

Snell & Wilmer
Committed to being your perfect fit.®



**NORTH 7TH
RESIDENCES**
CASE NO. Z-49-23-2

LOCATED AT THE SOUTHEAST CORNER OF
7TH STREET AND BEARDSLEY ROAD

DATE OF INITIAL SUBMISSION: JULY 31, 2023
SECOND SUBMISSION: NOVEMBER 3, 2023

CITY OF PHOENIX

NOV 03 2023

**Planning & Development
Department**

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of way abandonments.

Principals and Development Team

Developer

Toll Brothers Apartment Living
8767 E. Via De Ventura, Suite 270
Scottsdale, AZ 85258
www.tollbrothers.com



Architect

CCBG Architects
102 E. Buchanan Street
Phoenix, AZ 85004
www.ccbgarchitects.com



Landscape Architect

Collaborative V Design Studio, Inc.
7116 E. 1st Ave #103
Scottsdale, AZ 85251
www.collaborativev.com



Civil Engineer

Hubbard Engineering
1201 S. Alama School Road
Mesa, AZ 85210
www.hubbardengineering.com



Traffic Engineer

Lokahi
10555 N. 114th Street, Suite 105
Scottsdale, AZ 85259
(480) 536-7150
www.lokahigroup.com



Zoning Attorney

Nick Wood, Esq.
Snell & Wilmer, LLP
One E. Washington Street, 27th Floor
(602) 382-6000
www.swlaw.com

Snell & Wilmer
Committed to being your perfect fit.™

Table of Contents

	<u>Page #</u>
A. Purpose and Intent	5
B. Land Use Plan	8
C. List of Uses	9
D. Development Standards	10
E. Design Guidelines	15
F. Signs	19
G. Sustainability	24
H. Infrastructure	25
I. Comparative Zoning Standards	28
J. Legal Description	29

Exhibits

Exhibit 1: Site Aerial	31
Exhibit 2: Conceptual Site Plan	32
Exhibit 3: Conceptual Building Elevations	33
Exhibit 4: Conceptual Project Renderings	38
Exhibit 5: Conceptual Landscape Plan	43
Exhibit 6: Conceptual Open Space Plan	44
Exhibit 7: Conceptual Shade Study	45
Exhibit 8: Color Palette	46
Exhibit 9: Phasing Plan	47
Exhibit 10: Building Height Stepdown Exhibit	48

A. PURPOSE AND INTENT

A1: Project Overview and Goals

Toll Brothers Apartment Living (“Toll”) “North 7th Residences” project is a redevelopment proposal to establish a new high-quality apartment living community at the southeast corner of 7th Street and Beardsley Road. The North 7th Residences will provide additional housing opportunities in close proximity to regional employers and attract additional residents to the area to support nearby retail, restaurant, and neighborhood services, thus supporting the long-term viability of the commercial uses in the surrounding area. The primary goal of the project is to provide a modern, upscale, and amenity rich living experience catering to a variety of housing needs and preferences, all within close proximity to excellent regional transportation infrastructure (Loop 101/I-17) that provides access to key employment areas as well as retail/services around the site.

Today, the site is partially developed with a 2-story, approximately 97,372 gross square foot office building constructed in 2003. This building was last utilized for call center type uses. The office market has changed significantly since the Covid-19 pandemic, with remote work allowing for many office-based positions, particularly those in call center/customer service type jobs, to be done “off-site” by employees. This newfound flexibility has reduced office space demand, in particularly for space intensive uses such as these. Compounded by a location that is remote from other office uses and supporting services (such as restaurants), the site is no longer a viable office location. By reimagining the site for residential purposes, there will be improvements to the surrounding community by removal of a high traffic generating use (office/call-center), completion of the vacant site (which, as vacant land, tends to attract less than desirable activities), improvement of the abutting streetscape (modernizing the pedestrian experience along 7th Street with detached sidewalks and additional shading) and providing a new housing choice option for those that want to live/work/play in this part of the City.



7th Street Frontage

The development proposal includes a total of five (5) residential buildings for a total of up to 825 new residences and ample amenity spaces (the “Project”). The Project is comprised of one (1) wrap style apartment building (with an interior parking garage) and four (4) garden style apartment buildings utilizing private garage and surface parking to provide a variety of housing choices for future residents.

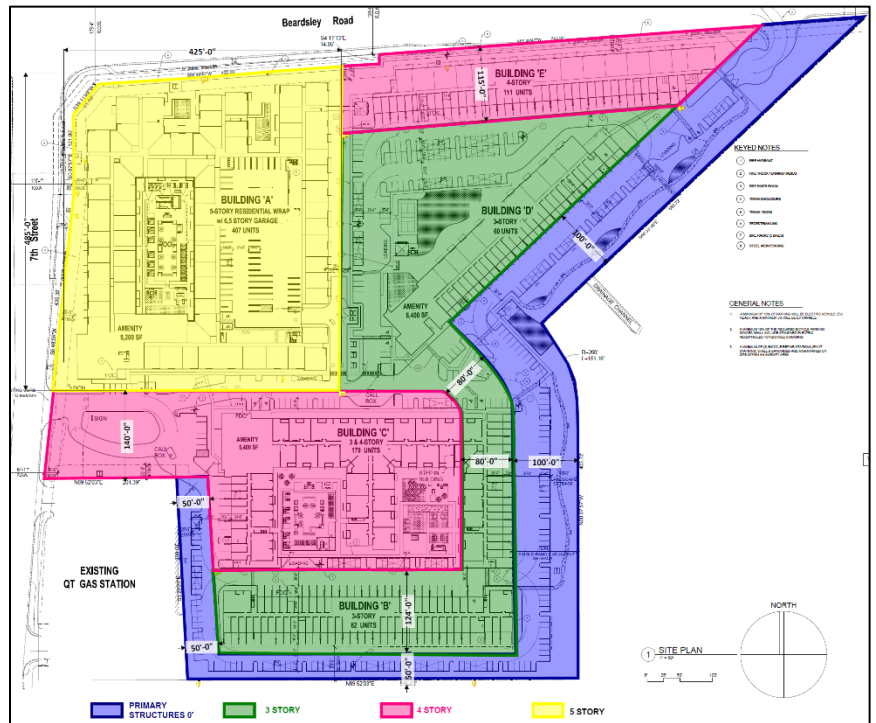
The Project will provide a mix of studio, one-, two-, and three-bedroom units, appealing to a variety of housing preference and needs. Additionally, the Project will incorporate modern residential amenities, including a total of 25,050 square feet of air-conditioned indoor amenity space distributed throughout the site, as well as up to 90,100 square feet of useable outdoor open space comprised of pools, outdoor seating and lounging nodes, cooking and dining areas, fire pits, activity and fitness lawns, sport courts, and entertainment media walls distributed throughout the site in locations central to community residents.



A2: Overall Design Concept

As a redevelopment adjacent to existing single and multi-family homes, a key design concept for the Project is a deliberate focus on sensitivity to these nearby established land uses. To achieve a balanced transition between neighboring uses, the Project utilizes a stepped down design, gradually decreasing the buildings' height from its tallest elevation of 65' and five (5) stories along the 7th Street and Beardsley Road frontages (at the intensive intersection) to the shortest elevation of 38' and three (3) stories where the property is more proximate to existing homes.

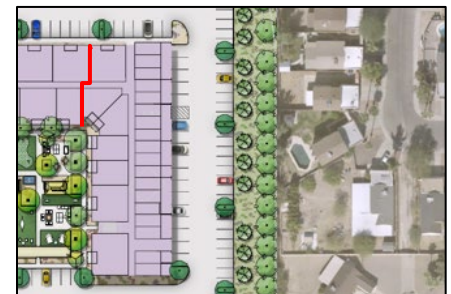
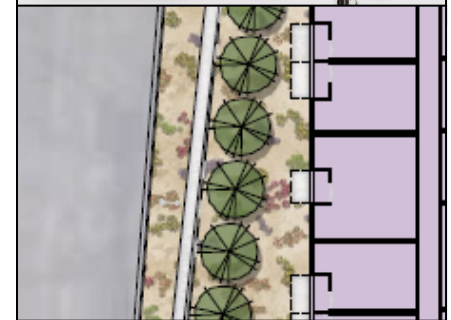
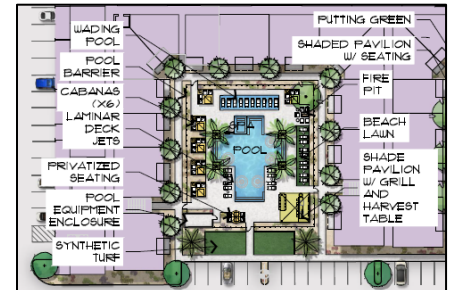
This stepped down design results in a building massing that is contextually appropriate while also providing a transition in height ensuring the Project's compatibility with its surrounding neighbors. Significant building setbacks, which are up to three (3x) times greater than those required by the current zoning adjacent to the east property line and over sixteen (16x) times greater than those allowed by the current zoning adjacent to the south property line, further provide a transitional buffer and a scaled separation between the Project and adjacent existing residences. There has been careful site planning for the Project, resulting in an overall



design that permits redevelopment of the property while providing an appropriately sized transition zone that is codified by this PUD to include a number of requirements, including (i) minimum building setback provisions, (ii) building height limitations and (iii) landscaping requirements that ensure this buffer zone is established and maintained as provided for in the conceptual plans.

To summarize, the Project will improve an underutilized site (a property half undeveloped with the other half being an empty outdated office use) through establishment of neighborhood complementary land uses (residential) and by providing an upscale design, which is implemented by the development standards and design guidelines provided by this PUD. A few key provisions include:

- Residential units oriented towards the amenity-rich outdoor common spaces, allowing tenants to access a variety of activities and lifestyle amenities characteristic of upscale urban living. The ease of access to such amenities contributes to a vibrant community, fostering connection between neighbors, while also contributing to a reduction of vehicular trips based on the abundance of amenities onsite.
- Ground floor units and adjacent amenity areas help to activate the surrounding streets and strengthen the pedestrian environment. Pedestrian infrastructure improvements will connect residents of the project as well as residents of the neighboring subdivisions to destinations located within a walking and biking distance, reducing reliance on privately-owned vehicles.
- A stepped down building design and substantial rear building setbacks exercise sensitivity to the adjacent residential developments by providing an enhanced transition between these areas. Buffered by both space and vegetation, residents of the existing adjacent homes will not find themselves negatively impacted by this redevelopment.
- Project height and density will be concentrated towards the 7th Street and Beardsley Road right-of-way frontages. The placement of the wrap-style building in this location will provide visual interest and an expression of quality to the surrounding community and to those passing by on 7th Street. The main entrance will be dominated by an elevated entrance featuring enhanced landscaping, variations in materials, with recesses, pop-outs, and substantial ground floor glazing.
- All portions of the design will consist of high-quality materials complementing and elevating the surrounding built environment. The building massing is articulated by means of recesses in wall plane and projected additive geometries including shade structures and patio balconies to create depth and visual interest in the façade and a comfortable outdoor living experience for residents.



B. LAND USE PLAN

B1: Proposed Land Use Categories

The Project is a multifamily development comprised of up to 825 dwelling units (at a maximum of 44.2 du/ac) with associated private residential amenities located on an approximately 18.68 gross acre (17.51 net acre) site.

B2: Conceptual Site Plan Summary

The conceptual site plan provided herein illustrates the proposed site design, subject to modifications that are consistent with the provisions of this PUD as the Project is processed through the City's site plan and building permit approval processes.

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

Ground Level consists of the site access, ground floor parking, service areas, first level of residential units, indoor amenity spaces, and all of the project's outdoor common open space.

Site access occurs through the two (2) existing drives, located off of 7th Street and Beardsley Road. The driveway at 7th Street will serve as the primary ingress/egress for the Project while the driveway at Beardsley Road will accommodate secondary right in/right out access. Internal access drives will circulate traffic through the site, directing resident and guest vehicular traffic into one of many surface and ground level parking options including structured garage parking, private garage parking, and open surface parking. Parking areas are screened from public street view via residential units, architectural screen walls, and live vegetation. Service areas including loading bays, delivery areas, and move-in service areas are deeply internalized to the site, ensuring they are properly screened from public street view and neighbors.

The Project's residential lobby is concentrated at the southwest corner of the Property, fronting 7th Street, near the Project's primary entrance.

Levels 2, 3, 4, and 5 (where proposed for each building) will include a mix of studio, one-, two-, and three-bedroom multifamily dwelling units, and the upper levels of the parking garage.

C. LIST OF USES

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

C1: Permitted Uses

- Multifamily residential dwelling units and amenities, as governed herein
- C-2 uses as permitted by Section 623 of the City of Phoenix Zoning Ordinance

C2: Temporary Uses

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

C3: Prohibited Uses

The following land uses are not permitted:

- All Special Permit uses otherwise permitted in the C-2 Zoning District are prohibited.
- Auto Title Loan Establishments
- Automobile Parts and Supplies, New Retail and Wholesale
- Boats, Retail Sale
- Car Wash
- Compressed Natural Gas Retail Sales
- Gas Stations
- Garage, Repair
- Hospital
- Motorcycles, Repair and Sales
- Non-Profit Medical Marijuana Dispensary Facility
- Pawn Shop
- Service Stations, Automobile
- Tobacco Oriented Retailers
- Veterinarian Offices
- Veterinarian Hospitals
- Window Glass Installation Shop

D. DEVELOPMENT STANDARDS

D1: Development Standards Table

The following development standards apply to any multifamily development of the property. In the event that stand-alone non-multifamily development occurs, the development standards applicable to such development shall be those of Ordinance Section 623, the C-2 General Commercial, Zoning District.

Development Standards	
a. Density (Maximum)	825 Dwelling Units 44.2 Dwelling Units per Gross Acre
b. Minimum Lot Width/Depth	No Minimum
c. Building Setbacks	
North (Beardsley Road) East (Perimeter) South (Perimeter) West (7 th Street/Perimeter) Interior Setback	20' (Minimum) 100' (Minimum) ¹ 50' (Minimum) 20' (Minimum) 0'
d. Building Height (Maximum)	65' (Up to 5 stories)
e. Building Height Stepdown	The buildings shall step down in height from the corner of 7th Street & Beardsley Road to the adjacent single-family neighborhood and shall be generally consistent with Exhibit 10 .
65', 5-Stories	Permitted within 425' of the west property line and 485' of the north property line
55', 4-Stories	Permitted within: (i) 115' of the north property line and 425' east of the west property line; (ii) 180' from the east property line, 174' from the south property line, and 50' from the west perimeter property line.
45', 3-Stories	Permitted 100' from the east property line, 50' from the south property line, and 50' from the west perimeter property line.
No Height Permitted (Except for Accessory Structures, See Section D1.f)	100' from the east property line and 50' from the west perimeter property line.
f. Lot Coverage (Maximum)	45% of Total Net Site Area
g. Project Phasing Standard	Phasing of the project may occur per Exhibit 9 . Should phasing occur, each phase shall be developed as a standalone parcel with necessary off-site improvements, adequate on-site circulation, and compliance with development standards. In the event that any phase of development does not comply with any given development standard, the developer shall sign and submit a covenant to City of Phoenix Planning and Development Department agreeing that all remaining development that is to occur in on the Property shall achieve an overall project that complies with all development standards.

¹ Accessory structures (per Section D1.f) shall be permitted within the east building setbacks.

D2: Landscape Standards Table

	If project is Phased, Phase 1 may have a maximum lot coverage of 60%; all subsequent phases (inclusive of Phase I area) shall comply with D.1.f.
h. Accessory Structures²	Shall be limited to parking canopies and shade structures. Maximum height: 10'
Landscape Standards	
a. Landscape Requirements³	
North (Beardsley Road)	20' (Minimum)
East (Perimeter)	40' (Minimum) ^{4,5}
South (Perimeter)	10' (Average)
West (7th Street)	20' (Average)
West (Perimeter)	10' (Average)
Interior Setback	0'
b. Streetscape Landscape⁶ Requirements Adjacent to 7th Street	As approved by ADOT ⁷ .
c. Streetscape Landscape Requirements Adjacent to Beardsley Road	As Approved by ADOT.
d. On-Site Landscape Requirements Adjacent to Beardsley Road (North Property Line)	<u>On-Site Landscaping:</u> Trees to be planted 20' on center or in equivalent groupings. In areas where 20' on center cannot be met, trees shall be planted to achieve shading standard set forth in <u>Section D5</u> . Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 75% living groundcover coverage. <u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
e. On-Site Landscape Requirements Adjacent to 7th Street (West Property Line)	<u>On-Site Landscape:</u> Trees to be planted 20' on center or in equivalent groupings. In areas where 20' on center cannot be met, trees shall be planted to achieve shading standard set forth in <u>Section D5</u> . Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 75% living groundcover coverage. <u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on

² Permitted within the east building and east landscape setbacks. Areas outside of the building and landscape setbacks are not subject to this limitation on accessory structures.

³ Parking spaces may encroach into required landscape areas up to 2'-6" maximum.

⁴ To accommodate curvature of eastern property line and minimum drive aisle/ fire lane requirements, a minor encroachment up to 5 feet into the required setback is permitted for up to 10 parking spaces provide adjacent to the eastern property line. When implementing this exception, the intent is to minimize the encroachment to the extent practical.

⁵ Accessory structures (per Section D1.f) shall be permitted within the east building setbacks.

⁶ Streetscape landscaping shall be defined as the area between the back of curb and the property line.

⁷ Arizona Department of Transportation ("ADOT")

	alternative design solutions consistent with a pedestrian environment.
f. On-Site Landscape Requirements Adjacent to Perimeter Property Lines (East, South, and West Property Line)	<p><u>Landscape</u>: Trees to be planted 20' on center or in equivalent groupings. In areas where 20' on center cannot be met, trees shall be planted to achieve shading standard set forth in <u>Section D5</u>. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. Minimum 75% living groundcover coverage.</p> <p><u>Enhanced Features</u>: A multi-use trail, shaded seating pavilion, pocket park, flexible activity lawn and pet recreation areas are permitted within the perimeter landscape setback areas.</p> <p><u>Utility Conflict Resolution</u>: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
g. Minimum Required Open Space	<p>Required common outdoor open space areas with resident amenities shall be provided outside of required setbacks. Said common open space shall comprise a minimum of 7.5% of total gross lot area.</p> <p>A minimum 45% shade is to be provided in required common outdoor open spaces.</p> <p>See <u>Section E.2.c</u> for landscape design guidelines.</p>
h. Total Open Space	Minimum of 7.5% of total gross site acreage, inclusive of required open space areas and required landscape setback areas.
i. Plant Palette	All plant materials outside of internal amenity areas shall consist of those listed on the Arizona Department of Water Resources low-water use plant list.

D3: Parking

Parking Standards	
a. Minimum Vehicle Parking Standards⁸	
Residents	
Studio	1.5 spaces per dwelling unit
1-Bed	1.5 spaces per dwelling unit
2-Bed	1.5 spaces per dwelling unit
3-Bed	2 spaces per dwelling unit
Bicycle Parking	0.25 spaces per dwelling unit, maximum 50 spaces
Electric Vehicle Charging⁹	A minimum of 10% of the required parking spaces shall be Electric Vehicle (EV) Ready and a minimum 5% shall be Electric Vehicle (EV) Capable.
b. Parking Location, Automotive	Parking spaces shall be distributed throughout the site and shall consist of structured garage parking, private garage parking, and open surface parking. Open surface parking may be tandem with spaces located in the rear of the private garage parking stalls. See

⁸ Of the total required parking, a minimum of .25 spaces per unit shall be open/ unreserved

⁹ If a required parking space provides electric vehicle charging facilities, said space may be counted as a parking space for purposes of meeting the minimum required parking space totals.

	Sections E1.g and E1.h for parking screening requirements. Ordinance Sections 702.B.a.(2) and 702.B.2.b.(5) shall not apply.
c. Parking Stall Dimensions	<p>Minimum parking stall dimensions shall be as follows:</p> <ul style="list-style-type: none"> • Within Parking Garage: 8'-6" x 18'-0" • Surface Parking Lot: 8'-6" x 15'-6" with 2'-6" overhang and/or 8'-6" x 18'-0" • Private Garages: 11'-0" x 24'-0" • Tandem: Minimum of eight and one-half (8 1/2) feet by eighteen (18) feet for each parking space.
d. Parking Location, Bicycle	<p>One (1) area of secured bicycle parking will be provided on site for each phase of development maintenance and be installed in conformance with Section 1307.H, except as follows:</p> <ul style="list-style-type: none"> • Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided. <p>Each secure bike room shall include basic tool to perform bike maintenance.</p> <p>In addition, a minimum 10% of the required bicycle parking spaces shall include standard electrical receptacles for electrical bicycle charging capabilities.</p>
e. Loading Bay	<p>Two (2) off-street loading spaces shall be provided internal to the site and screened from public street view. Each space shall be at minimum 10' x 30' in size, exclusive of aisles and maneuvering space.</p> <p>Section 702.A.1.b. is not applicable to this PUD.</p>

D4: Fences/Walls

Walls provided along the property line when adjacent to single-family (east property line) or multi-family (south property line) may be permitted to be up to 8 feet in height.

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

D5: Shade

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

Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

D6: Lighting Plan

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

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

E. DESIGN GUIDELINES

E1: Design Guidelines

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

E1. Design Guidelines	
a. Exterior Materials	<p>The residential building façade shall include:</p> <ul style="list-style-type: none"> • Maximum 71% stucco • Minimum 20% glazing • Minimum of 9% other materials (from list below) <p>Other materials utilized (at least two):</p> <ul style="list-style-type: none"> • Masonry • Brick • Non-reflective coated Metal • Decorative wrought iron railing • Wood • Simulated wood • Composite paneling • Glazing
b. Façade Restrictions	Blank walls shall not exceed 20' without a variation in texture, material, color, or building fenestration.
c. 7th Street Fronting Ground Level Patios	First floor units fronting on 7 th Street shall include a private patio measuring a minimum of 45 square feet with a minimum depth of 4'-6".
d. Private Balconies	80% of all residential units shall contain at least one (1) private balcony or patio space measuring a minimum of 45 square feet with a depth of 4'-6".
e. Screen Walls	Screen walls shall utilize architectural detailing, materials, and colors consistent with or complementary to the building façade.
f. Noise Reduction	The indoor noise levels of residential units shall not exceed a decibel day night-level (DNL) of 45 decibels and that, along with the building plans submitted for Phoenix Building Construction Code compliance review to the Planning and Development Department, there shall be a sealed and signed analysis by an engineer licensed in Arizona with a proficiency in residential sound mitigation or noise control. The engineer shall note in the analysis that the building design is capable of achieving this required Noise Level Reduction.
g. Structured Parking Screening	The structured parking garage shall be fully screened from the public right-of-way and adjacent neighborhoods by residential units and/or architecturally integrated facade.
h. Surface Parking Screening	All surface parking shall be buffered from view of public right-of-way and adjacent neighborhoods through architectural or vegetative screening. Architectural screening shall be consistent with Section E1.f of this PUD.
i. Pedestrian Circulation	All on-site and off-site pedestrian pathways that cross over driveway entrances and parking lot surfaces shall feature enhanced materials, such as stamped or colored concrete, bricks, or other

	<p>pavement treatments, that visually contrast with the adjacent parking and drive aisle surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles and parking fields.</p>
<p>j. Pedestrian Amenities</p>	<p>Additional pedestrian amenities (public amenities) shall include a minimum of three (3) of the following amenities within the building setbacks adjacent to 7th Street and Beardsley Road:</p> <ul style="list-style-type: none"> • Architectural lighting • Waste receptacles (recycling and trash) • Way finding • Benches • Bicycle parking • Milkweed or Native Nectar Species for Monarch Butterflies: A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department.
<p>E2. Landscape Design Guidelines</p>	
<p>a. Uniform Perimeter (Interior) Design</p>	<p>The perimeter (interior) west and south property lines will provide a shade canopy of trees and colorful mix of shrubs, accents, and groundcover. At minimum, this landscape will be comprised of:</p> <ul style="list-style-type: none"> • Trees shall be planted a minimum of 25' on center, or equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity). • Minimum three (3) different shrub species • Minimum two (2) different accent species • Minimum three (3) different groundcover species • Minimum 75% live ground coverage • Milkweed or Native Nectar Species for Monarch Butterflies: A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department. <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
<p>b. Neighborhood Transition Design</p>	<p>The area between the parking lot and the east property line adjacent to the single family neighborhood south property lines will provide a dense shade canopy of trees and colorful mix of shrubs, accents, and groundcover to achieve a transitional space between the neighborhood and the Project. At minimum, this landscape will be comprised of:</p> <ul style="list-style-type: none"> • Trees shall be planted a minimum of 25' on center, or equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity). • Minimum three (3) different shrub species

	<ul style="list-style-type: none"> • Minimum two (2) different accent species • Minimum three (3) different groundcover species • Minimum 75% live ground coverage • Milkweed or Native Nectar Species for Monarch Butterflies: A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department. <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
<p>c. Uniform Streetscape Design</p>	<p>As approved by ADOT.</p> <p>On-site landscaping located between the back of sidewalk and the building envelope will provide a shade canopy of street trees and colorful mix of shrubs, accents, and groundcover to buffer the street from the existing detached sidewalk. At minimum, this landscape will be comprised of:</p> <ul style="list-style-type: none"> • Trees planted a minimum of 25' on center, or equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity). • Three (3) different shrub species • Two (2) different accent species • Three (3) different groundcover species • Minimum 50% live ground coverage <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
<p>d. Required Common Open Spaces</p>	<p>Required common open spaces will include a shade canopy of trees (where possible) and colorful mix of shrubs, accents, and groundcover to provide visual interest and a comfortable seating environment. At minimum, this landscape will be comprised of:</p> <ul style="list-style-type: none"> • One tree per 1,000 sf of open space area. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24 inches tall at maturity). • Minimum 75% live ground coverage within landscape Areas • Synthetic turf may be used in required amenity spaces. <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>

E3: Amenities

E3. Amenities	
a. Resident Amenities	<p>Residential amenities (private amenities) shall include a minimum of ten (10) of the following amenities distributed across a minimum of three (3) separate spaces in the wrap style component of the Project and three (3) separate spaces in the garden style component of the Project.</p> <ul style="list-style-type: none"> • Lobby and amenity space no less than • Fitness center no less than • Resident lounge/clubhouse • Trellis area(s) • Outdoor seating area(s) • Flexible fitness lawn • Game and activity lawn • Shaded outdoor cooking and/or dining areas • Fire pit(s) • Pickleball court(s) • Putting green • Bocce ball court • Dog park • Lounge Deck • Pocket park • Water feature(s) • Entertainment pavilion with grill and media wall • Swimming pool and/or spa with at least three (3) of the following: <ul style="list-style-type: none"> ○ Barbecue(s) ○ Beach lawn ○ Cabanas ○ Seating node(s) ○ Fire pit(s)
b. Open Space and Amenity Space Requirements	<p>No portion of any open space area containing a required resident amenity as noted in E3.a shall be less than two hundred (200) square feet or less than twenty feet (20') in dimension.</p>

F. SIGNS

F1: Permitted Signs

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

- The project shall be permitted two (2) wall signs and (1) ground monument or combination sign along the Beardsley Road frontage.
- The project shall be permitted two (2) wall signs and two (2) ground monument or combination signs along the 7th Street frontage.
- Ground monument signs shall be permitted within building and landscape setbacks.
- There shall be no minimum distance between ground monument signs adjacent to 7th Street.
- All signs are subject to a sign permit.

Proposed signage will be in accordance with Section 705(E)(2)(b) of the City of Phoenix Zoning Ordinance and not exceed what is necessary for the development. The Project complies with the six (6) criteria associated with a Comprehensive Sign Plan, discussed below.

(1) Placement.

All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features, structures, and sign orientation relative to viewing distances and viewing angles. In commercial centers in which some tenants are in locations having little or no street visibility, in order to provide identification, wall signs may be placed on walls of the building in which such tenants are located, even though not on a wall of the space occupied by those tenants.

The proposed sign locations are located on areas of the property, so they are sufficiently visible. The ground signs will allow for visibility for people traveling north and south along 7th Street and east along Beardsley Road (in addition to east and west along the Loop 101 Freeway).

(2) Quantity.

The number of signs that may be approved within any development shall be no greater than that required to provide project identification and entry signs, internal circulation and directional information to destinations and development sub-areas, and business identification. Factors to be considered shall include the size of the development, the number of development sub-areas, and the division or integration of sign functions.

The sign plan proposed three (3) ground signs and four (4) wall signs. The proposed seven (7) signs provide project identification that does not exceed the intent of the above-mentioned code requirement. The site has an abundance of street frontage and freeway frontage. The seven (7) signs proposed are spread-out, thus not creating a cluttered visual look for the project.

(3) Size.

All signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to adjacent uses, amount of sign copy, placement of display (location and height), lettering style and the presence of distracting influences. In no event shall a plan contain a ground or wall sign which exceeds by more than fifty percent any maximum height standard or by twenty-five percent any maximum area

standard allowed on the site through the design review process. There shall be no prescribed limit on the percentage by which a comprehensive sign plan may allow a directional sign to exceed the area or height restrictions permitted on the site.

The proposed signs are not larger than necessary for visibility and readability. The walls signs are sized appropriately based on the proximity to 7th Street, Beardsley Road, and the Loop 101 Freeway. It should be noted that the Loop 101 Freeway is raised adjacent to the property, thus justifying requests of the sign area and heights. The ground signs located at the entrances to the development will meet zoning ordinance requirements.

(4) Materials.

Sign materials shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style, or the use of a consistent lettering style or copy.

The proposed signs will incorporate the same colors, design, and materials. This will create a uniform look throughout the overall multifamily residential development.

(5) Illumination.

Illumination shall be in conformance with Section 705.C.6 of this ordinance.

The proposed sign illumination will be in conformance with Section 705.C.6 of the City of Phoenix Zoning Ordinance.

(6) Context.

The design of all signs should respect the context of the surrounding area and the character established by existing signage. Items to be considered include, but are not limited to, lettering style, sign placement, and architectural style.

The proposed sign design and colors will complement the surround areas. There is no existing signage onsite. The signs will incorporate a modern design that will complement the building architecture and colors. Finally, the signs simple yet elegant design will allow for project identification while complementing the surrounding community.

Project Signage Matrix:

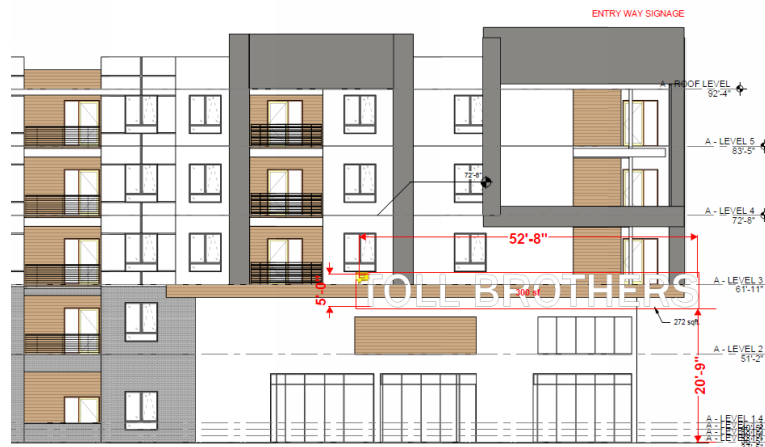
Sign Type	Location	Quantity	Max Sq.Ft.	Max. Height	Max. Individual Letter Height
Freeway Branding Sign	Adjacent to Beardsley Road and Loop 101 Freeway	1	450 sq.ft.	70'	6'
7th Street Branding Sign	Interior to site adjacent to 7 th Street	1	350 sq.ft.	35'	6'
Entry Branding Monument Sign	Adjacent to 7 th Street	1	Per Section 705	Per Section 705	Per Section 705
Onsite Branding Monument	Adjacent to 7 th Street	1	Per Section 705	Per Section 705	Per Section 705
Branding Sign	Building E	1	Per Section 705	Per Section 705	Per Section 705
Branding Sign	Building C	1	Per Section 705	Per Section 705	Per Section 705
Entry Branding Monument Sign	Adjacent to Beardsley Road	1	Per Section 705	Per Section 705	Per Section 705

Freeway Branding Sign:



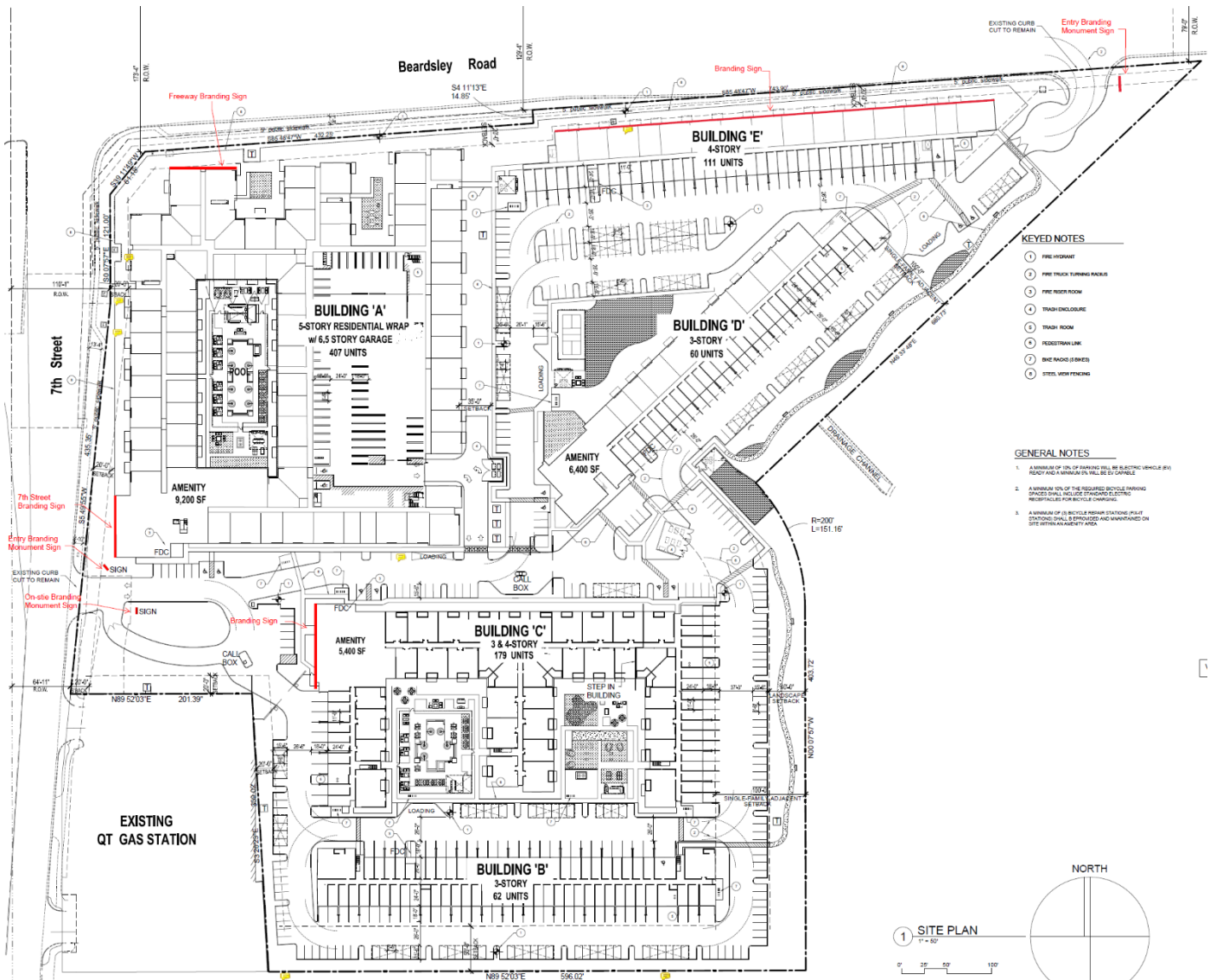
2 BUILDING A NORTH ELEVATION
 16'-12"

7th Street Branding Sign:



2 BUILDING A WEST ELEVATION
 17'-7"

Sign Locations:



G. SUSTAINABILITY

G1: City Enforced Standards

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

- As encouraged by Reimagine Phoenix, recycling receptacles will be provided.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All landscape and exterior building lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Retention of existing perimeter vegetation to the extent practical.
- Provide 75% shade on sidewalks adjacent to the development (along 7th Street and Beardsley Road, as approved by ADOT).

G2: Developer Enforced Standards

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

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

H. INFRASTRUCTURE

H1: Grading and Drainage

The site is currently partially developed with existing retention basins and drywells. The site is surrounded by residential uses to the south and the east and has 7th Street to the west and Beardsley Road along the north. The frontage road and 7th Street are both fully approved with inlets and storm drain. There is not any off-site storm water that will affect the site nor is there any existing infrastructure to allow off-site storm water to enter the site. An existing outfall scupper does exist to the south of the site that use to allow storm water to pass through prior to SR 101 and the construction of the frontage road. The site will be responsible to retain the 100-year 2-hour storm event and to properly percolate the retention basins within a required 36-hour time frame.

H2: Water and Wastewater

Being that the site is currently partially developed there is existing water and sewer services to the site. An existing 8" sewer currently services the site. This same sewer is planned to be used to service the new development. The site is planned to be split into 2 lots. Lot 1 will be served by a single 4" while Lot 2 is planned to be served by 2 existing 2" water meters. The existing 8" fireline on the south of the site is planned to be used to loop a fire sprinkler and hydrant line through the site and tie back to the existing 12" water in 7th St at the north end of the site.

H3: Circulation Systems

According to the traffic impact analysis that was conducted for the project, it was determined that the proposed use of the site would generate 3,855 weekday trips with 348 trips (80 in/268 out) during the AM peak hour and 319 trips (195 in/124 out) during the PM peak hour. The main access will continue to be the existing driveway on 7th Street. This driveway will be utilized as a full access driveway. The existing driveway on Beardsley Road will continue to be used as a right-in and right-out access. The report has recommended that the 7th Street striping be revised to allow for dedicated access and clear direction to the intersection of 7th Street and Beardsley Road. The proposed revision will modify the striping to allow for a dedicated northbound left turn at 7th Street for Driveway A, in addition to providing a raised median (see following page). In order to gain access to the proposed development from southbound of 7th Street., the existing two-way left turn lanes can be modified to provide the dedicated southbound left turn for the proposed development. This concept also provides a dedicated northbound right turn lane for the QT Gas Station driveway, the existing driveway for the proposed site, and the right turn onto Beardsley Road. This concept will not require any additional roadway improvements or intersection street light improvements.



H4: Complete Streets

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

- Streets should be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users, and more vulnerable modes (walking, bicycling, transit). Existing partially detached sidewalks will be maintained along 7th Street and Beardsley Road. Detached sidewalks will help increase perceived and real pedestrian safety, contributing to a sense of comfort for travelers on foot. See **Section E1.k**: “All on-site and off-site pedestrian pathways that cross over driveway entrances and parking lot surfaces shall feature enhanced surfacing materials, such as stamped or colored concrete, bricks or other pavement treatments, that visually contrast with the adjacent parking and drive aisle surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles and parking fields.” Contrasting materials at pedestrian points of access/travel create a visual reminder for vehicle operators to check for pedestrian traffic, thereby promoting safety and eliminating modal conflicts.
- Projects should be designed to connect neighborhoods via streets, sidewalks, and trails. Per the site plan associated with this Project, new on-site sidewalks and walkways will meander throughout the project, connecting residents to the existing public sidewalks along 7th Street and Beardsley Road. On-site pedestrian circulation will help activate existing pedestrian infrastructure and promote a walkable neighborhood.
- Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists. See **Section D5: Shade**, “Shading, which may be architectural, vegetative or any combination thereof, shall be provided...” at a minimum of 75% for all public sidewalks and 50% for all private sidewalks.
- Streets should be designed to expand the availability of public seating and bicycle racks. See **Section D3.a: Bicycle Parking**, “0.25 spaces per dwelling unit, maximum 50 spaces” and **Section D3.d: Parking Location, Bicycle**, “Two (2) separate areas of secured bicycle parking will be provided on site.”

- Bicycle parking areas be installed in conformance with Section 1307.H, except as follows: (i) Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided.”

I. COMPARATIVE ZONING STANDARDS

I: Comparative Zoning Standards Table

Standards	C-2 Standards (References to R-3 for Multifamily)	R-5 Standards	Proposed PUD Standards
a. Dwelling Unit Density (Units/Gross Acre)	14.5 du/acre with “Density Waiver” option up to 43.5 du/acre	45.68 du/ac; 52.20 du/ac with bonus	44.2 du/ac (gross)
b. Building Setbacks			
North (Beardsley Road):	10’	20’	20’
East (Perimeter):	33’	10’	100’
South (Perimeter):	3’	10’	50’
West: 7th Street: Perimeter:	25’ 3’	20’ 10’	20’ 20’
c. Landscape Setbacks			
North (Beardsley Road):	5’	20’	20’
East (Perimeter):	5’	10’	40’
South (Perimeter):	5’’	10’	10’
West:			
7th Street: Perimeter:	25’ 5’	20’ 10’	20’ 10’
d. Maximum Height	Two (2) stories or 30’ up to four (4) stories or 48’ with a “Height Waiver” (Section 623.E.1.b)	Four (4) stories or 48’	65’ up to five (5) stories
e. Maximum Lot Coverage	45%	50%	45%

J. LEGAL DESCRIPTION

J. Legal Description

PER DEED RECORDED AT MARICOPA COUNTY RECORDER, DOCUMENT # 20080953970 LOT 2 OF "ACXIOM DEVELOPMENT", A FINAL PLAT, RECORDED IN BOOK 583, PAGE 49, MARICOPA COUNTY RECORDS, (M.C.R.), LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28, BEING MARKED BY AN ALUMINUM CAP FLUSH, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 28, BEARS SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST, 2637.60 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 995.23 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 52 MINUTES 30 SECONDS EAST, 64.88 FEET TO THE NORTHWEST CORNER OF LOT 1, AS SHOWN IN SAID PLAT AND THE POINT OF BEGINNING;

THENCE NORTH 05 DEGREES 49 MINUTES 55 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF N. 7TH STREET, AS SHOWN IN SAID PLAT, 435.35 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 07 MINUTES 57 SECONDS WEST, 121.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 39 DEGREES 11 MINUTES 49 SECONDS EAST, 61.18 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 85 DEGREES 48 MINUTES 47 SECONDS EAST, 432.25 FEET;

THENCE NORTH 04 DEGREES 11 MINUTES 13 SECONDS WEST, 14.85 FEET;

THENCE NORTH 85 DEGREES 48 MINUTES 47 SECONDS EAST, 743.90 FEET;

THENCE SOUTH 46 DEGREES 33 MINUTES 48 SECONDS WEST, 680.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE CENTER BEARS SOUTH 46 DEGREES 33 MINUTES 44 SECONDS WEST, 200.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43 DEGREES 18 MINUTES 19 SECONDS, AN ARC LENGTH OF 151.16 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 57 SECONDS EAST, 403.72 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 03 SECONDS WEST, 596.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 03 DEGREES 26 MINUTES 23 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, 309.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 52 MINUTES 03 SECONDS WEST,

ALONG THE NORTH LINE OF SAID LOT 1, 201.39 FEET TO SAID POINT OF BEGINNING;

SAID PARCEL CONTAINS 762,933 SQUARE FEET, OR 17.5145 ACRES, MORE OR LESS.



NOT TO SCALE

Snell & Wilmer
Committed to being your perfect fit.®

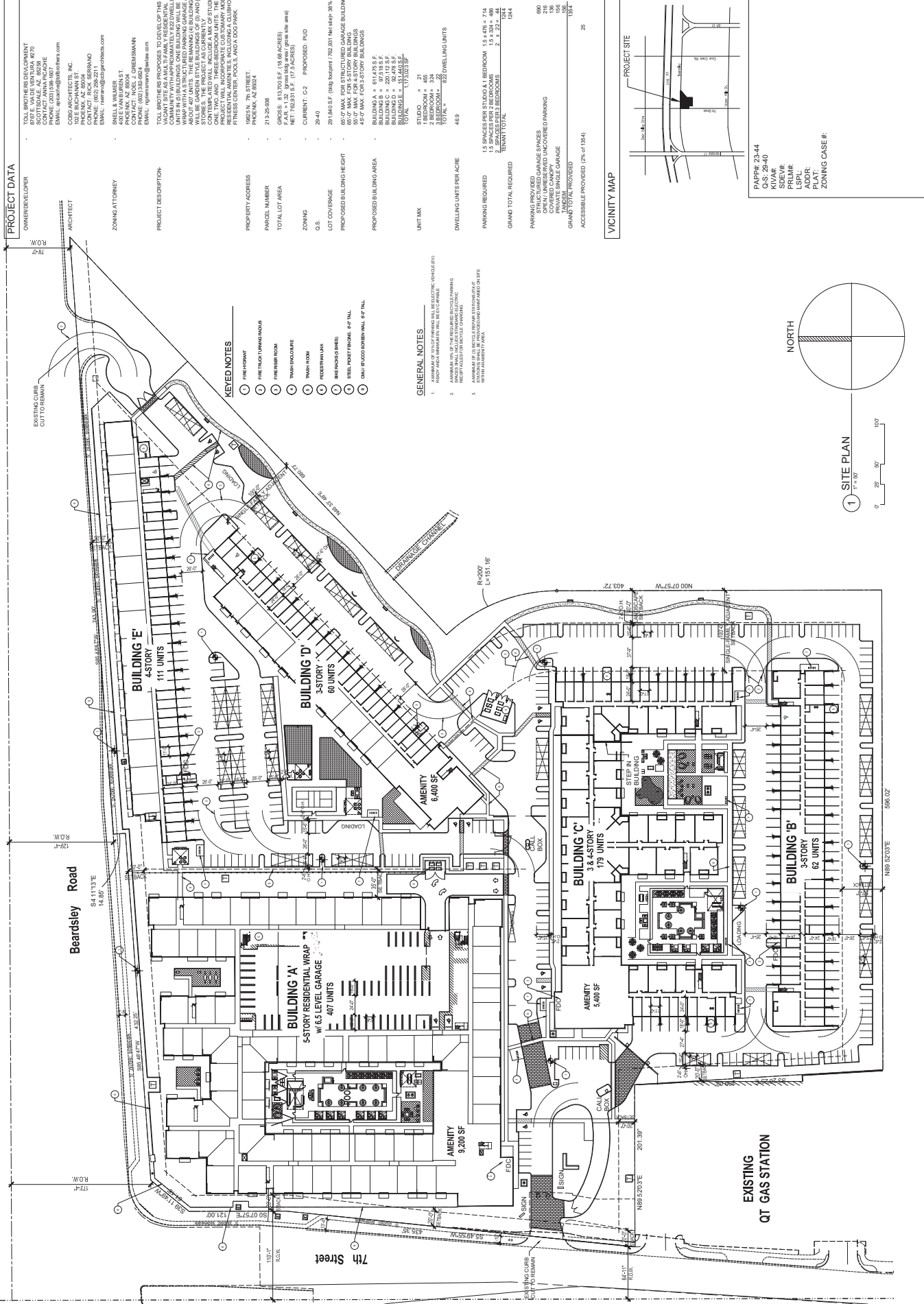
1 East Washington Street, Phoenix, AZ 85004

Site Aerial

EXHIBIT A

7th St & Beardsley Rd

April 2023



7th Street & 101 Loop

Toll Brothers Apartment Living

Date: October 27th, 2023

PUD 1.00



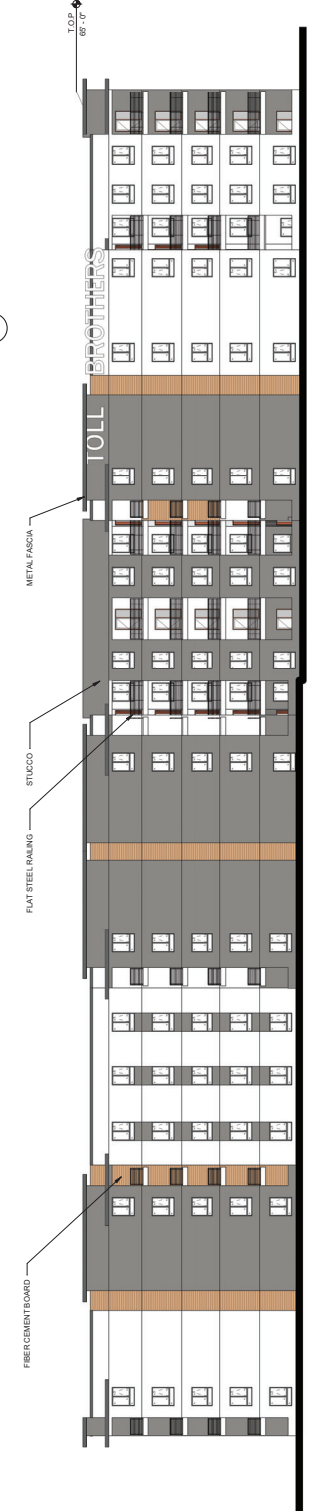
1 BUILDING A - WEST ELEVATION



2 BUILDING A - SOUTH ELEVATION



3 BUILDING A - EAST ELEVATION

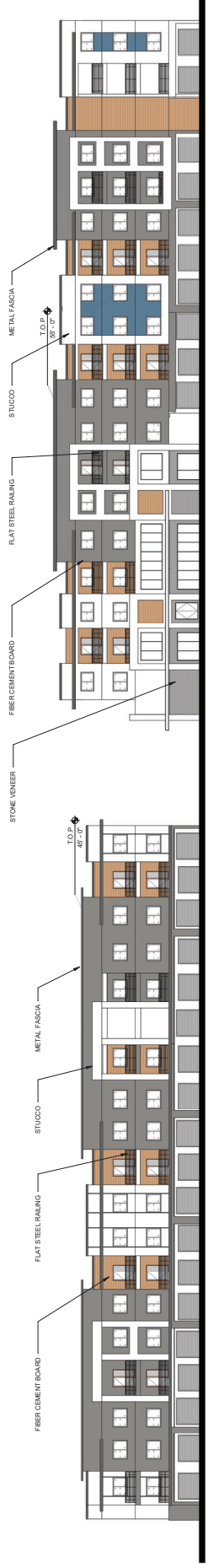


4 BUILDING A - NORTH ELEVATION

7th Street & 101 Loop



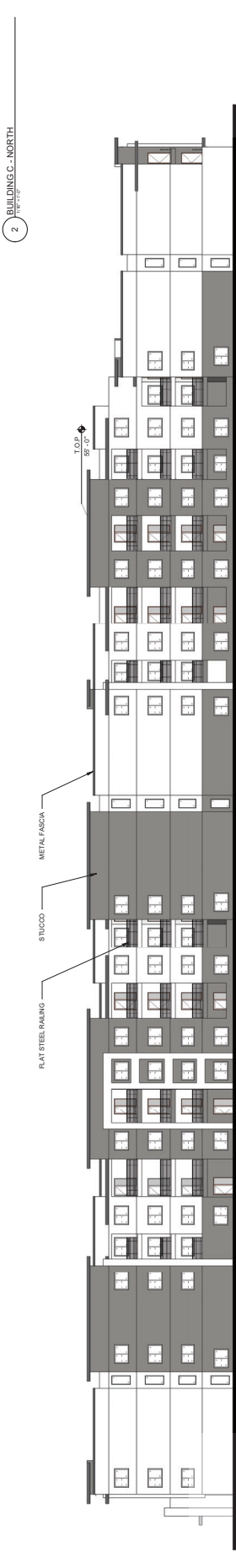
7th Street & 101 Loop



1 BUILDING C - EAST
TOP 55'-0"



4 BUILDING C - WEST
TOP 55'-0"

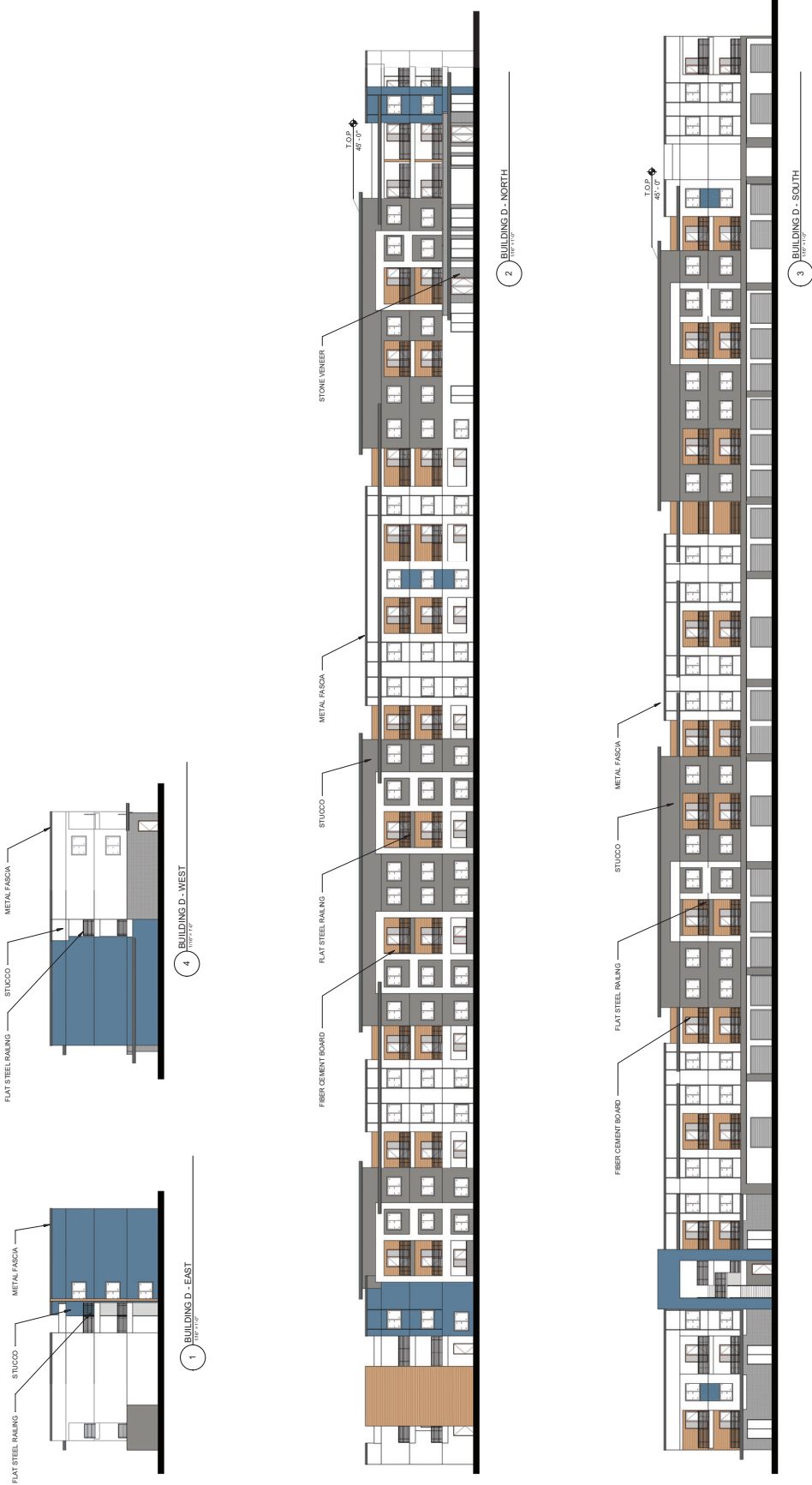


2 BUILDING C - NORTH
TOP 55'-0"



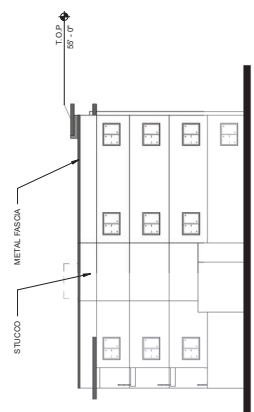
3 BUILDING C - SOUTH
TOP 55'-0"

7th Street & 101 Loop

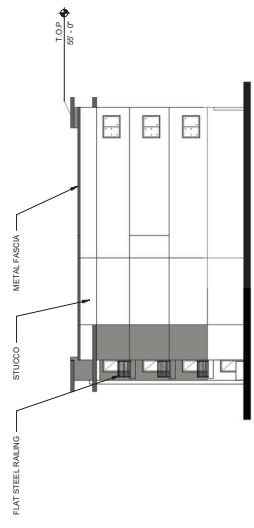


7th Street & 101 Loop

Toll Brothers Apartment Living



1 BUILDING E - EAST



4 BUILDING E - WEST



2 BUILDING E - NORTH



3 BUILDING E - SOUTH















PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME
AGAVE SPECIES	Maguey
AGAVE UBERI	Waxing Agave
BOUGHIVILLIA	Yellow Bird of Paradise
CECAEPIA GILBERTII	Date Palm
PHOENIX DECURRENS	Tree Olander
NARAYAN OLIVARI	Ironwood
OLIVEA TECTATA	Rio Salado Mesquite
PHOENIX X RIO SALADO	Southern Live Oak
QUERUS ARIZONICA	Desert Museum
PERSEONIA HYBRID	Desert Museum
WASHINGTONIA X TRIPLOIDA	Hybrid Fan Palm
ACCENTS/VARIETALS	
ALOE VERA	Medicinal Aloe
AGAVE UBERI	Waxing Agave
BOUGHIVILLIA	Vine Boughivilla
CECAEPIA GILBERTII	Topiary Spoon
ECHINOCACTUS GRACILIS	Golden Barrel Cactus
HEPESPERIS PARVIFLORA	Red Yucca
HEPESPERIS PARVIFLORA	Breadfruit Red Yucca
HEPESPERIS PARVIFLORA	Ghost Heperaspere
MUSEVENGIA CAPILLARIA	Regal Mist
PHOENIX ROBUSTI	Flamingo Date Palm
TECOMA HYBRID	Orange Jasmine
BOUGHIVILLIA X HYBRID	Alexandra Boughivilla
BOUGHIVILLIA X HYBRID	Torch Glow Boughivilla
CECAEPIA GILBERTII	Mexican Bird of Paradise
DODONAEA VICTORIA	Happened Bush
DODONAEA VICTORIA	Purple Hoped Bush
HYDRANGEA COMPACTA	Compact Dwarf Hydrangea
EREMOPHILA HYGROPHILA	Blue Bell
LEUCOSPHEGIA FUSCICA	Green Cloud Ringer
NEPENThes	Little Red Cleander
RUELLIA BRITTONIANA	Mexican Petunia
RUELLIA PENNANULIA	Eagle Ruellia
TECOMA HYBRID	Bells of Fire
TECOMA HYBRID	Yellow Bells
GROUND COVERS	
EREMOPHILA CARMONA	Winter Blaze Eru
LEUCOSPHEGIA	New Gold Lantana
EREMOPHILA GIBBOSA	Purple Trolling Lantana
TRICHOPHYLLUS	Outback Series
TRICHOPHYLLUS	Star Jasmine
TEUCRIUM ANAETHETUM	Gemander
WISCELLENEOUS	
WISCELLENEOUS	1" Spotted Color Yucca
WISCELLENEOUS	2" Deep in all Flowering Area (100' x 1,000' 300' 500')
WISCELLENEOUS	Hybrid Banded Red - 1500' 300' 500'

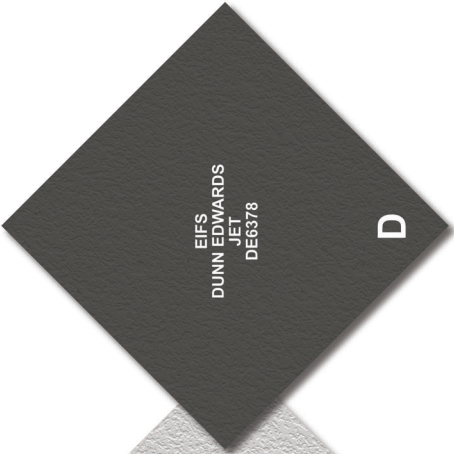
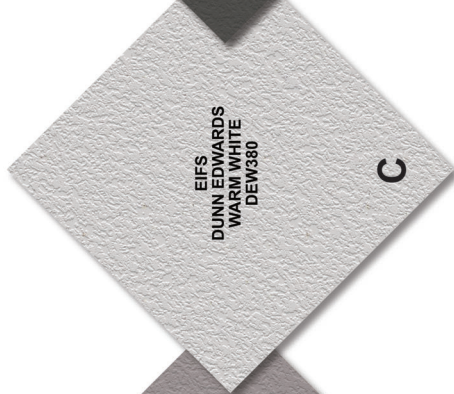
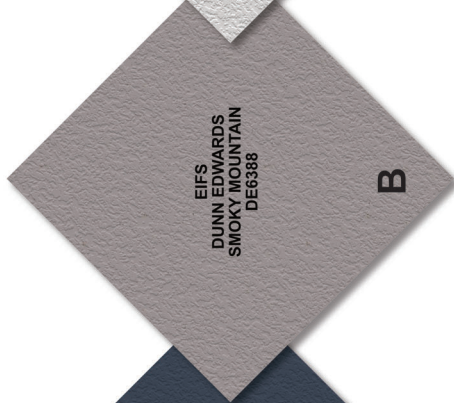
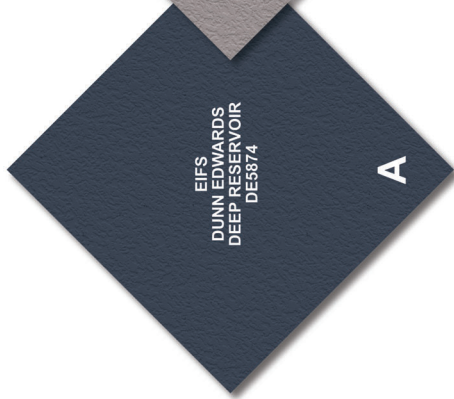
LANDSCAPE CALCS

101 STREET (AS APPROVED BY ADOT)
 STREET FRONTAGE LENGTH 133 LN. FT.
 REQUIRED STREET TREES 1/0" 2" CALIPER 12 CITY 2" CALIPER
 REQUIRED SIZES 1/0" 2" CALIPER
 PROVIDED SIZES 1/0" 2" CALIPER
 REQUIRED SHRUBS 9 X TREE x 1/0" SHRUBS REQUIRED
 PROVIDED 1/0" SHRUBS
 REQUIRED GROUND COVER 50% COVERAGE
 PROVIDED 50% COVERAGE

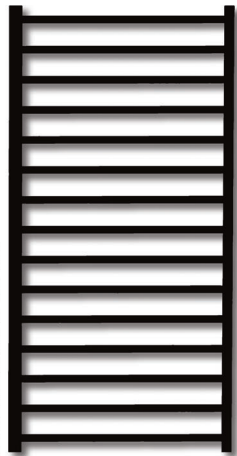
BEARDSLEY RD (AS APPROVED BY ADOT)
 STREET FRONTAGE LENGTH 133 LN. FT.
 REQUIRED STREET TREES 1/0" 2" TREES REQUIRED
 REQUIRED SIZES 1/0" 2" CALIPER
 PROVIDED SIZES 1/0" 2" CALIPER
 REQUIRED SHRUBS 9 X TREE x 1/0" SHRUBS REQUIRED
 PROVIDED 1/0" SHRUBS
 REQUIRED GROUND COVER 50% COVERAGE
 PROVIDED 50% COVERAGE

PERIMETER PROPERTY:
 PERIMETER LENGTH 2389 LN. FT.
 REQUIRED STREET TREES 41 CITY 2" CALIPER
 REQUIRED SIZES 41 CITY 2" CALIPER
 PROVIDED SIZES 41 CITY 2" CALIPER
 REQUIRED SHRUBS 488 SHRUBS
 PROVIDED 488 SHRUBS
 REQUIRED GROUND COVER 50% COVERAGE
 PROVIDED 50% COVERAGE

4" - Enclosed concrete header Davis Color MESA BUF. QTY. 1144.4 LE
 of Water Resources "Low Water Use Plant List"
 Plant species are designed to be installed on etc.



H. METAL RAILING BLACK



R1

GRAY MIST - BILCO BRICK
MODULAR MASONRY



B1

CHERRY ZEBRAWOOD- SAGIPER
SAGI WALL



WD



PROJECT DATA

OWNER/DEVELOPER - TOLL BROTHERS DEVELOPMENT
8707 E. VIA DE VENTURA #70
SCOTTSDALE, AZ 85258
CONTACT: ANNA PICACHE
PHONE: (602) 358-1007
EMAIL: apicache@tollbrothers.com

ARCHITECT - CCBG ARCHITECTS, INC.
102 E BUCHANAN ST.
PHOENIX, AZ 85004
CONTACT: NOEL J. GRIEMSMANN
PHONE: (602) 268-2211
EMAIL: ngriemsmann@ccbgarchitects.com

ZONING ATTORNEY - SNELL & WILMER
400 E VAN BUREN ST.
PHOENIX, AZ 85004
CONTACT: NOEL J. GRIEMSMANN
PHONE: (602) 358-1007
EMAIL: ngriemsmann@snlaw.com

PROJECT DESCRIPTION - TOLL BROTHERS PROPOSES TO DEVELOP THIS VACANT SITE AS A MULTI-FAMILY RESIDENTIAL COMMUNITY WITH APPROXIMATELY 922 DWELLING UNITS IN (5) BUILDINGS. ONE BUILDING WILL BE A WRAP WITH A STRUCTURED PARKING GARAGE AND ABOUT 407 UNITS. THE REMAINING (4) BUILDINGS WILL BE GARDEN STYLE BUILDINGS OF (3) AND (4) STORES. THE PROJECT AS CURRENTLY CONTEMPLATED WILL INCLUDE A MIX OF STUDIO, ONE, TWO, AND THREE-BEDROOM UNITS. THE PROJECT WILL INCORPORATE CUSTOMARY MODERN RESIDENTIAL AMENITIES, INCLUDING A CLUBHOUSE, FITNESS CENTER, POOLS, AND A DOG PARK.

PROPERTY ADDRESS - 19825 N. 7TH STREET, PHOENIX, AZ 85024

PARCEL NUMBER - 213-25-938
TOTAL LOT AREA - GROSS: 813,700 S.F. (18.68 ACRES)
F.A.R. = 1.32 (gross bldg area / gross site area)
NET: 762,263 S.F. (17.4 ACRES)

ZONING - CURRENT: C-2 PROPOSED: PUD
O.S. - 29-40
LOT COVERAGE - 291,840 S.F. (bldg footprint / 762,931 Net site) = 38%

PROPOSED BUILDING HEIGHT - 65'-0" MAX. FOR STRUCTURED GARAGE BUILDING
65'-0" MAX. FOR 5-STORY BUILDING
55'-0" MAX. FOR 4-STORY BUILDINGS
45'-0" MAX. FOR 3-STORY BUILDINGS

PROPOSED BUILDING AREA - BUILDING A = 611,475 S.F.
BUILDING B = 87,218 S.F.
BUILDING C = 220,112 S.F.
BUILDING D = 92,478 S.F.
BUILDING E = 151,440 S.F.
TOTAL = 1,173,023 S.F.

UNIT MIX - STUDIO = 21
1 BEDROOM = 405
2 BEDROOM = 324
3 BEDROOM = 222
TOTAL = 822 DWELLING UNITS

DWELLING UNITS PER ACRE - 46.9

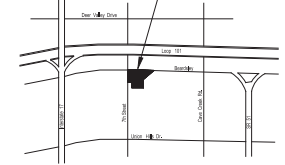
PARKING REQUIRED - 1.5 SPACES PER STUDIO & 1 BEDROOM 1.5 x 476 = 714
1.5 SPACES PER 2 BEDROOMS 1.5 x 324 = 486
2 SPACES PER 3 BEDROOMS 2 x 222 = 444
TENANT TOTAL = 1644

GRAND TOTAL REQUIRED - 1244

PARKING PROVIDED - STRUCTURED GARAGE SPACES = 690
OPEN UNRESERVED UNCOVERED PARKING = 216
COVERED CANOPY = 136
PRIVATE SINGLE GARAGE = 156
TANDEM = 156
GRAND TOTAL PROVIDED = 1354

ACCESSIBLE PROVIDED (2% of 1354) - 25

VICINITY MAP

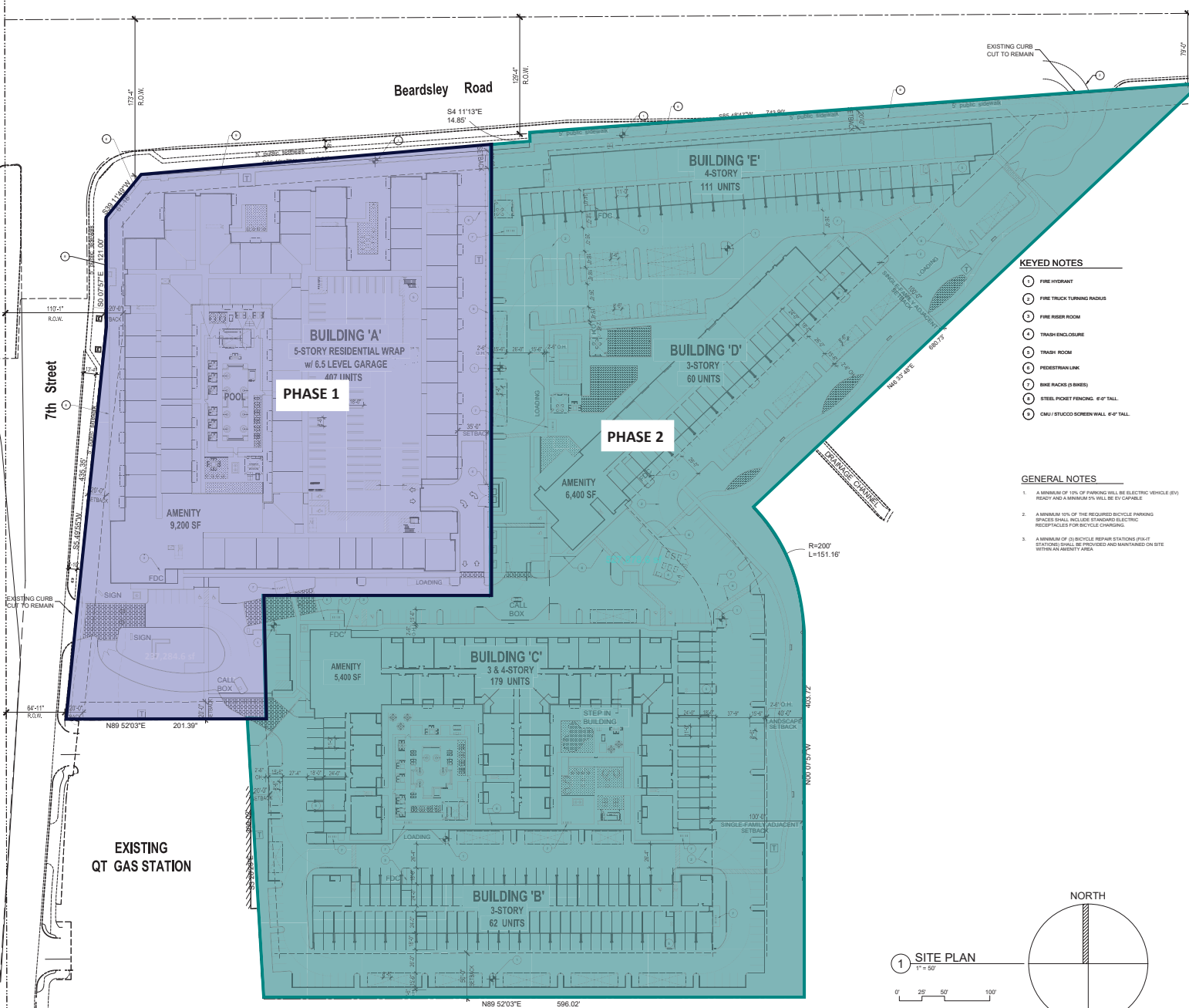


PAPP#: 23-44
Q-S: 29-40
KIVAF#: _____
SDEV#: _____
PRLM#: _____
LSPL: _____
ADDR: _____
PLAT: _____
ZONING CASE #: _____

ISSUE
DATE REV FOR
10-27-2023 PUD application 2nd submit

Drawn _____
RS
Checked _____
RS
Job Number _____
2254
Drawing _____
SITE PLAN

Sheet _____
A1



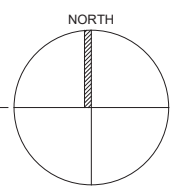
KEYED NOTES

- ① FIRE HYDRANT
- ② FIRE TRUCK TURNING RADIUS
- ③ FIRE RISER ROOM
- ④ TRASH ENCLOSURE
- ⑤ TRASH ROOM
- ⑥ PEDESTRIAN LINK
- ⑦ BINE RACKS (3 BINES)
- ⑧ STEEL PINKET FENCING 6'-0" TALL
- ⑨ CMU / STUCCO SCREEN WALL 6'-0" TALL

GENERAL NOTES

1. A MINIMUM OF 10% OF PARKING WILL BE ELECTRIC VEHICLE (EV) READY AND A MINIMUM 5% WILL BE EV-CAPABLE.
2. A MINIMUM 10% OF THE REQUIRED BICYCLE PARKING SPACES SHALL INCLUDE STANDBY ELECTRIC RECEPTACLES FOR BICYCLE CHARGING.
3. A MINIMUM OF (2) BICYCLE REPAIR STATIONS (FIX-IT STATIONS) SHALL BE PROVIDED AND MAINTAINED ON SITE WITHIN AN ADJACENT AREA.

① SITE PLAN
1" = 50'



EXISTING
QT GAS STATION

A NEW DEVELOPMENT BY TOLL BROTHERS
7TH STREET AND LOOP 101

19825 N. 7TH ST.
PHOENIX, AZ 85024

