

**Project Narrative**  
for  
**Minor Design Review Revisions**  
for  
***Golden Lane Apartments***

Located South of the SW Corner of N. 67<sup>th</sup> Ave. and W. Alice Ave.

*Applicant*  
Shea Connelly Development, LLC  
2055 S Cottonwood Drive  
Tempe, Arizona, 85282

Design Review DR 18-33 and DR 19-25

Dated 1/18/21

**APPLICANT**

Shea Connelly Development, LLC  
 2055 S Cottonwood Drive  
 Tempe, AZ 85282  
 480-315-9090 – Phone



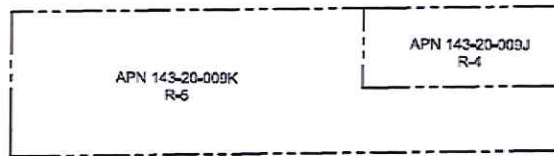
**Request**

This Minor Design Review Revision is to incorporate an additional 1.9 acres and 72 additional units into the approved site plans.

**Background**

Golden Lane has been approved as a 192-unit market rate apartment project on a 7.48-acre site located on the West side of 67<sup>th</sup> Ave just south of the 67<sup>th</sup> Ave/Alice Ave Intersection (APN 143-20-009k) in the Barrel District.

Since we started on the project, the City has been trying to find a way for Shea Connelly to incorporate the 1.9 acre parcel of land located in the NE corner of our project, to help eliminate a city nuisance.



We are in the process of selling our project to an investment group out of Colorado. They have negotiated a purchase agreement with the owner of th1.9 acre property and they have asked us to incorporate that property into our overall site Plan. The new site plan will include parcels 143-20-009k as well as 143-20-009J. The new owner will then combine the two properties into one property.

With the additional land area the site will be 9.73 acres. The new layout will have 264 unit market rate apartments with 60 one-bedrooms, 168 two-bedrooms and 36 three-bedroom apartments. The combined density is still consistent with the current zoning.

Site Density Calculations				
Parcel	Zoning	Allowable Density /Acre	Acres	Allowable Units
143-20-009K	R-5	30	7.81	234
143-20-009J	R-4	20	1.91	38
			9.73	273
Total Units				264
% of allowable				97%

Open space, landscaped area, building heights and setbacks all continue to meet City requirements.

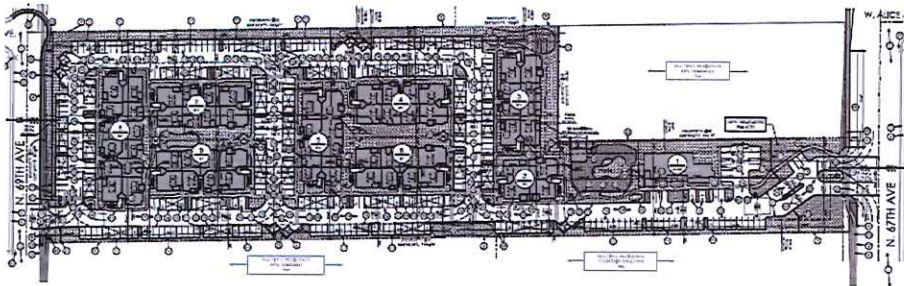
The project will now consist of twelve 3-story residential buildings and a single story community center. The residential buildings include three 12-unit buildings, eight 24-unit buildings and one 36-unit building. The 12-unit building, 24-unit building, 36-unit building and the club house are the same buildings currently approved by DR 18-33.

Property amenities remain as approved in DR 18-33 and include a gated entry, a community building with a Leasing Office, Clubhouse, State-of-the-Art Fitness Center, and a Business Center with computers and printer. Exterior amenities include two electric car charging stations, Pool, Ramada's and BBQ's. Unit amenities include 9' ceilings, cable and internet wiring for each unit, individually controlled air conditioning/heating, large windows, modern kitchen layouts, stainless steel appliances, wood-style plank flooring with carpet in bedrooms, modern wood cabinetry, quartz countertops, full size washer/dryer, walk-in closets, ceiling fans, and patio/balcony.

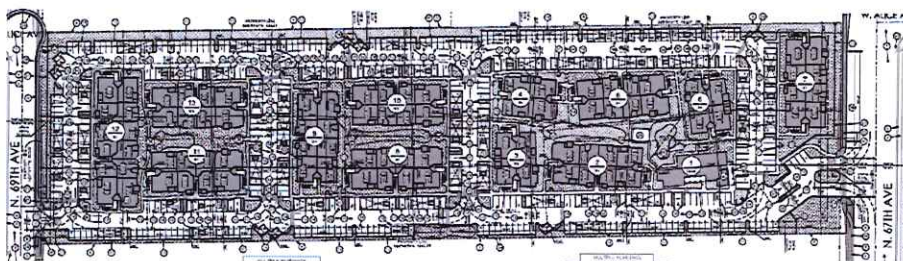
The architectural character and building sizes are as approved in DR 18-33 and remain unchanged with the exception that there are now three 12-unit buildings, eight 24-unit buildings in lieu of one 12-unit building and six 24-unit buildings.

The landscaping plant palette throughout the property, as approved in DR 18-33, remains the same and includes native desert species in combination with flowering accent trees and shrubs.

Property management will be contracted out through an experienced 3<sup>rd</sup> party management firm.



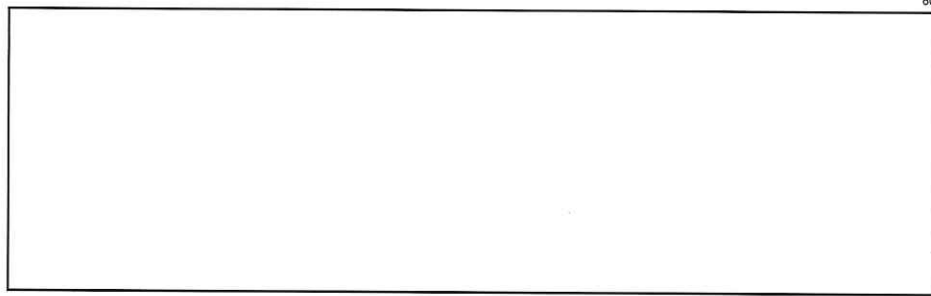
Approved Site Plan



Updated Site Plan



DATE:	REVISIONS:
10/17/15	CITY OF GLENDALE DESIGN REVIEW COMMENTS



PROJECT # SR18-0107 GPA 18-09 ZON18-09

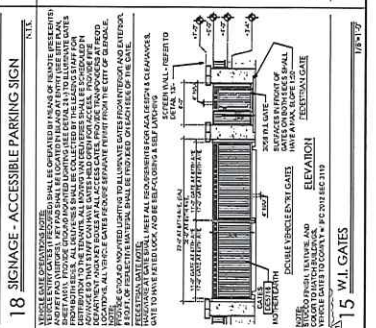
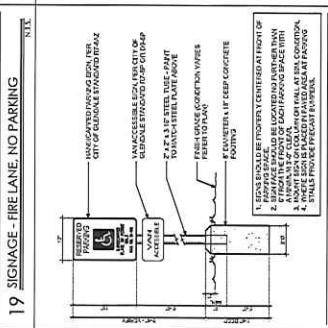
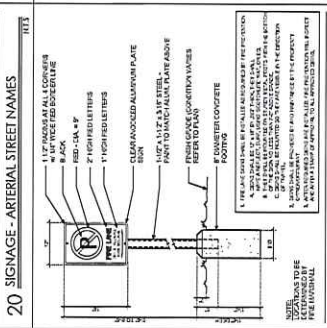
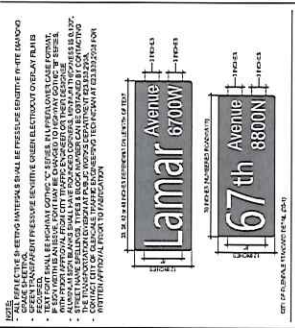
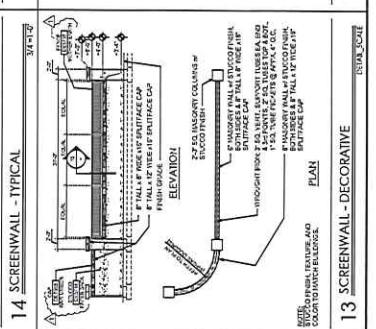
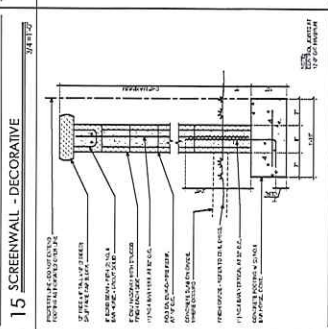
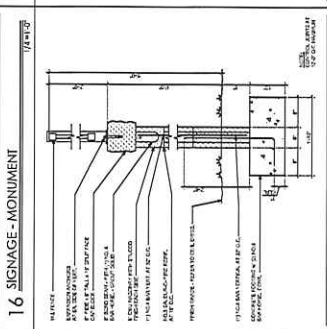
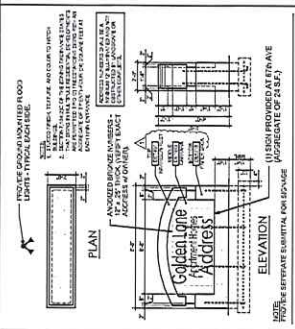
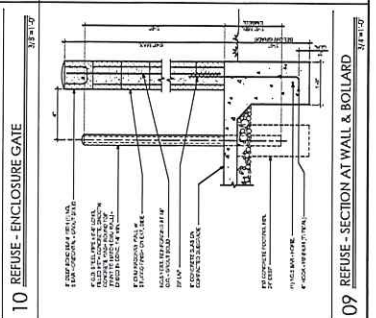
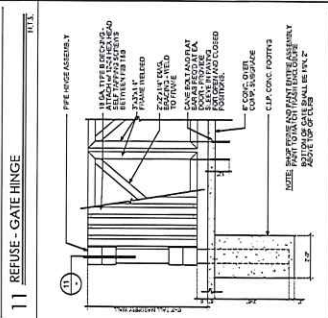
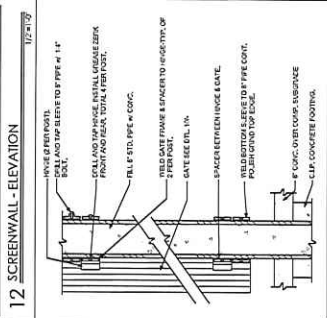
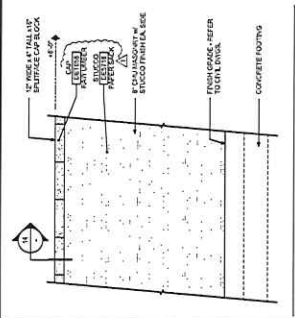
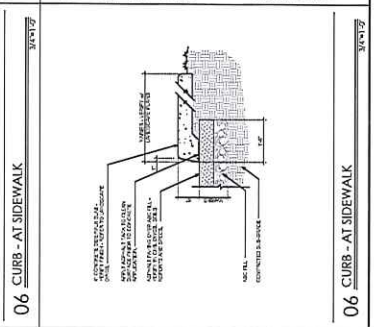
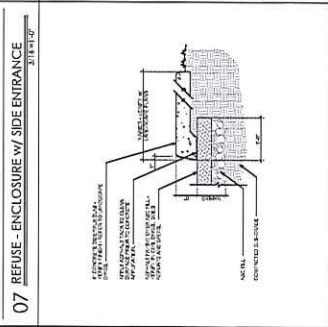
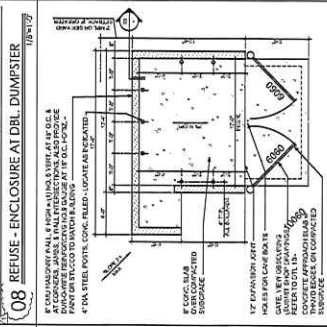
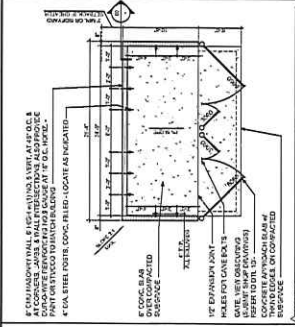
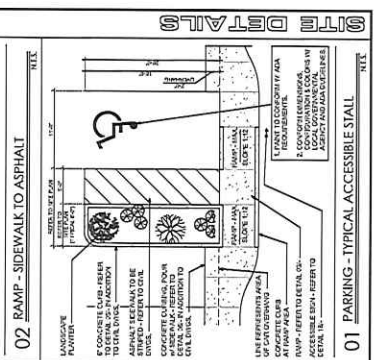
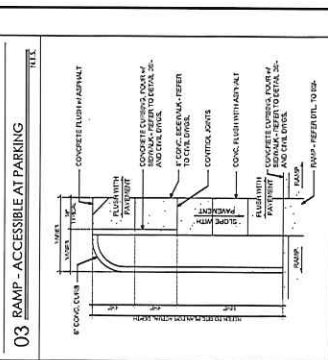
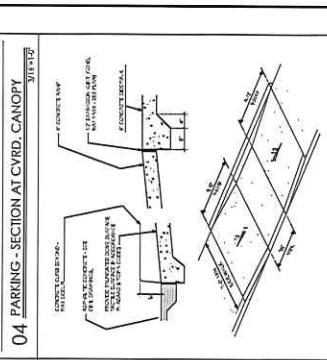
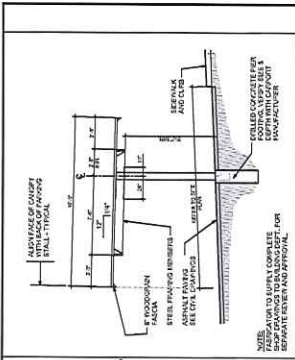
**LANDMARK design**

1855 N. Smiths Rd., Suite 240, Glendale, AZ 85119

**Golden Lane Apartments**

GLENDALE, ARIZONA

DATE: Oct 26, 2015 SHEET: DSI





DATE:		REVISIONS:	
1	10/18/15	1	ISSUE FOR GROUNDWORK REVISIONS COMMENTS
2		2	
3		3	
4		4	
5		5	

BUILDING SQUAREFOOTAGES												
EXCLUSIVE	INCLUSIVE	FLOOR	AREA	STAIR	LIFT	MECH	TOTAL	FLOOR	AREA	STAIR	LIFT	MECH
PLAN C2-1	100	100	100	100	100	100	100	100	100	100	100	100
PLAN C2-2	100	100	100	100	100	100	100	100	100	100	100	100
PLAN C1	100	100	100	100	100	100	100	100	100	100	100	100
PLAN B1	100	100	100	100	100	100	100	100	100	100	100	100
PLAN B2	100	100	100	100	100	100	100	100	100	100	100	100
PLAN D1	100	100	100	100	100	100	100	100	100	100	100	100
PLAN D2	100	100	100	100	100	100	100	100	100	100	100	100
TOTAL												

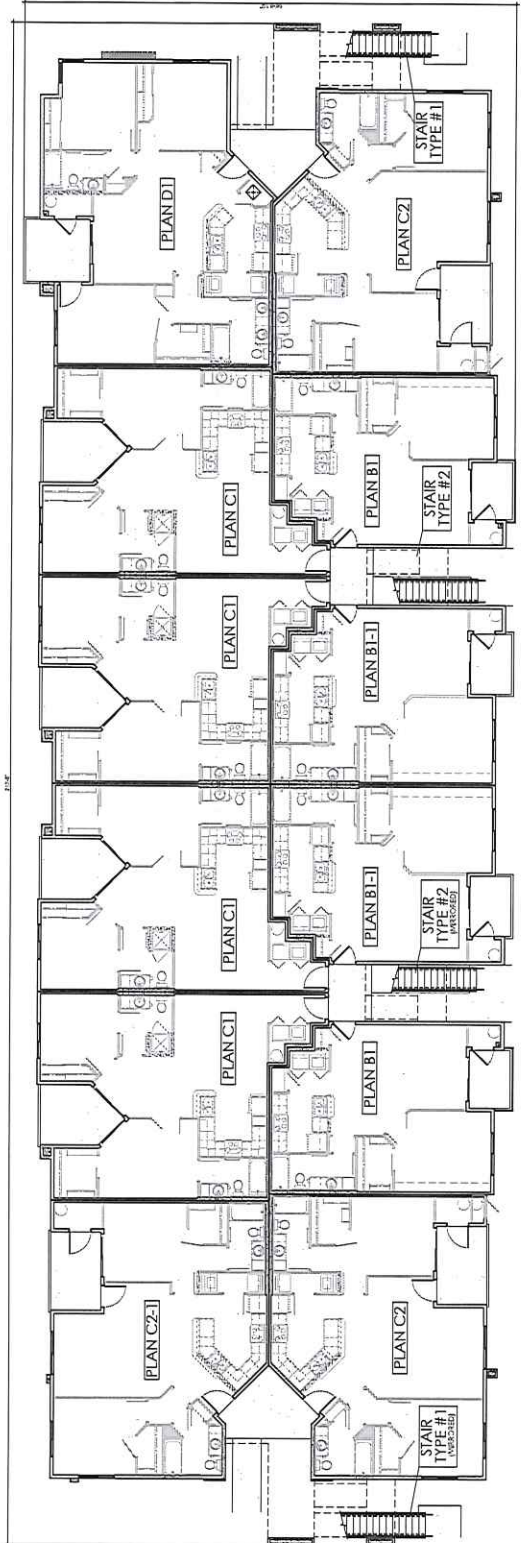
PROJECT # SRI8-0107 GFA 18-09 ZON18-09



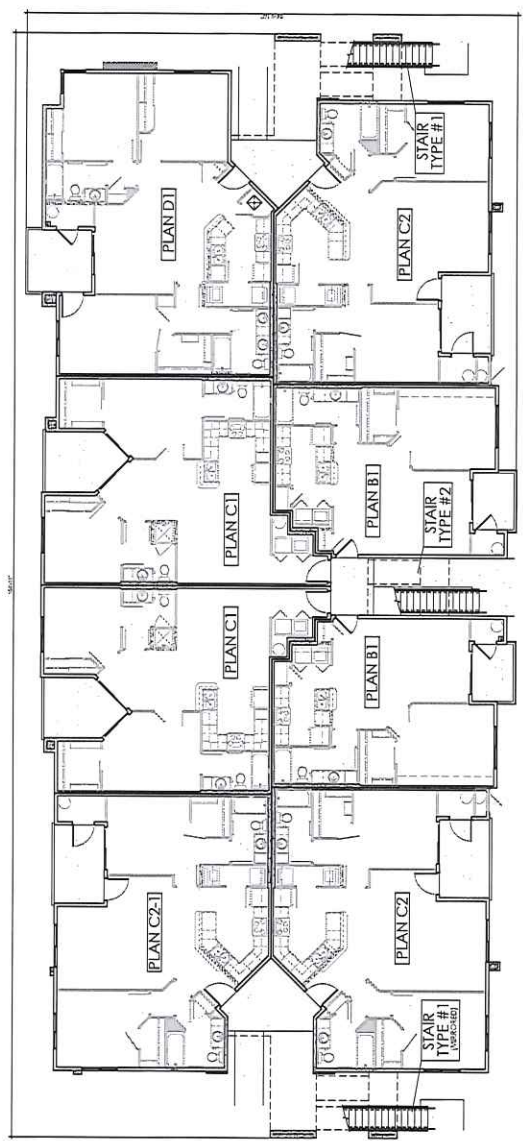
**LANDMARK Design**  
*Golden Lane Apartments*  
 GLENDALE, ARIZONA

1555 N. Scottsdale Rd., Suite 200, Scottsdale, AZ 85254

DATE: 10/26/2015 SHEET: FP2



BUILDING TYPE 'B2' - LEVELS 1 THRU 3



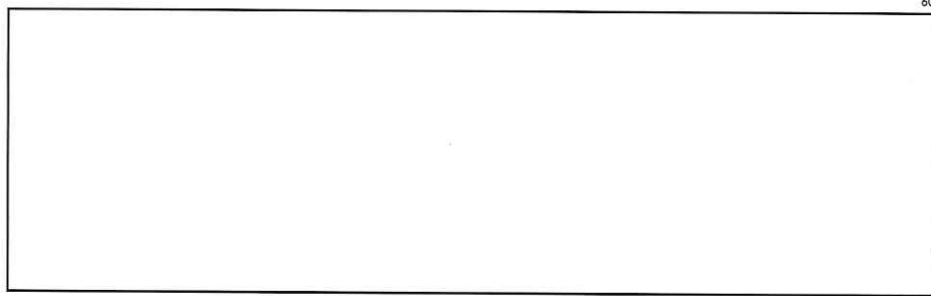
BUILDING TYPE 'B1' - LEVELS 1 THRU 3

**BUILDING FLOORPLAN**  
**GOLDEN LANE APARTMENTS**  
 GLENDALE, ARIZONA

SCALE: 1/8" = 1'-0"



DATE:	REVISIONS:
10/17/18	LEFT OF CLEARANCE BY DESIGNER BY CONWARD



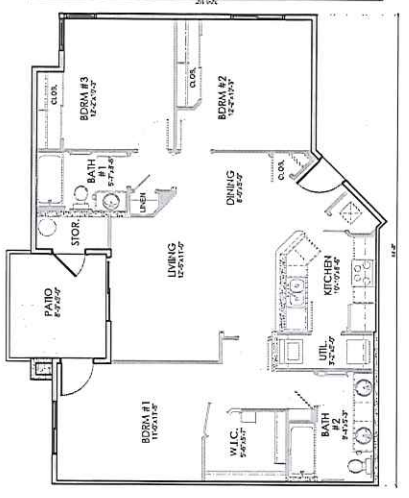
PROJECT # SR18-0107 GFA 18-09 ZON18-09

**LANDMARK DESIGN**

*Golden Lane*  
Apartments  
GLENDALE, ARIZONA

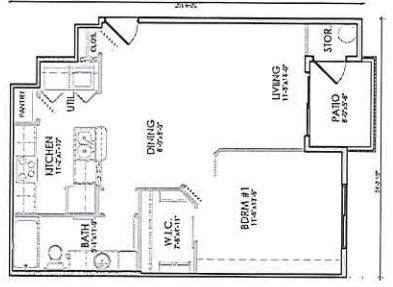
1655 N. Scottsdale Rd., Suite 200, Scottsdale, AZ 85254

DATE: 10/26/2015 SHEET: FP4



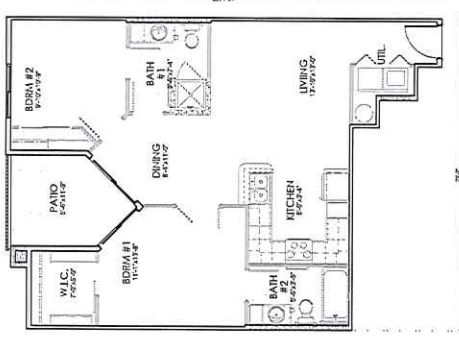
**UNIT D1**

SQUARE FEET: 1111 S.F. UNIT AREA  
118 S.F. PAID STORAGE  
12 S.F. STORAGE



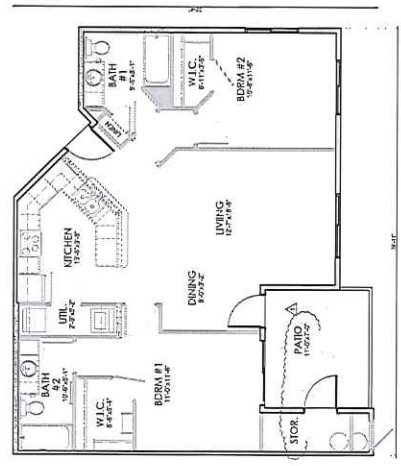
**UNIT B1**

SQUARE FEET: 482 S.F. UNIT AREA  
10 S.F. STORAGE



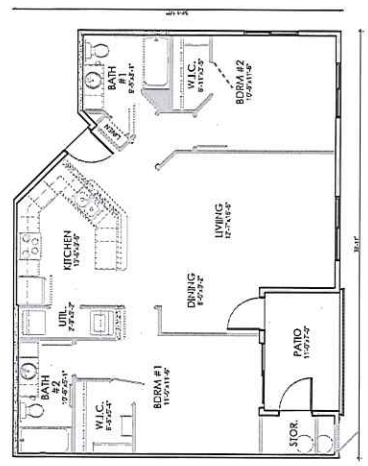
**UNIT C1**

SQUARE FEET: 692 S.F. UNIT AREA  
18 S.F. STORAGE



**UNIT C2-2**

SQUARE FEET: 692 S.F. UNIT AREA  
18 S.F. PAID STORAGE  
18 S.F. STORAGE

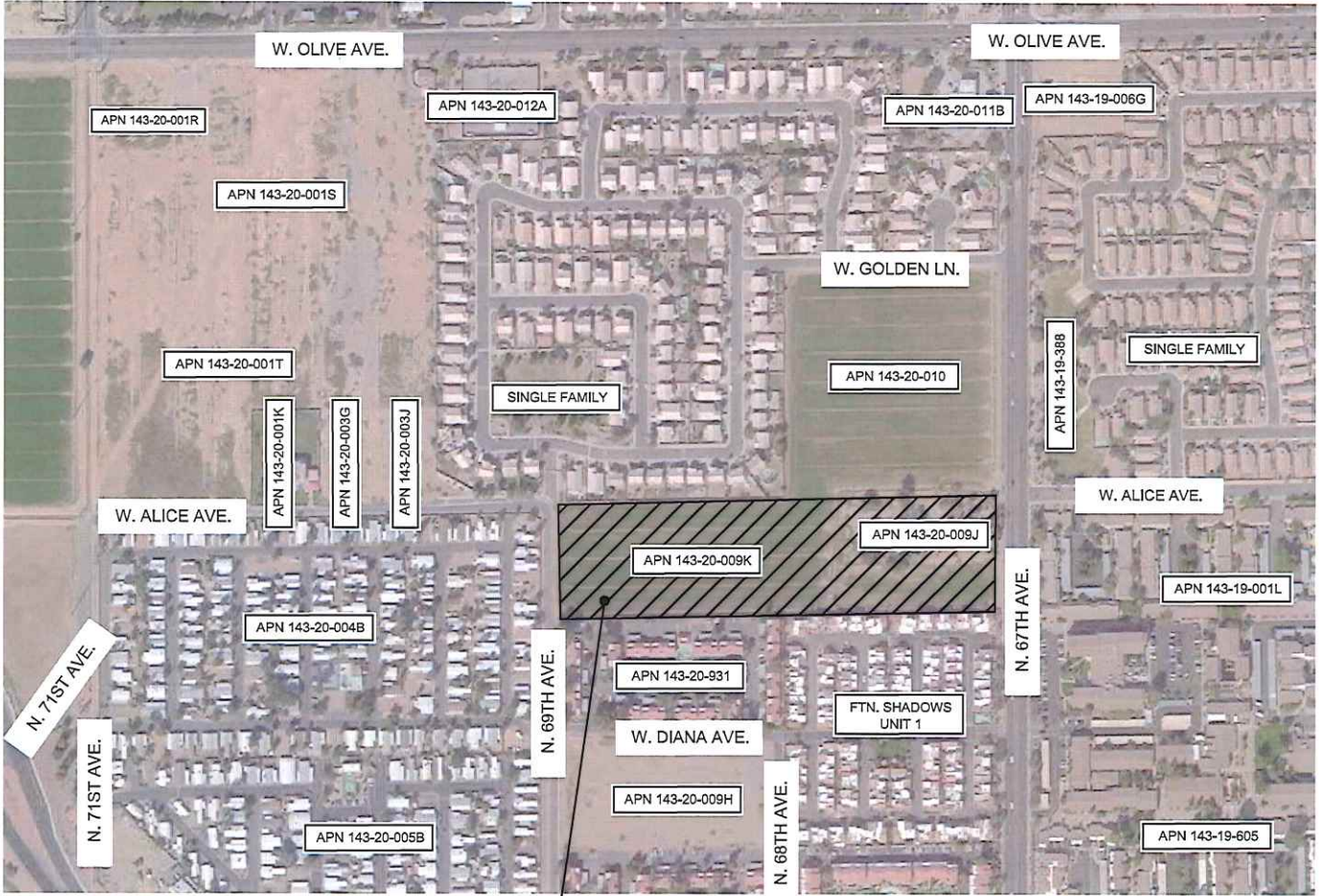


**UNIT C2**

SQUARE FEET: 452 S.F. UNIT AREA  
10 S.F. STORAGE

**UNIT FLOORPLANS**  
**GOLDEN LANE APARTMENTS**  
GLENDALE, ARIZONA

SCALE: 3/16" = 1'-0"



PROJECT SITE  
 APN 143-20-009K / R5  
 APN 143-20-009J / R4

AERIAL PHOTOGRAPH



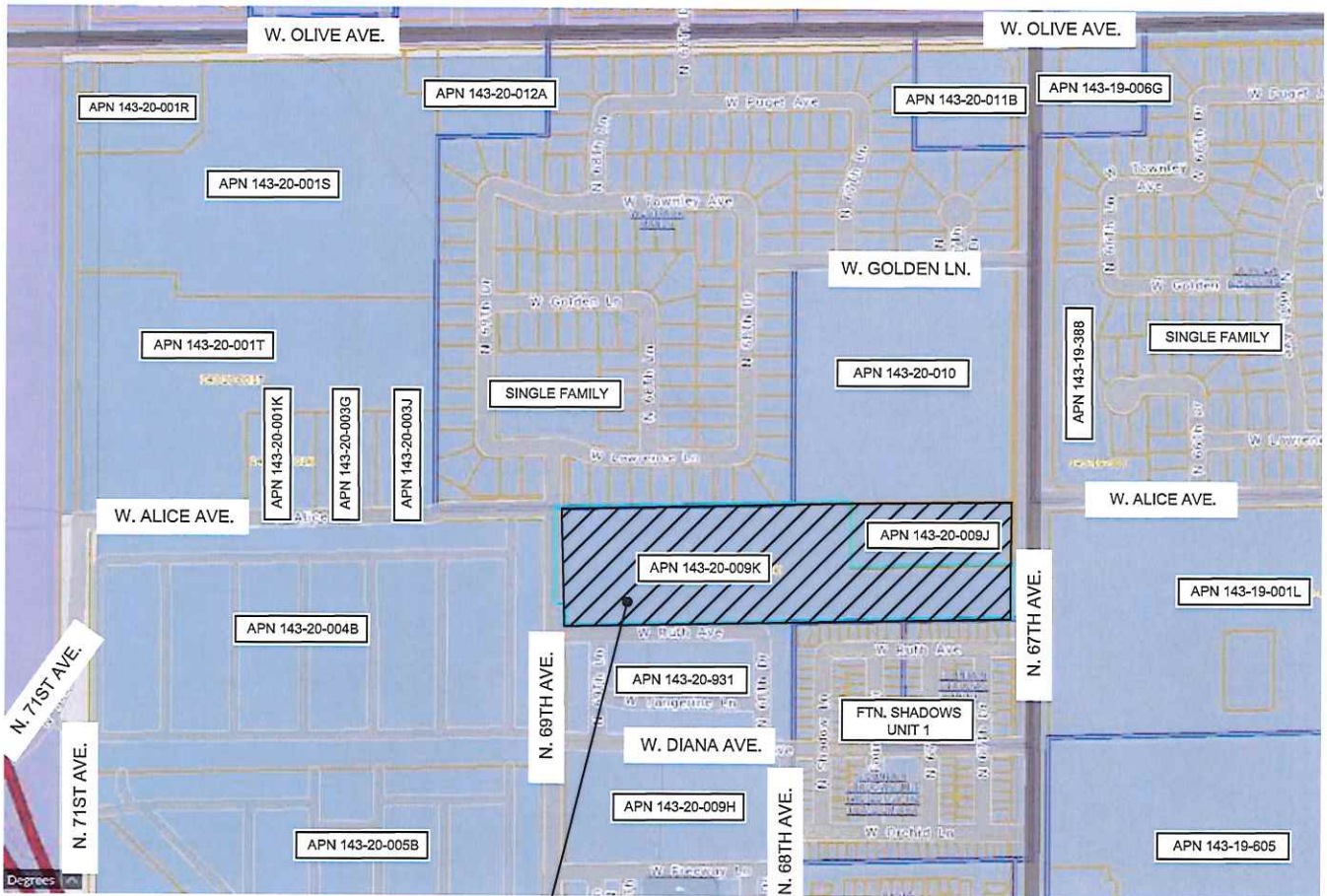
*Golden Lane Apartments*

Glendale, Arizona

**LANDMARK**  
 design



14555 N. Scottsdale Rd., Suite 240, Scottsdale, AZ 85254



**PROJECT SITE**  
 APN 143-20-009K / R5  
 APN 143-20-009J/ R4

**PARCEL MAP**



*Golden Lane Apartments*  
 Glendale, Arizona

**LANDMARK**  
 design

14555 N. Scottsdale Rd., Suite 240, Scottsdale, AZ 85254













EAST



WEST



NORTH



SOUTH

EXTERIOR ELEVATIONS - BLDG TYPE 'CLUB'

DATE:	REVISIONS:
1.	
2.	
3.	
4.	
5.	

PROJECT TEAM

OWNER/DEVELOPER	ARCHITECT
AREA EQUALLY DEVELOPMENT 1435 N. SCOTTSDALE RD SUITE 240 SCOTTSDALE, AZ 85254 CONTACT: BART BREA PHONE: (480) 315-0154	LANDMARK DESIGN 1435 N. SCOTTSDALE RD. SUITE 240 SCOTTSDALE, AZ 85254 CONTACT: WILCO HELGINS PHONE: (480) 719-9003



14555 N. Scottsdale Rd., Suite 240, Scottsdale, AZ 85254

*Golden Lane  
Apartments*  
GLENDALE, ARIZONA

JOB NO 15-207 DATE Oct 26, 2015 SHEET CLUB

PROJECT # SR18-0107



LEFT SIDE

RIGHT SIDE



REAR



FRONT

EXTERIOR ELEVATIONS - BLDG TYPE 'B1'

DATE:	REVISIONS:
1.	
2.	
3.	
4.	
5.	

PROJECT TEAM

OWNER/DEVELOPER	ARCHITECT
SHEA CONVEY DEVELOPMENT 1455 N. SCOTTSDALE RD. SUITE 210 SCOTTSDALE, AZ 85254 CONTACT: BART BIEGA PHONE: (480) 315-6154	LANDMARK DESIGN 1455 N. SCOTTSDALE RD. SUITE 210 SCOTTSDALE, AZ 85254 CONTACT: IVAN FLORES PHONE: (480) 713-9003



14555 N. Scottsdale Rd., Suite 210, Scottsdale, AZ 85254

*Golden Lane Apartments*  
 GLENDALE, ARIZONA



LEFT SIDE



RIGHT SIDE



REAR



FRONT

EXTERIOR ELEVATIONS - BLDG TYPE 'B2'

DATE:	REVISIONS:
1.	
2.	
3.	
4.	
5.	

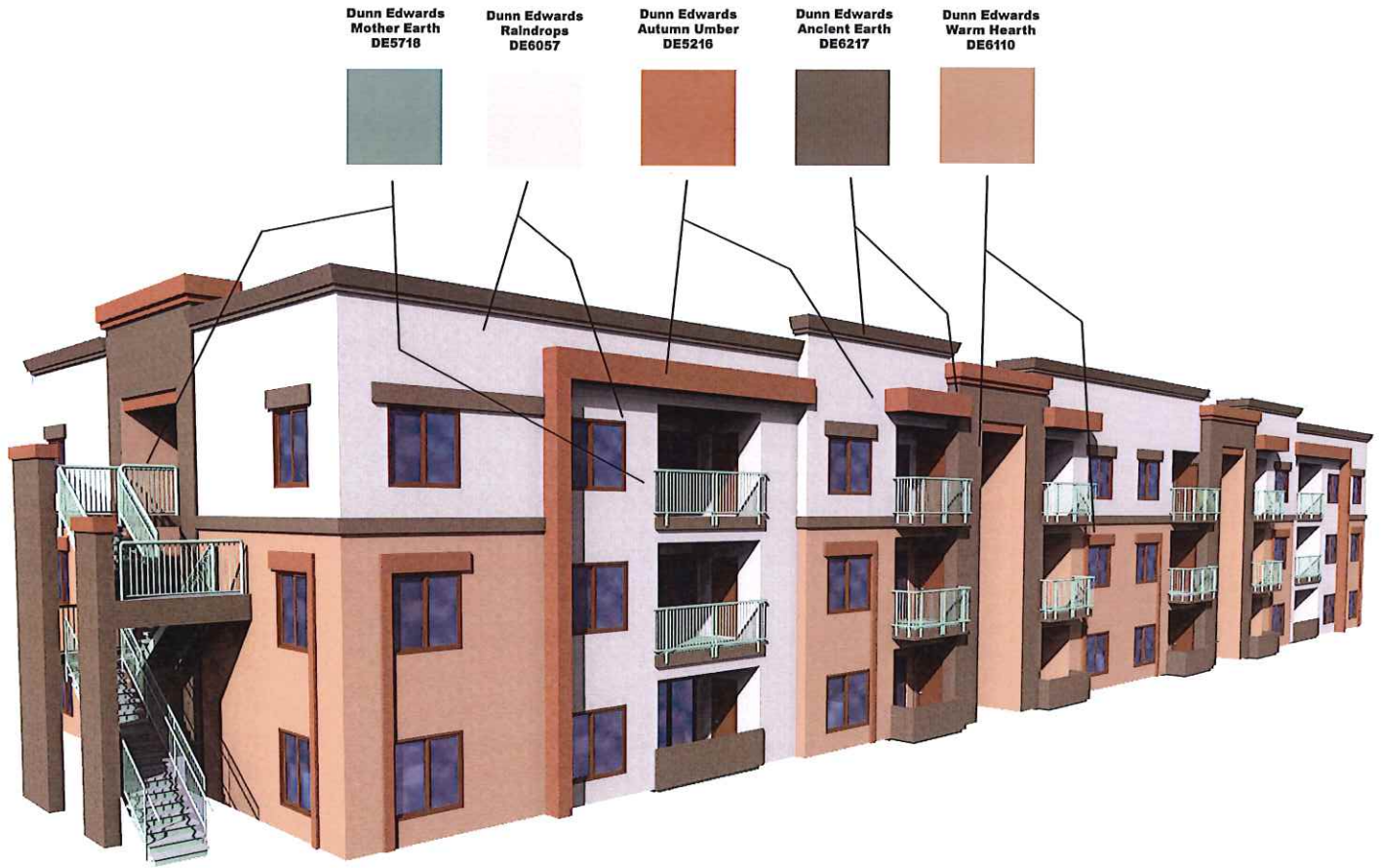
PROJECT TEAM

OWNER/DEVELOPER	ARCHITECT
BREA CONVELLY DEVELOPMENT 1455 N. SCOTTSDALE RD. SUITE 210 SCOTTSDALE, AZ 85254 CONTACT: BRET BREA PHONE: (480) 315-0154	LANGHAM DESIGN 1455 N. SCOTTSDALE RD. SUITE 210 SCOTTSDALE, AZ 85254 CONTACT: WACE FELLOUS PHONE: (480) 315-0103



14555 N. Scottsdale Rd., Suite 210, Scottsdale, AZ 85254

*Golden Lane*  
*Apartments*  
 GLENDALE, ARIZONA



DATE:	REVISIONS:
1.	
2.	
3.	
4.	
5.	

**PROJECT TEAM**

OWNER/DEVELOPER	ARCHITECT
BREA CONNELLY DEVELOPMENT 1455 N. SCOTTSDALE RD. SUITE 210 SCOTTSDALE, AZ 85254 CONTACT: BREA PHONE: (480) 315-1154	LANDMARK DESIGN 1455 N. SCOTTSDALE RD. SUITE 210 SCOTTSDALE, AZ 85254 CONTACT: WILDE FELIPE PHONE: (480) 719-8003

EXTERIOR ELEVATIONS - BLDG TYPE 'B2', ISOMETRIC



14555 N. Scottsdale Rd., Suite 210, Scottsdale, AZ 85254

*Golden Lane*  
*Apartments*  
GLENDALE, ARIZONA



LEFT SIDE



RIGHT SIDE



REAR



FRONT

EXTERIOR ELEVATIONS - BLDG TYPE 'B3'

DATE:	REVISIONS:
1	
2	
3	
4	
5	

PROJECT TEAM

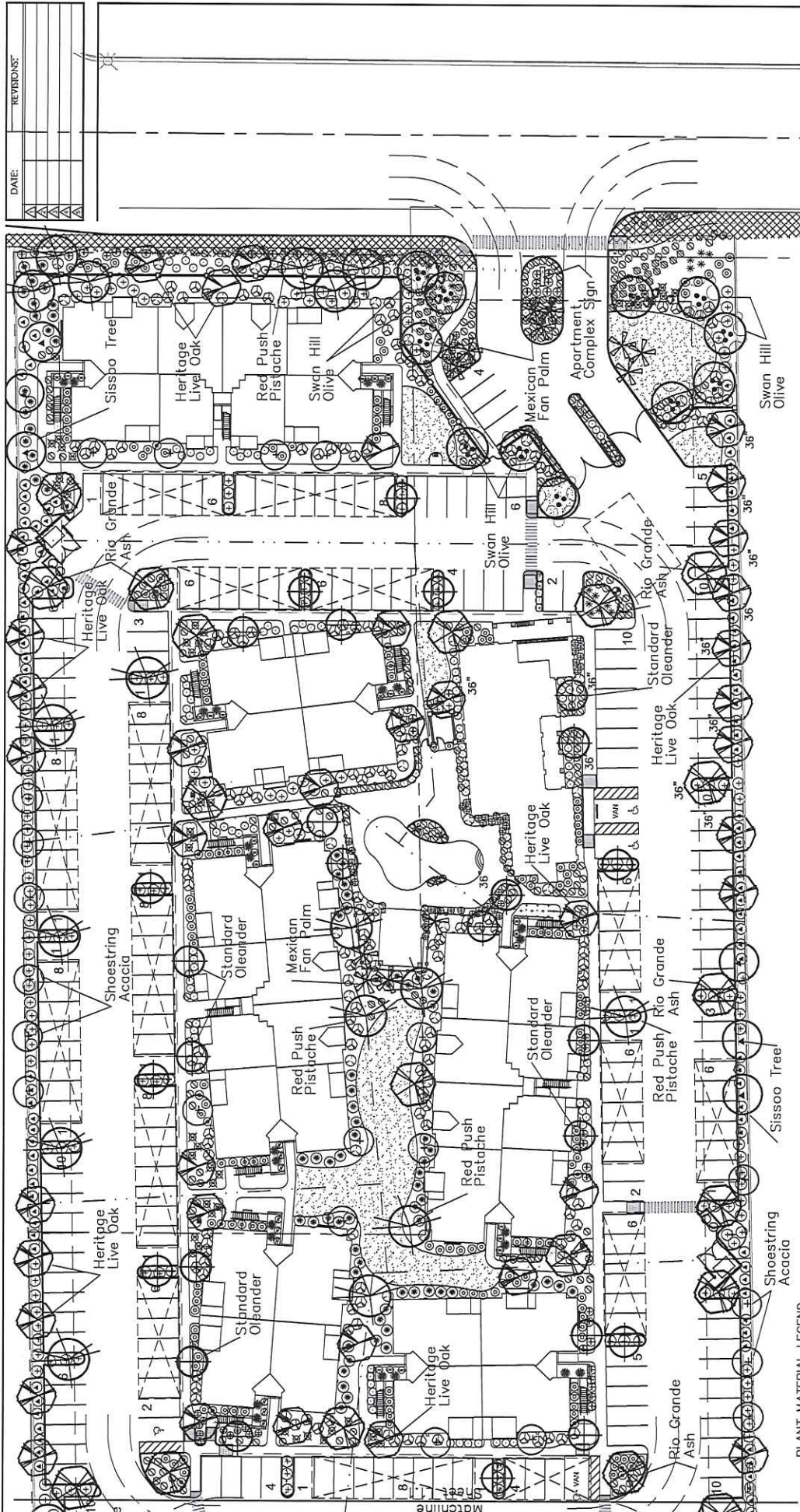
OWNER/DEVELOPER	ARCHITECT
BREA COMMUNITY DEVELOPMENT 14555 N. SCOTTSDALE RD. SUITE 240 SCOTTSDALE, AZ 85254 CONTACT: ERIC BREA PHONE: (480) 315-6154	LANDMARK DESIGN 14555 N. SCOTTSDALE RD. SUITE 240 SCOTTSDALE, AZ 85254 CONTACT: TRACIE FELTONS PHONE: (480) 719-9008



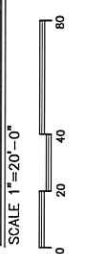
14555 N. Scottsdale Rd., Suite 240, Scottsdale, AZ 85254

*Golden Lane*  
**Apartments**  
 GLENDALE, ARIZONA





LANDSCAPE PLAN  
SCALE 1"=20'-0"



LANDSCAPE MATERIALS

1/2" dia. covered	1/2" dia. covered
2" Deep	2" Deep
3" dia. covered	3" dia. covered
4" dia. covered	4" dia. covered
5" dia. covered	5" dia. covered
6" dia. covered	6" dia. covered
7" dia. covered	7" dia. covered
8" dia. covered	8" dia. covered
9" dia. covered	9" dia. covered
10" dia. covered	10" dia. covered

GROUNDCOVERS

1 Colon	1 Colon
2 Colon	2 Colon
3 Colon	3 Colon
4 Colon	4 Colon
5 Colon	5 Colon
6 Colon	6 Colon
7 Colon	7 Colon
8 Colon	8 Colon
9 Colon	9 Colon
10 Colon	10 Colon

ACCENTS

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60

PLANT MATERIAL LEGEND

TREE SYMBOL	BRUNDA/COMMON NAME	SIZE (H x W)	QUANTITY	SMALL PALMS
1	Acacia	12' H x 12' W	15	15 Colon
2	Acacia	12' H x 12' W	15	15 Colon
3	Acacia	12' H x 12' W	15	15 Colon
4	Acacia	12' H x 12' W	15	15 Colon
5	Acacia	12' H x 12' W	15	15 Colon
6	Acacia	12' H x 12' W	15	15 Colon
7	Acacia	12' H x 12' W	15	15 Colon
8	Acacia	12' H x 12' W	15	15 Colon
9	Acacia	12' H x 12' W	15	15 Colon
10	Acacia	12' H x 12' W	15	15 Colon
11	Acacia	12' H x 12' W	15	15 Colon
12	Acacia	12' H x 12' W	15	15 Colon
13	Acacia	12' H x 12' W	15	15 Colon
14	Acacia	12' H x 12' W	15	15 Colon
15	Acacia	12' H x 12' W	15	15 Colon
16	Acacia	12' H x 12' W	15	15 Colon
17	Acacia	12' H x 12' W	15	15 Colon
18	Acacia	12' H x 12' W	15	15 Colon
19	Acacia	12' H x 12' W	15	15 Colon
20	Acacia	12' H x 12' W	15	15 Colon
21	Acacia	12' H x 12' W	15	15 Colon
22	Acacia	12' H x 12' W	15	15 Colon
23	Acacia	12' H x 12' W	15	15 Colon
24	Acacia	12' H x 12' W	15	15 Colon
25	Acacia	12' H x 12' W	15	15 Colon
26	Acacia	12' H x 12' W	15	15 Colon
27	Acacia	12' H x 12' W	15	15 Colon
28	Acacia	12' H x 12' W	15	15 Colon
29	Acacia	12' H x 12' W	15	15 Colon
30	Acacia	12' H x 12' W	15	15 Colon
31	Acacia	12' H x 12' W	15	15 Colon
32	Acacia	12' H x 12' W	15	15 Colon
33	Acacia	12' H x 12' W	15	15 Colon
34	Acacia	12' H x 12' W	15	15 Colon
35	Acacia	12' H x 12' W	15	15 Colon
36	Acacia	12' H x 12' W	15	15 Colon
37	Acacia	12' H x 12' W	15	15 Colon
38	Acacia	12' H x 12' W	15	15 Colon
39	Acacia	12' H x 12' W	15	15 Colon
40	Acacia	12' H x 12' W	15	15 Colon
41	Acacia	12' H x 12' W	15	15 Colon
42	Acacia	12' H x 12' W	15	15 Colon
43	Acacia	12' H x 12' W	15	15 Colon
44	Acacia	12' H x 12' W	15	15 Colon
45	Acacia	12' H x 12' W	15	15 Colon
46	Acacia	12' H x 12' W	15	15 Colon
47	Acacia	12' H x 12' W	15	15 Colon
48	Acacia	12' H x 12' W	15	15 Colon
49	Acacia	12' H x 12' W	15	15 Colon
50	Acacia	12' H x 12' W	15	15 Colon



DR. 04/20/2021



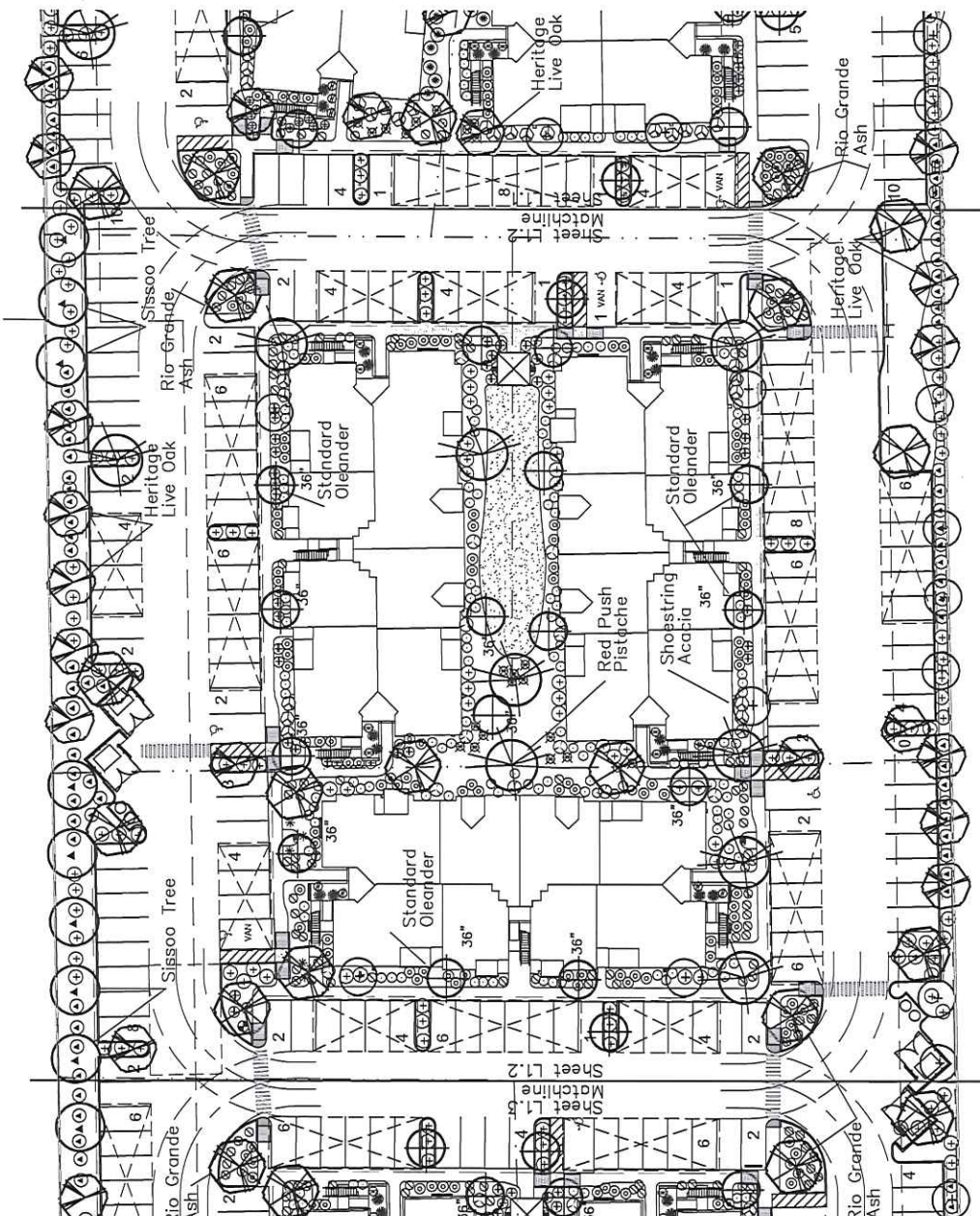
Golden Lane  
 Apartments  
 GLENDALE, ARIZONA

REVISIONS:

NO.	DATE	DESCRIPTION

PLANT MATERIAL LEGEND

KEY SYMBOL	BOTANICAL/COMMON NAME	SIZE	APPROXIMATE QUANTITY
①	Small shrubs	24" Size 9" x 13"	28
②	Medium shrubs	36" Size 12" x 18"	31
③	Large shrubs	48" Size 18" x 24"	32
④	Small trees	24" Size 9" x 13"	19
⑤	Medium trees	36" Size 12" x 18"	15
⑥	Large trees	48" Size 18" x 24"	29
⑦	Small palms	15-25" Tall, See plan	12
⑧	Medium palms	30-40" Tall, See plan	7
⑨	Large palms	45-60" Tall, See plan	7
⑩	Small shrubs	24" Size 9" x 13"	78
⑪	Medium shrubs	36" Size 12" x 18"	378
⑫	Large shrubs	48" Size 18" x 24"	216
⑬	Small trees	24" Size 9" x 13"	4
⑭	Medium trees	36" Size 12" x 18"	13
⑮	Large trees	48" Size 18" x 24"	442
⑯	Small palms	15-25" Tall, See plan	64
⑰	Medium palms	30-40" Tall, See plan	337
⑱	Large palms	45-60" Tall, See plan	139
⑲	Small shrubs	24" Size 9" x 13"	450
⑳	Medium shrubs	36" Size 12" x 18"	28
㉑	Large shrubs	48" Size 18" x 24"	94
㉒	Small trees	24" Size 9" x 13"	56
㉓	Medium trees	36" Size 12" x 18"	7
㉔	Large trees	48" Size 18" x 24"	36
㉕	Small palms	15-25" Tall, See plan	28
㉖	Medium palms	30-40" Tall, See plan	14,847 SF.
㉗	Large palms	45-60" Tall, See plan	56



LANDSCAPE PLAN  
 SCALE 1"=20'-0"



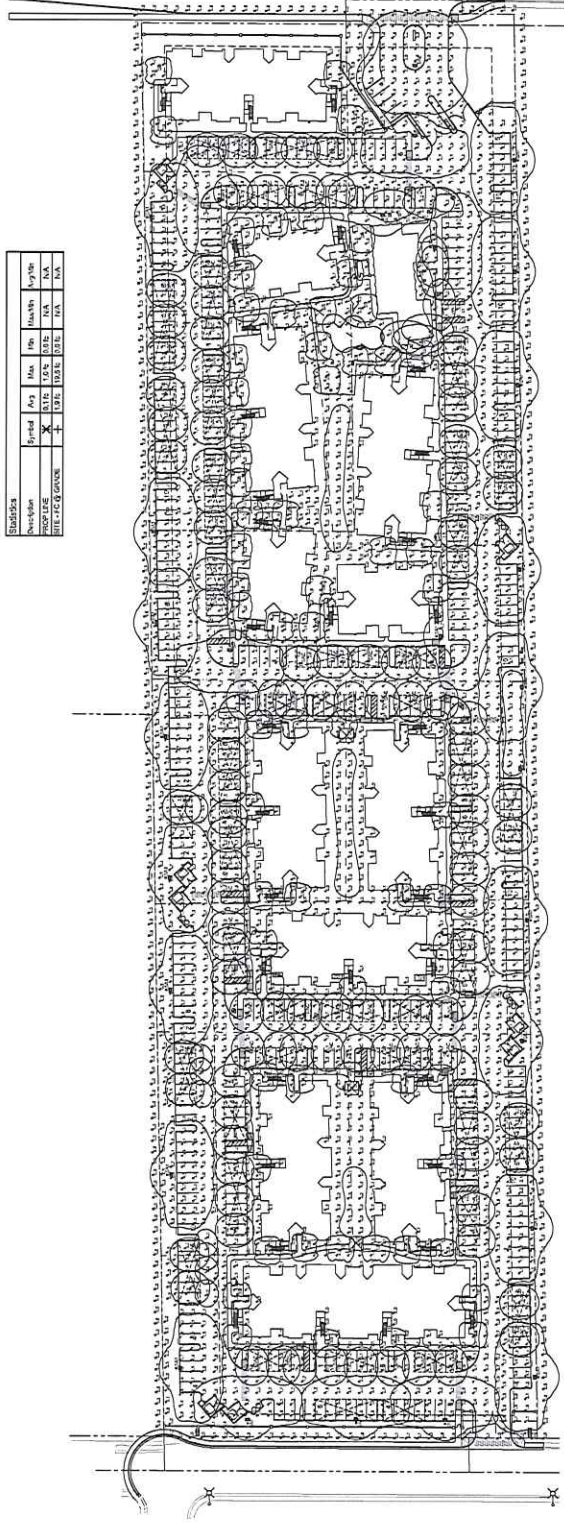
**LANDMARK  
design**  
2055 S. Coltonwood Drive, Tempe, AZ 85282  
*Golden Lane  
Apartments*  
GLENDALE, ARIZONA  
DATE: 15-207 REV: Oct 26, 2015 SHEET: SLP1

DATE:	REVISIONS:
10/18	CITY OF GLENDALE DESIGN REVIEW APPROVED
10/18	CITY OF GLENDALE DESIGN REVIEW APPROVED
10/18	CITY OF GLENDALE DESIGN REVIEW APPROVED
10/18	CITY OF GLENDALE DESIGN REVIEW APPROVED
10/18	CITY OF GLENDALE DESIGN REVIEW APPROVED

**SITE LIGHTING PHOTOMETRY**



**SITE LIGHTING PHOTOMETRY  
GOLDEN LANE APARTMENTS  
GLENDALE, ARIZONA**  
SCALE: 1" = 50'-0"



SYMBOL	DESCRIPTION	FOOTCANDLE
□	1' x 1' PARABOLIC	100
○	2' x 2' PARABOLIC	400
○	4' x 4' PARABOLIC	1600
○	6' x 6' PARABOLIC	3600
○	8' x 8' PARABOLIC	6400
○	10' x 10' PARABOLIC	10000
○	12' x 12' PARABOLIC	14400
○	14' x 14' PARABOLIC	19600
○	16' x 16' PARABOLIC	25600
○	18' x 18' PARABOLIC	32400
○	20' x 20' PARABOLIC	40000
○	22' x 22' PARABOLIC	48400
○	24' x 24' PARABOLIC	57600
○	26' x 26' PARABOLIC	67600
○	28' x 28' PARABOLIC	78400
○	30' x 30' PARABOLIC	90000
○	32' x 32' PARABOLIC	102400
○	34' x 34' PARABOLIC	115600
○	36' x 36' PARABOLIC	129600
○	38' x 38' PARABOLIC	144400
○	40' x 40' PARABOLIC	160000
○	42' x 42' PARABOLIC	176400
○	44' x 44' PARABOLIC	193600
○	46' x 46' PARABOLIC	211600
○	48' x 48' PARABOLIC	230400
○	50' x 50' PARABOLIC	250000

SYMBOL	DESCRIPTION	FOOTCANDLE
□	1' x 1' PARABOLIC	100
○	2' x 2' PARABOLIC	400
○	4' x 4' PARABOLIC	1600
○	6' x 6' PARABOLIC	3600
○	8' x 8' PARABOLIC	6400
○	10' x 10' PARABOLIC	10000
○	12' x 12' PARABOLIC	14400
○	14' x 14' PARABOLIC	19600
○	16' x 16' PARABOLIC	25600
○	18' x 18' PARABOLIC	32400
○	20' x 20' PARABOLIC	40000
○	22' x 22' PARABOLIC	48400
○	24' x 24' PARABOLIC	57600
○	26' x 26' PARABOLIC	67600
○	28' x 28' PARABOLIC	78400
○	30' x 30' PARABOLIC	90000
○	32' x 32' PARABOLIC	102400
○	34' x 34' PARABOLIC	115600
○	36' x 36' PARABOLIC	129600
○	38' x 38' PARABOLIC	144400
○	40' x 40' PARABOLIC	160000
○	42' x 42' PARABOLIC	176400
○	44' x 44' PARABOLIC	193600
○	46' x 46' PARABOLIC	211600
○	48' x 48' PARABOLIC	230400
○	50' x 50' PARABOLIC	250000

