

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.

This PUD provides the regulatory zoning provision designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein amend various provisions provided by the City of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

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A. Purpose and Intent

1. Project Overview and Goals.

Generations North Central Phoenix (the “Project”) is 146 unit Senior Care community that will provide an age-in-place opportunity in North Central Phoenix. Residents will be offered a mix of services in a highly amenitized independent living community in a campus setting. As a development that is governed by the Arizona Department of Health Services, the Project will provide both personal care and directed care. The Project will include a memory care unit for those that require a more structured environment.

The goal of the Project is to provide a high-quality residential living environment for those members of the community that have reached an age where they require some assistance in daily activities in order to maintain their quality of life. With limited options for an amenity rich living environment currently existing in Central Phoenix, the Project intends to provide this much needed service and lifestyle to the surrounding community.

2. Overall Design Concept.

Due to the Project’s prior use as a parking lot for North Central Baptist Church, the design of the site required careful attention to the relationship between the Project and the Church’s campus, as well as respecting the existing condition of Bethany Home Road, nearby Central Avenue and neighborhoods to the east and along Montebello Avenue to the south.

To achieve a harmonious development, the site plan reflects a campus like environment, similar to the Church’s campus. The buildings are setback no less than 80 feet from the north property line along Bethany Home, providing area for parking and landscaping that keeps a similar visual experience on Bethany Home for those passing by.

Along the eastern boundary, the site plan provides a minimum of 55 feet of building setback, keeping a low edge to the Project that is similar to the existing condition.

At the south end of the eastern boundary, the Project building setback is increased to 60 feet along 3rd Street, providing significant separation from the nearby single-family homes. This is also the location of the Memory Care building, which by the nature of the residents, is a very quiet land use with little resident created traffic or noise. The southern property line is buffered from Montebello Avenue by baseball and soccer fields, which will remain.

These proposed building setbacks provide a similar condition as that exists today (the area is currently parking lots). With the frame for the buildings established, the campus itself is then laid out in a L-shape, with the primary activity core for the residents being located at the northeast corner of the main building. The resident wings extend out to the west and south from this core, providing proximity for residents while maintaining sufficient separation for these quieter areas.

As noted prior, the Memory Care building is located at the southern portion of the site. Because these residents do not drive and spend a majority of their time at home, this building is best placed furthest from the main entrance, hence its location.

Outdoor amenity areas, such as the pool, main outdoor dining area and dog park are located away from busy Bethany Home Road and are buffered by the buildings themselves, which permits a quieter outdoor experience for residents.

In addition to the thoughtful site planning described above, the Project's vertical elevations are intended to complement the surrounding community while establishing a modern, high-quality look. Extensive use of varying materials, and façade planes, as well as careful use of color provide for a visually interesting elevation that will add visual interest to the area.

B. Land Use Plan

1. Proposed Land Uses.

The Project is a senior care living environment with a primary goal of providing high-quality assisted living and memory care services to its residents; therefore this development is best described as a residential use. As such, it is appropriate for inclusion in proximity to existing single-family residential uses (north and east), Commercial Office (“C-O”) uses (east), as well as the quasi-public use of the Church (southwest).

Accessory uses are anticipated that may include dining, fitness and media rooms. In addition, educational opportunities, an art studio and other spaces dedicated to resident personal growth will be included in the final building use programming.

To provide additional services to residents in the main building, there may also be accessory uses that could require city issued business licenses or other County or State approvals. For example, a dining hall, while resident focused, may provide service to non-residents in that invited guests¹ of residents may utilize these facilities while visiting their friend or family member. Because the facility may charge the guests, a business license and/or additional state licensure may be required. Another example would be a salon, if provided, as it will require a license from the Arizona State Board of Cosmetology. It is the intent of this PUD to make clear that, for the purposes of any additional governmental permitting or licensing approvals, this PUD provides the documentation that the property is “zoned” for the uses, as regulated herein.

¹ Because the facility is secured, guests must be admitted into the building. An “Invited Guest” is someone that has permission of a resident to join them on-site. The facility does not permit uninvited individuals or the general public access to the building or any of the facility’s amenities (with the exception of scheduled tours for prospective residents).

Memory care services will be provided in the Memory Care building; this type of resident will likely need light medical assistance and care that will be provided on-site.

The proposed land uses will be complementary and compatible with existing land uses. Specific land use standards are provided for in Section F.

2. Conceptual Site Plan Overview.

Main Building, Ground Level:

For the main building, the primary entrance at the northeast corner provides the “heart” of the resident activities. These may include a dining hall, parlor/game rooms, salon, fitness and other resident activity areas and facilities. Administrative offices for the facility operator are located in this area as well. Beyond this core area, the resident unit wings are to the south and west. This floor features 34 units and about 44,500 square feet of common resident space.

Main Building, Level 2:

The second level contains 35 residential dwelling units as well as additional resident amenities, such as a theater, a chapel and game room totaling about 31,500 square feet.

Main Building, Level 3:

In addition to 35 resident dwelling units, the plans call for additional amenities such as an art studio, training, and life-long learning space; these areas total about 31,500 square feet.

Memory Care Building, Ground Level:

Due to the more supervised needs of these residents, this building is designed to be secure and more structured in its amenity programming. The dining and living spaces are located directly

adjacent to the courtyards to provide a safe outdoor environment. This floor features about 12,000 square feet of resident amenities and common areas as well as 22 resident units.

Memory Care Building, Level 2:

Similar in layout to the ground level, the second floor also features 22 resident units around living and dining space that is centralized on each half of the building (to provide easy access for residents). Outdoor recreation is available via the deck area. The fitness room is provided on this floor. Resident and common space on this floor totals about 12,000 square feet.

C. Site Conditions and Location

1. Acreeage.

The Site is a total gross area of 7.48 acres (325,872 square feet) and a net of 6.83 acres (297,515 square feet).

2. Location.

The Project is located at the northeast corner “L” of the existing North Phoenix Baptist Church, located at the southeast corner of Central Avenue and Bethany Home Road in the North Central Phoenix neighborhood. The site is currently developed as a portion of the parking lot for the Church and has been deemed excess land, available for development. The Project is not expected to impact the Church’s parking needs, both Zoning Ordinance required parking or its actual operating parking demand.



FIGURE 1 – Site Aerial

Figure 1 illustrates the immediate area and the Site's relationship with surrounding properties.

Access to the Site is excellent, with Bethany Home Road, a five (5) lane arterial roadway, providing ingress and egress to and from the Project. With an existing back of curb width varying from about 75 feet up to 86 feet, there is sufficient existing right-of-way (additional roadway dedications should not be necessary).



The site plan utilizes the existing left-in, right-out driveway at the main entry, with secondary access (and primary access for those westbound visitors) provided at the west side of the Project off of the main Church driveway. Additional driveways should not be required. See Tab A, A1-4 for site circulation details.



The Murphy Bridal Path Trail (which runs north along Central Avenue) is 700 feet to the west. This corner is at a fully signalized

intersection, providing pedestrian access to that trail system and the canal trail system beyond.

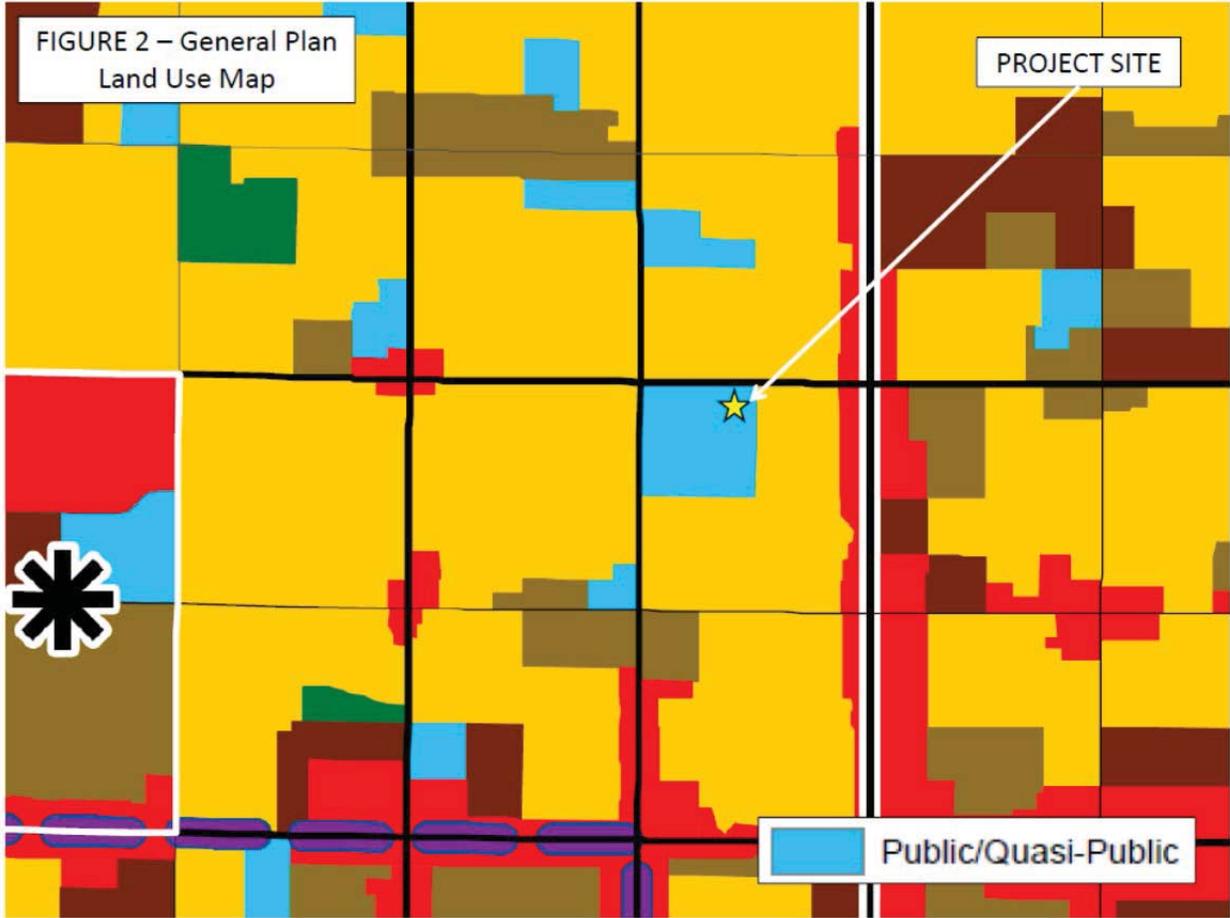
Bus service is available on Bethany Home (Route 60, Stop#13850) and on Central Avenue (Route Zero, Stop #13850).

3. Topography and Natural Features.

The site is currently developed as a surface parking lot. It is generally flat and has no natural features of significant interest.

D. General Plan Conformance

The Site is identified as "Public/Quasi-Public" on the General Plan Land Use Map ([Figure 2](#)):



Because the General Plan identifies "Minor Amendments" as those in excess of 10 or more gross acres and this request does not exceed that (nor the "Major Amendment") threshold, an amendment to the General Plan Land Use Map is not required for the Project. Pages 193 and 194 of the 2015 General Plan ("planPHX") provides for specific policy information related to the particular amendment and conformance standards.

The Project provides for the achievement of a number of specific goals of the General Plan, as discussed on the following pages.

Opportunity Sites Goal:

*"To promote development of vacant parcels or **redevelopment of underutilized parcels** within the developed area of the city that are consistent with the character of the area or with the area's transitional objectives" (Pg. 66) (emphasis added).*

A surface parking lot that provides excess parking (i.e. is not required to support the primary land use) is underutilization of land, particularly in the North Central Phoenix area where most sites are developed. Underutilized parking lots are similar to vacant lots; they detract from the surrounding community by being a visually unappealing feature and do not add to the livability of a community. The redevelopment of this excess parking lot into a new, high-quality living environment meets this Goal by replacing the parking lot with visually appealing buildings and activation of the site with new residents and their visitors.

Diverse Neighborhoods Goal:

*"Encourage communities and neighborhood to **be a mix of ages, incomes and ethnicities and provide housing suitable to residents with special needs**" (Pg. 122) (emphasis added).*

The Project provides a housing option for older adults that require some assistance with daily activities and would not be able (or willing) to maintain a single-family home. Without this housing option, these seniors would likely have to leave the neighborhood to find housing that fits their needs. For those with higher level needs, such as memory care, this Project will provide a housing option for them that meets their unique needs. Approval of this PUD will forward this Goal of the General Plan by retaining older adults in the neighborhood and by providing a special needs housing option.

E. Zoning and Land Use Compatibility

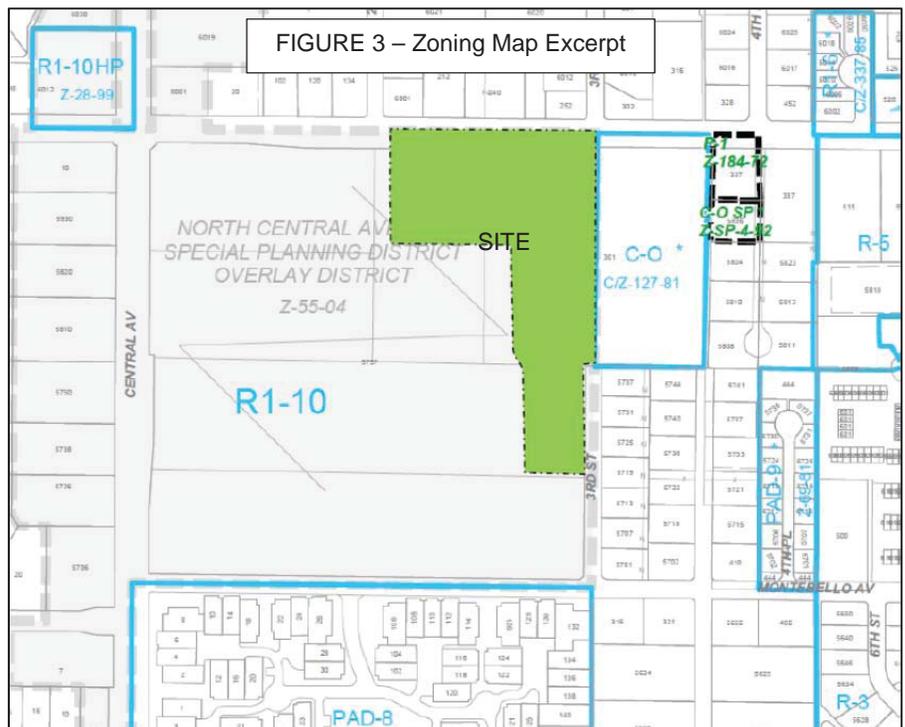
1. Existing and Adjacent Zoning.

The Project site is currently zoned R1-10, with the North Central Avenue Special Planning District Overlay District (Case Z-55-04). Surrounding zoning is predominantly R1-10 with some C-O, Commercial Office, directly adjacent (see [Figure 3](#)).

	Zoning	Current Use
Site	R1-10	Surface Parking Lot
North	R1-10	Single-Family Dwellings (Across Bethany Home Road)
East	C-O & R1-10	Office Building and Single-Family Dwellings (Across 3rd St)
South	R1-10 & PAD 8	Church Athletic Fields and Townhomes (Across Montebello)
West	R1-10	Church Parking Lots, Campus Buildings and Facilities

2. Existing and Adjacent Land Uses.

Located along the busy Bethany Home frontage, the Project is an “L” shaped parcel of land located at the northeastern quadrant of the Church property. Besides the Church, the most proximate neighboring land use is a C-O zoned two (2) story office building to the immediate east. Across 3rd Street are four (4) single-family homes. North, across Bethany Home Road, are five (5) single-family properties. The Project site is currently utilized for extra parking for the Church.



3. Existing and Adjacent Character.

The adjacent character is diverse, reflective of the gradual growth of the area and the smaller sizes of the subdivisions developed in the area.

To the East is the Pueblo Nuevo office complex. It features a “santa-fe” type design with log/wood details, sand/tan coloring and the extensive use of pine trees in the landscaping plan.



The residential homes that front onto 3rd Street are diverse, with landscaped front yards that utilize generous amounts of turf, mature trees and some cactus. The homes, mostly “ranch” style, feature garages/carports as a main element of the façade, with limited windows fronting the street as was typical with this style.



To the North are single-family homes that feature a variety of designs, colors and elevation details. One feature that is very consistent is the use of walls along the Bethany Home Road frontage to buffer the residences from the roadway. Lighter colors are also utilized, and there is a mix of turf, cactus and specimen trees.

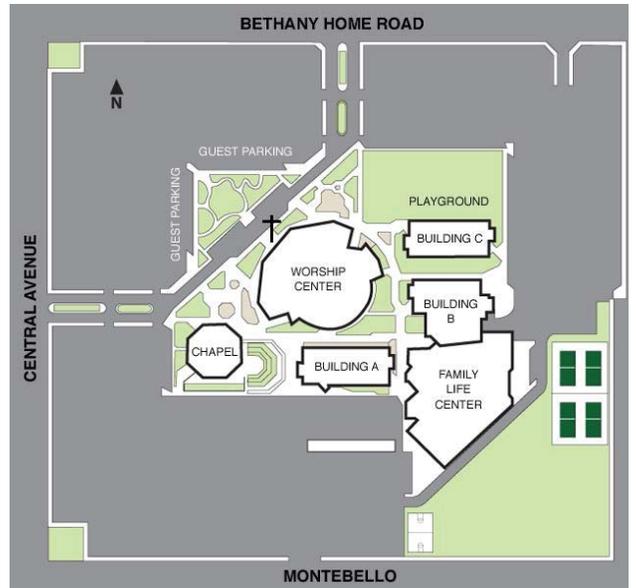


As to existing character, the Church is a contemporary design, featuring light colored stucco finished walls with metal roofing material. The main buildings (worship center and chapel) are focused around an interior courtyard with amphitheater space, as well as a number of supporting buildings to the east and south.



The eastern edge of the Church campus (visible from 3rd Street) is the back side of larger accessory building that makes up the Church's Family Life Center, an 83,000 square foot recreation and fitness facility that features gymnasium, fitness center, skating rink and sport courts.

The campus also includes a preschool, outdoor athletic fields and supporting office space.



3rd Street Looking West (Family Life Center)

F. List of Uses

1. Permitted Uses.

All those land uses permitted in the R1-10 Single-Family Residence District (Section 611) and:

- a. Independent Living²
- b. Assisted Living Center³
- c. Memory Care Facility⁴

2. Temporary Uses.

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

3. Accessory Uses

All those accessory land uses permitted in the R1-10 Single-Family Residence District (Section 611) and specifically:

- a. Food Services (such as a Dining Hall, Room Service, etc.)
- b. Laundry Services
- c. Salon/Beauty Parlor
- d. Training and Educational Programs
- e. Services/Programs Required by the Arizona Department of Health Services Associated with Licensed Primary Uses

Accessory uses listed above (F.3.a-e) are permitted as accessory only to F.1.a, b and c land uses and shall be provided primarily for resident use. Ancillary resident guest use is permitted, but at no time shall an accessory use be open to use by the general public.

² Units within the project not occupied by an individual in a nature subject to regulation of ARS Title 36, Chapter 4.

³ As Defined in ARS 36-401A.7 and inclusive of "Personal Care Services" as per ARS 36-401A.36

⁴ Defined as "Directed Care Services" by ARS 36-401A.15

G. Development Standards

1. Development Standards Table.

For the development of F.1.a, b and/or c land uses:

	Development Standard		Allowance
a.	Density and Number of Dwelling Units		22 du/ac - 150 Dwelling Units
b.	Minimum Lot Width/Depth		No Minimum
c.	Building Setbacks		
		i. Adjacent to Bethany Home Road	80 Feet
		ii. Adjacent to 3rd Street	60 Feet
		iii. Eastern Property Line (Not Adjacent to ROW)	55 Feet
		iv. Western Property Line	10 Feet
d.	Maximum Building Height		As Per <u>TAB A – A1-0</u>
e.	Maximum Lot Coverage		35%

For all other development:

f.	Comply with R1-10, Single-Family Residence District, Section 611
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2. Landscape Standards.

For the development of F.1.a, b and/or c land uses:

a. Landscaping setbacks shall be as shown on TAB D – L1-0.

For all other development:

b. Comply with R1-10, Single-Family Residence District, Section 611

For 2.a, within the established landscaping setbacks, the required trees, shrubs and associated standards are as per Table 1 (following page).

Table 1 – Landscaping Requirements for G.2.a Development

	Zone 1 (Primary Frontage)
i.	1 Tree for Each 25 Feet of Street Frontage
ii.	Trees May Be Grouped or Staggered
iii.	50% Minimum 3-inch Caliper or Multi-Trunk Trees
iv.	50% Minimum 4-inch Caliper or Multi-Trunk Trees
v.	No Pines
vi.	Grouping of 3 Palm Trees (to Match Existing) at Western Entry
vii.	Minimum of 2 Shrubs Per Tree, 5-Gallon Sized or Greater
viii.	No Berming Between Sidewalk and Screen Wall
ix.	Minimum 25% of Total Area to Include Turf (Located Near Street)
	Zone 2 (Transition Zone from Adjacent Office to Entry Drive)
i.	1 Tree for Each 15 Feet of Street Frontage
ii.	Trees May Be Grouped or Staggered
iii.	50% Minimum 3-inch Caliper or Multi-Trunk Trees
iv.	50% Minimum 4-inch Caliper or Multi-Trunk Trees
v.	3 Trees Shall be Pines (Same as Found to Property Directly East)
vi.	Minimum of 5 Shrubs Per Tree, 5-Gallon Sized or Greater
vii.	20% of Shrubs to be 4 or More Feet Tall at Maturity
viii.	20% of Shrubs to be Groundcover
ix.	1 Angled Boulder per 15 Feet of Frontage
	Zone 3 (Office Building Buffer)
i.	1 Canopy Tree for Each 25 Feet of Property Line Frontage
ii.	If Possible, Retain Existing Trees
iii.	New Trees to be Minimum 3-Inch Caliper or Multi-Trunk
iv.	Include 2 Pines in First 100' (From Bethany Home Frontage South)
v.	Minimum of 2 Shrubs Per Tree, 5-Gallon Sized or Greater
	Zone 4 (3rd Street Yard)
i.	See <u>TAB D, L1-1</u> , Zone 4 Conceptual Landscape Plan for Standards

3. Parking.

a. Automotive Parking. For F.1.a, b and/or c land uses, the Project shall provide private parking spaces on-site as follows:

One (1) Parking Space per 2 Patient Beds

b. Bicycle Parking. For F.1.a, b and/or c land uses, the Project shall provide bicycle parking as follows:

i. Employees – Bike Rack for Eight (8) Bicycles Shall be Provided Near the Employee Entrance or Service Area

ii. Guests – Bike Rack for Five (5) Bicycles Shall be Provided Near Main Entrance

For all other development, parking will be provided as required by Section 702.

4. Amenities.

For F.1.a, b and/or c land uses, the resident amenities may include fitness center, salon, dining rooms, cafeteria, theater, game room, art studio, chapel, educational space and/or other interior and exterior amenities typically utilized by the Project's targeted age group.

5. Shade.

For F.1.a, b and/or c land uses, a minimum of 50% shade coverage for pathways will be provided. An average of 25% shade coverage will be provided in common active amenity spaces.

Compliance with this provision shall be documented via a shade plan that will show the shade of (i) pathways and (ii) common active amenity spaces resulting from either vegetative and/or structural (inclusive of building) shade at 3:00pm at summer solstice.

6. Lighting Plan.

All lighting will be consistent with the standards of Section 704 of the Phoenix Zoning Ordinance.

H. Design Guidelines

For F.1.a, b and/or c land uses, the final elevations and building plans submitted to the City shall include evidence of the provision of the following:

a: Exterior Materials - Breakdown of exterior materials:

	Standard	Minimum Requirement
i.	Masonry/Cementitious Veneer	10%
ii.	Metal Panels	5%
iii.	Glazing	20%
iv.	Stucco	Balance of Façade

b. Exterior Façade - Exterior articulation enhanced by use of exterior balconies and patios:

	Standard	Minimum Requirement
i.	Residential Units to Have Exterior Balcony/Patio (Excludes "Memory Care" Units)	70%

c. Color Palette -

Desert earth tones utilizing a variety of tans, browns, beiges, grays, greens, and terra cotta. Figure 4, Color Palette / Materials provides examples of colors that may be utilized; final colors to be determined during the permitting process.



Figure 4 – Conceptual Color Palette/Materials

The following are non-City enforced provisions:

The final elevations and building plans submitted to the City for F.1.a, b and/or c land uses shall include evidence of the provision of the following:

- a. Natural surveillance by residents and staff should be in the Project's design to encourage easy observation of people and property; utilize windows at first floor to permit resident views to outdoor areas and provide visibility from ground floor amenity spaces and lobby to parking areas.
- b. Design continuity, including exterior accent materials that exhibit quality and durability.
- c. The primary entrance area and courtyards shall incorporate shade canopies and opportunities for outdoor gathering and a comfortable rest/wait.
- d. No less than 70% of all units shall have access to private outdoor balcony spaces (excluding Memory Care Units).

To summarize the design concept for the Project, if developed with F.1.a, b and/or c land uses:

The site is organized with the larger more active Assisted/Independent Living building to the north of the site along Bethany Home Road with the Church to the west and a commercial property to the east. The main entry to the community is from Bethany Home Road and incorporates a distinctive roundabout and expansive porte-cochere. The smaller, less active Memory Care Building is located to the south and provides a transition between the single family houses to the east and south and the Church.

The buildings have strong massing, with vertical elements broken up by horizontal balconies. The architecture is a contemporary interpretation of historic modern architecture in the surrounding

area, utilizing both stucco and masonry/cementitious veneer along with deep horizontal overhangs. The entry commons are flanked by two (2) masonry/cementitious veneer wing walls visually directing you to the entry along with the porte-cochere which anchors to a masonry base connecting two curved stucco wing walls with 2-story glass. Above the porte-cochere rises an entry focal point capped with an angled metal roof reminiscent of the existing Worship Center roof and other surrounding historic architecture. The buildings will incorporate the same or similar color to the existing Worship Center stucco color into the proposed color & materials palette.

This design concept should be reflected in the final elevations for the Project.

I. Signs

Signage for the Project shall comply with Section 705, except as permitted below only for F.1.a, b and/or c land uses. For the purposes of applying Section 705 standards to sign applications, the applicable Table D-1 definition of land use is as per Section 705.D.1.a.(2).

Monument signs are proposed in two (2) locations as indicated on the overall site plan. These signs are proposed to 6 foot high by 12 foot wide (maximum) with direct, indirect or internal illumination. Final signage colors and materials are to be compatible with the proposed building architecture and the standards of this PUD.

J. Sustainability

The following are applicable only to development of F.1.a, b and/or c land uses:

To increase the sustainability of the final development, including reducing energy, water and urban heat island impacts over its anticipated usable lifespan, the developer will provide the following:

1. City Enforced Standards.

These standards are to be documented as part of the standard building permit issuance process and will show compliance with the following features:

- a. High Efficiency Mechanical Equipment
- b. Centralized Water Heating System for Energy Efficiency
- c. Dual Glaze Windows with high performance Low-e glazing
- d. Lower Flow Toilets and Showerheads
- e. Energy Star Rated Appliances
- f. Site design for minimized heat island effect. Building roof to be light colored to maximize SRI.

2. Developer Enforced Standards.

These standards are not implemented by the City; however the developer commits to provide the following:

- a. Swimming pool located to minimize western sun exposure
- b. On-site amenities, activity programs and community shuttle to encourage residents to remain on property, reducing off site traffic trips.

c. Where appropriate, utilize “green infrastructure” stormwater management tools; see K.2.

K. Infrastructure

1. Circulation.

As an infill location, the surrounding street system is built-out to full public standards and is integrated into the larger Phoenix transportation system. The Project is accessible directly from Bethany Home Road, an arterial street. Due to low traffic generation and the existing full-buildout condition of surrounding streets, the Project is not anticipated to require any modifications to local streets or intersections.

2. Grading and Drainage.

The City of Phoenix will permit the Project to utilize a “pre-vs-post” or a “first flush” approach to storm water management. Exact design is to be determined.

As possible, the Project will utilize “green infrastructure” concepts for the control and dispersion of storm water. Such techniques include curb cuts in parking areas to permit water to drain into landscaping areas and roof drains that drain into landscape areas.

All storm water management solutions will be as approved by the City of Phoenix and compliant with applicable City Codes and Ordinances.

L. Phasing Plan

Not Applicable. This is a single-phase development.

M. Additional Exhibits

1. Legal Description:

EXHIBIT "A" GENERATION NCP LEGAL DESCRIPTION

A portion of land situated within a parcel of land as described in that certain document entitled "Warranty Deed" filed as Docket 9904, Page 720 records of Maricopa County, Arizona and being situated within a portion of the Northeast Quarter of Section 17, Township 2 North, Range 3 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found City of Phoenix 3" brass cap in hand hole accepted as the North Quarter corner of said Section 17 from which a found City of Phoenix 3" brass cap in hand hole accepted as the Northeast corner of said Section 17 thereof bears South 89°33'29" East, 2654.28 feet;

Thence South 89°33'29" East, 743.39 feet along the North line of the Northeast Quarter of said Section 17;

Thence leaving said north line, South 00°26'31" West, 40.00 feet to a point on the south Right-of-Way line of Bethany Home Road being the **POINT OF BEGINNING**;

THENCE THE FOLLOWING 11 COURSES ALONG SAID SOUTH RIGHT-OF-WAY;

Thence South 89°33'29" East, 170.92 feet;

Thence South 83°50'51" East, 114.57 feet;

Thence South 89°33'29" East, 101.30 feet to the beginning of a tangent curve, concave southerly, having a radius of 42.00 feet;

Thence southeasterly along said curve, through a central angle of 73°57'09", an arc length of 54.21 feet to a non-tangent line;

Thence South 89°33'29" East, 39.58 feet to a non-tangent curve, concave southerly, having a radius of 42.00 feet, the center of which bears South 89°16'16" East;

Thence along said curve, through a central angle of 89°42'47", an arc length of 65.76 feet to a non-tangent line;

Thence South 89°33'29" East, 30.26 feet;

Thence South 65°06'51" East, 12.08 feet;

Thence South 89°33'29" East, 7.00 feet;

Thence North 67°49'19" East, 13.00 feet;

Thence South 89°33'29" East, 24.50 feet to a point on the east line of said parcel;

THENCE THE FOLLOWING 3 COURSES ALONG SAID EAST LINE;

Thence leaving said south Right-of-Way, South 00°06'27" West, 650.01 feet;

Thence North 89°33'29" West, 25.00 feet;

Thence South 00°06'27" West, 309.48 feet;

Thence leaving said east line, North 89°33'29" West, 130.86 feet;

Thence North 00°26'31" East, 25.00 feet;

Thence North 89°33'29" West, 9.06 feet to the beginning of a tangent curve, concave northerly, having a radius of 23.50 feet;

Thence westerly along said curve, through a central angle of 89°33'29", an arc length of 36.73 feet to a tangent line;

Thence North 00°06'27" East, 301.88 feet;

Thence North 89°53'33" West, 34.43 feet;

Thence North 00°06'27" East, 262.09 feet to the beginning of a tangent curve, concave westerly, having a radius of 57.50 feet;

Thence northerly along said curve, through a central angle of 89°55'24", an arc length of 90.24 feet to a tangent line;

Thence North 89°48'57" West, 284.67 feet to the beginning of a tangent curve, concave northerly, having a radius of 32.50 feet;

Thence westerly along said curve, through a central angle of 89°54'30", an arc length of 51.00 feet to a tangent line;

Thence North 00°11'03" East, 244.45 feet to the beginning of a tangent curve, concave easterly, having a radius of 29.50 feet;

Thence northerly along said curve, through a central angle of 29°48'40", an arc length of 15.35 feet to a non-tangent line being a point on the aforesaid south Right-of-Way line and to the **POINT OF BEGINNING**.

Said portion of land containing 297,446.82 sq.ft., or 6.828 acres, more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

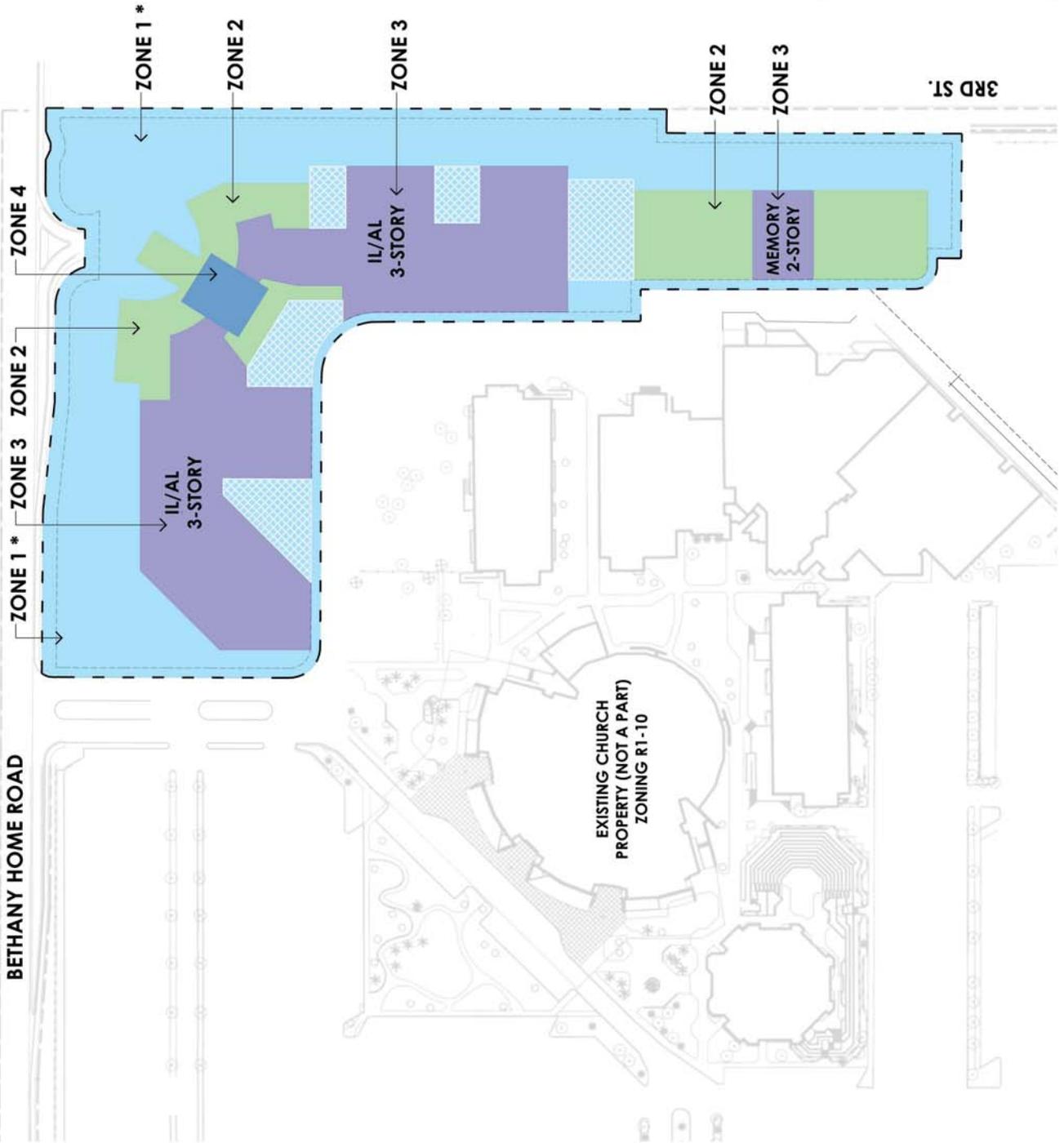
N. Development Plans

LEGEND:

	ZONE 1 * 0'-0" **
	ZONE 2 28'-10" **
	ZONE 3 39'-10" **
	ZONE 4 45'-10" **

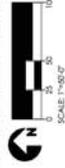
* HATCHED AREAS MAY CONTAIN ACCESSORY STRUCTURES NOT TO EXCEED 16'-0" HIGH ** AND A MAXIMUM AREA OF 650 SF EACH.

** BUILDING HEIGHT IS CALCULATED PER CITY OF PHOENIX ZONING ORDINANCE:
 THE VERTICAL DISTANCE MEASURED FROM THE HIGHER OF THE NATURAL GRADE LEVEL OR THE FINISHED GRADE LEVEL ESTABLISHED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PURSUANT TO THE FLOODPLAIN OR GRADING AND DRAINAGE REGULATIONS OF THE CITY TO THE HIGHEST LEVEL OF THE ROOF SURFACE OF FLAT ROOFS; OR TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE OF GABLE, GAMBREL, OR HIP ROOFS.



DATE: 06/20/2016

REGULATORY BUILDING HEIGHT DIAGRAM



Generations
 North Central Phoenix
 PHOENIX, AZ
 INVESTMENT PROPERTY ASSOCIATES, LLC (IPA)

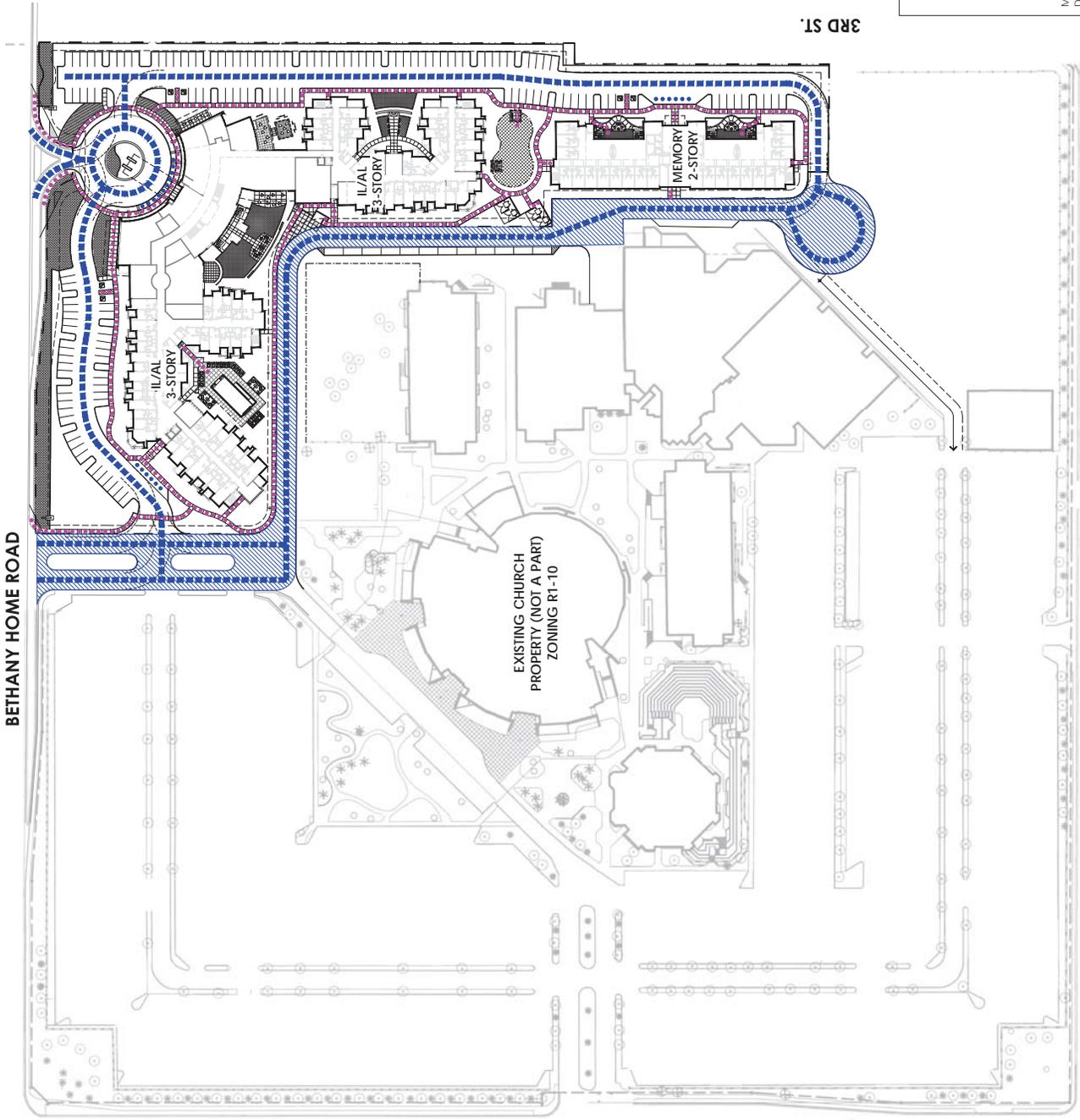


TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.932.8951
 www.toddsai.com

Project No.: 16-2026-00
 Date: 10-07-2016
 2nd Re-Zoning Submission
 Preliminary Not For Construction

A1.0

MDEV / SDEV NO.
 DSD KIVA NO. / PAPP NO. 18
 ZONING MAP: 20-28
 QUARTER SECTION NO.: #16-88, JULY 18, 2016
 PRE-APPLICATION MEETING: #7-34-16
 ZONING CASE: #7-34-16



- LEGEND:**
- SHARED ACCESS DRIVE
 - PEDESTRIAN CIRCULATION
 - VEHICULAR CIRCULATION
 - DROP-OFF



Generations
North Central Phoenix
PHOENIX, AZ
INVESTMENT PROPERTY ASSOCIATES, LLC (IPA)

ipa
INVESTMENT PROPERTY ASSOCIATES

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.932.8950
www.toddsai.com

Project No. 16-09040
Date: 10/07/2016
2nd Re-Zoning Submittal
Preliminary Not for Construction

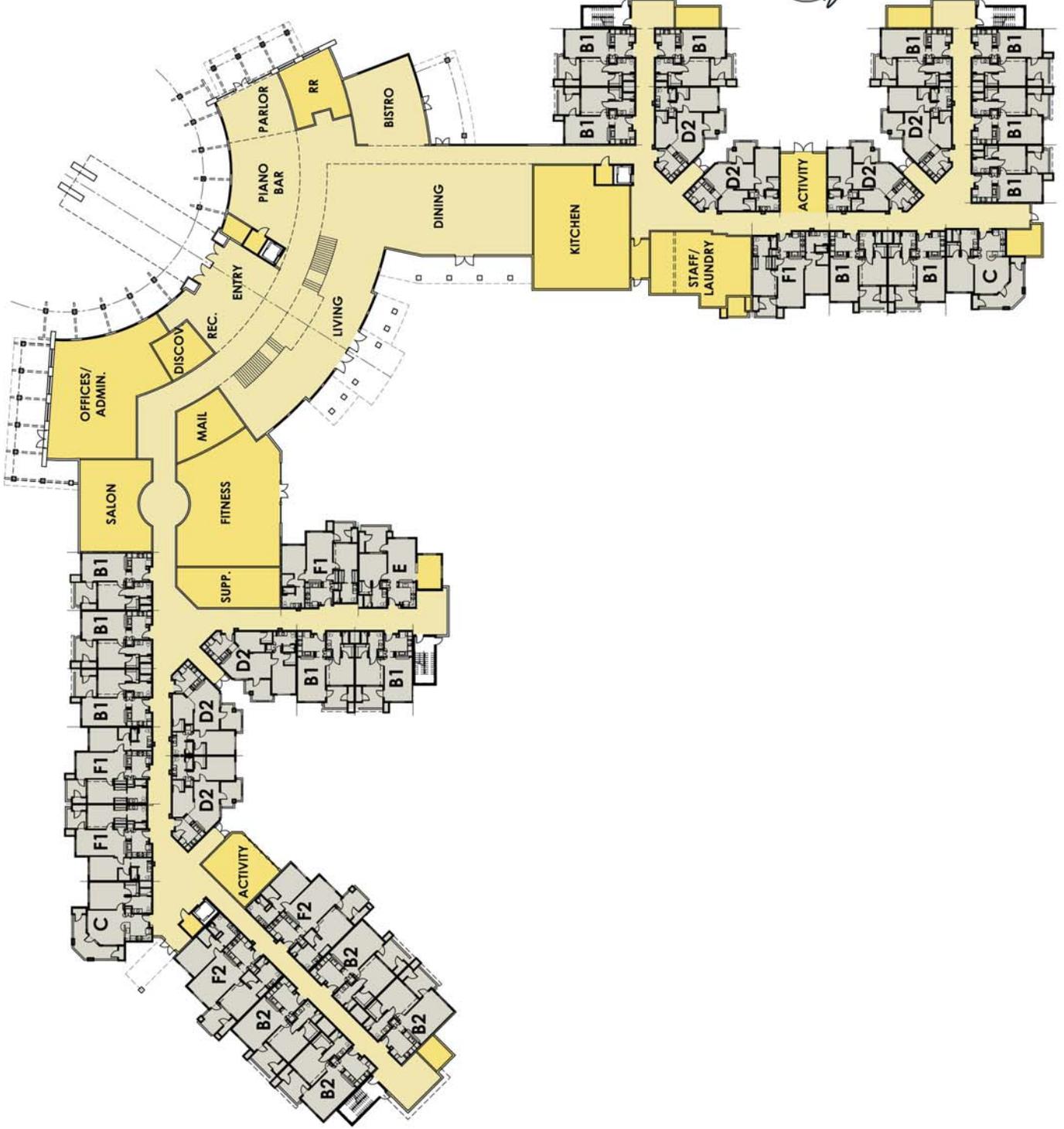
MDEV / SDEV NO.
DSD KVA NO. / PAPP NO.
ZONING MAP:
QUARTER SECTION NO.: 18 20-28
PREAPPLICATION MEETING: #16-88, JULY 18, 2016
ZONING CASE: #Z54-16

MONTEBELLO AVE.

3RD ST.

CENTRAL AVENUE

A1.4



ASSISTED/INDEPENDENT LIVING BUILDING
1ST FLOOR PLAN



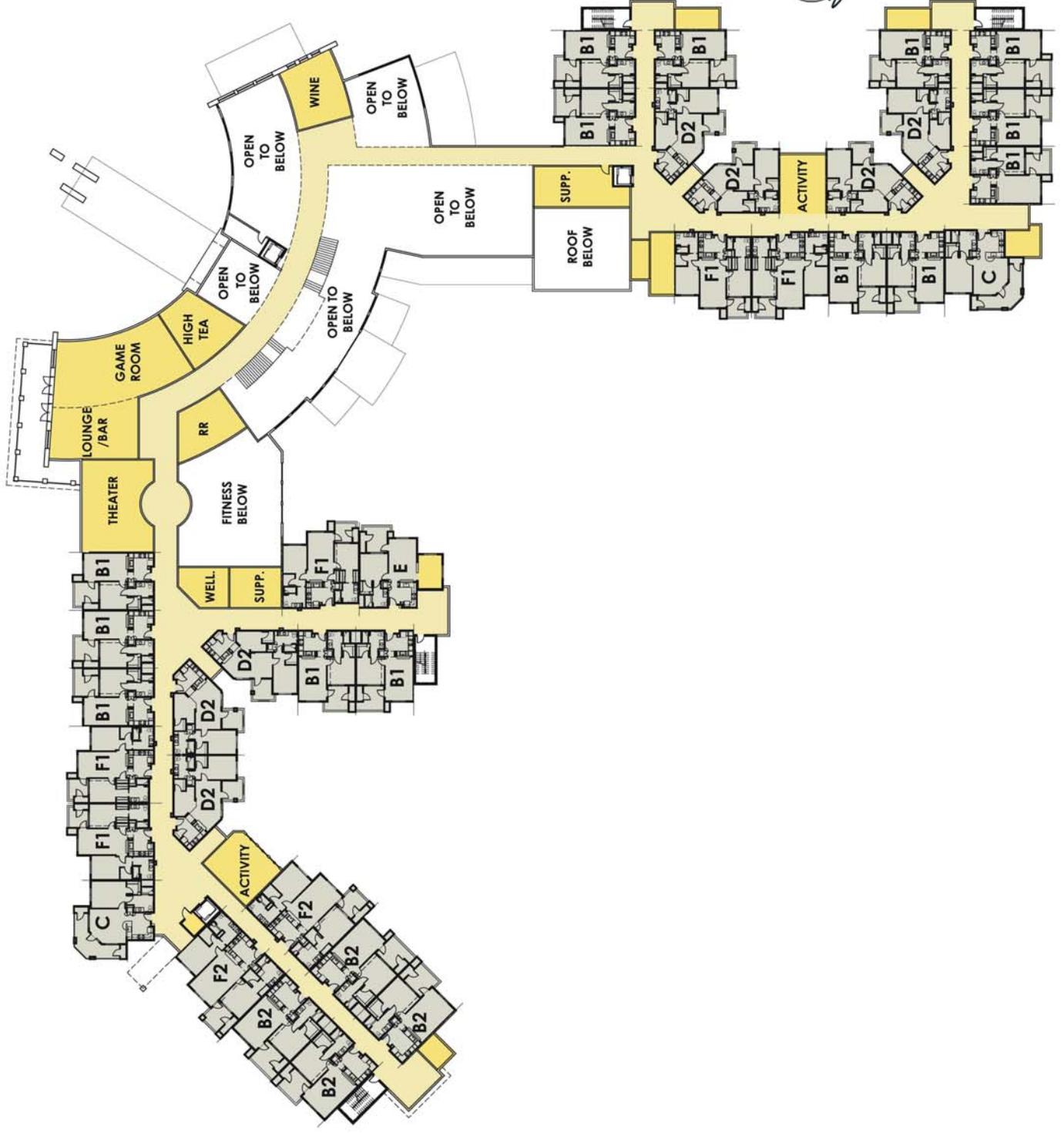
SCALE: 1/8"=1'-0"

Generations
North Central Phoenix
PHOENIX, AZ
INVESTMENT PROPERTY ASSOCIATES, LLC (IPA)



TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.952.8287 | 402.952.8751 | www.toddsai.com

Project No.: 14-2000-00
Date: 08-14-2014
Re-Using Submitter
Preliminary Not For Construction



ASSISTED/INDEPENDENT LIVING BUILDING
2ND FLOOR PLAN



SCALE 1/8"=1'-0"

Generations
North Central Phoenix
PHOENIX, AZ
INVESTMENT PROPERTY ASSOCIATES, LLC (IPA)



TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
#211528290
#211528291
www.todds.com

Project No. 14-20000
Date: 08-14-2014
Revising Location
Primary And Pp Construction



1ST FLOOR PLAN



2ND FLOOR PLAN

MEMORY CARE BUILDING
FLOOR PLANS

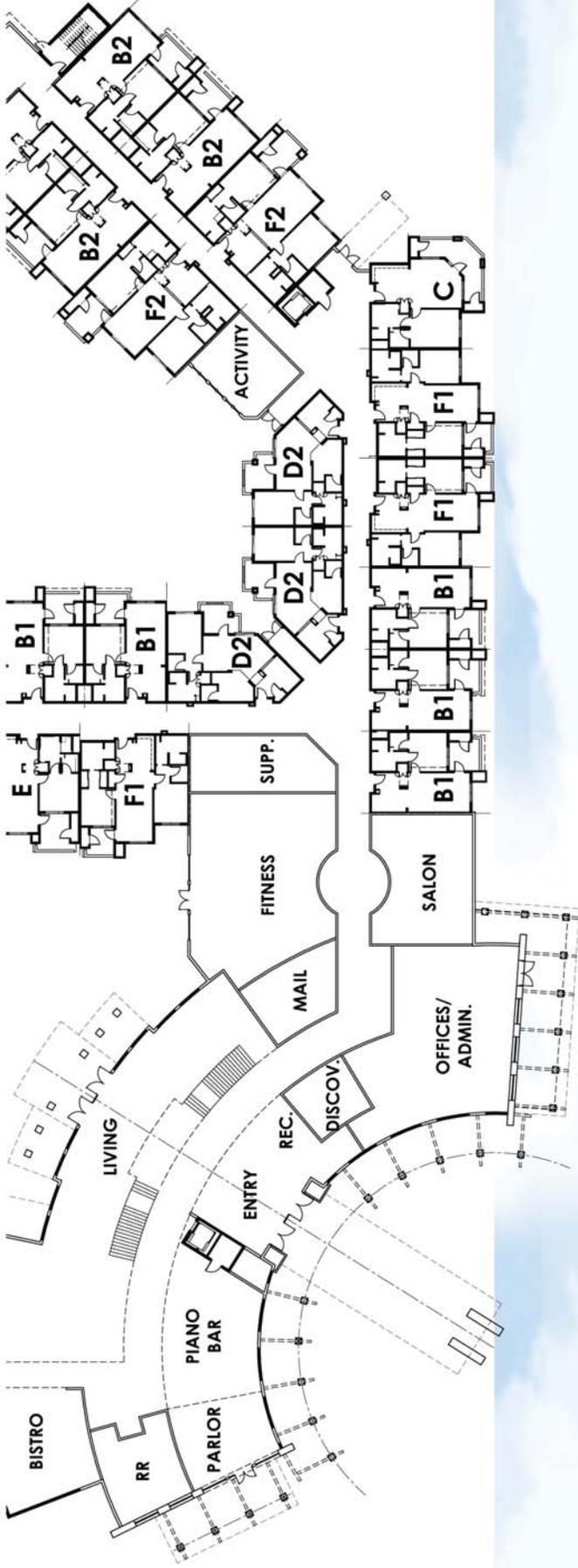


Generations
North Central Phoenix
PHOENIX, AZ
INVESTMENT PROPERTY ASSOCIATES, LLC (IPA)



TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
4021 W. BUCKLEBOURNE
PHOENIX, AZ 85026

Project No: 14-2008-00
Date: 08-16-2018
Re-issuing Submittal
Preliminary Not For Construction

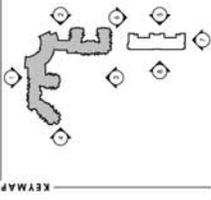


NORTH ELEVATION (1)

ASSISTED/INDEPENDENT LIVING BUILDING
EXTERIOR ELEVATIONS



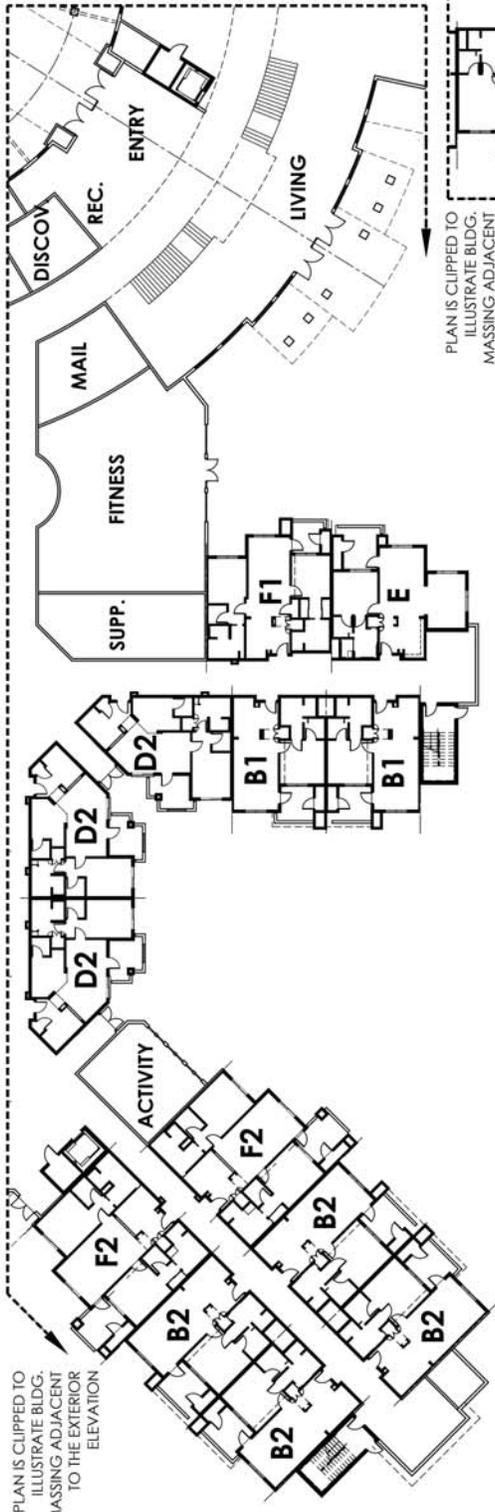
Generations
North Central Phoenix
PHOENIX, AZ
INVESTMENT PROPERTY ASSOCIATES, LLC (IPA)



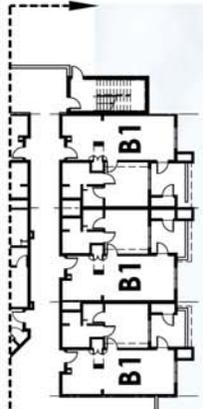
ipa
INVESTMENT PROPERTY ASSOCIATES
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING ARCHITECTURE
LANDSCAPE ARCHITECTURE
4621 N. 25TH AVENUE, SUITE 100
PHOENIX, AZ 85016
www.toddsai.com

Project No. 16-2000-00
Date: 10.07.2016
2nd Re-Calling Submission
Preliminary Not For Construction

PLAN IS CLIPPED TO ILLUSTRATE BLDG. MASSING ADJACENT TO THE EXTERIOR ELEVATION



PLAN IS CLIPPED TO ILLUSTRATE BLDG. MASSING ADJACENT TO THE EXTERIOR ELEVATION

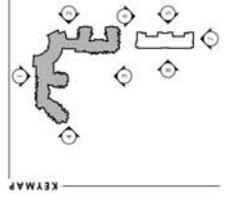


SOUTH ELEVATION (3)

ASSISTED/INDEPENDENT LIVING BUILDING EXTERIOR ELEVATIONS



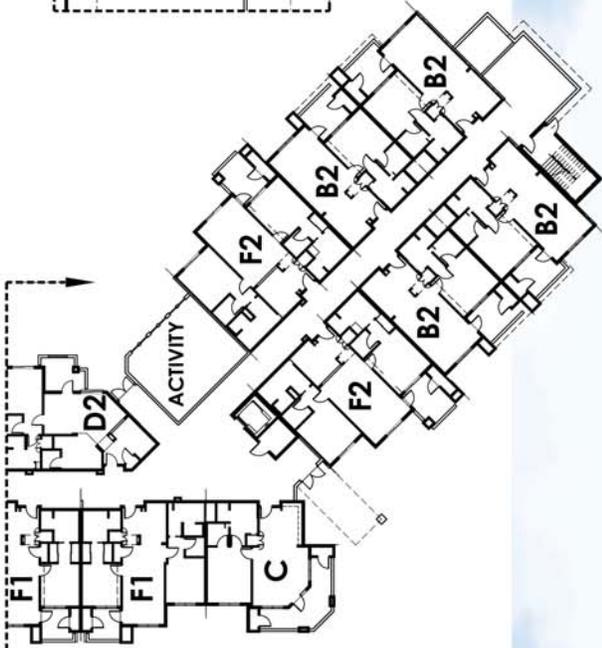
Generations
North Central Phoenix
PHOENIX, AZ
INVESTMENT PROPERTY ASSOCIATES, LLC (IPA)



TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.752.2280
www.toddsai.com

Project No. 14-200-00
Date: 11-20-14
2nd Re-bidding Submission
Preliminary 1/4\"/>

PLAN IS CLIPPED TO
ILLUSTRATE BLDG.
MASSING ADJACENT
TO THE EXTERIOR
ELEVATION

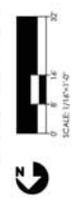


PLAN IS CLIPPED TO
ILLUSTRATE BLDG.
MASSING ADJACENT
TO THE EXTERIOR
ELEVATION

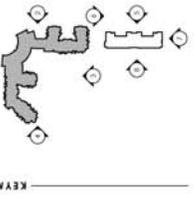


WEST ELEVATION (4)

ASSISTED/INDEPENDENT LIVING BUILDING
EXTERIOR ELEVATIONS



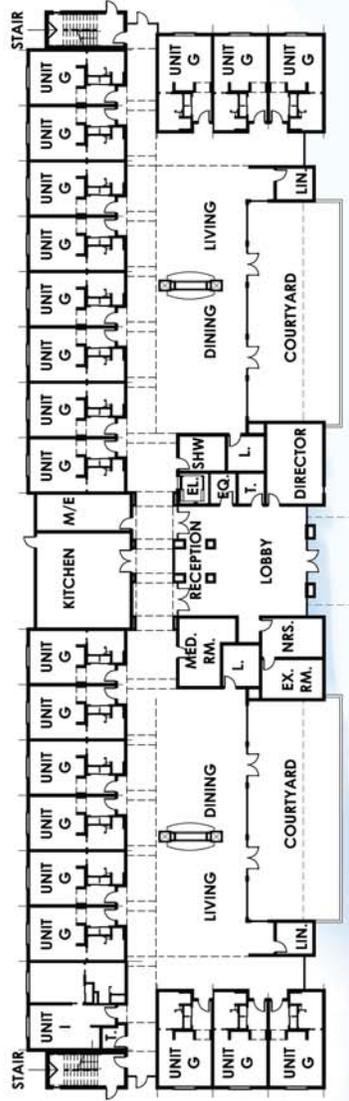
Generations
North Central Phoenix
PHOENIX, AZ
INVESTMENT PROPERTY ASSOCIATES, LLC (IPA)



ipa
INVESTMENT PROPERTY ASSOCIATES

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8282 602.952.8951
www.toddsai.com

Project No. 16-2009-00
Date: 06-06-2018
Preliminary Not For Construction



3/4" = 1'-0" TO FRONT
 1/8" = 1'-0" TO REAR
 1/8" = 1'-0" TO SIDE

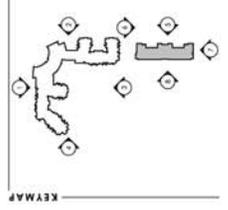


MEMORY CARE BUILDING
 EXTERIOR ELEVATIONS
 SCALE: 1/8" = 1'-0"

Generations
 North Central Phoenix
 PHOENIX, AZ
 INVESTMENT PROPERTY ASSOCIATES, LLC (IPA)

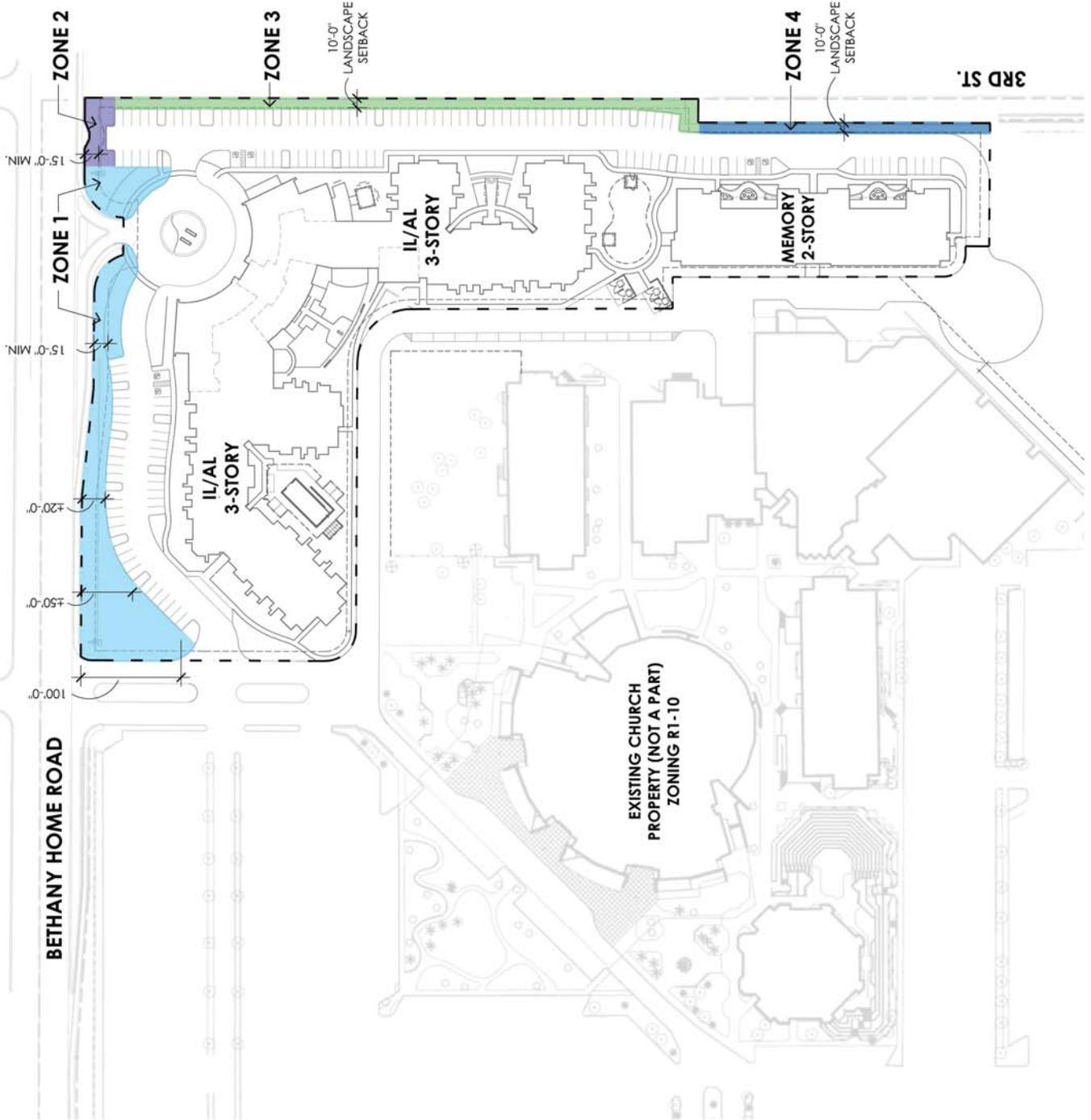
ipa
 INVESTMENT PROPERTY ASSOCIATES
 TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 #0217328907 #0217328911 www.toddsai.com

Project No: 16-2008-00
 Date: 10/07/2016
 2nd Re-Coming Supervisor
 Preliminary Not For Construction



LEGEND:

- 
ZONE 1
 30'-0" AVERAGE LANDSCAPE SETBACK (15'-0" MINIMUM)
- 
ZONE 2
 15'-0" LANDSCAPE SETBACK
- 
ZONE 3
 10'-0" LANDSCAPE SETBACK
- 
ZONE 4
 10'-0" LANDSCAPE SETBACK



MDEV / SDEV NO. 1B
 DSD RIVA NO. / PAPP NO. 20-28
 ZONING MAP: 1B
 QUARTER SECTION NO.: 18
 PRE-APPLICATION MEETING: #16-68, JULY 18, 2016
 ZONING CASE: #Z-34-16



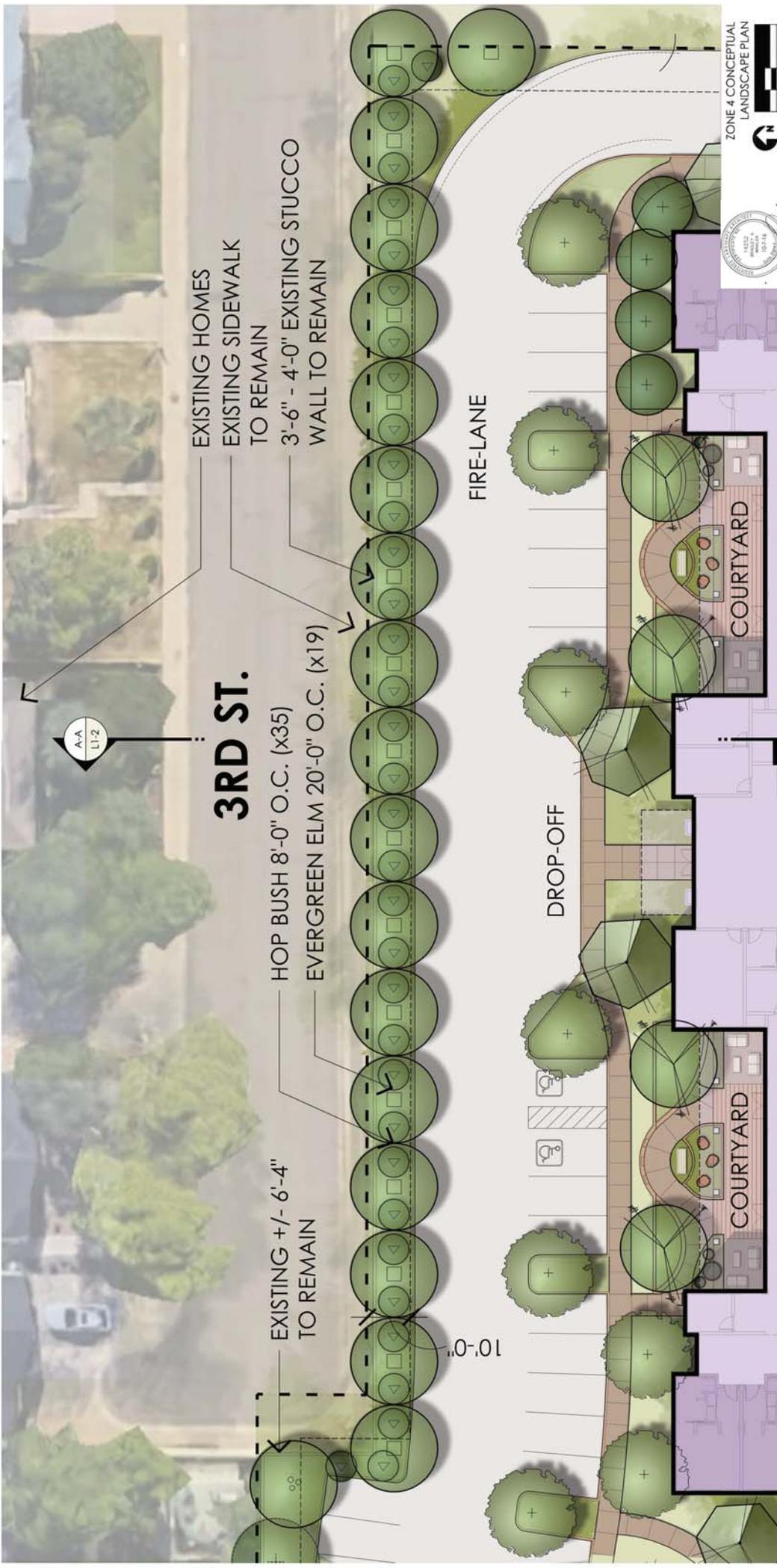
REGULATORY LANDSCAPE SETBACKS
 SCALE: 1"=30'-0"
 0 30 60 90 120 150

Generations
 North Central Phoenix
 PHOENIX, AZ
 INVESTMENT PROPERTY ASSOCIATES, LLC (IPA)

ipa
 INVESTMENT PROPERTY ASSOCIATES
TODD & ASSOCIATES, INC.
 PLANNING ARCHITECTURE
 402.932.8992
 www.toddsai.com

Project No. 16-008-00
 Date: 10-07-2016
 2nd Re-Opening Submission
 Preliminary Not For Construction

L1.0



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	ULMIUS PARVIFOLIA	EVERGREEN ELM (25'x30' PLANTED 20'-0" O.C. PER C.O.P. - C-2 LANDSCAPE REQ.	3.5" CAL/42" BOX	17
	DODONAEA VISCOSA	HOP BUSH (12H x 10W) PLANTED 8' O.C. TO FORM HEDGE	5 GAL	35

(*INDICATES TREES SIZED ON PLANS)



ZONE 4 CONCEPTUAL LANDSCAPE PLAN
SCALE: 1"=10'-0"

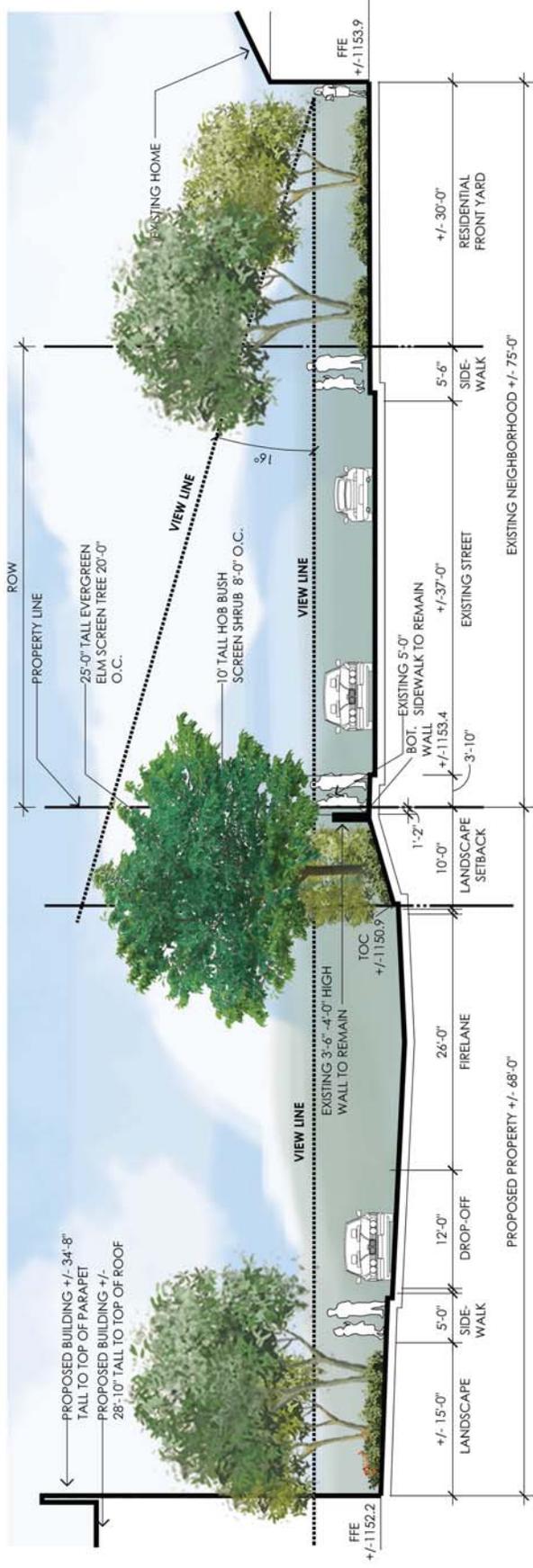
Generations
North Central Phoenix
PHOENIX, AZ
INVESTMENT PROPERTY ASSOCIATES, LLC (IPA)

ipaa
INVESTMENT PROPERTY ASSOCIATES

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING ARCHITECTURE
602.752.8267 www.toddsai.com

Project No: 14-2000-00
Date: 10-1-2016
2nd Re-Design Submittal
Preliminary Not For Construction

L1.1



SECTION 'A-A' - LOOKING NORTH **SCALE: 3/16"=1'-0"**

ZONE 4 CONCEPTUAL SITE SECTION



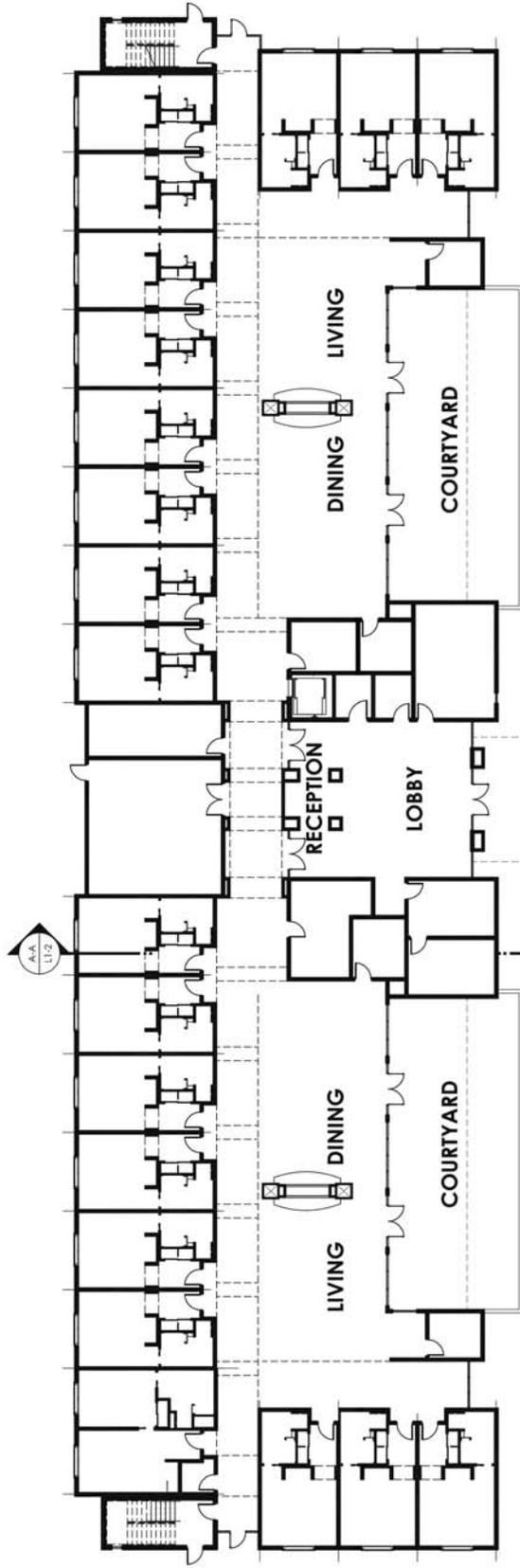
Generations North Central Phoenix PHOENIX, AZ INVESTMENT PROPERTY ASSOCIATES, LLC (IPA)



TODD & ASSOCIATES, INC. ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE (AZ 19183667) www.toddsai.com

Project No. 16-2089-00 Date: 10-2-2016 2nd Re-Coming Submittal Preliminary Not For Construction

L1.2



3RD STREET EAST ELEVATION SCALE: 3/32" = 1'-0"

ZONE 4 CONCEPTUAL SITE ELEVATION



Generations
North Central Phoenix
PHOENIX, AZ
INVESTMENT PROPERTY ASSOCIATES, LLC (IPA)

ipa
INVESTMENT PROPERTY ASSOCIATES
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.732.8581 | www.toddsai.com

Project No: 14-2009-00
Date: 10-12-2014
2nd Re-Working Submission
Preliminary Not For Construction

L1.3

BETHANY HOME ROAD



CALCULATIONS

REQUIREMENT	PROVIDED	REMOVED
BETHANY HOME STREET FRONTAGE (ZONE 1)	1 TREE PER 25' OF (80% 2' CAL. 80% 4' CAL.)	REQUIRED TREES: 25
REAR STREET FRONTAGE (ZONE 1)	1 TREE PER 25' OF (80% 2' CAL. 80% 4' CAL.)	REQUIRED TREES: 25
EAST PROPERTY - OFFICE BUILDING (ZONE 3)	1 TREE PER 25' OF (80% 2' CAL. 80% 4' CAL.)	REQUIRED TREES: 25
EAST PROPERTY - 3RD ST. YARD (ZONE 4)	1 TREE PER 25' OF (80% 2' CAL. 80% 4' CAL.)	REQUIRED TREES: 25
TOTAL	100	100

* SUBJECTS TO MIN. 10' DIAL FOR SCREENING
 ** SUBJECTS TO MIN. 10' DIAL FOR SCREENING
 *** SUBJECTS TO MIN. 10' DIAL FOR SCREENING
 LANDSCAPE INSTALLATIONS

MONTEBELLO AVE.

ZONING PAD-6

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
(Tree symbol)	CASUALINA MEXICANA	WESTERN BIRD OF PARADISE	1.5" CALIF. BOX	2
(Tree symbol)	CHALIPA THURBERGII	WESTERN BIRD OF PARADISE	7" CALIF. BOX	14
(Tree symbol)	FRANCOUS VILLERIANA 'TAN BE'	WESTERN BIRD OF PARADISE	2.17" CALIF. BOX	36
(Tree symbol)	CELA EUPHASIA 'WINDMILL'	WESTERN BIRD OF PARADISE	7" CALIF. BOX	7
(Tree symbol)	COENEA TEGUA	WESTERN BIRD OF PARADISE	2" CALIF. BOX	2
(Tree symbol)	PARENDOHA HYBRID	PAVLOV TREE HYBRID	1" CALIF. BOX	13
(Tree symbol)	PNUS ELDMANII	PAVLOV TREE HYBRID	2" CALIF. BOX	3
(Tree symbol)	PSISCHIA CHRISMAS	PAVLOV TREE HYBRID	4" CALIF. BOX	7
(Tree symbol)	QUERCUS VICHIANA	SOLOMONEA LIVE OAK	1.25" CALIF. BOX	32
(Tree symbol)	ZOPHORA SECHURENOA	SOLOMONEA LIVE OAK	3" CALIF. BOX	1
(Tree symbol)	MESQUITA SP.	SOLOMONEA LIVE OAK	5" CALIF. BOX	7
(Tree symbol)	LEAVUS PARYPOLA	SOLOMONEA LIVE OAK	1.25" CALIF. BOX	8
(Tree symbol)	EUPHORBIA SEM	SOLOMONEA LIVE OAK	1.25" CALIF. BOX	13
(Tree symbol)	ESCHING TO BEHMAN	SOLOMONEA LIVE OAK	1.25" CALIF. BOX	20
(Tree symbol)	AGAVE DESERTIANA	QUEEN PALM	3/8" CAL.	-
(Tree symbol)	AGAVE	QUEEN PALM	1 1/2" CAL.	-
(Tree symbol)	AGAVE	QUEEN PALM	2 1/2" CAL.	17

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
(Tree symbol)	AGAVE DESERTIANA	QUEEN PALM	3/8" CAL.	-
(Tree symbol)	AGAVE	QUEEN PALM	1 1/2" CAL.	-
(Tree symbol)	AGAVE	QUEEN PALM	2 1/2" CAL.	17

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
(Tree symbol)	AGAVE DESERTIANA	QUEEN PALM	3/8" CAL.	-
(Tree symbol)	AGAVE	QUEEN PALM	1 1/2" CAL.	-
(Tree symbol)	AGAVE	QUEEN PALM	2 1/2" CAL.	17

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
(Tree symbol)	AGAVE DESERTIANA	QUEEN PALM	3/8" CAL.	-
(Tree symbol)	AGAVE	QUEEN PALM	1 1/2" CAL.	-
(Tree symbol)	AGAVE	QUEEN PALM	2 1/2" CAL.	17



GENERATIONS North Central Phoenix PHOENIX, AZ
 INVESTMENT PROPERTY ASSOCIATES, LLC (IPA)
 TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.932.8282
 www.toddsai.com

Project No. 14-0062-02
 Date: 10-20-14
 2nd Re-Zoning Submission
 Preliminary Not For Construction

11.4

CENTRAL AVENUE

