

Rio Rancho PUD



Project Name: Rio Rancho PUD

Case #:

First Submitted: November 17, 2025

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 Phoenix 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 Phoenix Zoning Ordinance regulations and does not modify other City Codes or requirements.

PRINCIPALS AND DEVELOPMENT TEAM

Representative:

Rose Law Group, pc

7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Jordan Rose, Attorney
Ty Utton, Project Manager
tutton@roselawgroup.com
480-944-4189

Owner:

ATFC Holdings LLC & ATFC LLC

3104 E. Camelback Road
PO Box PMB 1025
Phoenix, AZ 85016

Architect:

Upward Architects

1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Justin Gregonis
justin@upwardarchitects.com
602-753-5222

Landscape Architect:

Design Ethic, LLC

7525 E. 6th Avenue
Scottsdale, AZ 85251
Brandon Paul
bpaul@designethic.net
480-225-7077

Traffic Engineer:

Summit Land Management

7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Paul Basha, PE, PTOE
pbasha@summitlandmgmt.com
480-505-3931

TABLE OF CONTENTS

PURPOSE AND INTENT 1

LAND USE PLAN 1

LIST OF USES..... 2

DEVELOPMENT STANDARDS..... 2

DESIGN GUIDELINES..... 4

SIGNS 4

SUSTAINABILITY..... 4

INFRASTRUCTURE 5

COMPARATIVE ZONING TABLE 6

LEGAL DESCRIPTION10

CONCLUSION..... 8

EXHIBITS

- EXHIBIT A: SITE PLAN
- EXHIBIT B: LANDSCAPE PLAN

PURPOSE AND INTENT

The Rio Rancho PUD is designed not only to rezone and improve 3.02 gross acres at the southeast corner of 26th Street and Indian School Road, but more importantly, to serve as a permanent home for a beloved community-based nonprofit: Almost There Rescue. This Phoenix-based rescue organization, dedicated to nurturing vulnerable pregnant and nursing dogs until they are ready for adoption, brings measurable community benefit. Supporting this mission is Pizza to the Rescue dog-themed pizzeria that donates proceeds and builds awareness for the rescue effort. This proposal unifies an established nonprofit and its themed business ally within a formal zoning framework, while addressing key infrastructure and parking needs to ensure their long-term success.

The site improvements include:

- Adaptive reuse of three existing buildings totaling 25,999 SF.
- Development of a new 83-parking space off-site parking lot on a previously vacated mobile home park parcel.
- Enhancements to landscaping, lighting, pedestrian access, and drainage.

The overarching design concept integrates commercial infill and contextual placemaking with walkability enhancements, sensitive buffering from nearby residential, and functional infrastructure upgrades.

LAND USE PLAN

The Rio Rancho PUD proposes two primary land use categories for the project site: Commercial and Parking Lot (the “Project”). The Commercial designation includes retail, office, restaurant, and service-related uses that occupy the existing buildings located at 2601 E. Indian School Road. The Parking Lot designation, considered an accessory use, supports the Commercial uses by providing off-site parking on the parcel located at 2600 E. Fairmount Avenue.

The combined site area consists of two parcels: APN 119-03-076C, which covers 1.19 net acres, and APN 119-03-076A, which encompasses 1.20 net acres. Together, these parcels total approximately 2.39 net acres (together, the “Property”).

A Conceptual Site Plan (Exhibit A) and Landscape Plan (Exhibit B) illustrate the proposed site improvements and layout. These include vehicle access points, pedestrian pathways, landscape buffers, and parking configurations.



LIST OF USES

The uses permitted within the Rio Rancho PUD shall include all uses permitted in the C-2 Intermediate Commercial District of the City of Phoenix Zoning Ordinance together with the following specific clarifications and modifications intended to recognize the unique mixed-use nature and existing operations of the site:

Permitted By Right:

The following uses shall be permitted by right within the PUD without the requirement for a Use Permit, separation requirement, or additional setback conditions that would otherwise apply under the C-2 District or other sections of the Zoning Ordinance:

1. Assembly Halls, Auditoriums, and Banquet Halls;
2. Restaurants, Bars, Taverns, and Cocktail Lounges, including outdoor recreation uses, outdoor dining, and outdoor alcoholic beverage consumption, provided all such operations comply with applicable City noise, lighting, and liquor licensing regulations.

Accessory and Temporary Uses:

Accessory and temporary uses customarily incidental to a permitted principal use shall be allowed, including but not limited to:

1. Temporary outdoor events or pop-up markets associated with on-site businesses, subject to City event permitting procedures.

DEVELOPMENT STANDARDS

The proposed development standards will ensure compatibility with surrounding land uses while supporting the functional needs of the existing and proposed improvements.

The Project includes a comprehensive landscape design that emphasizes water-efficient plantings and shade coverage. Streetscape areas feature drought-tolerant shrubs and trees, while perimeter and building-adjacent zones provide both screening and aesthetic value. Parking islands are planted with native species to reduce heat island effect.

Parking will exceed minimum city standards. Based on existing and anticipated uses, a total of 66 spaces are required. The Project will provide 120 spaces, including accessible stalls, distributed between the existing commercial site and the new off-site lot.

Walls will range from 3'-4" to 6' in height, ensuring adequate screening. The 3'-4" perimeter walls along the south and west parking lot have thoughtfully been designed to stop vehicular lights from shining into adjacent properties. All lighting fixtures will be full cutoff and oriented away from neighboring properties. Shade is provided through a mix of canopy trees and architectural structures, achieving over 50% shade coverage in paved areas.

Amenities include ADA-compliant sidewalks and landscaped buffers. In keeping with the site's overarching dog rescue theme, the path encircling the site offers an inviting, pedestrian-friendly experience that enhances walkability for visitors and potential adopters. These pathways provide opportunities for guests to walk from the parking lot to the commercial buildings in a safe, shaded, and welcoming environment further supporting the nonprofit's mission and reinforcing the site's identity as a community-centered hub.

The following development standards shall apply to the Property, derived directly from the existing site conditions and serving as a benchmark for any potential future amendments. These siting standards are essential for maintaining consistency and ensuring that any modifications align with the original framework and integrity of the site.



Development Standard	
Net Site Area	104,265.06 sq ft (2.39 acres)
Lot Coverage (50% Allowed)	25% (25,999 sq ft / 104,265 sq ft)
Allowable Building Height	Two (2) stories not to exceed 30'
Building Setbacks (Commercial)	North: 10' (Front) West: 0' (Side) South: 0' (Rear) East: 0' (Side)
Building Setbacks (Parking Lot)	South: 25' (Front) West: 25' (Front) North: 0' (Rear) East: 10' (Side)
Landscape Setbacks (Commercial)	North: 10', All others: 0'
Landscape Setbacks (Parking Lot)	South: 25' West: 25' North: 0' East: 10'
Parking	120 spaces (115 standard, 5 accessible)
Wall Height	Max. 6'

Landscaping shall be maintained as illustrated in the provided Landscape Plan (Exhibit B).

DESIGN GUIDELINES

The architectural and landscape design approach prioritizes compatibility with surrounding residential areas. Building massing, height, and form remain unchanged from the existing structures, while facade improvements will emphasize pedestrian interaction through the use of transparency, landscaping, and lighting.

Pedestrian access is integrated throughout the site with defined walkways and clear connections between buildings and the parking lot. Crosswalks and key paths are distinguished by enhanced paving materials. Landscaping enhances visual comfort and softens the commercial edge.



SIGNS

All signage shall comply with Section 1308 of the City of Phoenix Zoning Ordinance.

SUSTAINABILITY

The Rio Rancho PUD incorporates sustainable strategies to reduce environmental impact. These include the use of low-water-use and native landscape materials, LED lighting, high-albedo paving materials, and the reuse of existing building infrastructure.

By converting a former mobile home park into a parking lot to allow for parking adjacent to the commercial center and dog rescue venue, the Project also promotes infill redevelopment and efficient land use within the urban core.

The following sustainability practices, while not enforceable by the City, are highly encouraged and planned for implementation:

- Low water usage plumbing fixtures.
- Designing HVAC systems to eliminate the use of CFCs and CFC-based refrigerants.
- Using water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Installing low-flow toilets and showerheads.
- Using Energy Star rated appliances.
- Reducing heat island effect through ample open space, desert-adapted landscaping, and vegetation such as shrubs.
- Offering recycling services for tenants.

INFRASTRUCTURE

Grading and Drainage

Grading and drainage improvements will ensure stormwater is retained on-site via a combination of surface basins and an underground retention tank. The system is designed to handle the 100-year, 2-hour storm event. Preliminary grading and drainage plans confirm compliance with the City of Phoenix's stormwater retention requirements through the use of a 10-foot diameter underground retention tank system. In the event of an extreme storm, overflow is directed to an emergency outfall located at the southwest corner of the Parking Lot Property.

Water and Wastewater

The site is served by existing water and sewer infrastructure. No changes are proposed to the internal plumbing of the buildings.

Circulation

Vehicle access is provided from both Indian School Road and Fairmount Avenue, with circulation designed to maintain safe ingress and egress. Pedestrian connectivity is improved through new sidewalk extensions and connections across the site.

The proposed gated entry at the Parking Lot property is intentionally designed to meet the City of Phoenix's standards for "free flow" vehicular access, thereby eliminating the need for a designated turnaround area at the entry point. Upon approach, drivers may obtain a parking ticket or simply proceed through the gate without delay, regardless of whether they ultimately choose to remain parked. This ensures no vehicle is ever required to reverse or turn around to exit the site.

To support this function, the Project incorporates a limited-duration, no-cost parking window that allows visitors to enter and exit the Property freely within a specified timeframe. Prominent signage at the entry will inform drivers of this policy and explain the process. If a driver decides not to remain on the site, they may immediately exit using the same drive aisle without obstruction.

This circulation pattern has been designed to prevent vehicle stacking or queuing at the public right-of-way and always provides full egress functionality, including during power outages or emergencies, when the gate will automatically default to an open position to ensure safe and continuous access.

Traffic Impact

The Rio Rancho PUD is not anticipated to generate traffic volumes that would adversely affect the surrounding street network. The existing uses are low to moderate intensity and consistent with commercial activities common along arterial corridors like Indian School Road. The surrounding

roadway network, which includes 26th Street and Fairmount Avenue, will be fully improved as part of this request and provides adequate capacity for access and circulation.

As part of this development, the project includes the dedication of additional right-of-way along both 26th Street (25 feet) and Fairmount Avenue (30 feet), which will facilitate the completion of full-width public streets consistent with City of Phoenix design standards. These dedications will allow for the installation of upgraded sidewalks, curb, gutter, and associated street drainage improvements as outlined in the Phoenix Street Classification Design Guidelines. Collectively, these improvements will support safe and efficient vehicular access, enhance pedestrian mobility for residents, and create new opportunities for on-street parking along both frontages.

Typical development of this scale and character does not require off-site roadway modifications or signal timing adjustments. Access to the Commercial Property will continue to operate through existing curb cuts along Indian School Road, while the Parking Lot Property is accessed via 26th Street and Fairmount Avenue. These access points are designed to maintain safe ingress and egress without disrupting neighborhood traffic flow.

The proposed development complements existing land use patterns and is not expected to contribute significantly to peak hour congestion or intersection delays. City of Phoenix design standards have been followed to ensure appropriate site access geometry, spacing, and visibility.

Parking Demand

A comprehensive parking demand analysis prepared by Summit Land Management evaluated parking requirements for the existing and proposed uses within the Rio Rancho PUD. Based on City of Phoenix standards, a total of 66 parking spaces are required to accommodate the two existing businesses, Almost There Rescue and Pizza to the Rescue, and a potential new retail tenant in Building C.

The proposed development provides 120 parking spaces across both the Commercial Property and the Parking Lot Property, significantly exceeding the required minimum. This supply includes standard and accessible stalls and is strategically distributed across the site to maximize convenience and circulation.

The analysis further concluded that up to 2,850 square feet of additional dining area could be added to Building A without exceeding the available parking supply. This confirms that the project is well-equipped to meet current parking needs and potential future tenant demands in accordance with applicable zoning and development standards.

COMPARATIVE ZONING TABLE

Standards	Existing (R1-6/C-2/C-3)	Proposed PUD
Setbacks	R1-6: Front: 20' min Side: 3'/10' (int./street side) Rear: 25'	Commercial Property: North (Front): 10' West (Front): 0'

	C-2: Front: 25' Side: 0'/10' Rear: 0' C-3: Front: 10' Side: 3'/10' Rear: 15'	South (Rear): 0' East (Side): 0' Parking Lot Property: South (Front): 25' West (Front): 25' North (Rear): 0' East (Side): 10'
--	---	--

Standards	Existing (R1-6/C-2/R-3)	Proposed PUD
Landscape Setbacks	R1-6: 10 ft minimum along street frontages; no requirement on interior sides or rear unless adjacent to street or arterial C-2: 25 ft adjacent to public street; 0 ft on interior sides and rear unless abutting residential (then 10 ft min) R-3: 10 ft along street frontages; 5 ft along sides and rear when adjacent to residential zoning or public right-of-way	Commercial Property: North: 10', All others: 0' Parking Lot: South: 25' West: 25' North: 0' East: 10'
Height	30' Max.	30'
Parking Requirements	R1-6: 2 off-street parking spaces per dwelling unit C-2: Retail: 1 space per 250 sq ft GFA Office: 1 space per 300 sq ft GFA Restaurant: 1 space per 100 sq ft GFA	120 proposed

	R-3: 1.5 spaces per dwelling unit (regardless of unit size); at least 50% must be unreserved	
--	--	--

CONCLUSION

The proposed PUD for the Rio Rancho site presents a strategic and heartfelt solution to support reinvestment in an underutilized commercial corridor while celebrating the community impact of Almost There Rescue. The Project is rooted in a genuine commitment to bettering lives—both human and canine—through pet adoption, local food, and neighborly interaction. Anchored by a mission-driven nonprofit and complemented by the uniquely themed Pizza to the Rescue, the development delivers a compelling mix of purpose and placemaking. This PUD not only resolves prior nonconformities and infrastructure limitations, but it provides a sustainable, feel-good destination that advances local economic activity and community health.



By legalizing the existing commercial uses and introducing a well-designed off-site parking facility, the Project ensures the continued success of this nonprofit rescue and its neighborhood-serving

businesses. The PUD request reflects a context-sensitive approach that respects adjacent residential zoning by incorporating appropriate setbacks, landscape buffers, and access controls. It also aligns with the goals and policies of the City of Phoenix General Plan by promoting infill development, adaptive reuse, and support for small businesses within an urbanized area with existing infrastructure.

Importantly, this rezoning request does not seek to increase intensity or introduce incompatible uses, but rather to formalize and enhance the site's existing function. With its emphasis on walkability, thoughtful design, and community-driven outcomes, the Rio Rancho PUD represents a meaningful public benefit and an exceptional example of development with heart.

We respectfully request the City's support for this rezoning application and look forward to continuing to work collaboratively with staff and stakeholders throughout the entitlement process.

LEGAL DESCRIPTION

Lot 1:

THE WEST 198 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 40 FEET THEREOF; AND EXCEPT THE WEST 20 FEET; AND EXCEPT THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 3 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 40 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER WITH THE EAST LINE OF THE WEST 20 FEET THEREOF;

THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF 10 FEET;

THENCE NORTHEASTERLY TO A POINT ON SAID SOUTH LINE WHICH IS 10 FEET EASTERLY FROM THE POINT OF BEGINNING;

THENCE TO THE POINT OF BEGINNING.

Lot 2:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 198 FEET;

THENCE SOUTH 660 FEET;

THENCE WEST 198 FEET TO THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION;

THENCE NORTH 660 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 198 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Exhibit A

PROJECT DIRECTORY

OWNER
hfo asset management
emly grieff, hunter rodgers
6517 n. 60th street
paradise valley, az 85253
t. 602.955.4695

ARCHITECT
aline architecture concepts, llc
brian krob, principal; brian laubenthal, principal
ken molletta, project manager
7340 east main street, #210
scottsdale, az 85251
t. 480.273.4233

PRIMARY COMPLIANCE JURISDICTION
city of phoenix
planning and development department
t. 602.262.7811

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 PHOENIX FIRE CODE
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2012 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)
2017 NATIONAL ELECTRIC CODE (NEC)
2009 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS
2010 AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES

PARKING REQUIREMENTS

SEE PARKING STUDY FOR MORE INFORMATION

EX BUILDING 'C' (THIS SCOPE)
PUBLIC ASSEMBLY GENERAL/EVENT VENUE:
INTERIOR NET AREA 5,237 s.f.
SUB TOTAL 5,237 / 100 = 52.4 = 53

EX. BUILDING 'B' (NOT THIS SCOPE)
OFFICE: (LESS THAN 50,000 S.F. NET AREA) 4,200 s.f.
SUB TOTAL 4,200 / 300 = 14

EX. BUILDING 'A' (NOT THIS SCOPE)
RESTAURANT/BAR:
INDOOR DINING NET AREA 900 s.f.
SUB TOTAL 900 / 50 = 18

TOTAL REQUIRED 106
TOTAL PROVIDED 112

PENDING PROPOSED FUTURE PARKING SOUTH OF EXISTING SITE. NOT THIS SCOPE. MINOR MODIFICATIONS PROPOSED AT EXISTING ADJACENT PARKING FOR NEW EXTERIOR PATIO

GRAPHIC LEGEND

- THIS PROJECT SCOPE - INTERIOR TENANT IMPROVEMENT ONLY - MINOR EXTERIOR MODIFICATIONS INCLUDED
- FUTURE PARKING LOT - NOT THIS SCOPE

C.O.PHX.

PROJECT SUMMARY

INTERIOR TENANT IMPROVEMENT FOR AN EVENT VENUE. MINOR IMPROVEMENTS INCLUDE THE ADDITION OF TWO EXTERIOR PATIOS, MINOR PARKING LOT MODIFICATIONS, UPDATING INTERIOR FINISHES, ELECTRICAL, MECHANICAL, PLUMBING, KITCHEN TO MEET THE NEEDS OF THE EVENT SPACE. EXTERIOR IMPROVEMENTS INCLUDE PATIO'S, MODIFICATION/PRESERVATION OF EXISTING LANDSCAPING AND NEW GLAZING IN SPECIFIC LOCATIONS. FIRE LINE AND RISER DRAWINGS TO BE DIFFERED SUBMITTAL.

LEGAL DESCRIPTION

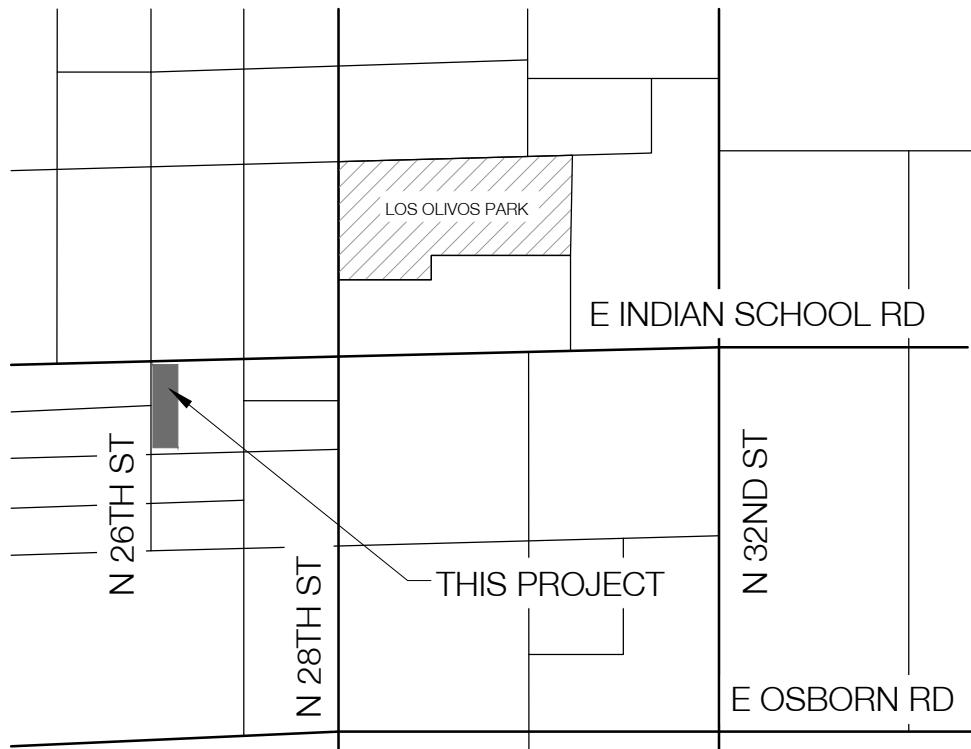
THE WEST 198 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; MARICOPA, COUNTY, ARIZONA.

SITE DATA

ASSESSORS PARCEL NUMBER 119-03-076C
ZONING C-3
NET SITE AREA 25,401 S.F. (0.58 ACRES)
GROSS SITE AREA 51,400 S.F. (1.179 ACRES)
GROSS AREA BUILDING 'C' / FOOTPRINT 6,348 S.F.
LOT COVERAGE 24% (6,348 / 25,401)

BUILDING DATA

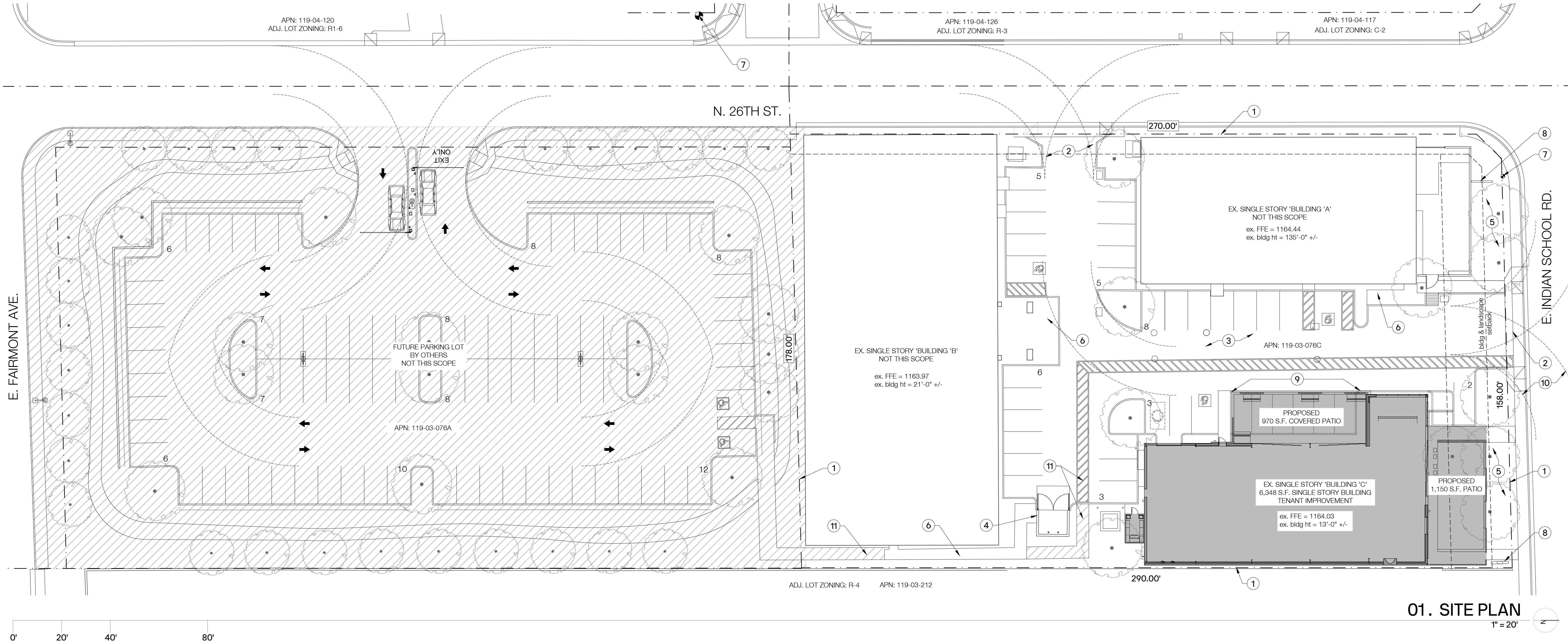
BUILDING ADDRESS 2621 E. INDIAN SCHOOL ROAD
PHOENIX, AZ 85016
OCCUPANCY A-2 (ASSEMBLY)
EXISTING USE RETAIL
PROPOSED USE EVENT VENUE
CONSTRUCTION TYPE VB-NS
FIRE PROTECTION NONE
FIRE SEPARATION NON-SEPARATED
TOTAL EXISTING TENANT AREA 6,348 GROSS S.F.
TOTAL PROPOSED PATIO AREAS 2,120 GROSS S.F.
TOTAL TENANT AREA + NEW PATIO 8,468 GROSS S.F.
MAXIMUM HEIGHT ALLOWED 1 STORY, 75'-0"
MAXIMUM HEIGHT PROPOSED 1 STORY, 15'-8"



VICINITY MAP
NO SCALE

SITE PLAN KEYNOTES

- PROPERTY LINE
- EX. DRIVEWAY
- EX. PARKING LOT & STRIPING
- EX. REFUSE ENCLOSURE
- EXISTING LANDSCAPE AREA
- EX. HARDSCAPE
- EX. FIRE HYDRANT
- EX. MONUMENT SIGN
- EX. PARKING STALLS TO BE REMOVED
- EX. FIRE DEPARTMENT APPARATUS TURNING RADIUS: 35' INNER & 55' OUTER
- FUTURE ADA ACCESS FROM PUBLIC WAY TO BUILDING ENTRANCE & FUTURE PARKING AREA - NOT THIS SCOPE
- EX. FIRE RISER STUB UP LOCATION - FIRE RISER AND SPRINKLERS UNDER SEPARATE PERMIT/DEFERRED SUBMITTAL
- GAS METER



1ST CITY SUBMITTAL

revisions

preliminary not for construction

INDIAN SCHOOL VENUE T.I.
2621 e. indian school road
phoenix, arizona 85016

date issued: month 00, 2025
project # 24035

7340 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251
MADE WITH ALINE . COM

ALINE
ARCHITECTURE CONCEPTS

Exhibit B

RIO RANCHO PARKING LOT - 2600 EAST FAIRMONT AVENUE

project consultants

owner:
ROSE LAW GROUP
7144 EAST STETSON DRIVE, SUITE 300
SCOTTSDALE, ARIZONA 85251
CONTACT: TY UTTON
PHONE: 480.944.4189
EMAIL: tutton@roselawgroup.com

landscape architecture:

DESIGN ETHIC, LLC
7525 EAST 6TH AVENUE
SCOTTSDALE, ARIZONA 85251
CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: bpaul@designethic.net

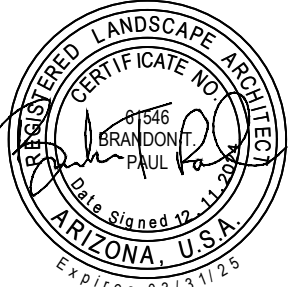
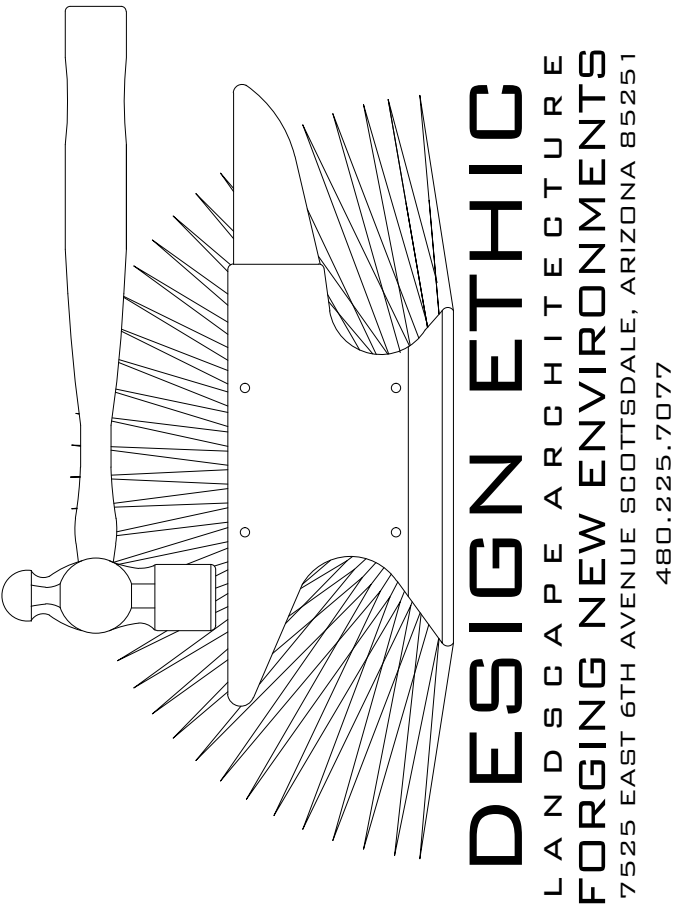
architectures:

UPWARD ARCHITECTS
1155 W. RIO SALADO PARKWAY, SUITE B-101
TEMPE, AZ 85281
PROJECT CONTACT: JUSTIN GREGONIS
PHONE: 602.753.5222
EMAIL: justin@upwardarchitects.com



conceptual plant legend

trees		shrubs	
botanical name	common name	botanical name	common name
ACACIA FARNESIANA	SWEET ACACIA	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
ACACIA CONSTRICTA	WHITETHORN ACACIA	BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA
ACACIA SCHAFFNERI	TWISTED ACACIA	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE
ACACIA SALICINA	WILLOW ACACIA	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
CAESALPINIA CACALACO	THORNLESS CASCALOTE	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER
CHILOPSIS LINEARIS	DESERT WILLOW	CELTIS PALLIDA	DESERT HACKBERRY
DALBERGIA SISSOO	SISSOO TREE	CORDIA PARVIFOLIA	LITTLELEAF CORDIA
FRAXINUS VELUTINA 'RIO GRANDE'	FAN-TEX ASH	DALEA FRUTESCENS	SIERRA NEGRA
OLNEYA TESOTA	IRONWOOD	DODONAEA VISCOSA	HOPSEED BUSH
PARKINSONIA X. 'DESERT MUSEUM'	DESERT MUSEUM	ENCELIA FARINOSA	BRITTLEBUSH
PARKINSONIA PRAECOX	PALO BREA	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH
PARKINSONIA FLORIDUM	BLUE PALO VERDE	EREMOPHILA SP.	VALENTINE
PARKINSONIA MICROPHYLLUM	FOOTHILLS PALO VERDE	JUSTICIA CALIFORNICA	CHUPAROSA
PISTACIA X. RED PUSH	RED PUSH PISTACHE	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	LARREA TRIDENTATA	CREOSOTE
PROSOPIS PUBESCENS	SCREWBEAN MESQUITE	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD
PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	RUELLIA PENINSULARIS	BAJA RUELLIA
TIPUANA TIPU	TIPU TREE	RUELLIA BRITTONIANA	MEXICAN PETUNIA
ULMUS PARVIFOLIA	EVERGREEN ELM	RUSSELLIA EQUISETIFORMIS	CORAL FOUNTAIN
BIZMARKIA NOBILIS	BIZMARK PALM	SENNA ARTEMISIOIDES	FEATHERY CASSIA
BRAHEA ARMATA	MEXICAN BLUE PALM	SIMMONDSIA CHINENSIS	JOJOBA
BUTIA CAPITATA	PINDO PALM	SPHAERALCEA AMBIGUA	GLOBEMALLOW
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	TECOMA ALATA	ORANGE JUBILEE
CYCAS REVOLUTA	SAGO PALM	TECOMA CAPENSIS	CAPE HONEYSUCKLE
PHOENIX DACTYLIFERA	DATE PALM	TECOMA STANS	YELLOW BELLS
PHOENIX ROEBELINII	PIGMY DATE PALM		
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM		
palms		vines	
AGAVE SPECIES	AGAVE SPECIES	BOUGAINVILLEA SPECIES	BOUGAINVILLEA SPECIES
ALOE SPECIES	ALOE SPECIES	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE
ASCLEPIAS SUBULATA	DESERT MILKWEED	JASMINUM MESNYI	YELLOW JASMINE VINE
CARNEGIEA GIGANTEA	SAGUARO	PASSIFLORA SP.	PASSION VINE
DASYLIRION SPECIES	DASYLIRION SPECIES	PARTHENOCISSUS SP.	HACIENDA CREEPER
ECHINOCACTUS GRUSONII	GOLDEN BARREL	ROSA BANKSIAE	LADY BANKS ROSE
EUPHORBIA ANTISYPHILITICA	CANDELLILLA	groundcover	
EUPHORBIA RIGIDA	GOPHER PLANT	ACACIA REDOLENS	DESERT CARPET
EUPHORBIA TRICUCALLI	STICKS OF FIRE	AMBROSIA DELTOIDEA	BURSAGE
FEROCACTUS CYLINDRACEUS	COMPASS BARREL	BAILEYA MULTIRADIATA	DESERT MARIGOLD
FOUQUIERIA SPLENDENS	OCOTILLO	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
HESPERALOE FUNIFERA	GIANT HESPERALOE	CHRYSACTINIA MEXICANA	DAMIANITA
HESPERALOE PARVIFLORA	RED YUCCA	DALEA CAPITATA	DALEA
HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	GAZANIA RIGENS	GAZANIA
LOPHOCEREUS SCHOTTII	SENITA	LANTANA SPECIES	LANTANA SPECIES
MUHLENBERGIA CAPILLARIS	REGAL MIST	PENSTEMON SPECIES	PENSTEMON SPECIES
MUHLENBERGIA LINDHEIMERI	AUTUMN GLOW	ROSMARINUS OFFICINALIS	ROSMARY
NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	RUELLIA BRITTONIANA 'KATIE'	'KATIE' RUELLIA
OPUNTIA BIGELOVII	TEDDY BEAR CHOLLA	SETCREASEA PALLIDA	PURPLE HEART PLANT
OPUNTIA SANTA-RITA	PURPLE PRICKLY PEAR	SPHAGNETICOLA TRILOBATA	YELLOW DOT
OPUNTIA FICUS INDICA	INDIAN FIG PRICKLY PEAR	TETRANEURIS ACAULIS	ANGELITA DAISY
OPUNTIA VERSICOLOR	STAGHORN CHOLLA	THYMOPHYLLA PENTACHAETA	GOLDEN DYSSODIA
PACHCEREUS MARGINATUS	MEXICAN FENCE POST	ABRONIA VILLOSA	SAND VERBENA
PEDILANTHUS MACROCARPUS	SLIPPER PLANT	TURF	TURF
PORTULACARIA AFRA	ELEPHANTS FOOD		
YUCCA SPECIES	YUCCA SPECIES		



RIO RANCHO PARKING LOT
2600 EAST FAIRMONT AVENUE
PHOENIX, ARIZONA 85016

CONCEPTUAL PLANTING PLAN

LSB# - ##-#### / KIVA#-##-#### / ZONING - / Q.S. -

PROJECT:

SHEET TITLE:

JOB NO: 24-031
DATE: -
DRAWN BY: B. PAUL
SUBMITTED: 12.11.2024
REVISED:

SHEET
L2.01

1 OF 1

vicinity map

