

## design profile, inc.

Robert Long

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~~01.30.23~~ 05/19/23 09/11/23

Application Narrative:  
537 S. Pasadena

We are proposing a new multifamily Duplex unit to be constructed at the site known as 537 S. Pasadena. As depicted on the plans provided for review each of the two units will be approx. 1209 s.f., 3 bedrooms, two baths, with a covered parking carport. The building will be a two story structure, with one unit on each level.

Construction will meet or exceed the required codes for the City. Each unit will have access to a private open space yard or balcony, and an open space will be provided for those occupying the units.

Per the most recent review (PRS23-00071):

- **A DIP will be requested for the development of the project:**

Per table 11-5-5 of MZO

11-5-5 3. Standards for Required Open Space.

- e. i., ii. Open space shall be at least 50% covered. Proposing no covered area. The upper floor unit does not access the provide open space from a separate door/habitable space. For design purposes and use of space adjacent to the private open area, it is requested that the space be accessed from the entry door adjacent to that space.

B Site Planning and Design Standards

3. Building Entrances

- c. Projection and recess, 5' depth and 50 s.f. of area. Cannot get 50 s.f. due to space restriction.

Alternative Compliance:

- iv. The proposed alternative is aesthetically more complimentary to the site, and better fits the context of this area. The porch meets the design objective and provides a street view façade appropriate for the overall elevation.

11-32-2 H drive aisle of 20' width required for two way – propose 12'.

11-32-3 A, Required parking spaces, 2.1 per unit = 5 required, 2 covered – 4 proposed, 2 covered.

11-33-4 B 1a & I 20' wide landscape side yard on side property line. Proposing 8' with 12' drive and 3' at drive turn in at parking on north. A 10' landscape yard is proposed on

south property line. On Rear property line where 15' landscape yard is required, a small portion of the rear yard landscape area is encroached upon by a parking/back out turning space (see plan).

It is also proposed that the trash barrel pull distance be increased to 119' where 100' is allowed.

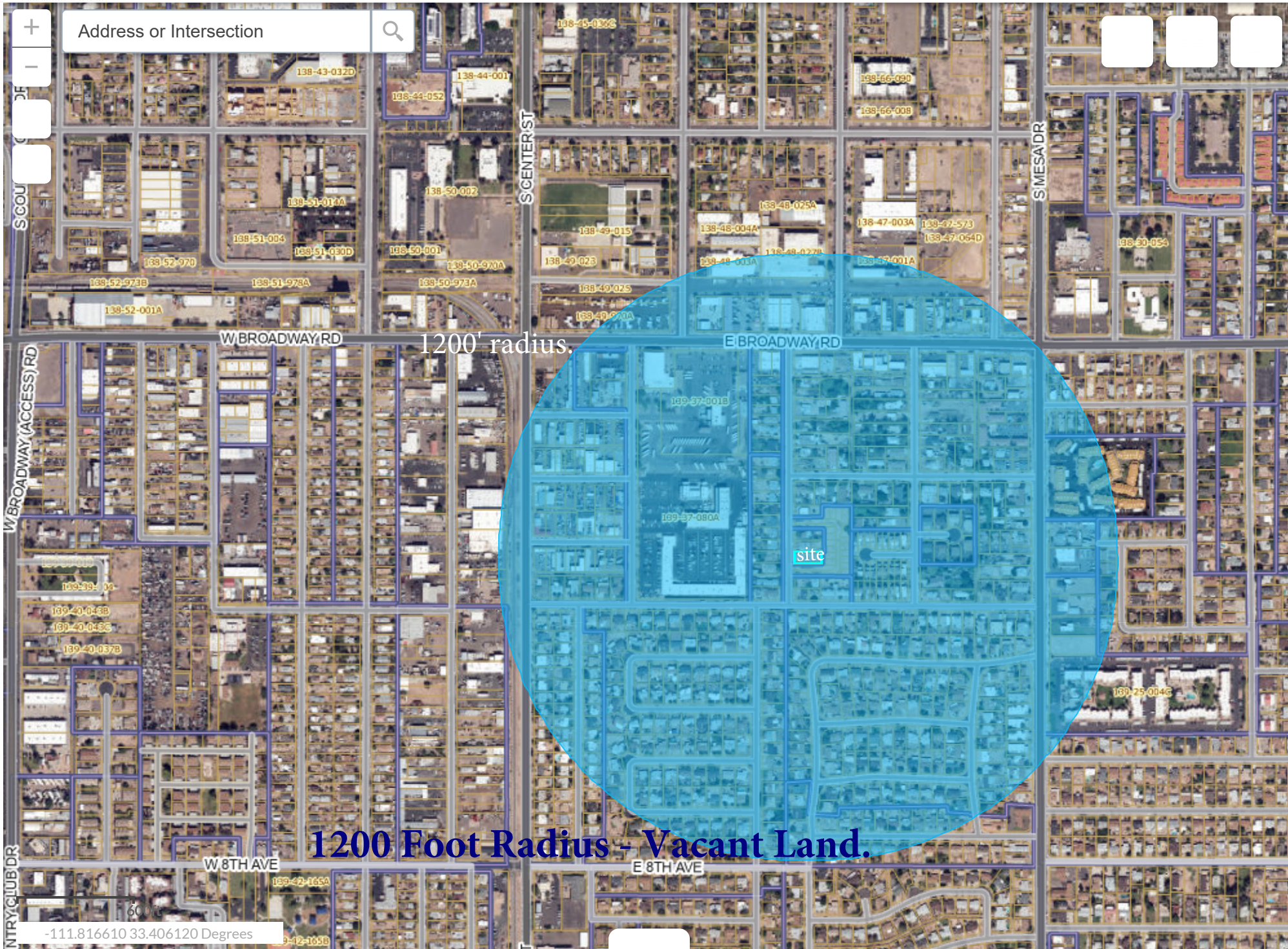
Within a 1200 foot radius of the site, not more than 25% of the total developable land area is vacant as illustrated in the attached map.

Within the 1200 foot radius of the site, greater than 50% of the total number of lots or parcels has been developed 15 or more years ago, as illustrated on the attached Maricopa County 2008 Historical Aerial Photo.

Should there be any further questions, please feel free to reach out to me.

Sincerely,  
Robert Long

Design Profile, Inc.



Address or Intersection

1200' radius.

site

1200 Foot Radius - Vacant Land.

-111.816610 33.406120 Degrees



Address, Intersection or Pair



1200 foot radius

Advanced Search

Shape  By Value  By Spatial  Results

Apply a search distance:

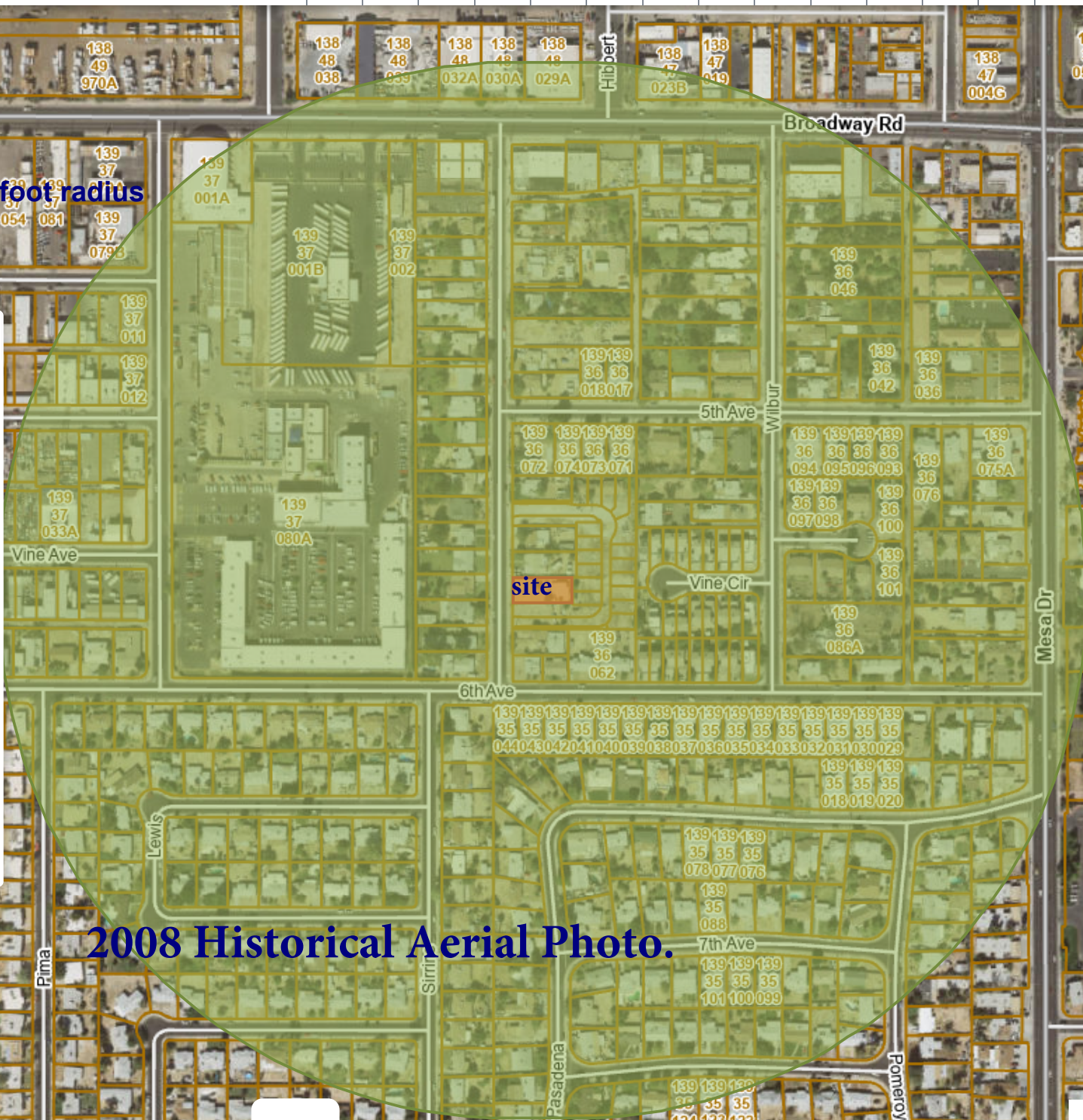
1,200  Feet

Search features of:

Cell

Select one of these spatial relationships:

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2008 Historical Aerial Photo.