



EXISTING TOWNHOUSES

EXISTING 6 STORY CONDOMINIUM BUILDING

BECAUSE THE EXISTING NEIGHBORING SIDEWALK IS OUTSIDE THE FUTURE STREET P.O.U., THIS CONCEPT PLAN ILLUSTRATES THE SIDEWALK SIMILARLY. AS A RESULT, THE BACK OF SIDEWALK IS CONSIDERED THE ASSUMED PROPERTY LINE FOR SETBACK PURPOSES.  
 NOTE: IF SIDEWALK CAN BE LOCATED WITHIN THE P.O.U., THEN THE STREET-FACING BUILDINGS WILL BE MOVED ACCORDINGLY.

\* 20' MIN. FORECOURT WIDTH NOT MATHEMATICALLY POSSIBLE WITH 80% STREET FACADE AND 3' SIDE YARD SETBACKS.

# 300 MUIR STREET CONCEPT PLAN 2

1"=20'  
 5.19.2020

PROPOSED LAND USE

SITE AREA:	0.944 ACRES
LAND USE:	SENIOR APARTMENTS (4-STORIES)
	ONE-BEDROOM UNITS - 32
	TWO-BEDROOM UNITS - 3
	TOTAL UNITS - 35

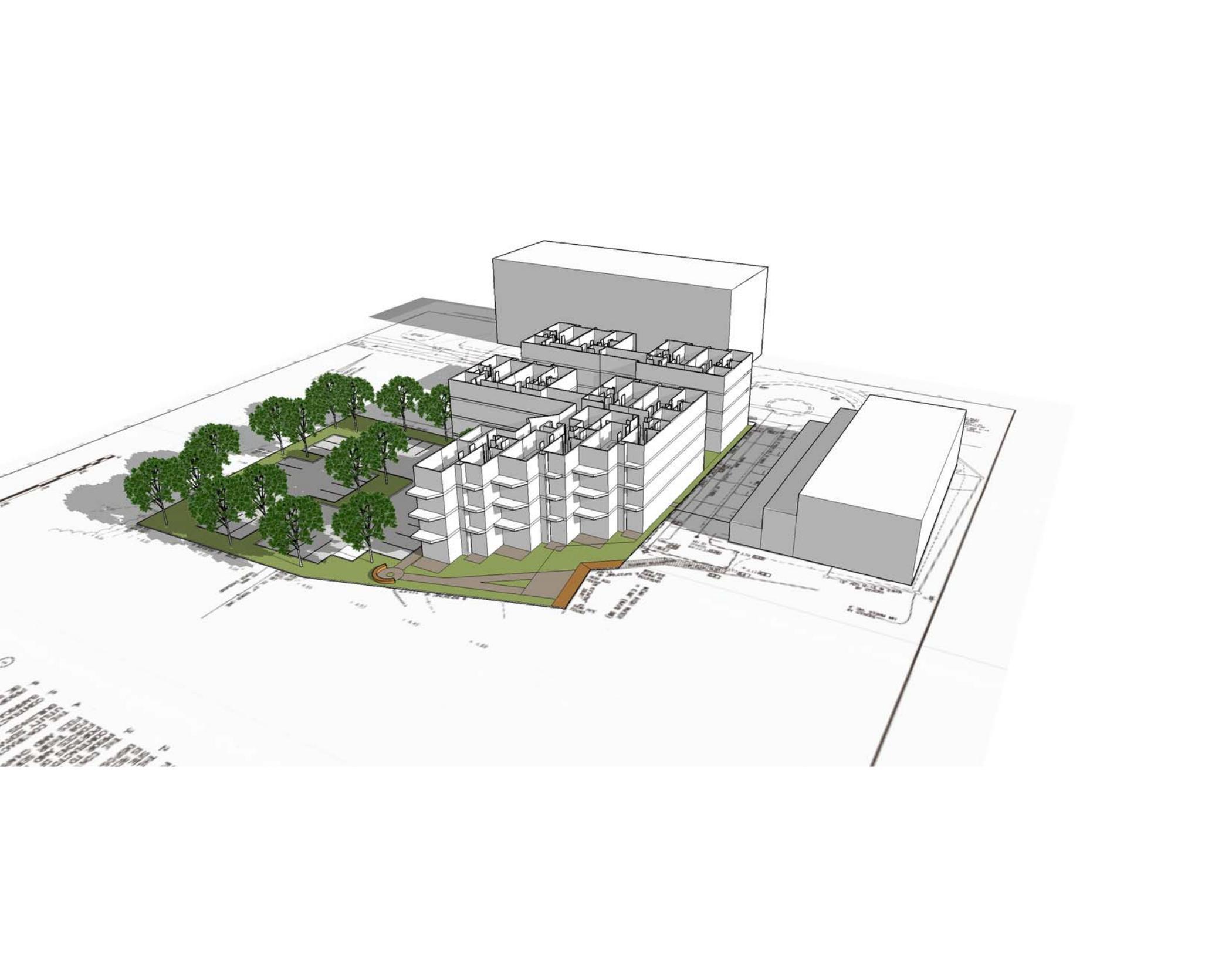
PARKING: 35 OFF-STREET SPACES (21 COMPACT - 60%)  
 ZONING: DOWNTOWN/UNIVERSITY DEVELOPMENT DISTRICT (GENERAL SUB-DISTRICT)

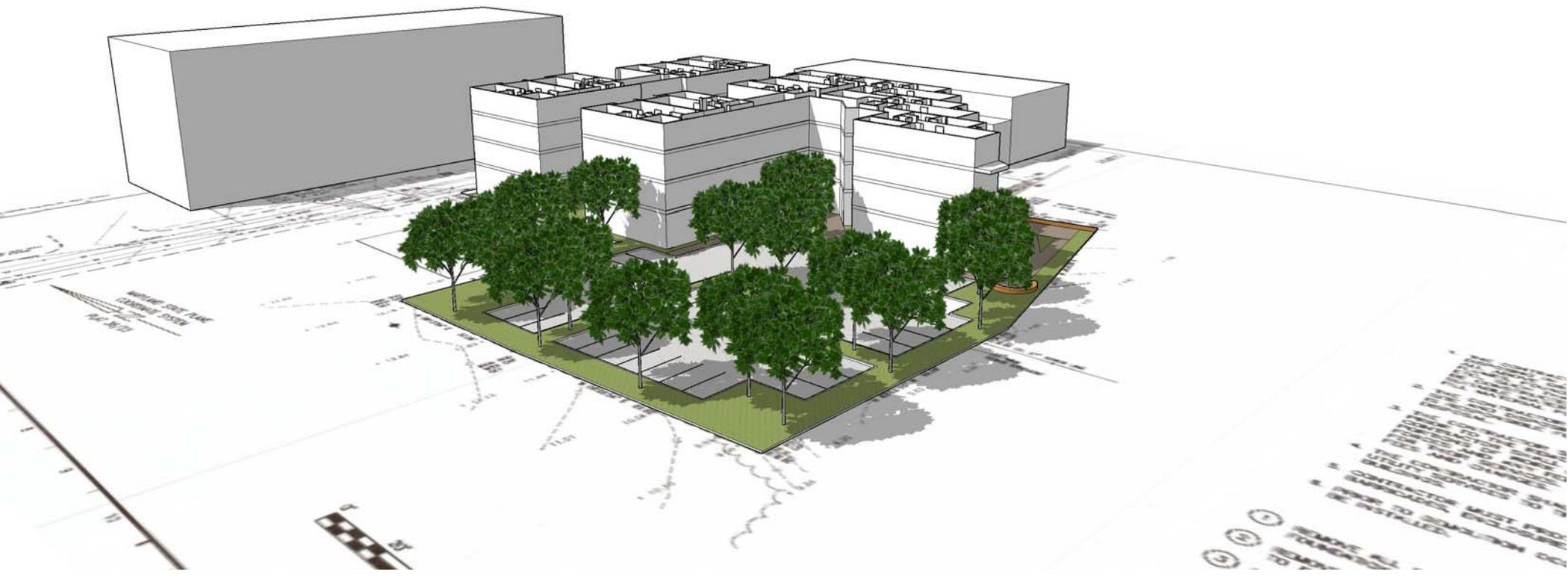


MARIANO STRIKE PLANE  
COORDINATE SYSTEM



















CITY OF PHOENIX  
APRIL 2010



EXISTING LANDSCAPE  
PROPOSED LANDSCAPE  
PROPOSED PAVEMENT

APRIL 2010  
SHEET 1 OF 1