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The applicant is requesting to rezone approximately 7.44 acres on the south side of the Western Canal at 1640 E. Baseline Road from One Family Residence District, Baseline Area Overlay District, to Multifamily Residential, Baseline Area Overlay District.

The site is located within 1.66 miles of future light rail, 3,800 feet of **South Mountain Community College** and 1,700 feet of a major retail center. It is also surrounded by multifamily residential to the west and a single-family subdivision to the east, to the south and to the north.

The project, currently known as **18th Street and Baseline Road**, is proposed as an 80-unit multifamily development comprised of a combination of one- and two-story units in four different floor plans. Dwelling units will range from 679 SF to 1,339 SF. According to the project plans, there will be 24 one-bedroom units, 41 two-bedroom units and 15 three-bedroom units.

The development is designed around a centralized amenity with a pool and shaded open space. The plan also includes a garden and dog park for the residents.

“As an amenity to its residents and a nod to the agricultural heritage of the South Mountain area, the proposed project will offer a community garden where residents can plant and grow vegetables, fruit and herbs on their own plot of soil. The garden will provide a place for residents to gather and create

opportunities to work together, build relationships and build a stronger community," Avenue North LLC stated in the documents.

The development will also include a total of 169 parking spaces including 56 uncovered, 88 covered and 25 garage spaces.

The City of Phoenix will discuss the project at its March 10th **South Mountain Village Planning Committee** meeting and will go before the **Planning Commission** on April 2nd.

This project is very similar to another project that Avenue North LLC is currently building at the NWC of 16th Street and Baseline Road. That project will contain 85 units and is expected to be complete in January 2021.