

Thunderbird Townhomes

NWC Thunderbird Rd and Coral Gables Dr

Planned Unit Development

PUD Narrative

Case Z-133-24-3

1st Submittal: September 20, 2024

2nd Submittal: December 10, 2024

3rd Submittal: January 8, 2025

Hearing Draft: January 27, 2025

CITY OF PHOENIX

JAN 28 2025

**Planning & Development
Department**



**WITHEY
MORRIS
BAUGH**

Development Team

Developer

Edge Thunderbird, LLC
4408 N. 12th Street, Suite 200
Phoenix, AZ 85014
Contact: Avi Azoulay
avi@regalamericanhomes.com

Representative

Jason Morris / Alex Hayes

Withey Morris Baugh, PLC
2525 E. Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016
hayes@wmbattorneys.com



Site Planning/Architecture

Virginia Senior

CCBG Architects, Inc.
102 E. Buchanan Street
Phoenix, AZ 85021
vsenior@ccbgarchitects.com



Landscape Architecture

Brandon Paul

Landscape Ethic
7525 E. 6th Ave
Scottsdale, AZ 85252
steve@earthlinecivil.com



Engineering

Steve Bargeloh

Earthline Civil Engineering
4408 N 12th Street, Ste 200
Phoenix, AZ 85014
steve@earthlinecivil.com

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A. Purpose and Intent

The purpose of this PUD is intended to be a stand-alone document of zoning regulations for this particular project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City.

1. Project Overview and Goals

The subject site is approximately 3.69 gross acres located at the northeast corner of Thunderbird Road and Coral Gables Drive in Phoenix, Arizona (the "Property") as illustrated in the **Aerial Map at Exhibit A**. The Property is currently zoned R-O (Residential Office) with a General Plan Land Use Designation of Residential 3.5-5 du/ac. See **Zoning and General Plan Maps at Exhibit B**. The Property is encumbered by a large wash that traverses the northern and western perimeters of the Property, which has to date deterred development of the site. This PUD will establish site specific development standards and design guidelines that will enable development of the Property with a high-quality residential project featuring 16 townhomes.

A PUD is the appropriate zoning mechanism for the Property given the unique site context and the presence of the large wash, which substantially limits the developable area within the Property. Although the Planned Residential Development option of the R-2 zoning district, which serves as the base zoning district for this PUD, provides some of the tools necessary to execute the proposed development, some of the design considerations cannot be accommodated by the base R-2 district standards. In order to make the most efficient use of the site and create an exceptional residential experience, deviations from the R-2 zoning district via this PUD are necessary.

2. Overall Design Concept

The Thunderbird Townhomes will create a high-quality residential development with a unique product that is underserved in this submarket. The project will offer townhome condominiums that will enable home ownership at an attainable price point. The 16-unit community is thoughtfully designed to balance private spaces with recreational amenities. The buildings are designed with clean architectural lines that enhance both aesthetics and functionality. See **Conceptual Renderings at Exhibit C**. The community will also emphasize open space with the wash on the north side of the property providing a natural buffer, enhancing privacy and providing a serene open space for residents. A significant feature of the development is a pickle-ball court located along the Property's eastern perimeter, which provides an active and social outdoor experience. A spacious lawn will also provide a versatile green space for relaxation, gatherings, or other outdoor activities. The integration of these features creates a vibrant, cohesive environment that promotes community interaction.

B. Land Use Plan

The site plan for the 16-unit townhome community illustrates a well-organized and functional layout. See **Conceptual Site Plan at Exhibit D**. Two (2) two-story buildings, each comprising eight townhomes, are oriented to optimize space and access. The buildings have a maximum height of 30 feet and are separated by a central drive aisle providing access to resident garages. Along with individual garages for each unit, guest parking is strategically placed, ensuring sufficient parking for both residents and visitors. The layout also incorporates accessible routes for refuse collection, which will occur at each residence with individual trash cans stored in the resident's garage eliminating the need for unsightly trash enclosures.

The presence of the wash along the north side of the Property has a significant impact on the site's developable area. This constraint influences the site layout by requiring the townhome units to be positioned closer to the southern property line. Nevertheless, a 16' building setback is maintained from the southern perimeter of the Property with rear patios of the units in the southern building extending to the Property line. The Property benefits from a significant amount of right of way behind the curb along Thunderbird Road, which will be landscaped and will provide appropriate separation and screening from the street. Plantings at this location will be consistent with those permitted within the APS powerline easement that exists along Thunderbird Road. The resident patios will also be landscaped and will include trees and shrubs to provide additional screening.

The community places a strong emphasis on shared amenities, with a pickleball court serving as the central recreational feature. Near the court is a shaded seating area, providing a comfortable space for socializing and relaxation. The plan also includes bicycle parking and a bike repair station, which supports a more sustainable and active lifestyle for residents. Additionally, thoughtful landscaping enhances the aesthetic and functional quality of the outdoor spaces, including over 33,000 square feet of common area. See **Conceptual Landscape Plan at Exhibit E**.

One of the key highlights of the site plan is the integration of natural open space along the north side of the property, where a wash serves as both a visual and functional buffer. This wash not only provides a tranquil backdrop but also adds to the total open space available for residents, promoting a connection to the natural environment while maintaining privacy for the community. The combination of recreational facilities, open space, and quality residential design makes this community an appealing and practical development for residents.

C. List of Uses

Unless modified herein, the permitted uses shall be those permitted in the R-2 zoning district (Section 614) pursuant to table 608.D of the Phoenix Zoning Ordinance. 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

This PUD allows all uses permitted in the R-2 zoning district in Table 608.D of the Phoenix Zoning Ordinance.

2. Temporary Uses

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

3. Accessory Uses

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

D. Development and Landscape Standards

1. Development Standards Table

Development is subject to development standards generally based on R-2 PRD zoning district standards, except as modified by the development standards table below.

	Proposed
Maximum Density	4.4 du/ac
Min. Building Setbacks	<ul style="list-style-type: none">• North: 15 feet• East (Adjacent Coral Gables Road): 20 feet• South (Adjacent Thunderbird Rd): 15 feet*• West: 15 feet <p>*Except that patios and screen walls may project into the setback to the property line.</p>
Landscape Setbacks	<ul style="list-style-type: none">• North: 15 feet (maintained as natural wash)• East (Adjacent Coral Gables Road): 0 feet¹• South (Adjacent Thunderbird Rd): 15 feet²• West: 15 feet <p>¹ Trees to be provided in landscape strip between property line and sidewalk. ² Patios and screen walls may encroach on landscape setback.</p>
Building Height Maximum	Two stories and 30 feet
Lot Coverage	Maximum 35%
Common Area	A minimum 33,311 square feet of common area shall be provided, which shall include 26,311 square feet of natural wash. A minimum of 7,000 square feet of active amenity space shall be provided. .
Parking Standards	<ul style="list-style-type: none">• A two-car garage shall be provided with each unit.

	<ul style="list-style-type: none"> • A minimum of 12 unreserved guest spaces shall be provided.
Bicycle Standards	<ul style="list-style-type: none"> • Bike racks shall be provided at a rate of .25 bicycle spaces per unit. • A bicycle repair station (“fix-it station”) shall be provided and maintained on site. The “fix-it station” shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to: <ul style="list-style-type: none"> i. Standard repair tools affixed to the station; ii. A tire gauge and pump affixed to the base of the station or the ground; iii. A bicycle repair stand that allows pedals and wheels to spin freely while making adjustments to the bike.
Lighting	All lighting standards shall comply with Section 507 Tab A.II.A.8 and Section 704 of the Phoenix Zoning Ordinance.
Fences and Walls	<p>Fences and walls shall comply with Section 703 of the Phoenix Zoning Ordinance; except,</p> <ul style="list-style-type: none"> • A 6’ CMU screen wall may be provided along Thunderbird Road west of the driveway entering the Property. • 6’ CMU screen walls may be provided around resident patios adjacent Thunderbird Road.
Amenities	<p>A range of quality amenities to encourage social interaction between residents and visitors shall be provided, which shall include at least 3 of the following:</p> <ul style="list-style-type: none"> • Pickleball court • Shaded seating area • Bike repair station • Tot lot • BBQ area
Streetscape Standards	
Thunderbird Road	<ul style="list-style-type: none"> • Detached sidewalk width: 6 feet • Landscaped area between back of curb and sidewalk: 10 feet
Coral Gables Drive	<ul style="list-style-type: none"> • Detached sidewalk width: 6 feet • Landscaped area between back of curb and sidewalk: 8 feet

Shade	<ul style="list-style-type: none"> • Minimum 75% shading of pedestrian sidewalk along Coral Gables Drive • Minimum 75% shading of pedestrian sidewalk along Thunderbird Road. • Shade to be provided by means of vegetation at maturity or shade structures. • Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design
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2. Landscape Standards Table

Landscaping shall be provided per the following standards:

General	Where utility or easement conflicts arise, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
Landscape Setbacks	<ul style="list-style-type: none"> • North: 15 feet (maintained as natural wash) • East (Adjacent Coral Gables Road): 0 feet¹ • South (Adjacent Thunderbird Rd): 15 feet² • West: 15 feet <p>¹ Trees to be provided in landscape strip between property line and sidewalk. ² Patios and screen walls may encroach on landscape setback.</p>
Amenities	<p>A range of quality amenities to encourage social interaction between residents and visitors shall be provided, which shall include at least 3 of the following:</p> <ul style="list-style-type: none"> • Pickleball court • Shaded seating area • Lawn or turf area • Bike repair station • Tot lot • BBQ area
Plant Material	Only landscape materials listed in the Phoenix Active Management Area Low-Water-Sue/Drought-Tolerant Plant List shall be utilized in the common areas and within the front yards of individual resident lots.
Planting Standards	
Along Thunderbird Road	<ul style="list-style-type: none"> • (1) APS approved 2" Caliper Tree per 18 linear feet

	<ul style="list-style-type: none"> • (5) 5-gallon shrubs per 20 linear feet meeting 50% landscape coverage in all in all open space planting areas.
Along Coral Gables Drive	<ul style="list-style-type: none"> • Minimum 2-inch caliper, single-trunk, large canopy shade trees planted 20 feet on center, or in equivalent groupings. • Drought tolerant vegetation to achieve 75% live coverage • Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design.
Along West Property Line	<ul style="list-style-type: none"> • Minimum 2-inch caliper, single-trunk, large canopy shade trees planted 20 feet on center, or in equivalent groupings. • Drought tolerant vegetation to achieve 75% live coverage • Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design
Adjacent Southern Perimeter of Drainage Easement	<ul style="list-style-type: none"> • Minimum 2-inch caliper, single-trunk, large canopy shade trees planted 20 feet on center, or in equivalent groupings • Drought tolerant vegetation to achieve 75% live coverage • Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design
Rear Yard	<ul style="list-style-type: none"> • One (1) 2" Caliper Tree per rear yard • Three (3) 5-gallon shrubs per rear yard
Parking Area	<ul style="list-style-type: none"> • A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

E. Design Guidelines

The design shall conform to Section 507 Tab A of the Phoenix Zoning Ordinance with additional standards as indicated below. The on-site building and materials shall conform to the standards listed below.

Exterior Materials	Building facades shall be a mixture of stucco, stacked stone, and glazing.
Architecture Guidelines	<ul style="list-style-type: none"> • All sides of a structure should exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability. • Buildings shall exhibit compatibility with the surrounding neighborhood in form and quality of materials. • Roofline shall have a variety of heights and slopes to add visual interest and break up long facades. Roofing materials shall be standing seam in a color compatible with buildings and with matching trim.
Color Palette	Colors to be a mix of tone-on-tone whites, light tans and light greys. Colors should be complementary with the natural surrounding landscaping.
Screen Walls and Site Walls	The colors, materials, and appearance of walls and fences should be compatible with the overall design, character and style of the development. Walls may consist of CMU with stucco coating and may include additional metal railing.
Surface Parking Screening	All parking areas shall be screened with minimum 36" tall wall and colors and materials to match or complement the main structures.
Amenities	The site shall include amenities to enhance homeowner enjoyment and shall include a shaded seating area, bike fix-it station, bike racks, and a pickleball court.

F. Signs

Signs shall be provided in accordance with Phoenix Zoning Ordinance Section 705.

G. Sustainability

The following are sustainability practices that are encouraged within the PUD and divided into those that are city-enforced and those that are the developer goals.

1. City-Enforced Standards:

- Reduce heat island effect with a minimum shade requirement for sidewalks, paths, open space, and parking areas.
 - Minimum 75% shading of pedestrian sidewalk along Coral Gables Road.
 - Minimum 75% shading of pedestrian sidewalk along Thunderbird Road.
 - Shade to be provided by means of vegetation at maturity and/or shade structures.
 - Where utility, right-of-way or easement conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution.
 - Minimum 50% of guest parking to be covered.
- Encourage water conservation through the selection of drought tolerant plants and trees and smart and water efficient irrigation systems.
- Utilize low flow plumbing fixtures.
- Provide locations for secure bike parking such as visible public bike racks and/or bike lockers.
- **Water Consumption:** Prior to preliminary plat approval documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as determined by the Planning and Development and Water Services Departments.
- **Water Consumption:** Natural turf shall only be utilized on individual single-family lots (behind the front yard), required retention areas (bottom of basin), and functional turf areas within common areas, as approved by the Planning and Development Department.
- **Water Consumption:** Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste, as approved by the Planning and Development and Water Services Departments.
- **Water Consumption:** 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 offsite landscape irrigation, as approved by the Planning and Development and Water Services Departments.
- **GSI:** A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation Departments. This includes, but is not limited to, stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

2. Developer Goals:

- Incorporate LED and energy efficient lighting technology into all lighting constructed on the Site.
- Use roofing materials that specify a high Solar Reflectance Index for a minimum of 75% of the roof surface area.
- Select building materials and colors to reduce overall heat gain.
- Design to reduce energy loads by addressing passive design elements (i.e. daylight, natural ventilation, solar mass) and active design elements (i.e. environmental conditioning methods, radiant heating and cooling, shared building systems).
- Provide high performance windows, insulation, and HVAC systems.
- Provide slope stabilizing plant material where appropriate to limit erosion.
- Incorporate dual-pane, energy efficient windows.
- Reduce windows on east and west facing façade to reduce heat gain at interiors.
- Install enhanced HVAC systems with 14 SEER or higher.
- Utilize ASHP (Air Source Heat Pump) for greater efficiency in HVAC system.
- Support enhanced indoor air quality and fresh airflow.
- Develop and implement a plan for recycling and materials management during construction.
- Encourage high-performance building designs that conserve resources, while balancing energy-efficient, water-efficient, cost-effective and low-maintenance engineering solutions and construction products through whole building life cycle assessment.
- Encourage the use of construction, roofing materials and paving surfaces with solar reflectance with thermal emittance values as shown in the Phoenix Green Construction Code or higher and which minimize heat island effects.
- Utilize low VOC paints, carpet and flooring materials.
- Encourage the use of recycling collection.

H. Infrastructure

1. Circulation

Access to the site will be provided from a single right in/right out driveway on Thunderbird Road, which is located approximately 360 feet west of Coral Gables Road. The driveway aligns with 11th Avenue on the south side of Thunderbird Road. Site circulation is provided via a single 26' wide internal drive aisle. A hammerhead per City of Phoenix standard design (55' outside curve/35' inside curve) is provided along the eastern perimeter of the site to provide sufficient maneuverability for fire department and refuse collection access. See **Conceptual Circulation Plan at Exhibit F**.

2. Grading & Drainage

Development shall conform to the City of Phoenix regulations and design guidelines. Any drainage related items will be addressed during the site plan review process. Development of the site will not encroach or in any way impact the existing wash for which an 80' drainage easement is already dedicated over the wash alignment.

3. Water Services

Public sewer and water connections will be requested from the City of Phoenix to serve this development. The property is immediately bound by public rights-of-way with adequate existing public facilities.

4. Complete Streets

In 2018, the City of Phoenix adopted the Complete Streets Guidelines to improve the safety and accessibility of the City's streetscapes and related infrastructure. This PUD implements a number of the design principles outlined in the Guidelines, including:

Design for Safety:

"Design streets safely for all users..."

- For Thunderbird Road, the development will provide a six-foot wide detached sidewalk with a ten-foot-wide landscape strip as described in Section D above.
- For Coral Gables Drive, the development will provide a six-foot wide detached sidewalk with an eight-foot-wide landscape strip as described in Section D above.

Design for Comfort and Convenience

"Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists."

- Shading for the pedestrian pathways adjacent to Thunderbird Road and Coral Gables Drive will be provided with 75% shading through a combination of shade trees and attached/freestanding shade structures.

Design for Connectivity

"Design and connect neighborhoods via streets, sidewalks and trails, and discourage the abandonment of streets, sidewalks, and alleys that compromise connectivity."

- Development of this property will include installation of bike racks and bike infrastructure, such as fix-it stations, to support the nearby bike lanes.

Green Infrastructure

Protect and restore natural areas

- The natural wash on the north side of the property will be preserved, maintaining important regional drainage infrastructure and natural wildlife habitat, while also providing an aesthetic, natural open space amenity for residents.

I. Comparative Development Standards Table

Standard	R-2 (PRD)	PUD
Minimum Lot Dimension	N/A	N/A
Maximum Residential Density	10.5 du/ac; 12 with bonus	4.4 du/ac
Required Building Setbacks	Perimeter: 20' adjacent to a public street; this area to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line 10' front building setback	<ul style="list-style-type: none"> • North: 15 feet • East (Adjacent Coral Gables Road): 20 feet • South (Adjacent Thunderbird Rd): 15 feet* • West: 15 feet <p>*Except that patios and associated screen walls may project into the setback to the property line.</p>
Maximum Building Height	2 stories or 30'	2 stories or 30'
Maximum Lot Coverage	50% plus an additional 10% for an ADU and/or attached shade structures Total: 60%	35%
Common Area	5% of gross area	A minimum of 33,000 square feet of common area shall be provided, which shall include 26,311 square feet of natural wash. A minimum of 7,000 square feet of active amenity space shall be provided.
Required Landscape Setbacks	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line	<ul style="list-style-type: none"> • North: 15 feet (maintained as natural wash) • East (Adjacent Coral Gables Road): 0 feet¹ • South (Adjacent Thunderbird Rd): 15 feet² • West: 15 feet <p>¹ Trees to be provided in landscape strip between property line and sidewalk. ² Patios and screen walls may encroach on landscape setback.</p>
Allowed Development	Single-family detached, single-family attached, and multifamily.	Single-family detached, single-family attached, and multifamily.

Required Review	Development Review per Section 507	Development Review per Section 507
Street Standards	Public street or private accessway	Public street or private accessway

J. Legal Description

A PORTION OF SECTION 18, TOWNSHIP 3 NORTH AND RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA;

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18 BEARS NORTH 89 DEGREE 47 MINUTES 20 SECONDS A DISTANCE OF 1318.03 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18 NORTH 00 DEGREES 04 MINUTES 30 SECONDS EAST A DISTANCE OF 33.89 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 00 DEGREES 04 MINUTES 30 SECONDS EAST A DISTANCE OF 232.91 FEET;

THENCE DEPARTING SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18 NORTH 70 DEGREES 55 MINUTES 40 SECONDS EAST A DISTANCE OF 270.12 FEET TO THE COMMON SOUTHERLY CORNER OF LOTS 1 AND 13 OF THE PLAT OF MOON VALLEY AS RECORDED IN BOOK 92 AND PAGE 2 OF THE OFFICIAL RECORDS OF MARICOPA COUNTY;

THENCE NORTH 89 DEGREES 47 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF LOT 1 OF SAID MOON VALLEY A DISTANCE OF 204.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 86 DEGREES 10 MINUTES 54 SECONDS EAST A DISTANCE OF 40 FEET TO A NON-TARGET CURVE OF RADIUS 630.0 FEET BEING THE MONUMENT LINE OF CORAL GABLES DRIVE;

THENCE ALONG SAID CURVE CONCAVE SOUTHEAST AND OF RADIAL BEARING SOUTH 86 DEGREES 10 MINUTES 54 SECONDS EAST A DISTANCE OF 44.31 FEET THROUGH A CENTRAL ANGLE OF 4 DEGREES 01 MINUTES 50 SECONDS;

THENCE SOUTH 0 DEGREES 12 MINUTES 40 SECONDS EAST A DISTANCE OF 307.04 FEET ALONG THE CENTERLINE OF CORAL GABLES DRIVE;

THENCE SOUTH 89 DEGREES 47 MINUTES 20 SECONDS WEST A DISTANCE OF 190.0 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18 TO A TANGENT CURVE TO THE RIGHT OF RADIUS 1432.40 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 312.29 THROUGH A CENTRAL ANGLE OF 12 DEGREES 29 MINUTES 30 SECONDS TO THE POINT OF BEGINNING.
DESCRIBED PARCEL CONTAINING 3.7210 ACRES

EXHIBIT A

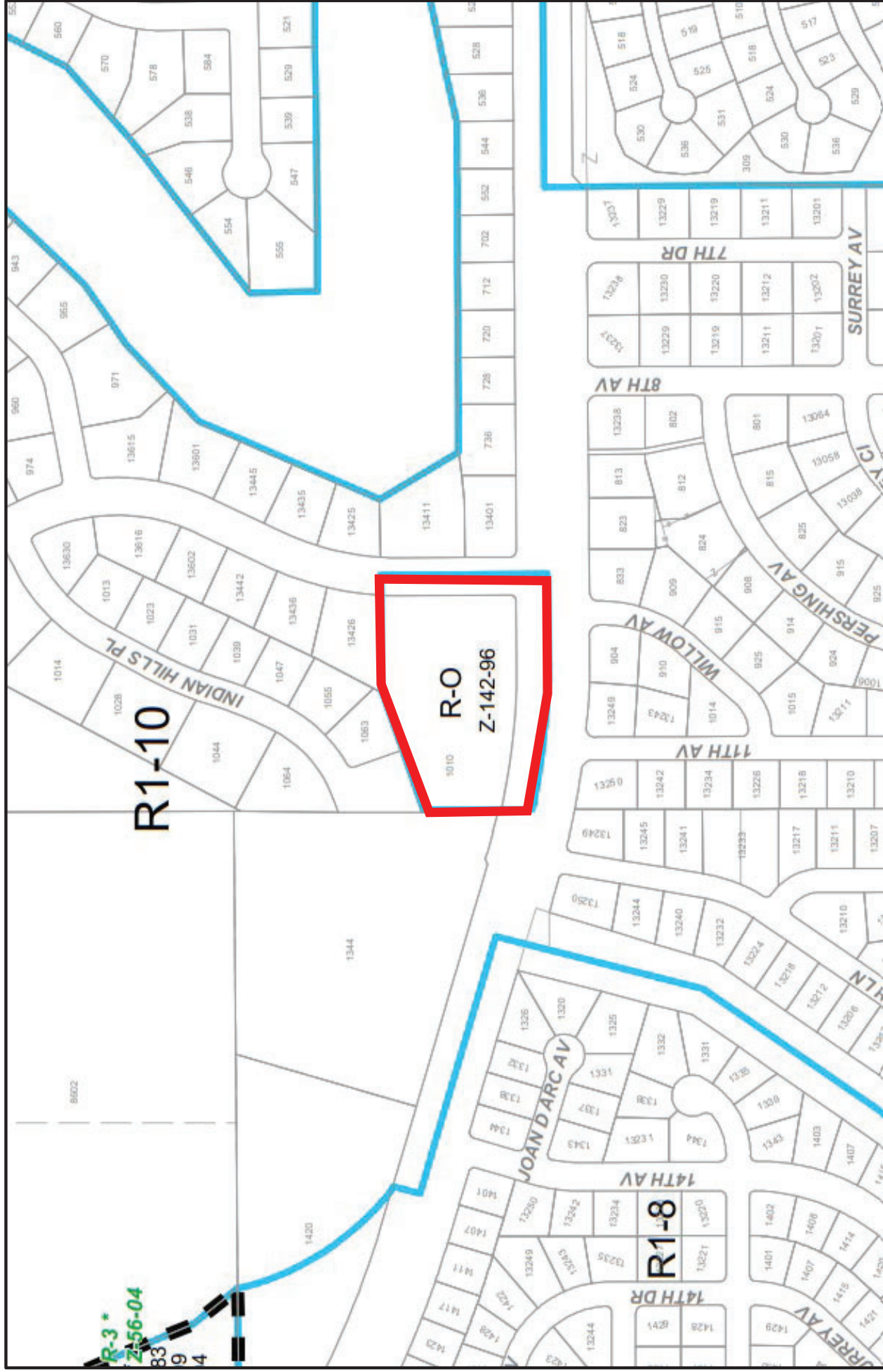
Aerial Map



NWC Thunderbird Rd and Coral Gables Dr, Phoenix

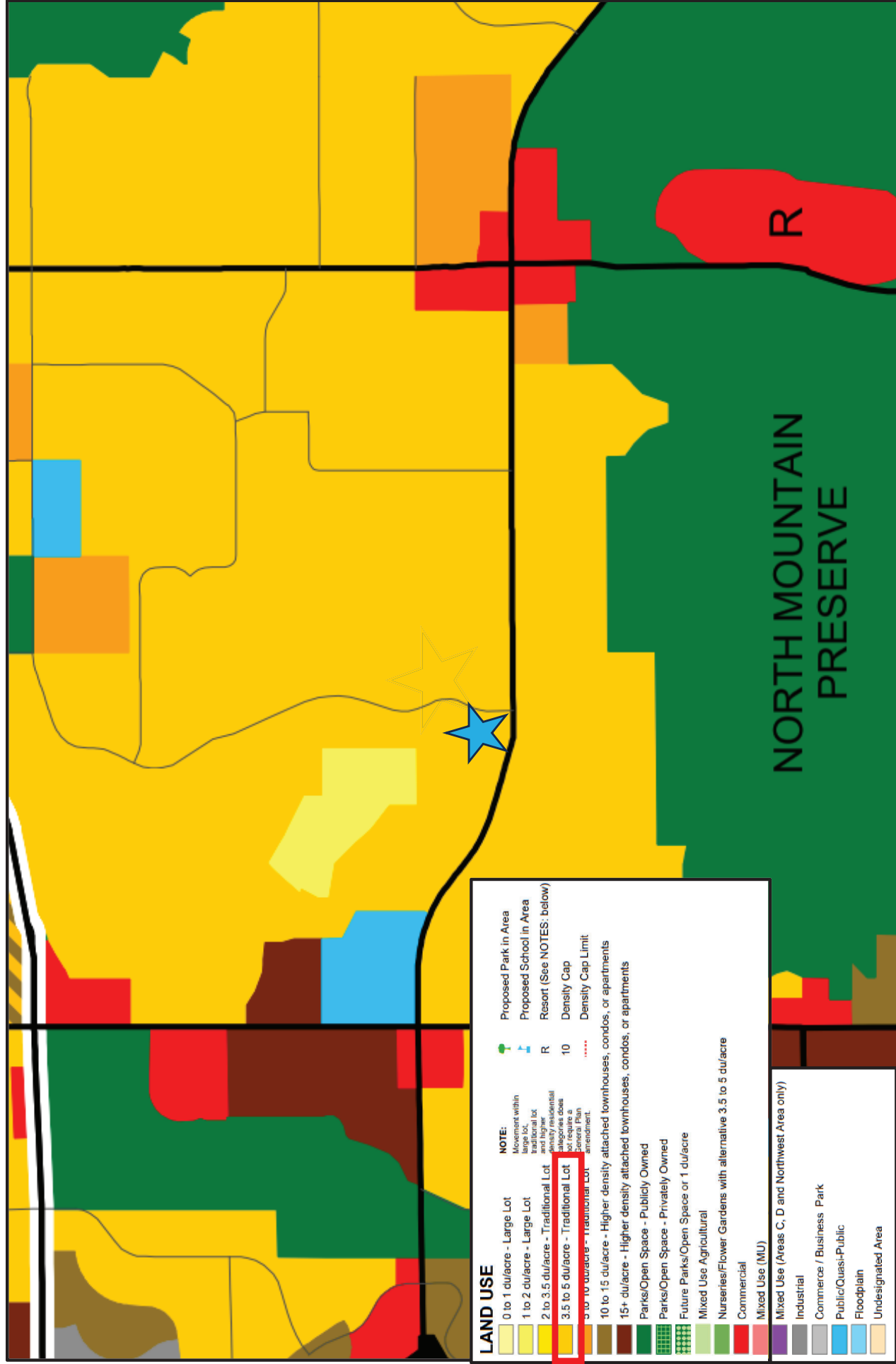
EXHIBIT B

Zoning Map



NWC Thunderbird Rd and Coral Gables Dr, Phoenix

General Plan Map



LAND USE	
[Light Yellow]	0 to 1 du/acre - Large Lot
[Yellow]	1 to 2 du/acre - Large Lot
[Light Green]	2 to 3.5 du/acre - Traditional Lot
[Green]	3.5 to 5 du/acre - Traditional Lot
[Dark Green]	5 to 10 du/acre - Traditional Lot
[Brown]	10 to 15 du/acre - Higher density attached townhouses, condos, or apartments
[Dark Brown]	15+ du/acre - Higher density attached townhouses, condos, or apartments
[Light Green]	Parks/Open Space - Publicly Owned
[Dark Green]	Parks/Open Space - Privately Owned
[Light Green]	Future Parks/Open Space or 1 du/acre
[Light Green]	Mixed Use Agricultural
[Light Green]	Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre
[Red]	Commercial
[Light Green]	Mixed Use (MU)
[Light Green]	Mixed Use (Areas C, D and Northwest Area only)
[Light Green]	Industrial
[Light Green]	Commerces / Business Park
[Light Green]	Public/Quasi-Public
[Light Green]	Floodplain
[Light Green]	Undesignated Area

NORTH MOUNTAIN
PRESERVE

R



NWC Thunderbird Rd and Coral Gables Dr, Phoenix

EXHIBIT C

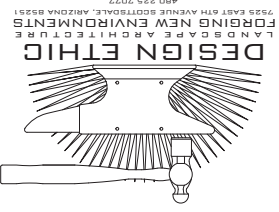






EXHIBIT D

EXHIBIT E



SCALE: 1" = 20.0'



RENDERING
 MULTI-FAMILY DIVISION
 1010 WEST THUNDERBIRD ROAD
 PHOENIX, ARIZONA

PROJECT: RENDERING
 SHEET TITLE: RENDERING
 JOB NO: 24-033
 DATE: B. PAUL
 DRAWN BY: B. PAUL
 SUBMITTED: 01.08.2025
 REVISED:

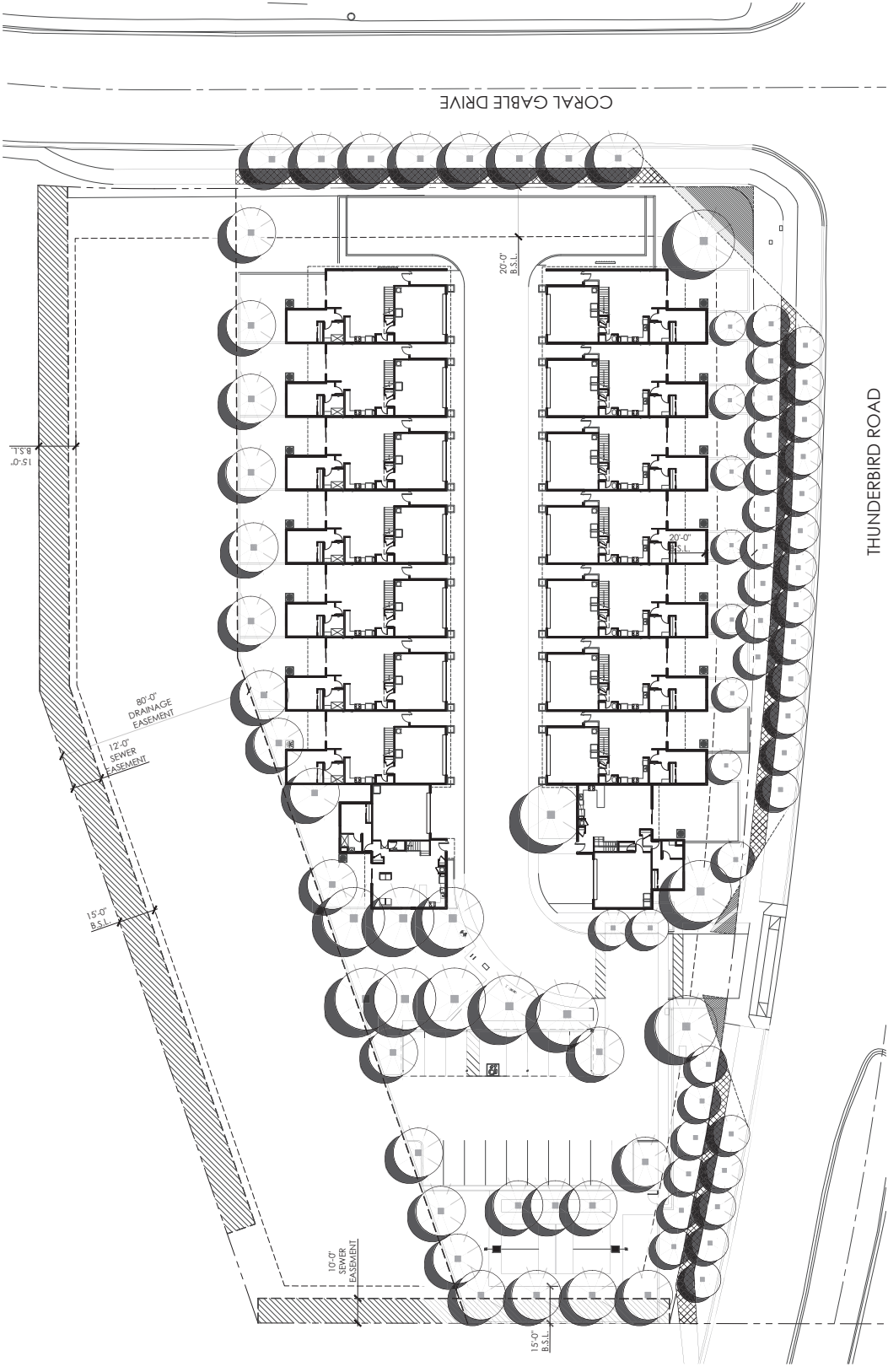
SHEET
 RENDERING
 1 of 1





SHADE STUDY
 1010 WEST THUNDERBIRD ROAD
 PHOENIX, ARIZONA

PROJECT: MULTI-FAMILY DIVISION
 SHEET TITLE: SHADE STUDY
 JOB NO: 24-003
 DATE: B. PAUL
 DRAWN BY: B. PAUL
 SUBMITTED: 01.08.2025
 REVISED:



shading legend

THUNDERBIRD ROAD WALKWAY	2,004
SHADED PEDESTRIAN WALKWAYS	1,507
PERCENT SHADED	75.0%
CORAL GABLE DRIVE WALKWAYS	1,020
SHADED PEDESTRIAN WALKWAYS	878
PERCENT SHADED	86.0%
PEDESTRIAN WALKWAYS	3,024
SHADED PEDESTRIAN WALKWAYS	2,385
PERCENT SHADED	78.8%



EXHIBIT F

