



PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION
PUBLIC HEARING
THURSDAY, FEBURARY 11, 2010
9:00 AM**

**COUNCIL CHAMBERS
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207**

The following Agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING/PUBLIC HEARING** to be held on **FEBURARY 11, 2010**, in **COUNCIL CHAMBERS, in CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

I. CALL TO ORDER

II. ATTENDANCE

Members

George Wiant, Chairman

Tom Menser, Vice Chairman

Joe Gardner

Don Michelman

Seymour Petrovsky

Richard Rosa

Len Scamardo

III. REGULAR ACTION ITEMS

- 1. Consider approval the minutes of the January 28, 2010 meeting.**

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

IV. PUBLIC HEARING ITEMS

2. **RZ09-009, 302 N. Alarcon Street**, located on the northwest corner of E. Sheldon St. and N. Alarcon St. APN: 113-13-006A and totaling ± 0.09 acres. Zoning is Multi-Family High (MF-H). Request zoning change from Multi-Family High Density (MF-H) to Industrial Light (IL). Owner is Miss Kitty's Cat House. Applicant/Agent is Marcia L. Kerans. Community Planner is Ryan Smith (928) 777-1360. *(Item may be voted on today)*

3. **SI10-001, 121 Bradshaw Drive, Phase IV**. APN: 110-04-193D and totaling ± 1.48 acres. Located on the southeast corner of Stetson Road and Bradshaw Drive. Zoning is Business General-Planned Area Development (BG-PAD). Request Revised Site Plan for the Bradshaws Phase IV. Replace the 2-story 20 unit Family Apartment Building with a 3-story 32 unit Apartment Building. Owner is WESCAP Investments, Inc. Applicant/Agent is Chris Fergis and Harding, Inc. Community Planner is Mike Bacon (928) 777-1360 *(Item may be voted on today)*

V. CITY UPDATES

VI. SUMMARY OF RECENT OR CURRENT EVENTS

VII. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on **February 5, 2010 at 5:00 PM** in accordance with the statement filed with the City Clerk's Office.

Kelly Sammeli, Administrative Specialist
Community Development Department

PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
JANUARY 28, 2010
PRESCOTT, ARIZONA

MINUTES of the **PLANNING & ZONING COMMISSION** held on **JANUARY 28, 2010** in **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

I. CALL TO ORDER

Chairman Wiant called the meeting to order at 9:00 AM.

II. ATTENDANCE

MEMBERS PRESENT George Wiant, Chairman Tom Menser, Vice Chairman Joe Gardner Seymour Petrovsky Richard Rosa Len Scamardo	OTHERS PRESENT Tom Guice, Community Development Director George Worley, Asst. Community Development Director Matthew Podracky, Sr. Asst. City Attorney Richard Mastin, Development Services Manager Mike Bacon, Community Planner Ryan Smith, Community Planner Kelly Sammeli, Recording Secretary
MEMBERS ABSENT Don Michelman	COUNCIL PRESENT Councilman Lamerson

III. REGULAR ACTION ITEMS

1. **Consider approval of the minutes** of the September 10, 2009 meeting.

Mr. Scamardo, **MOTION:** to approve the minutes of the September 10, 2009 meeting.

Mr. Rosa, 2nd. **Vote: 6-0.**

Mr. Scamardo announced that staff had informed the Commissioners that the City Council had requested that the election of Chairman and Vice Chairman be delayed until after a date in March.

Mr. Scamardo proceeded to **MOTION:** that item # 2 and #3 be postponed until a later date.

Mr. Rosa, 2nd.

Chairman Wiant noted the motion and the 2nd to postpone items #2 & #3 (Elections of Chairman and Vice Chairman) and called for the vote.

VOTE: 6-0.

2. **Election of Chairman** for calendar year 2010.

Deferred.

3. **Election of Vice-Chairman** for calendar year 2010.

Deferred.

4. **CC10-001, Comp Sign Amendment for the Villages at the Boulders Commercial Center.** APNs: 115-05-080D and 115-05-080E. Request to relocate 2 freestanding signs, due to the constraints caused by the addition of a retaining wall and required safety rail. Owner is Bonanza, LLC. Applicant/agent is Lars Anderson, Pacific Development Partners, LLC. Community Planner is Ryan Smith (928) 777-1209.

Ryan Smith, Community Planner reported that the request was to amend the Comprehensive Sign Plan for the Villages at the Boulders, due to the placement of a retaining wall. Mr. Smith placed a photograph of the intersection and location on the overhead projector, noting the location of the retaining wall, and how it wrapped around the buildings that are located adjacent to it. Mr. Smith also noted that currently one building is vacant and "Hi Health" vitamin and health food store occupies the other. Mr. Smith reviewed the various sign designs on the overhead, as he explained that the existing Comprehensive Sign Plan allows for thirteen free standing signs. Continuing, Mr. Smith explained that because the retaining wall and protective railing were installed during the road work at Iron Springs Road, the multi-tenant sign was never installed. The applicant proposes to relocate the multi-tenant sign to the opposite corner of the driveway on Pad C. In addition, the applicant would like to exchange an 18 square foot single tenant sign for an 18 square foot wall sign that would be located on the south wall of Hi Health. Closing the report, Mr. Smith indicated that staff was recommending a positive recommendation to Council and the applicant was present at the meeting to answer any questions.

Chairman Wiant inquired if the new wall sign was allowed, if the size would be in violation of the *Land Development Code*.

Mr. Smith reported that the sign would be considered as a re-location, the sign total is 18 square feet, and the applicant would still go through the regular sign permitting process.

Chairman Wiant called for other questions or comments. Hearing none, closed the item and called for a motion.

Mr. Rosa, **MOTION: that we send a positive recommendation of approval to the Council, that CC10-001, Comprehensive Sign Plan Amendment for the Villages at the Boulders Shopping Center be approved as submitted.**

Mr. Petrovsky, 2nd.

VOTE: 6-0.

Chairman Wiant emphasized that the record should reflect that the motion

stated was a recommendation to City Council since the Planning Commission is not a law making body.

IV. PUBLIC HEARING ITEMS

5. **RZ09-009, 302 N. Alarcon Street**, located on the northwest corner of E. Sheldon St. and N. Alarcon St. APN: 113-13-006A and totaling ± 0.09 acres. Zoning is Multi-Family High (MF-H). Request zoning change from Multi-Family High Density (MF-H) to Industrial Light (IL). Owner is Miss Kitty's Cat House. Applicant/Agent is Marcia L. Kerans. Community Planner is Ryan Smith (928) 777-1360.

Mr. Smith placed a photograph of the property on the overhead and explained that the request was to rezone the property from Multi-Family High (MF-H) to Industrial Light (IL) zoning, which would allow for the operation of a cat kennel and public adoption facility known at Miss Kitty's Cat House. Mr. Smith explained that the property had previously been rezoned from IL to MF-M in 2003. In 2005, a Conditional Use Permit was granted to allow for a contractors office to be in the location. Mr. Smith further explained that a portion of the property had been acquired for the widening of Sheldon Street thereby reducing the size of the parcel to 39' x100'. Mr. Smith placed the current zoning map of the area on the overhead (reflecting Industrial Light (IL) and Business Regional (BR)) and noted several locations to the North, South, East, and West. Mr. Smith indicated that no major changes will occur to the site other than general clean up and the addition of a handicapped ramp for access. The 2003 General Plan reflects the area as (IL) Industrial Light zoning and the request conforms to the General Plan. An area meeting was held and no opposition was noted. Continuing, Mr. Smith noted that he did receive a call from the owner of Caldwell Banker, who had expressed concerned about the IL zoning staying in place even if Miss Kitty's would cease to exist at the location. Mr. Smith indicated that the caller was not aware that the property across the street was already zoned IL, or that offices had existed at the property prior to this request.

Mr. Rosa indicated he was concerned that the location had enough parking.

Mr. Smith reported that the property does meet the parking requirements and that there is additional public parking on the street.

Chairman Wiant inquired what the parking requirements were for Light Industrial.

Mr. Smith reported he currently did not have the answer however; he would have the information by the next meeting as the item would not be voted on until the next scheduled Planning and Zoning Commission.

Mr. Scamardo inquired if there was a way to accommodate Miss Kitty's Cat House without changing the zoning.

Mr. Smith indicated there was not. Because the *Land Development Code* specifically requires Industrial Light zoning for a kennel use.

Mr. Scamardo advocated further consideration of a form-based code.

Mr. Scamardo further inquired if there was a way that the *Land Development Code* could be reviewed for modifications.

Community Development Director, Tom Guice noted that Mr. Scamardo had a valid point and indicated that staff will be looking at the *Land Development Code* in the near future. Mr. Guice explained that currently the code is structured on a use basis, and the boarding of animals over night is what caused the current request to fall within the Light Industrial zoning category. Mr. Guice further indicated that there are plans to have the Unified Development Code Committee meet sometime after the City Council's goal setting retreat in February.

Mr. Menser indicated that he was not clear that the site in question was surrounded by IL zoning and asked Mr. Smith to point out the area on the projected zoning map again.

Mr. Smith placed the zoning map onto the overhead projector again and explained that everything shaded in the purple area was Light Industrial zoning, with the exception of the property in question.

Mr. Menser noted that he thought it was Business General (BG) zoning.

Mr. Smith pointed to the map areas shaded in red and noted that they were the Business Regional (BR) zoning areas.

Mr. Petrovsky inquired if Miss Kitty's Cat House was incorporated.

Ms. Mullen, Treasurer, for Miss Kitty's Cat House reported that they were a 501(C) 3 Non-Profit Organization. Ms. Mullen further commented on the parking. Explaining, that there would only be one or two people at the house during the day or evening to do cleaning. All the cats are kept indoors and the adoptions occur on Friday and Saturday, from 11:00 AM until 4:00 PM, or by special appointment.

Chairman Wiant inquired what the average number of cats kept at the house were at any given time.

Ms. Mullen indicated that there were about twenty. Ms. Mullen added that they (Miss Kitty's) intend to set the house up the same way that Miss Kitty's is currently set up at the location in the Gateway Mall. It is a home type atmosphere with a couch for people to sit on and spend time with the cat they might adopt. There will also be sun seats in the windows for the cats. The upstairs will only be utilized for storage of supplies and the house will be kept very clean.

Mr. Scamardo remarked there will be very little traffic.

Ms. Mullen noted that was correct.

Chairman Wiant indicated that was an important fact due to the parking.

Mr. Smith offered that the parking requirement would be one parking space per four hundred square feet. The house is noted at about twelve hundred square feet and it would require three parking spaces.

Ms. Mullen indicated that they have four parking spaces located in the rear of the property.

Mr. Rosa noted that the majority of the cat adoptions take place at the PetSmart pet store.

Mr. Menser offered that it would be a good use of the house and a good opportunity to clean up the zoning.

Chairman Wiant thanked the applicant for coming in and reminded the Commission that they would be voting on the item on February 11, 2010.

Mr. Smith noted to the Commission that staff was recommending a positive recommendation of approval to City Council.

No Action Taken.

6. **SI10-001, 121 Bradshaw Drive, Phase IV.** APN: 110-04-193D and totaling ± 1.48 acres. Located on the southeast corner of Stetson Road and Bradshaw Drive. Zoning is Business General-Planned Area Development (BG-PAD). Request revised Site Plan for the Bradshaws Phase IV. Replace the 2-story 20 unit Family Apartment Building with a 3-story 32 unit Apartment Building. Owner is WESCAP Investments, Inc. Applicant/Agent is Chris Fergis and Harding, Inc. Community Planner is Mike Bacon (928) 777-1360.

Mike Bacon, Community Planner indicated that the request was a revised site plan for The Bradshaws, Planned Area Development, (PAD) phase IV. Mr. Bacon placed a rendering of the Bradshaws projected site plan on the overhead projector and noted that the request included changing the occupancy of phase IV, from affordable family housing to affordable senior housing on the 1.48 acre site. Mr. Bacon noted the location of phase IV and the surrounding zoning on the map. Continuing, Mr. Bacon reported that the Bradshaws project has been broken down into five phases, with phases I, II, and V all previously being approved by the Planning Commission and the City Council. (Several slides of the previously approved phases were reviewed by the Commission at this time). The proposed site plan was placed back on the overhead and Mr. Bacon explained that the applicant would like to have senior housing in the building, the overall height of the building will increase from 42.5 feet to 44 feet, and the number of units would also increase by twelve. The main access to the building will be from Bradshaw Drive with a proposed fire emergency access (which will be gated) from Stetson Road. The bulk of the building would be two and one half stories to three stories high, with the setbacks revised from 20 feet to 22 feet. Mr. Bacon continued to report that there was an area meeting held for the project last week with six area residents attending. Concerns were voiced regarding the basketball court that was approved with the previous site plan, and how it should be relocated to the southern property line due to the noise and lighting impacts.

Mr. Bacon offered that a revised site plan was submitted prior to the meeting, noting the new location of the basketball court which will not be lighted other than by the street lights that are already in place. Mr. Bacon further reported that there was also a concern voiced from the property owner at 1125 Overstreet Drive, regarding the building being located next to her property and the view. Mr. Bacon commented that the property owner was reassured by the architect that the larger building would not extend to the property line and only 18 inches would be added to the height of the building. In closing, Mr. Bacon reported that a Traffic Impact Study and a Development Agreement were already in place. There will be a Water Service Agreement submitted to the City Council late in February, and staff was recommending approval of the revised site plan with conditions as indicated in the staff report dated January 21, 2010.

Chairman Wiant inquired if the elevators were included in the height of the building.

Mr. Bacon noted yes.

Mr. Petrovsky inquired about the landscape buffering and if it was a requirement.

Mr. Bacon noted that the Landscape Buffer was a *Land Development Code* requirement. However, there are provisions in the PAD portion of the code to allow the Planning Commission or the City Council opportunity to waive the requirements. Mr. Bacon added that staff is recommending that the Landscaping Buffer stay in place.

Mr. Scamardo indicated that he would like to see the finish floor elevations and the topography lay out of the site.

Mr. Bacon reported that there was a finish floor plan provided and reviewed within the staff report which was noted at page four. Mr. Bacon added that the finish floor elevations had not changed with the revised site plan, the only thing that has changed in the location of the basketball court.

Mr. Chris Fergis, Fergis and Harding Architecture, 7227 North 16th Street, Phoenix, AZ indicated that the grading plan that was previously approved has been revised and resubmitted as part of the fire lane approval. Mr. Harding explained that although the building is a larger they tried to nestle it into the site and keep the same finish floor elevations. The ridge of the building is approximately 18 inches higher and that does include the elevator.

Mr. Bacon remarked that he had more slides of the site that he could provide and placed them on the overhead. Mr. Bacon noted the building elevation would be at about 44 feet and the stories were stepped. The setback will be at 22 feet and heavily planted as part of the buffering requirement. (Various slides from different locations on the site as well as the adjoining properties were presented at this time).

Mr. Menser inquired if the project was still within the allowable density for the site.

Mr. Bacon commented yes, and reported that the density of the plan was significantly below what the 32 units per acre that the site could allow.

Mr. Menser indicated that the building on the previous site plan had a different roof configuration and was better for the adjacent neighbors. Mr. Menser then requested the previous building layout be placed on the overhead. (Mr. Bacon placed the building site plan back on the overhead at this time).

Mr. Menser indicated that according to his calculations, the building measures 41 feet from the top of the roof, and that would make it almost level with the adjacent property owners' living room. Mr. Menser added that in the previous building configuration the roof was broken up compared to the long roof of the new building design. Mr. Menser stressed that this was concerning because, the long roof of the building would cast a shadow onto the adjacent property in the winter time. Mr. Menser further indicated that the previous roof line was angled different and articulated, where the new roof design is long and straight.

Mr. Fergis, the Architect for the project, indicated that Mr. Menser had brought up a valid concern. Mr. Fergis then explained to the Commission that they had spent at least an hour in the neighborhood meeting, showing and explaining the different design layout to the attendees. Mr. Fergis added that the two neighbors who would be impacted by the placement of the building the most, did not attend the area meeting.

Mr. Menser again stressed that the new configuration of the building has more impact and affect the adjacent neighbors.

Mr. Fergis reported that they designed it that way for the relief in the front of the site; so the grading of the site would not require too much fill.

Mr. Menser indicated that he did like the project; he supports senior housing and did not have a problem with the density. Mr. Menser further indicated that the new building configuration causes him concern.

Chairman Wiant inquired for the record, if the two property owners that would be most affected were notified by the City.

Mr. Bacon confirmed for the record that the notifications were sent beyond the regular notification area because of the potential neighborhood concerns.

Mr. Menser offered that just because the property owners did not show up for the neighborhood meeting means that they could be ignored.

Mr. Scamardo concurred that the property owner would be impacted.

Mr. Fergis indicated that with the five or more area meetings that have occurred regarding the Bradshaws, the two property owners that the project affects the most, have never attended any of the meetings over the past two years.

Mr. Scamardo offered that it was important to point out the concerns and also note that the project has been planned very well. Mr. Scamardo added that

they have worked with the topography, the grades have been utilized, the native vegetation has been saved, and overall it is a great project.

Mr. Guice asked the secretary to clarify for the record that the item was advertised for a Public Hearing and that it will not be voted on until February 11th.

Secretary Sammeli noted that was correct.

Mr. Guice informed the Commission that the area residents most impacted will be contacted in person by staff prior to the next Planning and Zoning Commission meeting.

Chairman Wiant called for other questions or comments from the Commission. Hearing none opened the item up to the public. Hearing no public comment, Chairman Wiant closed the item and noted that it would be heard again at the February 11th Planning and Zoning Commission meeting.

No Action Taken.

V. CITY UPDATES

Community Development Director, Tom Guice, announced that the building permits for the project known as the Boulders had been issued. The project is located at Canterbury Lane and Sun Street and will consist of 132 units of senior housing. Mr. Guice also noted that the project known as Granite Dells Estates, that had been pulled from the City Council agenda last fall, due to concerns regarding the Peavine Trail is still pending. Mr. Guice explained that the item was pulled until there was opportunity to have discussions with respect to policy of the grade separated or, at grade crossing of the Peavine Trail. Mr. Guice indicated that there would possibly be a workshop with Council regarding the crossing concerns in February. Mr. Guice added that the property owner of the project (Fann) had complied with the entire grading plan permit requirements, and the grading permit was issued. With an exclusion of the area of road 39, and the vicinity of the Peavine Trail.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VII. Adjournment

Chairman Wiant adjourned the meeting at 10:00 AM.

George Wiant, Chairman

RZ09-009 302 N. Alarcon Street
Ryan Smith. Community Planner

No additional information

SI10-001 The BRADSHAWS SITE PLAN-PAD Agenda # 3
PHASE IV Revised

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION
 PLANNING AND ZONING COMMISSION

STAFF REPORT

Meeting Date: 2/11/10

TO: Planning Commission
FROM: Tom Guice, Community Development Director *TG*
 George Worley, Assistant Director *GW*
 Mike Bacon, Community Planner *MB*
DATE: 2/5/10

Request: The Bradshaws Phase IV (Revised)– Planned Area Development
Parcel No: 110-04-141z (±24,710 sq. ft.) **Zoning:** BG-PAD
Location: Southeast corner of Bradshaw Drive and Stetson Road
Agent/Applicant: Chris Fergis, Fergis and Harding, Inc, 7227 N. 16th St #212, Phoenix, AZ.
Owner: Bradshaw Senior Community/Prescott LP, 4745 N. 7th St. #110, Phoenix, AZ.

UPDATE:

The applicant and architect have taken the initiative to respond to Commissioner Menser's concerns on the proximity of the building to the adjoining residential lots. The building has been redesigned on the lot (see attached plans) in order to reduce the height impact on the adjoining residential lots with significantly increased rear yard setbacks:

	<u>Phase IV</u>	<u>Phase IV Revised #1</u>	<u>Phase IV Revised #2</u>
Front: (Stetson)	35'	15'	20'
Side/Rear (east):	40'	20' (22' required)	32' to 48'

The architect will be providing Page 2 and 3 of Exhibit A at the Commission meeting.

STAFF RECOMMENDATION

Planning does not expect any change to the Department comments and has not transmitted the latest building orientation change to the departments. Building plans will be reviewed by all departments at the permit stage, however.

Staff recommends approval with the conditions noted below.

Recommended Action

Move to Recommend Approval of The Bradshaws Phase IV Revised - A Planned Area Development Exhibits 'A' SI10-001, subject to City Department Comments within this Staff Report dated February 11, 2010.

CITY DEPARTMENT COMMENTS

Addressing: The Phase IV building is addressed at 121 Bradshaw Dr.

Engineering: John Lambert 777-1694/Dick Mastin 777-1273
Approved, no comments at this time.

Fire: If building exceeds 30 feet in height from the fire lane access road, then the 24 foot fire lane shall be expanded to 26 feet for laddering purposes.

Planning

1. Required erosion control and landscaping shall be provided in accordance with Sections 6.5, 6.7.8, and 6.8.4.D of the Land Development Code with appropriate calculations indicated on the site plan to clarify compliance with the LDC. The tree replacement requirement (Sec.6.5.4) applies to this site.
2. Comply with all City and Agency Building Permit and Site Plan Permit requirements prior to the issuance of Building Permits.
3. The site plan shall substantially comply with Exhibits 'A' dated 1/21/10.
4. Lighting must meet the outdoor lighting requirements of the LDC and will be reviewed at the time of the Building Permit application.
5. Signage is by separate permit.
6. Prior to the issuance of a Building Permit, a land division application is to be approved by the City.
7. Prior to the issuance of a Building Permit for the last phase of development, a Preliminary Plat application needs to be approved by City Council.
8. Prior to the issuance of a Certificate of Occupancy for the last phase of development, a Final Plat is to be approved by City Council and recorded within 6 months of Council approval.
9. Label the site plan as a "Planned Area Development" at the time of Building Permit application.
10. Submit a revised site plan which addresses the required residential buffering requirement.

Utilities:

The dumpster enclosures as shown do not allow the truck to pick up going in one direction through the complex. All new enclosures need to have the access facing the opposite direction to avoid road damage and unnecessary backing by the trucks.

PROJECT DATA

PROJECT NO.	03003
PROJECT NAME	BRADSHAW SENIOR III COMMUNITY
CLIENT	WESCAP INVESTMENTS, INC.
DESIGNER	FERGIS & HARDING, INC.
DATE	JANUARY 19, 2010
SCALE	1" = 20'
PROJECT LOCATION	121 BRADSHAW DRIVE, PRESCOTT, AZ
PROJECT NO.	03003
PROJECT NAME	BRADSHAW SENIOR III COMMUNITY
CLIENT	WESCAP INVESTMENTS, INC.
DESIGNER	FERGIS & HARDING, INC.
DATE	JANUARY 19, 2010
SCALE	1" = 20'
PROJECT LOCATION	121 BRADSHAW DRIVE, PRESCOTT, AZ

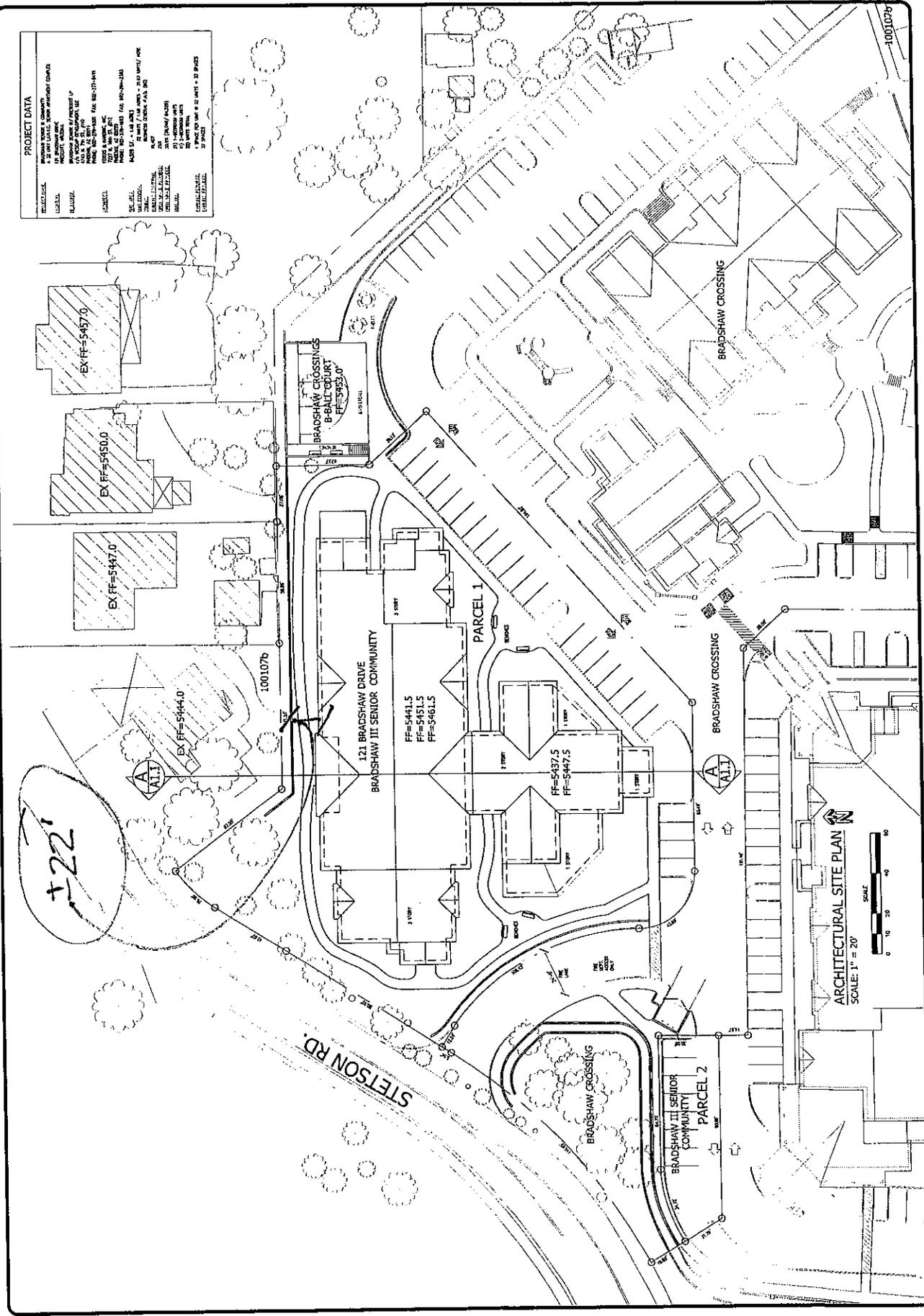
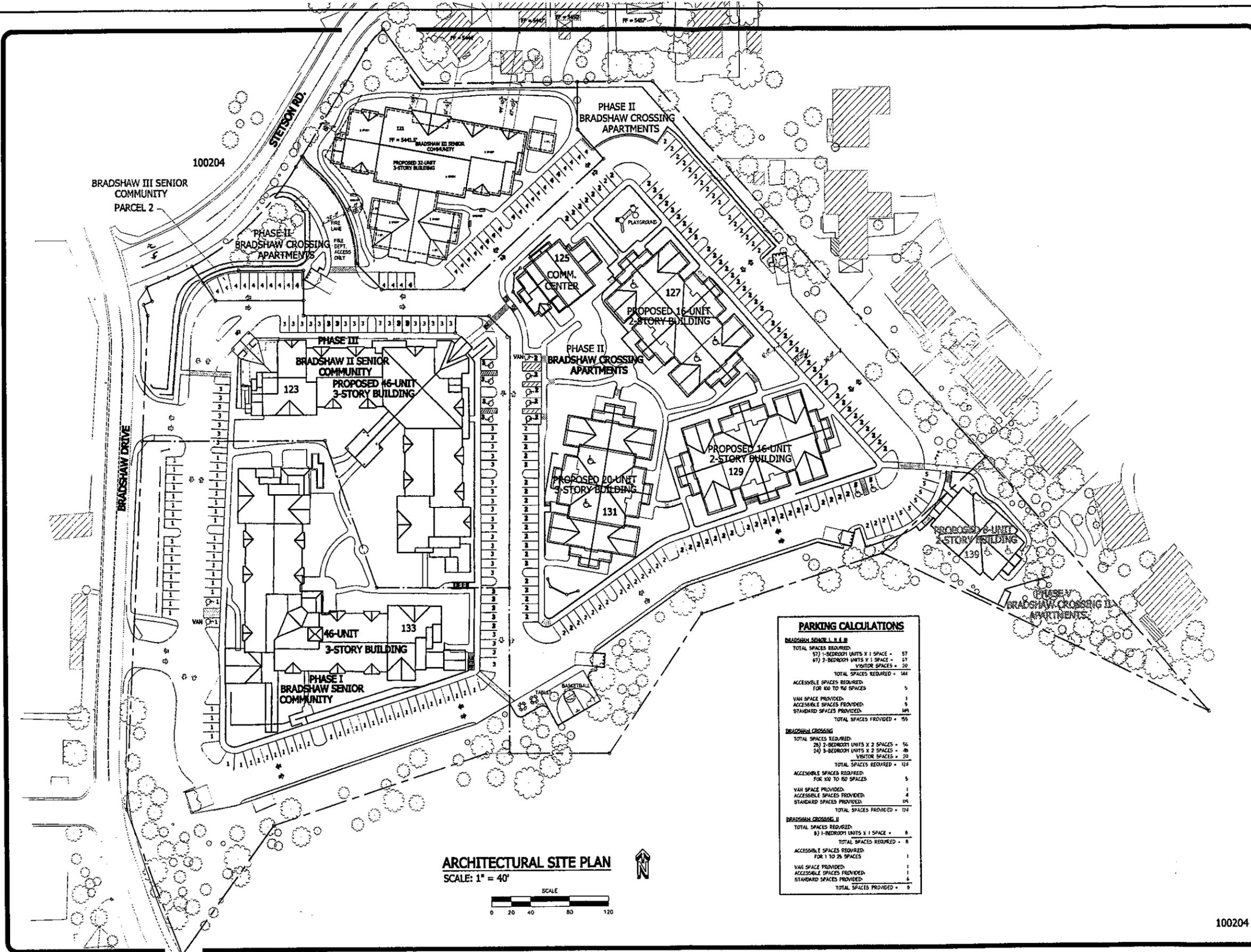
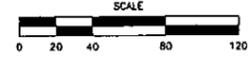


EXHIBIT A 2 of 3
 "OLD" "D7D"



ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'



PARKING CALCULATIONS

BRADSHAW SENIOR I, II & III

TOTAL SPACES REQUIRED:

- 57) 1-BEDROOM UNITS X 1 SPACE = 57
- 67) 2-BEDROOM UNITS X 2 SPACES = 134
- VISITOR SPACES = 20

TOTAL SPACES REQUIRED = 211

ACCESSIBLE SPACES REQUIRED FOR 100 TO 150 SPACES = 5

VAN SPACE PROVIDED = 1

ACCESSIBLE SPACES PROVIDED = 5

STANDARD SPACES PROVIDED = 205

TOTAL SPACES PROVIDED = 211

BRADSHAW CROSSING

TOTAL SPACES REQUIRED:

- 20) 2-BEDROOM UNITS X 2 SPACES = 40
- 24) 3-BEDROOM UNITS X 2 SPACES = 48
- VISITOR SPACES = 20

TOTAL SPACES REQUIRED = 108

ACCESSIBLE SPACES REQUIRED FOR 100 TO 150 SPACES = 5

VAN SPACE PROVIDED = 1

ACCESSIBLE SPACES PROVIDED = 5

STANDARD SPACES PROVIDED = 102

TOTAL SPACES PROVIDED = 108

BRADSHAW CROSSING II

TOTAL SPACES REQUIRED:

- 8) 1-BEDROOM UNITS X 1 SPACE = 8

TOTAL SPACES REQUIRED = 8

ACCESSIBLE SPACES REQUIRED FOR 1 TO 25 SPACES = 1

VAN SPACE PROVIDED = 1

ACCESSIBLE SPACES PROVIDED = 1

STANDARD SPACES PROVIDED = 6

TOTAL SPACES PROVIDED = 8

FERGIS & HARDING, INC.
7727 N. 16th ST., #212
PHOENIX, AZ 85018
PHONE (602) 779-3388
FAX (602) 944-6888



WESCAP INVESTMENTS, INC.
4745 N. 7th ST., #110
PHOENIX, AZ 85014

BRADSHAW CROSSING APARTMENTS
ARCHITECTURAL SITE PLAN

TITLE: ARCHITECTURAL SITE PLAN
PROJECT: 03003
DATE: JANUARY 25, 2010

A1

100204

EXHIBIT A 1 of 3