



# Town of FOUNTAIN HILLS

## PUBLIC NOTICE

**NOTICE IS HEREBY GIVEN** that on **Thursday, July 25, 2019** at **6:00 P.M.** in the Town Council Chambers located at 16705 E. Avenue of the Fountain, Fountain Hills, Arizona, **The Fountain Hills Planning & Zoning Commission** will hold two public hearings, receive comments, and take action on one MINOR GENERAL PLAN AMENDMENT and one ZONING AMENDMENT related to the proposed “Daybreak PAD” to be located at 10825 N. Palisades Boulevard.

**NOTICE IS HEREBY GIVEN** that on **Tuesday, August 13, 2019** at **5:30 P.M.** in the Town Council Chambers located at 16705 E. Avenue of the Fountain, Fountain Hills, Arizona, **The Fountain Hills Town Council** will hold two public hearings, receive comments, and take on one MINOR GENERAL PLAN AMENDMENT and one ZONING AMENDMENT related to the proposed “Daybreak PAD” to be located at 10825 N. Palisades Boulevard.

The proposed amendments are as follows:

PUBLIC HEARING to receive comments and take action on RESOLUTION #2019-39, a proposed Minor Amendment to the Town of Fountain Hills General Plan 2010. If adopted, the amendment will change the land use designation on approximately 23 acres of property located on the east side of Palisades Boulevard north of Shea Boulevard (AKA 10825 N. Palisades, APN #176-14-560) from Lodging to Multi-Family/Medium (4-10 du/ac) for the development of an apartment community. (Case #GPA2019-01)

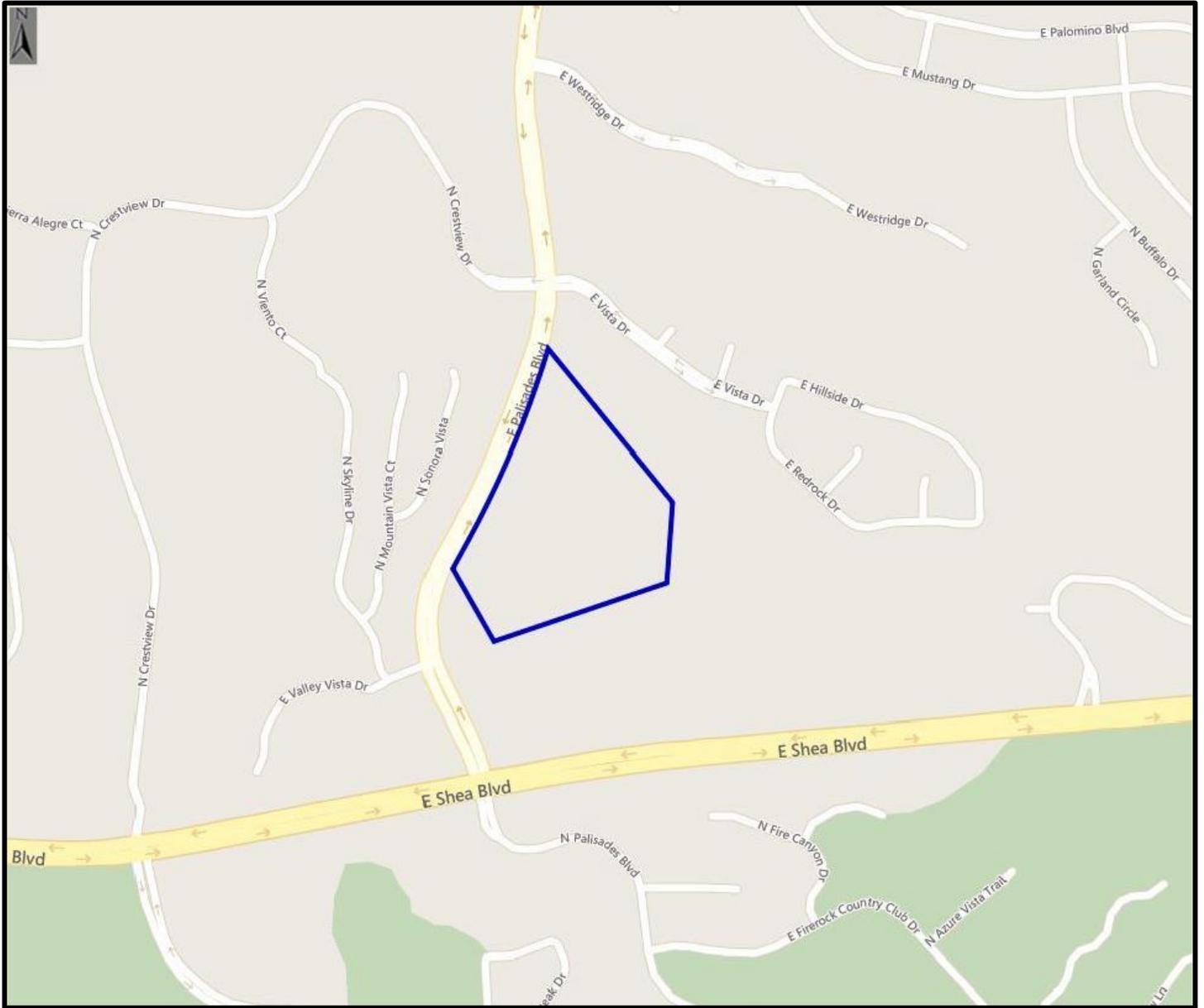
PUBLIC HEARING to receive comments and take action on ORDINANCE #19-03, a proposed amendment to the Town of Fountain Hills Zoning Map. If adopted, the amendment would rezone approximately 59.79 acres located at the northeast corner of Palisades Boulevard and Shea Boulevard (AKA 10825 N. Palisades Boulevard, APNs #176-14-560 and 176-14-561) from the “L-3 PUD and OSR” zoning districts to the “Daybreak PAD” zoning district. If approved, the rezoning will allow the construction of up to 400 apartment units. (Case #Z2018- 10)

A complete copy of the proposal is available for viewing in the Fountain Hills Planning & Zoning Office, 7:00 AM - 6:00 PM Monday through Thursday.

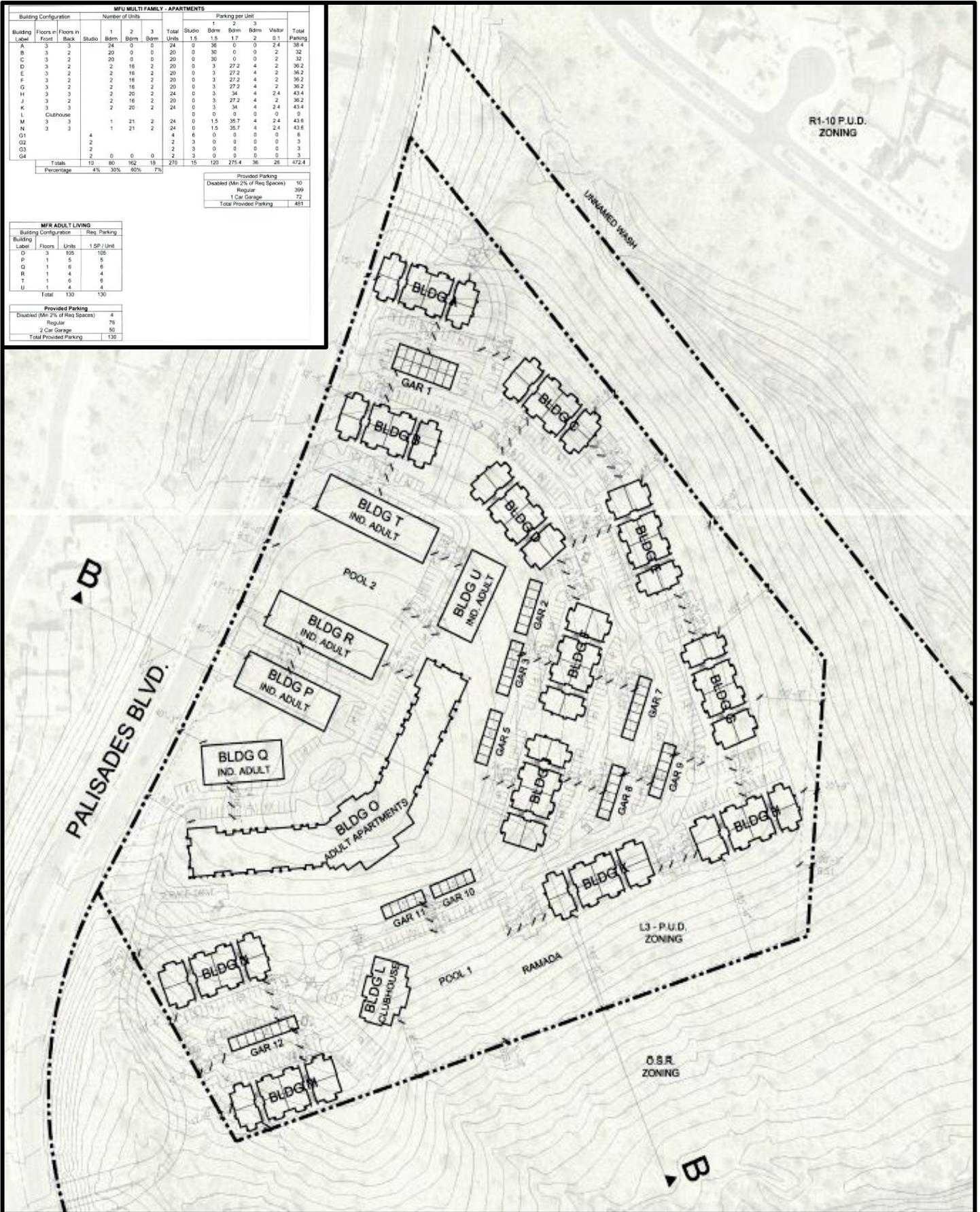
For more information, contact John Wesley; Planning and Zoning, Town of Fountain Hills, 16705 E. Avenue of the Fountain, Fountain Hills, AZ 85268; or by calling 480-816-5138. All interested citizens are encouraged to attend.

Published in FH Times: July 10, 2019 and July 17, 2019

# Vicinity Map



# Site Plan



MFU MULTI FAMILY - APARTMENTS													
Building Label	Floors in Front	Floors in Back	Number of Units			Total Units	Parking per Unit					Total Parking	
			Studio	1 Bdrm	2 Bdrm		3 Bdrm	1.5 Bdrm	1.7 Bdrm	2 Bdrm	3 Bdrm		Visitor
A	3	3	26	0	0	26	0	36	0	0	2.4	36.4	
B	3	2	0	0	0	0	0	30	0	0	2	32	
C	3	2	20	0	0	20	0	30	0	0	2	32	
D	3	2	2	15	2	20	0	3	27.2	4	2	36.2	
E	3	2	2	16	2	20	0	3	27.2	4	2	36.2	
F	3	2	2	16	2	20	0	3	27.2	4	2	36.2	
G	3	2	2	16	2	20	0	3	27.2	4	2	36.2	
H	3	3	2	20	2	24	0	3	34	4	2.4	43.4	
J	3	2	2	16	2	20	0	3	27.2	4	2	36.2	
K	3	3	2	20	2	24	0	3	34	4	2.4	43.4	
L	Clubhouse						0	0	0	0	0	0	
M	3	3	1	21	2	24	0	1.5	36.7	4	2.4	43.6	
N	3	3	1	21	2	24	0	1.5	36.7	4	2.4	43.6	
O1			4			4	6	0	0	0	6	6	
O2			2			2	3	0	0	0	3	3	
G3			2			2	3	0	0	0	3	3	
G4			2			2	3	0	0	0	3	3	
Totals			10	80	162	19	270	15	120	276.4	36	26	472.4
Percentage			4%	30%	60%	7%							

Provided Parking	
Disabled (Min 2% of Req Spaces)	10
Regular	399
1 Car Garage	12
Total Provided Parking	481

MFR ADULT LIVING		
Building Label	Floors	Units
D	3	160
P	1	6
Q	1	6
R	1	4
T	1	6
U	1	4
Total		130

Provided Parking	
Disabled (Min 2% of Req Spaces)	4
Regular	78
2 Car Garage	50
Total Provided Parking	130