

SHEA AT NORTH TATUM

Planned Unit Development

Southeast Corner of Tatum Boulevard and Grovers Avenue

Development Narrative

Rezoning Case Number: _____

Original Submittal: June 27, 2016

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A. PURPOSE AND INTENT

Planned Unit Development

The Shea at North Tatum Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project at the southeast corner of Tatum Boulevard and Grovers Avenue. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance of the City of Phoenix (Phoenix Zoning Ordinance). If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. Shea at North Tatum only modifies Phoenix Zoning Ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City. Further, this PUD includes general background information to help illustrate the intent of the development. The proposed land use plan, exhibits and illustrative photos are representations of the proposed character and quality of the development.

Project Overview and Goals

The Shea at North Tatum “North Tatum” PUD is for a 121.7 gross/114.4 net-acre site (“Property”) located at the southeast corner of Tatum Boulevard and Grovers Avenue. This PUD will enable this long-standing property be developed as a cohesive residential neighborhood that offers residents a wide variety of housing options in response to an ever-changing lifestyle. The development will offer residences that span generational segments to provide opportunities to live in an exciting part of the Paradise Valley Village “Village”. The applicant, Shea Homes (“Shea”), intends to make a significant investment in this area with quality-built residences that boast cutting edge details, energy efficiency and affordability. Shea’s award-winning reputation for designing modern living styles with flexible interior spaces meets the evolving needs of this area and the Village. This PUD will facilitate development of this property in such a way as to provide a seamless transition between the existing and proposed uses with the addition of attractive attached/detached single-family homes, rental residences and an active lifestyle component geared toward the needs of the Baby Boomer generation. (See **Exhibit 1**, Aerial Map; **Exhibit 2**, Vicinity Map; **Exhibit 3**, Parcel Map; and **Exhibit 4**, Legal Description).

Shea at North Tatum will provide sophisticated home buyers with exciting alternatives of living comfortably in close proximity to employment centers, regional recreational facilities, freeway access and transportation corridors, restaurants, shopping, fitness centers, and world-class event spaces. Further, Shea at North Tatum will help support the local commercial economy and employment sectors since future residents will live, work, dine and shop at the nearby retail and other service-orientated establishments. Significant economic activity will benefit the area as residents become employees and/or customers who generate considerable ongoing tax revenues. Also, the addition of housing provided within North Tatum will allow existing and future employers to attract and sustain employees who choose to live nearby without the need to commute from other locations in the Valley.

The tier goals and objectives of the Shea at North Tatum PUD are:

- ❖ *Provide a meaningful framework for development of this parcel in order to establish a residential community that offers a range of housing options that achieves synergy through meaningful design principles and amenities.*
- ❖ *Create innovative and attractive homes to exceed the expectations of today’s homebuyer.*
- ❖ *Support existing local businesses with the addition of residents who will live, work, play and recreate in this area.*

- ❖ *Incorporate land use and design principles that blend well with the character of the area.*
- ❖ *Enhance employment attractiveness with a nearby, affordable, and quality living environment.*

Overall Design Concept

The Shea at North Tatum PUD establishes consistent development regulations in order to guide the development of the approximate 122-acre vacant property into seven (7) individual unique neighborhoods (or “Parcels”) for the different home types. This application proposes a mix of residential uses including single-family residential homes (i.e. attached/detached homes, stacked flats and duplexes), a parcel for traditional multi-family residences (i.e. multi-level/carriage-style residences and studios) and an “age-restricted” active lifestyle community for individuals 55 and over. (See **Exhibit 5**, Illustrative Master Plan). The project will be designed in a pedestrian-friendly manner with careful consideration given to landscaped streetscapes and modern home design with a variety of offerings, including 1 or 2-car garages, energy efficiency options, private balconies, great outdoor spaces, covered patios, and modern appliances. Further, this gated community will be enhanced with several areas for recreation that may include (but are not limited to) parks with tot lots and covered seating areas, sparkling pools, covered cabana areas and ramadas that invite neighbors and families to gather and enjoy the outdoors together.

The Shea at North Tatum PUD utilizes flexible design and land use standards in order to achieve a balance between the surrounding area developments and the various proposed housing styles. This residential community will attain a symbiotic relationship between the different housing choices through a variety of common design elements including thematic streetscape, landscaping techniques, building materials, and colors. Further, pedestrian linkages, programmed open space areas and parks are planned to be interspersed throughout the project to foster improved neighborhood connections.

B. LAND USE PLAN

Shea at North Tatum “Project” PUD proposes a mix of residential uses that will incorporate flexible design principles with consistent development regulations in order to guide the ultimate build-out of the individual parcels. The intent of the land use plan is to create three (3) land use Zones in order to designate the type of residential development. The Zones within the Project include as follows: (1) Neighborhood Residential – Detached; (2) Neighborhood Residential - Attached; and (3) Multifamily Residential (See **Figure A**). The proposed Zones enable the development of seven (7) pockets of unique neighborhoods (or “Parcels”) envisioned to offer a range of home types to attract and foster a multi-generational community. The Project will feature a centralized open space and amenity areas to engage residents, pedestrian-friendly pathways, efficient building design and landscape techniques, and a theme and character to complement the surrounding neighborhood. (See **Exhibit 6**, Conceptual Land Use Plan):

FIGURE A - LAND USE ZONES

Zone	Land use	Type	Target units	Maximum units
1	Neighborhood Residential - Detached	Single Family	289	303
2	Neighborhood Residential - Attached	Single Family Age Restricted	209 297	541
3	Multi-Family Residential	Multi-Family	960	1,044
			1,755	1,889

The Project is proposed with two primary access points. The access for the single family residential portion of the development will be along Tatum Boulevard. This access will feature a gated entrance that will transition to a median divided collector serving the six neighborhoods which are composed of both traditional single family and active lifestyle homes. This neighborhood collector is planned with a boulevard-like median that is planned to incorporate amenities and lush landscaping. This streetscape scene will also include shaded, detached sidewalk(s) and mature landscaped corridors to activate the streetscape and create a more pleasing environment for residents and guests. While the Tatum access point is envisioned as the primary access, there will be three (3) access points along the periphery of the development with two (2) gated, exit-only access points along Grovers Avenue and a gated emergency access only point along 52nd Street.

A separate entrance is planned for the multi-family neighborhood at Bell Road. The separate entrances are envisioned to create unique portals and entrances under the overall context and character of the Project. The separation of the primary access points is intended to internalize traffic to the respective community neighborhood. This, coupled with limiting access points to the adjacent collector roads, is envisioned to minimize through traffic and impacts to the adjacent neighborhoods.

A variety of active and passive recreational areas and resident amenities will create a close sense of community by bringing residents together. These resident amenities may include (but are not limited to) pocket parks with lush landscaping, tot lots, pedestrian sidewalks and trails that wind through the site, resident’s only pool(s), ramadas with picnic tables, and wide open spaces with plenty of turf. All of these amenities will be designed to engage residents and visitors to share in a variety of recreational activities year-round.

Building Type Categories

There are several different building types permitted within the seven (7) designated Parcels. A range of elevations will be offered to complement the surrounding neighborhood. The homes will reflect high quality materials and thoughtful design touches. As envisioned, the elevations may range from traditional Tuscan and Santa Barbara character and themes, to modern and soft contemporary themed homes. A collection of vignettes are shown to illustrate the potential concepts.

For information regarding the allowed building types/uses within each parcel, please refer to section “F. List of Uses”. Additionally, approximate acreages for each “Parcel” can be found in the Land Use Table. Consistent with Phoenix Zoning Ordinance Section 671.E.1, a major amendment will be required if a new building type is proposed in a Parcel in which it is not currently permitted per the Land Use Table. The boundaries of each Parcel shall be defined as provided in the legal descriptions filed under the Shea at North Tatum PUD.

Multi-Family Buildings:

Buildings with multiple residential dwelling units. A range of densities are anticipated, but shall not to exceed 40 dwelling units per acre.

Single-Family Detached Buildings:

Individual stand-alone residences. A range of densities are anticipated, but shall not to exceed 8 dwelling units per acre. The home types in this category shall range from traditional detached homes to cluster-type and motor court homes.



Single-Family Attached Buildings:

Multiple residences that share one or more walls with adjoining dwellings. A range of densities are anticipated, but shall not to exceed 11 dwelling units per acre. The home types in this category shall range from duplex condominium to stacked-flat units.



C. SITE CONDITIONS AND LOCATION

Site Location, Acreage & Context

The total Property area consists of approximately 121.7 gross/114.4 net acres. (See **Exhibit 4**, Legal Description for PUD Property Boundary). This application represents a significant property assemblage of two (2) large vacant parcels of land between Tatum Boulevard (west) and 52nd Street (east), Grovers Avenue (north) and Bell Road (south). Further, the subject Property wraps around existing commercial and multi-family uses (i.e. Brakes Plus, Villa Salerno apartments, Sun Devil Auto and Jiffy Lube) which are accessed from the adjacent arterial roadways.

The Property is generally located within one of the City's most desirous employment and commercial corridors and enjoys excellent local and regional access due to its strategic location near the State Route 51 and Loop 101 Freeways. Given the nearby park and ride location and arterial bus stops, future residents of the Project will likely contribute to an increase in bus ridership and alternative modes of transportation to get to their destinations. Shea at North Tatum is an infill project that combines superior quality and character to support the social and economic fabric of north Phoenix.

Topography

There are no significant topographical or natural features on the Property. The Property is generally flat and remains largely undeveloped. The Property and surrounding area gently slope southward at a slope of approximately 0.4%.

D. GENERAL PLAN CONFORMANCE

The proposed development is supported by the following goals, policies and objectives of the General Plan Map (See **Exhibit 7**, General Plan Map: Existing & Proposed).

Cores, Centers and Corridors

The Goal:

Phoenix residents should have an abundance of places to connect with services, resources and each other.

❖ *Land Use:*

Plan cores, centers, corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

❖ *Design Principle:*

Promote development in compact cores, centers and corridors that are connected by roads and transit, and are designed to encourage walking and bicycling.

The Shea at North Tatum PUD accommodates distinct living environments for residents who want to live close to work and have abundant retail/recreational activities. One of the unique benefits with this development is the ability of the applicant to create a seamless land use transition from the single family residential uses to the north and east to higher density residential and commercial uses to the west and south by providing a variety of housing options which have been designed around a range of lifestyles. The introduction of new residential land uses in proximity to a variety of uses and local/regional transportation corridors will enhance the attributes of this development and support nearby existing and future employers and commercial businesses with a new population of long-term residents. Further, the project's residents will become retail customers who will be able to work, live, and play in this area. The intended residential architecture, landscaping techniques, pedestrian/vehicular access, and the overall site layout have been designed to promote compatibility with the adjacent properties and support multi-modal transportation opportunities for pedestrians. This PUD creates a lasting residential concept that is perfect for a range of generations.

Infill Development

The Goal:

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

❖ Land Use:

Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas and where transit or transportation alternatives exist.

This infill project will activate this underutilized Property with a high-end residential planned community that is compatible with the character and intensity of the area. Shea at North Tatum will contribute to the desired mix of housing types near employment centers, commercial areas, and nearby transit options by providing a variety of residential uses which will encourage residents to live, work, and shop in close proximity to the nearby commercial shopping centers and neighborhood-friendly services. The proposed project has a maximum projected density of approximately 550 single family homes, 1,044 multifamily residences, and 295 age-restricted (+55) homes. The anticipated housing types include traditional single family detached homes, detached court homes, duplexes, stacked flat condominium, and apartments, which will accommodate a wide range of incomes and lifestyles. Moreover, this mix of housing types will accommodate the changing nature of each household over time, with options to move-up to larger housing, transition from rental to homeownership, or to downsize if desired.

Diverse Neighborhoods

The Goal:

Encourage communities and neighborhoods to be a mix of ages, incomes and ethnicities and provide housing suitable to residents with special needs. A diverse range of housing choices, densities and prices in each village should be encouraged.

❖ Land Use:

Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.

Zone 1 – Neighborhood Residential - Detached

North Tatum is designed for a mix of housing types, densities, and a broad range of lifestyles. Approximately 61 acres is dedicated for families and young professionals desiring a more traditional style of housing and lifestyle options. The housing types feature traditional single family, court home, and stacked flats. The varied product offerings range from 1,300 to 2,200 square feet of liveable area. The home styles are planned to meet the needs of an ever-increasing diverse population. The community offers stacked flat units that are planned to feature ground floor garages with single floor living areas for convenient living. Those residents that prefer a detached home with useful outdoor space may discover the court home neighborhood. Finally, residents and families that want a traditional home experience with detached homes and backyards are able to explore the traditional single family home neighborhood. The residences shall be designed to complement the surrounding neighborhood and shall offer floor plans that maximize space and efficiency.

Zone 2 – Neighborhood Residential - Attached

Nearly 35 acres of the Project dedicated for a new breed of an active lifestyle community for the Baby Boomer generation as they become empty nesters and retirees. This development is proposed to be similar to the popular Trilogy concept that is specifically designed for people who want to enrich their lives, nourish their souls, feel great, and have fun. The typical age-targeted home includes two duplex product types that will cater to year-round or seasonal residents. A variety of floor plans range from approximately 1,300 square feet to over 2,100 square feet allowing the homebuyer to choose the type of layout that best fits their lifestyle. While the formal amenity package for the Active Lifestyle community has not been finalized, it may include a beautifully designed clubhouse, resort-style pool, bocce ball court(s), multi-purpose room, poolside bar, event lawn, and/or pickleball court(s). These amenities will be for the exclusive use of residents in the Active Lifestyle Parcels and their guests. They will also have shared use of the linear park and trails in the community with the Family residents.

Zone 3 – Multifamily Residential

An approximate 26-acre parcel is reserved for a future apartment development. With an ever-growing segment of our population seeking opportunities to live close to employment centers and amenities, a diverse and complete neighborhood should offer rental units. Shea at North Tatum will highlight this need by setting aside the southeast quarter of the community so that an apartment may be developed in a manner consistent with the overall character and vision of the community.

Opportunity Sites

The Goal:

To promote development of vacant parcels or redevelopment of underutilized parcels within the developed area of the city that are consistent with the character of the area or with the area's transitional objectives.

- ❖ Land Use:
Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.
- ❖ Land Use:
Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas and where transit or transportation alternatives exist.

The maximum residential densities, types of homes, and access points have been thoughtfully considered. The densities provide a seamless transition from the adjacent residential uses to the commercial areas, the types of homes and development standards respect the adjacent communities, and the access points have been carefully situated to limit impact to the adjoining developments. As stated earlier, Shea at North Tatum, as designed, meets the City's goals for providing healthy villages with a variety of housing options for an evolving demographic of individuals who choose to live in a vibrant mixed-use community. Future residents will enjoy the nearby employment opportunities and convenient multi-modal transportation options.

Safe Neighborhoods – Traffic

The Goal:

The community should be protected from the negative effects of the volume, speed and cut-through traffic in neighborhoods.

❖ Land Use:

Provide access by major streets, with internal circulation handled by a local street system that discourages through-traffic and provides safe pedestrian travel. Use local and collector streets, plus feeder bus lines, to bring people into the cores, center and corridors.

The intended uses within North Tatum are located and orientated in a manner to encourage residents to seek alternative methods of getting to their destination. The development also has access to bus transit along Tatum Boulevard and Bell Road. Further, the addition of up to 1,889 new residences in North Tatum provides for a better balance of employment and residential diversities in the village and immediate area, and reduces overall vehicle miles traveled by commuters. The proposed neighborhood collector road accessed by Tatum Boulevard will provide for a unique flow of traffic through the community and around the linear park that is a central part of the Project. The road will be a single lane allowing only one-way traffic. There will be three roads that cross the park that will allow traffic to turn on to the lane in the opposite direction. Ample parking will be provided around the park to allow residents to use the facilities. It is also expected that a number of residents would use the sidewalks and trails in the community to walk or bike to the park.

E. ZONING AND LAND USE COMPATIBILITY

North Tatum is a planned residential community that is situated between existing single-family neighborhoods, commercial retail and apartments. The project is envisioned with three land uses (Zones) to create a community with multi-generational appeal. The proposed land uses are highly compatible with the surrounding area with the key addition of an age-restricted component to highlight the diversity of home type offerings at North Tatum. (See **Exhibit 8**, Zoning Map: Existing & Proposed)

The existing land uses and zoning adjacent to the Property are as follows:

SURROUNDING LAND USES AND ZONING		
	Land Use	Zoning
On-site	Vacant	R1-18
North	Single-family neighborhoods	R1-10
South	Commercial uses and apartments	C-2
East	Single-family neighborhoods	R1-18; R1-10
West	Tatum Boulevard; commercial uses	C-2

F. LIST OF USES

Permitted Uses

The uses permitted in this PUD are based upon uses permitted in similar Districts of the Phoenix Zoning Ordinance, as noted in the Land Use Table and in Section 608 of the Phoenix Zoning Ordinance. These uses are defined by the land use Zones and are organized by Building Types listed below.

- ❖ Multi-family buildings: buildings with multiple residential dwelling units.
- ❖ Single-family attached buildings: multiple residences that share one or more walls with adjoining dwellings
- ❖ Single-family detached buildings: individual stand-alone residences.

Temporary Uses

All Temporary Uses permitted and following the approval process as described in Section 708 of the Phoenix Zoning Ordinance.

Accessory Uses

Accessory uses are permitted in each Building Type according to the Phoenix Zoning Ordinance District regulations referenced in the Land Use Table.

FIGURE B – LAND USE TABLE

			ALLOWED BUILDING TYPES				
			Traditional single family detached	Stacked-flat Condo	Duplex	Court home detached	Apartment
Land Use Parcels	Approximate Acreage	Land Use Description					
Parcel A	16.9 Acres	Zone 1: Neighborhood Residential - Detached	•			•	
Parcel B	17.0 Acres	Zone 1: Neighborhood Residential - Detached	•			•	
Parcel C	12.7 Acres	Zone 2: Neighborhood Residential - Attached		•	•		
Parcel D	12.5 Acres	Zone 1: Neighborhood Residential - Detached	•			•	
Parcel E	19.0 Acres	Zone 2: Neighborhood Residential - Attached		•	•		
Parcel F	17.5 Acres	Zone 2: Neighborhood Residential - Attached		•	•		
Parcel G	26.1 Acres	Zone 3: Multi-Family Residential					•
Maximum Density		Dwelling Units per Acre	6.0	11.0	11.0	8.0	40.0

G. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within this PUD to promote the development of a dynamic residential development. Development of the Property shall comply with the provisions governed by the Phoenix Zoning Ordinance, unless specifically listed below and in the Development Standards Table. If there are conflicts between specific provisions of this PUD and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. The Shea at North Tatum PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements.

Development Standards Table

As described in the previous section, the Project proposes three categories of land use Zones: (1) Neighborhood Residential – Detached; (2) Neighborhood Residential – Attached; and (3) Multi-Family Residential. The Project proposes to utilize a majority of the development standards that are allowed by several residential districts in the City of Phoenix Zoning Ordinance. The following table identifies the applicable residential districts and proposes modifications where appropriate in order to provide the flexibility needed for the community.

DEVELOPMENT STANDARDS FOR PROPOSED BUILDING TYPES						
		BUILDING TYPES				
		Traditional single family detached	Stacked- flat Condo	Duplex	Court home detached	Apartment
Maximum Density (Dwelling Units per Acre)		6.0	11.0	11.0	8.0	40.0
Reference Phoenix Zoning Ordinance for Development Standards unless modified in this table		R1-6	R-3	R-3	R-2	R5
Minimum Lot Width		45'	None	None	None	
Minimum Lot Depth		None	None	None	None	
Minimum Interior Building Setbacks/ Build to Property Lines*	Front Yard Setback		5'	5'	5'	
	Side Yard Setback		None	None	None	
	Rear Yard Setback		None	None	None	
Maximum Building Height			3 stories or 40'	3 stories or 40'		
Maximum Lot Coverage		55%	50%	50%	55%	

Note: Building setbacks shall be measured to the main structure. Balconies, porches, stoops, bay windows, roof overhangs, fire place, ac units, stucco pop-outs, door/window trim, and any other such component shall be considered incidental to the main structure.

Landscape Standards

The landscape standards shall establish a minimum acceptable standard for the integration of the built environment into the natural landscape while providing a comfortable, accessible and aesthetically pleasing community. Shade trees are limited to those specified in the Permitted Shade Tree Table; however, additional types of trees may be approved if they are on the Arizona Department of Water Resources Phoenix AMA-3550 list. Proposals for additional plant materials may be reviewed and administratively approved by City staff.

PERMITTED SHADE TREE TABLE			
Botanical Name	Common Name	Approx. Height (Feet)	Approx. Spread (Feet)
<i>Acacia salicina</i>	Willow acacia	30	20
<i>Acacia stenophylla</i>	Shoestring acacia	30	20
<i>Dalbergia sissoo</i>	Indian rosewood	40	25
<i>Eucalyptus erythrocorys</i>	Red-cap gum	25	15
<i>Eucalyptus microtheca</i>	Coolibah	35	25
<i>Eucalyptus papuana</i>	Ghost gum	40	25
<i>Fraxinus velutina fan west</i>	Fan west ash	50	30
<i>Fraxinus velutina bonita</i>	Bonita ash	30	25
<i>Olea Europaea</i>	Swan hill, Wilsonii, Majestic beauty - fruitless olives	30	25
<i>Pistacia chinensis</i>	Chinese pistache	40	25
<i>Quercus virginiana</i>	Live oak	40	30
<i>Ulmus parvifolia</i>	Evergreen elm	40-60	30
<i>Acacia aneura</i>	Mulga	20	15

Summary of Planting Guidelines

Landscape Concept

North Tatum will use a predominantly desert plant palette that is meant to showcase the beauty of the Sonoran Desert.

Formal planting patterns and turf will be utilized in highly focal areas, such as the Project main entry points, along the neighborhood collector and the linear park. The formal planting reinforces the urban park setting that characterizes this community. Residential neighborhoods shall utilize both formal and informal planting patterns, as well as turf for active and passive recreation. Non-programmed open space, buffers, and drainage areas will maintain more of an organic planting pattern to help distinguish these areas from the focal areas within the community. (See **Exhibit 10**, Landscape Character)



Perimeter and Screen Walls

All screen walls and fences shall comply with the Phoenix Zoning Ordinance, Section 703: Landscaping, Fences and Walls, except as noted below:

- ❖ Walls shall be designed to blend into the surrounding desert landscape through the use of compatible materials and colors. All site perimeter walls along collector roadways and between varying uses shall be a minimum of six-feet in height, with a maximum of eight-feet in height. Any blank walls adjacent to streets and sidewalks shall be limited to a maximum of 40-feet along a continuous plane, at which the wall shall be articulated with a setback, change of materials, use of artwork, or appropriate plant materials.
- ❖ No screen or perimeter walls over 40-inches in height will be permitted within the front yard setback.
- ❖ No screen or perimeter wall may incorporate chain link fencing or non-decorative corrugated metal. No wall shall be topped with razor, concertina, barbed wire or any equivalent.
- ❖ Loading, maneuvering and other service areas shall be screened, to the extent practical, so that they are not visible from the perimeter right-of-ways.

See **Exhibit 11**, Wall Concepts.

Entry Landscape

Shea at North Tatum has major gateway entries at the perimeter of the Property. These will be the primary entry points and will provide a sense of character that will define the project's aesthetic charm. Landscape plantings shall consist of mature specimen trees, mass plantings of evergreen and flowering shrubs, ground-cover, and accent cacti plantings. The plantings at the entry will establish the character and quality of the development, which will be carried throughout the community.

The main entry is anticipated to be gated with signage walls and monumentation clearly identifying the architecturally themed gate house. This shall serve as a planned control access point to provide for a formal entrance into the community. (See **Exhibit 12**, Entry and Linear Park Master Plan)



Neighborhood Collector Landscape

The neighborhood collector road landscape treatment will provide an attractive entry feel and edge that will buffer the roads from the internal neighborhoods, provide shade for pedestrians and maintain a native desert appearance and function. The appropriate mix of canopy trees, shrubs and ground-covers will provide an attractive pedestrian experience along the connecting roadways. Plant materials will be incorporated between the street and adjacent sidewalks, as well as between the sidewalks and residences, where appropriate, to provide an interesting and comfortable pedestrian environment. Berms and undulating landforms may be incorporated along with appropriate screen walls or fences to provide a degree of separation where appropriate. (See **Exhibit 13**, Streetscape Concept).



Plantings along the neighborhood collector will be formal and include a street tree program. This concept provides an upscale and immediate mature look to the community, and provides for shaded walkways for pedestrians. The enlarged median will serve as a linear park with ample useable lawn for picnics, tossing the playing ball around, or for families to bring their kids and grandkids together.

Groves of trees will be used at the entries of neighborhoods off this main boulevard. This helps identify significant places within the community as well as provide, plus provides a scenic environment at neighborhood entry points.

Local Neighborhood Street Landscape

The planting materials shall be similar to the collector roadway landscape in type of material, density, and size. Trees may be planted in groupings to allow for site lines to buildings, signage and vehicular movements. Where sidewalks are detached, trees shall be offset in rows to provide shade for pedestrians. Berms and undulating landforms enhanced with vegetation are encouraged to provide visual interest, screening of adjacent uses, and storm water management.

Turf will be used in where appropriate to soften the landscape and provide passive recreation opportunities.



Common Space Landscape

The following standards shall apply:

- ❖ Turf is limited to a maximum of 60% of the total landscape area. Turf is recommended in usable and visually significant areas only that are supported by irrigation.
- ❖ Decorative rock (decomposed granite) is required in all landscape areas with the exception of turf. Any other material may be permitted as reviewed and approved by the Planning and Development Department.

(See **Exhibit 10**, Illustrative Landscape Character)

Screening

The following standards shall apply:

- ❖ Ground mounted mechanical equipment over 36-inches in height shall be screened from view by a minimum

of a 40-inch in height solid wall or suitable evergreen plant materials. Any walls shall be architecturally compatible with the primary structure.

- ❖ Trash compactors and dumpsters shall be screened with a masonry wall architecturally compatible with surrounding structures with minimum six-foot height, not to exceed eight-foot height. Doors (if applicable) shall be constructed with metal frame materials.

Shade

Due to extreme summer heat, shading of pedestrian spaces is a high priority. Gathering areas and sidewalks are planned to have spaces within them that are shaded in the summer months, but allows for sun penetration in the winter months. Incorporating canopies, building extensions, overhangs, arcades, and other shading devices into the design of the amenity buildings will also be a high priority. Sensitive design assuring accessibility will also be incorporated.

Lighting

Site lighting of the development shall comply with the Phoenix Zoning Ordinance and Phoenix City Code.

Amenities

Parks, open space and a range of amenities will be provided for the residents of the Property. These spaces and improvements will occur in conjunction with construction of adjacent residential units within the overall development and details of which shall be determined during the Master Planning Process. Development milestones set the threshold at which specific amenities shall be complete.

The Project shall include both active and passive amenities that will be commensurate to the scale and stature of the community. A key element will be the linear park planned to be located with the median of the neighborhood collector road section. Although the extent of the features of the linear park will be highly dependent on market conditions and demands, the linear park may include features for tot lots or equivalent kids play area; neighborhood amenity site that incorporate elements to engage the resident, community activity center and pool, and sport courts. In addition to the linear park, the Project is planned with other open space elements that may include, but are not limited to the following:

- ❖ Open-space with an abundance of turf
- ❖ Lush landscaping with earth mounding
- ❖ Ramadas and picnic tables
- ❖ Bicycle racks
- ❖ Water fountains

A multi-use pedestrian pathway within the interior of the parcels shall be provided as shown in the Circulation Plan (See Exhibit 14).

- ❖ All single-family detached homes shall meet the requirements found in the Guidelines for Design Review Section 507. Tab A. II.C.8 of the Phoenix Zoning Ordinance with the following provisions:
 - All lots 45- feet and wider shall incorporate Design Guidelines Sections 8.5.

- A minimum of three different front yard plant palettes consisting of a minimum of one accent tree, five shrubs and turf or ground cover, or evidence of a landscaping incentive package shall be provided for all single-family detached homes.

Parking

The minimum number of required parking spaces shall be as set forth in Section 702 of the Phoenix Zoning Ordinance, minus 10% and except for those standards modified in the sections below. This provision shall not limit the ability of the applicant or end user to apply for a zoning adjustment application to further modify any development standard or ordinance provision. The following exceptions or additions to the parking standards listed in Section 702 of the Phoenix Zoning Ordinance shall apply:

Compact Parking

The minimum dimensions for compact parking spaces are eight-feet by 16-feet. Development within the Neighborhood Residential – Attached and Multi-Family Residential zones may use compact space dimensions for no more than 10% of required parking spaces.

H. DESIGN GUIDELINES

The buildings at Shea at North Tatum will be visually integrated with the Property and its context by utilizing building placement and form that harmonizes with the surrounding environment. An appropriate balance will exist between the buildings and the surrounding open spaces to create a hierarchy of spatial definition. The development plan will promote flexibility in uses and design while providing consistent development regulations to guide development of the individual parcels within the Property.

Thematic Streetscape Design

North Tatum streetscapes will be designed in a way that promotes pedestrian and bike use while ensuring a safe driving experience. With this approach in mind, a hierarchy of streetscapes have been designed that support appropriate speeds, access and connectivity within the neighborhood and to the surrounding region. The streets design will provide the necessary connections and will also serve as landscaped amenity spaces complete with sidewalks, street trees and other landscape features and in some instances will include wide landscaped medians and/or dedicated bike lanes. Electric boxes, transformer utilities, and conduits should be concealed from view. Unless indicated, all streets may include on on-street parking on one-side or both sides of the street.

Neighborhood Collector

The neighborhood collector entrance from the perimeter of the Property will provide access to and within the residential parcels and is defined by a minimum of a 20 foot wide landscaped median, tree shaded paths and sidewalks and appropriate lighting for both vehicular and pedestrian traffic. More specifically this shall be:

- ❖ Landscaped median, minimum 20 feet wide (inside curb dimension)
- ❖ Detached sidewalk, minimum 8 foot wide, on one side of the street only, with a minimum 10-foot wide landscape planter between back of curb and sidewalk

Local Private Street

The internal neighborhood streets will include a 4 foot attached sidewalk, on one side of the street, to allow residents to walk from their Parcel to the Boulevard to the lineal park.

Landscape Theme and Design

The landscape standards provide a framework for a common landscape theme for Shea at North Tatum that is compatible with the Sonoran Desert and the surrounding environment. It is desirable to utilize materials that are common and compatible with the desert region's ecology and wildlife, and to help conserve water resources. Plant materials will soften the general appearance of the project, provide shade, and provide buffering between adjacent uses. (See **Exhibit 9**, Conceptual Landscape Plan)

The landscape at North Tatum Groves will feature desert appropriate landscaping that showcases the beauty of the Sonoran Desert while creating a soft, green environment for its residents. Plantings will be both formal and informal based on location and visibility. Turf will be used throughout the community to help promote the park like setting of North Tatum Groves, as well as, plus groves of trees in key areas.

Lighting

Site lighting of North Tatum shall comply with the Phoenix Zoning Ordinance and Phoenix City Code.

Amenities

A central amenity has been provided within North Tatum along the neighborhood collector. The gradual widening of the lanes provides a great opportunity for a linear park and amenity sites for the community. Large turf areas with recreational amenities such ramadas, picnic areas and other items may be added to the park for all of the residents to enjoy.

I. SIGNS

It is intended that all signs at Shea at North Tatum meet the requirements found in Section 705 of the Phoenix Zoning Ordinance. Prior to construction, a Comprehensive Sign Plan shall be processed and approved in accordance with Section 705.E.2 of the Phoenix Zoning Ordinance.

J. SUSTAINABILITY

- A. The following are standards that are measurable and enforceable by the City:
 - a. Multi-family residential development shall provide common bicycle parking at 0.25 spaces for each residential unit, with a maximum of 40 spaces.

- B. The following are sustainability practices will be considered by the developer:
- a. A sustainable recycling program will be actively pursued and supported for all single-family and multi-family developments.
 - b. Providing pedestrian amenities such as: shaded sidewalks separated and protected from the street by landscape elements, waste receptacles (recycling and trash), way finding, and benches.
 - c. Providing active living amenities such as recreational structures within project common areas, playground equipment and active play fields.
 - d. Shaded surface parking spaces using vegetation, low-sloped structural shading with a minimum SRI of 29, or a similar material that achieves additional shading with high reflectivity.
 - e. Providing multi-use paths throughout the site that enable connection to the linear park.
 - f. Providing locations for secure bike parking.
 - g. Landscaping and stormwater management that seek to retain storm runoff where appropriate and allow it to provide water for landscaping and improve groundwater conditions.
 - h. Utilizing non-invasive native vegetation within landscape areas including parks and opens spaces, landscape buffers and setback, and along streets within the community.
 - i. Providing a wide variety of home types and sizes that will attract residents that are equally varied in age and lifestyle.
 - j. Including LED and energy efficient lighting technology on site including parking lots, parks and streets.

K. INFRASTRUCTURE

Circulation Plan Overview

According to the traffic study prepared by CivTech, Tatum North is anticipated to generate approximately 11,788 daily vehicles with approximately 897 AM peak hour trips and 1,132 PM peak hour trips anticipated from the area. The City of Phoenix requires developments of this size to prepare a traffic study that will address the immediate impacts upon opening in addition to an analysis of 5-years after opening. The study will identify necessary roadway improvements surrounding the site and will evaluate the AM peak hour and PM peak hour.

Per the conceptual site plan, the development will separate the single-family and active adult development from the multi-family development. Access to the single family and active-adult portion will be provided from a primary access point along Tatum Boulevard (aligning with the Sonterra at Paradise Valley apartment driveway) as well as two access points along Grovers Avenue to be restricted to "egress only". Access to the multifamily development will be provided from a primary access along Bell Road, aligning with 50th Place.

Bell Road will be the primary attraction of site trips as it provides regional access to SR 51 west of the site and Loop 101 east of the site. An aerial view of the site reveals that most trips will travel south, east, and west. Although Tatum Boulevard north of the site provides access to Loop 101, it is not anticipated to be heavily favored. Drivers destined westbound on Loop 101 will most likely travel west on Bell Road to SR 51 and then take SR 51 northbound to Loop 101. Drivers destined to travel east will most likely choose to travel eastbound on Bell Road. It is anticipated that a signal will be warranted at both primary access points for this development. Signal locations will be determined as part of the previously mentioned traffic study.

Grading and Drainage

The area surrounding the Property naturally slopes to the south. According to FEMA Flood Insurance Rate Map 04013C1315L, revised October 16, 2013, the site is located entirely within shaded Zone X. FEMA defines shaded Zone X as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. The site is located less than a half mile downstream of the Reach 11 Recreation Area, which also provides regional flood protection for the Property and surrounding area.

Most of the area surrounding the Property has been developed with stormwater controls to manage stormwater runoff within their respective boundaries. Adjacent parcels appear to include adequate conveyance or retention facilities to store or route their onsite runoff, and adjacent half-street frontages were constructed with inlets and storm drain systems to manage roadway runoff. The Property, which remains largely undeveloped, does not appear to have any significant existing drainage controls or facilities.

The Property will need to be designed and constructed to manage the 100-year onsite runoff. In accordance with current City of Phoenix design guidelines, 100-year, 2-hour retention will be required. The ultimate outfalls for the Property shall be to the adjacent roadway right-of-ways located along the south and west sides, which is consistent with historical drainage patterns. Since the Property will be designed with appropriate drainage controls and stormwater retention, and the historic outfalls will be maintained, no adverse impact to downstream properties or infrastructure is expected as a result of their development.

Water Services

Water service for North Tatum will be provided by the City of Phoenix. Since the Project is located on an infill lot, extensive water infrastructure is present and available to serve the Project. The site is located between the City's pressure zones 5E (52) and 4A (42). It is anticipated that portions of the site will be served by each respective pressure zone. The existing water infrastructure in the Project vicinity includes 8-inch water lines in 52nd Street and Grovers Avenue, and 12-inch water lines in Bell Road south of the site and along a portion of Tatum Boulevard west of the site. In addition to these distribution mains, there is also an existing 48-inch transmission water main in Bell Road.

The water system improvements for the Project are anticipated to include distribution mains that will range from 8-inch to 12-inch in diameter. No significant offsite improvements are expected. The addition of new onsite water mains will offer benefits to the overall system by providing new flow paths and looping to improve the overall performance. A Water Master Plan shall be prepared to evaluate and analyze the Project and summarize findings and conclusions.

Wastewater Service

Wastewater service for North Tatum will be provided by the City of Phoenix. Existing wastewater infrastructure in the vicinity of Tatum Groves includes an 8-inch gravity sewer main along 52nd Street and 10-inch gravity sewer mains along Grovers Avenue and Tatum Boulevard. The 10-inch sewer main along Grovers Avenue flows west to Tatum Boulevard, and the existing sewer mains in Tatum Boulevard and 52nd Street convey wastewater south.

The Project will be serviced by these existing mains. The Project is planned with a series of onsite sewer mains that will collect wastewater flows and route to the appropriate outfalls. Generally, the east and southeast quadrants of the Project is planned to outfall to 52nd Street, while the remainder will flow into the Tatum main. A Wastewater Master Plan will be prepared to evaluate existing main capacity and summarize findings and conclusions.

L. PHASING PLAN

The construction of Shea at North Tatum is anticipated in 3 phases. The phases and development in each are outlined below. The timing of each phase will depend on market conditions.

- Phase I
 - Gate House
 - Neighborhood Collector
 - Linear Park
 - Fully Developed – Parcels A, D, E
 - Partially Developed – Parcels C, F
- Phase II
 - Fully Developed – Parcel B
 - Partially Developed – Parcels C, F
- Phase III
 - Multi-Family

Parcels C and F will be partially developed to bring on model lots and limited production lots. The balance of those parcels will be developed as market conditions dictate, but are expected to be on the same schedule. Phase III may be developed at the same time as Phase I, but could develop on its own schedule depending upon market conditions. (See **Exhibit 16**, Phasing Plan).