (NORTH & SOUTH PROPERTY LINE) 10'

**UNIT MIX:**

APARTMENT TYPE & MIX			
UNIT TYPE	RATIO	#DU	
A 1BR/1BA	50.0%	56	
B 2BR/2BA	50.0%	56	
TOTAL	100.0%	112	

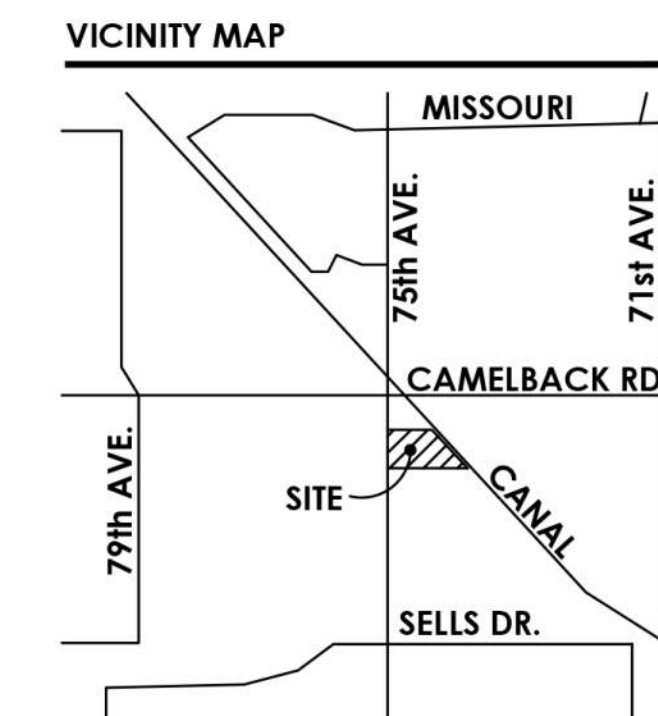
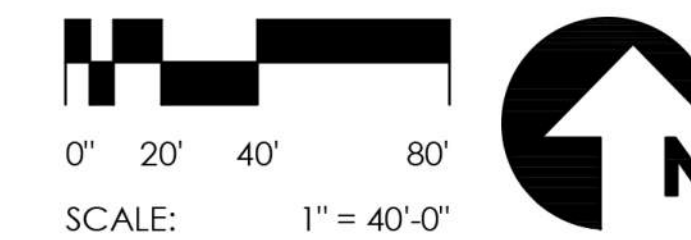
**PARKING:**

PARKING REQUIRED (8.5' x 18' TYP. P.S.)				
UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.	
A 1BR/1BA	56	1.5 P.S./DU	84	
B 2BR/2BA	56	1.5 P.S./DU	84	
TOTAL			168	(1.50 P.S./ DU)

PARKING PROVIDED	
SURFACE PARKING	174
TOTAL PARKING PROVIDED	174 (1.55 P.S./ DU)

**OPEN SPACE:**

MINIMUM REQUIRED	
	5% OF GROSS AC
	0.05 x 290,989 SF= 14,550 SF
PROVIDED	
	49,500 SF
	49,500 / 290,989 SF= 17%



MDEV / SDEV NO.	----
DSD KIVA NO. / PAPP NO.	----
VARIANCE NO.	----
ZONING MAP	----
QUARTER SECTION NO.	----
PRE-APPLICATION MEETING	----



**TODD + ASSOCIATES**

602-952-8280 / TODDASSOC.COM

23-2001-00

**DevCo, LLC**

**RESIDENCES ON GRAND CANAL**

Phoenix, Arizona

NEIGHBORHOOD MEETING

February 20, 2023

CONCEPTUAL SITE PLAN #1

Preliminary Not For Construction

**A1.0**