



2400 BILTMORE RESIDENTIAL
CASE NO. Z-XX-XX-X

LOCATED AT THE NORTHEAST CORNER OF ARIZONA
BILTMORE CIRCLE AND 24TH STREET

DATE OF INITIAL SUBMISSION: APRIL 25, 2025

CITY OF PHOENIX

APR 25 2025

**Planning & Development
Department**

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of way abandonments.

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A. PURPOSE AND INTENT

A1: Project Overview and Goals

JDM Partners (“JDM”) presents the “2400 Biltmore Residential” project, a redevelopment plan to establish a new high-quality for sale condominium community at the northeast corner of 24th Street and Arizona Biltmore Circle. The 2400 Biltmore Residential project will provide up to 203 new luxury mid-rise homes in close proximity to the various employers and amenities of the Biltmore area. The primary goal of the project is to provide a modern, upscale, and amenity rich living experience catering to modern housing needs and preferences, providing a “lock and leave” lifestyle for those that are downsizing from larger single-family homes as well as second homeowners that desire to live at a premier location, building upon the access to golf, resort amenities, retail and easy access to Sky Harbor Airport and the overall region offered by this prime location, one of the major employment cores of the City.

Today, the Site is developed with three (3) dated office buildings, constructed in the early 1980’s, totaling approximately 64,000 square feet. The office market has changed significantly since the Covid-19 pandemic, with remote work allowing for many office-based positions to be done “off-site” by employees. This flexibility has reduced office space demand, particularly for older complexes that lack modern amenities (either on-site or nearby). Impacted as a location that is remote from restaurants and other service amenities, unlike Class A offices located along the Camelback corridor, the Site is no longer a prime office location. By reimagining the Site for residentially focused uses, there will be physical improvements to the surrounding community by improvement of the abutting streetscape (in particular the modernizing of the pedestrian experience along 24th Street and Arizona Biltmore Circle), the addition of a local service focused restaurant nearby homes that are not currently walkable to an off-resort dining option, and by providing a modern housing option for those that want to live/work/play in this part of the City.



The redevelopment proposal includes a singular concrete and steel constructed residential building containing up to 203 new residences with ample amenity spaces, as well as accessory ground floor office and restaurant space (the “Project”), reinvigorating this important access point into the larger Biltmore area.



The homes included in the Project will be a mix of one-, two-, three-, and four-bedroom units, appealing to a variety of housing preference and needs. Additionally, the Project will incorporate modern residential amenities, including air-conditioned indoor amenity space and useable outdoor open space comprised of pools, outdoor seating and lounging nodes, activity and fitness lawns, via a rooftop amenity area.



A2: Overall Design Concept

The Project is located on a unique prime, yet challenging, parcel, with a unique shape and physical conditions that includes a sloping transition from north to south. To best align the building with the natural topography (and to avoid the complexities and impacts of a “hard dig”), the Project utilizes a stepped down design, following the terrain as it steps down. Building height is limited to 66 feet across the property, following the topography. The proposed stepped down design results in a building massing that is contextually appropriate while also providing a transition in height allowing for a unique building that complements the natural conditions while allowing for a maximization of views for its future residents and the ability to make a modern architectural statement at this important intersection.

In addition to the sloped/stepped design of the overall structure, the design concept includes a number of key design features that are implemented by this PUD.

- **“Street Side” Activation.** There is a unique opportunity to engage with Arizona Biltmore Circle with the ground floor of the Project, specifically by the inclusion of restaurant and office spaces that are proximate to the roadway and the inclusion of a heavily landscaped parking area that will improve the walking environment by and to the Project.



- **Terrain Following Massing.** By providing a stepped down building design based on the topography of the Site the building will be visually interesting, allowing for breaks in the elevation that enhance the appearance while allowing for height to be focused to mimic the existing hillside.



- **Quality Materials.** All portions of the design will consist of high-quality materials complementing and elevating the surrounding built environment. The building massing is articulated by means of recesses in wall plane and projected additive geometries including shade structures and patio balconies to create depth and visual interest in the façade and a comfortable outdoor living experience for residents. A variety of building finishes are provided, as well as the use of significant trees for softening and buffering of the Project to its surrounding context. With its mix of glazing, overhanging shading elements and detail materials including metals, stone veneers and colors, the building will be of upscale appearance constant with other development in the Biltmore area.



In summary, the 2400 Biltmore Residential project will redevelop an outdated suburban office with new high quality residential building that will be a welcome update to this portion of 24th Street. In addition to the modernization of the site, this Project will include a prime restaurant opportunity at the corner (providing a walkable amenity to area residents) and will update abutting roadways to enhance the walkability of this part of the Biltmore to the benefit of not only future residents, but to everyone that lives and works in the vicinity.



B. LAND USE PLAN

B1: Proposed Land Use Categories

The Project is a mixed-use, multifamily focused redevelopment comprised of up to 203 dwelling units (at a maximum of 33 du/ac) with associated private residential amenities, restaurant space of 5,000 sq.ft. and 11,000 sq.ft. of office space located on an approximately 6.26 gross acres (5.91 net acre) property.

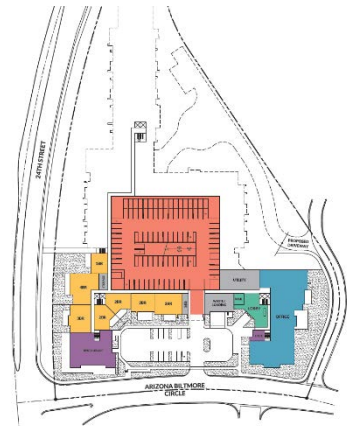
B2: Conceptual Site Plan Summary

The conceptual site plan provided herein illustrates the proposed site design, subject to modifications that are consistent with the provisions of this PUD as the Project is processed through the City's site plan and building permit approval processes.

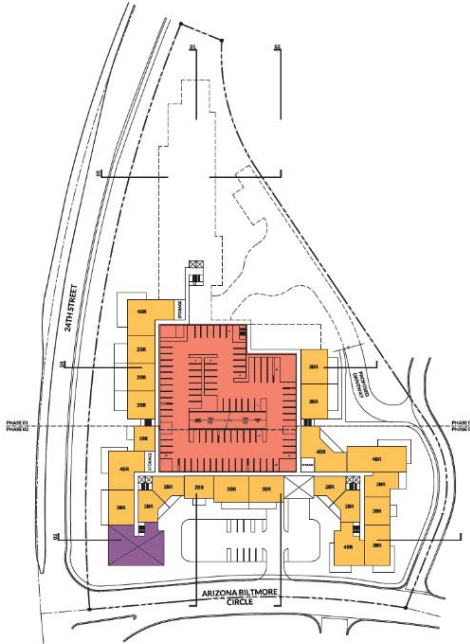
The following provides an overview of the conceptual site plan provided with this PUD:

Ground Level (level 1) consists of Site access, ground floor parking, service areas, the first level of residential units (located in the southwest corner of the Site), restaurant space, and office space.

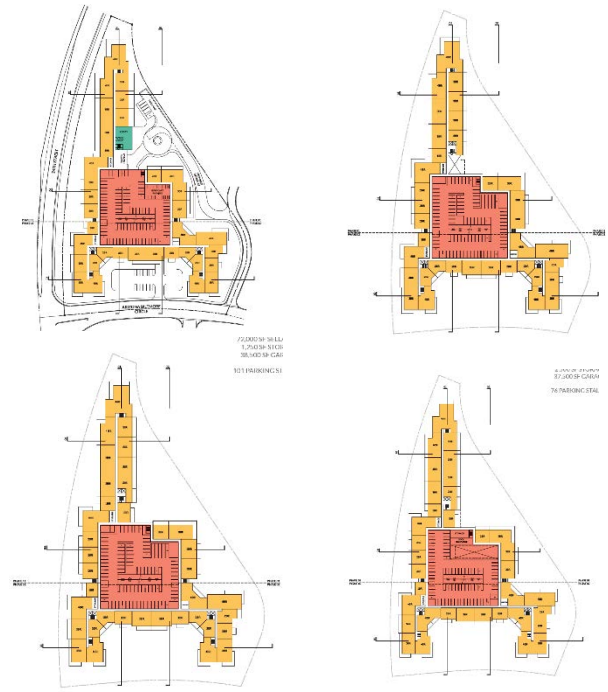
Site access occurs through driveways along Arizona Biltmore Circle and 25th Street (a private street). The driveway at Arizona Biltmore Circle will serve as the primary ingress/egress for the Project while the driveway off of 25th Street will accommodate secondary access for residents only. Parking areas are screened from public street view via the residential units, architectural screen walls, and live vegetation. Service areas including loading bays, delivery areas, and move-in service areas are deeply internalized to the Site, ensuring they are properly screened from public street view and neighbors.



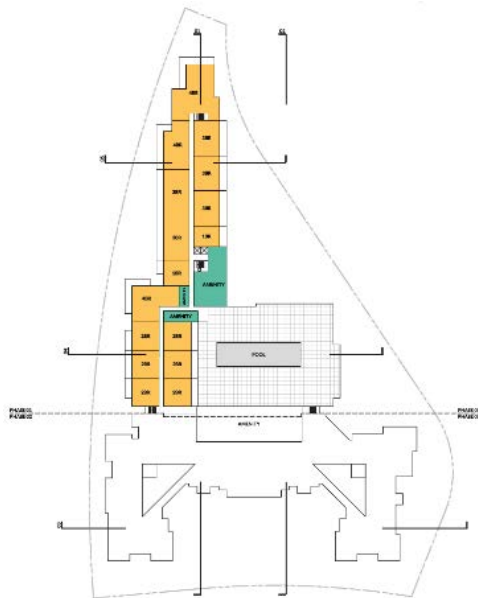
The Project's residential lobby is concentrated at the south of the Property, fronting Arizona Biltmore Circle, near the Project's primary entrance.



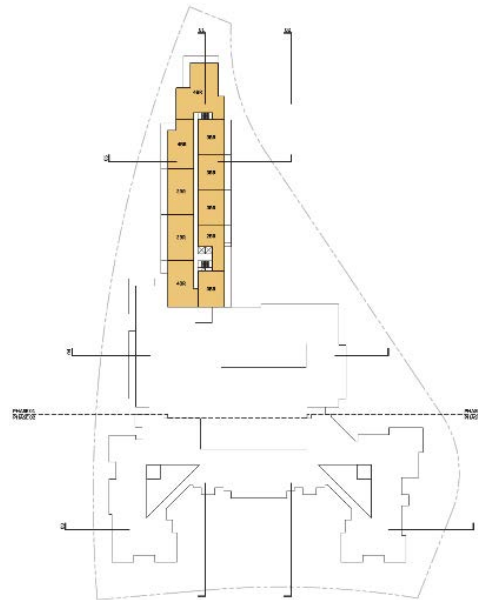
Levels 2 will include a mix of one-, two-, three- and four-bedroom dwelling units (in the southern half of the Site), and upper levels of the parking garage.



Levels 3, 4, 5, and 6 will include a mix of one-, two-, three- and four-bedroom dwelling units, and the upper levels of the parking garage. An additional residential lobby will also be provided on level 3 in the northern portion of the Site.



Level 7 will include a mix of one-, two-, three- and four-bedroom dwelling units (in the middle and northern portion of the Site), and resident amenity areas.



Level 8 will include a mix of one-, two-, three- and four-bedroom dwelling units (located in the northern portion of the Site).

The Development includes ample open space in order to integrate the natural beauty of the surrounding mountain views around the Site. The proposed building height, massing and design will be responsive and sensitive to the property's unique context.

In summary, the overall site plan provides for multiple access locations, high-quality design and establishment of ownership condominiums developed in accordance with the provided design guidelines and development standards of the 2400 Biltmore Residential PUD.



C. LIST OF USES

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in Section C, as authorized by Zoning Ordinance Section 307.A.3.

C1: Permitted Uses

- Multifamily residential dwelling units and amenities, as governed herein
- C-2 uses as permitted by Section 623 of the City of Phoenix Zoning Ordinance

C2: Temporary Uses

- All temporary uses shall comply with Section 708 of the City of Phoenix Zoning Ordinance

C3: Prohibited Uses

The following land uses are not permitted:

- All Special Permit uses otherwise permitted in the C-2 Zoning District are prohibited.
- Auto Title Loan Establishments
- Automobile Parts and Supplies, New Retail and Wholesale
- Boats, Retail Sale
- Car Wash
- Compressed Natural Gas Retail Sales
- Gas Stations
- Garage, Repair
- Hospital
- Motorcycles, Repair and Sales
- Non-Profit Medical Marijuana Dispensary Facility
- Pawn Shop
- Service Stations, Automobile
- Tobacco Oriented Retailers
- Veterinarian Offices
- Veterinarian Hospitals
- Window Glass Installation Shop

D. DEVELOPMENT STANDARDS

D1: Development Standards

The following development standards apply to any multifamily development of the property. In the event that stand-alone non-multifamily development occurs, the development standards applicable to such development shall be those of Ordinance Section 623, the C-2 General Commercial, Zoning District.

D1: Development Standards	
a. Density (Maximum)	203 Dwelling Units (33 Dwelling Units per Gross Acre)
b. Minimum Lot Width/Depth	No Minimum
c. Building Setbacks	
North (Perimeter)	50' (Average) Minimum 45' permitted for up to 10% of structure, including projections
East (Perimeter)	25' (Average) Minimum 20' permitted for up to 10% of structure, including projections
South (Arizona Biltmore Circle)	40' (Average) Minimum 35' permitted for up to 10% of structure, including projections
West (24 th Street)	25' (Average) Minimum 20' permitted for up to 10% of structure, including projections
d. Building Height (Maximum)	66'
e. Building Height Stepdown	The buildings shall step down in height from the north property line to Arizona Biltmore Circle. No portion of the building shall exceed an average of 66 feet (in general conformance with Exhibit 6).
f. Lot Coverage (Maximum)	Up to 50% of Total Net Site Area
D2: Landscape Standards	
a. Landscape Requirements	
North (Perimeter)	40' (Average) Minimum 35' permitted for up to 10% of the frontage
East (Perimeter)	0' & 25' (Average) ¹ Minimum 20' permitted for up to 10% of the frontage
South (Arizona Biltmore Circle)	20' (Average) ² Minimum 10' permitted for up to 25% of the frontage
West (24 th Street)	25' (Average) Minimum 10' permitted for up to 25% of the frontage

D2: Landscape Standards

¹ As generally shown on Exhibit 7. 0' landscape setback from north property line to southern point of driveway along private drive (25th Street). 25' average setback from southern point of driveway along private drive (25th Street) to Arizona Biltmore Circle (private Drive).

² Measured from back of curb.

<p>b. Landscape Requirements Adjacent to 24th Street (West Property Line)</p>	<p><u>Landscape:</u> 50% 2-inch caliper trees; 50% 3-inch caliper trees; planted 20' on center or in equivalent groupings, except for within driveways or sidewalks and excludes any areas where existing or proposed easements restrict tree plantings.</p> <p>Five (5) 5-gallon drought-resistant shrubs per tree.</p> <p>Any open area not improved, hardscaped, or required for conveyance of drainage shall include landscaping materials at a minimum of 75% living Groundcover.</p> <p><u>Landscape:</u> 50% 2-inch caliper trees; 50% 3-inch caliper trees; planted 40' on center or in equivalent groupings, except for within driveways or sidewalks and excludes any areas where existing or proposed easements restrict tree plantings.</p> <p>Five (5) 5-gallon drought-resistant shrubs per tree.</p> <p>Any open area not improved, hardscaped, or required for conveyance of drainage shall include landscaping materials at a minimum of 50% living Groundcover.</p> <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
<p>c. Landscape Requirements Adjacent to Arizona Biltmore Circle (South Property Line)</p>	<p><u>Landscape:</u> 50% 2-inch caliper trees; 50% 3-inch caliper trees; planted 20' on center or in equivalent groupings, except for within driveways or sidewalks and excludes any areas where existing or proposed easements restrict tree plantings.</p> <p>Five (5) 5-gallon drought-resistant shrubs per tree.</p> <p>Any open area not improved, hardscaped, or required for conveyance of drainage shall include landscaping materials at a minimum of 75% living Groundcover.</p> <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
<p>d. Landscape Requirements Adjacent to North Perimeter Property Line</p>	<p><u>Landscape:</u> 100% 2-inch Caliper Trees (or greater) planted 25' on center or in equivalent groupings, except for within driveways or sidewalks and excludes any area (i) along fire lane where landscape area is not able to support trees and (ii) where any existing or proposed easement restrict tree plantings.</p> <p>Five (5) 5-gallon drought-resistant shrubs per tree.</p>

	<p>Any open area not improved, hardscaped, or required for conveyance of drainage shall include landscaping materials at a minimum of 75% living Groundcover.</p> <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
e. Landscape Requirements Adjacent to East Perimeter Property Line	<p><u>Landscape:</u> 100% 2-inch Caliper Trees (or greater) planted 25' on center or in equivalent groupings, except for within driveways or sidewalks and excludes any area (i) along fire lane where landscape area is not able to support trees and (ii) where any existing or proposed easement restrict tree plantings.</p> <p>Five (5) 5-gallon drought-resistant shrubs per tree.</p> <p>Any open area not improved, hardscaped, or required for conveyance of drainage shall include landscaping materials at a minimum of 75% living Groundcover.</p> <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
f. Minimum Common Open Space	A "Pool Courtyard" private common open space amenity shall be provided. Said amenity shall be a minimum of 5,000 square feet.
g. Rooftop Terrace Areas	<p>If rooftop areas are provided and if the developer opts to provide organic shade (rather than structural shade), a minimum 20% landscaped area, planted to the following standards:</p> <ul style="list-style-type: none"> • Minimum 2-inch caliper trees to achieve required shade in Shade Standards. • Shrubs, accents and ground covers to achieve a minimum of 75% living vegetative ground coverage at maturity for non-hardscape areas.
h. Plant Palette	Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized (except for resident courtyard/amenity areas), as approved or modified by the Planning and Development Department.

D3: Parking Standards	
a. Minimum Vehicle Parking Standards	
Residential	<p>1.5 spaces per dwelling unit</p> <p>A minimum of 10% of the required parking spaces must be provided as unreserved spaces.</p>
Restaurant	1 space per 50 SF of dining floor area
Office	1 space per 300 SF of leasable space
Bicycle Parking	0.25 spaces per dwelling unit, maximum 50 spaces required

Electric Vehicle Charging³	A minimum of 10% of the required parking spaces shall be Electric Vehicle (EV) Installed ⁴ , Electric Vehicle (EV) Ready ⁵ , or Electric Vehicle (EV) Capable ⁶ .
b. Parking Location, Automotive	Parking spaces shall be distributed throughout the Site and may consist of structured garage parking or open surface parking. See Sections E1.g and E1.h for parking screening requirements. Ordinance Sections 702.B.2.a.(2) and 702.B.2.b.(5) shall not apply.
c. Parking Stall Dimensions	Minimum parking stall dimensions shall be as follows: <ul style="list-style-type: none"> • Within Parking Garage: 8'-6" x 18'-0" • Surface Parking Lot: 8'-6" x 15'-6" with 2'-6" overhang and/or 8'-6" x 18'-0" • Tandem: Minimum of eight and one-half (8 1/2) feet by eighteen (18) feet for each parking space.
d. Tandem Parking⁷	Permitted; parking space dimension shall measure a minimum of eight and one-half (8 1/2) feet by eighteen (18) feet for each parking space.
e. Parking Location, Bicycle	One (1) area of secured bicycle parking will be provided on Site and be installed in conformance with Section 1307.H, except as follows: <ul style="list-style-type: none"> • Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided. <p>Bike room shall include basic tools to perform bike maintenance.</p> <p>In addition, a minimum 10% of the required bicycle parking spaces shall include standard electrical receptacles for electrical bicycle charging capabilities.</p>
f. Loading Bay	One (1) off-street loading space shall be provided internal to the Site and screened from public street view. Each space shall be at minimum 10' x 30' in size, exclusive of aisles and maneuvering space. Section 702.A.1.b. is not applicable to this PUD.

³ If a required parking space provides electric vehicle charging facilities, said space may be counted as a parking space for purposes of meeting the minimum required parking space totals of D3.a.

⁴ A parking space that includes access to an EV charger.

⁵ A parking space that has access to a junction box and an outlet with appropriate voltage for an outlet capable of charging an electric vehicle.

⁶ A parking space that includes access to electrical wiring to allow for a future junction box and appropriate voltage for outlet capable of charging a vehicle.

⁷ Tandem spaces may be counted as 2 parking spaces.

D4: Fences/Walls

Based on the sloping topography of the Site and amount of drainage the Site is required to accommodate, retaining walls within and outside easements/setbacks are permitted and shall not exceed a height of 16 feet for any single wall, due to project drainage requirements.⁸

Retaining walls, fences, or freestanding walls may encroach into public utility, drainage, or similar easements provided:

- The encroachment is necessary to meet grading, drainage, or flood control requirements as demonstrated in an engineering report or grading and drainage plan approved by the Planning and Development Department.
- The easement holder(s) and the City of Phoenix grant written approval for the encroachment.
- The encroaching structure is designed to be removable or modifiable without affecting the function of the easement, as specified by the approving agency.

Retaining walls shall maintain a minimum horizontal separation of 1 foot for 4 foot of wall height, with a minimum of 2 feet between walls per Section 703 of the Phoenix Zoning Ordinance.

All Site fences and walls shall use materials and decorative accents, so the fences and walls complement or are compatible with the design of the primary building.

D5: Shade

D5: Shade	
a. General Shade Requirements	Shade shall be calculated at tree maturity and at summer solstice at noon. A shade study shall be submitted for review and approval by the Planning and Development Department.
b. Public and Private Sidewalks, Public and Private Walkways	Minimum 75% shade coverage.
c. Common Open Space Areas	Minimum 50% shade coverage.
d. Rooftop Terrace Areas	If rooftop areas are provided, minimum 50% shade coverage to be provided by structural shade (such as lattices, permanent umbrellas or the like), or organic shade (such as trees), or a combination of structural or organic shade.

Utility Conflict Resolution: Where utility and/or easement conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

D6: Lighting Plan

All lighting will be consistent with the standards of Section 704, Section 507.Tab A.II.A.8, and Section 23-100 of the Phoenix Zoning Ordinance and City Code.

Pedestrian lighting to be provided along private sidewalks to comply with the standards of Section 1304.D and Section 1304.H.5.

⁸ 16-foot-tall retaining walls shall only be permitted adjacent to the 24th Street and north property lines.

E. DESIGN GUIDELINES

E1: Design Guidelines

The following design guidelines shall apply to any multifamily development. Those standards not addressed herein, and for non-residential development, shall comply with Ordinance Section 507 Tab A:

E1. Design Guidelines	
a. Exterior Materials	<p>The residential building façade shall include:</p> <ul style="list-style-type: none"> • Minimum 40% glazing • Minimum of 25% other materials (from list below) • EIFS (maximum 15%) <p>Other materials utilized (at least two):</p> <ul style="list-style-type: none"> • Masonry • Brick • Non-reflective coated Metal • Decorative wrought iron railing • Wood • Simulated wood • Composite paneling • Metal Panels • Metal • Wood Textured Aluminum • Flagstone • Concrete • Aluminum • Tile
b. Façade Restrictions	Blank walls shall not exceed 50' without a variation in texture, material, color, or building fenestration.
c. Private Balconies	80% of all residential units shall contain at least one (1) private balcony or patio space measuring a minimum of 50 square feet with a depth of 5'.
d. Screen Walls	Screen walls shall utilize architectural detailing, materials, and colors consistent with or complementary to the building façade.
e. Structured Parking Screening	The structured parking garage shall be fully screened from the public right-of-way and adjacent neighborhoods by residential units and/or architecturally integrated facade.
f. Surface Parking Screening	All surface parking shall be buffered from direct view of public right-of-way and adjacent neighborhoods through architectural or vegetative screening. Architectural screening shall be consistent with Section E1.f of this PUD.
g. Pedestrian Circulation	All on-site and off-site pedestrian pathways that cross over driveway entrances and parking lot surfaces shall feature enhanced materials, such as stamped or colored concrete, bricks, or other pavement treatments, that visually contrast with the adjacent parking and drive aisle surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles and parking fields.

h. Natural Turf	Natural turf shall only be utilized for required retention areas (bottom of basin), and functional turf areas located on properties for uses such as residential common areas due to proximity to a golf course, edge treatments abutting a golf course hole may include limited turf use to transition from golf areas to more formalized landscaping.
i. Green Infrastructure	A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management ⁹ .
E2. Landscape Design Guidelines	
a. Uniform Streetscape Design (24th Street)	<p>The perimeter property lines will provide a shade canopy of street trees and colorful mix of shrubs, accents, and groundcover. At minimum, this landscape will be comprised of:</p> <ul style="list-style-type: none"> • Trees planted a minimum of 20' on center, or equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity). • Three (3) different shrub species • Two (2) different accent species • Three (3) different groundcover species • Minimum 75% live ground coverage • A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department. <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
b. Uniform Streetscape Design (Arizona Biltmore Circle)	<p>The perimeter property lines will provide a shade canopy of street trees and colorful mix of shrubs, accents, and groundcover. At minimum, this landscape will be comprised of:</p> <ul style="list-style-type: none"> • Trees planted a minimum of 20' on center, or equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity). • Three (3) different shrub species • Two (2) different accent species • Three (3) different groundcover species • Minimum 75% live ground coverage • A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be

⁹ <https://globalfutures.asu.edu/sustainable-cities/greater-phoenix-green-infrastructure-and-lid-handbook/>

	<p>planted in groups of three or more, as approved by the Planning and Development Department.</p> <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
c. Uniform Interior Perimeter (North and East Property Line) Design	<p>The interior perimeter (north and east) property lines will provide large canopy, drought tolerant shade trees and colorful mix of shrubs, accents, and groundcover. At minimum, this landscape will be comprised of:</p> <ul style="list-style-type: none"> • Trees shall be planted a minimum of 25' on center, or equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity). • Minimum three (3) different shrub species • Minimum two (2) different accent species • Minimum three (3) different groundcover species • Drought tolerant shrubs, accents, and vegetative ground covers with a maximum mature height of two feet to achieve a minimum 75% live coverage at maturity. • A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department. <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
d. Landscape Irrigation	<p>Landscaping shall be maintained by permanent and automatic/water efficient WaterSense¹⁰ labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.</p> <p>Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.</p> <p>A leak detection device shall be installed for the irrigation system in landscape areas greater than 10,000 square feet.</p> <p>A landscape irrigation plan shall be provided that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.</p>

¹⁰ <https://www.epa.gov/watersense/watersense-labeled-controllers>

E3. Amenities

a. Resident Amenities

Residential amenities (private amenities) shall include a minimum of ten (10) of the following amenities.

- Lobby and amenity space no less than 3,000 sq.ft.
- Fitness center
- Resident lounge/clubhouse
- Trellis area(s)
- Outdoor seating area(s)
- Flexible fitness lawn
- Game and activity lawn
- Shaded outdoor cooking and/or dining areas
- Fire pit(s)
- Pickleball court(s)
- Putting green
- Bocce ball court
- Dog park
- Lounge Deck
- Pocket park
- Water feature(s)
- Entertainment pavilion with grill and media wall
- Swimming pool and/or spa with at least two (2) of the following:
 - Barbecue(s)
 - Beach lawn
 - Cabanas
 - Seating node(s)
 - Fire pit(s)

F. SIGNS

F1: Permitted Signs

Signage shall comply with Section 705 of the Zoning Ordinance.

G. SUSTAINABILITY

G1: City Enforced Standards

The following are standards that are measurable and enforceable by the City and will be incorporated within the development:

- As encouraged by Reimagine Phoenix, recycling receptacles will be provided.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All landscape and exterior building lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Provide 75% shade on sidewalks adjacent to the development.

G2: Developer Enforced Standards

The following are sustainability practices that are highly encouraged and planned to be utilized but which are not enforceable by the City:

- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets and showerheads.
- Energy Star Rated appliances.
- Reduce heat island effect through ample open space, desert adapted landscaping and vegetation to include, shrubs etc.
- On-site amenities and activity programs to encourage residents to remain on property, reducing off-site traffic trips.
- Recycling services will be provided for owners.
- Owners will be offered paperless invoicing and billing.
- Consider use of grey water or condensate to supplement potable irrigation water.

H. INFRASTRUCTURE

H1: Grading and Drainage

The Site is currently fully developed with an existing retention basin located at the southwest corner of the property. The Site is bound by Best Western Headquarters to the north, North 25th Street to the east, East Arizona Biltmore Circle to the south, and North 24th Street to the west. The Site's existing drainage condition has onsite runoff drain via sheet flow to the surface basin at the southwest corner of the site. This basin also collects runoff from North 24th Street and Arizona Biltmore Circle half street. Offsite flows from northern properties and the existing golf course to the east are collected via an existing headwall and routed via storm drain piping to the basin at the southwest corner of the Site. This basin then fills up and drains in to the Arizona Central Drainage Canal via a drop style headwall that is connected to existing RCP pipes. In the developed condition, the project will maintain the historic drainage condition and retention volume via retaining the original required volume for the Site while continuing to let flows from 24th Street, Arizona Biltmore Circle, and offsite golf course enter the Arizona Central Drainage Canal. The onsite runoff will be dewatered within 36-hours.

H2: Water and Wastewater

The Site in its current condition has a public 8-inch water loop that runs through the project Site and connects to an existing 8-inch water main in North 25th Street. The Site utilizes the existing 8-inch sewer main in North 25th Street that drains south and then west to the 10-inch main within North 24th Street. The proposed project will continue to utilize the water and sewer infrastructure within North 25th Street to serve the domestic water, fire, and sewer needs of the Project.

H3: Circulation Systems

According to the traffic impact analysis that was conducted for the project, it was determined that the proposed use of the Site would generate 1,046 weekday trips with 101 trips (41 in/60 out) during the AM peak hour and 121 trips (67 in/54 out) during the PM peak hour. The main access will be off of Arizona Biltmore Circle (private drive) with a secondary access off of 25th Street (private drive). Both access points are proposed to be full access movements. Note, there are currently access points to the existing commercial development off Arizona Biltmore Circle and 25th Street.

Based on the proposed development, CivTech's key recommendations to enhance the transportation network include:

- Constructing a two-way left turn lane (TWLTL) along Arizona Biltmore Circle to accommodate left-turn movements at critical intersections.
- Extending westbound turn lanes on Arizona Biltmore Circle by 5 feet to meet the City of Phoenix's minimum standards.
- Ensuring sight distance visibility at all driveways and maintaining vegetation per City of Phoenix regulations.

The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for new development, some of which are applicable to this project:

- *Streets should be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users, and more vulnerable modes (walking, bicycling, transit).* Existing attached sidewalks along 24th Street and Arizona Biltmore Circle will be maintained. Partially detached sidewalks along Arizona Biltmore Circle near the main entrance will help increase perceived and real pedestrian safety, contributing to a sense of comfort for travelers on foot. See **Section E1.i:** “All on-site and off-site pedestrian pathways that cross over driveway entrances and parking lot surfaces shall feature enhanced surfacing materials, such as stamped or colored concrete, bricks or other pavement treatments, that visually contrast with the adjacent parking and drive aisle surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles and parking fields.” Contrasting materials at pedestrian points of access/travel create a visual reminder for vehicle operators to check for pedestrian traffic, thereby promoting safety and eliminating modal conflicts.
- *Projects should be designed to connect neighborhoods via streets, sidewalks, and trails.* Per the site plan associated with this Project, new on-site sidewalks and walkways will meander throughout the project, connecting residents to the existing public sidewalks along 24th Street and Arizona Biltmore Circle. On-site pedestrian circulation will help activate existing pedestrian infrastructure and promote a walkable neighborhood.
- *Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.* See **Section D5: Shade**, “Shading, which may be architectural, vegetative or any combination thereof, shall be provided...” at a minimum of 75% for all public sidewalks and 50% for all private sidewalks.
- *Streets should be designed to expand the availability of public seating and bicycle racks.* See **Section D3.a: Bicycle Parking**, “0.25 spaces per dwelling unit, maximum 50 spaces” and **Section D3.d: Parking Location, Bicycle**.
- Bicycle parking areas be installed in conformance with Section 1307.H, except as follows: (i) Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided.”

I. COMPARATIVE ZONING STANDARDS

I: Comparative Zoning Standards Table

Standards	C-2 Standards	R-3 PRD Standards ¹¹	Proposed PUD Standards
a. Dwelling Unit Density (Units/Gross Acre)	14.5 du/ac	15.23 du/acre with "Density Waiver" option up to 43.5 du/acre	33 du/ac (gross)
b. Building Setbacks			
North (Perimeter):	0'	15'	50' (Average)
East (Perimeter):	25'	15'	25' (Average)
South (Arizona Biltmore Circle):	25'	20'	40' (Average)
West (24 th Street):	25'	20'	25' (Average)
c. Landscape Setbacks			
North (Perimeter):	10'	5'	50' (Average)
East (Perimeter):	10'	5'	0' & 25' (Average)
South (Arizona Biltmore Circle):	25'	20'	20' (Average)
West (24 th Street):	25'	20'	25' (Average)
d. Maximum Height	30' or 56' with height waiver	2 stories and 30' for first 150'; 1' in 5' increase to 48' height, 4-story maximum	66'
e. Maximum Lot Coverage	50%	50%	50%

¹¹ C-2 zoning references R-3 for multifamily development

J. LEGAL DESCRIPTION

J. Legal Description

PER DEED RECORDED AT MARICOPA COUNTY RECORDER, DOCUMENT # 20070125821

LOT 6, OF ARIZONA BILTMORE ESTATES UNIT II, AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 208 OF MAPS, PAGE 14.



**SNELL
& WILMER**

1 East Washington Street, Suite 2700, Phoenix, AZ 85004



Site Aerial

Exhibit 1

24th St & Biltmore Cir

March 2025

1" = 50'-0"



SIGNATURE OF COPYRIGHT OWNER	PRINTED NAME OF COPYRIGHT OWNER	DATE
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APPLICANT	OWNER	ARCHITECT	LANDSCAPE ARCHITECT	CIVIL ENGINEER
<p>SWELL & WEAVER 1 E. WASHINGTON STREET SUITE 200 PHOENIX, AZ 85004 PH: 602-458-4524 MAIL: J. GERSHBERG, AEC7 NORCHAD@AEC7.COM</p>	<p>JAM TAYLOR 2000 N. ARIZONA AVENUE CIRCLE BUILDING 2, SUITE 1275 PHOENIX, AZ 85016 PH: 602-254-2225 MAIL: J. ANDERSON TAYLOR@AM2A2.COM</p>	<p>DAVIS 3031 N. CENTRAL AVENUE SUITE 800 PHOENIX, AZ 85012 PH: 602-761-1001 MAIL: CHANDLER MEIN@DAVISARCHITECTURE.COM</p>	<p>ARLA 100 N. SOLANO PARKWAY TEMPE, AZ 85281 PH: 480-530-0077 ANDREW S. BARNHART ANDREW@ARLACONSTRUCTION.COM</p>	<p>COLUMBIA ENGINEERING SUITE 210 PHOENIX, AZ 85016 PH: 602-955-0155 TODD L. SCHNEIDER TODD@COLUMBIAENGINEERING.COM</p>

◀	◀	◀	◀	◀
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	SCHEMATIC DESIGN			
	DESIGN DEVELOPMENT			
	CONSTRUCTION DOCUMENTS			
	BID/PRICING			

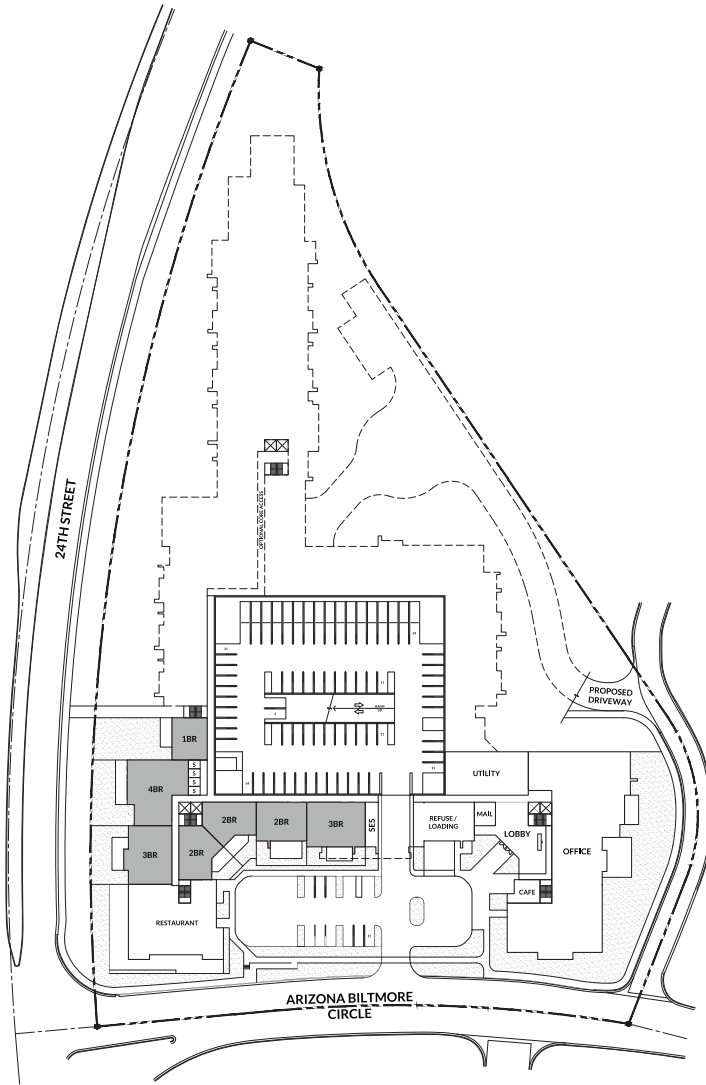
DATE ISSUED 12/18/2024

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PROJECT NO. 23104

A-103
CONCEPTUAL
SITE PLAN
+ DATA

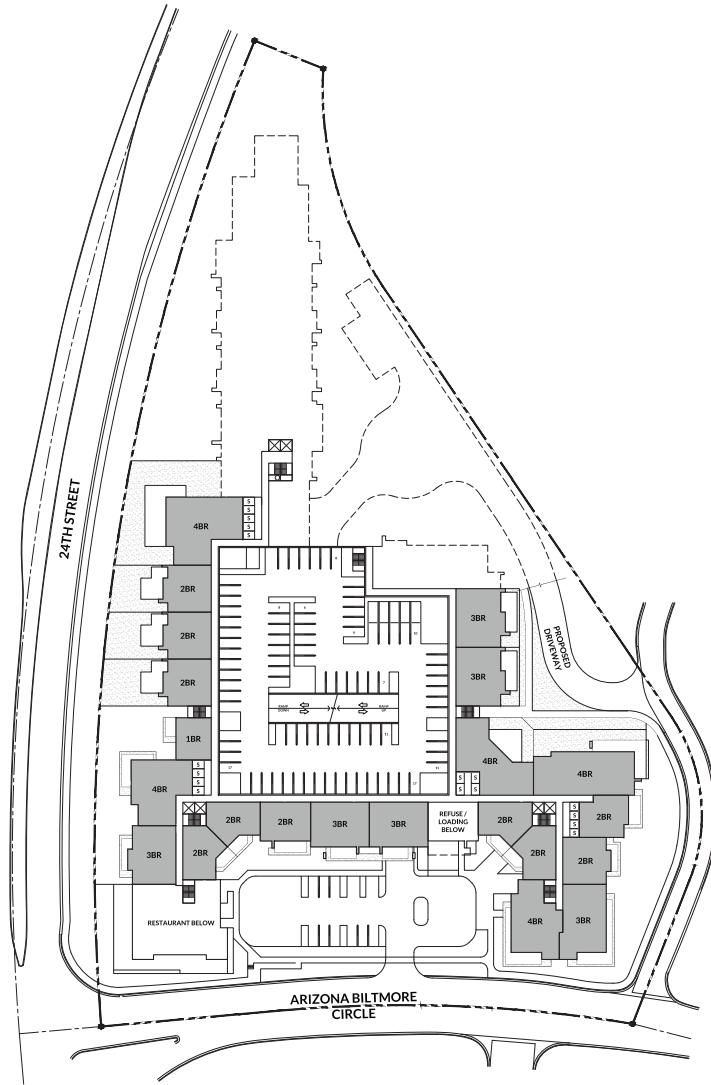


1ST FLOOR

SELLABLE AREA: 11,500 SF (07 UNITS)
 AMENITY AREA: 2,365 SF
 STORAGE AREA: 480 SF
 OFFICE AREA: 11,400 SF
 RESTAURANT/CAFE AREA: 5,190 SF
 GARAGE AREA: 33,435 SF [103 PARKING STALLS]

01 FIRST FLOOR PLAN

1" = 50'-0"



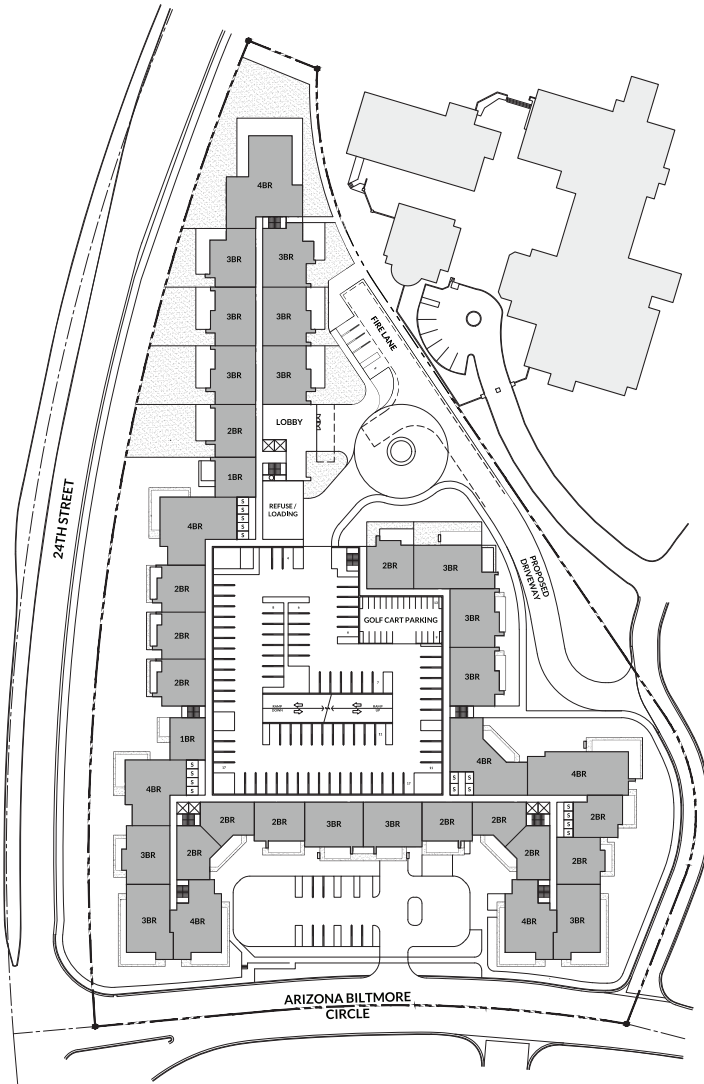
2ND FLOOR

SELLABLE AREA: 41,400 SF (22 UNITS)
 STORAGE AREA: 1,875 SF
 GARAGE AREA: 38,710 SF [101 PARKING STALLS]

02 SECOND FLOOR PLAN

1" = 50'-0"



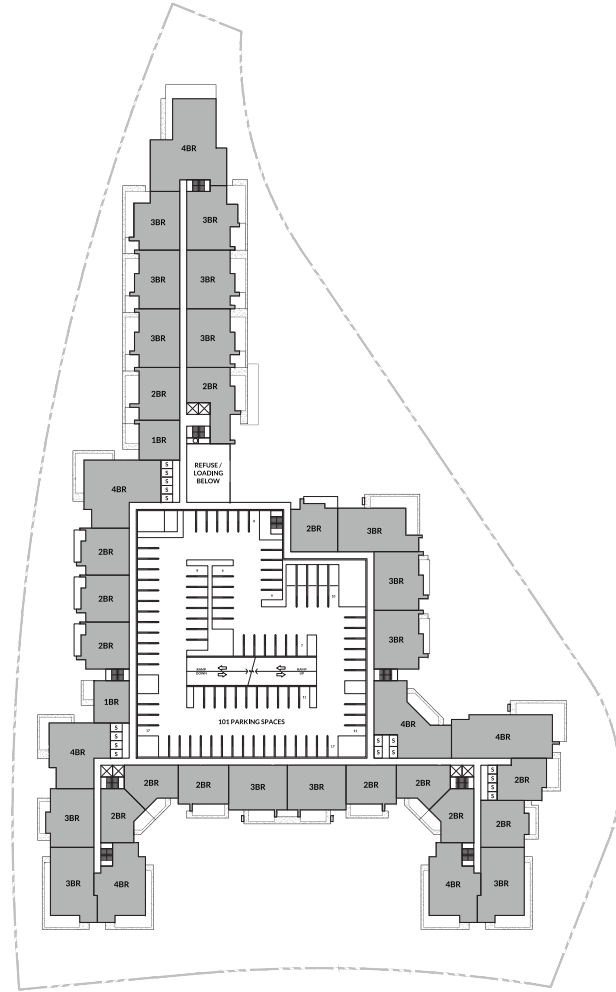


3RD FLOOR

SELLABLE AREA: 69,160 SF (34 UNITS)
STORAGE AREA: 1,875 SF
GARAGE AREA: 38,710 SF (192 PARKING STALLS + 22 GOLF CART STALLS)

03 THIRD FLOOR PLAN

1" = 50'-0"



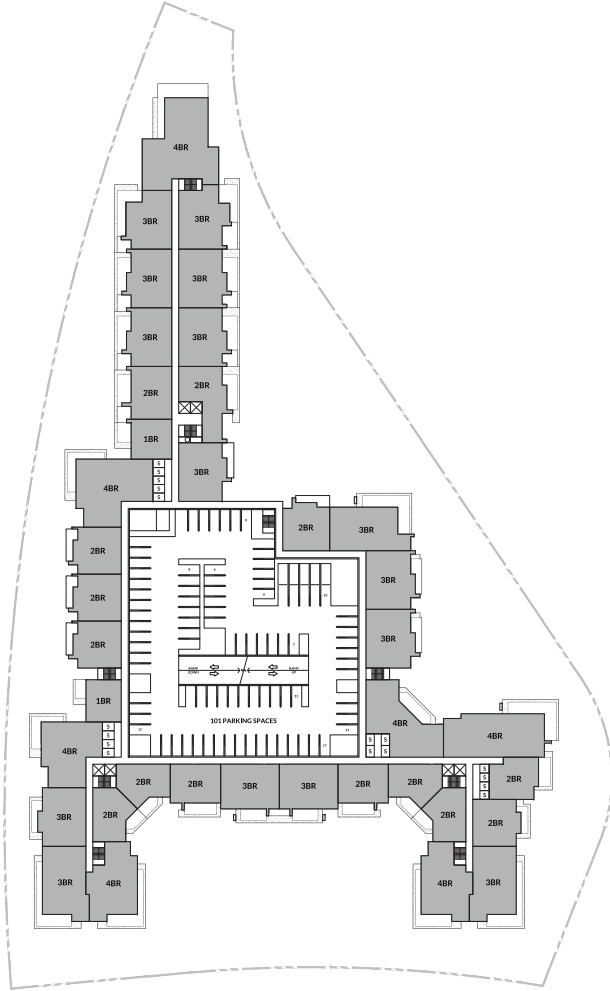
4TH FLOOR

SELLABLE AREA: 71,040 SF (37 UNITS)
STORAGE AREA: 1,875 SF
GARAGE AREA: 38,700 SF (101 PARKING STALLS)

04 FOURTH FLOOR PLAN

1" = 50'-0"



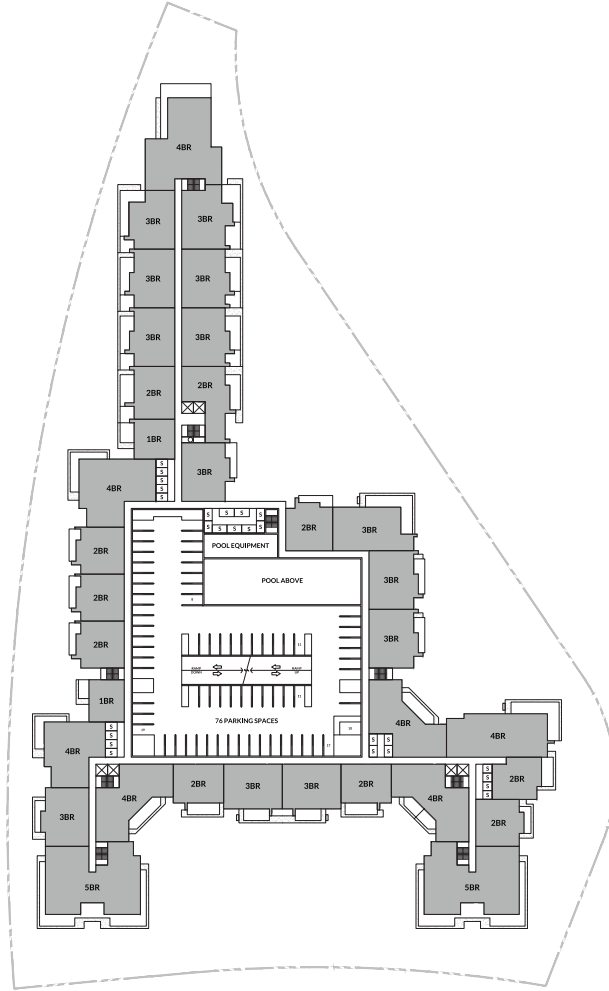


5TH FLOOR

SELLABLE AREA: 73,000 SF (38 UNITS)
STORAGE AREA: 1,875 SF
GARAGE AREA: 38,710 SF (101 PARKING STALLS)

05 FIFTH FLOOR PLAN

1" = 50'-0"



6TH FLOOR

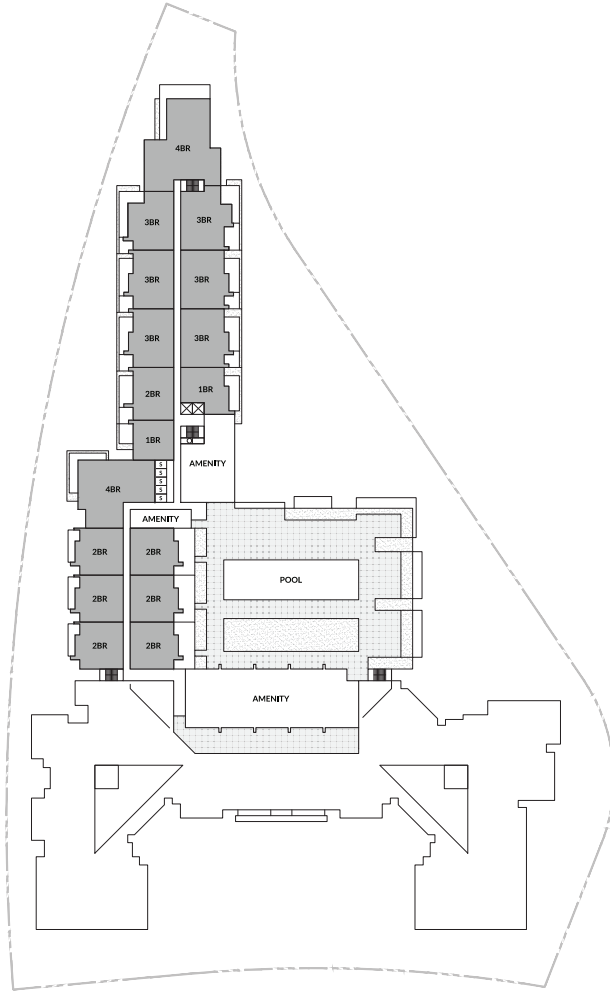
SELLABLE AREA: 72,340 SF (34 UNITS)
STORAGE AREA: 2,960 SF
GARAGE AREA: 30,650 SF (76 PARKING STALLS)

06 SIXTH FLOOR PLAN

1" = 50'-0"



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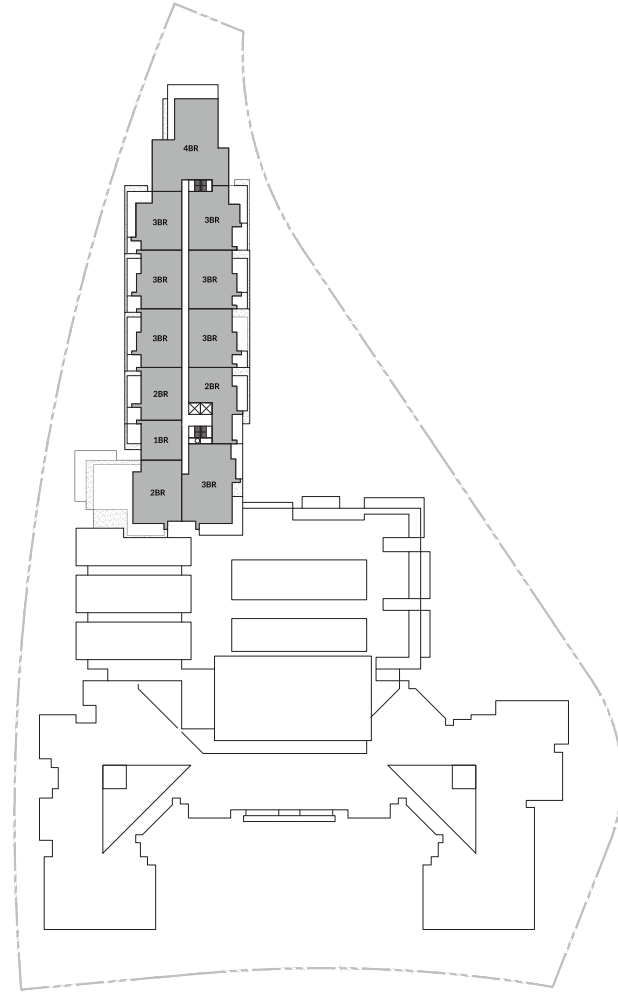


7TH FLOOR

SELLABLE AREA: 31,850 SF (17 UNITS)
AMENITY AREA: 11,130 SF
STORAGE AREA: 575 SF

07 SEVENTH FLOOR PLAN

1" = 50'-0"



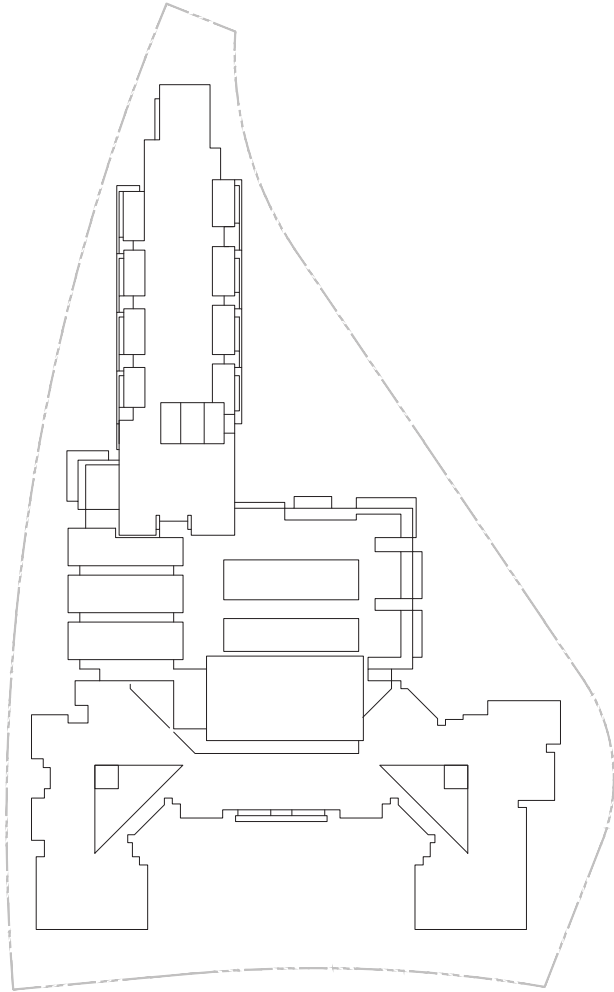
8TH FLOOR

SELLABLE AREA: 24,700 SF (12 UNITS)

08 EIGHTH FLOOR PLAN

1" = 50'-0"





ROOF LEVEL

09 ROOF PLAN

1" = 50'-0"




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2400 BILTMORE
RESIDENTIAL

2400 E ARIZONA BILTMORE CIRCLE - PHOENIX, AZ 85016



X

PUD APPLICATION

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTS

BIDDING PACKAGE

DATE ISSUED: 12/18/2024

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A-204
CONCEPTUAL
FLOOR
PLANS



04 NORTH ELEVATION

1/32" = 1'-0"



03 WEST EXTERIOR ELEVATION [24TH STREET VIEW]

1/32" = 1'-0"



02 SOUTH ELEVATION [AZ BILTMORE CIRCLE VIEW]

1/32" = 1'-0"



01 EAST ELEVATION [GOLF COURSE VIEW]

1/32" = 1'-0"

MATERIALS:

- | | |
|--------|---|
| BR-1 | MATERIAL: BRICK
COLOR: DESERT BROWN |
| CONC-1 | MATERIAL: EXPOSED CONCRETE
COLOR: INTEGRAL GRAY |
| BFS-1 | MATERIAL: EXTERIOR
INSULATION
FINISHING SYSTEM
COLOR: GREY |
| GL-1 | MATERIAL: 1" HIGH
PERFORMANCE
INSULATED
GLAZING
COLOR: CLEAR GRAY |
| MTL-1 | MATERIAL: METAL WALL PANEL
COLOR: BRONZE |
| MTL-2 | MATERIAL: METAL FASCIA PANEL
COLOR: COPPER |
| MTL-3 | MATERIAL: METAL PANEL AND
MULLIONS
COLOR: CHARCOAL |
| MTL-4 | MATERIAL: STANDING SEAM
METAL
COLOR: CHARCOAL |
| ST-1 | MATERIAL: HONEY SANDSTONE
WALL TILE
COLOR: GOLDEN ORANGE |
| ST-2 | MATERIAL: ASHLAR FLAGSTONE
COLOR: GOLDEN CREAM |
| WD-1 | MATERIAL: WOOD TEXTURED
ALUMINUM
PANELING
COLOR: CEDAR |
| WD-2 | MATERIAL: WOOD TEXTURED
ALUMINUM SLATS
COLOR: CEDAR |



04 | NW AERIAL



03 | SW AERIAL



02 | NE AERIAL



01 | SE AERIAL

DAVIS

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☐ PLD APPLICATION
☒ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
☐ CONSTRUCTION DOCUMENTS
☐ SHOPPING PACKAGE

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A-900
CONCEPTUAL
RENDERINGS



08 SOUTH ENTRY COURT



07 SOUTH ENTRY COURT



06 SOUTH ENTRY COURT



05 SW CORNER



12 25TH STREET APPROACH



11 25TH STREET APPROACH



10 25TH STREET APPROACH



09 SE CORNER



16 AMENITY DECK



15 EAST FACADE



14 EAST ENTRY



13 25TH STREET APPROACH



20 AMENITY DECK



19 AMENITY DECK



18 AMENITY DECK



17 AMENITY DECK



24 24TH STREET APPROACH



23 NW CORNER



22 WEST FACADE



21 WEST FACADE



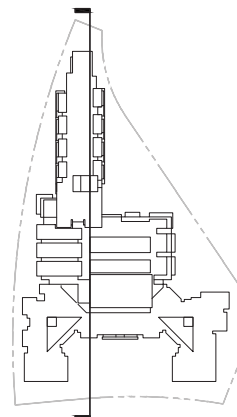
PLANT MATERIALS LEGEND

Tree	Cal (in.)	Height (ft.)	Width (ft.)	Box (in.)
Acacia aneura	.75"	6'	2'	24"
Mulga Acacia	1"	5'	2.5'	24"
Acacia willardiana	1"	5'	3'	24"
Caesalpinia calacalo	1.25"	7'	3'	24"
Casahuate	1"	7'	3'	24"
Eucalyptus papuana	1"	7'	3'	24"
Ghost Gum	2"	6'	3'	24"
Jacaranda mimosifolia	2"	6'	3'	24"
Olea europaea 'Wilsoni'	2"	6'	3'	24"
Wilsoni Olive	2"	5'	3'	24"
Parkinsonia florida	2"	5'	3'	24"
Blue Palo Verde	2"	5'	3'	24"
Parkinsonia hybrid 'Desert Museum'	2"	5'	3'	24"
Desert Museum Palo Verde	N/A	18'	TO PINEAPPLE	
Phoenix dactylifera				
Date Palm				
Pistacia lentiscus	1.25"	6'	2'	24"
Mastic Tree	2"	5'	4'	24"
Prosopis hybrid	1"	7'	3'	24"
Thornless Mesquite	1"	7'	3'	24"
Quercus virginiana	1.25"	8'	3'	24"
Southern Live Oak	.75"	3'	2'	24"
Schinus terebinthifolius				
Brazilian Peppertree				
Sophora secundiflora				
Texas Mountain Laurel				

Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosenka'	5 gal.	Asparagus densiflorus cv sprengeri	1 gal.
Rosea Bougainvillea	5 gal.	Sprenger Asparagus	1 gal.
Caesalpinia mexicana	5 gal.	Eremophila prostrata	1 gal.
Mexican Bird of Paradise	5 gal.	Outback Sunrise Eremophila	1 gal.
Cordia Boissieri	5 gal.	Lantana sp.	1 gal.
Anacardium	5 gal.	New Gold Lantana	1 gal.
Dodonaea viscosa	5 gal.	Lavandula stoechas	5 gal.
Green Hopseed Bush	5 gal.	Spanish Lavender	5 gal.
Leucosiphon japonicum	5 gal.	Rosemarinus officinalis 'Prostratus'	1 gal.
Japanese Privet	5 gal.	Trailing Rosemary	1 gal.
Tecoma alata 'Orange Jubilee'	15 gal.	Teucrium chamaedrys 'prostratum'	1 gal.
Orange Jubilee	15 gal.	Prostrate Germanium	1 gal.
Vauquelinia californica	15 gal.	Trachelospermum jasminoides	1 gal.
Arizona Rosewood	15 gal.	Asiatic Jasmine	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae	Lynn's Legacy	Agave ovatifolia	5 gal.
Lynn's Legacy Sage	5 gal.	Wahle's Tongue Agave	5 gal.
Leucosiphon japonicum	5 gal.	Aloe hyli	5 gal.
Japanese Privet	5 gal.	Blue Elf Aloe	5 gal.
Simmondsia chinensis	15 gal.	Bouteloua gracilis	1 gal.
Jopiba	15 gal.	Blonde Ambition	1 gal.
Medium Shrubs	Size	Dasylium longissimum	5 gal.
Eremophila glabra spp. carnea	5 gal.	Toothless Desert Spoon	5 gal.
Winter Blaze	5 gal.	Dasylium quadrangulatum	5 gal.
Eremophila hygrophana	5 gal.	Mexican Grass Tree	5 gal.
Blue Belle	5 gal.	Hesperaloe parviflora 'Brakelight'	3 gal.
Leucophyllum frutescens 'Compacta'	5 gal.	Stoplight Red Yucca	3 gal.
Compact Texas Sage	5 gal.	Muhlenbergia capillaris	5 gal.
Nerium oleander 'Little Red'	5 gal.	Regal Mist	5 gal.
Little Red Oleander	5 gal.	Muhlenbergia lindheimeri	5 gal.
Nerium oleander 'Pettie Pink'	5 gal.	'Autumn Glow'	5 gal.
Pettie Pink Oleander	5 gal.	Opuntia santa rita	5 gal.
Rosa species	5 gal.	Purple Prickly Pear	5 gal.
Rose	5 gal.	Pedicularis macrocarpus	5 gal.
Rosemarinus officinalis 'Tuscan Blue'	5 gal.	Slipper Plant	5 gal.
Tuscan Blue Rosemary	5 gal.	Portulacaria atra minima	5 gal.
Ruellia brittoniana	5 gal.	Dwarf Elephant Foot	5 gal.
Purple Ruella	5 gal.	Sarcococca pallida	5 gal.
Simmondsia chinensis 'Vista'	5 gal.	Purple Heart	1 gal.
Compact Jojoba	5 gal.	Zephyranthes candida	1 gal.
Teucrium frutescens	5 gal.	White Rain Lily	1 gal.
Bush Germander	5 gal.	Vines	Size
Xylosma congestum 'Compactum'	5 gal.	Ficus pumila	5 gal.
Dwarf Shiny Xylosma	5 gal.	Creeping Fig	5 gal.
Small Shrubs	Size	Inerts	Size
Buxus microphylla var. japonica	5 gal.	1/2" Screened Decomposed Granite	
Green Beauty Bonewood	5 gal.	Color: TBD - 2" Depth Typ.	
Callistemon viminalis 'Little John'	5 gal.		
Little John Bottle Brush	5 gal.		
Dietes bicolor	5 gal.		
Fortnight Lily, African Iris	5 gal.		
Gaura lindheimeri	5 gal.		
White Gaura	5 gal.		
Myrtus communis 'compacta'	5 gal.		
Dwarf Myrtle	5 gal.		

Architectural elevation drawing of the proposed 10-story building at 1000 West 10th Avenue. The drawing shows the building's profile, including the roof, floors, and structural elements. The vertical scale on the left indicates the following floor levels: 10th Floor (+88'-0"), 9th Floor (+77'-0"), 8th Floor (+66'-0"), 7th Floor (+55'-0"), 6th Floor (+44'-0"), 5th Floor (+33'-0"), 4th Floor (+22'-0"), 3rd Floor (+11'-0"), 2nd Floor (+0'-0"), and 1st Floor (-1'-0"). The horizontal scale at the bottom shows the building's width, with markers for TIER 01, TIER 02, and TIER 03. The building features a mix of brick and light-colored panels, with a prominent central section and a taller section on the right. The drawing is set against a blue sky background.

1/32" = 1'-0"



2400 BALTIMORE RESIDENTIAL

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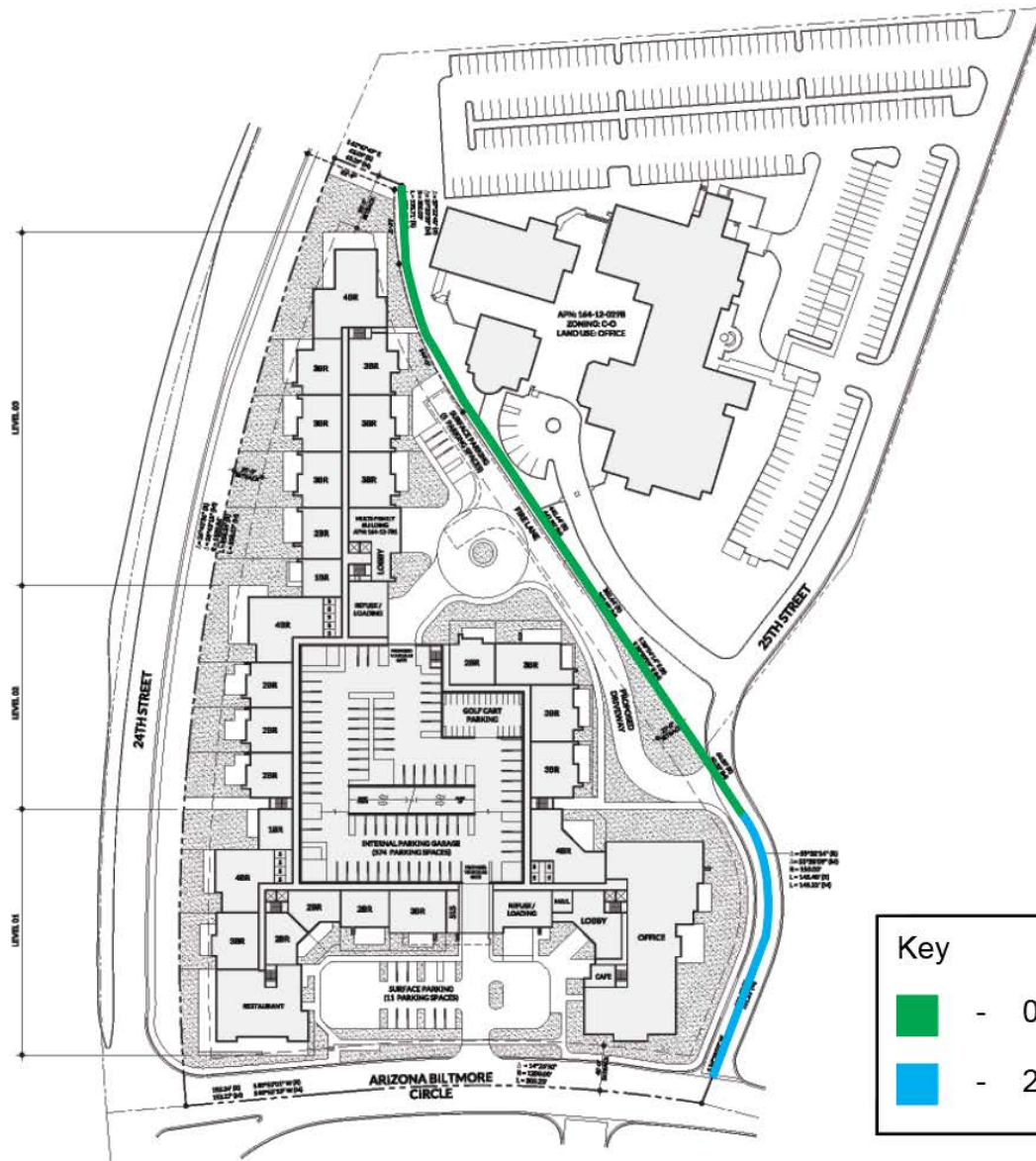
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PROJECT NO. 23104

CADD FILE

A-400

CONCEPTUAL BUILDING SECTION



Key

- 0' landscape setback
- 25' average landscape setback

**SNELL
& WILMER**

1 East Washington Street, Suite 2700, Phoenix, AZ 85004



East Perimeter Landscape Setback

Exhibit 8

2400 Biltmore Circle

March 2025