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**CITY OF PHOENIX**

**MAR 29 2024**

**Planning & Development  
Department**



# ENDRES BELLEVUE

## CASE NO. Z-25-23-8

LOCATED AT THE NORTHWEST CORNER OF BELLEVUE  
STREET AND 46TH STREET

DATE OF INITIAL SUBMISSION: MAY 2, 2023  
HEARING DRAFT: DECEMBER 1, 2023  
CITY COUNCIL ADOPTED: MARCH 6, 2024

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

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## A. PURPOSE AND INTENT

A1: Project Overview and Goals

Endres Belleview is a proposed six (6) story mixed-use residential community that will add new high-quality dwelling units to the 44<sup>th</sup> Street corridor and will forward goals of the 44<sup>th</sup> Street Corridor Specific Plan. More specifically, Endres Belleview will provide additional housing opportunities in close proximity to a large number of employers and attract additional residents to the area to support the nearby retail/restaurant businesses, thus encouraging the long-term viability of the existing office and commercial uses in the surrounding area. The development (“Endres Belleview” or the “Project”) includes two buildings with a total of 604 dwelling units that will be developed in two (2) phases (one phase for each building). The Project features a pedestrian-friendly wrapped design (garage enclosed design) that provides a main promenade with ground level residential, retail, and amenity spaces along the Property’s street frontages to activate the adjacent streets. Overall, the goal of the Project is to provide a modern and upscale urban living experience for its future residents and to create a pedestrian-friendly, walkable neighborhood-scale environment along Belleview Street.

The Project will include a mix of studio, one, two and three-bedroom units, as well as live-work units, appealing to a variety of housing preference and needs. Additionally, the Project will incorporate customary modern residential amenities, including a clubhouse, fitness center, and pool.

Endres Belleview is located on 7.12 gross acres (5.83 net acres) at the northwest corner of 46<sup>th</sup> Street and Belleview Street (the “Property”), situated in an existing residentially developed area, surrounded by a variety of multi-family housing types and styles. The Property is currently partially developed with a low density single-story multifamily project. The remainder of the site has sat vacant since as early as 2004. Located within the 44<sup>th</sup> Street Corridor Specific Plan area, which is envisioned for higher density residential and commercial development, the Property is considerably underutilized in the context of the Specific Plan area and the surrounding multifamily projects.

In addition to the new residential units, the Project includes supporting retail (approximately 2,500 square feet) as well as a design that focuses on a pedestrian-friendly streetscape, increasing local walkability, and adding appropriately scaled retail to provide services to both the community’s tenants as well as to the benefit of the surrounding neighborhood.



The overall design concept for the Project is focused around several key elements that make Endres Belleview unique, including:

1. Residential units oriented toward three-sided courtyards, allowing tenants to enjoy the excitement and energy characteristic of urban living, as well as the access to light, air and beautiful desert landscape, the Papago Buttes, and city views, made possible by the elimination of a 4<sup>th</sup> wall. Additionally, the three-sided courtyard contributes to an overall sense of depth and visual interest.
2. Pedestrian scale architecture and ground floor uses such as retail, lobby, amenity, and live-work units anchor the buildings at their corners and activate the surrounding public streets. Pedestrian scale development and uses not only serve the Project's residents, they also provide additional services and walkable destinations for residents of the surrounding neighborhood.
3. Bifurcation of the lot by an internalized drive designed as a promenade that helps to break up the overall block, creating a walkable neighborhood feel while enabling an efficient dual garage parking solution. This also allows for the first phase of development to be constructed prior to the demolition of the existing onsite development.

The Project features two (2) buildings, separated by an internal promenade. Each building utilizes four-sided architecture, creating a sense of place for passersby and residents alike. The general building design is consistent with a modern architectural style emphasizing an urban neighborhood experience. All portions of the design will consist of high-quality materials complementing the surrounding built environment, weaving into the fabric of the existing and diverse neighborhood. The building massing is articulated by means of recesses in wall plane and projected additive geometries including exposed structural elements, shade structures, and patio balconies to create depth in the façade which to create an attractive and upscale product.

The Project will feature improvements such as new attached and detached sidewalks, ground floor open spaces, and lush landscaping to support pedestrian activity. The provision of ground floor, pedestrian scale retail space along 46<sup>th</sup> Street will create new neighborhood destinations, inviting tenants of the Project and neighbors alike to explore the area on foot.

In order to support this design concept, the Project has wrapped the parking (located within a subgrade and ground floor parking garage) with residential units, retail space, amenity areas, and through the use of screening materials to help minimize the visibility of the parking garages from the adjacent rights-of-way. A small portion of ancillary ground floor parking is located within striped stalls adjacent to the street. This streetside parking with associated street trees helps further the sensation that residents and visitors are within a lively urban neighborhood.

In summary, the Project results in (i) creation of an upscale urban multi-family product, (ii) reinforces the pedestrian environment by providing pedestrian infrastructure improvements and street level retail experiences, (iii) conceals garage vehicle parking for the Project, and (iv) preserves the residential land uses in an area envisioned for higher-density living.

## B. LAND USE PLAN

### B1: Proposed Land Use Categories

The Project is a residential community consisting of a maximum of 604 multifamily residential units (maximum 90.2 du/ac) with associated private residential amenities and ground floor accessory commercial/retail space located on an approximately 7.12-gross acre site.

### B2: Conceptual Site Plan Summary

The conceptual site plan provided herein illustrates the proposed site design, subject to modifications as the Project is processed through the City's site plan and building permit approval processes.

The following provides an overview of the conceptual site plan provided with this PUD:

**Lower (B1) Level:** Consists of the majority of the community's parking. The north and south parking garages are connected underground.

**Ground Level:** Consists of the site access, ground floor parking, service areas, common area devoted to the Project, live/work units, as well as lobby and retail space.

Site access occurs through drives located off of Willetta Street to the north and 46<sup>th</sup> Street to the east. Pedestrian access to the residential component of the Project occurs through the two lobby spaces located at the northeast and southeast corners of the site. Retail space is provided along the ground floor adjacent to the 46<sup>th</sup> Street frontage, creating an opportunity for neighborhood serving retail, such as coffee shops or other uses supported by surrounding residents.

As demonstrated on the conceptual site plan, the Project's primary access will occur along Willetta Street and 46<sup>th</sup> Street. The Project benefits from frontage onto three (3) local streets (Willetta Street, 46<sup>th</sup> Street, and Belleview Street). An internal access drive will break up the Project into two (2) buildings to avoid a monolithic structure across the entire Property. Access drives direct vehicular traffic into the parking garages for each building. Service areas are deeply internalized to the site and accessed at the end of each access drive, ensuring service areas are properly screened from tenants of the Project and neighbors of the site.

The Project's 2,500 square feet of retail space is located along the eastern portion of the Property, fronting 46<sup>th</sup> Street. The south building's lobby and main building entrance is located in the southeast corner of the site, fronting Belleview. This attention and access to the street helps activate the area and promote a pedestrian environment. A similar effect is created at the northeast corner of the site where the north building's lobby, main building entrance, fitness center, and live/work units front Willetta and 46<sup>th</sup> Streets. A majority of the Project's common areas and outdoor space is provided at the street level along 46<sup>th</sup> Street.

**Levels 2, 3, 4, 5, and 6:** These upper levels of each building will include a mix of studio, one, two and three-bedroom multifamily dwelling units as well as a mix of amenity areas.





## C. LIST OF USES

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

### C1: Permitted Uses

- Multifamily residential dwelling units and amenities, as governed herein
- Live-work units
  - Designed to allow tenants to operate a commercial use within the residential unit. Commercial uses permitted within designated live work units may include:
    - Retail, as permitted in the C-2 District
    - Office for Professional Uses
    - Office for Administrative, Clerical, or Sales Services
- Commercial (C-2) Uses subject to Performance Standards of Section 623, as listed below<sup>1</sup>
  - Restaurant
  - Bakery
  - Beauty Shop
  - Retail, as permitted in the C-2 District
  -

### C2: Temporary Uses

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

<sup>1</sup> Total square footage of all Commercial (C-2) uses shall not exceed 10,000 sq.ft. (Per Section D1.f).

## D. DEVELOPMENT STANDARDS

The following development standards apply to development of the Property.

**D1: Development Standards Table**

Development Standards	
<b>a. Density (Maximum)</b>	604 Dwelling Units 90.2 Dwelling Units per Gross Acre
<b>b. Minimum Lot Width/Depth</b>	No Minimum
<b>c. Building Setbacks</b>	
North (Willetta Street)	10' (Minimum) <sup>2</sup>
East (46 <sup>th</sup> Street)	25' (Minimum)
South (Belleview Street)	25' (Minimum)
West (Interior)	25' (Minimum)
<b>d. Building Height (Maximum)</b>	70' (6 stories)
<b>e. Lot Coverage (Maximum)</b>	70% of Total Net Site Area
<b>f. Commercial Area (separate from commercial uses permitted in livework units)</b>	
<b>Minimum</b>	2,500 square feet
<b>Maximum</b>	10,000 square feet
<b>g. Livework Units</b>	10 (Minimum)

**D2: Landscape Standards Table**

Landscape Standards	
<b>a. Landscape Requirements (Minimum)</b>	
North (Willetta Street)	10' (Minimum) <sup>2</sup>
East (46 <sup>th</sup> Street)	25' (Minimum)
South (Belleview Street)	25' (Minimum)
West (interior)	20' (Average)
<b>b. Landscape Requirements Adjacent to Willetta Street (North Property Line)</b>	<p><u>Public Sidewalk:</u> Provide minimum 5' wide detached sidewalk.</p> <p><u>Landscape Strip:</u> A minimum of (75%) 3-inch and (25%) 2-inch caliper trees as needed to achieve shading as standard set forth in Section D5. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 50% living groundcover coverage.</p> <p><u>Landscape Setback:</u> A minimum of (75%) 3-inch and (25%) 2-inch caliper trees to be planted 20 feet on center or in equivalent groupings within the minimum landscape setback. Minimum of five (5) 5-gallon drought resistant shrubs per tree to be planted at grade. Minimum 50% living groundcover coverage.</p> <p>In areas where 20 feet on center cannot be met, trees shall be planted to achieve shading standard set forth in Section D5. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 75% living groundcover coverage.</p>

<sup>2</sup> Stairwells and walls for Live/Work units are permitted to encroach within minimum building and landscape setbacks.

	<p><u>Landscape</u>: Parking planters adjacent to any provided angled or parallel street parking stalls shall be planted with a minimum of (75%) 3" and (25%) 2" caliper trees as needed to achieve shading as standard set forth in <u>Section D5</u>. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 50% living groundcover coverage.</p> <p><u>Utility Conflict Resolution</u>: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
<p><b>c. Landscape Requirements Adjacent to 46<sup>th</sup> Street (East Property Line)</b></p>	<p><u>Public Sidewalk</u>: Remove existing attached sidewalk and provide new minimum 6' wide detached sidewalk.</p> <p><u>Landscape Strip</u>: Provide a minimum 5' wide landscape strip between back of curb and sidewalk. A minimum of (75%) 3" and (25%) 2" caliper trees to be planted as needed to achieve shading as standard set forth in <u>Section D5</u>. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 50% living groundcover coverage.</p> <p><u>Landscape Setback</u>: A minimum of (75%) 3" and (25%) 2" caliper trees to be planted 20' on center or in equivalent groupings within the minimum landscape setback. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 50% living groundcover coverage.</p> <p>In areas where 20' on center cannot be met, trees shall be planted to achieve shading standard set forth in <u>Section D5</u>. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 75% living groundcover coverage.</p> <p><u>Utility Conflict Resolution</u>: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
<p><b>d. Landscape Setback Requirements Adjacent to Belleview Street (South Property Line)</b></p>	<p><u>Public Sidewalk</u>: Provide minimum 6' wide detached sidewalk.</p> <p><u>Landscape Strip</u>: Provide a minimum 5' wide landscape strip between back of curb and sidewalk. A minimum of (75%) 3" and (25%) 2" caliper trees to be planted as needed to achieve shading as standard set forth in <u>Section D5</u>. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 50% living groundcover coverage.</p> <p><u>Landscape Setback</u>: A minimum of (75%) 3" and (25%) 2" caliper trees to be planted 20' on center or in equivalent groupings within the minimum landscape setback. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 50% living groundcover coverage.</p>

	<p>In areas where 20' on center cannot be met, trees shall be planted to achieve shading standard set forth in <u>Section D5</u>. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 75% living groundcover coverage.</p> <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
<b>e. Landscape Requirements Adjacent to Interior Property Line (West Property Line)</b>	<p><u>Landscape Setback:</u> Minimum 100% 2" Caliper Trees (or greater) planted 25' on center or in equivalent groupings, except for within driveways or sidewalks and excluding any area along a required fire lane where landscape area is not able to support trees (in which case one (1) shrub per 5 feet shall be provided in lieu of required trees).<sup>3</sup></p> <p>In areas where 25' on center cannot be met, trees shall be planted to achieve shading standard set forth in <u>Section D5</u>. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 50% living groundcover coverage.</p> <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
<b>f. Minimum Total Open Space</b>	<p>Minimum of 5% of total gross site acreage. May include both active and passive open spaces. Excludes private ground level patios and private balconies. May include up to 7,800 sq.ft. of contiguous area within landscape setback areas.</p>
<b>g. Plant Palette</b>	<p>All plant materials outside of internal courtyards shall consist of those listed on the City of Phoenix low-water use plant list.</p>

D3: Parking

Parking Standards	
<b>a. Minimum Parking Standards</b>	
Vehicle Parking	1.5 spaces per dwelling unit (may be reserved or unreserved spaces) <sup>4</sup>
Bicycle Parking	<ul style="list-style-type: none"> <li>Secured bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces.</li> <li>Guest bicycle parking shall be provided at a minimum of 0.05 spaces per dwelling unit. Bicycle parking spaces shall be provided through inverted U and/or artistic racks. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.</li> </ul>
Commercial Uses	No parking required

<sup>3</sup> Landscaping not required if adjacent to drive aisles/ramps leading to underground parking garage.

<sup>4</sup> If a required parking space provides electric vehicle charging facilities, said space may be counted as a parking space for purposes of meeting the minimum required parking space totals.

Tandem Parking <sup>5</sup>	Permitted; parking space dimension shall measure a minimum of eight and one-half (8 1/2) feet by eighteen (18) feet for each parking space.
Electric Vehicle Charging	Minimum 5% of required parking spaces shall have charging capability.  Additional parking spaces shall be plumbed to ensure a minimum of 10% of required parking spaces may provide electric vehicle installed infrastructure for future use as demand among residents increases.
<b>b. Parking Location, Automotive</b>	Parking is to be provided as a mix of surface and garage parking spaces. See <u>Section E1.d</u> of the PUD for garage screening and surface parking requirements. Ordinance Section 702.B.2.a.(2) & 702.B.2.b.(5) does not apply.
<b>c. Parking Location, Bicycle</b>	To be installed in conformance with Section 1307.H, except as follows: (i) Inverted-U style bicycle racks, wall hung bicycle racks, or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided;(ii) secure resident bicycle storage shall be located within the first level each building and shall have tools available for basic repairs; and (iii) 120-volt receptacle shall be installed for a minimum of 10% of the required secured bicycle parking spaces for electric bicycle charging capabilities.
<b>d. Loading Bay</b>	One (1) off-street loading space shall be located adjacent to the interior driveway for each phase of development (2 total). Such space shall be 10'x30' (minimum) in size, exclusive of access aisles and maneuvering space.

**D4: Fences/Walls**

Walls located along the western property line (adjacent to townhomes) are permitted to be up to 8 feet in height.

All other fences and walls shall comply with Ordinance Section 703.

**D5: Shade**

<b>Shade</b>	
<b>Building and Shade</b>	
Shading, which may be architectural, vegetative or any combination thereof, shall be provided as follows. All shade calculations shall be based on the analysis of summer solstice at noon.	
<b>a. Public Sidewalk Shading</b>	Minimum 75%.
<b>b. Private Sidewalk Shading</b>	Minimum 50%.

<sup>5</sup> Tandem spaces may be counted as 2 parking spaces.

All lighting shall be consistent with the standards of Section 704, Section 507.Tab A.II.A.8 and Section 23-100 of the Phoenix Zoning Ordinance and City Code.

Pedestrian lighting to be provided along public and private sidewalks that comply with the standards of Section 1304.D and Section 1304.H.5.

## E. DESIGN GUIDELINES

**E1: Design Guidelines**

The following design guidelines shall apply to any multifamily development. Those standards not addressed herein, and for non-residential development, shall comply with Ordinance Section 507 Tab A:

<b>E1. Design Guidelines</b>	
<b>a. Exterior Materials</b>	<p>The north, east, south, and west elevations of each residential building façade shall each include:</p> <ul style="list-style-type: none"> <li>• Maximum 60% stucco or EIFS                             <ul style="list-style-type: none"> <li>○ Minimum of one (1) body color and two (2) accent colors</li> </ul> </li> <li>• Minimum 20% glazing</li> <li>• Minimum 15% other materials (from list below)</li> </ul> <p>Other materials utilized (at least two):</p> <ul style="list-style-type: none"> <li>• Fiber cement board</li> <li>• Concrete</li> <li>• Concrete block</li> <li>• Brick</li> <li>• Wood, painted or stained</li> <li>• Tile</li> <li>• Metal trim</li> </ul>
<b>b. Building Articulation</b>	Blank walls shall not exceed thirty (30) feet without building articulation <sup>6</sup> .
<b>c. Building Corners</b>	<p>Each building shall have one (1) enhanced corner design for a resident lobby that shall include:</p> <ul style="list-style-type: none"> <li>• 50% Glazing (Minimum) with ten (10) foot minimum height</li> <li>• Shaded entry</li> </ul>
<b>d. Color Palette</b>	Warm earth and gray tones. Façade to include a minimum of three (3) colors.
<b>e. Private Balconies</b>	A minimum of 75% of all residential units shall contain at least one (1) private balcony or patio spaces (including all ground level units that face the public right of way), measuring a minimum of 25 square feet with a minimum depth of 5 feet.
<b>f. Screen Walls</b>	Architectural detailing consistent or complementary to the building façade, which may include, but not be limited to, the use of masonry, masonry with a stucco finish, concrete, and/or brick.
<b>g. Garage Screening</b>	Any portion of the parking structure, other than the garage entry, that is visible from the public rights-of-way shall be screened by the primary structure (multi-family units, retail spaces, amenity areas, etc.) or screened by other materials.

<sup>6</sup> Articulation may include material shaping or fenestration.

<b>h. Off-site Pedestrian Circulation</b>	Detached sidewalks <sup>7</sup> shall be provided along 46 <sup>th</sup> Street and Belleview Street with trees and shrubs. An attached sidewalk shall be provided along Willetta Street with trees and shrubs.
<b>i. On-site Pedestrian Circulation</b>	All pedestrian pathways that cross over parking lot surfaces shall feature enhanced surfacing materials, such as stamped or colored concrete, bricks or other pavement treatments, that visually contrast with the adjacent parking and drive aisle surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles and parking fields.
<b>j. Promenade</b>	<p>A minimum 25' wide drive aisle with head in parking along both sides shall be provided in between the two buildings. The promenade shall act as a separation between the buildings to provide visual relief and break up the development.</p> <p>A minimum of 8 trees shall be required along the base of the buildings adjacent to the drive aisle or parking stalls.</p>

**E2. Landscape Design Guidelines**

**E2: Landscape Design Guidelines**

<b>a. Uniform Perimeter Design</b>	<p>The landscaping along the perimeter and interior property lines shall be designed to have a uniform appearance and shall include shade trees and a colorful mix of shrubs, accents, and groundcover. At a minimum, the landscape shall be comprised of:</p> <ul style="list-style-type: none"> <li>• A mix of 3" caliper (minimum 75%) and 2" caliper shade trees (minimum 25%). Trees shall be planted 20 feet on center or in equivalent groupings.</li> <li>• Three (3) different shrub species</li> <li>• Two (2) different accent species</li> <li>• Two (2) different groundcover species</li> <li>• Minimum 50% live ground coverage</li> <li>• All species shall comply with Arizona Department of Water Resources Low-Water-Use/ Drought-Tolerant Plan list.</li> </ul>
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**E3. Amenities**

**E3: Amenities**

<b>a. Resident Amenities</b>	<p>Residential amenities (private amenities) shall include a minimum of three of the following:</p> <ul style="list-style-type: none"> <li>• Resident lounge/clubhouse (minimum 3,000 sq.ft.)</li> <li>• Fitness center</li> <li>• Dog Wash</li> <li>• Swimming pool</li> </ul>
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<sup>7</sup> In the event enhanced on street parking is provided, sidewalks may be attached.



## F. SIGNS

### F1: Permitted Signs

Signage shall comply with Section 705 of the Zoning Ordinance, except as modified below:

- Ground monument signs shall be permitted within the building and landscape setbacks.

## G. SUSTAINABILITY

### G1: City Enforced Standards

The following are standards that are measurable and enforceable by the City and shall be incorporated within the development:

- As encouraged by Reimagine Phoenix, recycling receptacles shall be provided.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All landscape and exterior building lighting shall be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a ‘smart’ controller to minimize water waste.
- Retention of existing perimeter vegetation to the extent practical.
- Provide 75% shade on public sidewalks adjacent to the development.

### G2: Developer Enforced Standards

The following are sustainability practices that are highly encouraged and planned to be utilized but which are not enforceable by the City:

- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings’ HVAC systems to eliminate the usage of CFC’s and CFC based refrigerants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets and showerheads.
- Energy Star Rated appliances.
- Reduce heat island effect through ample open space, desert adapted landscaping and vegetation to include, shrubs etc.
- On-site amenities and activity programs to encourage residents to remain on property, reducing off-site traffic trips.
- Recycling services will be provided for tenants.
- Tenant invoicing and billing services will be paperless.
- Consider use of grey water or condensate to supplement potable irrigation water.

## H. INFRASTRUCTURE

### H1: Grading and Drainage

The Property consists of an existing multi-family development with associated site improvements such as paved parking and landscaping on the south side of the Property. The remainder of the area on the north side is vacant dirt. Currently the developed portion of the Property drains from the northeast corner to the southwest corner. There is little to no retention provided with the current development. There are 3 sump locations within the existing paved drives where the stormwater runoff is collected and enters existing drywells. Existing offsite pavement run-off flows from the northeast corner of the site at 46<sup>th</sup> Street and Willetta Street, in curb and gutter to the west along Willetta Street out to a curb inlet catch basin at the 44<sup>th</sup> Street intersection. Also from the northeast corner existing offsite pavement run-off flows, in curb and gutter to the south to an existing valley gutter just north of Belleview St that takes the runoff into an existing curb inlet into the drainage swale adjacent to SR 143 to the east. The remainder of the offsite pavement run-off continues south and then turns west in Belleview Street. From here the flow continues west to an existing curb inlet at the intersection of 44<sup>th</sup> Street. The runoff from this Property eventually exits at the southeast corner at an approximate elevation of 1,175.5 feet.

The proposed site design consists of two (2) multi-story building with parking garages, live/work units, amenities and retail space at the street-level. A private drive will separate the north and south buildings. Vehicular access will come from both Willetta Street and 46<sup>th</sup> Street. There will be a mix of parallel and perpendicular parking on public streets adjacent to the development as well. The proposed drainage will collect on paved or landscaped surfaces and directed towards the west portion of the development where it will be stored in underground storage located under a drive aisle and proposed dog park. The roof drainage will be collected and conveyed into a storm drainage system on the north, south, and east sides of the Property that will convey flows underground into the proposed underground retention system. The retained water will percolate via Maxwell Plus systems.

### H2: Water and Wastewater

Public water infrastructure exists in the adjacent public roads; however, it has been determined that the water system will need to be upsized and extended to be able to service the proposed development. Once the appropriate public water improvements are in place, new private domestic and fire suppression services will be provided as necessary onsite per current City development codes and policies. Existing services will be abandoned as they are not adequate for reuse by the new development. Water service will be provided on the north or east side taken from the newly installed public water mains. A separate irrigation service line will also be connected to the newly installed watermain. Existing fire hydrants are adequate along Belleview St, however new fire hydrants will be installed on the new public waterlines within Willetta Street and 46<sup>th</sup> Street as required by the city code and design guidelines.

Public wastewater infrastructure exists in the adjacent public roads; however, it has been determined that neither system in Willetta Street or Belleview Street are adequately sized to handle the proposed development. The project will provide adequate infrastructure to meet the demands of the development. Once the appropriate public wastewater improvements are in place, new sewer services will be installed to service the proposed development.

H3: Circulation Systems

According to the traffic generation statement that was conducted for the Project (filed under separate cover), it was determined that the proposed use of the site would generate 1,542 weekday trips, with 245 trips (56 in, 189 out) during the AM peak hour and 183 trips (119 in, 64 out) during the PM peak hour. Overall, compared to the existing residential land use, the proposed development is anticipated to add 664 trips to the area roads each weekday with 193 trips during the AM peak hour and 115 during the PM peak hour.

The adjacent public roadways (Bellevue Street, Willetta Street, and 46<sup>th</sup> Street) are built to full public standards and are at their final build out sizes and configurations. No changes are proposed for these roadways.

The Project will have two (2) access points—one (1) full-movement driveway onto Willetta Street and one (1) full-movement driveway onto 46<sup>th</sup> Street.

H4: Complete Streets

The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for new development, some of which are applicable to this project:

- Streets should be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users and more vulnerable modes (walking, bicycling, transit). See **Section E1.f: Off-site Pedestrian Access and Circulation**, “Detached sidewalks shall be provided along 46<sup>th</sup> Street and Bellevue Street with trees and shrubs.” Detached sidewalks help increase perceived and real pedestrian safety, contributing a sense of comfort for on foot. See Section E1.g: “All pedestrian pathways that cross over parking lot surfaces shall feature enhanced surfacing materials, such as stamped or colored concrete, bricks or other pavement treatments, that visually contrast with the adjacent parking and drive aisle surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles and parking fields.” Contrasting materials at pedestrian points of access/travel create a visual reminder for vehicle operators to check for pedestrian traffic thereby promoting safety and eliminating modal conflicts.
- Projects should be designed to connect neighborhoods via streets, sidewalks, and trails. Per the site plan associated with this Project, new sidewalks will border the community’s buildings along all three frontages. Detached sidewalks provide an upgrade to the former sidewalks located adjacent to 46<sup>th</sup> Street and Bellevue Street. The new proposed sidewalk adjacent to Willetta meets an existing need in construction of a sidewalk where one does not currently exist, thereby expanding neighborhood connectivity and pedestrian access.
- Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists. See **Section D5: Shade**, “Shading, which may be architectural, vegetative or any combination thereof, shall be provided ...” at a minimum of 75% for all public sidewalks and 50% for all private sidewalks.
- Streets should be designed to expand the availability of public seating and bicycle racks. See **Section D3.a: Bicycle Parking**, “minimum 0.25 spaces per dwelling unit required” and **Section D3.c: Parking Location, Bicycle**, “To be installed in conformance with Section 1307.H, except as follows: (i) Inverted-U style bicycle racks, wall hung bicycle racks, or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be

provided;(ii) secure resident bicycle storage shall be located within the first level each building and shall have tools available for basic repairs; and (iii) 120-volt receptacle be installed for a minimum of 10% of the required secured bicycle parking spaces for electric bicycle charging capabilities.”

# I. COMPARATIVE ZONING STANDARDS

**I: Comparative Zoning Standards Table**

Standards	R-3 Standards	R-5 Standards	Proposed PUD Standards
<b>a. Dwelling Unit Density (Units/Gross Acre)</b>	14.5 du/acre with "Density Waiver" option up to 43.5 du/acre	43.5 du/ac	85 du/ac
<b>b. Building Setbacks</b>			
<b>North (Willetta Street):</b>	20'	20'	10'
<b>East (46<sup>th</sup> Street):</b>	10	10'	25'
<b>South (Belleview Street):</b>	20'	20'	25'
<b>West (Interior):</b>	10'	10'	25'
<b>c. Landscape Setbacks</b>			
<b>North (Willetta Street):</b>	20'	20'	10'
<b>East (46<sup>th</sup> Street):</b>	10	10'	25'
<b>South (Belleview Street):</b>	20'	20'	25'
<b>West (Interior):</b>	10'	10'	20' (Average)
<b>d. Maximum Height</b>	2 stories or 30' up to 4 stories or 48' with a "Height Waiver" (Section 623.E.1.b)	4 stories or 48'	70'/ 6 stories
<b>e. Maximum Lot Coverage</b>	45%	50%	70%

## J. LEGAL DESCRIPTION

J. Legal Description

That part of the Northeast quarter of Section 6, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at a brass cap in a hand hole at the intersection of Belleview Street and 44th Street, from which the North quarter corner, a brass cap in a hand hole, bears North 00 degrees 18 minutes 42 seconds East (measured)(basis of bearings) a measured distance of 1328.96 feet;

Thence South 89 degrees 14 minutes 12 seconds East (measured), South 89 degrees 26 minutes 00 seconds East (recorded), a distance of 713.00 feet to a found iron pipe in Belleview Street, from which the Southeast corner of G.L.O. Lot 2 bears South 89 degrees 14 minutes 12 seconds East (calculated), South 89 degrees 26 minutes 00 seconds East (recorded), a distance of 605.82 feet (calculated), 606.00 feet (recorded);

Thence North 03 degrees 23 minutes 24 seconds East (measured), North 03 degrees 17 minutes 30 seconds East (recorded), a measured distance of 25.17 feet to a found iron pin LS19824, the said point being on the Northerly right of way line of Belleview Street and the POINT OF BEGINNING;

Thence North 03 degrees 30 minutes 06 seconds East (calculated), North 03 degrees 17 minutes 30 seconds East (recorded), along the Easterly boundary of the parcel described as Eastwood Townhomes described in Document recorded as Book 109 of Maps, Page 19 records of Maricopa County, a distance of 635.53 feet to a point on the Southerly right of way line of Willetta Street marked by a found pipe and a set iron pin inside said pipe LS 39954;

Thence South 89 degrees 15 minutes 50 seconds East (calculated), South 89 degrees 26 minutes 00 seconds East (recorded), along and coincident with the Southerly right of way line of Willetta Street, a distance of 446.97 feet to a found iron pin LS 19824;

Thence South 38 degrees 12 minutes 10 seconds East (measured), South 38 degrees 08 minutes 55 seconds East (recorded) a distance of 10.36 feet (measured) to an iron pin LS 19357;

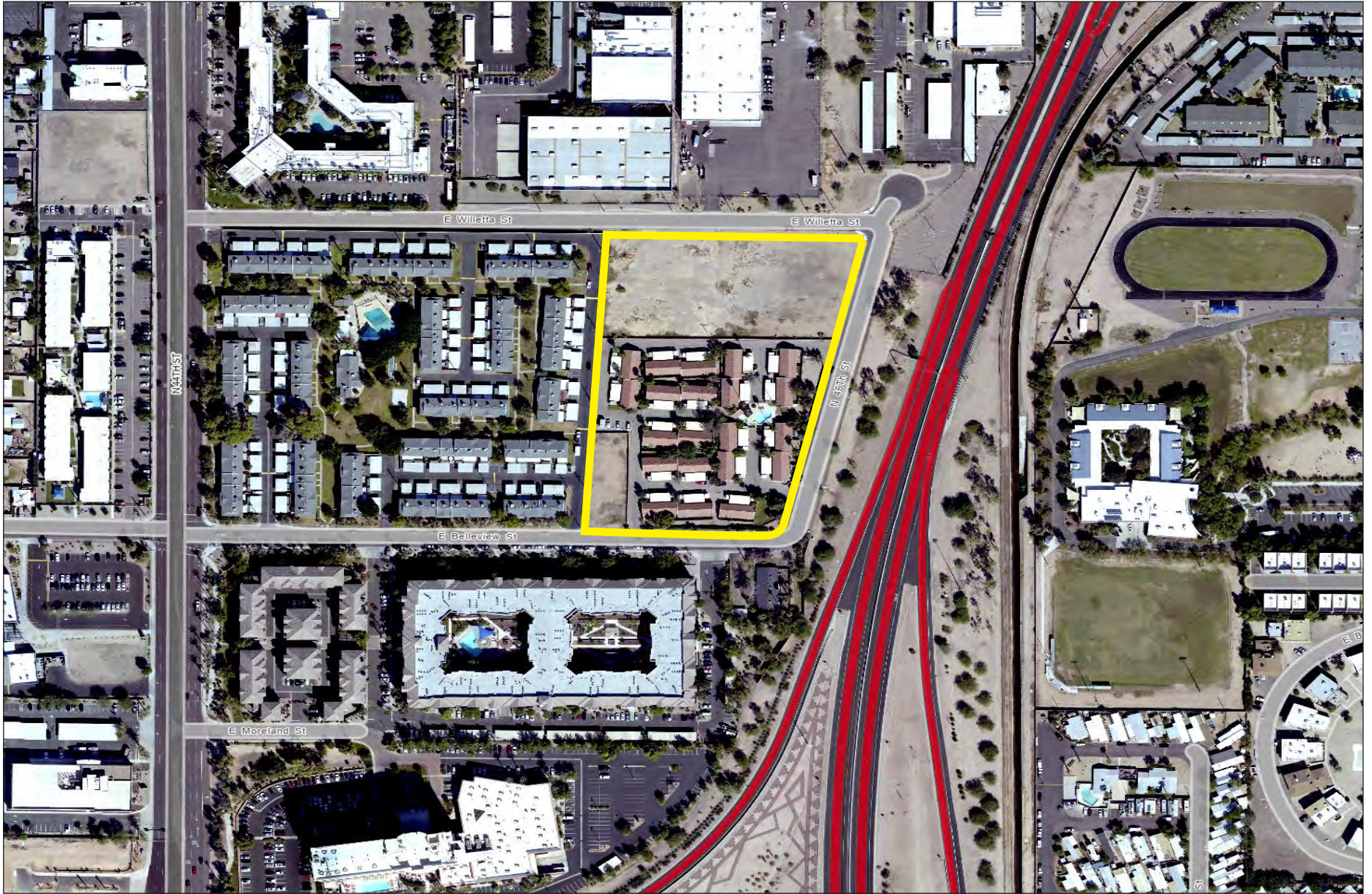
Thence South 13 degrees 12 minutes 01 seconds West (measured), South 13 degrees 13 minutes 05 seconds West (recorded), a distance of 630.23 feet (measured), 630.22 feet (recorded) to a found iron pin LS 19824;

Thence South 51 degrees 36 minutes 17 seconds West (measured), South 51 degrees 59 minutes 50 seconds West (recorded), a distance of 18.44 feet (measured), 18.79 feet (recorded), to a found iron pin LS 19824 on the Northerly right of way line of Belleview Street;

Thence North 89 degrees 11 minutes 48 seconds West (measured), North 89 degrees 26 minutes 00 seconds West (recorded), along and coincident with the Northerly right of way line of Belleview Street, a distance of 333.68 feet (measured), to the POINT OF BEGINNING.

# Exhibit 1





**Snell & Wilmer**  
Committed to being your perfect fit.®

1 East Washington Street, Phoenix, AZ 85004



NOT TO SCALE

Site Aerial

Site Aerial

Endres Belleview

February 2023

## Exhibit 2



## Exhibit 3



2 NORTH ELEVATION BUILDING 1  
SCALE 1/8" = 1'-0"

1 EAST ELEVATION BUILDING 1  
SCALE 1/8" = 1'-0"

REVISIONS	
1	ADD BRICK - SPICHERTAL ARCHITECTURAL CONSULTANTS
2	APP 01 - DUNEDARSA TRUSS OFFICE DESIGN
3	APP 02 - DUNEDARSA FIRE AND DESIGN
4	APP 03 - VFC SOLARSHADES/CLERESTORY
5	APP 04 - WINDOW/SCREENS/BLINDS
6	APP 05 - WINDOW/SCREENS/BLINDS
7	APP 06 - WINDOW/SCREENS/BLINDS
8	APP 07 - WINDOW/SCREENS/BLINDS
9	APP 08 - WINDOW/SCREENS/BLINDS
10	APP 09 - WINDOW/SCREENS/BLINDS
11	APP 10 - WINDOW/SCREENS/BLINDS
12	APP 11 - WINDOW/SCREENS/BLINDS
13	APP 12 - WINDOW/SCREENS/BLINDS
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322	APP 321 - WINDOW/SCREENS/BLINDS
323	APP 322 - WINDOW/SCREENS/BLINDS
324	APP 323 - WINDOW/SCREENS/BLINDS
325	APP 324 - WINDOW/SCREENS/BLINDS
326	APP 325 - WINDOW/SCREENS/BLINDS
327	APP 326 - WINDOW/SCREENS/BLINDS
328	APP 327 - WINDOW/SCREENS/BLINDS
329	APP 328 - WINDOW/SCREENS/BLINDS
330	APP 329 - WINDOW/SCREENS/BLINDS
331	APP



2 SOUTH ELEVATION BUILDING 1  
SCALE 1" = 16'-0"

1 WEST ELEVATION BUILDING 1  
SCALE 1" = 16'-0"

MATERIALS	
1	WALL BRICK SPHERESTONE ARCHITECTURAL CHIMNEY
2	WALL BRICK SPHERESTONE TRIMMED CORNER DESIGN
3	WALL BRICK SPHERESTONE TRIMMED CORNER DESIGN
4	WALL BRICK SPHERESTONE TRIMMED CORNER DESIGN
5	WALL BRICK SPHERESTONE TRIMMED CORNER DESIGN
6	WALL BRICK SPHERESTONE TRIMMED CORNER DESIGN
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48	WALL BRICK SPHERESTONE TRIMMED CORNER DESIGN
49	WALL BRICK SPHERESTONE TRIMMED CORNER DESIGN
50	WALL BRICK SPHERESTONE TRIMMED CORNER DESIGN

CITY OF PHOENIX APPROVAL BLOCK  
 KIVA#: 22-3002  
 SDEV#: 2200391  
 Q-S: 12-38  
 PAPP#: 2206619  
 PRLM#: 220459  
 PLAT:



A NEW APARTMENT DEVELOPMENT FOR:  
**ENDRES BELLEVIEW, LLC**  
 4515 WILLETTA STREET  
 PHOENIX, AZ 85008

REVISIONS	
DATE	REV. FOR
01/11/2022	PUD SUBMITTAL 1
10/26/2022	VPC PRESENTATION
11/30/2023	PUD SUBMITTAL 2

Drawn: MB  
 Checked: MB  
 Job Number: 2138  
 Drawing: PUD ELEVATIONS BLDG 1 COLOR  
 Sheet:

**EL1.1c**  
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2 WEST ELEVATION BUILDING 2  
SCALE 1" = 16'-0"

1 NORTH ELEVATION BUILDING 2  
SCALE 1" = 16'-0"

LEGEND	
1	SPHERICAL ARCHITECTURAL CHIMNEY
2	DUNEDARA TRIM OFFICE DESK
3	DUNEDARA FIRE AND DESIGN
4	VFC SOLARSHADE CURTAIN WALL
5	WALLS AND ACCESS BLOCK
6	TRUSSING METAL PANELS
7	SUPERFLOOR BRICK FACE, W/ GREY
8	CLAY TILE
9	TRIM AND EDGE OF BLACK BRICK
10	CONCRETE CURTAIN WALL
11	TRUSSING METAL PANELS
12	TRUSSING METAL PANELS
13	TRUSSING METAL PANELS
14	TRUSSING METAL PANELS
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99	TRUSSING METAL PANELS
100	TRUSSING METAL PANELS

**CITY OF PHOENIX APPROVAL BLOCK**  
 KIVAF#: 22-3002  
 SDEV#: 2200391  
 Q-S: 12-38  
 PAPP#: 2206619  
 PRLM#: 220459  
 ADDR: 220459  
 PLAT:



A NEW APARTMENT DEVELOPMENT FOR:  
**ENDRES BELLEVUE, LLC**  
 4515 WILLETTA STREET  
 PHOENIX, AZ 85008

REVISIONS	
DATE	REV. FOR
01/11/2023	PUD SUBMITTAL 1
10/26/2022	VFC PRESENTATION 1
11/30/2023	PUD SUBMITTAL 2

Drawn: MB  
 Checked: MB  
 Job Number: 2138  
 Drawing: PUD ELEVATIONS BLDG 2 COLOR  
 Sheet:

**EL1.2c**  
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2 EAST ELEVATION BUILDING 2  
SCALE 1" = 16'-0"

1 SOUTH ELEVATION BUILDING 2  
SCALE 1" = 16'-0"

MATERIALS	
SPRINKLER	SPRINKLER HEAD/CAP/CHIMNEY
SPF1	QUARTER-SAWN WHITE OAK/CLAD
SPF2	QUARTER-SAWN RED OAK/CLAD
GLASS	SPC GLASS/ALUMINUM CLAD FRAME
CONCRETE/BRICK	CONCRETE/BRICK
CLADPT	PRECAST METAL/CLAD
CMU	CONCRETE BLOCK/CLAD
METAL CLAD CLAD	CLAD/CLAD
TRIM/CLAD	TRIM/CLAD
SPF3	QUARTER-SAWN RED OAK/CLAD
CONCRETE CLAD	CONCRETE/CLAD
MATERIALS	CLAD/CLAD
TRIM/CLAD	TRIM/CLAD
CLAD/CLAD	CLAD/CLAD

**CITY OF PHOENIX APPROVAL BLOCK**  
 KIVA#: 22-3002  
 SDEV#: 2200391  
 Q-S: 12-38  
 PAPP#: 2206619  
 PRLM#: \_\_\_\_\_  
 LSPL: \_\_\_\_\_  
 ADDR: 220459  
 PLAT: \_\_\_\_\_



A NEW APARTMENT DEVELOPMENT FOR:  
**ENDRES BELLEVUE, LLC**  
 4515 WILLETTA STREET  
 PHOENIX, AZ 85008

REVISIONS	
DATE	REV. FOR
01/11/2023	PUD SUBMITTAL 1
10/26/2022	VPC PRESENTATION
11/30/2023	PUD SUBMITTAL 2

Drawn: MB  
 Checked: MB  
 Job Number: 2138  
 Drawing: \_\_\_\_\_  
 PUD ELEVATIONS  
 BLDG 2 COLOR

Sheet  
**EL1.2c**  
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## Exhibit 4



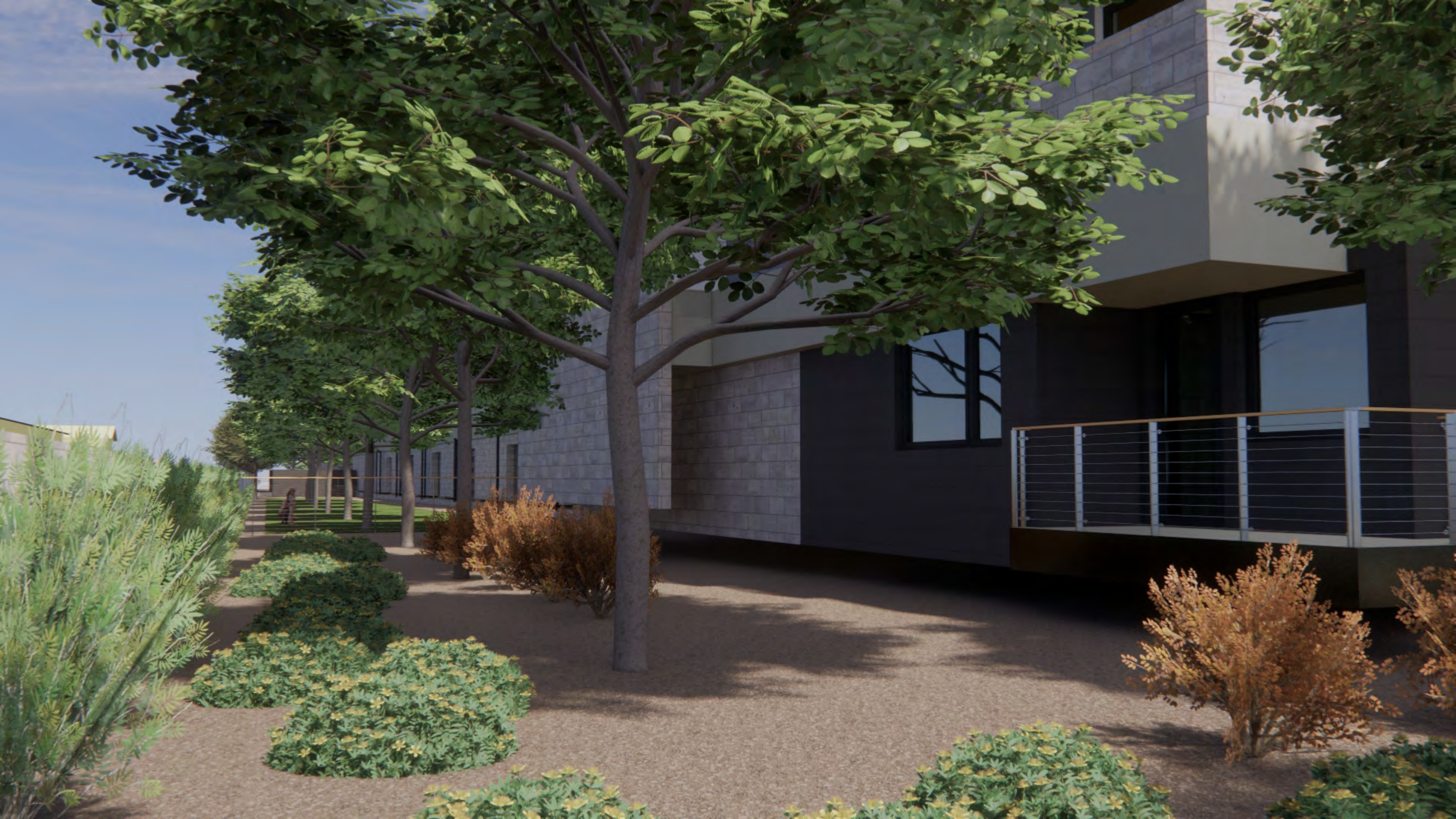
RESIDENT LOBBY





RESIDENT LOBBY





## Exhibit 5

# ENDRES BELLEVIEW

4515 E WILLETTA ST  
PHOENIX, AZ, 85008

## PROJECT TEAM

### OWNER / DEVELOPER

ENDRES BELLEVIEW LLC  
1505 RIVER SHORE DR  
HASTINGS, MINNESOTA 55033  
CONTACT: RON CUTTLER  
PHONE: (602) 418-8800  
EMAIL: RON.CUTTLE@BHSAZ.COM

### ARCHITECT

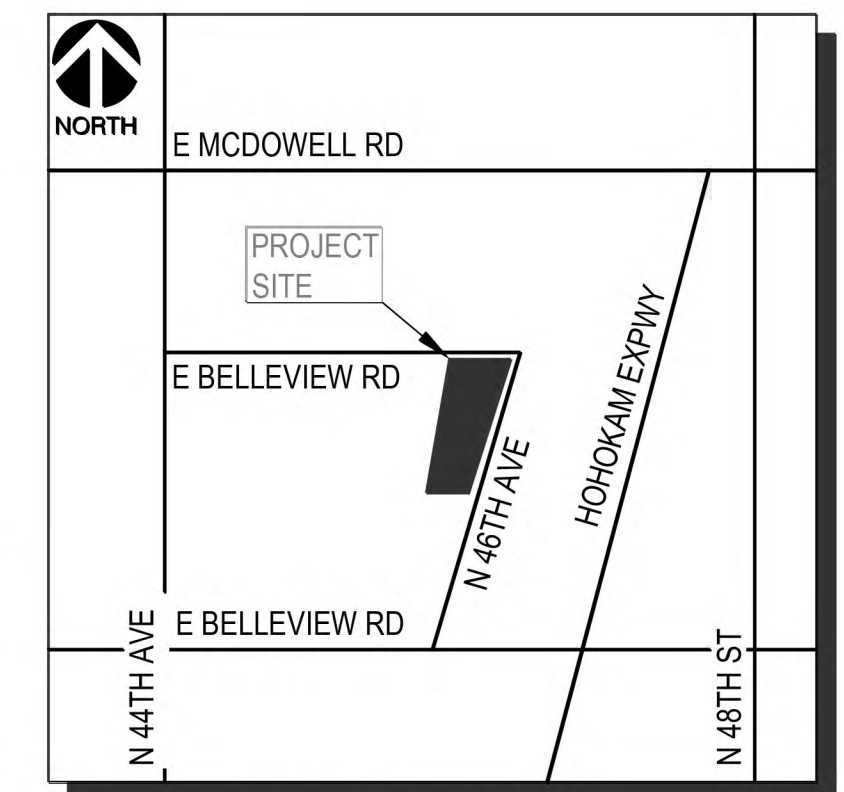
CCGB ARCHITECTS, INC.  
102 E BUCHANAN STREET  
PHOENIX, ARIZONA 85004  
CONTACT: BRIAN CASSIDY  
PHONE: (602) 258-2211  
EMAIL: BCASSIDY@CCGBARCHITECTS.COM

### LANDSCAPE ARCHITECT

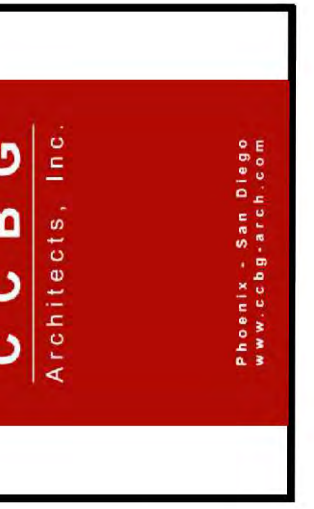
WERK | URBAN DESIGN  
7520 E. 2ND STREET,  
SCOTTSDALE, AZ 85251  
CONTACT: JESSE WESTAD  
PHONE: (602) 429-9922 EXT 700  
EMAIL: JESSE@WERKURBANDESIGN.COM

### ZONING ATTORNEY

SNELL & WILMER  
400 E VAN BUREN ST  
PHOENIX, AZ 85004  
CONTACT: NOEL J. GRIEMSMANN  
PHONE: (602) 382-6824  
EMAIL: NGRIEMSMANN@SWLAW.COM



VICINITY MAP  
CITY OF PHOENIX  
N.T.S.



## PROJECT NARRATIVE

ENDRES BELLEVIEW PROPOSES TO REDEVELOP THE SITE AS A MULTI-FAMILY RESIDENTIAL COMMUNITY WITH APPROXIMATELY 604 DWELLING UNITS. THE PROJECT AS CURRENTLY CONTEMPLATED WILL INCLUDE A MIX OF STUDIO, ONE, TWO, AND THREE-BEDROOM UNITS. THE PROJECT WILL INCORPORATE CUSTOM MODERN RESIDENTIAL AMENITIES, INCLUDING A CLUBHOUSE, FITNESS CENTER, AMENITY DECK POOLS, AND A DOG PARK. IN ADDITION TO THE RESIDENTIAL UNITS, THE PROJECT WILL INCLUDE SUPPORTING RETAIL, (APPROXIMATELY 4,000 SQUARE FEET TO ADD WALKABLE OPPORTUNITIES TO THE NEIGHBORHOOD. THE OVERALL LANDSCAPE APPROACH WILL BE TO DEVELOP AN ATTRACTIVE ENVIRONMENT WITH PLANT MATERIAL THAT IS CONTEXTUAL TO THE SURROUNDING ENVIRONMENT, AESTHETICALLY PLEASING, SEASONALLY COLORFUL, AND SUSTAINABLE IN A LOW DESERT ENVIRONMENT. THE MATURE SIZE AND LOCATION OF TREES WILL BE DESIGNED TO NOT ENCROACH ON THE CIRCULATION OF THE FIRE APPARATUS AND OTHER VEHICLES. ALL PLANT MATERIAL WILL BE DESIGNED TO BE VISIBLY CLEAR OF VEHICULAR ENTRY/EXIT LOCATIONS. DENSER PLANTING AREAS WILL BE LOCATED TO SCREEN SERVICE AND PARKING AREAS FROM THE STREET. BIKE PARKING WILL BE LOCATED STRATEGICALLY ACROSS THE SITE AT MULTIPLE ENTRANCES AND PUBLIC OPEN SPACE LOCATIONS.

## PROJECT INFORMATION

ADDRESS: 4515 E WILLETTA ST, PHOENIX ARIZONA 85008  
A.P.N.: 125-17-012F  
GROSS AREA 310,307 SQ. FT.  
NET AREA 254,035 SQ. FT.

NOTE:  
EXISTING VEGETATION WILL BE ASSESSED DURING THE INVENTORY/SALVAGE PERIOD. SALVAGEABLE PLANT MATERIAL WILL BE UTILIZED WHERE APPROPRIATE AND WILL COUNT TOWARDS VEGETATION REQUIREMENTS.

## LANDSCAPE LEGEND

TREES	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	WIDTH	MATURE SIZE
	8	Acacia aneura Mulga	2" Min.	7.0'-9.0'	4.0'-6.0'	20' x 15'
	10	Acacia aneura Mulga	3" Min.	7.0'-9.0'	4.0'-6.0'	20' x 15'
	2	Mariosousa willardiana Palo Blanco	2" Min.	9.0'-11.0'	5.0'-7.0'	20' x 15'
	48	Pistacia x 'Red Push' Pistache	3" Min.	12.0'-14.0'	6.0'-8.0'	25' x 25'
	26	Ulmus parvifolia Evergreen Elm	2" Min.	10.0'-12.0'	6.0'-8.0'	30' x 30'
	34	Ulmus parvifolia Evergreen Elm	3" Min.	13.0'-15.0'	8.0'-10.0'	30' x 30'
ACCENTS & GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE			
	104	Aloe barbadensis Barbados Aloe	5 gal			
	136	Hesperaloe parviflora 'MSWNERED' TM Sandia Glow Red Yucca	5 gal			
	89	Portulacaria afra Elephant Bush	5 gal			
GROUNDCOVER & SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE			
	136	Dodonea viscosa Hop Bush	5 gal			
	160	Eremophila hydrophana 'Blue Bells' Blue Bells Emu Bush	5 gal			
	12	Ficus pumila Creeping Fig	5 gal			
	490	Lantana x 'New Gold' New Gold Lantana	5 gal			
	34	Tecoma x 'Sparky' Sparky Yellow Bells	5 gal			

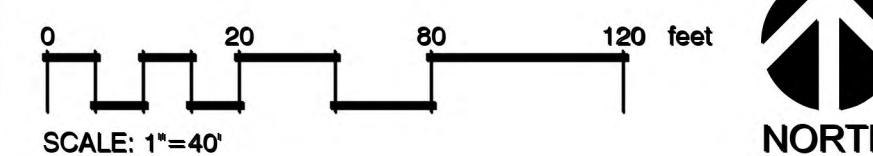
  

HARDSCAPE LEGEND		
SYMBOL	ATHLETIC AND RECREATIONAL SURFACING DESCRIPTION	QTY
	Artificial Turf K9Grass Classic	6,590 sf
SYMBOL	INERT MATERIALS DESCRIPTION	QTY
	1/2" Screened, 2" Depth Color: Mahogany	42,579 sf

## HARDSCAPE LEGEND

SYMBOL	ATHLETIC AND RECREATIONAL SURFACING DESCRIPTION	QTY
	Artificial Turf K9Grass Classic	6,590 sf
SYMBOL	INERT MATERIALS DESCRIPTION	QTY
	1/2" Screened, 2" Depth Color: Mahogany	42,579 sf

KIVA: 22-3002  
SDEV: 2200391  
PAPP: 2206619  
CURRENT ZONING: R-3, R-5  
Q-S: 12-38



REV	DESCRIPTION	BY	DATE	APPR

## NEIGHBORHOOD PLAN GRAPHIC

ENDRES BELLEVIEW  
PREPARED FOR  
4515 E WILLETTA ST PHOENIX,  
AZ 85008  
PHOENIX ARIZONA

PROJECT No. 22061  
SCALE (H): 1" = 40'  
SCALE (V): NONE  
DRAWN BY: JOE  
DESIGN BY: JAW  
CHECK BY: JAW  
DATE: 10/12/2023

22061.dwg  
OF SHEETS

KIVAR 22-3002 SDEV# 2200391 LSPL# XXXXXX CITY QUARTER SECTION # 12-38 CURRENT ZONING: R-3, R-5 PROPOSED ZONING: PUD OVERLAY DISTRICT: 44TH STREET CORRIDOR SPECIFIC PLAN



## Exhibit 6



A NEW APARTMENT DEVELOPMENT FOR:  
**ENDRES BELLEVUE, LLC**  
4515 WILLETTA STREET  
PHOENIX, AZ 85008

REVISIONS

DATE	REV FOR
01/11/2023	PLD SUBMITTAL 1
10/20/2022	PLD PRESENTATION
11/30/2022	PLD SUBMITTAL 2

Drawn	MB
Checked	MB
Job Number	2138
Drawing	OPEN SPACE PLAN
Sheet	

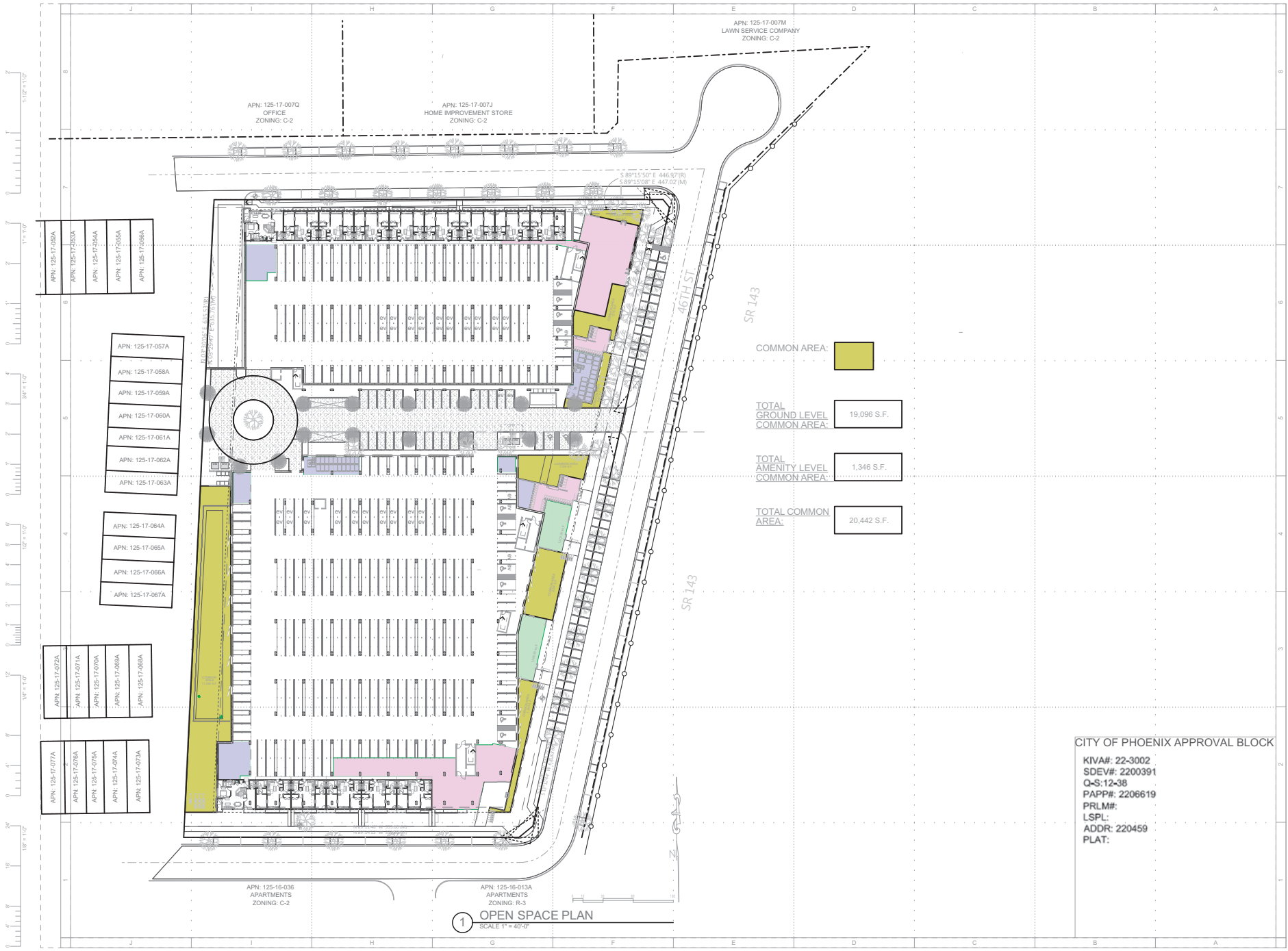
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CITY OF PHOENIX APPROVAL BLOCK

KIVA#: 22-3002  
SDEV#: 2200391  
Q-S: 12-38  
PAPP#: 2206619  
PRLM#: \_\_\_\_\_  
LSPL: \_\_\_\_\_  
ADDR: 220459  
PLAT: \_\_\_\_\_

COMMON AREA:	19,096 S.F.
TOTAL GROUND LEVEL COMMON AREA:	1,346 S.F.
TOTAL AMENITY LEVEL COMMON AREA:	20,442 S.F.

**1 OPEN SPACE PLAN**  
SCALE 1" = 40'-0"



PLEASE RECYCLE

7/20/2023 10:50:37 PM

## Exhibit 7

# ENDRES BELLEVIEW

4515 E WILLETTA ST  
PHOENIX, AZ, 85008

## PROJECT TEAM

### OWNER / DEVELOPER

ENDRES BELLEVIEW LLC  
1505 RIVER SHORE DR  
HASTINGS, MINNESOTA 55033  
CONTACT: RON CUTTLER  
PHONE: (602) 418-8800  
EMAIL: RON.CUTTLER@BHSAZ.COM

### ARCHITECT

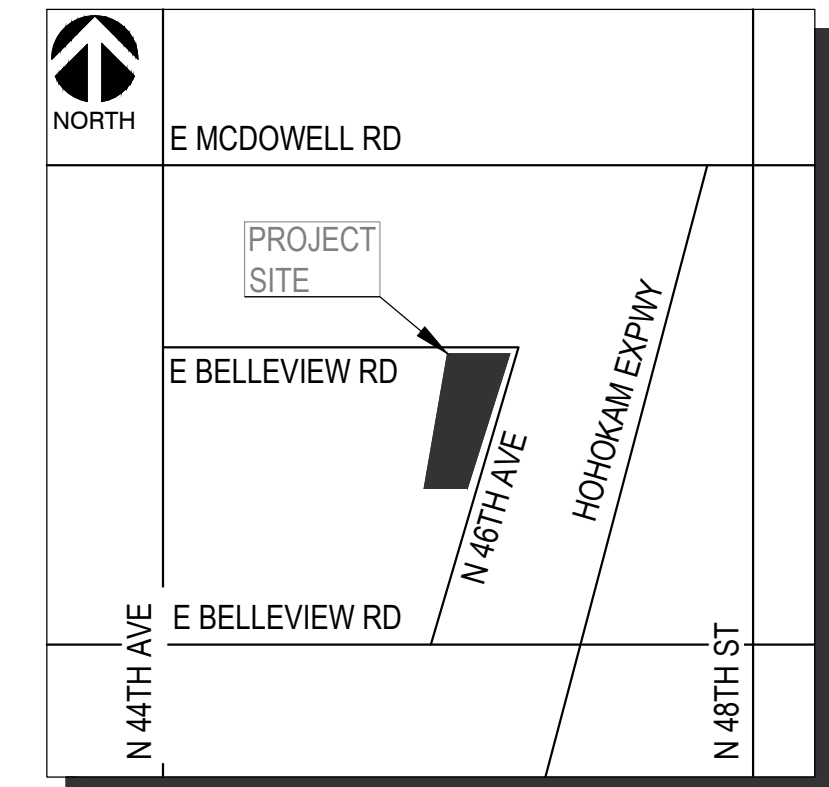
CCGB ARCHITECTS, INC.  
1505 RIVER SHORE STREET  
PHOENIX, ARIZONA 85004  
CONTACT: BRIAN CASSIDY  
PHONE: (602) 258-2211  
EMAIL: BCASSIDY@CCGBARCHITECTS.COM

### LANDSCAPE ARCHITECT

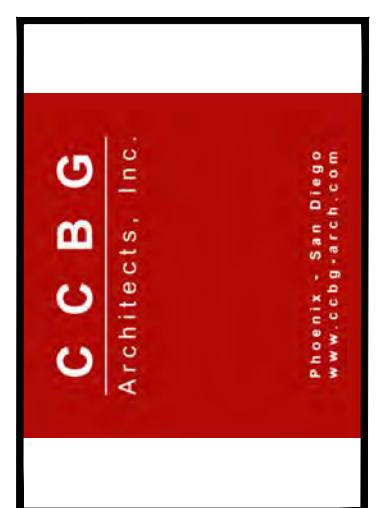
WERK | URBAN DESIGN  
7520 E. 2ND STREET,  
SCOTTSDALE, AZ 85251  
CONTACT: JESSE WESTAD  
PHONE: (602) 429-9922 EXT 700  
EMAIL: JESSE@WERKURBANDESIGN.COM

### ZONING ATTORNEY

SNELL & WILMER  
400 E VAN BUREN ST  
PHOENIX, AZ 85004  
CONTACT: NOEL J. GRIEMSMANN  
PHONE: (602) 382-6824  
EMAIL: NGRIEMSMANN@SWLAW.COM



VICINITY MAP  
CITY OF PHOENIX  
N.T.S.



APN: 125-17-007M  
LAWN CARE  
SERVICE  
ZONING: C-2

## SHADE ELEVATIONS DURING SUMMER SOLSTICE

NOTES: SHADE CALCULATION BASED OFF OF SITE ADDRESS ON THE SUMMER SOLSTICE AT 12:00PM, 78 DEGREES IS THE ANGLE OF THE SUN AT THAT TIME.

### SHADED SIDEWALK - STREET FRONTAGE

SHADE TYPE	SHADED SF	% OF WALK
VEGETATIVE (TREE CANOPY)	4,524	57%
SHADE AWNING (STRUCTURE)	1,606	20%
TOTAL SHADE PROVIDED	6,130	77%
TOTAL WALKWAY = 7,881 SF		

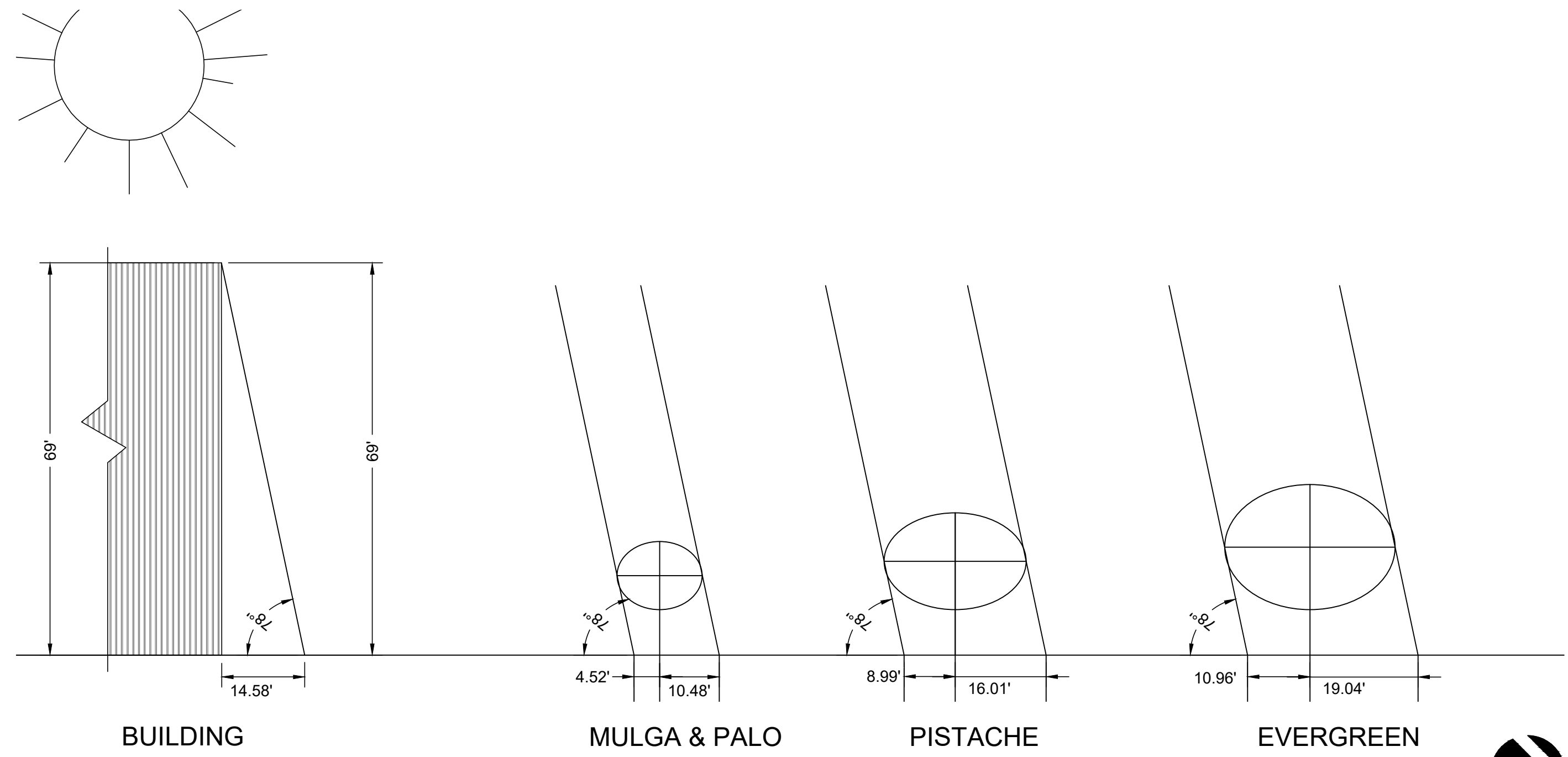
### SHADED OPEN SPACE

SHADE TYPE	SHADED SF	% OF WALK AREA
VEGETATIVE (TREE CANOPY)	6,279	67%
SHADE AWNING (STRUCTURE)	980	11%
TOTAL SHADE PROVIDED	7,259	78%
TOTAL WALKABLE OPEN SPACE = 9,333 SF		

NOTES:  
1. SHADE REQUIREMENT PER CITY OF PHOENIX WALKABLE URBAN CODE. A MINIMUM OF 75 PERCENT OF PUBLIC SIDEWALKS SHALL BE SHADED. A MINIMUM OF 50 PERCENT OF ALL ACCESSIBLE PUBLIC AND PRIVATE OPEN SPACE AREAS ARE TO BE SHADED, OF WHICH 50 PERCENT OF THE SHADE SHOULD BE PROVIDED BY TREES OR TRELLISED VINES.

### LEGEND

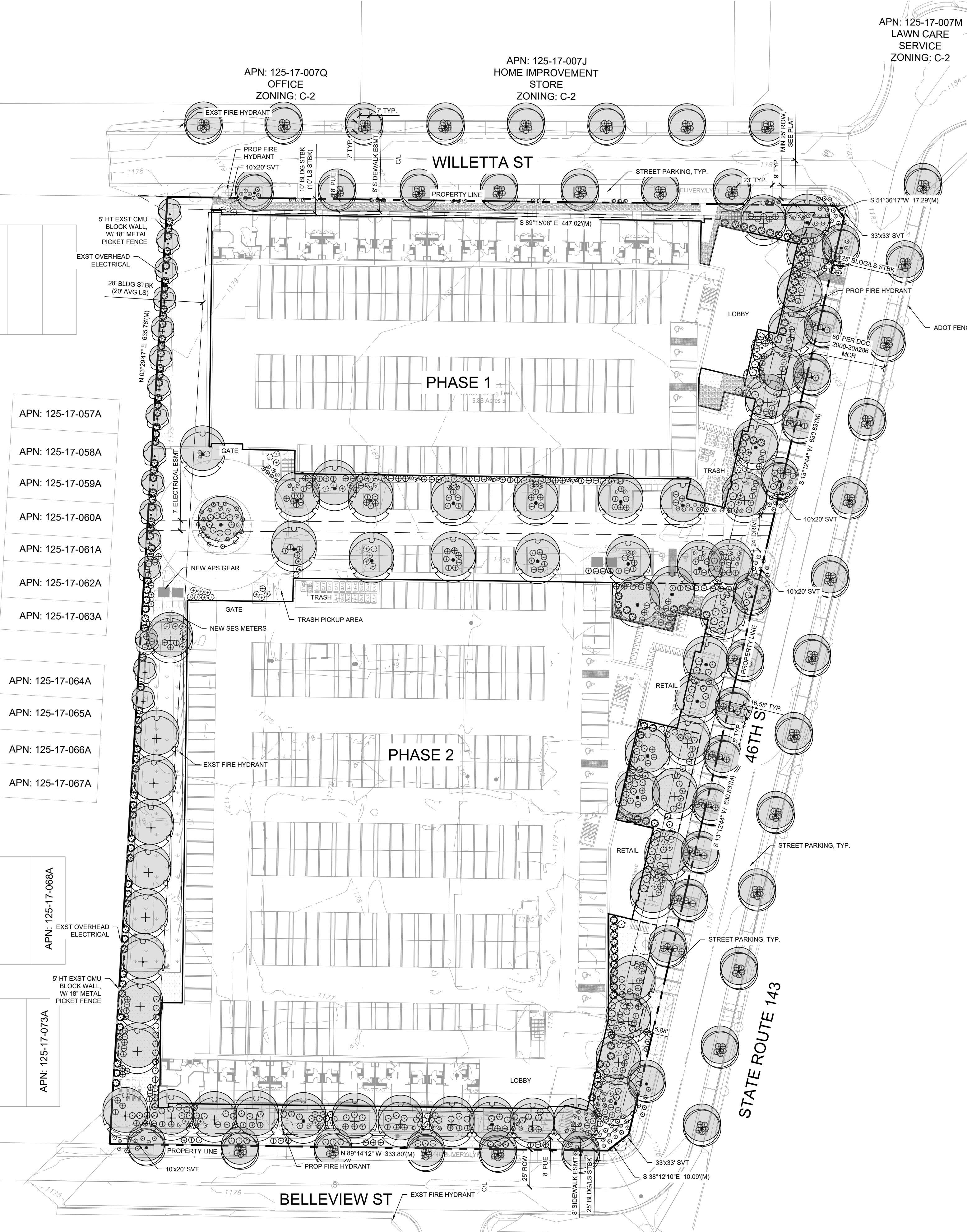
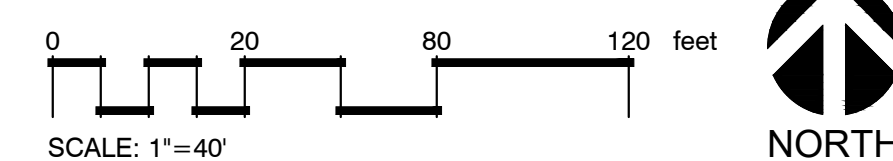
- VEGETATION SHADE
- ARCHITECTURE SHADE
- NO SHADE
- BUILDING OUTLINE
- OPEN SPACE AREA BOUNDARY



## SHADE ELEVATIONS DURING SUMMER SOLSTICE

N.T.S.

KIVA: 22-3002  
SDEV: 2200391  
PAPP: 2206619  
CURRENT ZONING: R-3, R-5  
Q-S: 12-38



- APN: 125-17-057A
- APN: 125-17-058A
- APN: 125-17-059A
- APN: 125-17-060A
- APN: 125-17-061A
- APN: 125-17-062A
- APN: 125-17-063A
- APN: 125-17-064A
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- APN: 125-17-066A
- APN: 125-17-067A
- APN: 125-17-068A
- APN: 125-17-073A

REV	DESCRIPTION	DATE	APPR

## SHADE EXHIBIT

ENDRES BELLEVIEW  
PREPARED FOR  
4515 E WILLETTA ST PHOENIX,  
AZ 85008  
PHOENIX, ARIZONA

PROJECT No: 22061  
SCALE (H): 1" = 40'  
SCALE (V): NONE  
DRAWN BY: JAW  
DESIGN BY: JAW  
CHECK BY: JAW  
DATE: 10/12/2023

NOTARIZED  
ARIZONA, U.S.A.  
Expires 03/31/2026

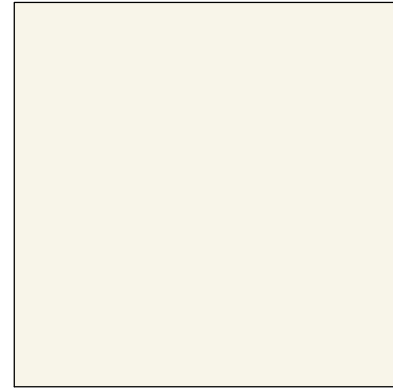
L0.10  
1 OF 1 SHEETS

KIVAH# 22-3002 SDEV# 2200391 LSPL# XXXXXXXX CITY QUARTER SECTION # 12-38 CURRENT ZONING: R-3, R-5 PROPOSED ZONING: PUD OVERLAY DISTRICT: 44TH STREET CORRIDOR SPECIFIC PLAN

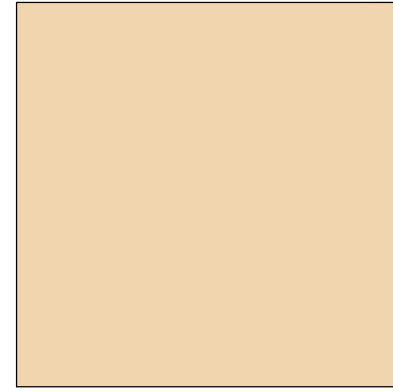
## Exhibit 8



A. BRICK  
APACHE STONE  
PACIFIC CLAY, MODULAR SERIES  
CHARCOAL



B. EIFS  
DUNN EDWARDS  
SWISS COFFEE  
DEW341



C. EIFS  
DUNN EDWARDS  
FINE SAND  
DE5324



D. GLASS  
VITRO  
SOLAR BAN 60 LOW-E  
CLEAR GLAZING



E. MULLIONS/STOREFRONT  
KAWNEER  
ANODIZED BLACK



F. CANOPY  
FIRESTONE  
METALLIC SILVER



G. INTEGRAL COLOR CMU  
SUPERLITE BLOCK  
SMOOTH FACE  
NW GREY



H. METAL CABLE RAILING  
BLACK



J. PRECAST WALL CAPS  
FOR LIVE/WORK UNITS



K. PAINTED BALCONY  
DUNN EDWARDS  
EDGE OF BLACK  
DE6349

## Exhibit 9



**Snell & Wilmer**  
Committed to being your perfect fit.®

1 East Washington Street, Phoenix, AZ 85004



NOT TO SCALE

Current General Plan  
Land Use Map

Endres Belleview

March 2023





**Snell & Wilmer**  
Committed to being your perfect fit.®

1 East Washington Street, Phoenix, AZ 85004



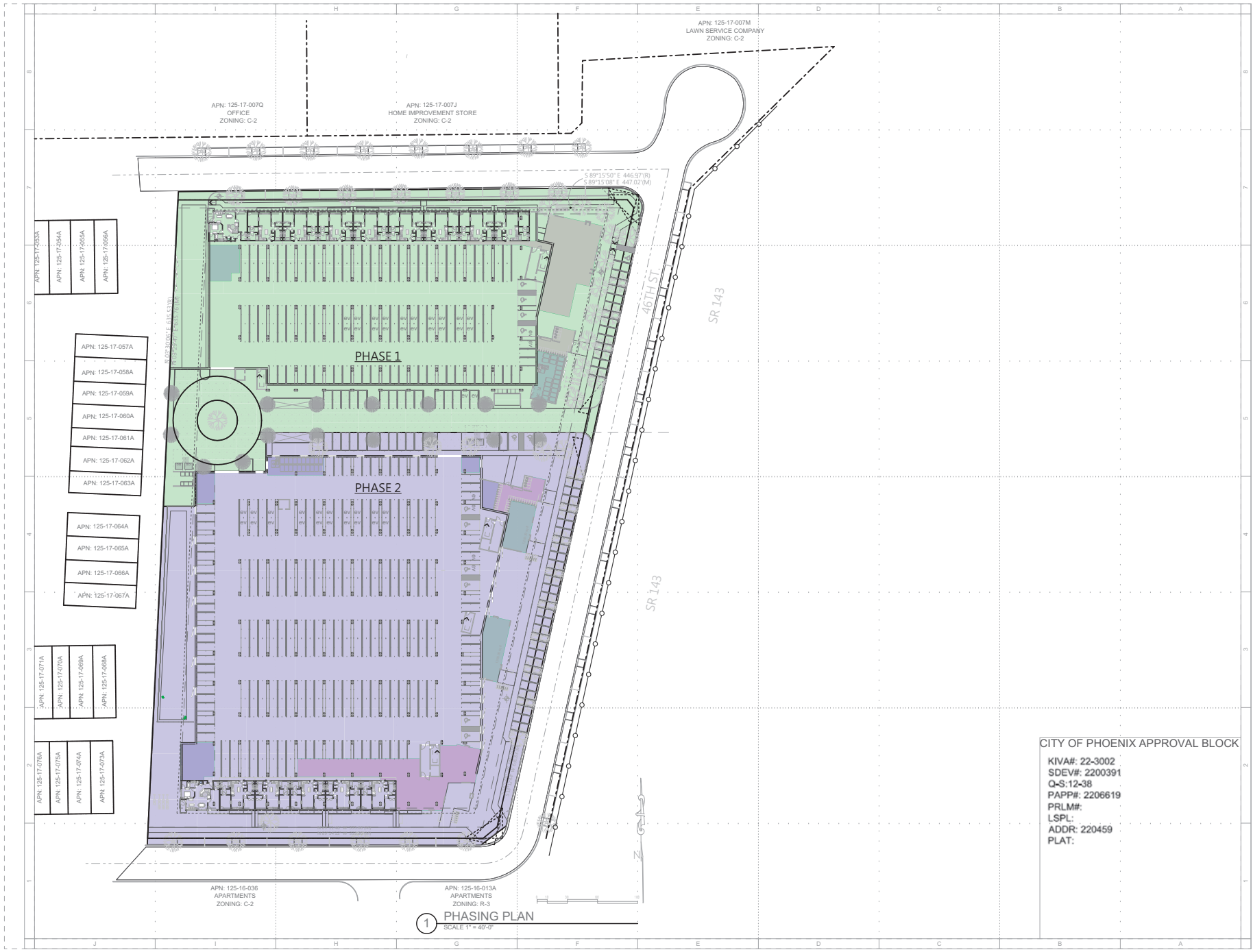
NOT TO SCALE

Proposed General Plan  
Land Use Map

Endres Belleview

March 2023

## Exhibit 10



1 PHASING PLAN  
SCALE 1" = 40'-0"

CITY OF PHOENIX APPROVAL BLOCK  
KIVA#: 22-3002  
SDEV#: 2200391  
Q-S:12-38  
PAPP#: 2206619  
PRLM#:  
LSPL:  
ADDR: 220459  
PLAT:



A NEW APARTMENT DEVELOPMENT FOR:  
**ENDRES BELLEVUE, LLC**  
4515 WILLETTA STREET  
PHOENIX, AZ 85008

REVISIONS	
DATE	REV FOR
01/11/2023	PLO SUBMITTAL 1
10/20/2023	VPC PRESENTATION
11/30/2023	PLO SUBMITTAL 2

Drawn	MB
Checked	MB
Job Number	2138
Drawing	PHASING PLAN
Sheet	

A1.02