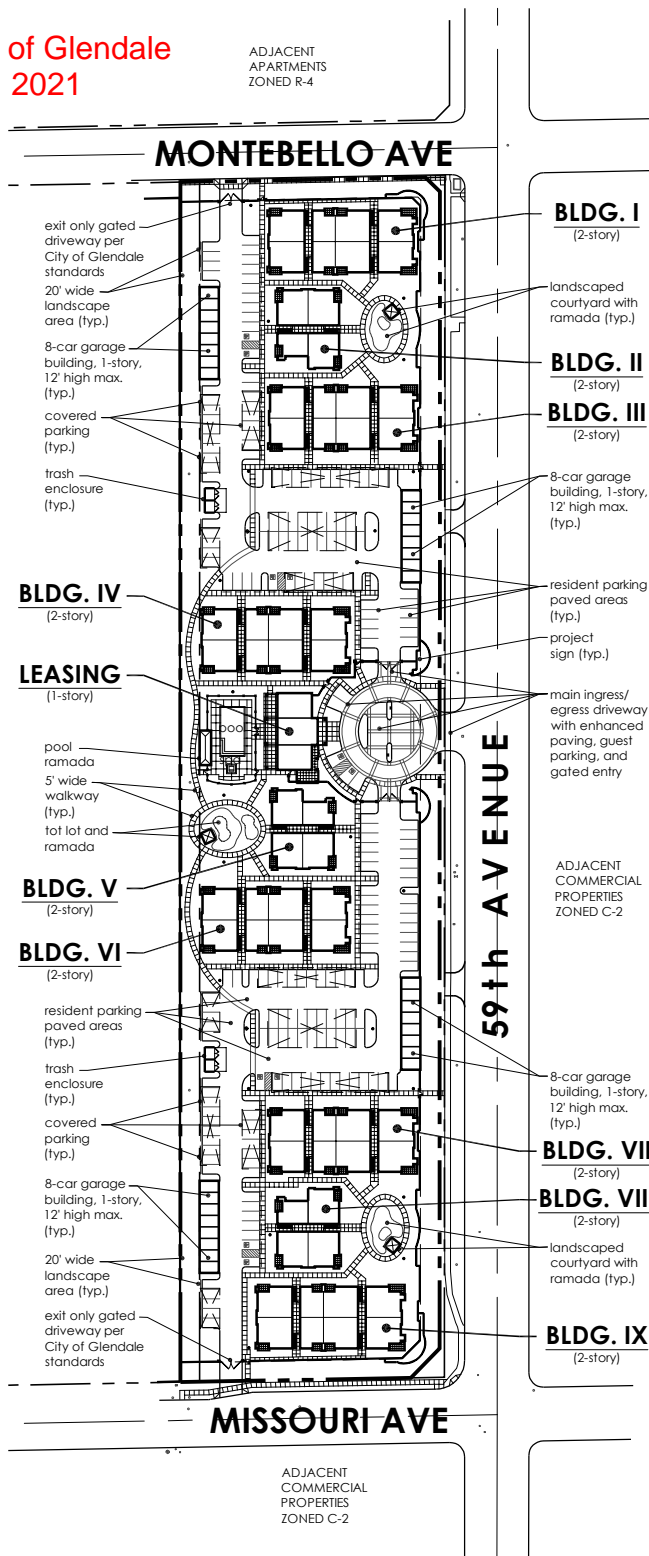


Received City of Glendale  
November 10, 2021



**PROJECT INFO:**

APPLICANT / ARCHITECT: FRANCISCO SOTO  
SOTO DESIGN STUDIO, LLC  
6851 SOUTH 27TH PLACE  
PHOENIX, ARIZONA 85042  
PHONE: 480.201.3172

PROJECT NAME / ADDRESS: SUN RISE  
LUXURY APARTMENTS  
5544 NORTH 59TH AVENUE  
GLENDALE, ARIZONA 85301

PROPOSED USE: APARTMENTS

PROJECT DESCRIPTION: REQUEST FOR REZONING OF A VACANT PROPERTY FROM C-2 GENERAL COMMERCIAL TO R-4 MULTIPLE RESIDENCE ZONING. THE PROPOSED DEVELOPMENT WILL INCLUDE A 120-UNIT APARTMENT COMMUNITY. THE UNITS ARE HOUSED WITHIN NINE, TWO-STORY, BUILDINGS. THE BUILDINGS HAVE BEEN ARRANGED WITH INTER-CONNECTING GARDENS AND A MAIN AMENITY COURTYARD WITH POOL AND PICNIC AREAS. OTHER AMENITIES WILL INCLUDE A COMMUNITY GARDEN, TOT LOT, BBQ AREAS, AND WALKING/EXERCISE PATH. THE ONE-STORY LEASING OFFICE BUILDING WILL INCLUDE A SOCIAL CLUBHOUSE AND FITNESS AREA.

ASSESSOR'S PARCEL NO: 144-29-002A

EXISTING ZONING: C-2 GENERAL COMMERCIAL

PROPOSED ZONING: R-4 MULTIPLE RESIDENCE

R-4 ALLOWED USES: MEDIUM TO HIGH DENSITY RESIDENTIAL

R-4 ALLOWED MAX. HEIGHT: 30' / 2-STORIES

PROPOSED BUILDING HEIGHT: 30' AND 2-STORIES

**PROJECT DATA:**

GROSS SITE AREA: 435,600 SQ. FT. (10.0 ACRES)

NET SITE AREA: 336,649.4 SQ. FT. (7.72 ACRES)

TOTAL PROPOSED UNIT COUNT/MIX:  
ONE-BEDROOM: 30 UNITS (25%)  
TWO-BEDROOM: 90 UNITS (75%)  
TOTAL UNIT COUNT: 120 UNITS

PROPOSED DENSITY: 120 UNITS / 10 ACRES (GROSS) = 12 DWELLING UNITS PER ACRE

R-4 ALLOWED DENSITY: 20 DWELLING UNITS PER ACRE

BUILDING AREAS:  
APARTMENT BUILDINGS I, III, IV, VI, VII, and IX (6 BUILDINGS):  
TOTAL AREA / BLDG:  
LIVABLE AREA: ± 16,259.4 SF  
STAIRS/LANDINGS: ± 907.3 SF  
PATIOS/BALCONIES: ± 1,401.8 SF  
EXTERIOR STORAGE: ± 326.2 SF  
BLDG. FLOOR AREA: ± 18,894.7 SF

APARTMENT BUILDINGS II, V, and VIII (3 BUILDINGS):  
TOTAL AREA / BLDG:  
LIVABLE AREA: ± 8,174.6 SF  
STAIRS/LANDINGS: ± 907.3 SF  
PATIOS/BALCONIES: ± 632.2 SF  
EXTERIOR STORAGE: ± 161.6 SF  
GROSS FLOOR AREA: ± 9,875.7 SF

APARTMENT BLDG. FOOTPRINT: ± 72,047.1 SF

TOTAL APARTMENT BUILDING AREA: ± 142,995 SF

LEASING OFFICE / CLUBHOUSE AREA:  
LEASING OFFICE: ± 940 SF  
CLUBHOUSE: ± 1,170 SF  
FITNESS: ± 940 SF  
ENTRY PORCH: ± 250 SF  
MAILBOX PAVILION: ± 506 SF  
COVERED PATIO: ± 947 SF  
GROSS FLOOR AREA: ± 4,753 SF

SITE AMENITY STRUCTURES:  
POOL RAMADA: ± 432 SF  
TOT-LOT RAMADA: ± 144 SF  
COURTYARD RAMADAS: ± 288 SF  
GARAGES: ± 3,840 SF  
CARPORTS: ± 26,532 SF  
TOTAL FLOOR AREA: ± 31,236 SF

TOTAL BLDG. FOOTPRINT AREA: ± 108,036.1 SQ. FT.

TOTAL SITE COVERAGE: ± 32.1 % (50% MAX. ALLOWED)

TOTAL GROSS BUILDING AREA: ± 178,984 SQ. FT.

site plan



scale: 1" = 200'-0"

10.4.21

PRELIMINARY - NOT FOR CONSTRUCTION



**SUN RISE**  
Luxury Apartments

5544 North 59th Avenue / Glendale, Arizona 85301

Sheet:  
**A1**  
CONCEPT  
SITE PLAN



SOTO DESIGN STUDIO, LLC  
480.201.3172  
6851 S 27th Place  
Phoenix, AZ 85042