



# Clarendale Arcadia

SEC of 32<sup>nd</sup> St. & Camelback Road

Planned Unit Development  
Land Use & Standards Narrative

Case No. #Z-32-19

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**CITY OF PHOENIX**  
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Planning & Development  
Department

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## **PLANNED UNIT DEVELOPMENT DISCLAIMER**

A Planned Unit Development (“PUD”) is intended to be a stand-alone set of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. A PUD includes substantial background information to illustrate the intent of the development. However, these purpose and intent statements are not necessarily requirements to be enforced by the City. The PUD only modifies zoning ordinance regulations to fit the unique character of the project, site characteristics and location. It does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

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## **A. PURPOSE & INTENT**

### **1. *Project Overview and Goals***

The Ryan Companies Senior Living Division is proposing to develop the 5.89-acre site surrounding the southeast corner of Camelback Road and 32nd Street, formerly occupied by an L.A. Fitness facility and now vacant. The property is currently zoned Commercial Office/Major Office with a Special Permit District for a fitness use. These zoning districts do not permit the proposed senior living uses.

Ryan Companies US, Inc. (“Ryan”) has experience with all senior living product types having constructed or renovated over 8,000 units in fifteen states. Ryan is a third-generation, family-owned national developer, designer, capital investment consultant, builder, and real estate manager headquartered in Minneapolis, Minn. Ryan serves customers throughout the country with 17 offices nationwide including a major office presence here in Phoenix. Ryan has a diverse commercial real estate portfolio that spans the country and includes a robust national senior housing platform.

Ryan is proposing to develop this site with a new 1 and 5 story (approximately 121 beds for assisted living and memory care units) licensed independent, memory care, and assisted living community that will be operated by Life Care Services, the second largest manager of senior living and continuing care retirement communities in the United States. Life Care Services Inc. was started in 1971 and today, approximately 33,000 older adults live in LCS communities across the U.S. in 16 states. LCS offers a wide array of services, countless programs for a fulfilling retirement lifestyle, wellness programming for healthful living, social opportunities and resident camaraderie, plus a community-customized continuum of care for peace of mind.

This particular community is proposed to include residences for independent living, assisted living and memory care. Life Care Services has one facility in north Phoenix in the Desert Ridge master planned community, called Sagewood (near the southwest corner of Tatum and Mayo Boulevards) that was built in the late 1990’s, along with several other suburban Phoenix area facilities. There is not another similar facility to this proposal offering the full continuum of care including independent living, assisted living and memory care that is within 5 miles of this site. Therefore, there is little to no supply of senior housing options for the members of this Phoenix submarket, while at the same time, demand continues to increase substantially as the Baby-Boomer generation ages.

The high degree of design, the unique arrangement and combination of uses and services of this facility would not result from the use of an existing zoning district. This PUD addresses the context in which it is located and provides a much higher level of architectural design.

### **2. *Overall Design Concept***

All Ryan designs are unique to their context and this site is no exception. Extensive effort has been put into arriving at a design that is rich in appearance and friendly in design. The design approach is urban in scale and similar to a high-end hotel with a host of guest amenities. The primary project entry off Camelback Road is wide and attractively landscaped. The resort style building entrance has guest parking and a formal porte-cochere that is architecturally integrated and will provide a significant amount of shade.

The architecture is contemporary with classic high-end touches fitting for this site. The varied use of materials and design elements, the lack of back-of-house activities that are visible to the public and four-sided architecture make this a unique and high-end design approach for Ryan and Life Care Services.

The project design is driven by a resident-centric focus. The goal is to provide the level of care and supportive services that allow residents to live life to its fullest, with a full calendar of activities that emphasize all eight dimensions of wellness in an environment that feels like home with its own privacy and amenities residents have come to enjoy in their previous homes. The lifestyle options also provide the ability for residents to stay in the community through life and health changes. In addition to the freedom and flexibility of an independent living home, when more support is needed, assistance with daily living is provided in the assisted living units as well as dedicated care for Alzheimer's and other forms of dementia in the memory care units. This goal is translated into the following facilities and amenities:

Facilities:

***Community Level***

Vaulted great room with kitchen for large social gatherings and community events; Dining room with Al Fresco dining adjacent to the dining room; an elegant dining room and private dining room; an outdoor patio with food service, fitness and yoga activities; a casual full-service bistro; a Club Room with bar; a theatre room; a craft room; a common living room; strength and cardio equipment; wellness center; massage room and full-service salon.

***Living units***

One bedroom and two-bedroom units having 9-ft. ceilings; well-appointed open kitchens with islands and breakfast bars in select apartments; granite countertops in selected apartments; full-sized appliances, including range, microwave, refrigerator-freezer with ice maker and dishwasher or kitchenette; deluxe cabinetry; High-Speed internet; washer and dryer in the independent living units; walk-in closets; bathtub and glass-enclosed shower accented by marble; individual heating and cooling controls; select units with private balconies or patios.

***Amenities***

A program to arrange special events or outings for birthdays and other events for residents and family members; barber and beauty salon services; manicures & pedicures; massages; housekeeping; personalized transportation; guest or respite suite; podiatry services; fitness classes; physical, occupational, speech therapy and Hospice services.

Assisted living daily services can include bathing, grooming, dressing, medication reminders and dispensing, housekeeping, laundry, assistance with mobility, and more. Vans will be utilized to take residents to retail, medial and theatrical venues.

Memory care residents have a secured environment and specialized services/treatment for individuals with Alzheimer's or another type of dementia or memory impairment. Staff members are specially trained, and programs are individually crafted to help each person function to the utmost of their abilities. Memory care portions of this facility are designed to focus on resident rights, dignity, choice and quality of life.

## **B. LAND USE PLAN**

### **1. *Land Use Categories***

There are two basic land uses in this PUD; Senior Living Residential and office. Office uses have been long established at this intersection and the site's current base zoning is for office. The purpose of the two basic land uses is simply flexibility since both uses are very compatible uses. All uses are listed in the Land Use table.

### **2. *Conceptual Site Plan***

The Site layout and building for Clarendale is designed to foster a friendly, upscale atmosphere that reflects this level of high-quality development; *see attached Exhibits*.

Ryan has taken great care to position the components of the facility to achieve the greatest degree of compatibility with the surrounding area. For example, the quiet single-level Memory Care and secured internal memory care courtyard gardens that wrap the at grade approximately 96 space parking garage are positioned in the heart of the property. The remaining surface level spaces, approximately 100, are scattered throughout the Site. The entrance to the parking garage is from 32<sup>nd</sup> St. next to the Tarbell commercial center away from the single-family neighborhood. The main lobby area is accessed from Camelback Road and the building levels above 1-story are positioned approximately 117-ft. from the south property line where taller buildings would be permitted under the existing office zoning. A 5-ft. tall parapet wall will elevate above 56-ft. only in certain areas to screen mechanical equipment.

The Site has eight separate lot line perimeters with varying adjacent circumstances. The existing routes of access into the Camelback Fountains Condominium development are being maintained as they are today with the previously required 10-ft landscape setback on the south property line stipulated in conjunction with the C-O/M-O (Major Office) zoning approved in the 1980's. The 10-ft. landscaped setback will be upgraded with a new CMU up to 9-ft. 8 inches, except for the eastern most residential lot where the homeowner has requested the existing 6-ft. high wall remain in place and be increased in height with plant screen wall up to approximately 10-ft. all of which will be installed by the Helios Foundation. Helios will also plant new 3" caliper Tipu Trees 25-ft. on center while taking into account the location of Helios's gates and utility boxes. Two smaller trees will be planted at the far western edge to preserve Helios's view to the mountains up the 32nd St Corridor.

Comfortable above grade, community open spaces are being provided outside of the building. Outdoor amenity areas are provided above the parking garage, including a pool deck, spa, fitness lawn, outdoor kitchen, barbeque areas, covered seating and a turf lawn, a water feature, seating and a walking path to promote health and wellness. Existing access to the residential communities to the east is being maintained without interruption.

Within the Memory Care center, two secure outdoor courtyards of 1,100 sf. and 2,500 sf. encourage a connection with the environment. These simple courtyards provide exercise opportunities inside secure and private landscaped spaces. More intimate seating nodes are located at key areas that allow for residents and guests to rest and relax in a natural setting with abundant shade.

The other is the Main Courtyard space associated with the Independent Living units. This space will be located one level above grade on the podium level of the project. The Main Courtyard provides numerous activities for residents and visiting families. Amenities include a swimming pool and spa, an outdoor dining patio with architectural shade, a multi-function artificial turf area for exercise and yoga, (2) group seating nodes with televisions for viewing, fireplace with couches, outdoor kitchen and a conversation “patio” spaces. Seating areas and variably scaled spaces will serve to accommodate different sized groups and landscape planting areas help to ensure privacy to the adjacent interior spaces. The adjacent courtyard is for assisted living which includes a small water feature, shade tree bosque, a community fire pit, and a multi-function artificial turf area for exercise and yoga.

Ryan and Life Care Services (“LCS”), Ryan’s operating partner, have worked diligently to create an environment where residents will feel relaxed and secure. The residents will be in one building with the three different lifestyle options being appropriately separated and secured to ensure that residents’ needs are met. Each of the three levels of care will have their own dining venue to eat and socialize. The memory care area has been thoughtfully designed with two, restricted area “neighborhoods” to give quality service to each of the residents. These restricted areas include an interior courtyards and ample interior common space with lots of natural light and shared spaces for the residents.

## C. LIST OF USES

The permitted uses in this PUD are provided in the following table. Uses in this PUD are either permitted or permitted as an accessory use.

### 1. Permitted Principal Uses

Uses specifically permitted or analogous to those specifically permitted as determined by the City of Phoenix Zoning Administrator.

### 2. Permitted Accessory Uses

Uses specifically permitted as an accessory to a permitted principal use.

Permitted accessory uses that are allowed as accessory to any permitted principal use are located in the "Accessory" land use group. Uses 5-15 shall not be available to the general public. Each use shall only be accessible from within the building. No sign or display shall be located so as to be visible from a public thoroughfare or adjacent property.

<b>Land Use Table</b>			
<b>Land Uses</b>		<b>Permitted Principal Use</b>	<b>Permitted Accessory Use</b>
1.	Community Residence Center and Nursing Home In layman's terms, this facility provides assisted living units and memory care units and related accessory uses in addition to independent living units which are defined as a multi-family use (including independent living, assisted living and memory care)	■	
2.	Multi-family Residential (independent Living units)	■	
3.	General and Medical Offices	■	
4.	Surface and Structured Parking		■
5.	Conference & Business Center		■
6.	Retail, clubhouse, dining, library and other amenities for the residents and their guests		■
7.	Club Room with bar for the residents and their guests		■
8.	Hospice services for the residents		■
9.	Physical, occupational, speech therapy services for the residents		■
10.	Podiatry services for the residents		■
11.	Massages for the residents		■
12.	Manicures & pedicures for the residents		■
13.	Barber and beauty salon services for the residents		■
14.	Theatre for the residents and their guests		■
15.	Outdoor dining for the residents and their guests		■

## D. DEVELOPMENT STANDARDS

The Clarendale Arcadia PUD proposes the standards listed below. The representative images provided herein and attached are not regulatory. All other standards in the City of Phoenix Zoning Ordinance (not otherwise addressed herein) shall apply to this development.

<b>Development Standards Table</b>	
<b>STANDARD</b>	<b>PUD</b>
<b>a. Density /Number of Dwelling Units</b>	
	25 du/ gross ac. for the Independent Living Units; 121 - Maximum Bed Count for Assisted Living and Memory Care
<b>b. Building Height and Setbacks; see also Exhibit C for required setbacks around the property.</b>	
Building Height	Max. Bldg. height is 56-ft. as regulated under Building Setbacks
Building Setbacks	<p><u>One-Story Bldg. Height (20-ft.)</u> shall be setback a min. of 65-ft from the east property line and a min. of 20-ft. from the north and west property lines.</p> <p>One-Story Bldg. Height (18-ft. including any parapet) shall be setback a min. of 65-ft from the south property line.</p> <p><u>Two to five-stories (21-ft. to 56 ft.)</u> shall be setback a min. of 20-ft from the north property line, a min. of 62-ft. from the R-O zoned out-parcel to the northeast and from the east property line next to Camelback Fountains Condominiums, a min. of 160-ft. from the on-site property line west of the Camelback Place Condominiums, a min. of 20-ft. from the west property line and a min. of 117-ft. from the south property line (except that a min. 112-ft. setback shall be allowed from the south property line within 120-ft. east of 32<sup>nd</sup> St.) 5<sup>th</sup> Story balconies within 75-ft. of the north property line are allowed to encroach by 3-ft. into the west setback up to 9-ft. on the 32<sup>nd</sup> Pl. side of the building.</p>
<b>c. Lot Coverage</b>	
	A max. of 45% of the net lot area.
<b>d. Open Space</b>	
Active and passive leisure and outdoor recreation areas.	A min. of 20,000 square feet of open space (9% of gross site area) shall be provided. The open space shall consist primarily of amenity deck space /or courtyards having a total of 6,300 sf.
<b>e. Parking</b>	
Resident and Guests	<p>The dimensions for resident and guest parking spaces shall conform to Sec. 702 of the Zoning Ordinance.</p> <p>The number of required parking stalls for resident and guest parking shall be a min. of 0.8 stalls per bed or residential unit.</p>
Bicycle	<p>Min. 0.1 bike spaces per bed or residential unit shall be provided throughout the site. The design of the racks shall be an inverted U design and be installed per the requirements of Sec. 1307.H.</p> <p>Secured parking for a min. of 20 bicycles shall be provided.</p>
Loading	A min. of 2 loading spaces sized per Sec. 702 will be provided.

<b>Landscape Standards Table</b>	
<b>a. Streetscape</b>	
Landscaped Setback	
North	Min. 20-ft.
West	Min. 20-ft.
Plant Type/Minimum Planting Size	
Trees	Min. 2-inch caliper tree planted 20-feet on center, or in equivalent groupings, (50% of required trees) Min. 3-inch caliper multi-trunk tree planted 20-feet on center, or in equivalent groupings, (25% of required trees) Min. 4-inch caliper or multi-trunk tree planted 20-feet on center, or in equivalent groupings, (25% of required trees)
Shrubs	Min. 5 (5)-gallon shrubs per tree
Landscaped Areas	Shall have a min. of 50% live ground cover
<b>b. Landscape Setbacks; see also Exhibit C for required landscape setbacks around the property.</b>	
East	Min. 10-ft.
South	Min. 10-ft.
Interior North and West adjacent to the commercial corner	Min. 0-ft.
<b>c. Plant Material Sizes and Quantities on Perimeter Property Lines (not adjacent to a street)</b>	
South Property Line	(1) Min. 3-inch caliper Tipu Trees shall be planted 25-feet on center with five (5)-gallon shrubs per tree up to a mature height of 3-6-ft. These trees shall be placed so as to screen views between the properties and to allow access to the utility yard and utility transformers for the development to the south and ground cover having a height of 1-3 feet. An appropriate root barrier system shall be used in the planning of the trees.
East Property Line	(1) Min. 2-inch caliper tree planted 20-feet on center, or in equivalent groupings, (60% of required trees) (1) Min. 1-inch caliper tree planted 20-feet on center, or in equivalent groupings, (40% of required trees) (5) Min. 5 (5)-gallon shrubs for each tree.
North and West On-Site Property lines across from the adjacent Commercial Building	Min. 15-gallon evergreen vine shall be planted 20-feet on center, or in equivalent groupings, to grow up into green screen panels which shall be attached to a min. of 60% of the length of the north garage wall frontage and a min. of 25% along the west façade of the north building wing (both) along the Service Drive and shall grow to a min. height of 13-ft.
Landscaped Areas	Shall have a min. of 50% live ground cover
<b>d. Adjacent to a Building</b>	
Areas between parking and the building.	Min. 75% of the exterior wall length shall be treated with either a landscaped planter a min. five (5) feet in width or an arcade or equivalent feature.
Planting Size	
Trees	Min. 2-inch caliper
Shrubs	Min. 5 (5)-gallon shrubs per tree
Landscaped Areas	Shall have a min. of 50% live ground cover
<b>e. Parking Lot Areas</b>	
Interior Surface (exclusive of perimeter landscaping and all bldg. setbacks)	Min. 20% of outside parking area will be landscaped
Plant Type/Minimum Planting Size	
Trees	Min. 2-inch caliper
Shrubs	Min. 5 (5)-gallon shrubs per tree

<b>f. Shade</b>	
Public and Private Pedestrian Pathways	Large Canopy Trees shall be used to achieve a min. 75% shading to be achieved by landscape plant material at maturity
<b>g. Detached Sidewalks</b>	
<b>32<sup>nd</sup> St.</b>	<p><b>Width:</b> The detached sidewalk shall be a min. of 5-ft. and comply with ADA requirements.</p> <p><b>Landscape Strip:</b> The detached sidewalk shall include a min. 5-ft. wide landscape strip between the sidewalk and back of curb.</p> <p><b>Landscape Strip Planting Standard:</b></p> <p>Spacing: 20-ft. on center or in equivalent groupings.</p> <p>Tree Size: Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper multi-trunk (25% of required trees) Min. 4-inch caliper or multi-trunk tree (25% of required trees)</p> <p>Shrubs: Min. 5 (5)-gallon shrubs per tree</p> <p>Groundcover: Min. 5 (5)-gallon plants per tree</p> <p>Landscaped</p> <p>Areas: Shall have a min. of 50% live ground cover</p>
<b>Camelback Road</b>	<p><b>Width:</b> The detached sidewalk shall be a minimum of 5-ft. and comply with ADA requirements.</p> <p><b>Landscape Strip:</b> The detached sidewalk shall include a minimum 5-ft. wide landscape strip between the sidewalk and back of curb.</p> <p><b>Landscape Strip Planting Standard:</b></p> <p>Spacing: 20-ft. on center or in equivalent groupings.</p> <p>Tree Size: Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper multi-trunk (25% of required trees) Min. 4-inch caliper or multi-trunk tree (25% of required trees)</p> <p>Shrubs: Min. 5 (5)-gallon shrubs per tree</p> <p>Groundcover: Min. 5 (5)-gallon plants per tree</p> <p>Landscaped</p> <p>Areas: Shall have a min. of 50% live ground cover</p>

<b>Additional Development Standards Table</b>	
<b>1. Fences/Walls</b> (Type, Height and Placement)	Pursuant to Sec. 703 except as follows: On and along the south property boundary, a min. 9-feet 8-inch tall solid masonry screen wall is required and shall be placed so as not to disrupt the underground sewer line. Adjacent to the utility transformers and in the 32 <sup>nd</sup> St. sight visibility triangle, this wall may be reduced to min. 3-ft. 6 inches. This wall shall be entirely within the subject property.
<b>2. Shade</b>	A minimum of 75% of public sidewalks and pedestrian ways shall be shaded through the use of landscaping techniques, architectural projections, or other types of stand-alone structural shading devices as measured on summer solstice at noon. Shade calculations shall be based on the summer solstice at 12:00 p.m.  A minimum of 50% shade on the surface parking lot.
<b>3. Lighting Plan</b>	Lighting Plan shall adhere to Phoenix night sky ordinance and Section 507 Tab A.

## **E. DESIGN GUIDELINES**

Unless specifically modified herein, the *Clarendale PUD* shall conform to the City of Phoenix Zoning Ordinance Design Guidelines, *Section 507, Tab A*.

- a) **Permeable hardscape materials** are to be used throughout the site to encourage responsible storm water management and groundwater recharge.
  - i. The types of permeable hardscape materials to be used shall include, but are not limited to permeable interlocking concrete pavers at entry to building.
  - ii. Decorative pavers shall be used under a min. of 60% of the Porte-cochere.
  
- b) **Facade articulation standards**
  - i. All sides of building shall exhibit 4-sided architecture and contain multiple exterior accent materials such as masonry, brick veneer, stucco, glass and metal panels; see Exhibit D.
  - ii. The building shall have three (3) unique architectural features; two of which occur at the project entries at 32<sup>nd</sup> St. and Camelback and at the building's entrance. These elements are curved façade treatments to accentuate these prominent locations of both the property and the building. The extensive use of glass in these features enables residents to enjoy significant views to the west and northeast towards Camelback Mountain.
  - iii. A combined minimum of all the façades shall contain the following: a min. of 10% will be brick/stone veneer, a max. of 62% will be stucco, a min. of 10% will be composite/metal panels, and a min. of 18% will be glazing.
  - iv. Continuous runs of the building facades shall not exceed 50-feet without architectural embellishments such as window fenestration, building undulation, or change of building material. The building façades shall not be a singular plane. The façades shall undulate. There shall not be a distance greater than 50-feet in length of uninterrupted flat wall on the facade without either an offset, change in parapet elevation or change in material. The exception to this will be the north elevation of the garage which will not be visible to the public because of the existing commercial center.
  - v. A porte-cochere element shall provide a shaded entry for the arrival or departure of residents and guests. This appurtenance shall be 25-ft. by 40-ft. min. in size and be architecturally integrated thru the use of the same building materials as those used at the primary building entrance. Two (2) resident and guest sitting areas shall be provided in association with this porte-cochere. The visibility of this structure will provide easy and quick way-finding for new residents and guests who are looking for the building entrance.
  - vi. Flat roof parapet lines will not be in excess of 50-feet in length of continuous run.

- vii. There shall be a minimum of 4 different exterior colors and 4 wall material changes throughout the project enhancing the change in elevation of the various elements of the façade.
- c) The following characteristics shall be incorporated in the **architectural style** in order to be compatible with the neighborhood.
- i. Significant detail has been added to parapet and roof cornices in order to convey a classical and timeless architectural design fitting for this location.
  - ii. A strong horizontal banding occurs at the first level with the use of brick, most notably along the east and west facades. The use of brick at these locations creates a strong base to the building. Where this brick is extended vertically, specifically at the main entry and along 32nd St., horizontal brick corbelling is added at the 4th floor line and parapet to also accentuate the horizontal banding. Building corners and ends are accentuated with darker stucco and darker metal cladding panels. Control joints assist in breaking up the stucco and metal panels in both the horizontal and vertical directions. Curved balconies are provided at the SW and NE residential towers providing both a strong horizontal and vertical accent element. The buildings shall have no south facing balconies on those portions of the building within 235-ft due north of single-family residential zoning districts. The architectural appearance of a balcony is permissible in this area.
  - iii. In addition to the above, material and color changes shall only occur at an inside corner, as opposed to an outside corner, and be accentuated with strong, linear accent lines including but not limited to cornices, horizontal banding and panelization of material surfaces by way of control joints.
  - iv. Storefront and glass entry doors at the first floor shall be enhanced using a deep, medium style, gridded mullion system as indicated on the elevations.
  - v. Brick/ Stone
  - vi. Exterior Foam Insulated Stucco System
  - vii. Stucco with accentuated lines
  - viii. Stucco with textured finish
  - ix. A minimum of four (4) wall colors.
- d) **Flat roofs** shall be of non-reflective off-white materials.
- e) All **lighting** shall conform to the lighting requirements in the City of Phoenix Zoning Ordinance Section 507 Tab A and City Code 23-100. The site lighting for this project shall include sufficient lighting for personal safety in the parking and drive lanes and walkways, accent lighting for landscape and feature stone walls, and decorative wall sconces to identify primary entrances. The following lighting standards shall be included within the proposed *Clarendale PUD*.
- i. Supplemental lighting shall be provided on walkways from lighted bollards that are also dark sky compliant.
  - ii. Decorative sconces at main entrances shall have lamps that do not exceed 60- watts to minimize glare.
  - iii. The entrance to the parking garage shall be provided with lighting during daylight hours to allow for adaptation from daylight to parking garage lighting levels. These lights shall be zoned separately to turn off at dusk when they are not required.

- iv. Façade lighting shall be provided on the north, south, east, and west elevations facing the streets from downlights within overhang to define building architecture.
  - v. Landscape lighting shall also be limited to 60-watt adjustable fixtures ground mounted at the drip line of trees, pedestrian path lights for low level planting areas, and tree mounted dangling down lights in select locations.
  - vi. Feature walls to be illuminated from adjustable flush-to-grade fixtures that are aimed at the wall to minimize spill light into the night sky.
  - vii. The lighting control system shall be designed to provide lighting for safety from dusk to dawn and allow decorative lighting fixtures to be turned off or significantly dimmed after curfew hours.
- f) The proposed PUD shall provide a minimum of 5 types of open space **amenities** which may include but are not limited to the following:
- i. A swimming pool and spa with architectural shade.
  - ii. An outdoor dining patio.
  - iii. A multi-function artificial turf area for exercise and yoga.
  - iv. Group seating nodes with televisions for viewing.
  - v. Two-sided fireplace with couches.
  - vi. Outdoor kitchen.
  - vii. Conversation “patio” spaces.
  - viii. Seating areas and variably scaled spaces shall serve to accommodate different sized groups and landscape planting areas help to ensure privacy to the adjacent interior spaces.
- g) The proposed *Clarendale PUD landscaping* shall utilize the Phoenix AMA Low Water Use/Drought Tolerant Plants list of approved low water use plants. The Phoenix AMA Low Water Use/Drought Tolerant Plants list is not all inclusive, but provides a starting point for the *Clarendale PUD* development and may be supplemented and modified as approved by the Planning and Development Department.

A Conceptual Landscape Plan is attached as Exhibit E. The respective design elements for Clarendale (layout, landscaping, architecture, etc.) are intended to create a cohesive development that responds to the SECAP and surrounding area. The overall landscaping concept for the community advocates the use of a planting scheme that will be carefully blended to create a pleasing environment and blend seamlessly into the adjacent neighborhood.

The proposed *Clarendale PUD* landscaping shall consist of plants selected from the Arizona Department of water resources low water use drought tolerant plant list. The palette of selected plants shall consist of a mixture of shade trees, ornamental flowering trees, shrubs and groundcovers that require minimal maintenance and provide color and interest throughout all seasons of the year. Upon entering the site from 32<sup>nd</sup> street residents and visitors will be greeted with a shaded drive with under plantings of flowering shrubs and groundcovers. The surrounding parking lot is planted with low water use shade trees providing a minimum of 50% shade on the parking lot. Upon entering the site from Camelback, residents will arrive at the main entry / drop off that displays 20’ tall Date Palms complimenting architecture and providing filtered sun on either side of the entry. The streetscape on both 32<sup>nd</sup> Street and Camelback shall be planted with 3” and 4” street trees planted at 20’ o.c. providing a minimum of 75% shade for the pedestrians along the public streets. The sidewalk shall be relocated from its current

location to create a 5-ft. deep parkway. The parkway area, between the street curb and the sidewalk shall be planted with lush succulent accents and low water use colorful ground covers.

- h) **Pedestrian ways** in the *Clarendale* PUD are limited to the inside frontage of the building as shown on Exhibit F, the Circulation Plan. From the public sidewalk on Camelback Road, a 5-ft. wide pedestrian way meanders south towards the facility's entrance between landscape areas having a combined total of 10-ft of width. This is intended to be a very casual and pleasant walk.

The pedestrian walk continues south past the building entrance in a linear route then turns west towards and connects with 32<sup>nd</sup> St. This 5-ft. wide walk is separated from the building by a min. of 10-ft. of landscaping.

## **F. SIGNS**

The main objective of the signage program for *Clarendale PUD* is to allow for adequate identification and wayfinding signage. When proposed, the sign program for this PUD shall conform to the commercial land use requirements of Section 705 of the Phoenix Zoning Ordinance. If it is determined appropriate, approval of a Comprehensive Sign Plan ("CSP") will be sought.

## G. SUSTAINABILITY

Energy efficiency will be very important in the In-term success of this new facility. By following best practices for new construction, the residents of this new development should enjoy an economically sustainable, enjoyable, contemplative, active, and peaceful environment that will last for many decades. In this way, this new facility will constitute, and therefore meet one of the City’s Sustainability Objectives, a “Sustainable Neighborhood” that provide a variety of housing opportunities within the same community. Also, this development will participate in the City’s solid waste recycling program to help achieve the City’s goal of diverting 40% of the current solid waste volumes from the landfill by 2020.

The following list is organized by the goal statements of the PUD ordinance for sustainability:

1. Standards that are measurable and enforceable by the city during the site plan review and inspection process; and
2. Practices or techniques for which the applicant/developer will be responsible.

The list below all address the City Sustainability Objective of **Energy Efficiency in Design and Long-Term Operation** and thus indirectly also meet another objective, that being to **Provide Thermal Comfort for all Users**.

	City Enforced	Developer Enforced
<b>Location &amp; Transportation</b>		
1. Provide a one (1) rideshare waiting area.	x	
2. Developer to provide information packets to educate residence on Public Transportation options, showing available routes and schedules		x
3. Provide preferred designated parking stalls for low emission, hybrid and electric vehicles up to 2% of the total number of required stalls with a minimum of two (2) stalls.	x	x
4. Provide one high occupancy vehicle use (bus or van) for residence use at no charge to residence.		x
5. Bicycle Storage and Changing Rooms / Show Facilities: Employer to provide one (1) changing room and shower facility. Shower Facility may be used for additional purposes within the building. Provide covered secure cage for up to twenty bicycles.	x	
<b>Sustainable Sites</b>		
1. Utilize light color roofs to help reduce the heat island effect. Not less than 70 percent of the roof surfaces of the building shall be a roof complying with Section 408.3.1 of the 2015 International Green Construction Code (2015 IGCC). Roofing material to meet or exceed all Cool Roof Rating Council (CRRC) requirements. <a href="http://www.coolroofs.org">www.coolroofs.org</a>	x	
2. Site Lighting / Light Pollution Control: All exterior site lighting shall comply with section 409 - Site Lighting of the 2015 IGCC.		x
3. All sidewalk and hardscape areas to limit impact on heat island effect. A minimum of 50 percent of all areas to have an initial solar reflectance value of not less than 0.30 or SRI of at least 29. This does not include parking areas.		x
4. Provide a minimum of 20 percent of required parking stalls with covered parking stalls.		x

5. Management of Vegetation, Soils and Erosion Control: Site shall comply with section 405 of the 2015 IGCC. All landscape areas shall be decomposed granite as mulch to retain water and minimize dust. Section 405.3 to be amended: Where new landscaping is installed as part of the site plan or within the building site, not less than 75 percent of the newly landscaped area shall be planted with desert adaptive plants as recognized by the Arizona Nursery Association.	x	
<b>Water Efficiency</b>		
1. Residential plumbing fixtures shall comply with section 702.1 thru 702.5 of the 2015 IGCC. All newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling must be Water Sense labeled.		x
2. Commercial plumbing fixtures shall comply with section 702.1 thru 702.5 of the 2015 IGCC with the exception of fixtures required for cooking, maintenance or medical needs are exempt from this requirement.		x
3. At all code required drinking fountain, install minimum of one (1) bottle filler per drinking fountain to minimize plastic bottle waste.		x
4. Minimize the use of turf, turf area to not exceed 5% of landscape area.	x	
5. Incorporate wind and rain sensors into the drip irrigation system (smart controllers).		x
<b>Energy &amp; Atmosphere</b>		
1. Use double pane low E glass for all windows and doors. Seventy Five percent of all residential unit windows to be Energy Star rated.		x
2. Maximize the use of LED light fixtures throughout interior common areas. All lamps for general lightings to be LED lamps. All lamps will comply with Section 506 of the 2015 IGCC.		x
3. Interior light reduction controls for corridors, enclosed stairwells and parking garage shall comply with section 608.3 of the 2015 IGCC. If building operator determines additional lighting is required due to safety requirements of residence adjustments may be made to the section.		x
4. Exterior lighting Controls shall comply with section 608.4 of the 2015 IGCC. All general lighting Exterior light fixture shall utilize LED light fixtures.		x
5. Minimize air infiltration for residential building efficiency, but allow for resident control of their environment.		x
6. Limit lamp wattage in decorative sconces at main entrances to not exceed 60-watts to minimize glare.		x
7. All Residential Appliances installed on the site shall be Energy Star appliances (refrigerators, dishwasher, and clothes washers).		x
<b>Indoor Environmental Quality</b>		
1. Avoid the use of high VOC Paint and glues. A majority of new finish materials products to use low VOC materials (Goal 75%). Products to meet or exceed California Department of Public Health (CDPH) Standard Method v1.1–2010. All materials within common areas shall comply 100%.		x
2. Provide resident monitoring for accident and illness alerts at all Residential Units.		x
4. Isolation of Pollutant Sources: All janitorial and maintenance rooms shall comply with section 803.3 of the 2015 IGCC.		x
5. Fireplaces and appliances shall comply with section 804.1 of the 2015 IGCC.		x

## **H. INFRASTRUCTURE**

The Fact-Finding Summary issued for this PUD, provided for this application under separate cover, confirmed that existing utilities are present to serve the site. Any future development will of course provide evidence that the additional demands of the new construction can be provided by the existing infrastructure or that certain extensions or upgrades may be necessary.

### ***1. Grading and Drainage***

In general, any additional retention volume requirement will be to provide retention for either other greater volume between “pre-post” or “first flush”. Plans specific to any new construction will be submitted as part of the Planning and Development Department Site Plan submittal.

### ***2. Water and Wastewater***

The project site is served by the existing City of Phoenix water and wastewater systems. Additional proposed construction will be subject to a capacity review and approval. Infrastructure improvements may be required to provide service. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards and Policies.

### ***3. Circulation Systems***

The Site is accessed from both Camelback Road, the primary entry and 32nd Street. The primary building entrance is under a porte-cochere south of Camelback Road. Please refer to Exhibit F for an illustration of both vehicular and pedestrian routes on-site.

# **I. LEGAL DESCRIPTION**

**LEGAL DESCRIPTION  
CLARENDALE AT ARCADIA  
ZONING BOUNDARY**

September 12, 2019  
Job No.2018-299  
Page 1 of 2

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND ALL OF THE SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 2002-11484492, OFFICIAL RECORD OF MARICOPA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 24 FROM WHICH THE NORTH QUARTER CORNER THEREOF BEARS SOUTH 89 DEGREES 39 MINUTES 32 SECONDS EAST, A DISTANCE OF 2697.29 FEET;

THENCE SOUTH 89 DEGREES 39 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 350.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89 DEGREES 39 MINUTES 32 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 134.89 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 0 DEGREES 01 MINUTE 0 SECONDS EAST, A DISTANCE OF 151.10 FEET;

THENCE SOUTH 89 DEGREES 39 MINUTES 32 SECONDS EAST, A DISTANCE OF 132.70 FEET;

THENCE SOUTH 0 DEGREES 3 MINUTES 54 SECONDS WEST, A DISTANCE OF 200.90 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 0 DEGREES 3 MINUTES 54 SECONDS WEST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 46 DEGREES 43 MINUTES 47 SECONDS WEST, A DISTANCE OF 98.25 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTE 0 SECONDS EAST, A DISTANCE OF 257.24 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 4 SECONDS WEST, A DISTANCE OF 537.85 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER;

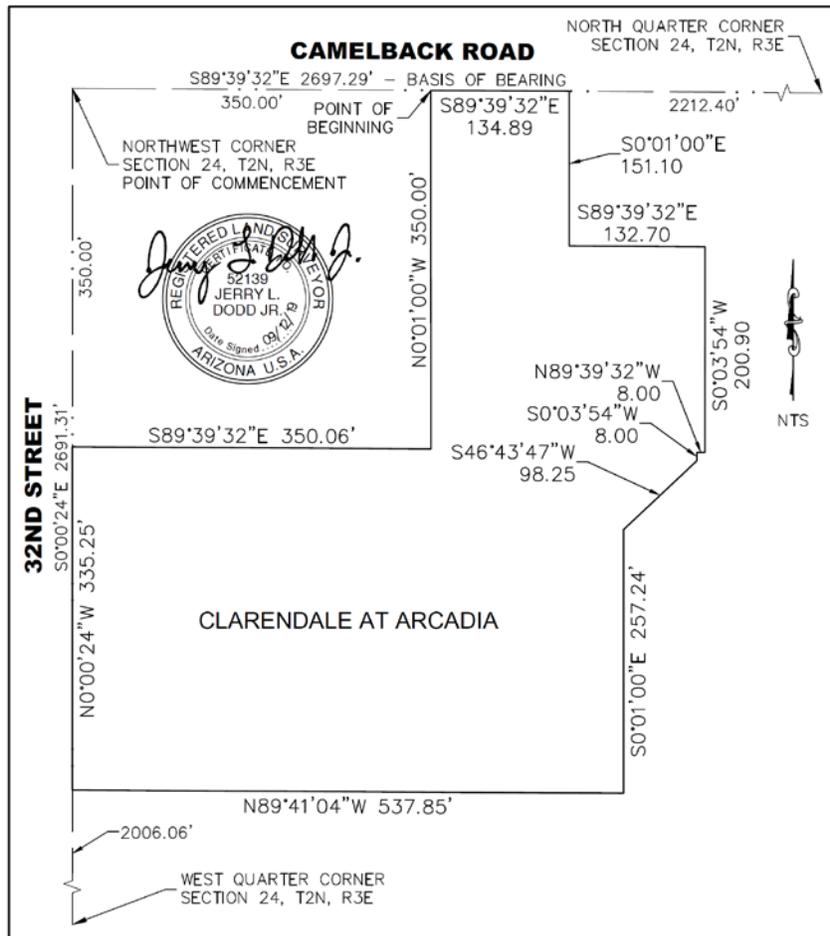
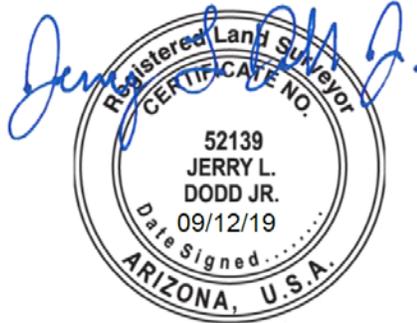
THENCE NORTH 0 DEGREES 0 MINUTES 24 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 335.25 FEET;

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THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 39 MINUTES 32 SECONDS EAST, A DISTANCE OF 350.06 FEET;

THENCE NORTH 0 DEGREES 01 MINUTE 0 SECONDS WEST, A DISTANCE OF 350.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 256,968 SQUARE FEET OR 5.899 ACRES, MORE OR LESS.



<b>SIG</b>		<b>CLARENDALE AT ARCADIA</b>	
SURVEY INNOVATION		ZONING BOUNDARY	
GROUP, INC			
Ph (480) 922 0780 Land Surveying Services Fx (480) 922 0781		JOB# 18-299	DWG: 2018-299 EXHB
22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024		SCALE: NTS	DATE 09/12/19
		DRAWN: JLD	CHK: ELS
		SHEET 1 OF 1	

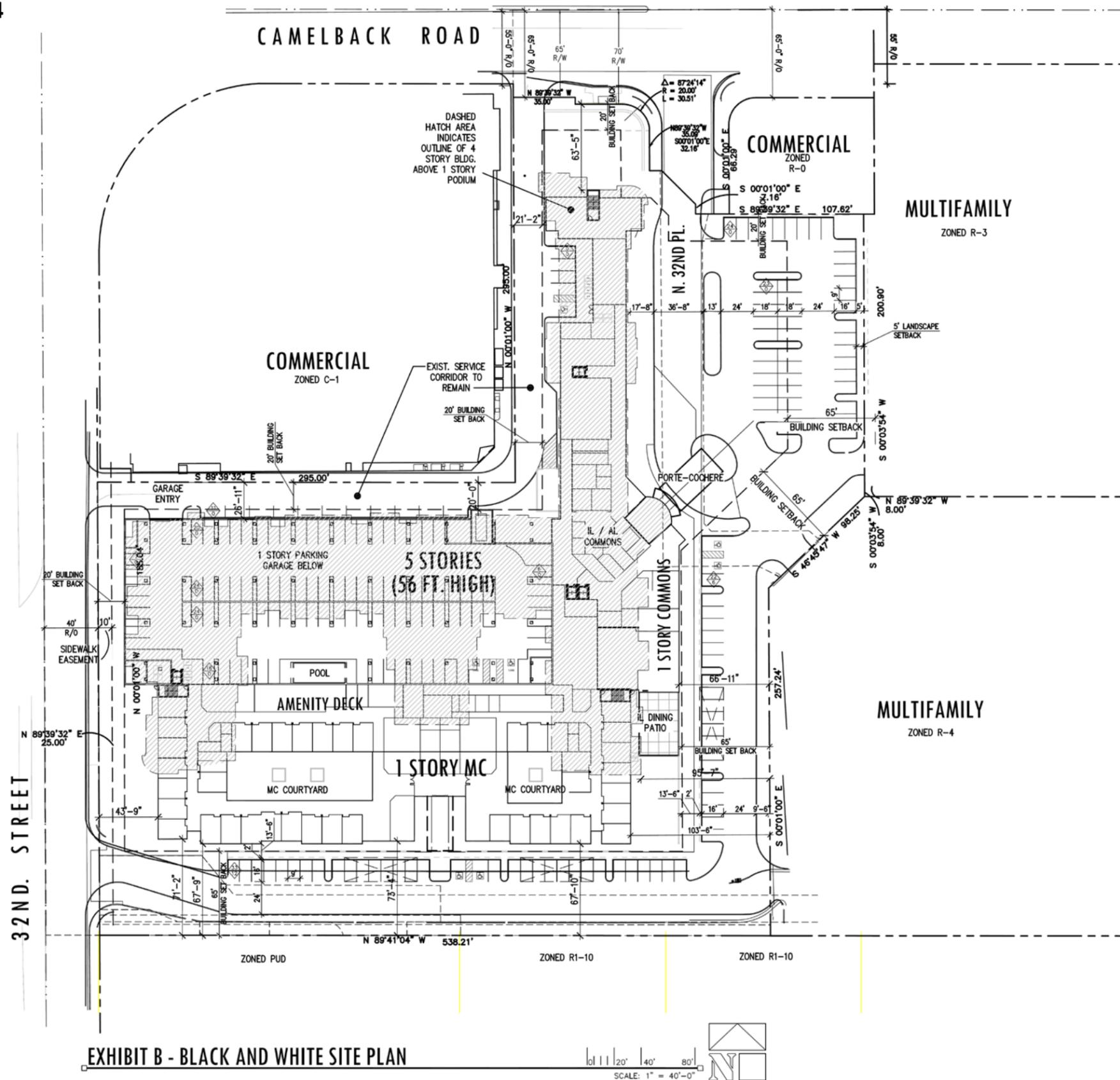
# EXHIBITS



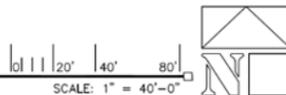
**Exhibit B**

**Black and White Site Plan**

Pg. 24



**EXHIBIT B - BLACK AND WHITE SITE PLAN**



**DEVELOPMENT DATA:**

**PROJECT DESCRIPTION:**  
 FOUR STORY WOOD FRAME STUCCO AND BRICK  
 INDEPENDENT/ASSISTED LIVING OVER 1 STORY GARAGE 1  
 STORY MEMORY CARE, SENIOR LIVING CENTER, THERE  
 WILL BE 240 UNITS.  
 PARKING PROVIDED WITH ELEVATOR AND STAIR ACCESS

**AREA:** GROSS: 5.90 AC./256,968 S.F.  
 NET: 5.08 AC./221,609 S.F.

**ZONING:** APN 170-20-113A  
 CURRENT: CO/MO SP  
 PROPOSED: PUD

**UNIT MIX:**

IL		
1BR	71	53%
2BR	63	47%
TOTAL	134	UNITS

AL		
1 BR	54	79%
2 BR	14	21%
TOTAL	68	UNITS

MC	40	UNITS
GS	4	UNITS

TOTAL UNITS 246

**DENSITY:** PROPOSED: 25 DU/ACRE (INDEPENDENT LIVING)  
 115 BEDS (MEMORY CARE AND ASSISTED LIVING)

**BUILDING SETBACKS:**

10' LANDSCAPE SETBACK - EAST PROPERTY LINE  
 10' LANDSCAPE SETBACK - SOUTH PROPERTY LINE

20' SETBACK FROM ABUTTING COMMERCIAL TO THE NORTHWEST  
 CAMELBACK ROAD - 62'  
 32ND ST. - 20'

**PARKING:**

PROVIDED (P.S.):	GARAGE ON SITE	96
	OPEN (LOADING)	2
TOTAL PROVIDED		197

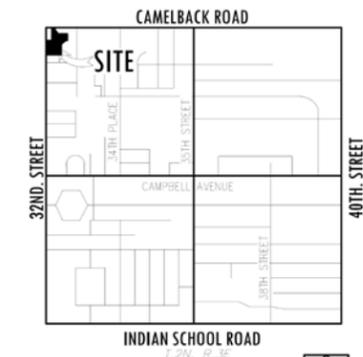
(.80 PS / UNIT PROVIDED)

ACCESSIBLE (P.S.) REQUIRED PER IBC TABLE 1106.1:  
 REQUIRED: 6  
 ACCESSIBLE PROVIDED (P.S.): 7

TOTAL ACCESSIBLE PROVIDED . . . . . 7

**BICYCLE PARKING:**

REQUIRED: MIN. 0.1 BIKE RACKS PER RESIDENTIAL UNIT = 25 SP  
 PROVIDED: . . . . . 25 P.S. IN GARAGE



**VICINITY MAP:**



NOT TO SCALE

**CLARENDALE AT ARCADIA  
 SENIOR HOUSING**  
 32 ST. & CAMELBACK ROAD  
 PHOENIX, ARIZONA 85018



WorldHQ@ORBArch.com



**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**



DATE: DECEMBER 17, 2019 ORB # 18-234

**A2.00**

EXHIBIT B  
 BLACK AND WHITE SITE PLAN

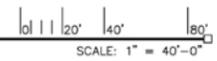




**Exhibit E**  
**Conceptual**  
**Landscape Plan**  
**Pg. 27**



**EXHIBIT E CONCEPTUAL LANDSCAPE PLAN**



**CLARENDALE AT ARCADIA**  
**SENIOR HOUSING**  
 32 ST. & CAMELBACK ROAD  
 PHOENIX, ARIZONA 85018



**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**



**DESIGN REVIEW**  
 DATE: DECEMBER 18, 2019 ORB # 18-234

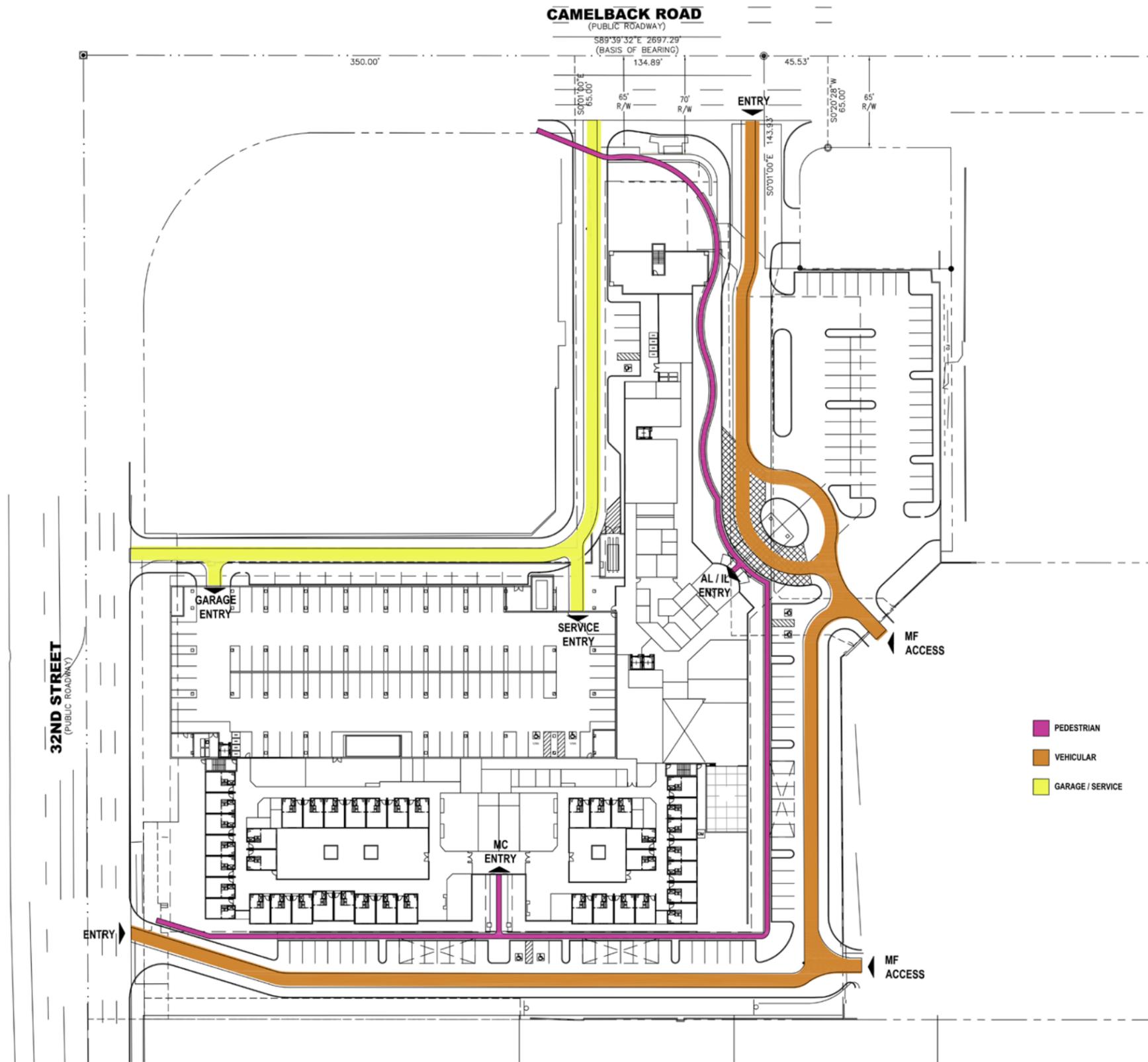
**A1.14**

**EXHIBIT E - CONCEPTUAL**  
**LANDSCAPE PLAN**

**Exhibit F**

**Circulation Plan**

Pg. 28



**EXHIBIT F CIRCULATION PLAN**

SCALE: 1" = 40'-0"



**CLARENDALE AT ARCADIA  
SENIOR HOUSING**

32 ST. & CAMELBACK ROAD  
PHOENIX, ARIZONA 85018



PRELIMINARY  
NOT FOR  
CONSTRUCTION



DESIGN REVIEW

DATE: DECEMBER 18, 2019 ORB # 18-234

**A1.10**

EXHIBIT F  
CIRCULATION PLAN