



City of Phoenix
 Planning Department

Staff Report: Z-150-07-3 (PUD)
(Phoenix Elks Lodge #335)
 July 24, 2009

Paradise Valley Village Planning Committee Meeting Date August 3, 2009
Planning Commission Hearing Date September 9, 2009
Request From: R1-14 (5.13 Acres)
 R-5 (15.32 Acres)
Request To: PUD (20.45 Acres)
Proposed Use Single-family residential and a mix of uses per the Planned Unit Development proposal
Location Northwest corner of 32nd Street and Hearn Road
Owner Phoenix Elks Lodge #335
Applicant/Representative Dennis Newcombe w/ Beus Gilbert, PLLC
DSD KIVA Project Number 07-2384
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 15+ du/acre (see GPA-PV-1-08-3)	
Street Map Classification	32nd Street	Arterial	40 to 50-foot west existing half street
	Hearn Road	Local	25-foot existing street
	31st Street	Local	25-foot existing street
	Acoma Drive	Minor Collector	30-foot south existing half street
LAND USE ELEMENT, GOAL 3: 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 proposal provides an opportunity to develop a vacant parcel. Various densities are proposed ranging from 3.5 dwelling units per acre to 6.5 dwelling units per acre. The variety in densities allows for a range of housing choices. The proposed residential densities are compatible with the residential densities and development in the surrounding area.			

LAND USE ELEMENT, GOAL 4, MIXED LAND USE DEVELOPMENT: MIXED LAND USE PATTERNS SHOULD BE DEVELOPED WITHIN URBAN VILLAGES AND AT SMALLER SCALES TO MINIMIZE THE NUMBER AND LENGTH OF TRIPS.

The proposal provides an opportunity for various uses including residential and commercial categories. Commercial uses will provide the opportunity for additional services to the surrounding area.

CONSERVATION, REHABILITATION, AND REDEVELOPMENT ELEMENT, GOAL 4, ADAPTIVE REUSE OF OBSOLETE DEVELOPMENT: ENCOURAGE REUSE OF VACANT STRUCTURES AND SUBSTANTIAL REHABILITATION OF OBSOLETE BUILDINGS.

The proposal provides an opportunity for adaptive reuse of the existing building in the event the current tenant was to vacate the site.

BACKGROUND

1. This case was previously a request to rezone 10.24 acres from R1-14 (Single-Family Residence) and R-5 (Multiple-Family Residence) to R-2 (4.31 acres; Multiple-Family Residence) and R-3A (5.93 acres; Multiple-Family Residence) for a mixed-residential development. The proposal included 77 multi-family residential units to be three stories (40 feet) in height and 22 single-family residential homes to be two stories (30 feet) in height. Surrounding residents were concerned with the proposed height, density, access and traffic impacts.

Prior to review by the Paradise Valley Village Planning Committee, the applicant agreed to amend the application to change the acreage and requested zoning to Planned Unit Development (PUD) to address neighborhood concerns. Surrounding residents had a role in drafting the PUD development narrative. The revised application proposes to rezone 20.45 acres of property from R1-14 (5.13 acres) and R-5 (15.32 acres) to PUD for single-family residential and a mix of uses to include the existing private lodge, adaptive reuse of the private lodge, medical/professional offices, indoor self-storage and a preserve area.

SUBJECT SITE

2. The site is located at the northwest corner of 32nd Street and Hearn Road. The northern approximately 10 acres are developed with a private lodge owned and operated by The Phoenix Elks Lodge #335. The southern approximately 10 acres are vacant and undeveloped.

LAND USE TRENDS

3. The General Plan Land Use Map designates this site as Residential 15+ du/ac. A concurrent General Plan Amendment case, GPA-PV-1-08-3, is being requested to re-designate the property from Residential 15+ du/ac to Residential 5 to 10 du/ac. The densities proposed vary in the PUD narrative from 3.5 to 6.5 du/ac and are consistent with the traditional lot category. Though some densities proposed are less than the 5 to 10 du/ac General Plan Amendment proposed designation, conformance is not required as those portions are within the same housing product type. Commercial uses exist and are proposed but do not require conformance

with the Residential 5 to 10 du/ac proposed General Plan Amendment designation as those portions are less than 10 acres.

4. The General Plan Land Use Map currently shows the surrounding properties to the north and west as Residential 1 to 2 du/ac, to the east as Residential 3.5 to 5 du/ac and Parks/Open Space-Public and to the south as Residential 15+ du/ac.
5. To the north is single-family residential development zoned R1-14 and R1-10. To the east is a park and a church zoned R1-6 and R1-10. To the south is a church zoned R1-14. To the west is single-family residential development and a vacant parcel zoned R1-14 and R1-10.

PROPOSAL

6. This proposal was developed utilizing the PUD zoning category which allows an applicant to propose uses, development standards and design guidelines for the site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment, more so than conventional zoning districts allow. The end result is a property rezoned with standards specifically crafted and tailored for that site. The PUD zoning category specifically defines such things as height, uses, setbacks and boundaries. Any later deviation from the approved PUD standard is considered to be a major amendment and, as such, will follow the rezoning and public hearing approval process for a rezoning request. Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision will be applied.
7. Below is a summary of the proposed standards for the subject site as described in the attached PUD narrative date stamped July 16, 2009. Many of the proposed standards were derived from the standards of the R1-10, R-2 and C-1 zoning districts.

Land Use

The narrative proposes eight land use categories including Private Lodge, Adaptive Reuse of Existing Private Lodge, Medical/Professional Office, Indoor Self-Storage, Residential I, Residential II, Residential III and Preserve. The land use categories are permitted within specific parcels. There are four parcels identified as Parcel A, Parcel B, Parcel C and Parcel D. Exhibit 8 on page 54 of the attached PUD narrative depicts the development options.

Development Standards

The Private Lodge and Adaptive Reuse of Existing Private Lodge land use categories are intended to retain the existing development with the option for limited expansion. Several of the development standards exceed the most comparable C-1 zoning category standards. Residential development standards are comparable to the R1-10 and R-2 zoning category standards. Commercial development standards are comparable to the C-1 zoning category standards.

Landscape Standards

The proposed landscape standards include minimum two-inch caliper trees spaced a minimum of 20 feet on center along perimeter property lines. A landscaped setback is proposed between 15 feet and 35 feet along the perimeter of several development options.

Parking

Parking will comply with Section 702 (Off-Street Parking and Loading) of the Zoning Ordinance.

Shade

Minimum 20 percent shading of all public sidewalks and private walkways by means of building overhangs, arcaded walkways and/or tree canopies for new development is proposed. Minimum 20 percent shading of parking lots to be measured at solar noon on the summer solstice is proposed. These standards exceed the requirements outlined in the Zoning Ordinance.

Design Guidelines

Design guidelines are proposed that address residential elevations and perimeter treatment along Parcel D. Design guidelines are proposed for Private Lodge, Adaptive Reuse of Existing Private Lodge and Commercial land use categories that address tiled pitched roof elements and second story setbacks.

Phasing

It is expected that the existing Phoenix Elks Lodge #335 will occupy the northern portion of the site for the foreseeable future. In the event the current tenant vacates the site, adaptive reuse or redevelopment options outlined in the PUD narrative will apply. The southern portion of the site is expected to develop in the future when there is a demand for new housing in the area.

Signage

Guidelines for monument and ground signs are proposed that address materials, sign area, height and location. Signage will comply with the sign standards outlined in the Zoning Ordinance unless otherwise modified by the PUD narrative.

Sustainability

There is an opportunity to provide infill residential development on the southern portion of the site. The proposal promotes principles of sustainable development by proposing 20 percent shading of sidewalks and parking lot areas. There is an opportunity for adaptive reuse of existing development on the northern portion of the site.

OTHER

8. The Street Transportation Department requests the developer dedicate 25 feet of right-of-way for the north half of Hearn Road, 25 feet of right-of-way for the east half of 31st Street and a 10-foot sidewalk easement along 32nd Street. Additionally, a 20-foot right-of-way radius is requested at the northeast corner of

31st Street and Hearn Road and 20-foot by 20-foot right-of-way triangle dedicated at the northwest corner of 32nd Street and Hearn Road. Stipulations are recommended to address these requests.

9. The Street Transportation Department requests that the developer construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards. A stipulation is recommended to address this request.
10. The Street Transportation Department requests an updated Traffic Impact Study be submitted. A stipulation is recommended to address this request.
11. The City of Phoenix Archaeology Section is not aware of any known archaeological sites within this project area. However, if any archaeological materials are encountered during construction, all ground-disturbing activities should cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. A stipulation is recommended to address this request.
12. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposal is consistent with several goals of the General Plan and a pending request, GPA-PV-1-08-3, to re-designate the land use category for the property to Residential 5 to 10 dwelling units per acre.
2. PUD zoning allows for unique standards and development options that are customized to this location given its proximity to existing residential development.
3. The proposal is sensitive to surrounding single-family residential development by locating the largest residential lots along the western portion of the site closest to existing residential development.
4. There are opportunities for adaptive reuse of existing development on the northern portion of the site and development of an infill parcel on the southern portion of the site which will increase housing opportunities in the area.

Stipulations

1. That an updated Development Narrative for The Phoenix Elks Lodge #335 PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 15 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped July 16, 2009, as modified by the following stipulations.

2. That right-of-way extending 25 feet from the property line shall be dedicated for the north half of Hearn Road as approved by the Development Services Department.
3. That right-of-way extending 25 feet from the property line shall be dedicated for the east half of 31st Street as approved by the Development Services Department.
4. That a 20-foot right-of-way radius shall be dedicated at the northeast corner of 31st Street and Hearn Road as approved by the Development Services Department.
5. That a 20-foot by 20-foot right-of-way triangle shall be dedicated at the northwest corner of 32nd Street and Hearn Road as approved by the Development Services Department.
6. That a 10-foot wide sidewalk easement shall be dedicated along 32nd Street as approved by the Development Services Department.
7. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.
8. That the applicant shall submit an updated Traffic Impact Study to the Street Transportation Department and the Development Services Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by the Development Services Department and the Street Transportation Department.
9. That in the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

AA

KW

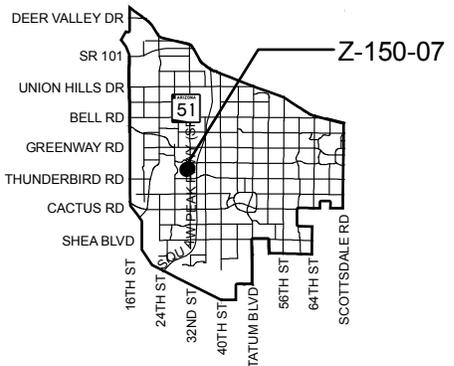
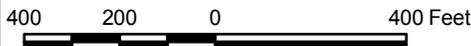
7/17/09

Attachments

Zoning Sketch

Aerial

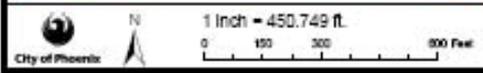
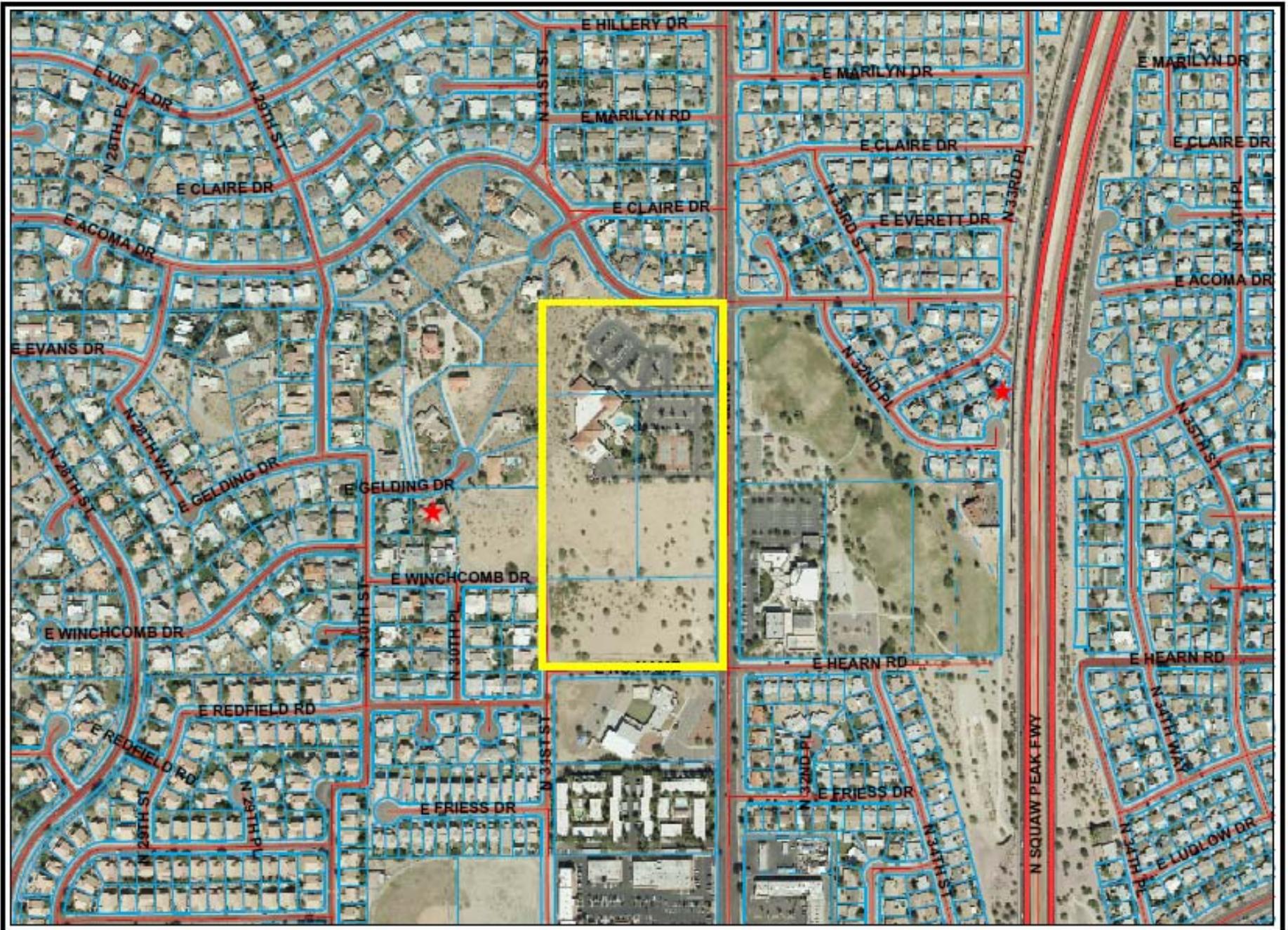
Phoenix Elks Lodge #335 PUD Narrative date stamped July 16, 2009



CITY OF PHOENIX PLANNING DEPARTMENT
PARADISE VALLEY VILLAGE
 CITY COUNCIL DISTRICT: 3

APPLICANT'S NAME: Dennis Newcombe/Beus Gilbert, PLLC		REQUESTED CHANGE: FROM: R-5, (15.32 a.c.) R1-14, (5.13 a.c.) TO: PUD, (20.45 ac)	
APPLICATION NO. Z-150-07	DATE: 12-12-2007 REVISION DATES: 08/11/08 10/17/08 03/20/09		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 20.45 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q33-34	<small>ZONING MAP</small> L10	
MULTIPLES PERMITTED R -5 / R1-14 PUD	CONVENTIONAL OPTION 667/ 11 115	* UNITS P.R.D. OPTION 801/ N/A	

* Maximum Units Allowed with P.R.D. Bonus



Development Services

The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

Phoenix Elks Lodge #335
The NWC of 32nd Street and Hearn Road

Z-150-07-3

Revised: July 16, 2009

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.

PRINCIPALS AND DEVELOPMENT TEAM

PROPERTY OWNER

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A. PURPOSE AND INTENT

1. Project overview and goals

Project Overview

The subject parcel is approximately 20 acres located at the northwest corner of 32nd Street and Hearn Road. The southern portion of the site, approximately 10 acres, is undeveloped. The northern portion of the site, approximately 10 acres, is developed with a private lodge owned and operated by The Phoenix Elks Lodge #335.

This proposal seeks to develop the southern 10 acres of the subject site as detached single-family residential consistent with the character of the surrounding single-family residential neighborhood. The proposal also seeks to identify, specify and enable future adaptive reuse of the existing lodge facility located on the northern 10 acres. Additional development options such as office, indoor self-storage and single-family residential are proposed for the northern 10 acres.

Goals

- Develop infill parcels with residential uses that reflect the character of the surrounding neighborhood and provide a transition from existing low density development to moderate density residential development.
- Promote quality development consistent with the surrounding area and density proposed in pending General Plan Amendment Case GPA-PV-1-08-3.
- Preserve undisturbed hillside designated area located along the western boundary of the northern 10 acres of the site.
- Promote principles of sustainable development by providing the opportunity for adaptive reuse of existing development on the northern 10 acres of the site.

To meet the demand and advance the goals and objectives of the City's General Plan, the development team requests a zoning change from R-5 and R1-14 to Planned Unit Development (PUD) zoning (refer to PUD Land Use Plan, Exhibit 8, page 53).

2. Overall design concept

The Phoenix Elks Lodge #335 proposes specific development options for each parcel. Parcels may include single-family residential, private lodge, adaptive reuse of the existing private lodge, commercial and/or preserve area land uses.

Residential I is permitted within a portion of Parcel C and allows single-family residential development that provides a transition to other redevelopment options within Parcel C.

Residential II is permitted within Parcel A and allows single-family residential development that provides a transition from the existing surrounding single-family residential neighborhood.

Residential III is permitted within Parcel B and a portion of Parcel C. It allows single-family residential development that further provides a transition from the existing and proposed single-family residential developments.

Private Lodge is permitted within Parcel C and allows the existing Private Lodge with the option for limited expansion.

Adaptive Reuse of the Existing Private Lodge is permitted within Parcel C and allows specific uses that would be permitted to occupy the existing facility with the option for limited expansion in the event the current tenant, Phoenix Elks Lodge #335, vacates the premises.

Preserve Area is designated as Parcel D which is to remain undisturbed though the area may be used as a passive amenity.

Commercial is permitted within a portion of Parcel C to include Medical/Professional Offices and Indoor Self-Storage uses that provide additional services to the surrounding area.

Themes

The residential uses will complement the existing neighborhood residential themes while transitioning to moderate densities and provide development opportunities of infill parcels. In the event Parcel C is no longer occupied by the Phoenix Elks Lodge #335, adaptive reuse is permitted with the option for limited expansion. In the event redevelopment of Parcel C is imminent, additional uses are permitted that will complement the surrounding uses and provide additional services to the surrounding area. The undisturbed hillside designated area will be preserved. The preservation of view corridors is encouraged by the commercial developments through the use of building setbacks.

Significant Features

The northwest portion of the subject site is undisturbed and designated as a hillside area. The area is proposed to remain undisturbed.

B. PUD LAND USE PLAN

The Residential I option within Parcel C is approximately three or six acres, depending on the development option, identified on the Land Use Plan (see Exhibit 8, page 54). It is intended to provide a maximum of 3.5 dwelling units per acre with one detached single-family residential unit per lot comparable with the R1-10 zoning category development standards.

The Residential II option within Parcel A is approximately one acre identified on the Land Use Plan (see Exhibit 8, page 54). It is intended to provide a maximum of 4.0 dwelling units per acre with one detached single-family residential unit per lot comparable with the R1-10 zoning category development standards.

The Residential III option within Parcel B and Parcel C is approximately nine or six acres depending on the development option identified on the Land Use Plan (see Exhibit 8, page 54). It is intended to provide a maximum of 6.5 dwelling units per acre with one detached single-family residential unit per lot comparable with the R-2 zoning category development standards.

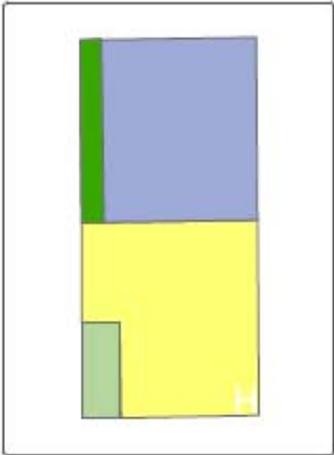
The Private Lodge option within Parcel C is approximately 10 acres identified on the Land Use Plan (see Exhibit 8, page 54). It is intended to allow the existing private lodge with the option for limited expansion comparable with the C-1 zoning category development standards.

Adaptive Reuse of the Existing Private Lodge option within Parcel C is approximately 10 acres identified on the Land Use Plan (see Exhibit 8, page 54). In the event the current tenant (Phoenix Elks Lodge #335) vacates the premises, an option is intended to allow specific uses that would be permitted to occupy the existing facility with the option for limited expansion comparable with the C-1 zoning category development standards.

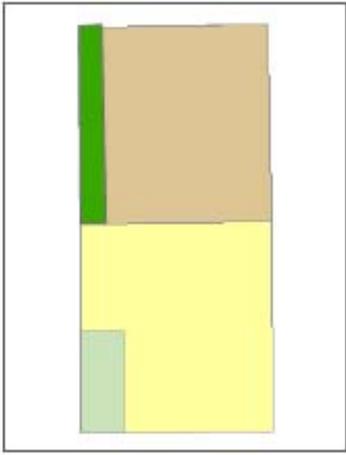
The Preserve Area, 75 feet in width, is approximately one acre designated as Parcel D on the Land Use Plan (see Exhibit 8, page 54) which is to remain undisturbed. The Private Lodge or Adaptive Reuse of Existing Private Lodge uses shall maintain the preserve area. If redevelopment of Parcel C occurs with Residential I or Residential III, the area may be used as a passive amenity that is to be maintained by the tenant(s) or homeowner's association of Parcel C.

Commercial within Parcel C is approximately three acres and within Parcel C identified on the Land Use Plan (see Exhibit 8, page 54). It is intended to include Medical/Professional Offices and Indoor Self-Storage uses that provide additional services to the surrounding area comparable with the C-1 zoning category development standards.

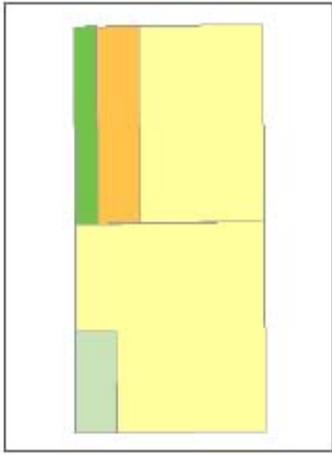
PUD LAND USE PLAN



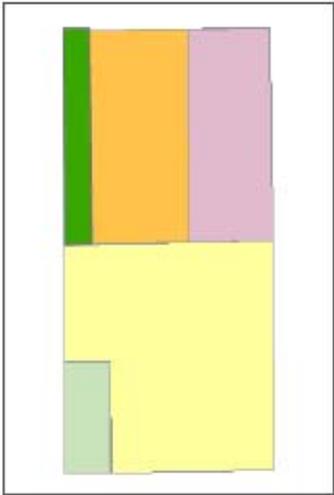
Option 1



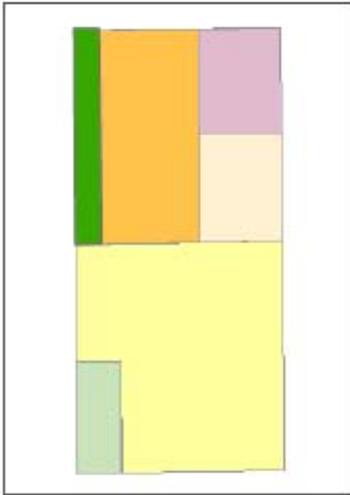
Option 2



Option 3



Option 4



Option 5



C. SITE CONDITIONS AND LOCATION

The subject rectangular parcel is located adjacent to 32nd Street between Acoma Drive and Hearn Road. It is located within ½ mile proximity to the mountain preserves, parks and access to the SR-51 Freeway. The northern 10 acres are occupied by a nonprofit private lodge that includes meeting, dining, recreational and athletic facilities. Accessory uses to the nonprofit private lodge include lit outdoor tennis courts, a lit outdoor swimming pool, indoor racquetball courts, indoor weight room and indoor locker rooms. The southern 10 acres are undeveloped and contain native vegetation. The site is generally flat with the exception of an undisturbed hillside designated area located at the northwest corner of the subject site.

D. GENERAL PLAN CONFORMANCE

The area is designated as Residential 15+ dwelling units per acre on the Phoenix General Plan Land Use Map. General Plan Amendment Case GPA-PV-1-08-3 is pending to amend the land use map designation to Residential 5 to 10 dwelling units per acre.

The area to the north and west are designated as Residential 1 to 2 dwelling units per acre. The area to the south is designated as Residential 15+ dwelling units per acre. The area to the east is designated as Residential 3.5 to 5 dwelling units per acre and Parks/Open Space – Public.

The proposed project meets or exceeds the following goals and policies outlined in the General Plan:

Land Use Element, Goal 3, 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 Phoenix Elks Lodge #335 proposal provides an opportunity to develop a vacant parcel. Proposed residential densities are compatible with the residential densities and development in the surrounding area.

Land Use Element, Goal 4, Mixed Land Use Development: Mixed land use patterns should be developed within urban villages and at smaller scales to minimize the number and length of trips.

The Phoenix Elks Lodge #335 proposal provides an opportunity for various uses including residential and commercial categories. Commercial uses will provide the opportunity for additional services to the surrounding area.

Land Use Element, Goal 9, Diverse Housing Mix: A range of housing choices, densities, and prices in each village should be encouraged.

The Phoenix Elks Lodge #335 proposal provides opportunities for various densities ranging from 3.5 dwelling units per acre to 6.5 dwelling units per acre. The variety in densities allows for a range of housing choices.

Neighborhood Element, Goal 2, Compatible Neighborhood Development: New development and expansion or redevelopment of existing development in or near areas should be compatible with existing uses and consistent with adopted plans.

The Phoenix Elks Lodge #335 proposal provides opportunities for new development, expansion and redevelopment of existing development compatible with the surrounding area.

Conservation, Rehabilitation, and Redevelopment Element, Goal 4, Adaptive Reuse of Obsolete Development: Encourage reuse of vacant structures and substantial rehabilitation of obsolete buildings.

The Phoenix Elks Lodge #335 proposal provides an opportunity for adaptive reuse of the existing building in the event the current tenant was to vacate the site.

E. ZONING AND LAND USE COMPATIBILITY

The site is currently zoned R-5 and R1-14. To the north is R1-14 zoning with single-family residential development. To the east is a park and a church zoned R1-6 and R1-10. To the south is a church zoned R1-14. To the west are single-family residential developments and a vacant lot zoned R1-14 and R1-10. The character of the area predominately includes single-family residential development with close proximity to open space and churches.

F. LIST OF USES

Permitted Uses by Parcel	P = Permitted C = Permitted with conditions A = Accessory
Parcel A	
Option I: Residential II	
One single-family detached dwelling unit per lot	P
Accessory buildings not used for living or sleeping purposes	A
Parcel B	
Option I: Residential III	
One single-family detached dwelling unit per lot	P
Accessory buildings not used for living or sleeping purposes	A
Homeowner's association owned and maintained community amenities (i.e. swimming pools, club houses and similar recreational facilities)	A
Parcel C	
Option I: Private Lodge	
Non-profit social service, fraternal, benevolent, charitable society or organization	P
Redevelopment shall be limited to the existing tennis court area (see Exhibit 8.a, page 55) provided that: <ol style="list-style-type: none"> 1. Any building footprint be limited to a maximum of 5,000 square feet and occupied by uses in conformance with this development option 2. Redevelopment to include parking, landscaping, hardscape and/or amenities shall be incidental to the entire site 	C
Option II: Adaptive Reuse of Existing Private Lodge	
Public or private clubs and lodges qualifying by law as a nonprofit entity	P
Professional, medical, dental and administrative offices	P

Permitted Uses by Parcel	P = Permitted C = Permitted with conditions A = Accessory
Conference and reception center	P
Nursing home, personal care home or adult day care facility	P
Non-boarding public, private or religious school provided that: 1. Any playgrounds or athletic fields be fenced	C
Public or private non-vocational educational facility provided that: 1. Any playgrounds or athletic fields be fenced	C
Public or private community center provided that: 1. Any playgrounds or athletic fields be fenced	C
Place of worship provided that: 1. Any playgrounds or athletic fields be fenced	C
Redevelopment shall be limited to the existing tennis court area (see Exhibit 8.b, page 56) provided that: 1. Any building footprint be limited to a maximum of 5,000 square feet and occupied by uses in conformance with this development option 2. Redevelopment to include parking, landscaping, hardscape and/or amenities shall be incidental to the entire site	C
Option III: Residential I and Residential III	
Residential I provided that: 1. Development be limited to the area within a minimum of approximately 216 feet of the western property line (inclusive of Parcel D) 2. A maximum of six (6) lots be permitted adjacent to Parcel D	C
Residential III provided that: 1. Development be limited to the area within a maximum of approximately 406 feet of the eastern (32 nd Street) property line	C
Option IV: Residential I and Commercial (medical/professional offices)	

Permitted Uses by Parcel	P = Permitted C = Permitted with conditions A = Accessory
Residential I provided that: <ol style="list-style-type: none"> 1. Development be limited to the area within a minimum of approximately 382 feet of the western property line (inclusive of Parcel D) 2. A maximum of six (6) lots be permitted adjacent to Parcel D 	C
Medical/professional offices provided that: <ol style="list-style-type: none"> 1. Development be limited to the area within approximately 240 feet of the eastern (32nd Street) property line and up to the southern property line (approximately 624 feet) 	C
Option V: Residential I and Commercial (medical/professional offices and indoor self-storage)	
Residential I provided that: <ol style="list-style-type: none"> 1. Development be limited to the area within a minimum of approximately 382 feet of the western property line (inclusive of Parcel D) 2. A maximum of six (6) lots be permitted adjacent to Parcel D 	C
Medical/professional offices provided that: <ol style="list-style-type: none"> 1. Development be limited to the area within approximately 240 feet of the eastern (32nd Street) property line and within approximately 294 feet of the northern (Acoma Drive) property line 	C
Indoor Self-Storage provided that: <ol style="list-style-type: none"> 1. Development be limited to the area within approximately 240 feet of the eastern (32nd Street) property line and approximately 330 feet from the southern property line 2. The hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. 3. No vehicular, trailer or equipment rental be permitted 4. No outside storage be permitted 5. Storage units be solely used for storage 6. No living quarters be permitted 	C
Parcel D	

Permitted Uses by Parcel	P = Permitted C = Permitted with conditions A = Accessory
Option I: Preserve Area 1. No fencing shall be placed within Parcel D 2. No fencing shall be placed along the northern, western or southern boundaries of Parcel D	C

G. DEVELOPMENT STANDARDS

G.1.a. Residential Development Standards Table

Development Standard	Residential I (Parcel C)	Residential II (Parcel A)	Residential III (Parcel B & Parcel C)
Density Dwelling units per gross acre (du/ac)	3.5	4.0	6.5
Allowed Uses	Single-family detached	Single-family detached	Single-family detached
Perimeter Lot Minimum width	70'; 100' if adjacent to Parcel D	70'	45'
Minimum depth	90'	100'	None, except 100' adjacent to an arterial
Interior Lot Minimum width	70'	n/a	45'
Minimum depth	90'	n/a	None
Perimeter Lot Minimum Building Setbacks			
Front	20'; 15' if along northern boundary	20'	n/a
Rear	20'; 15' if along northern boundary	20'	15' (1-story), 20' (2-story); 20' if along western boundary of Parcel B north of Parcel A; 15' if along northern boundary of Parcel C (see

Development Standard	Residential I (Parcel C)	Residential II (Parcel A)	Residential III (Parcel B & Parcel C)
Side	10'; 15' if along northern boundary	10' (1-story), 15' (2-story)	Exhibits 8.a – 8.e, pages 55 – 59) 15'
Interior Lot Minimum Building Setbacks			
Front	20'	n/a	10'
Rear	20'	n/a	None (established by Building Code)
Side	10'	n/a	5'; 10' street side
Common Landscaped Setback Adjacent to Perimeter Streets	15' average, 10' minimum (see Exhibits.8.c - 8.e, pages 57 - 59)	None	15' average, 10' minimum (see Exhibits 8.a – 8.d, pages 55 - 59)
Maximum Height	2 stories and 26'	2 stories and 26'	2 stories and 26'
Lot Coverage	40% primary structure; 10% shade structure	40% primary structure; 10% shade structure	40% primary structure; 10% shade structure
Common Areas	Minimum 5% of gross area (may include Parcel D towards calculation)	None	Minimum 5% of gross area
Lot Orientation	n/a	Lots front onto 31 st Street	n/a
Access Restriction	None	None	No ingress/egress to Winchcomb Drive or 31 st Street
Landscape	Perimeter common: trees	Perimeter common: trees	Perimeter common: trees

Development Standard	Residential I (Parcel C)	Residential II (Parcel A)	Residential III (Parcel B & Parcel C)
Standards	spaced a minimum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree	spaced a minimum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree	spaced a minimum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree
Street Standards	Public street or private streets built to City standards maintained by a homeowner's association (see Exhibit 10, page 63 for cross-section)	Per City standards	Public or private streets built to City standards maintained by a homeowner's association (see Exhibit 10, page 63 for cross-section)
Required Review	Applicable review per Section 507 and Subdivision Ordinance	Applicable review per Section 507 and Subdivision Ordinance	Applicable review per Section 507 and Subdivision Ordinance

G.1.b. Private Lodge/Adaptive Reuse of Existing Private Lodge: Existing and Proposed Development Standards Table

Development Standard	Private Lodge/Adaptive Reuse of Existing Private Lodge (Parcel C)	
Perimeter Building Setbacks	Existing: North South East West	286' 35' 90' 90'
	Required: North South East West	75' 75' 75' 0'
Landscaped Setbacks Adjacent to Perimeter Streets	Existing	40'
	Required	35'
Building Height	Existing	27'
	Permitted	27'
Ingress/Egress Access	Limited to 32 nd Street	
Permitted Lot Coverage	50%	
Additional Development	<p>Redevelopment shall be limited to the existing tennis court area (see Exhibits 8.a & 8.b, pages 55 & 56) provided that:</p> <ol style="list-style-type: none"> 1. Any building footprint be limited to a maximum of 5,000 square feet and occupied by uses in conformance with this development option 2. Redevelopment to include parking, landscaping, hardscape and/or amenities shall be incidental to the entire site 	

G.1.c. Commercial Development Standards Table

Development Standard	Medical/Professional Offices (Parcel C) (see Exhibits 8.d & 8.e, pages 58 & 59)	Indoor Self-Storage (Parcel C) (see Exhibit 8.e, page 59)
Building Setbacks		
North	25'	10'
South		75'
Adjacent to residential	25' (\leq 15' height); 50' ($>$ 15' height)	
Adjacent to commercial	0'	
East	35'	70'
West	30' (\leq 15' height); 50' ($>$ 15' height)	30'
Landscaped Setbacks		
North	25'	0'
South		10'
Adjacent to a street	25'	
Not adjacent to a street	10'	
Adjacent to commercial	0'	
East	35'	35'
West		10'
Adjacent to a street	25'	
Not adjacent to a street	10'	
Minimum Building Separation	Per Building Code	Per Building Code
Maximum Building Height	2 stories and 30'	2 stories and 30'
Lot Coverage	50%	50%

G.2. Landscape Standards Table

Applicable to Parcel A: Option I (Residential II), Parcel B: Option I (Residential III), Parcel C: Option III (Residential I and Residential III), Parcel C: Option IV (Residential I and Commercial), Parcel C: Option V (Residential I and Commercial)

Landscape Standard	
Landscape Materials	Per the Permitted Landscape Materials List (see Exhibit 9, page 60)
Streetscape	Minimum 2-inch caliper trees spaced a minimum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree
Perimeter Property Lines Not Adjacent to a Street	Minimum 2-inch caliper trees spaced a minimum of 20' to 30' on center (based on species), and 3 shrubs per tree
Adjacent to Commercial Buildings	Minimum 35% adjacent to building exterior
Open Space/Amenity Areas	Minimum 4-inch caliper trees spaced a minimum of 30' on center (based on species) or in equivalent groupings, and 4 shrubs per tree
Parking Lot Area	20% shade to be measured at solar noon on the summer solstice
Common and Retention Areas	All retention areas shall be landscaped All retention basins shall have maximum slopes of 4:1

G.3. Parking

All parking requirements shall comply with Section 702 of the Phoenix Zoning Ordinance.

G.4. Shade

A minimum 20% shade of all public sidewalks and private walkways by means of building overhangs, arcaded walkways and/or tree canopies for new development shall be provided.

G.5. Lighting

New or replaced exterior lighting shall be flat or recessed lenses, fully shielded and oriented downward away from residential uses. Exterior light poles shall not exceed a height of 25 feet. Photometric Plans shall be submitted with preliminary site plan review.

H. DESIGN GUIDELINES

Development shall comply with Section 507 Tab A: Guidelines for Design Review of the City of Phoenix Zoning Ordinance unless otherwise modified by this development narrative.

H. 1. Design Guidelines - Residential Components: (Parcel A: Option I, Parcel B: Option I, Parcel C: Option III, Parcel C: Option IV and Parcel C: Option V)

- Elevations with garage doors not exceeding 50 percent of the house width for two-car garages, and 55 percent of the house width for three or more car garages
- Garage doors with windows, raised or recessed panels, architectural trim, and/or single garage doors
- An architectural feature which clearly delineates the front entry of the home such as a front porch, stoop, entry patio, courtyard or archway
- Interior streets shall have detached sidewalks a minimum of four feet in width that are separated from the street with a five-foot wide landscaped area maintained by a homeowner's association
- If fencing is provided along the eastern boundary of Parcel D, it shall be a six-foot high view fence
- A six-foot high view fence along the eastern boundary of Parcel D shall be provided if lots within Parcel C back onto the eastern boundary of Parcel D
- Along the eastern boundary of Parcel D, provide a minimum 15-foot wide pedestrian access connection or 45 percent open edge treatment if a single loaded street is provided within Parcel C
- Parcel B and Parcel C are subject to Single-Family Design Review

H. 2. Design Guidelines - Private Lodge/Adaptive Reuse of the Existing Private Lodge Components: (Parcel C: Option I and Option II)

Building elevations within the designated redevelopment area (see Exhibits 8.a & 8.b, pages 55 & 56) shall be compatible with the existing structure (see Exhibit 11, page 64) and contain the following design standards:

- Tiled pitched roof elements
- Color palette that complements the surrounding development

H. 3. Design Guidelines - Commercial Components: (Parcel C: Option IV and Option V)

- a. Medical/Professional Offices:
 - All HVAC equipment shall be ground mounted and screened
 - Tiled pitched roof elements
 - For buildings exceeding 25 feet in height, the second story or portion exceeding 15 feet in height shall be setback a minimum of 8 feet
 - Maximum window reflectivity shall not exceed 20 percent

- b. Indoor Self-Storage:
 - Access shall limited to 32nd Street
 - All HVAC equipment shall be ground mounted and screened
 - Tiled pitched roof elements
 - For buildings exceeding 25 feet in height, the second story or portion exceeding 15 feet in height shall be setback a minimum of 8 feet
 - Maximum window reflectivity shall not exceed 20 percent
 - Elevations shall be residential in character to include:
 - Exterior detailing such as stucco recesses, pop-outs, accent materials, corbels, brick or stone veneers
 - If stucco is utilized, it shall include alternative stucco textures (e.g. Spanish Lace, Criss-Cross, Santa Fe, etc.)

I. SIGNS

Signage shall comply with the City of Phoenix Zoning Ordinance unless otherwise modified by this development narrative.

The following development options shall conform to the Single-Family Residential Land Use sign standards as outlined in the City of Phoenix Zoning Ordinance:

Parcel A: Option I: Residential II

Parcel B: Option I: Residential III

Parcel C: Option III: Residential I and Residential III

Parcel C: Option IV: Residential I

Parcel C: Option V: Residential I

The following development options shall conform to the Commercial Land Use sign standards as outlined in the City of Phoenix Zoning Ordinance:

Parcel C: Option I: Private Lodge

Parcel C: Option II: Adaptive Reuse of Existing Private Lodge

Parcel C: Option IV: Commercial (medical/professional offices)

Parcel C: Option V: Commercial (medical/professional offices and indoor self-storage)

Monument Sign Design Guidelines:

- CMU block with stucco or stone veneer and optional decorative metal accents
- Maximum height shall not exceed eight feet
- Maximum sign area shall not exceed 60 square feet

Ground Sign Design Guidelines:

- Maximum height shall not exceed 15 feet

Parcel C: Option IV: Commercial (medical/professional offices)

Parcel C: Option V: Commercial (medical/professional offices and indoor self-storage)

- Directional signage shall not exceed six feet in height
- Signage (excluding directional signage) shall be placed on the east side of buildings
- Signage shall be located in proximity to access points along 32nd Street
- Signage (excluding directional signage) shall not exceed 15 feet in height
- External signage lighting shall be oriented downward and shielded from residential uses

J. SUSTAINABILITY

Adaptive reuse is the process of adapting old structures for purposes other than those initially intended. Adaptive reuse is an optimal way of preserving land and reducing the amount of urban sprawl, debris to landfills and provides a viable continuum of use. It is more efficient and environmentally responsible to adaptively reuse an existing building instead of razing the site for new construction. In the event the current tenant, Phoenix Elks Lodge #335, vacates the subject site, there would be an opportunity to adaptively reuse the existing building and improvements.

K. INFRASTRUCTURE

1. Circulation Systems

a. Streets

1. Ingress and egress will be provided via 32nd Street, Hearn Road and/or 31st Street. Interior development will be served by public or private streets/accessways to be maintained by a Homeowner's Association. Relevant right-of-way dedications will be provided for half street improvements as requested and approved by the Street Transportation Department and/or Development Services Department.
2. Public transportation includes an existing bus pullout bay located along 32nd Street.

2. Grading and Drainage

On site retention shall be designed for the 100-year 2-hour rainfall runoff. A maximum 50% of the required landscape setback can be devoted to retention adjacent to perimeter streets. Maximum depth of retention within 10 feet of right of way is 18 inches and within 20 feet of right of way is 24 inches. Overall maximum depth is three feet. The retention adjacent to the perimeter street side shall be designed with swales and berms to avoid long linear areas.

3. Water and Sewer

No structures will be permitted within existing easements unless easement abandonment is approved by the City of Phoenix.

All new sanitary sewer lines within the site shall be private plumbing lines subject to the Phoenix Plumbing Code or the Arizona Department of Environmental Quality (ADEQ) Aquifer Protection Program (APP) General Permit 4.01 in accordance with Arizona Administrative Code Title 18, Chapter 9, Section E301 (AAC R18-9-E301) whichever is applicable.

The sanitary sewer collection system within this project will be a private system, owned and maintained by the property owner(s) or association. The system will be reviewed and inspected by the Building Safety Section of the Development Services Department.

All on-site water lines, including those required for fire protection shall be private plumbing lines subject to the Phoenix Plumbing Code.

The water distribution system, including fire protection, within this project will be a private system, owned and maintained by the property owner(s) or association. The system will be reviewed and inspected by the Building Safety Section of the Development Services Department.

At the time of review by the City of Phoenix all necessary infrastructure improvements shall adhere to the City's Codes and Ordinances. The general layout of the development of the parcels shall conform to this PUD or as otherwise modified and approved by the City.

L. PHASING PLAN

Parcel C is currently developed and occupied by the Phoenix Elks Lodge #335. The Phoenix Elks Lodge #335 expects to occupy the subject site for the foreseeable future. However, in the event the current tenant vacates the subject site, adaptive reuse or redevelopment options outlined in the Development Narrative shall apply.

The development of Parcel A and Parcel B is market driven. When there is a demand for new housing in the area and it is economically feasible, it is expected that the parcels shall be developed concurrently.

**All standards not expressed herein shall conform to the regulations outlined within the Phoenix Zoning Ordinance.

EXHIBITS

Exhibit 1: Comparative Zoning Development Standards

Exhibit 1.a Residential I and Residential II (Parcel C & Parcel A)

Proposed Development Standards	R1-10 (Conventional)	R1-10 (PRD)	Residential I (Parcel C)	Residential II (Parcel A)
Density Dwelling units per gross acre (du/ac)	3.0	3.5; 4.5 w/ bonus	3.5	4.0
Allowed Uses	Single-family detached	Single-family detached	Single-family detached	Single-family detached
Perimeter Lot Minimum width	75'	45' (unless approved by either the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage)	70'; 100' if adjacent to Parcel D	70'
Minimum depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial	90'	100'
Interior Lot Minimum width	75'	45' (unless approved by either the design advisory or the Single-Family Architectural Appeals Board for	70'	n/a'

Proposed Development Standards	R1-10 (Conventional)	R1-10 (PRD)	Residential I (Parcel C)	Residential II (Parcel A)
Minimum depth	None, except 110' adjacent to freeway or arterial	demonstrating enhanced architecture that minimizes the impact of the garage None, except 110' adjacent to freeway or arterial	90'	n/a'
Perimeter Lot Minimum Building Setbacks				
Front	15'	n/a	20'; 15' if along northern boundary	20'
Rear	15' (1-story), 20' (2-story)	15' (1-story), 20' (2-story): from property line	20'; 15' if along northern boundary	20'
Side	10' (1-story), 15' (2-story)	10' (1-story), 15' (2-story)	20'; 15' if along northern boundary	10' (1-story), 15' (2-story)
Interior Lot Minimum Building Setbacks				
Front	10'	10'	20'	n/a
Rear	10' 35' combined front and rear	None (established by building code)	20'	n/a
Side	10' (street side); 13'	10' (street side); none	10' if street side	n/a

Proposed Development Standards	R1-10 (Conventional)	R1-10 (PRD)	Residential I (Parcel C)	Residential II (Parcel A)
	total (3' minimum unless 0')	(established by building code)		
Common Landscaped Setback Adjacent to Perimeter Streets	None	15' average, 10' minimum (does not apply to lots fronting onto perimeter streets)	15' average, 10' minimum	None
Maximum Height	2 stories and 30'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)	2 stories and 26'	2 stories and 26'
Lot Coverage	Primary structure, not including attached shade structures: 40%; Total 50%	Primary structure, not including attached shade structure: 40%; Total 50%	40% primary structure; 10% shade structure	40% primary structure; 10% shade structure
Common Areas	None	Minimum 5% of gross area	Minimum 5% of gross area (may include Parcel D towards calculation)	None
Street Standards	Public street, or private street built to City standards with a homeowner's association established for maintenance	Public street or private accessway	Public street, or private street built to City standards maintained by a homeowner's association	Per City standards
Lot Orientation	n/a	n/a	n/a	Lots front onto 31 st

Proposed Development Standards	R1-10 (Conventional)	R1-10 (PRD)	Residential I (Parcel C)	Residential II (Parcel A)
				Street
Access Restriction	n/a	n/a	None	None
Landscape standards	n/a	Perimeter common: trees spaced a minimum of 20 to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree	Perimeter common; trees spaced a minimum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree	Perimeter common; trees spaced a minimum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree
Required Review	Development review per Section 507, and subdivision to create 4 or more lots	Development review per Section 507, and subdivision to create 4 or more lots	Applicable review per Section 507 and Subdivision Ordinance	Applicable review per Section 507 and Subdivision Ordinance

Exhibit 1.b Residential III (Parcel B & Parcel C)

Proposed Development Standards	R-2 (Conventional)	R-2 (PRD)	Residential III (Parcel B & Parcel C)
Density Dwelling units per acre(du/ac)	5.0	6.5; 12 w/ bonus	6.5
Allowed Uses	Single-family detached	Single-family detached	Single-family detached
Perimeter Lot Minimum width	55'	45' minimum (unless approved by either the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage)	45'
Minimum depth	None, except 110' adjacent to freeway or arterial	None, except 100' adjacent to freeway or arterial	None, except 100' adjacent to an arterial
Interior Lot Minimum width	55'	45' minimum (unless approved by either the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage)	45'
Minimum depth	None, except 100' adjacent to freeway or arterial	None, except 100' adjacent to freeway or arterial	None

Proposed Development Standards	R-2 (Conventional)	R-2 (PRD)	Residential III (Parcel B & Parcel C)
Perimeter Lot Minimum Building Setbacks			
Front	15'	n/a	n/a
Rear	15' (1-story), 20' (2-story)	15' (1-story), 20' (2-story)	15' (1-story), 20' (2-story); 20' if along western boundary of Parcel B north of Parcel A; 15' if along northern boundary of Parcel C
Side	10' (1-story), 15' (2-story)	10' (1-story), 15' (2-story)	15'
Interior Lot Minimum Building Setbacks			
Front	10'	10'	10'
Rear	10' Combined front and rear: 35'	None (established by Building Code)	None (established by Building Code)
Side	10' (street side); 13' total (3' minimum unless 0')	10' (street side); None (established by Building Code)	5'; 10' street side
Common Landscaped Setback Adjacent to Perimeter Streets	None	15' average, 10' minimum (does not apply to lots fronting onto perimeter streets)	15' average, 10' minimum
Maximum Height	2 stories and 30'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)	2 stories and 26'

Proposed Development Standards	R-2 (Conventional)	R-2 (PRD)	Residential III (Parcel B & Parcel C)
Lot Coverage	Primary structure, not including attached shade structures: 40%; Total 50%	Primary structure, not including attached shade structures: 40%; Total 50%	40% primary structure; 10% shade structure
Common Areas	None	Minimum 5% of gross area	Minimum 5% of gross area
Lot Orientation	n/a	n/a	n/a
Access Restriction	None	None	No ingress/egress to Winchcomb Drive or 31 st Street
Landscape Standards	None	Perimeter common: trees spaced a maximum of 20 to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree	Perimeter common: trees spaced a minimum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree
Street Standards	Public street, or private street built to City standards with a homeowners' association established for maintenance	Public street or private accessway	Public or private streets built to City standards maintained by a homeowner's association
Required Review	Development review per Section 507 and subdivision to create 4 or more lots	Development review per Section 507 and subdivision to create 4 or more lots	Applicable review per Section 507 and Subdivision Ordinance

Exhibit 1.c Private Lodge/Adaptive Reuse of Existing Private Lodge (Parcel C)

Development Standard	C-1	Private Lodge/Adaptive Reuse of Existing Private Lodge (Parcel C)
Perimeter Building Setbacks North Adjacent to street Adjacent to residential South Adjacent to residential East Adjacent to a street West Adjacent to residential	Average 25' 25' (1-story), 50' (2-story) 25' (1-story), 50' (2-story) Average 25' 25' (1-story), 50' (2-story)	75' 75' 75' 0'
Landscape Setbacks Adjacent to Perimeter Streets North Streetscape Perimeter Property Lines (not adjacent to a street) South Perimeter Property Lines (not adjacent to a street) East Streetscape West	Average 25' 10' 10' Average 25' 10'	35' 35' 35' 35'

Building Height	2 stories and 30'	27'
Ingress/Egress Access	n/a	Limited to 32 nd Street
Permitted Lot Coverage	50%	50%
Additional development	n/a	<p>Redevelopment shall be limited to the existing tennis court area (see Exhibits 8.a & 8.b, pages 55 & 56) provided that:</p> <ol style="list-style-type: none"> 1. Any building footprint be limited to a maximum of 5,000 square feet and occupied by uses in conformance with this development option 2. Redevelopment to include parking, landscaping, hardscape and/or amenities shall be incidental to the entire site

Exhibit 1.d Commercial

Development Standard	Commercial (C-1)	General & Medical Offices	Indoor Self Storage
Building Setbacks North Adjacent to a street Adjacent to commercial South Adjacent to residential Adjacent to commercial East Adjacent to a street West	Average 25' 0' 25' (1-story), 50' (2-story) 0' Average 25' 25' (1-story), 50' (2-story)	25' 25' (\leq 15' height); 50' ($>$ 15' height) 0' 35' 30' (\leq 15' height); 50' ($>$ 15' height)	25' 75' 70' 30'
Landscaped Setbacks North Streetscape Adjacent to commercial South Adjacent to a street Not adjacent to a street Adjacent to commercial East Streetscape West Adjacent to a street Not adjacent to a street	Average 25' 0' Average 25' 10' None Average 25' Average 25' 10'	25' 25' 10' 0' 35' 25' 10'	0' 10' 35' 10'

Development Standard	Commercial (C-1)	General & Medical Offices	Indoor Self Storage
Minimum Building Separation	Per Building Code	Per Building Code	Per Building Code
Maximum Building Height	2 stories and 30'	2 stories and 30'	2 stories and 30'
Lot Coverage	50%	50%	50%

Exhibit 2: Legal Description

G.L.O. Lots 1, 2, 3, and 8, Section 11, Township 3 North, Range 3 East, of Gila & Salt River Base & Meridian, Maricopa County, Arizona;

That part of G.L.O. Lot 1 in the Southeast quarter of Section 11, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said G.L.O. Lot 1, monumented with a City of Phoenix brass cap in handhole, from which the Southeast corner of G.L.O. Lot 8, monumented with a City of Phoenix brass cap flush lies S 00°11'59" E (**Basis of Bearings**) 1345.04 feet;

Thence S 89°10'54" W a distance of 40.00 feet;

Thence N 00°11'59" W 36.87 feet to the **True Point of Beginning**;

Thence along an arc curving to the right with a central angle of 89°22'53", radius of 12.00 feet, and an arc length of 18.72 feet;

Thence S 89°10'54" W a distance of 572.72 feet;

Thence along an arc curving to the right with a central angle of 90°35'18", radius of 12.00 feet, and an arc length of 18.97 feet;

Thence N 00°13'49" W a distance of 298.60 feet;

Thence along an arc curving to the left with a central angle of 90°00'00", radius of 25.00 feet, and an arc length of 39.27 feet;

Thence N 00°13'49" W a distance of 982.61 feet to the Northwest corner of said G.L.O. Lot 1;

Thence along said North line of G.L.O. Lot 1, N 89°03'25" E a distance of 312.09 feet;

Thence along an arc curving to the left with a central angle of 25°14'58", radius of 314.00 feet, and an arc length of 138.38 feet;

Thence N 89°03'25" E a distance of 158.01 feet;

Thence S 45°34'17" E a distance of 25.29 feet;

Thence S 00°11'59" E a distance of 7.48 feet;

Thence S 07°55'49" W a distance of 70.71 feet;

Thence S 00°11'59" E a distance of 105.00 feet;

Thence N 89°48'01" E a distance of 10.00 feet;

Thence S 00°11'59" E a distance of 1077.60 feet to the **True Point of Beginning**.

Except all coal, oil, gas and other mineral deposits as reserved in the Patent to said land.

Exhibit 3: Area Vicinity Map

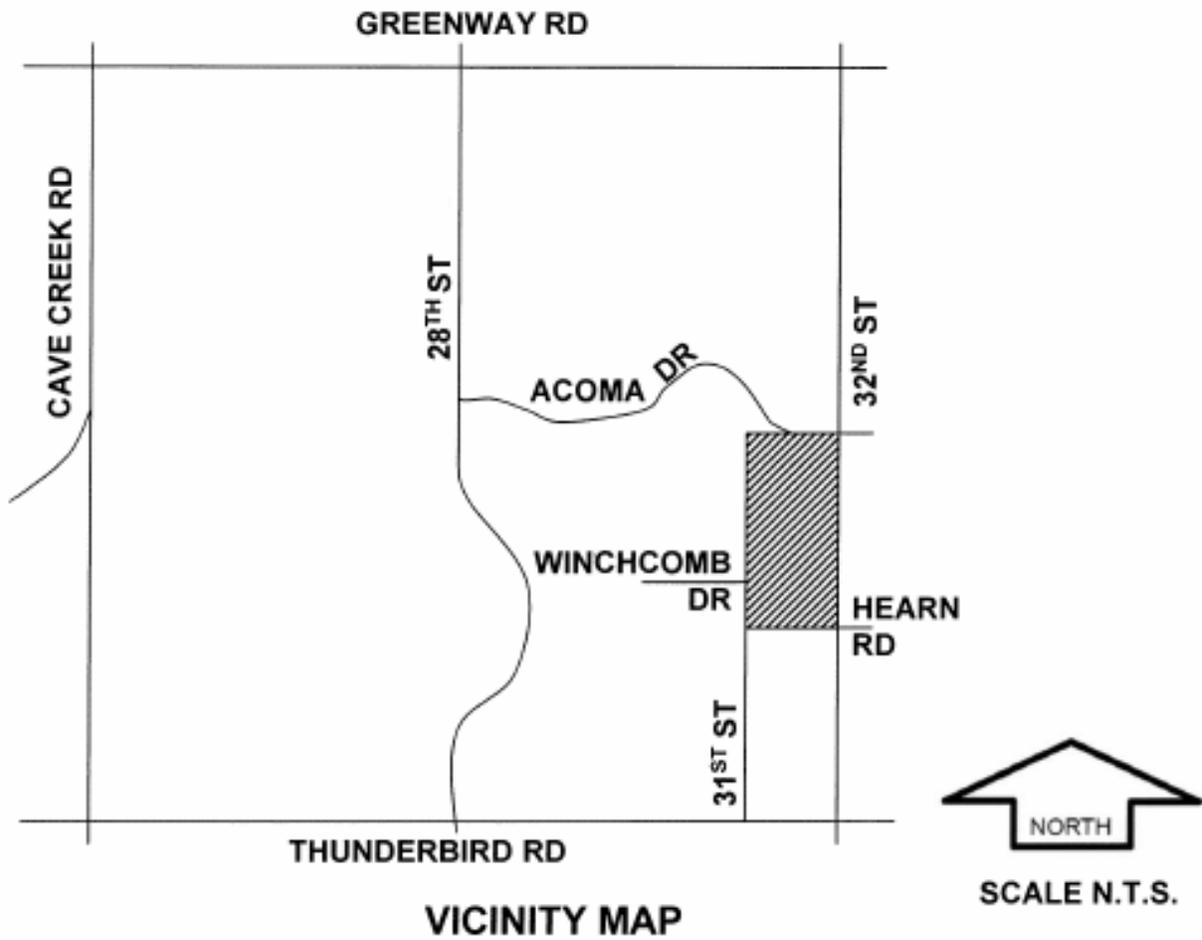


Exhibit 4: Aerial Map

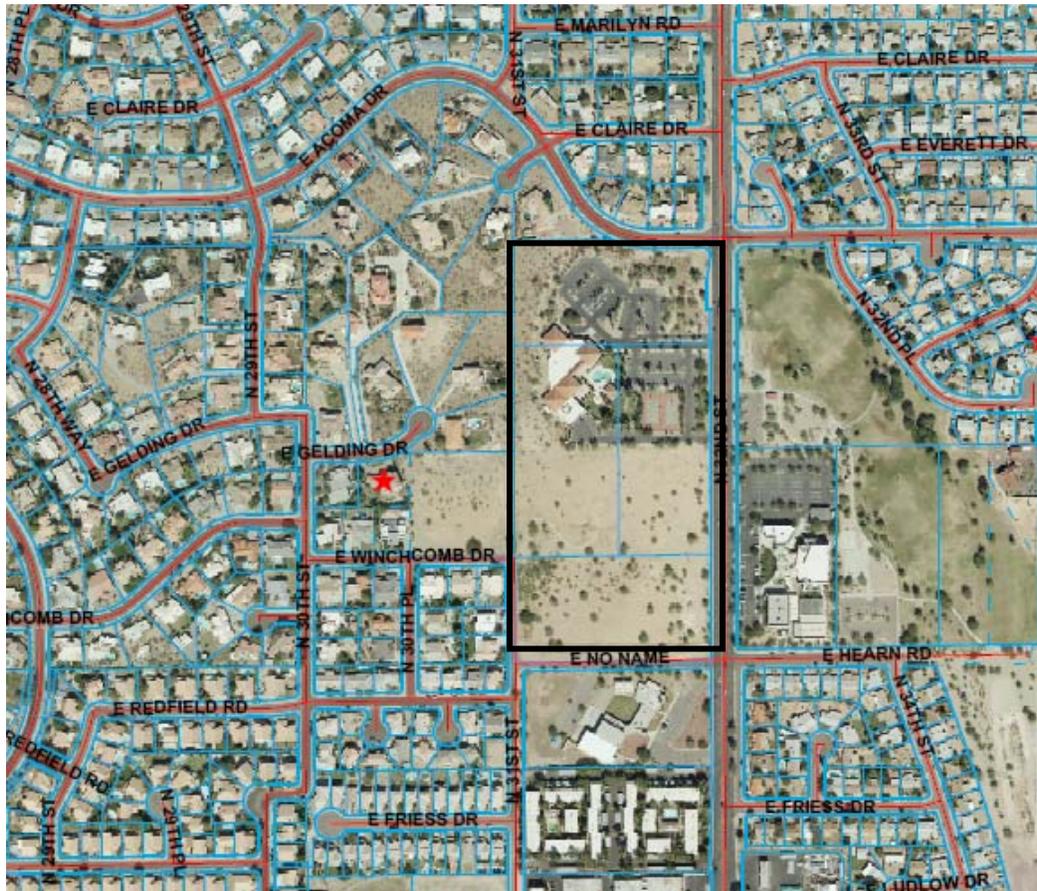


Exhibit 5: Zoning Map

Exhibit 5.a Existing Zoning

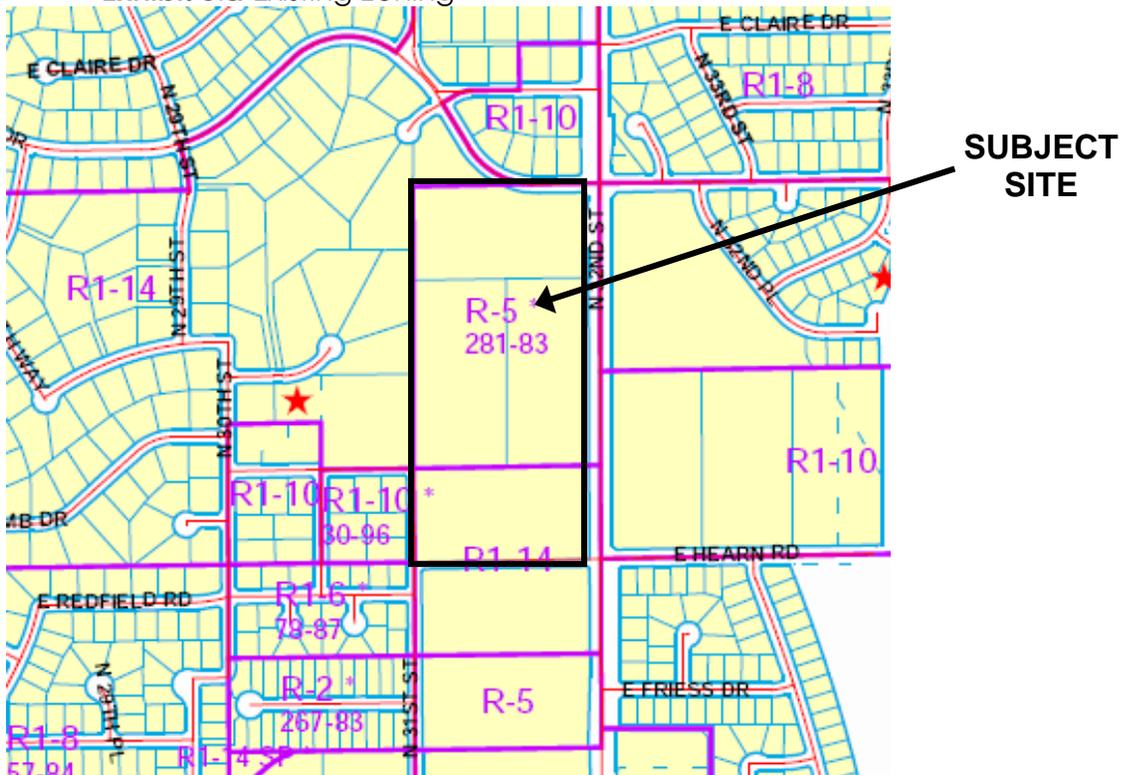


Exhibit 5.b Proposed Zoning

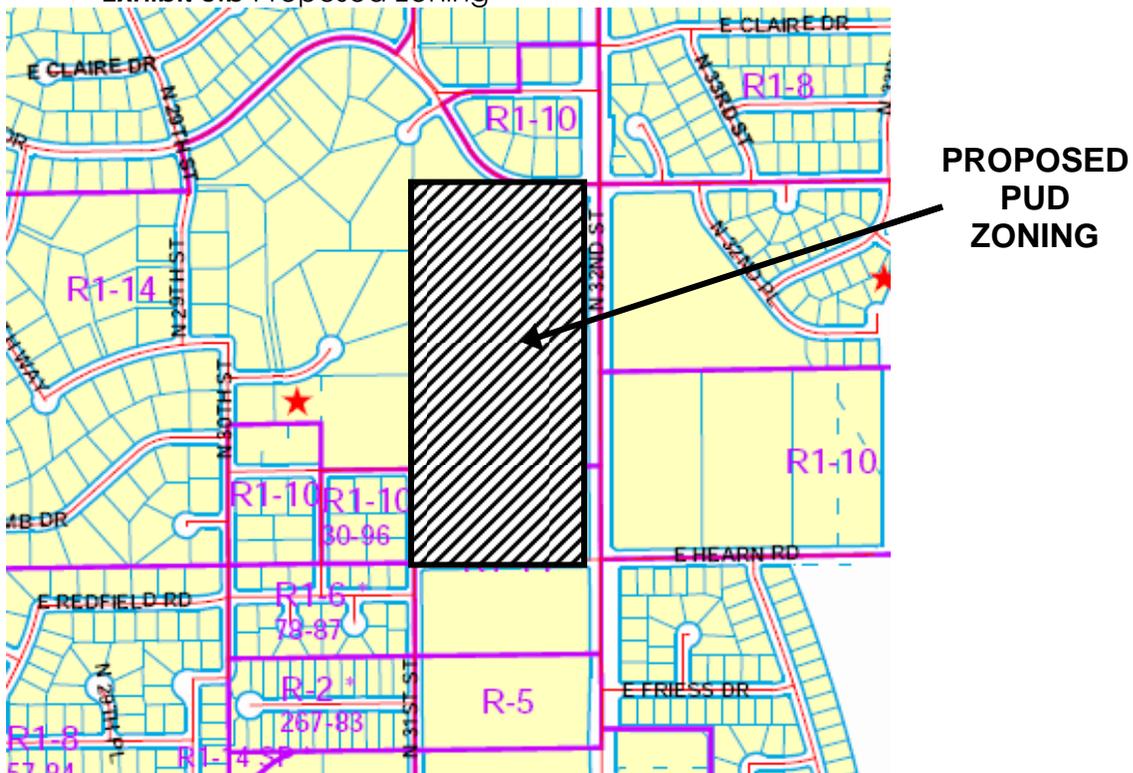


Exhibit 6: Context Plan





Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

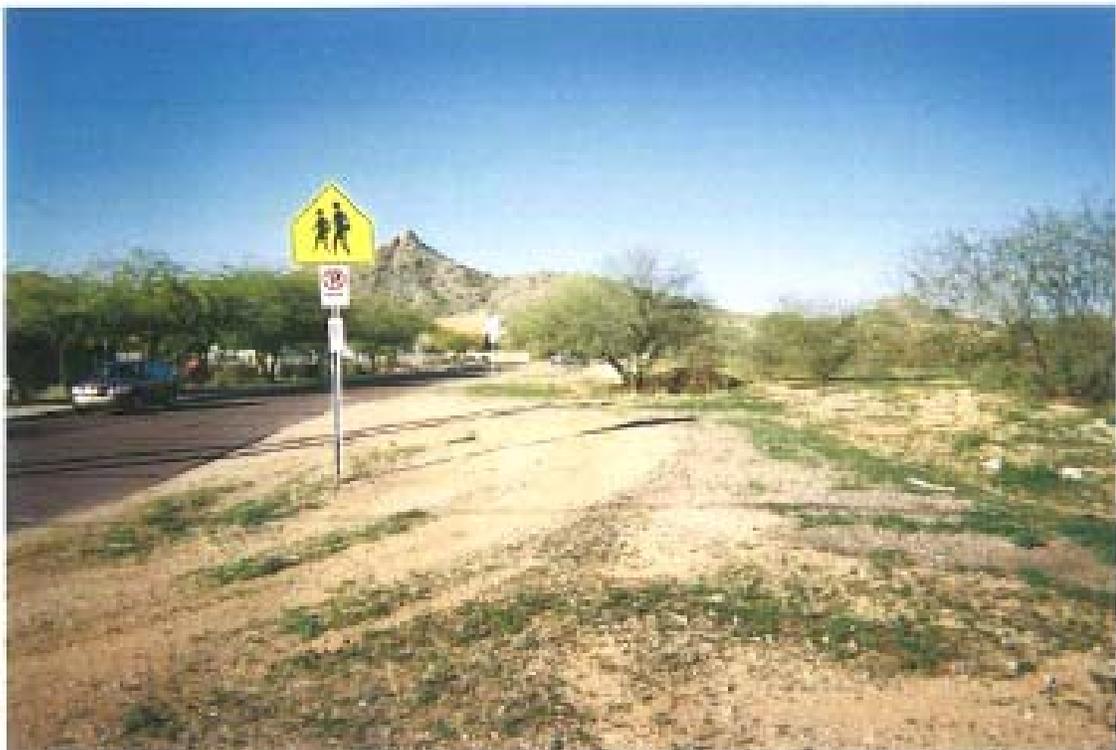


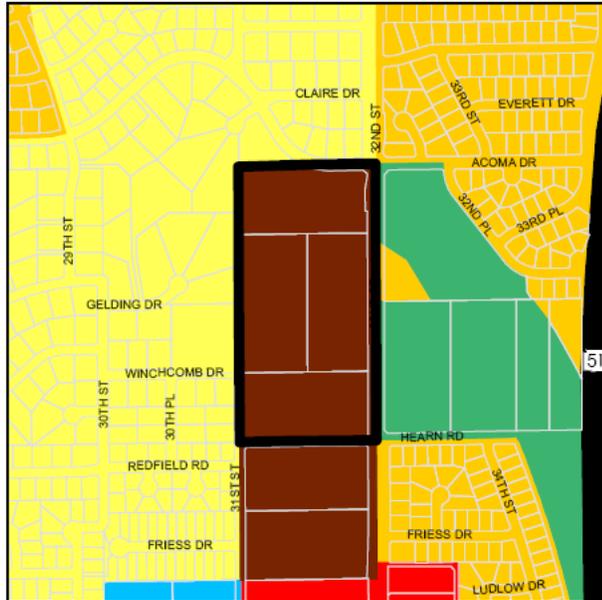
Photo 20

Exhibit 7: General Plan Map

EXISTING:

Residential 15+ du/acre (20.47 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 1 to 2 du/acre
-  Residential 15+ du/acre
-  Commercial
-  Parks / Open Space-Public
-  Public / Quasi-Public



PROPOSED CHANGE:

Residential 5 to 10 du/acre (20.47 +/- Acres)

-  Proposed Change Area
-  Residential 5 to 10 du/acre

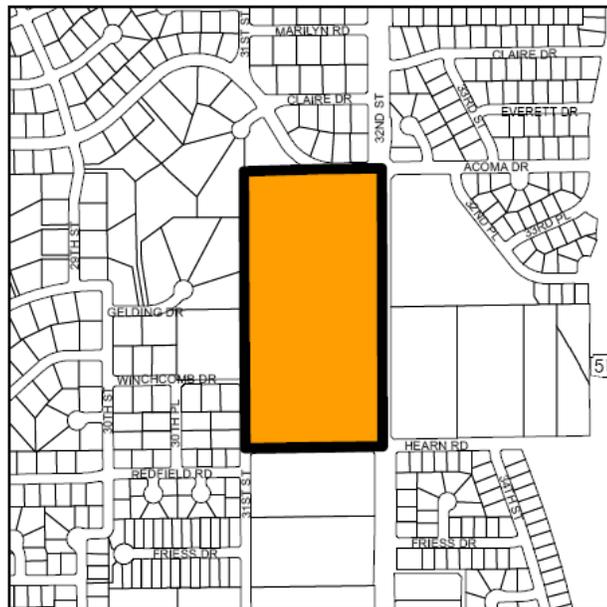


Exhibit 8: Land Use Plan

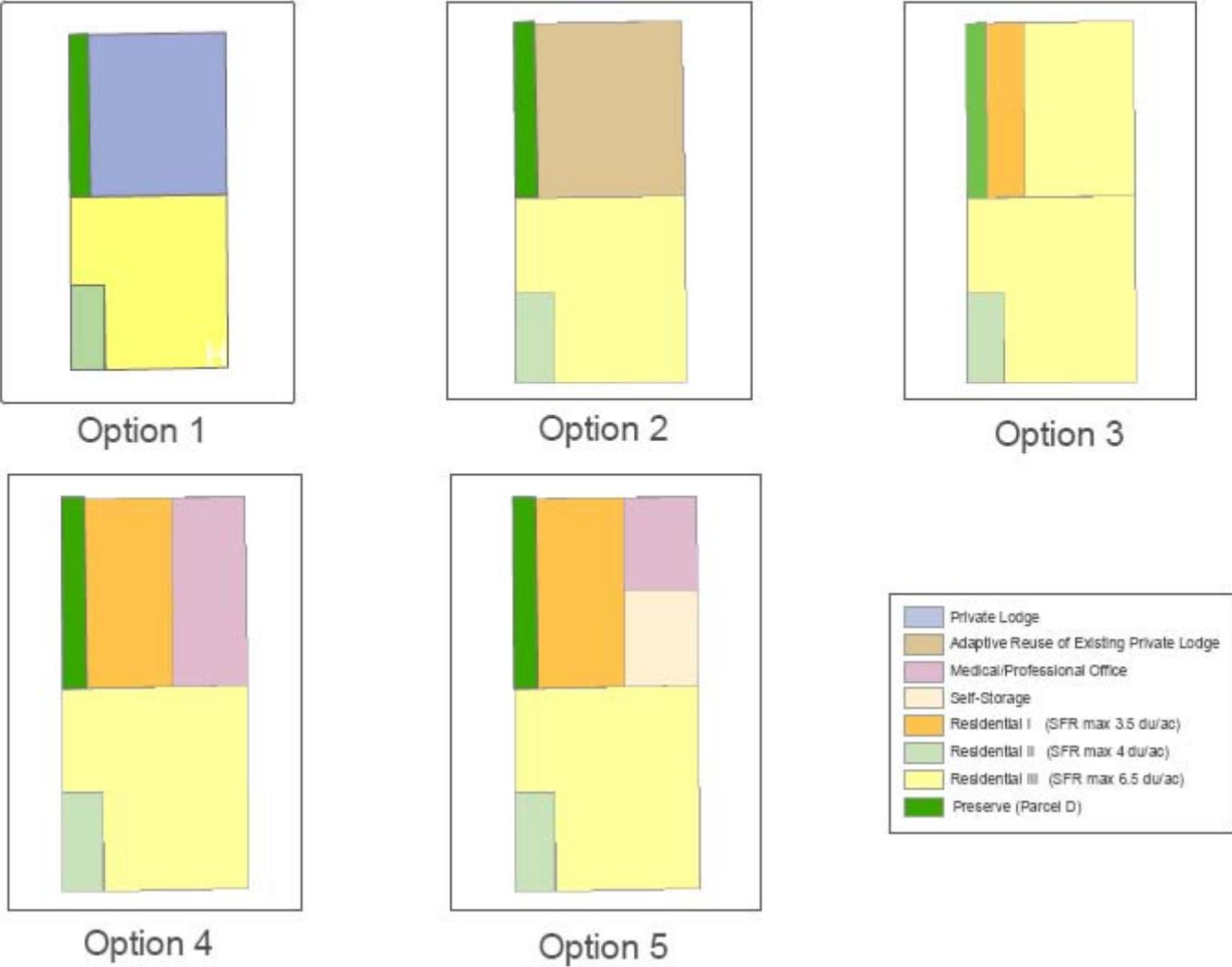
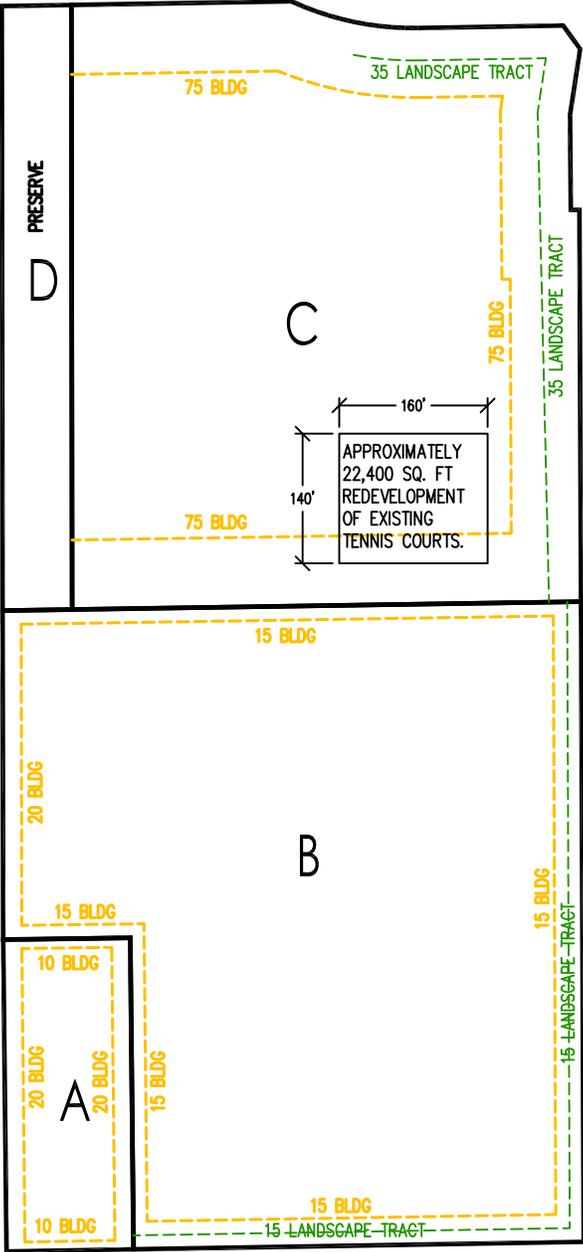
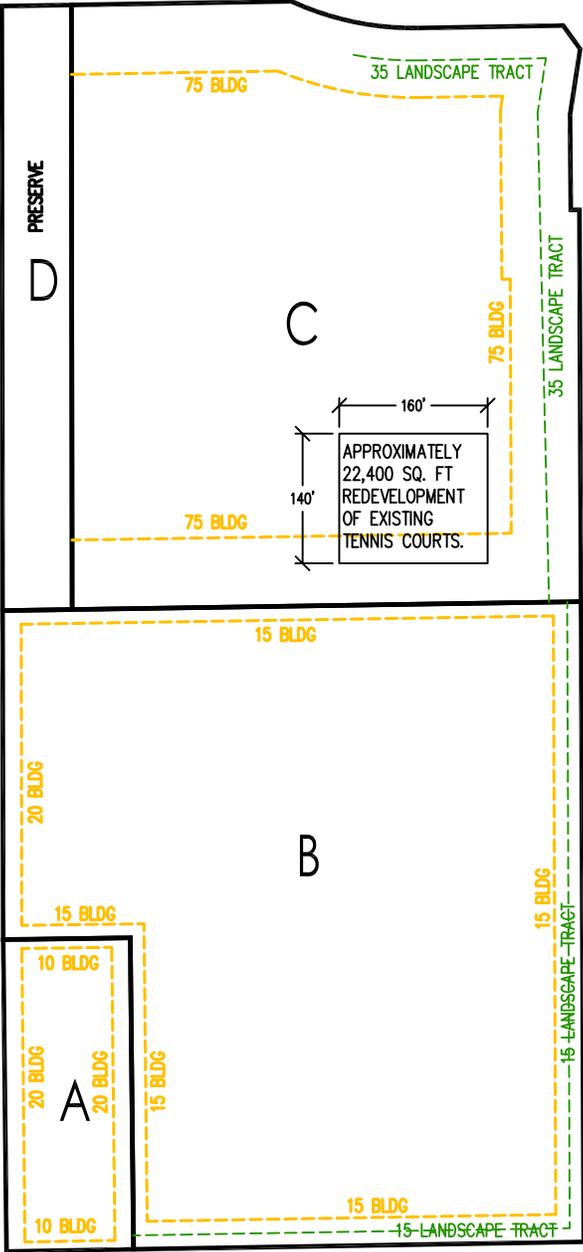


EXHIBIT 8.a : Option 1



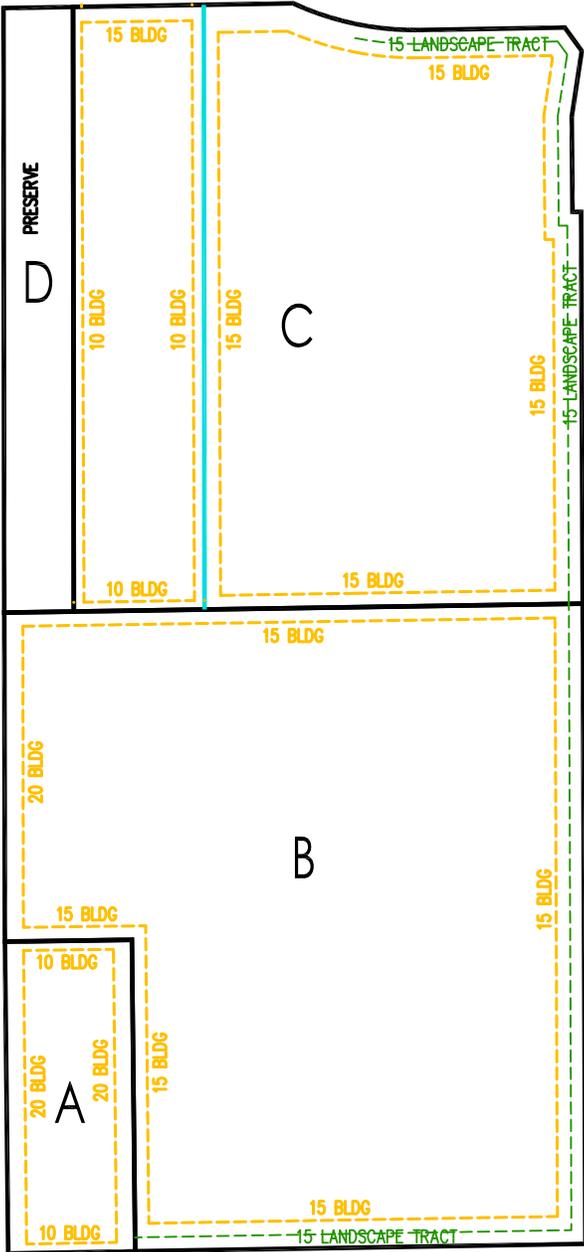
NOTE: SETBACKS SHOWN ARE MINIMUMS. REFER TO THE DEVELOPMENT NARRATIVE FOR ADDITIONAL INFORMATION.

EXHIBIT 8.b : Option 2



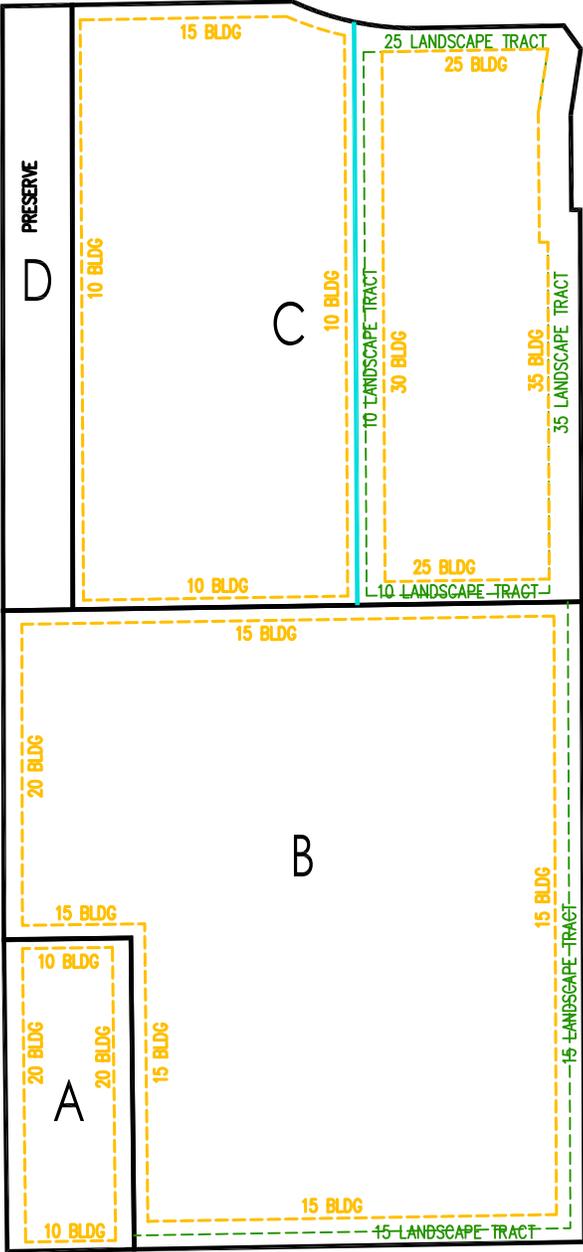
NOTE: SETBACKS SHOWN ARE MINIMUMS. REFER TO THE DEVELOPMENT NARRATIVE FOR ADDITIONAL INFORMATION.

EXHIBIT 8.c : Option 3



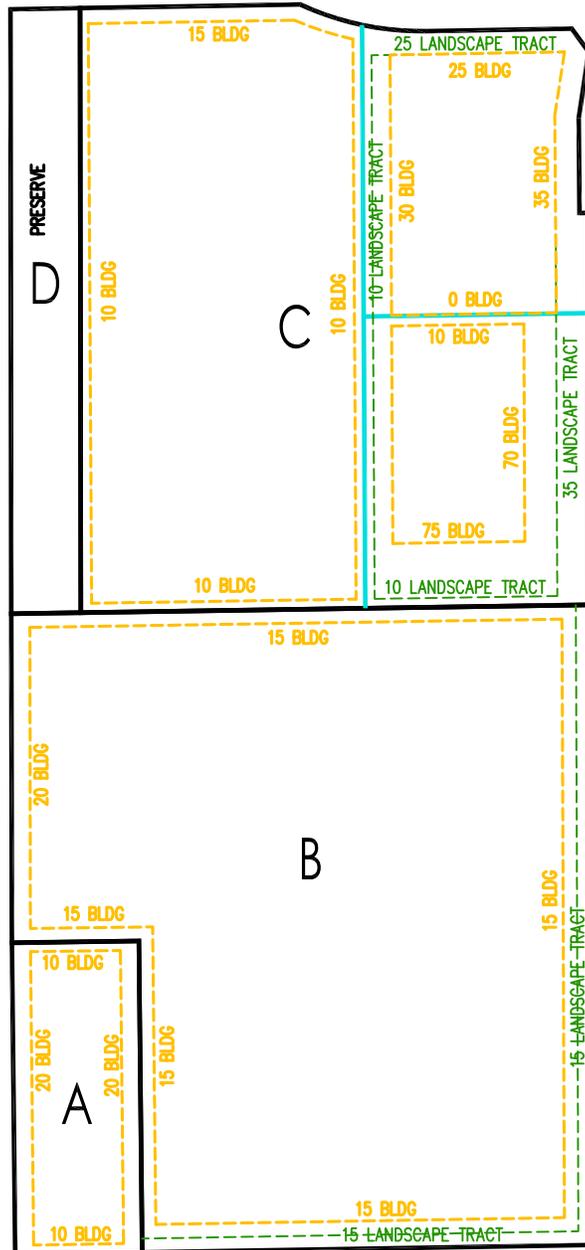
NOTE: SETBACKS SHOWN ARE MINIMUMS. REFER TO THE DEVELOPMENT NARRATIVE FOR ADDITIONAL INFORMATION.

EXHIBIT 8.d : Option 4



NOTE: SETBACKS SHOWN ARE MINIMUMS. REFER TO THE DEVELOPMENT NARRATIVE FOR ADDITIONAL INFORMATION.

EXHIBIT 8.e : Option 5



NOTE: SETBACKS SHOWN ARE MINIMUMS. REFER TO THE DEVELOPMENT NARRATIVE FOR ADDITIONAL INFORMATION.

Exhibit 9: Permitted Landscape Materials List

All right-of-way plant material shall be in compliance with the Department of Water Resources low water use plant list.

Botanical Name	Common Name
Acacia aneura	Mulga
Acacia berlandieri	Guajillo
Acacia craspedocarpa	Leatherleaf Acacia
Acacia farnesiana Sierra Sweet™	Nearly Podless Sweet Acacia
Acacia redolens Desert Carpet®	Freeway Acacia
Acacia willardiana	Palo Blanco
Agave bracteosa	Spider Agave
Aloe barbadensis (A. vera)	Medicinal Aloe
Aloe x 'Blue Elf'	
Ambrosia deltoidea	Triangleleaf Bursage
Anisacanthus quadrifidus v. wrightii Mexican Fire™	
Asclepias subulata	Desert Milkweed
Baccharis x 'Starn' (P.P. #11240)	Thompson™ Baccharis
Bouteloua curtipendula	Sideoats Grama
Bouteloua gracilis	Blue Grama
Buddleja marrubifolia	Woolly Butterfly Bush
Caesalpinia cacalaco Smoothie™	Thornless Cascalote
Caesalpinia mexicana	Mexican Bird of Paradise
Callaeum macropterum (Mascagnia macroptera)	Yellow Orchid Vine
Calliandra californica	Red Baja Fairy Duster
Calliandra eriophylla	Pink Fairy Duster
Celtis pallida	Desert Hackberry
Chilopsis linearis Art's Seedless™ and Warren Jones™	Desert Willow
Cordia boissieri	Mexican Olive
Cordia parvifolia	Little Leaf Cordia
Dalbergia sissoo	Rosewood
Dalea greggii	Trailing Indigo Bush
Dasyllirion quadrangulatum (D. longissimum)	Toothless Desert Spoon
Dasyllirion wheeleri	Grey Desert Spoon, Sotol
Dodonaea viscosa	Hop Bush
Ebenopsis ebano (Pithecellobium flexicaule)	Texas Ebony
Eremophila maculate Valentine®	Emu Bush
Eremophila x Summertime Blue™	Emu Bush
Ericameria laricifolia	Turpentine Bush
Eucalyptus papuana	Ghost Gum

Botanical Name	Common Name
<i>Eucalyptus salmonophloia</i>	Salmon Gum
<i>Euphorbia antisyphilitica</i>	Candelilla
<i>Eysenhardtia orthocarpa</i>	Kidneywood
<i>Havardia pallens</i> (<i>Pithecellobium</i> p.) Sierra Sparkler™	Tenaza
<i>Hesperaloe funifera</i>	Coahuilan, Giant Hesperaloe
<i>Hesperaloe nocturna</i>	Night-blooming Hesperaloe
<i>Hesperaloe parviflora</i>	Red Hesperaloe
<i>Hyptis emoryi</i>	Desert Lavender
<i>Justicia californica</i>	Chuparosa
<i>Lantana montevidensis</i>	Purple Trailing Lantana
<i>Lantana</i> 'New Gold'	New Gold Lantana
<i>Larrea tridentata</i>	Creosote Bush
<i>Leucophyllum frutescens</i> Green Cloud™	
<i>Leucophyllum frutescens</i>	Heavenly Cloud
<i>Leucophyllum frutescens</i> 'Compacta'	Compact Texas Range
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage
<i>Leucophyllum langmaniae</i> Rio Bravo®	
<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	
<i>Leucophyllum zygophyllum</i> Cimarron®	
<i>Lycium andersonii</i>	Desert Wolfberry
<i>Manfreda</i> x 'Macho Mocha'	
<i>Maytenus phyllanthoides</i>	Mangle Dulce, Sweet Mangrove
<i>Muhlenbergia capillaries</i> Regal Mist®	
<i>Muhlenbergia emersleyi</i> El Toro™	
<i>Muhlenbergia lindheimeri</i> Autumn Glow™	
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Muhlenbergia rigida</i> Nashville™	
<i>Nolina matapensis</i>	Tree Bear Grass
<i>Nolina microcarpa</i>	Bear Grass
<i>Nolina nelsoni</i>	Blue Nolina
<i>Olneya tesota</i>	Ironwood
<i>Parkinsonia microphylla</i> (<i>Cercidium</i> m.)	Foothill Palo Verde
<i>Parkinsonia praecox</i> (<i>Cercidium</i> p.)	Palo Brea
<i>Parkinsonia</i> x 'Desert Museum' (<i>Cercidium</i> x)	
<i>Parthenocissus</i> sp. Hacienda Creeper™	
<i>Pedilanthus macrocarpus</i>	Lady's Slipper
<i>Penstemon eatoni</i> (red)	Firecracker Penstemon
<i>Penstemon parryi</i> (pink)	Parry Penstemon
<i>Penstemon superbus</i> (coral)	Superb Penstemon
<i>Pistachia chinensis</i> Sarah's Radiance™	

Botanical Name	Common Name
<i>Pistachia</i> x 'Red Push'	Red Push Pistache
<i>Podranea ricasoleana</i>	Pink Trumpet Vine
<i>Portulacaria afra</i>	Elephant Food
<i>Prosopis glandulosa</i> Maverick®	Thornless Tx Honey Mesquite
<i>Prosopis juliflora</i> (<i>P. velutina</i>)	Arizona Native Mesquite
<i>Prosopis pubescens</i>	Screwbean Mesquite
<i>Prosopis</i> x Phoenix®	Thornless South Amer Mesquite
<i>Quercus fusiformis</i>	Escarpment Live Oak
<i>Ruellia peninsularis</i>	Desert Ruellia
<i>Russelia equisetiformis</i>	Coral Fountain
<i>Simmondsia chinensis</i>	Jojoba
<i>Sophora secundiflora</i>	Texas Mountain Laurel
<i>Sphagneticola trilobata</i> (<i>Wedelia trilobata</i>)	Yellow Dot
<i>Tecoma stans</i> v. <i>stans</i> 'Gold Star'	
<i>Tecoma</i> x 'Orange Jubilee'	
<i>Tecoma</i> x Sunrise™	
<i>Tetranneuris acaulis</i> (<i>Hymenoxys</i> a.)	Angelita Daisy
<i>Teucrium chamaedrys</i> 'Prostratum'	Prostate Germander
<i>Thymophylla pentachaeta</i> (<i>Dyssodia</i> p.)	Golden Dogweed
<i>Vauquelinia californica</i>	Arizona Rosewood
<i>Viguiera parishii</i> (<i>V. deltoidea</i>)	Goldeneye
<i>Vitex agnus-castus</i> 'Montrose Purple'	Monk's Pepper, Chaste Tree
<i>Yucca baccata</i>	Banana Yucca
<i>Zephyranthes</i> x 'Prairie Sunset'	Coral Rain Lily
* <i>Lolium multiflorum</i>	Water Rye Grass
* Hybrid Bermuda grass/Bermuda grass	<i>Cynodon dactylon</i>
* Buffalo grass	<i>Buchloe dactyloides</i>

* May only be used in retention areas and/or open space areas

Exhibit 10: Thematic Street Cross Sections

Interior streets shall have detached sidewalks a minimum of four feet in width that are separated from the street with a five-foot wide landscaped area. The landscaped area shall include minimum 2-inch caliper trees spaced a minimum of 20' to 30' on center (based on species) or in equivalent groupings, and five shrubs per tree.

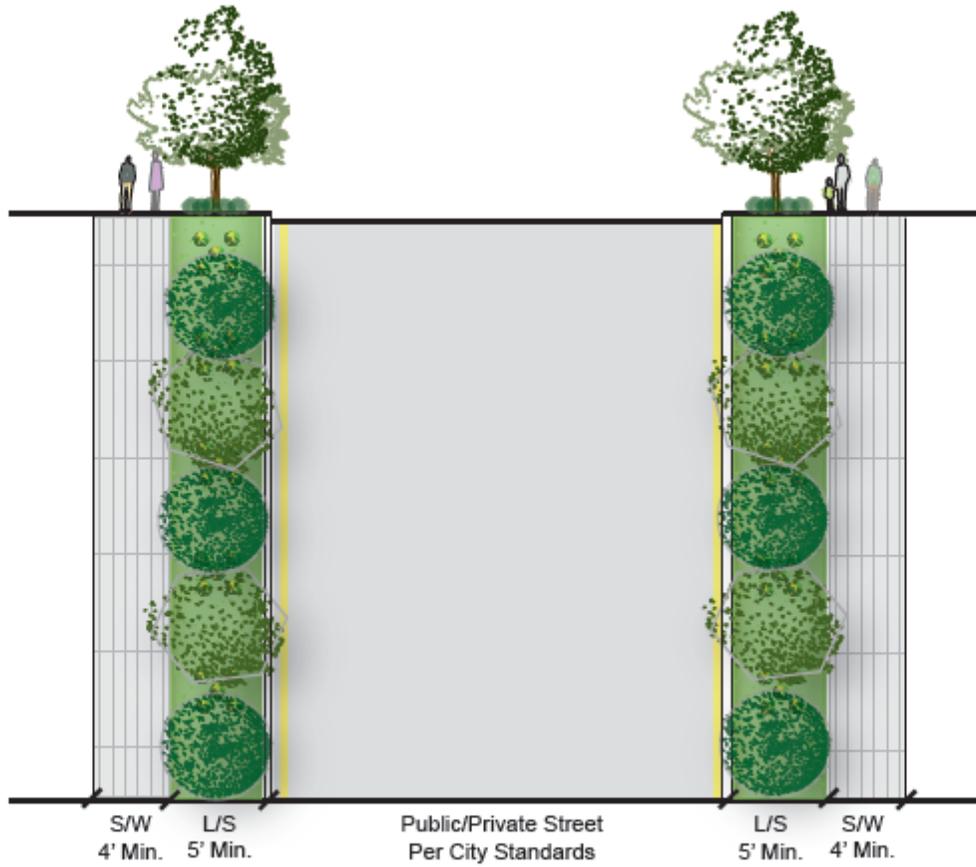


Exhibit 11: Existing Private Lodge Photographs

