

PHOENIX COUNTRY CLUB RESIDENCES PLANNED UNIT DEVELOPMENT (PUD) REZONING APPLICATION NARRATIVE

Case Z-51-19-4

First Submittal: September 19, 2019

Second Submittal: January 22, 2020

City Council Adopted: May 6, 2020

CITY OF PHOENIX

JUN 03 2020

**Planning & Development
Department**

PRINCIPALS AND DEVELOPMENT TEAM

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Phoenix Country Club
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Phoenix, Arizona 85014



APPLICANT

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A. PURPOSE AND INTENT

The purpose this PUD is intended to be a stand-alone document of zoning regulations for this particular project. Provisions not specifically regulated by the PUD are governed by the 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. The PUD only modifies 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.

A PUD is intended to be a stand-alone set of zoning regulations for a particular project or property. Uses and standards that the PUD does not specifically regulate are governed by the Phoenix Zoning Ordinance and City Code. This PUD includes information to illustrate its purpose and intent; the purpose and intent statements are not necessarily requirement that Phoenix will enforce. The PUD modifies only zoning regulations that address the unique character of the subject project/property, site characteristics and location. The PUD does not modify other City Code requirements or other Phoenix regulations.

1. Project Overview and Goals

The law offices of Withey Morris, PLC in conjunction with Lazarus, Silvyn & Bangs, P.C. submit this rezoning narrative to the City of Phoenix on behalf of the Phoenix Country Club and AGS, LLC, an Arizona limited liability company ("AGS"). AGS, an affiliate of Sunbelt Holdings, is the intended buyer and developer of an approximate 2.94 gross acre site located at the northeast corner of 7th Street and Thomas Road (the "Property") which is owned by the Phoenix Country Club. A vicinity and aerial map of the Property are attached at **Exhibit 1**. The Property is currently zoned R-5 (Multi-Family Residence) M-R (Mid-Rise) as shown on the Zoning Map at **Exhibit 2**. The City of Phoenix General Plan indicates a land use designation of Large Lot Residential – 1 to 2 dwelling units per acre. See General Plan Map at **Exhibit 3**.

This application is submitted in support of the AGS application seeking City Council approval to rezone the Property from the R-5 Multi-Family Residence, Mid-Rise (M-R) Districts to the Planned Unit Development ("PUD") for the purpose of redeveloping part of the Phoenix Country Club surface parking area with a mid-rise multi-family development. Approval of the PUD will benefit the Property and the surrounding community as follows:

- Satisfy zoning stipulations applicable to the Property under city of Phoenix case no. Z-41-18-4 by rezoning to PUD.
- The superior quality and compatibility of the proposed residential units and amenities will invigorate the unique and long-standing Phoenix Country Club site while activating the under-utilized northeast corner of this intersection.
- The stunning architectural design, improved landscaping, and substantial reinvestment will also serve as a much-needed stimulus for further redevelopment and quality revitalization in the surrounding area.
- The high-quality development will provide residential density and housing diversity in an urban, infill area with ease of access to multi-modal transportation and major employment centers.
- Development of the proposed residential units will support Phoenix's goals of maintaining and strengthening natural and man-made open spaces throughout the City, such as the 105-acre Phoenix Country Club golf course which serves as an important urban oasis and natural hub for community events while combating the negative effects of the urban heat island.

A PUD is the appropriate zoning mechanism for the Property given its uniqueness in the context of the 7th Street corridor. The Phoenix Country Club's oversized and often underutilized surface parking lot, situated between the intersection of two of the busiest arterial streets in the City of Phoenix and the largest privately-held contiguous open space in the City of Phoenix, offers a singular development opportunity that could not be replicated elsewhere along 7th Street. The combination of these factors, along with the spacing from single-family residential zoning, proximity to the Central Corridor, and proximity to future bus rapid transit (BRT) lines, necessitate specifically-tailored development standards, design guidelines, and regulations for the Property in the form of a PUD.

2. Overall Concept

The approximate 2.94 gross acre site is designed to allow multi-family residential units and commercial retail uses. The conceptual site plan for the Property is attached as **Exhibit 4**. The development will be accessed from Thomas Road and 7th Street using the existing Phoenix Country Club entrances at Catalina Drive and aligned with 8th Street. This pedestrian-friendly project will include up to 125 luxury multi-family residential units and offer the opportunity for potential retail space on the first floor.

B. LAND USE PLAN

This PUD will consist of a contemporary, high-quality construction building containing multi-family residential units, as shown conceptually in the elevations at **Exhibit 5**. The residential building will sit atop a podium deck containing parking for the residents and a surface amenity deck. The Project may contain incidental accessory uses (such as a fitness room for residents), but its primary use will be multi-family residential.

Following rezoning, the Property will be replatted as a portion of a new lot containing the residential building and remodeled surface parking to the north. The revised surface parking does not require any rezoning; the enhanced greenery and site improvements will further beautify the 7th Street frontage while providing ample parking for PCC and the Project's guests.

The project may also feature a temporary sales center use during construction and until unit sales are complete, at which point any incidental sales use will be discontinued.

The parking required by the Project will be entirely contained within the podium parking structure located under the residences. The podium's amenity deck will provide pool and outdoor activity amenities, allowing residents and their guests the opportunity to enjoy Midtown's wonderful views of palm-lined streets, urban buildings, and distant mountains. The podium will allow hanging vegetation, art, and architectural features that further enhance the corner.

An enhanced pedestrian experience and ground-floor activation along Thomas Road and 7th Street are critical elements of the proposed development. The existing corner conditions at the intersection of 7th Street and Thomas Road do not provide a hospitable location for pedestrian movements with narrow sidewalks and little to no buffer between walking paths and moving cars. The edges of the new development will widen the streetscape by roughly three times its current depth to provide a landscape buffer between the traffic and the walkway along with lush landscaping to provide a pleasant sense of enclosure for pedestrians. The sidewalk would be constructed to move the passing pedestrian travel close to the edges of the building to engage with art niches and away from the edges of the building in the middle to traverse a lushly covered walking path.

The walkways will also contain benches and seating opportunities to allow for respite spots to enjoy the journey. The building frontage will not only contain seating opportunities and art installations but will also contain a dedicated bus bay, bus stop and a fenced in dog park for the condominium owners. Walkways and building entrances will be located on each street frontage to provide pedestrian connections to the project. Bicycle parking will be provided near each entrance for use by residents and guests. Creating a development that orients these pedestrian uses into its street facades will create a more pleasant, livelier streetscape.

These design elements and the overall streetscape design were thoughtfully crafted to demonstrate that street frontage activation is contextual, and that “activation” can (and should) mean more than simply incorporating street-facing storefronts into a project. In its current condition, the intersection of 7th Street and Thomas Road is not conducive to pedestrian-supported ground-floor retail uses and none are being proposed in the conceptual design outlined herein. However, such uses are permitted by the proposed PUD along with relevant development standards to provide flexibility in the development of the Property should conditions become more favorable to their inclusion.

AGS has spent significant time researching this site and potential future residents of the Project. It has been designed to meet a range of residents’ profiles including, most notably, those looking to relocate from suburban single-family homes into a more exciting, urban lifestyle. The close relationship with PCC offers a range of exciting opportunities for new residents to share amenities. PCC is exploring a range of options to make the most of this opportunity.

C. ARCHITECTURAL REVIEW COMMITTEE

As part of the neighborhood input for this PUD application, Stipulation 21(b) of Z-41-18-4 required the applicant to form an Architectural Review Committee (ARC) to assist in the development the plans and architectural details of the project. Although the stipulation required only three neighborhood representatives, the applicant chose to double the size of the ARC to six representatives from the surrounding neighborhoods and the Phoenix Country Club residential community.

The ARC convened four times between October 2019 and December 2019, with each meeting focusing on a different topic:

- October 16, 2019: Project overview, recap of Z-41-18-4, and discussion of ARC’s role.
- November 20, 2019: Colors and materials, design guidelines.
- December 3, 2019: Landscape
- December 19, 2019: Pedestrian and vehicular circulation

Over the course of the four meetings, the ARC’s feedback focused on timeless architectural design that ties into the themes of the Phoenix Country Club at the pedestrian scale through simple, clean lines, mature and lush green landscaping, and a muted color palette. The ARC’s input has been integrated and incorporated throughout the project, particularly in the street frontages along 7th Street and Thomas Road. See Conceptual Podium Design at **Exhibit 6**.

D. LIST OF USES

1. Permitted Uses

This PUD allows all the following uses, and all uses permitted in the R-5 zoning district of the Phoenix Zoning Ordinance, except the uses in Section C.2 of this PUD, which shall be prohibited.

1. Artist studio/gallery
2. Bakery
3. Retail (shall not to exceed 5,000 square feet unless a use permit is obtained)
4. Restaurant (outdoor dining, outdoor recreation and outdoor alcohol consumption permitted subject to a use permit)

2. Prohibited Uses

This PUD prohibits the following uses:

1. Bed and breakfast establishment
2. Boarding house
3. Group foster home
4. Hotel or Motel
5. Environmental remediation facility
6. Branch offices for the following: banks, building and loan associations, brokerage houses, savings and loan associations, finance companies, title insurance companies and trust companies.
7. Veterinary offices

3. Temporary Uses

Temporary uses shall be subject to 708/Temporary Uses of the Phoenix Zoning Ordinance.

4. Accessory Uses

Accessory uses shall be subject to Section 618/R-5 Multifamily Residence District and 608/Residence Districts of the Phoenix Zoning Ordinance.

E. DEVELOPMENT STANDARDS

1. Development Standards Table

It is the purpose and intent of the provisions defined within this PUD to promote the development of high-quality and pedestrian friendly multi-family development. The provisions of this PUD will ensure compatibility with surrounding properties.

Development of the Phoenix Country Club PUD project shall comply with the provisions governed by the Phoenix Zoning Ordinance, unless modified by this PUD. This provision shall not limit the ability of the applicant or end user to apply for use permits which can be requested per Sections 608 and 618 of the Phoenix Zoning Ordinance and not identified by this PUD.

AGS intends to construct the Project in conformance with the following development standards, generally consistent within the minimum and maximum requirements of the R-5 PRD/ M-R zoning districts.

DEVELOPMENT STANDARDS	
Maximum Dwelling Units Permitted	125 Dwelling Units

Maximum Residential Density	42.6 du/ac
Minimum Building Setbacks	<p>West: 25 feet (building may encroach a maximum of 12 feet into setback adjacent to bus bay for the length of the bus bay)</p> <p>North: 10 feet</p> <p>East: 25 feet</p> <p>South: 25 feet</p> <p>Where ground level commercial uses are present, setbacks may be decreased up to 12 feet for outdoor seating, patio dining, and outdoor retail sales when utilizing patio, storefront, gallery, arcade, or forecourt frontage types by securing a use permit.</p>
Minimum Landscape Setbacks	<p>West: Minimum 25 feet (building may encroach a maximum of 12 feet into setback adjacent to bus bay for the length of the bus bay)</p> <p>North: Minimum 10 feet</p> <p>East: Minimum 25 feet</p> <p>South: Minimum 25 feet</p> <p>Where ground level commercial uses are present, setbacks may be decreased up to 12 feet for outdoor seating, patio dining, and outdoor retail sales when utilizing patio, storefront, gallery, arcade, or forecourt frontage types by securing a use permit.</p>
Maximum Height (feet)	110 feet maximum
Maximum Lot Coverage	60 percent
Minimum Open Space/Common Areas	<p>25 percent</p> <p>Common open space shall conform to the definition in Phoenix Zoning Ordinance Section 202 and shall include all open space areas on the ground floor and top of any building floor with outdoor space. This area shall be exclusive of landscape setbacks, areas open to vehicular traffic and parking areas.</p>
Required Review	Development review per Phoenix Zoning Ordinance Section 507.
Vehicular Access	Access shall be limited to the existing driveways from Thomas Road and 7th Street, as approved by the Planning and Development Department.
Shade	A minimum of 75 percent of public sidewalks and pedestrian walkways shall be shaded at tree maturity per the requirements of Section 1304.F.1 in the Zoning Ordinance, as approved by the Planning and Development Department.

<p>Sidewalks & Pedestrian Ways</p>	<p>Sidewalks along Thomas Road and 7th Street shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb, as approved by the Planning and Development Department. If a conflict with existing utilities is encountered, the developer will work cooperatively with the Planning and Development Department to determine a reasonable alternative design to avoid conflict.</p> <p>Public sidewalks shall have a minimum width of 6 feet.</p> <p>The developer shall provide a minimum of two pedestrian walkways comprised of decorative paving: one that connects the sidewalk at the transit stop on 7th Street to a building entrance, and one which connects the sidewalk along Thomas Road to a building entrance, as approved by the Planning and Development Department.</p>
<p>Building Entrances</p>	<p>A minimum of two building entrances shall be provided, one on 7th Street and one on Thomas Road.</p> <p>In the event that the primary building entrance is oriented toward the Phoenix Country Club parking lot, the developer shall provide a minimum of two secondary building entrances to multi-family component, one on 7th Street and one on Thomas Road, that directly connects to the publicly accessible sidewalk adjacent to the street. All pedestrian entrances shall be defined by pedestrian-oriented scale and the use of distinctive materials and architectural elements per Section 1305.B.3.a in the Zoning Ordinance, as approved by the Planning and Development Department.</p> <p>In the event that ground floor retail or commercial uses are proposed on either Thomas Road or 7th Street frontages, the length of the commercial frontage shall comply with the patio, storefront, gallery, arcade, or forecourt frontage type standards in Table 1305.1 of the Phoenix Zoning Ordinance except for the encroachment dimensions and wall standards which shall be governed by the setback and wall/fence provisions contained within the PUD.</p>
<p>Loading & Service Areas</p>	<p>Loading, service, and refuse areas shall be located to the interior of the site and shall be screened from view with walls, trellises, planting, mounds, or by integration into the design of the building. Decorative elements, variation in materials, and articulation shall be used, as approved by the Planning and Development Department.</p>
<p>Streetscape Amenities</p>	<p>The streetscape landscape setback areas adjacent to 7th Street and Thomas Road shall provide at least one public art element and one seating area per street.</p>
<p>Surface Parking Lot</p>	<p>Any surface parking lot area shall be located beyond the landscape setback area. Surface parking areas, not behind a building, shall be not exceed 25 percent of any street frontage.</p>

2. Landscape

Landscaping shall be according to Section 703.B of the Phoenix Zoning Ordinance, with the following enhancements:

Trees	Street: Double row of 50 percent minimum 2-inch caliper 25 percent minimum 3-inch caliper, and 25 percent 4-inch caliper large canopy shade trees spaced 20 feet on center or equivalent groupings. The rows shall be planted parallel on either side of the sidewalk and shall be staggered to provide maximum shading. The trees planted along Thomas Road shall be consistent with the tree species that currently exist along the street. If a conflict with existing utilities is encountered, the developer will work cooperatively with the Planning and Development Department to determine a reasonable alternative design to avoid conflict
Shrubs	Minimum five (5) 5-gallon shrubs per tree
Groundcover	Fifty percent living vegetation ground coverage shall be provided.
Surface Parking Lot	A minimum of one (1) 2-inch caliper large canopy shade tree for every 10 vehicle parking spaces shall be planted in a landscape island. Shade coverage shall be a minimum of 25 percent coverage overall.
Adjacent to Buildings	Landscape areas within 5 feet of the building along 7 th Street and Thomas Road frontages shall be provided with foundation plantings containing 75 percent living vegetation ground cover.

3. Parking

Off-street parking	Parking shall be provided in accordance with Section 702 of the Phoenix Zoning Ordinance, except residential uses, which shall be provided at 5 percent above the minimum required.
Bicycle Parking	The developer shall install secured bicycle parking at 0.25 spaces for each residential unit and a minimum of four inverted U-bicycle racks for guests located near entrances to the building, installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.

4. Fences/Walls

All fences and walls shall comply with Phoenix Zoning Ordinance Sections 703, 608 and 618 in addition to the following:

Parking screening wall	Vehicles shall be screened by a minimum 3-foot-tall visual screen for all parking areas visible from a public street. Any fencing in excess of 3 feet shall be open fencing up to a maximum of 6 feet in height.
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Perimeter wall	Except for parking screen walls and/or commercial frontage standard requirements, no fences or walls shall be placed between the streets (7 th Street, Thomas Road) and any building.
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5. Lighting

Lighting shall comply with lighting standards as provided in Phoenix Zoning Ordinance Sections 704 and 507 Tab A, as well as Section 23-100 of the Phoenix City Code.

F. DESIGN GUIDELINES

The Property shall comply with Phoenix Zoning Ordinance Section 507 Tab A, Guidelines for Design Review, and, as applicable, Section 507.

The Project will be designed to allow maximum landscaping along the street frontages of 7th Street and Thomas Road. The landscaping along the public rights-of-way will enhance the pedestrian experience and give visual prominence to the intersection. Careful attention will be paid to designing landscaping opportunities to create activity along the public sidewalks, while ensuring that interior portions facing PCC and the neighborhoods enhance the historic character of those uses. The following list details the Project's design features which will ensure the Project adds value to the surrounding residences, businesses, and individuals passing through the well-traveled intersection.

Building Architecture

- The residential tower and podium design shall utilize a single, cohesive architectural style that is contextually appropriate for the area in form and materiality.
- Appropriate architectural styles include neoclassical, mid-century modern, modern, art deco, and Spanish revival. Representative imagery of acceptable architecture is depicted in **Exhibit 7**.
- Inappropriate architectural styles include contemporary, high-tech, and postmodern as depicted in **Exhibit 8**.

Streetscape and Site Access

- Rebuild and widen existing 7th Street and Thomas Road sidewalks to 6-foot width, detached from the curb, where not in conflict with underground or above ground utilities, along the limits of proposed development.
- Maintain all existing interior drives off Thomas Road and 7th Street that connect to PCC and private neighborhood streets.

Landscape

- Create generous landscaping along Thomas Road and 7th Street with continuous double row of Live Oak or similar species theme tree to shade both sides of the sidewalk.
- Alternate massings of low-water use, flowering shrubs and succulents along streets that create strong identity and visual interest.
- Integrate planters into the building's parking structure for cascading plants down the face of garage.

- Enhance hardscape, outdoor seating, water feature and specimen planting along drop off and front door to the building.
- Maintain and enhance existing palm tree-lined drive between the PCC and the new residences.
- Maintain all landscaping by private association.

Surface Parking Lot Design

- Implement new design for PCC surface parking lot that includes better circulation, egress and abundant evergreen shade trees.
- Install bio swales which help drain surface water into parking lot planter islands, as approved by the Planning and Development Department
- Screen guest parking spaces for residences with dense vegetation and wall screening consistent with Fence/Wall Development Standards.

Building Amenities

- Provide rooftop amenity deck on parking garage for building residents, with pool area, gardens and activity areas that look out over city with mountain views.
- Provide private dog park for resident use, taking responsibility off surrounding streets and existing residential. Any fencing or screen walls for the dog park should follow the Fence/Wall Development Standards and accent adjacent building materials to appear as an integrated part of the larger building design.

Materials

- Material designations as defined below are intended to be utilized homogeneously and cohesively throughout the project. The flexibility built-in to the selections allow for differentiation of components and building customization to occur based upon current and future market demands. Providing a selection of high-quality materials will allow for the building design to offer slight variations in the street frontage and tower aesthetics to create an architectural character that, similar to the buildings and neighborhoods surrounding the project, timelessly represents a superior quality design. The descriptions contained herein are intended to establish a level of quality and guidelines for future review of the building designs by Planning staff.

Building Façade

- Ground floor blank walls visible from the public sidewalk shall not exceed 20 linear feet without being interrupted by a window, door, or variation in building treatment or design, per Section 1305.B.2.a(2) of the Zoning Ordinance, as approved by the Planning and Development Department.
- All buildings over four stories in height shall be designed with a base that is differentiated from the remainder of the building in order to relate to the street. The base may be between one and four stories in height, and shall be scaled to the immediate context, per Section 1209.B.7. of the Zoning Ordinance, as approved by the Planning and Development Department.
- Any portion of the parking garage visible from the public right-of-way shall incorporate an art feature(s) intended to screen the parking garage, while also providing an interesting and engaging feature at the ground level, as approved by the Planning and Development Department.

- Provide street-level parking garage building façade, landscape, and hardscape to create a safer, more pleasant and livelier streetscape for passing pedestrian traffic.
- The corner of the building at 7th Street and Thomas Road shall be designed with distinctive massing, angled or rounded building corners, or additional building articulation that emphasizes the corner and promote activity. This area can include project signage and/or public art.

Glazing

- High Performance Insulated Glazing will be used throughout the project. No mirrored or excessively reflective glazing will be permitted.
- Mullions, where exposed, shall be integrally colored aluminum or painted to match building color. Painted mullions shall be Kynar finish or similar.
- Fritting of glazing units shall be allowed in limited fashion and shall not occupy more than 50% of glazing surface for total building area.
- Shade elements and glazing screening beyond fritting shall be done utilizing metal louvers or shade elements. Shade for glazing screening beyond fritting shall be done utilizing metal louvers or passive shading elements.

Building Envelope Cladding Materials

- Metal wall panels shall allow expressed fasteners in the form of screw heads or studs are allowable on face of panel in limited quantity as an aesthetic statement. Metal lapping or standing seam profiles should be discouraged.
- Panels shall be composite or flat plate. Flat plate metal panels shall be a gauge that limits oil canning.
- Colors on metal panels shall be integral to the panel or a finish that will resist weathering and/or fading. Painted finish natural metals may also be used similar to copper, zinc, stainless steel, or natural aluminum. The use of highly reflective metal panels is not allowed.
- Profiled metal siding, similar to B-Deck or corrugated metal profiles are allowed in limited areas.
- EIFS – Similar to Synergy Legacy Wall Systems EIFS in quality with matching integral color finish.
- STONE/TILE – Porcelain building panels and natural stone finishes are allowed.
- WOOD – Composite wood products and wood imaged porcelain tile are allowed as accent materials on all surfaces.
- BRICK/CMU – Brick/Concrete Masonry Units are allowed.

G. SIGNS

Signs shall be provided in accordance with Phoenix Zoning Ordinance Section 705. Signage for the primary multi-family component will follow the multi-family standards. Retail and commercial uses will follow the commercial standards.

H. SUSTAINABILITY

The Project is being designed with a focus on a range of sustainability considerations; all reasonable attempts will be made to increase opportunities for residents to reduce water and electricity consumption through shading, window design, and building mechanics. Importantly, the Project's density and proximity to the urban core increase its sustainability profile.

In addition, the Project attempts to leverage sustainable building design elements to create a living environment that is healthier for its residents. AGS is exploring options to improve 'building health' in line with state-of-the-art building standards. The Project will seek to positively impact human health and wellbeing through thoughtful design and engineering upgrades addressing air, water, light, fitness, comfort and mental wellbeing. Taken together, the Project's mutually reinforcing goals of environmental sustainability and resident wellness will result in the construction of a project that fits within the City's goal for sustainable building practices.

Drought tolerant vegetation will be used in the landscape design and throughout the surface parking areas around the new building. All drought tolerant vegetation will follow the Arizona Department of Water Resources plant list and Arizona Nursery Association standards. The parking areas will be redesigned to provide significantly more shade trees than currently exist, both interior to the parking and along the street frontage, creating a walkable environment and inviting street presence. Thoughtful placement of trees and landscaping along public and private walkways will create an abundance of shade along pedestrian routes, setting a precedent for future development and redevelopment in the area.

In addition to the above, the proposed Project promotes a notable community benefit: the environment. As described in the 2015 Phoenix General Plan at pages 154-155:

The 105-acre PCC golf course has, for over 100 years, served as a reprieve from urban heat island effects caused by the City's growth. Maintaining PCC's vitality, and thereby the golf course, will preserve the golf course's cleansing effects on the environment well into the future.

The development shall incorporate the following sustainability elements:

1. City-Enforced
 - a. LED building and landscape accent lighting
 - b. Lush foundation plantings containing 75% living vegetation ground coverage within 5 feet of building base containing low water use plantings.
 - c. Pedestrian benches along streetscape frontages.
2. Developer-Enforced
 - a. High efficiency insulated glazing
 - b. Low VOC paints, carpet and flooring
 - c. LED/CFL interior lighting
 - d. Low flow plumbing fixtures.

- e. Low E insulated glass
- f. High efficiency HVAC units
- g. Bio swales in parking lot planter islands

I. INFRASTRUCTURE

1. Circulation

Access to the Property will be provided from the existing driveways on Thomas Road and 7th Street. Parking structure access will be on the east side of the Project. Turning movements in and out of the existing driveway on 7th Street may be affected by future changes to 7th Street resulting from the forthcoming study of the existing reversible lane by the Street Transportation Department.

2. Grading & Drainage

Development shall conform to the City of Phoenix regulations and design guidelines.

3. Water Services

Development of the site may require infrastructure improvements based on proposed uses and capacity demand at that time. The improvements will be designed and constructed in accordance with city Code requirements and Water Service Department Design Standards and Policies.

J. LEGAL DESCRIPTION

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Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

June 14, 2018
WP# 164554
Page 1 of 4
See Exhibit "A"

PARCEL DESCRIPTION
Phoenix Country Club
South Parcel

A portion of Lot 52, Country Club Place, recorded in Book 9, page 24, Maricopa County Records (M.C.R.), and a portion of Section 28, all lying within Section 28, Township 2 North, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the southwest corner of said Section 28, a 3-inch City of Phoenix brass cap in handhole, from which the south quarter corner of said section, a 3-inch City of Phoenix brass cap in handhole, bears South 89°57'07" East (basis of bearing), a distance of 2658.38 feet;
THENCE along the south line of said section, South 89°57'07" East, a distance of 75.12 feet;
THENCE leaving said south line, North 00°02'53" East, a distance of 42.00 feet, to the north right-of-way line of East Thomas Road, and the **POINT OF BEGINNING**;
THENCE along said north right-of-way line, North 44°52'08" West, a distance of 35.30 feet, to the east right-of-way line of North 7th Street;
THENCE leaving said north right-of-way line, along said east right-of-way line, North 00°12'50" East, a distance of 44.70 feet;
THENCE continuing along said east right-of-way line, South 89°57'07" East, a distance of 3.00 feet;
THENCE North 00°12'50" East, a distance of 22.50 feet;
THENCE North 17°48'22" West, a distance of 42.02 feet;
THENCE North 00°12'50" East, a distance of 55.54 feet;
THENCE North 38°53'00" East, a distance of 31.23 feet;
THENCE North 77°33'40" East, a distance of 5.62 feet;
THENCE North 00°12'50" East, a distance of 51.78 feet;
THENCE South 77°33'50" West, a distance of 4.73 feet;
THENCE North 53°39'38" West, a distance of 25.24 feet;
THENCE North 00°12'50" East, a distance of 65.99 feet;
THENCE leaving said east right-of-way line, South 90°00'00" East, a distance of 269.90 feet;
THENCE South 18°26'19" East, a distance of 43.89 feet;
THENCE South 06°09'55" East, a distance of 69.74 feet, to a point of intersection with a non-tangent curve;
THENCE southerly along said non-tangent curve to the right, having a radius of 139.80 feet, concave westerly, whose radius bears South 65°43'15" West, through a central angle of 45°20'35", a distance of 110.64 feet, to a point of intersection with a non-tangent line;
THENCE South 24°30'18" West, a distance of 36.69 feet;
THENCE South 17°47'05" West, a distance of 73.61 feet, to said north right-of-way line;
THENCE along said north right-of-way line, North 89°57'07" West, a distance of 19.98 feet;
THENCE South 11°21'33" West, a distance of 8.24 feet;

**Parcel Description
Phoenix Country Club
South Parcel**

June 14, 2018
WP# 164554
Page 2 of 4
See Exhibit "A"

THENCE South 39°22'13" West, a distance of 19.29 feet;
THENCE continuing along said north right-of-way line, North 89°57'07" West, a distance of 189.05 feet, to the **POINT OF BEGINNING**.

Containing 94,395 square feet or 2.167 acres, more or less.

Subject to existing right-of-way and easements.

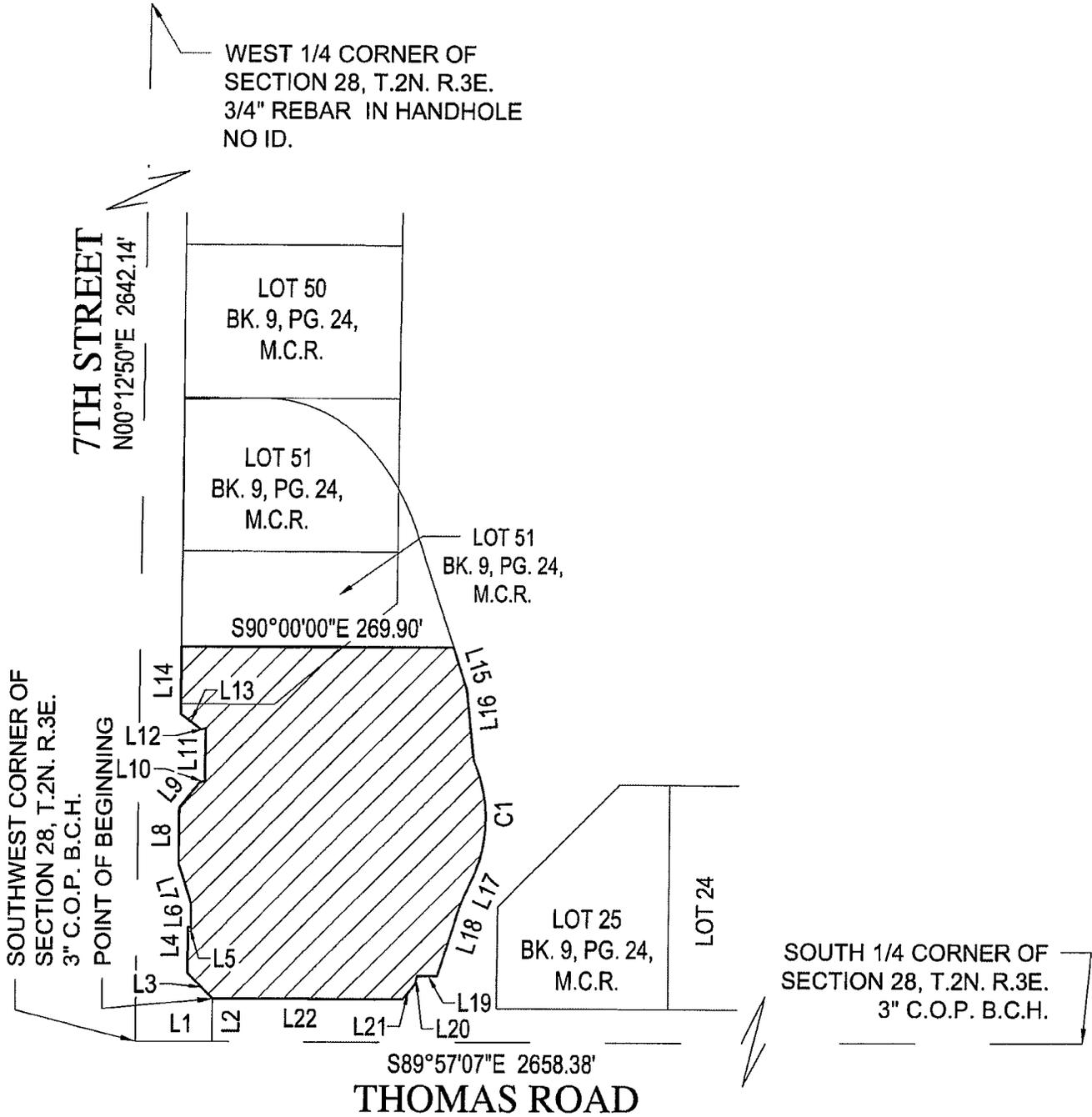
This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of April, 2018. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2016 Parcel Descriptions\164554 Phoenix Country Club South Parcel L03 06-14-18 docx



EXPIRES 09-30-20

WEST 1/4 CORNER OF
SECTION 28, T.2N. R.3E.
3/4" REBAR IN HANDHOLE
NO ID.



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EXPIRES 09-30-20

EXHIBIT "A"
PHOENIX COUNTRY CLUB
SOUTH PARCEL
06/14/2018
WP#164554
PAGE 3 OF 4
NOT TO SCALE

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°57'07"E	75.12'
L2	N00°02'53"E	42.00'
L3	N44°52'08"W	35.30'
L4	N00°12'50"E	44.70'
L5	S89°57'07"E	3.00'
L6	N00°12'50"E	22.50'
L7	N17°48'22"W	42.02'
L8	N00°12'50"E	55.54'
L9	N38°53'00"E	31.23'
L10	N77°33'40"E	5.62'
L11	N00°12'50"E	51.78'
L12	S77°33'50"W	4.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N53°39'38"W	25.24'
L14	N00°12'50"E	65.99'
L15	S18°26'19"E	43.89'
L16	S06°09'55"E	69.74'
L17	S24°30'18"W	36.69'
L18	S17°47'05"W	73.61'
L19	N89°57'07"W	19.98'
L20	S11°21'33"W	8.24'
L21	S39°22'13"W	19.29'
L22	N89°57'07"W	189.05'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	45°20'35"	139.80'	110.64'



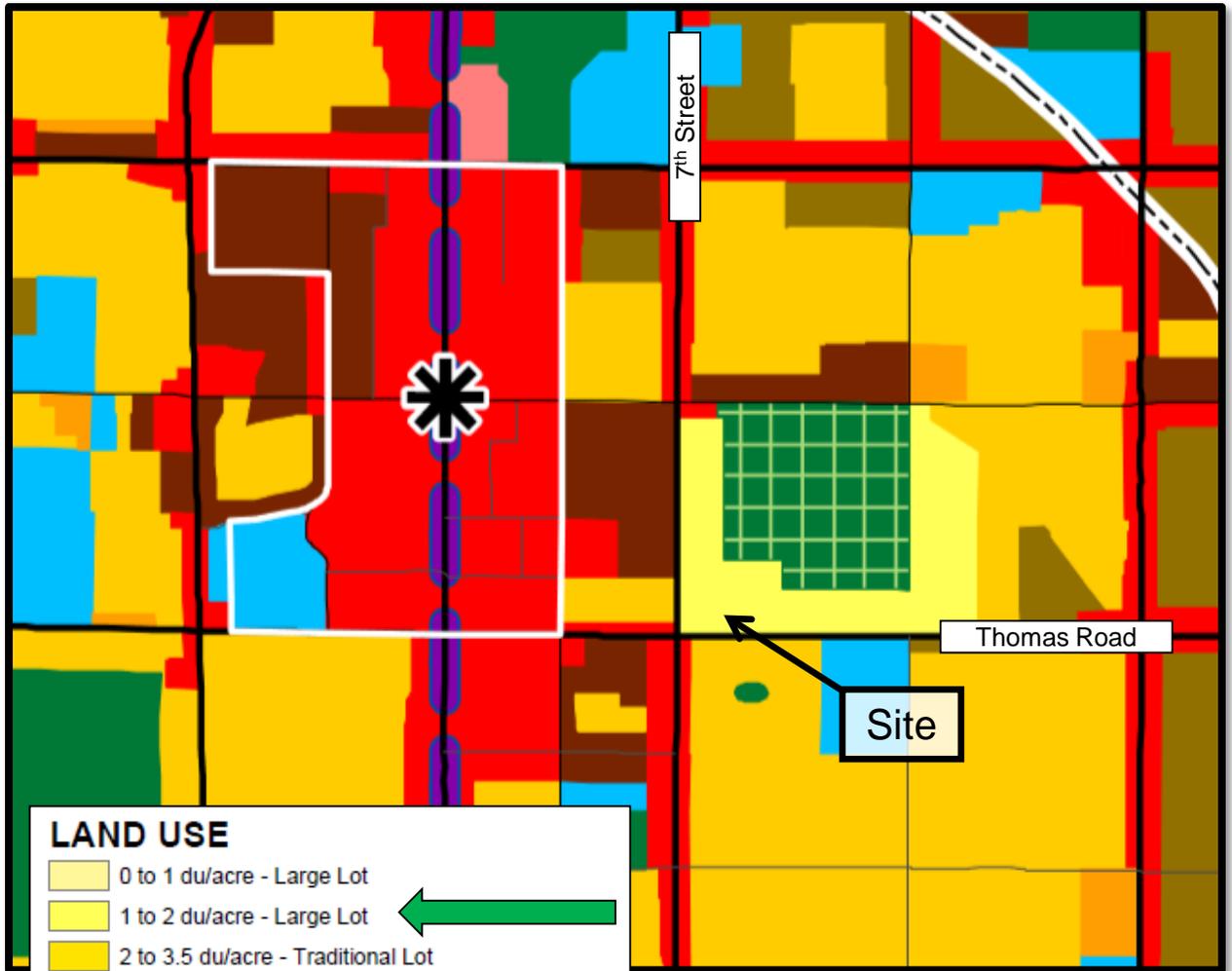
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EXPIRES 09-30-20

EXHIBIT "A"
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SOUTH PARCEL
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PAGE 4 OF 4
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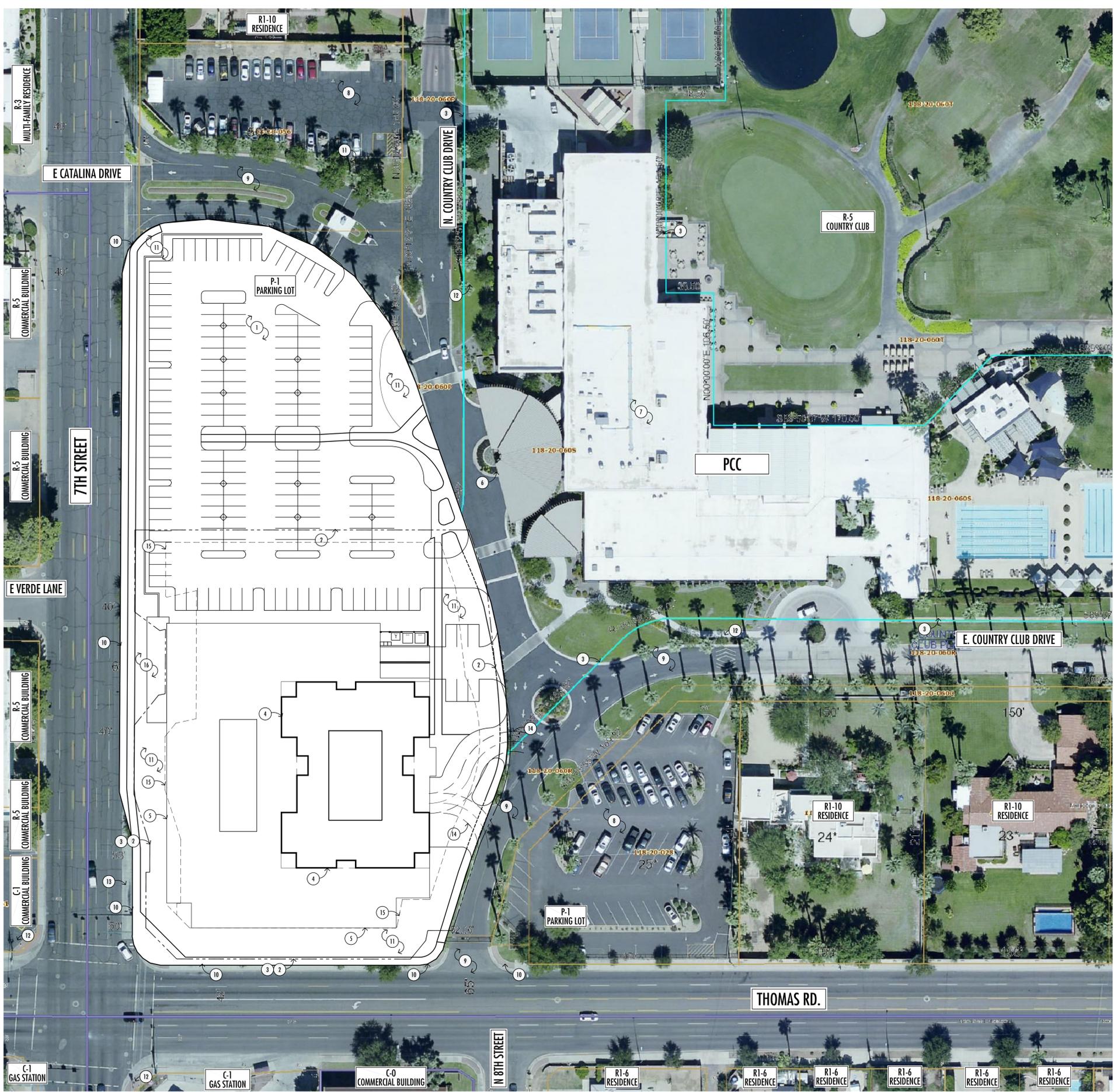
LAND USE

- 0 to 1 du/acre - Large Lot
- 1 to 2 du/acre - Large Lot ←
- 2 to 3.5 du/acre - Traditional Lot
- 3.5 to 5 du/acre - Traditional Lot
- 5 to 10 du/acre - Traditional Lot
- 10 to 15 du/acre - Higher density attached townhouses
- 15+ du/acre - Higher density attached townhouses, etc.
- Parks/Open Space - Publicly Owned
- Parks/Open Space - Privately Owned
- Future Parks/Open Space or 1 du/acre
- Mixed Use Agricultural
- Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre
- Commercial
- Mixed Use (MU)
- Mixed Use (Areas C, D and Northwest Area only)
- Industrial
- Commerce / Business Park
- Public/Quasi-Public
- Floodplain
- Undesignated Area



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PROJECT DATA:

ADDRESS: 2901 N. 7th Street
 EXISTING SITE ZONING: P-1, R5 MR
 PROPOSED SITE ZONING: PUD
 APN: 118-20-0605
 OCCUPANCY: R-2
 PROPOSED SITE AREA:
 94,395 NET S.F. (2.167 NET ACRES)
 124,400 GROSS S.F. (2.85 GROSS ACRES)
 BUILDING GROSS AREA: 233,000 SF
 AREA AT GRADE: 50,500 SF
 GROSS AREA BY USE:
 COMMON AREA/AMENITY:
 7,500 SF (1st & 2nd Floor)
 RESIDENCES:
 139,500 SF (2nd -10th Floor)
 PARKING:
 43,000 SF (Half Level Above Grade)
 43,000 SF (Half Level Below Grade)
 MAXIMUM DWELLING UNITS: 125
 BUILDING HEIGHT: 110'-0" T.O. ROOF
 PARKING REQUIRED:
 125 2-BR (1.5 spaces/unit) 188 SPACES
 Total Required Spaces 188 SPACES
 PARKING PROVIDED:
 Parking provided for club: 37 SPACES
 Parking provided for Residences:
 Half Level Above GARAGE PARKING: 112 SPACES
 1ST FLOOR SURFACE PARKING: 6 SPACES
 Half Level Below GRADE PARKING: 112 SPACES
 Total Provided Spaces for Residences: 230 SPACES

KEYED NOTES:

1. RECONFIGURED PARKING LAYOUT AT EXISTING PARKING LOT
2. PROPOSED BOUNDARY LINE - SITE TO BE REPLANTED, REFER TO A103 FOR LOT DIMENSIONS
3. EXISTING PROPERTY LINE; REFER TO A103 FOR LOT DIMENSIONS
4. LINE OF BUILDING FOOTPRINT
5. LINE OF BUILDING GROUND FLOOR FOOTPRINT
6. EXISTING DROP-OFF CANOPY AT PHOENIX COUNTRY CLUB
7. EXISTING PHOENIX COUNTRY CLUB CLUBHOUSE
8. EXISTING PARKING LOT TO REMAIN
9. EXISTING DRIVE LOCATION TO REMAIN
10. LINE OF EXISTING CURB AND GUTTER TO REMAIN
11. LANDSCAPED AREA
12. EXISTING FIRE HYDRANT
13. BUS BAY - PER PUD, BUILDING AT LOCATION OF BUS BAY MAY ENCROACH INTO MINIMUM SETBACK
14. TRUCK TURN RADIUS - 28' INTERIOR RADIUS, 44' EXTERIOR RADIUS
15. SETBACK, REFER TO A103 FOR DIMENSIONS
16. EXISTING UNUSED ROW TO BE ABANDONED AT TIME OF DEVELOPMENT

PROJECT DIRECTORY:

APPLICANT
 SUNBELT HOLDINGS
 6720 N SCOTTSDALE RD.
 SUITE 250
 SCOTTSDALE, AZ 85253
 480-905-0770
 JOHN W. GRAHAM

ARCHITECT
 DAVIS
 74 E RIO SALADO PKWY.
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 TEMPE, AZ 85281
 480-638-1100
 MICHAEL KRENTZ, RA

LANDSCAPE
 COLLECTIV
 1426 N. 2ND STREET
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 630-358-7711
 STEVEN VOLLMER

CIVIL
 WOOD/PATEL
 74 E RIO SALADO PKWY.
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 TEMPE, AZ 85281
 602-336-7934
 DARIN L. MOORE

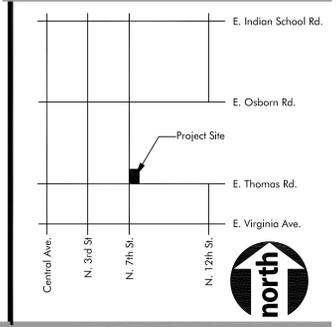
SHEET INDEX:

A102 - SITE PLAN AND PROJECT DATA
 A103 - LOT DIMENSIONS EXHIBIT
 A301 - ELEVATIONS

CASE NUMBERS:

KIVA: 00-1060
 PAPP: 1802598

VICINITY MAP:



CITY OF PHOENIX APPROVAL

DATE ISSUED: 20 SEPT. 19

DRAWN BY: _____

CHECKED BY: _____

PROJECT NO. 16110

CADD FILE: _____



Phoenix Country Club
 Residences
 2901 N. 7th Street
 PHOENIX, ARIZONA

- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- BID/PRICING PACKAGE
- BUILDING DEPT. APPROVAL

A102
 SITE PLAN &
 PROJECT DATA
 SCALE: 1"=40'-0"

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04 SOUTH EAST VIEW N.T.S.



03 NORTH EAST VIEW N.T.S.

- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- BID/PRICING PACKAGE
- BUILDING DEPT. APPROVAL

DATE ISSUED: 20. SEPT. 19

DRAWN BY:

CHECKED BY:

PROJECT NO. 16110

CADD FILE:

A301
CONCEPTUAL
ELEVATIONS

SCALE: N.T.S.

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7TH STREET AND THOMAS CORNER VIEW

PHOENIX COUNTRY CLUB RESIDENCES





GARAGE SIDE VIEW

PHOENIX COUNTRY CLUB RESIDENCES





AERIAL INTERSECTION VIEW

PHOENIX COUNTRY CLUB RESIDENCES

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**Acceptable Architectural Styles
Representative Imagery**

Exhibit 7

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Acceptable Architectural Styles Representative Imagery



Unacceptable Architectural Styles Representative Imagery

Exhibit 8

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Unacceptable Architectural Styles Representative Imagery

