

Wonderview at Highland

Southwest corner of Highland Avenue and 14th Place, Phoenix

Planned Unit Development Development Narrative

Case No. Z-79-23-4



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CITY OF PHOENIX

JUL 29 2024

**Planning & Development
Department**

PLANNED UNIT DEVELOPMENT STATEMENT

A Planned Unit Development (“PUD”) is intended to be a stand-alone set of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. A PUD includes substantial background information to illustrate the intent of the development. However, these purpose and intent statements are not necessarily requirements to be enforced by the City. The PUD only modifies zoning ordinance regulations to fit the unique character of the project, site characteristics and location.

This PUD will provide the set of regulatory zoning provisions 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 shall amend the various noted provisions of 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.

PRINCIPALS & DEVELOPMENT TEAM

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TABLE OF CONTENTS

A. PURPOSE AND INTENT	5
B. HISTORY	6
C. GENERAL PLAN	6
D. LAND USE PLAN	8
E. LIST OF USES	8
F. DEVELOPMENT STANDARDS	10
G. DESIGN GUIDELINES	14
H. SIGNS	17
I. SUSTAINABILITY	17
J. INFRASTRUCTURE	18
K. COMPARATIVE ZONING TABLE	21
L. LEGAL DESCRIPTION	23
M. EXHIBITS	
<i>VICINITY MAP & AERIAL MAP</i>	A
<i>ZONING MAP</i>	B
<i>GENERAL PLAN MAP</i>	C
<i>CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN</i>	D
<i>CONCEPTUAL ELEVATIONS</i>	E
<i>LAND USE PARCEL EXHIBIT</i>	F

A. PURPOSE AND INTENT

1. PROJECT OVERVIEW

The intent of this application is to rezone approximately 2.49 gross acres from R1-6 (Single Family Residences) to PUD (Planned Unit Development) to allow a mixed-use project that combines local office, small business commercial uses, and residential uses on a Property that is prime for redevelopment. This PUD application has been specifically tailored to establish development standards and guidelines that will ensure a high-quality, mixed use and residential community that contributes to and enhances the surrounding neighborhood. The site is located at the southwest corner of Highland Avenue and 14th Place, with a southern boundary of Meadowbrook Avenue, as seen on the Vicinity & Aerial Map at **Exhibit A**.

The Property is made up of three (3) parcels including 155-02-005A, 155-02-002J, and 155-02-002K. The Property is currently zoned R1-6 and previously was developed as a trailer park that has been on the Property since the 1950's. See Zoning Map at **Exhibit B**. The general plan land use designation on the Property is split between Residential 15+ du/acre to the north, and Residential 10-15 du/acre to the south, as seen on the General Plan Map at **Exhibit C**.

The trailer park on the site had aged becoming an eyesore and source of conflict for the neighborhood. In recent years, the neighborhood west of 16th Street has seen new residential and commercial opportunities and this proposal will continue to provide small commercial/retail/micro food and beverage, office, and additional residential options to serve the neighborhood. The proposed residential development will fulfill a piece of the local market that desire highly designed and quality units that provide a unique living condition than traditional mixed-use apartment developments. In addition, the office and small commercial/retail opportunities is intended to attract local businesses to the project.

The proposal will provide a uniquely designed mixed-use project that will cleanup a former trailer park site and bring an infill project to serve the neighborhood. The concept and scale of the project, and the mix of uses fosters a shared community on the Property will be a major asset to the area. This project will enhance the neighborhood in a positive way.

2. OVERALL DESIGN CONCEPT

The Applicant is proposing three (3) two-story buildings of local commercial/office uses located on the northern portion of the site toward Highland Avenue. With 34 residential units located toward the southern portion of the larger site. The nature of the mixed-use proposal and the unique, narrow configuration of the lot make it ideal for the PUD zoning district.

Wonderview is an architecturally distinct, mixed-use (re)development project that is sensitive in scale, massing and density. Commercially, the project will consist of three detached, independently local owned, office condominiums with shared responsibility for common area maintenance. The office building along Highland will have a micro retail space intended as a small food + beverage purveyor with independent ownership. The project will also include a low-rise housing development, one- and two-story buildings, that lie between the mid-rise, three to five-story, multi-family apartment complexes to the east near 16th Street and Highland Avenue and the neighboring single-family detached residential homes zoned R1-6 to the west. The 34 residences, inspired by 1950's multi-family courtyard buildings in Phoenix, will consist of units along 14th Place and along the west property line with private dedicated outdoor courtyards. A pedestrian path is located throughout the site.

The buildings will become a backdrop to the lush landscaping and outdoor spaces. Wonderview will deliver a compelling living environment that encourages indoor/outdoor Arizona living. The medium density residential and office allow for a shared parking model that allows for residential tenants to use commercial parking spaces during off hours. Access to and from the site will be accessed from Highland Avenue and Meadowbrook Avenue.

See Conceptual Site Plan / Landscape Plan at **Exhibit D** and Conceptual Elevations at **Exhibit E**.

B. HISTORY

The former use on the Property was a trailer park that was in operation since the 1950's. The trailer park has been in decline for some time and due to deterioration of the structures they have since been removed from the Property.

C. GENERAL PLAN

The development, as proposed, meets many of the 2015 Phoenix General Plan goals and policies, as outlined below:

Core Value: Connect People and Places

Infill: Vacant and underdeveloped land in the older parts of the city should be developed or redeveloped in a manner that is compatible with viable existing development and the long-term character and goals for the area.

The proposed project will enhance a property that has long been in deterioration and redevelop into a property with architecturally distinct residential and relevant neighborhood scale office & commercial opportunities.

Opportunity Sites: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The scale, height, massing, and density of the project is in a manner that is respectful and harmonious with adjacent properties and the character of the neighborhood.

Core Value: Strengthen Local Economy

Local and Small Business: Support live/work developments where appropriate throughout the city.

The goal of this development is to provide local and small businesses spaces for office space as well as accompanying local, micro food/beverage and commercial space.

Core Value: Celebrate Our Diverse Communities & Neighborhoods

Certainty & Character: Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood.

This neighborhood is just west of 16th Street, which has experienced growth and redevelopment. This site will provide an appropriate transition and neighborhood scale commercial uses and some housing that reinforces the eclectic and unique neighborhood.

Connected Neighborhoods: Locate neighborhood retail to be easily accessible to neighborhoods.

The proposed commercial uses and housing will be easily accessible to the neighborhoods. In addition, the office and commercial uses are located along Highland Avenue which is a key east/west spine to and from the neighborhood.

Diverse neighborhoods: Communities should consist of a mix of land uses to provide housing, shopping, dining, and recreational options for residents.

The proposed mixed-use development will provide housing, micro commercial, and local business office spaces within the Property. In addition, the commercial opportunities will be available to residents in and around the property who currently do not have that similar spaces that are walkable to and from their homes.

D. LAND USE PLAN

1. LAND USE CATEGORIES

The approximately 2.49 gross acre site is designed to allow multifamily residential, and office uses with shared amenities and the opportunity for local, commercial uses. Parcel A is anticipated for the office/commercial uses, but potential for mixed-use development, while the remaining Property is intended for the multifamily residential uses and associated amenities. There will be shared access and parking between the two parcels.

Please see **Exhibit F** with Parcel A identified and legally described in Section L.

2. CONCEPTUAL SITE PLAN

The plans, renderings, and elevations provided with this submittal are conceptual in nature and meant to depict the sensitive scale, materials, and design guidelines for this site. The development standards and design guidelines in this PUD are formulated to allow this conceptual vision to be realized.

E. LIST OF USES

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

1. PERMITTED USES

The entire Property shall allow all uses permitted in the R-3A Multifamily Residence District per Section 616 of the Phoenix Zoning Ordinance.

In addition, Parcel A shall allow all uses permitted in the Neighborhood Retail (C-1) zoning district per Section 622 of the Phoenix Zoning Ordinance but excluding those uses included in the Prohibited Use Section within the PUD.

2. ACCESSORY USES

Accessory uses to the residential uses shall be subject to Section 608 of the Phoenix Zoning Ordinance.

Accessory Uses permitted on Parcel A for commercial uses shall be subject to Section 622 of the Phoenix Zoning Ordinance.

3. TEMPORARY USES

Temporary uses shall be subject to Section 708 of the Phoenix Zoning Ordinance.

4. PROHIBITED USES

- Army and Navy Good, Retail Sales, New
- Auctioneer's Office (only)
- Auto Title Loan Establishments
- Automated Collection Center
- Automobile Parts and Supplies, Retail
- Bingo
- Bird Sales, Retail
- Boarding House
- Bonding Companies
- Butcher Shops
- Cesspool Builders and Service, Offices Only
- Christian Science Reading Rooms
- Cleaning and Dyeing Outlets
- Coin Dealers
- Collection Agencies
- Electrical Appliances, Retail Sales and Service
- Environmental Remediation Facility
- Freight Traffic Service Offices
- Furnaces, Display and Sales, Retail
- Furs, Retail Sales and Repairing
- Gas Appliances, Retail Sales and Service
- Gas Stations

- Group Home
- Hospice
- Hospital
- Indexing Systems and Supplies, Retail Sales
- Laundries, Self Help, Hand
- Linoleum Sales, Retail
- Milk Distribution Stations, Retail
- Newspaper Distribution Center with management offices
- Pipe Line Companies, Office Only
- Railroad Agents
- Range and Stoves, Retail Sales and Service
- Refrigerators, Retail Sales and Service
- Service Stations, Automobile
- Temporary Environmental Remediation Facilities

F. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within this PUD to promote the development of a quality mixed use project. The provisions of this PUD will ensure compatibility with surrounding properties. The development standards and design guidelines are reflective of the environment envisioned for the project.

Commercial uses shall be subject to the development standards of Section 622 of the Zoning Ordinance, as modified below. Multifamily residential development shall be subject to Section 616 of the Zoning Ordinance, as modified below.

1. DEVELOPMENT STANDARDS TABLE

GENERAL REQUIREMENTS	
Maximum Building Height	2 stories or 35 feet
Maximum Lot Coverage	50%
Maximum Density	23.1 du/acre
Minimum Building Setbacks	
Highland Avenue	20 feet
Meadowbrook Avenue	20 feet
14 th Place	8 feet
Interior	5 feet

Minimum Open Space	6%
Pedestrian Walkways	Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.

2. LANDSCAPE STANDARDS TABLE

GENERAL REQUIREMENTS	
Minimum Landscape Setbacks	
Highland Avenue	20 feet
Meadowbrook Avenue	20 feet
14 th Place	8 feet
Interior	5 feet
Planting Standards	
Plant Type	Minimum Planting Size
Landscape Setback	<p>Minimum 3-inch caliper trees (50% of required trees)</p> <p>Minimum 2-inch caliper trees (50% of required trees)</p> <p>Minimum five (5) 5-gallon shrubs per tree</p>
Parking Lot Area Landscape standards: Interior surface area (exclusive of perimeter landscaping and all required setbacks)	All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by the Planning and Development Department.

3. STREETScape STANDARD

Streetscape Standards	Minimum
Highland Avenue	<p>Landscape strip located between back of curb and sidewalk: 8 feet</p> <p>Landscape Strip Planting Standards*</p> <p>Minimum 3-inch caliper trees (50% of required trees)</p> <p>Minimum 2-inch caliper trees (50% of required trees)</p> <p>Minimum five (5) 5-gallon shrubs per tree</p> <p><i>*If out of the sight visibility triangle.</i></p> <p>Detached sidewalk width: 5-feet</p> <p>Sidewalk tree shade coverage: 75%</p>
14 th Place	<p>Landscape Planting Standards:</p> <p>Minimum 3-inch caliper trees (50% of required trees)</p> <p>Minimum 2-inch caliper trees (50% of required trees)</p> <p>Minimum five (5) 5-gallon shrubs per tree</p> <p>Attached sidewalk width: 5-feet</p> <p>Sidewalk tree shade coverage: 75%</p>
Meadowbrook Avenue	<p>Landscape Planting Standards:</p> <p>Minimum 3-inch caliper trees (50% of required trees)</p> <p>Minimum 2-inch caliper trees (50% of required trees)</p> <p>Minimum five (5) 5-gallon shrubs per tree</p> <p>Attached sidewalk width: 5-feet</p> <p>Sidewalk tree shade coverage: 75%</p>

4. AMENITIES

In addition to bicycle parking, the amenities for the project will include a minimum of three of the following:

- Community pool
- Shade pavilion
- Bicycle "fix-it" station
- Shared courtyards, minimum 200 square feet, between office buildings on Parcel A
- Micro-retail store and/or food/beverage facility on Parcel A
- BBQ with associated seating/table

5. OPEN SPACE

Lawn/Turf will not be provided in the open space areas. The areas will be hardscape with trees.

For residential open space areas, one or more of the amenities will be a minimum of 200 square feet (with a minimum length of 22 feet and a minimum width of 9 feet 4 inches).

6. PARKING

A. Vehicle Parking

The development will utilize a shared parking model, as outlined in Section 702 of the Phoenix Zoning ordinance. As a part of that shared parking model, parking for the multifamily residential development will utilize the following standards:

1.3 spaces per efficiency unit and 1.5 spaces per 1 or 2 bedroom unit and 2 spaces per 3 or more bedroom unit, 1.0 space per unit of less than 600 square feet regardless of number of bedrooms.

The development will share one ride share/package drop off and delivery zone for residential and nonresidential users.

B. EV Parking

The development will provide Electric Vehicle parking; a minimum of 2 of the required parking spaces will be EV Ready.

C. Bicycle Parking

The development shall provide 1 bicycle space per 10 vehicle parking spaces and be distributed throughout the Property and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.

A bicycle repair station ("fix it station") shall be provided on the site. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

All bicycle infrastructure shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade.

7. SHADE

Public sidewalks shall have a minimum of 75% shade at tree maturity.

8. LIGHTING

Lighting standards from Section 507 Tab A.II.A.8 and Section 23-100 of the City Code shall apply.

9. FENCES AND WALLS

Fences and Walls shall comply with all applicable requirements in Section 703 of the Zoning Ordinance.

G. DESIGN GUIDELINES

Wonderview's design and site layout takes queues and inspiration specific to Central Phoenix neighborhoods. Sensitively woven into the neighborhood fabric, attention and priority were placed on designing a complimentary, mixed-use project focusing on appropriate uses, scale, massing, density and a balance of indoor/outdoor relationships between structures and adjacent properties.

Key features of the project design will include:

Site Design / Development	
Mixed Uses	The property shall place the neighborhood appropriate commercial uses towards the north end of the site orienting towards Highland and 14th Place, reserving the south portion of the site for residential uses.
Composition	Visual scale of the property shall be reduced by introducing smaller, individual "buildings" into the overall site composition, each with their own architectural character,

	color and material palettes to give the illusion of a city block that has developed and evolved over time.
Pedestrian Paths	Internal and external paths shall be paved, shaded, landscaped and adequately lighted for a pleasant & safe daytime or evening pedestrian experience.
Site Amenities	Include a minimum of (3) outdoor gathering spaces to facilitate shared experiences amongst residents and occupants. Examples include porches, terraces, courtyards, common use pool, barbeque areas, fire pits, pet areas.
Site Fence / Walls	Articulation details shall be integrated where appropriate within the design to add visual & physical texture and contrast. Examples include breeze block, or wall construction that provide different levels of transparency and texture.
Landscape	Shaded streetscapes, walkways, and gathering areas will be a primary focus for the landscape design of this project with the intent of providing an inviting pedestrian experience along the adjacent streets and within the development . The landscape theme for the development shall be comprised of plant material that consists of trees and shrubs that are drought-tolerant, desert adapted, and compliment the landscape character of the surrounding historic neighborhood and urban core. Plant material shall be low maintenance, and hardy to respond to the demands required in a desert urban environment. Plant theming will be a combination of desert adapted plant material and lush, drought tolerant plants where required for heavily shaded environments.
Green Stormwater 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

Architecture	
Massing & Scale	Buildings shall take architectural massing & scale queues and inspiration specific to Central Phoenix mid-century neighborhoods and building typologies. Examples include small detached commercial structures that appear residential in scale & massing, residential duplexes and small plex multifamily properties.
Articulation	The building elevations shall be composed of distinct, varied vertical & horizontal roof and floor lines introducing identifiable elements arranged to create visual interest and diversity. Examples include entry courtyards, porches, deep overhangs, shading / screening elements and architectural stairs. Attention should be given to sensitive door & window placement to facilitate indoor & outdoor relationships to street frontages, circulation paths, and common areas, while being sensitive to privacy and visual impact of adjacent properties.
Material Palette	Exterior materials shall include a variety of finishes, textures and colors to promote visual diversity and interest. Appropriate wall cladding examples include Stucco / Plaster, Metal, Wood, Concrete, Masonry or Masonry Veneers, Wood and Architectural Composite Siding. Appropriate roofing material examples include Asphalt Shingles / Membrane, Metal, Ballasted Foam or Membrane Roofing.
Material Percentages	<p>Maximum 65% shall be of a primary appropriate wall cladding material as identified above.</p> <p>Minimum 15% shall be integrated as a complimentary appropriate accent wall cladding or combination of as noted above.</p> <p>Minimum 20% of façade shall be glazing.</p>
Color Palette	The color & material palette should complement and enhance the surrounding urban desert context. Primary, secondary, and tertiary accent color combinations are encouraged to provide visual interest, articulate architectural features and material diversity. Natural material colors such as concrete, masonry, wood and metals are encouraged.
Sustainability	Buildings shall integrate energy efficient dual pane insulated glazing, low water use plumbing fixtures, energy efficient HVAC & lighting systems into the design.

H. SIGNS

Signage for residential development on the site shall be governed by Section 705 in the Phoenix Zoning Ordinance, specific to multifamily residential land use.

Signage for non-residential development shall be governed by Section 705 of the Phoenix Zoning Ordinance, specific to nonresidential uses in a residential area.

Wall signs for office and commercial uses may include projecting/blade signs perpendicular to the building facade and placed no closer to the roofline than one-half the vertical dimension of the sign, subject to the area limitations for wall signs in Section 705 of the Phoenix Zoning Ordinance.

I. SUSTAINABILITY

The project will incorporate several sustainable/ green building strategies including:

1. CITY ENFORCEABLE STANDARDS

- Reduce heat island effect with minimum shade requirement for sidewalks.
- Encourage recycling through the inclusion of recycling bins.
- Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and off-site landscape irrigation.
- A leak detection device shall be installed for the irrigation system for any landscape area larger than 10,000 square feet.
- Pressure regulating sprinkler heads and drip lines shall be used in any turf areas to reduce water waste.
- Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of landscaping to ensure efficient irrigation based on the maturity and water needs of the vegetation.
- Before final site plan approval, provide documentation demonstrating a commitment to participate in the Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Phoenix Planning & Development Department.
- Encourage the use of recycling collection.
- Only landscape materials listed in the Phoenix Active Management Area Low Water-Use/Drought-Tolerant Plant List shall be used on the Property, as approved or modified by the Phoenix Planning & Development Department.

- Natural turf shall only be used for required retention areas (bottomr of basin and only on slopes if required for slope stabilization) and functional turf area located on properties for uses such as residential common areas, as approved by the Phoenix Planning & Development Department.

2. Additional Non-Enforceable Standards

- Encourage energy use reduction with increased efficiency rating HVAC system and LED lighting.
- Encourage healthy air quality with low-VOC or no-VOC paints.
- Encourage water conservation with low-flow water fixtures.

J. INFRASTRUCTURE

1. GRADING AND DRAINAGE

There are available water, sewer, electric power, CATV, and gas utilities services adjacent to the site. There is no plan for extension or upgrade of any public utilities.

All finished floor elevations of the proposed buildings will be set 14" above the ultimate outfall and 6" above the adjacent high curb elevations. No offsite flows impact the site. Street flows generated by 100-year storm event are contained within the public right of way. On-lot retention will be provided for the Pre vs Post development or First Flush condition, whichever is greater. The required stormwater storage volumes will be provided through underground storage connected to dry wells and surface retention basins. Stored water will be disposed of within 36 hours of the storm event. Site grading will slope away from the buildings and will be directed to surface retention basins designed for each tributary area and catch basins leading to the underground storage. The property is not located in a special FEMA flood zone and will not require additional reviews and approvals through FEMA and COP Flood Management Department.

Storm Water Management and Pollution Prevention Plan will be submitted as a part of the civil engineering design scope in accordance with the ADEQ and COP requirements. Contractor or owner will obtain Notice of Intent permit through ADEQ. All BMP details shown on the approved SWMP will be installed in place and inspected prior to start of any grading activities.

2. WATER AND WASTEWATER

There are available water and wastewater services adjacent to the site. There is no plan for extension or upgrade of any public utilities.

3. CIRCULATION SYSTEMS

Access to the proposed development would be from three (3) new driveways, with one (1) new driveway on Highland Avenue, one (1) new driveway on Meadowbrook Avenue, and one (1) new driveway on 14th Place.

Highland Avenue is a two (2) lane roadway, classified as a minor collector, with one (1) lane of travel in each direction within the vicinity of the site. East of 16th Street, the roadway widens to a four (4) lane roadway that provides access to SR-51. The roadway begins west at 7th Street and terminates on 24th Street within the vicinity of the site. The posted speed limit is 30 mph within the vicinity of the site.

Meadowbrook Avenue is a two (2) lane unstriped residential roadway with one (1) lane of travel each direction. The roadway begins to the west at 4th Street and terminates at 17th Street. The posted speed limit is 25 mph within the vicinity of the site.

14th Place is a two (2) lane unstriped residential roadway with one (1) lane of travel in each direction. The roadway begins to the south at Campbell Avenue and terminates to the north at Highland Avenue. The posted speed limit is 25 mph within the vicinity of the site.

4. COMPLETE STREETS

Providing safe and comfortable streets is extremely important for pedestrian comfort and neighborhood character. The site has been designed in such a way that takes the following principles from the City of Phoenix Complete Streets Design Guidelines into consideration:

A. Design for Context

The current condition of the streetscape particularly along 14th Place is unimproved and there are no sidewalks on the west side of the roadway. The proposal will dedicate ROW and enhance the streetscape on all three sides of the development.

B. Design for Safety

Trees and streetscape landscaping will provide safety to and from our property. The shade along the streetscape will be at 75%, which will provide a nice shaded walkway for pedestrians.

C. Design for Comfort and Convenience, Sustainability and Connectivity

Shading along the sidewalks will be essential for this development and will create an inviting and comfortable experience for pedestrians. In addition, the ROW improvements along 14th Place will greatly improve the area.

K. COMPARATIVE ZONING TABLE

Multifamily Residential

GENERAL REQUIREMENTS	R-3A PRD	Proposed in PUD
Maximum Building Height	3 stories or 40 feet for 150 feet 1 foot in 5 foot increase to 48 feet, 4-story maximum	2 stories or 35 feet
Maximum Lot Coverage	45%	50%
Maximum Density	23.1 du/acre	23.1 du/acre
Minimum Building/Landscape Setbacks		
Highland Avenue	20 feet adjacent to a public street	20 feet
Meadowbrook Avenue	20 feet adjacent to a public street	20 feet
14 th Place	20 feet adjacent to a public street	8 feet
Interior	15 feet adjacent to property line	5 feet
Minimum Open Space	5%	6%

Commercial/Office

GENERAL REQUIREMENTS	C-1	Proposed in PUD
Maximum Building Height	2 stories (or 30 feet)	2 stories or 25 feet
Maximum Lot Coverage	50%	50%
Minimum Building/Landscape Setbacks		
Highland Avenue	Average 25 feet; minimum 20 feet	20 feet
14th Place	Average 25 feet; minimum 20 feet	8 feet
Interior	15 feet	5 feet

L. LEGAL DESCRIPTION

ENTIRE SITE:

THAT PORTION OF LOT 18 OF "LINCOLN PLACE" RECORDED IN BOOK 3 OF MAPS, PAGE 65, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA LYING WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21 BEING MARKED DOWN BY A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE (0.60' DOWN), FROM WHICH 3-INCH CITY OF PHEONIX BRASS CAP FLUSH MARKING THE CENTER OF SAID SECTION 21 BEARS NORTH 89 DEGREES 53 MINUTES 07 SECONDS WEST 2662.29 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 53 MINUTES 07 SECONDS WEST 1331.23 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING SOUTHWST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE NORTH 00 DEGREES 21 MINUTS 56 SECONDS EAST 659.89 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SID SECTION 21 BEING MARKER BY A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH, ALSO BEING THE SOUTH LINE OF SAID LOT 18;

THENCE SOUTH 89 DEGREES 52 MINUTES 24 SECONDS EAST 120.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST 80. 00 FEET OF THE WEST 200.00 FEET OF SAID LOT 18 AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 21 MINUTES 56 SECONDS EAST 329.93 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 18;

THENCE SOUTH 89 DEGREES 52 MINUTES 02 SECONDS EAST 86.95 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST 126.00 FEET OF THE WEST 112.00 FEET OF THE WEST HALF OF SAID LOT 18;

THENCE NORTH 00 DEGREES 21 MINUTES 39 SECONDS EAST 329.92 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE SOUTH 89 DEGREES 51 MINUTES 40 SECONDS EAST 126.00 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF SAID LOT 18;

THENCE SOUTH 00 DEGREES 21 MINUTES 39 SECONDS WEST 659.82 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LOT 18;

THENCE NORTH 89 DEGREES 52 MINUTES 24 SECONDS WEST 212.98 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

COMPRISING 111,832 SQUARE FEET MORE OR LESS.

PARCEL A LEGAL DESCRIPTION:

THAT PORTION OF LOT 18 OF "LINCOLN PLACE", RECORDED IN BOOK 3 OF MAPS, PAGE 65, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA LYING WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21 BEING MARKER BY A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLD (0.06' DOWN), FROM WHICH 3-INCH CITY OF PHOENIX BRASS CAP FLISH MARKING THE CENTER OF SAID SECTION 21 BEARS NORTH 89 DEGREES 53 MINUTES 07 SECONDS WEST 2662.29 FEET SAID DESCRIBED LINE BRING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 53 MINUTES 07 SECONDS WEST 1331.23 FEET ALONG THE SOUTH LINE OF SAID NOTHEAST QUARTER TO A 3-INCH CITY OF PHOENIX BRASS CAP NORTHEAST QUARTER OF SAID SECTION 21;

THENCE NOTH 00 DEGREES 21 MINUTES 56 SECONDS EAST 989.84 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 18;

THENCE SOUTH 89 DEGREES 52 MINUTES 02 SECONDS EAST 206.95 FEET ALONG SAID SOUTH LINE TO THE WEST LINE FO THE EAST 126.00 FEET OF THE WEST 112.00 FEET OF SAID LOT 18;

THENCE NORTH 00 DEGREES 21 MINUTES 39 SECONDS EAST 12.67 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 21 MINUTES 39 SECONDS EAST 317.25 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE SOUTH 89 DEGREES 51 MINUTES 40 SECONDS EAST 126.00 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF SAID LOT 18;

THENCE SOUTH 00 DEGREES 21 MINUTES 39 SECONDS WEST 317.24 FEET ALONG SAID EAST LINE;

THENCE NORTH 89 DEGREES 52 MINUTES 02 SECONDS WEST 126.00 FEET TO THE POINT OF BEGINNING.

COMPROMISING 39,973 SQUARE FEET MORE OR LESS.

M. EXHIBITS

Vicinity Map & Aerial Map	A
Zoning Map	B
General Plan Map	C
Conceptual Colored Site Plan & Landscape Plan	D
Conceptual Colored Elevations/ Renderings	E
Land Use Parcel Exhibit	F

EXHIBIT A

Vicinity Map



EXHIBIT B

Zoning Map

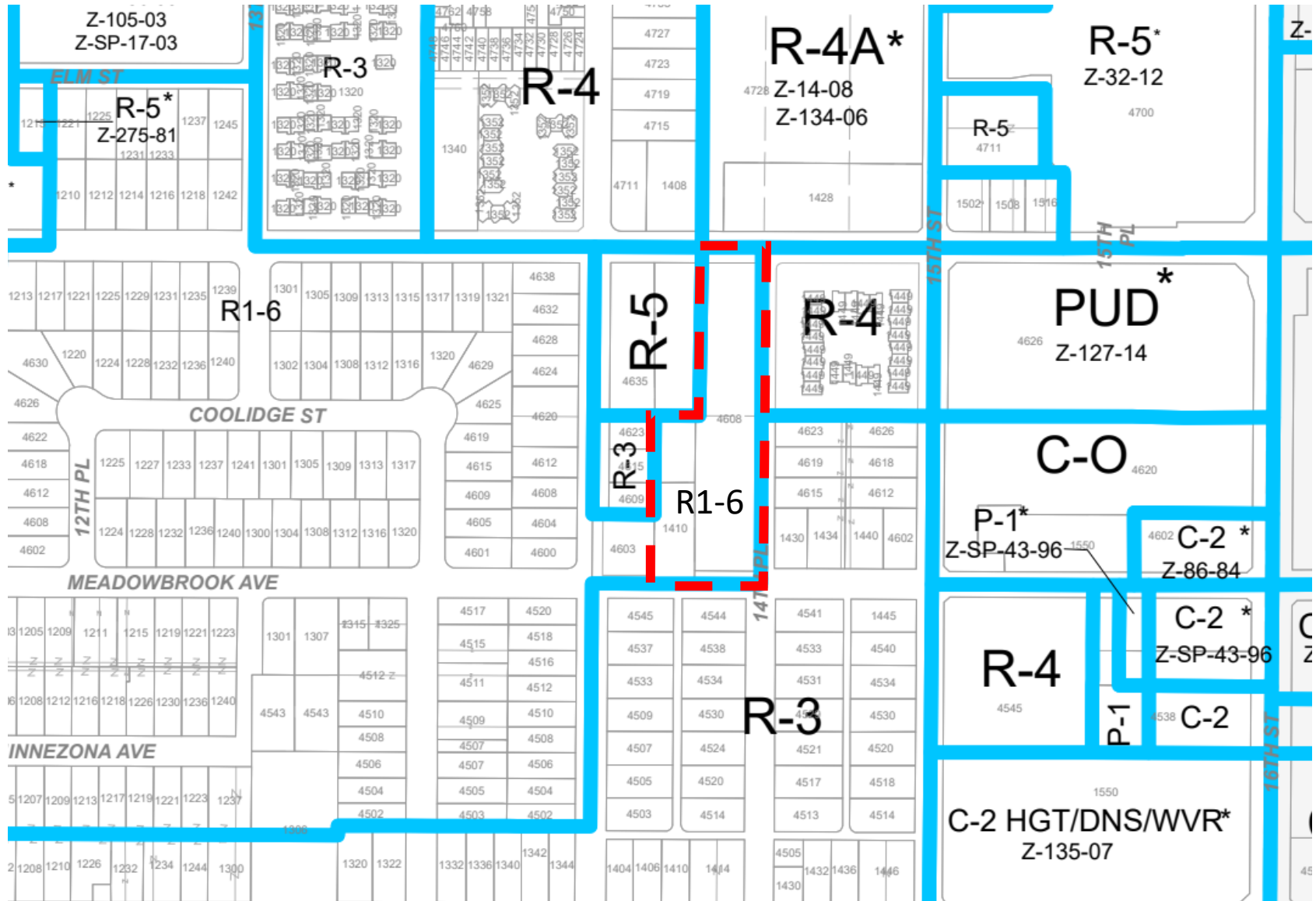
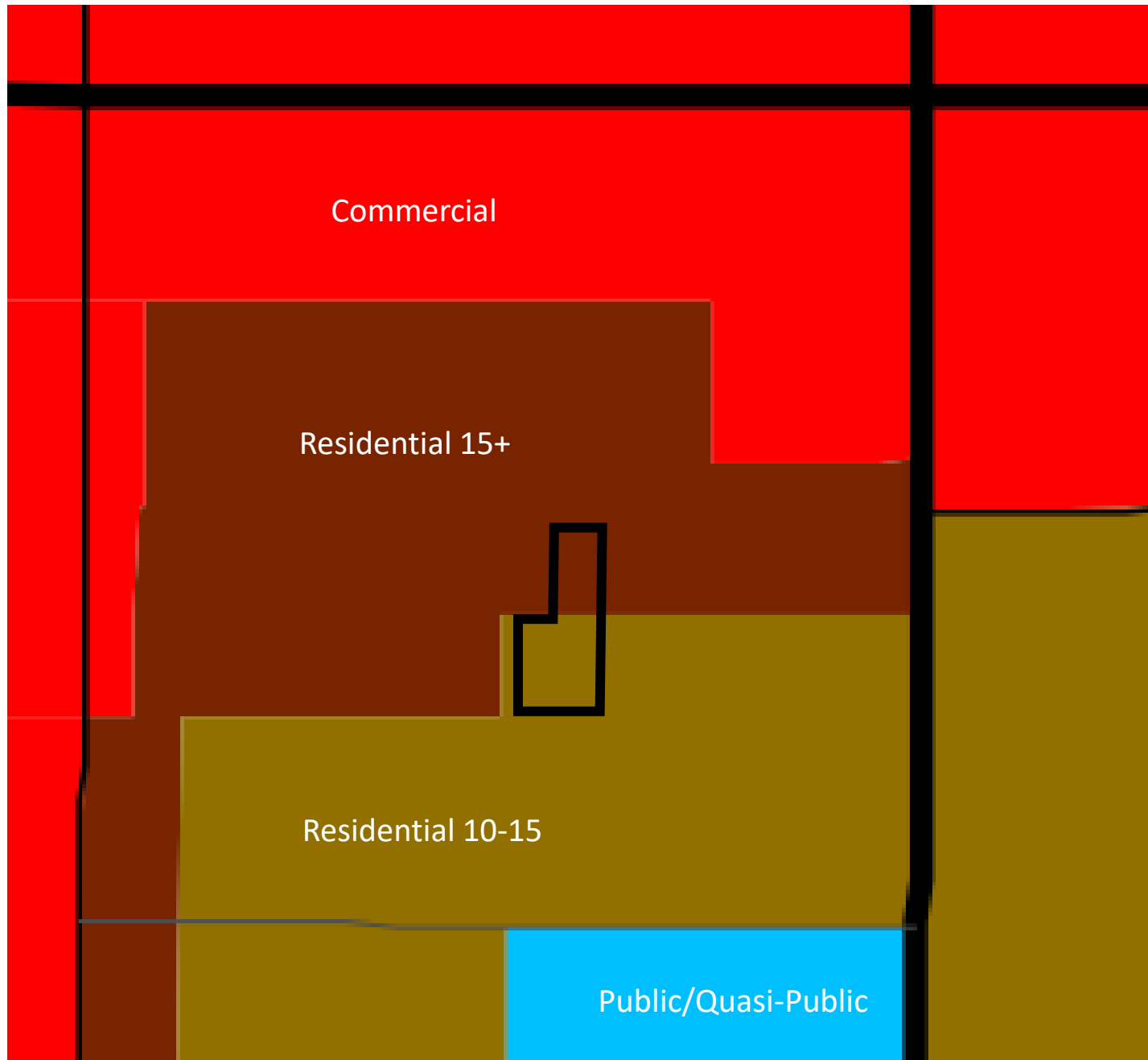


EXHIBIT C

General Plan Map



SWC 14th Place and Highland Avenue

EXHIBIT D

APN 155-07-053A
MULTI-FAMILY
ZONING R-4

APN 155-07-054
MULTI-FAMILY
ZONING R-4

APN 155-07-055A
MULTI-FAMILY
ZONING R-4A

APN 155-07-057A
MULTI-FAMILY
ZONING R-4A

E. HIGHLAND AVENUE

③ ④

PRIVATE STREET

N. 14TH PLACE

APN 155-07-057
HIGHLAND VILLAGE CONDOMINIUM
ZONING R-4

PORTION OF LOT 18
LINCOLN PLACE LOT 30
BK. 3, PG. 65, M.C.R.
APN 155-07-007B
CAMERON POST-ACUTE CARE AND
REHABILITATION
ZONING R-2

5'-0" SIDE BLDG./
LANDSCAPE STRACK

5'-0" SIDE BLDG./
LANDSCAPE STRACK

PORTION OF LOT 18
LINCOLN PLACE LOT 30
BK. 3, PG. 65, M.C.R.
APN 155-07-007B
ZONING R-3

PORTION OF LOT 18
LINCOLN PLACE LOT 30
BK. 3, PG. 65, M.C.R.
APN 155-07-007B
ZONING R-3

PORTION OF LOT 18
LINCOLN PLACE LOT 30
BK. 3, PG. 65, M.C.R.
APN 155-07-007B
ZONING R-3

PORTION OF LOT 18
LINCOLN PLACE LOT 30
BK. 3, PG. 65, M.C.R.
APN 155-07-007B
ZONING R-3

PORTION OF LOT 18
LINCOLN PLACE LOT 30
BK. 3, PG. 65, M.C.R.
APN 155-07-007B
ZONING R-4

MULTI-FAMILY
FIRST FLOOR
STUDIO: 319'4" X 2 DU = 638 SF
2 BED (2 BATH) 759'9" X 2 DU = 1,432 SF

SECOND FLOOR
2 BED+DEN+2 BATH: 930'4" X 2 DU = 1,860 SF

MULTI-FAMILY
FIRST FLOOR
STUDIO: 319'4" X 2 DU = 638 SF
2 BED (2 BATH) 759'9" X 2 DU = 1,432 SF

SECOND FLOOR
2 BED+DEN+2 BATH: 930'4" X 2 DU = 1,860 SF

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FIRST FLOOR
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2 BED+DEN+2 BATH: 930'4" X 2 DU = 1,860 SF

MULTI-FAMILY
FIRST FLOOR
STUDIO: 319'4" X 2 DU = 638 SF
2 BED (2 BATH) 759'9" X 2 DU = 1,432 SF

SECOND FLOOR
2 BED+DEN+2 BATH: 930'4" X 2 DU = 1,860 SF

BACKYARD
POOL

POOL

CHERRY
DUPLX
TOTAL: 804 SF

CHERRY
DUPLX
TOTAL: 804 SF

CHERRY
DUPLX
TOTAL: 804 SF

CHERRY
DUPLX
TOTAL: 804 SF

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TOTAL: 804 SF

CHERRY
DUPLX
TOTAL: 804 SF

CHERRY
DUPLX
TOTAL: 804 SF

LOT 1
ZONING R-3

LOT 2
ZONING R-3

LOT 3
ZONING R-3

LOT 4
ZONING R-3

SEE PLAN 20
PER BOOK 32 OF MAPS, PAGE 26, 405F

E. MEADOWBROOK AVENUE

③ ④

LOT 1
ZONING R-3

WISDOM PARK
PER BOOK 32 OF MAPS, PAGE 33, 405F

LOT 19
ZONING R-3

EXHIBIT E





















WONDERVIEW COURT









EXHIBIT F

Land Use Exhibit

