



Biltmore Lakes

CASE NO. Z-52-21-6

APPROXIMATELY 100 FEET EAST OF THE
NORTHEAST CORNER OF THE 29TH STREET
ALIGNMENT AND CAMELBACK ROAD

1ST SUBMITTAL: JULY 29, 2021
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HEARING DRAFT: TBD

CITY OF PHOENIX

SEP 27 2021

**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.

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A. PURPOSE AND INTENT

A1: Project Overview and Goals

The Site overlooks the Adobe Golf Course with views of Piestewa Peak beyond, with boundaries against a lake to the north and west, and Camelback Road to the south. This property is currently developed with a typical 1980's era two-story office condominium development that is, in short, not developed with "Biltmore" quality buildings nor responsive to its surrounding context.

The Project proposes redevelopment of these three (3) non-descript structures with a 360 unit luxury residential community featuring a modern design that will complement the Biltmore area architecturally while embracing the views from the Site as well as the adjacent lake and open green space.

The overall goal of the Project is to establish a residential community that is best in class, featuring transitions terraced downward to the neighborhood abutting the golf course, and provides a more urbanized face to Camelback Road, a very important east/west corridor while complementing other new development nearby.

A2: Overall Design Concept

The overall design concept for the Project is focused around its unique architectural style paired with lush landscaping treatments along the Camelback Road frontage in order to reinvent the property as part of a prominent "corridor" to and from the Biltmore's core area. The design and architecture style are focused on a contemporary take on modern luxury design. To achieve this, design elements include staggered components in the upper stories of the building and quality materials complementing the surrounding built environment of those recent development projects located west of the subject property. The Project will feature quality pedestrian edges, will result in the elimination of expansive surface parking areas, and will provide an emphasis on quality design that has visual interest within the pedestrian realm and to the broader community, including the 50,000¹ cars that pass by on Camelback every day.

The Project provides visual interest for those passing through the Biltmore area by the use of varying building materials and colors that is carried throughout the project. To provide a form consistent with the recent developments to the west across Camelback, such as the new AC Hotel, the Camelback side of the building will provide a "frame" to the edge of the roadway, with an enhanced pedestrian area along the public roadway frontage. This design approach results in a more urban edge for the Project, featuring strong vertical lines and uniform visual features with patios, windows and materials emphasizing a built "city" form.

Along the lakeside part of the project, to provide transition to the single-family neighborhood to the north, there is terracing movement in the façade of the upper stories of the building that is inspired by natural forms along a body of water. The amenities and open space are also provided near this edge, providing a softer built environment along the more "natural" condition that exists on the abutting lands.

¹ City of Phoenix Traffic Volumes Map

In summary, the project will result in the redevelopment of the site with a building that (i) reinvents the entrance experience for those traveling through and to the Biltmore area (ii) reinforces a strong pedestrian environment by providing ample shade and landscaping adjacent to the public rights-of-way, and (iii) preserves the high-quality design and architecture styles that have been established within the Biltmore area through the use of a rich blend of materials and colors combined with a contemporary design reflecting an edge (“the City”) and shoreline (“the Park”) design inspiration supported by the unique “city” and “park” surrounding urban context of the site.

The “City”



The “Park”



B. LAND USE PLAN

B1: Proposed Land Use Categories

Biltmore Lakes is a luxury multifamily building comprised of up to 360 dwelling units (at a maximum of no greater than 75 dwelling units per net acre) with supporting residential amenities located on an approximately 4.8-acre site.

B2: Conceptual Site Plan Summary

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

Basement Levels include a below grade parking garage with approximately 554 parking spaces, bike parking, and areas dedicated for amenities (to possibly include a spa and lounge room).

Grade Level is the location of the primary building entrance to the management/leasing office, amenity spaces (to possibly include state of the art fitness center facilities, co-working space, lounge/game room, and swimming pool), as well as to the elevator access to the upper floors of the building. The grade level of the structure also includes residential units. As the primary “active” floor, the building design places the leasing center at the primary entry located on the east side of the building, with most other amenities along the north of the building abutting open space. Interior to the building are open courtyards with water features, enhanced landscaping and seating areas for resident use. A strong north/south resident link runs through the building from Camelback Road up to the north of the building, encouraging resident movements for nearby trips to retail, restaurants or to and from work.

Levels 2-3 are typical representation of the upper levels of the building. Here the residential dwelling units continue above the grade level. These levels are the resident dwelling focused areas of the Project, but will include some amenities on these upper levels. All units have open space views, either off-site or into internal courtyard/breezeway spaces.

Levels 4 is a typical representation of the upper levels of the building. Here the residential dwelling units continue above the grade level. In addition to the residential units, some additional resident amenity spaces are planned for this level. Amenities planned include a swimming pool and spa, barbeque area, roof top garden and seating areas with opportunities to view the Phoenix Mountains (Piestewa Peak) to the north and Camelback Mountain to the east as well as overview looks of the lake and golf course. These amenities are strategically placed not only to take advantage of views, but also are on the north side

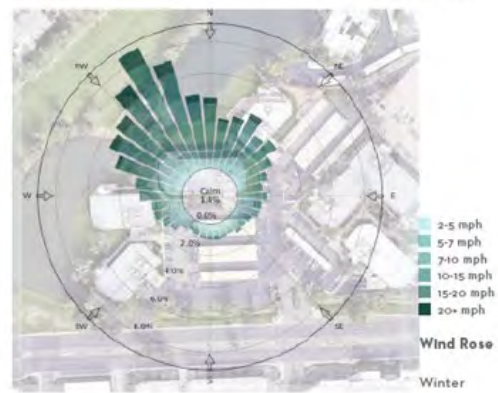
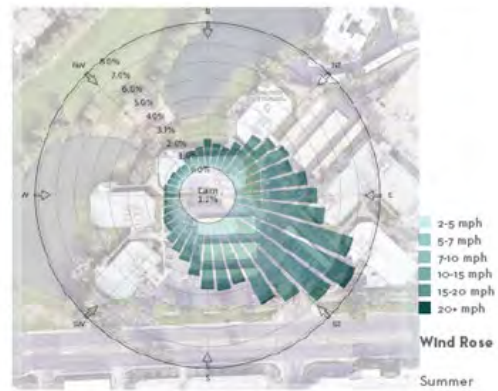
of the building which buffers these areas with the building mass, allowing for quiet enjoyment without the noise that comes from Camelback Road.

Level 5 is a typical representation of the upper levels of the building. Residential dwelling units are planned for this floor as well. In addition to the residential units, a small resident amenity space is planned for this level.

Roof Level is the location of required mechanical equipment.

SITE ANALYSIS

SITE ANALYSIS: SUN AND WIND



C. LIST OF USES

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

C1: Permitted Uses

- Multifamily residential dwelling units as governed herein
- C-1 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-1 Zoning District are prohibited.
- Auto Title Loan Establishments
- Automobile Parts and Supplies
- Car Wash
- Gas Stations
- Hospital
- Pawn Shop
- Service Stations, Automobile
- Veterinarian Offices
- Veterinarian Hospitals
- Pet Day Care Facilities (Indoor or Outdoor)
- Pet Care Facility

D. DEVELOPMENT STANDARDS

D1: Development Standards Table

The following development standards apply to any multifamily development of the property (including mixed-use); in the event that stand-alone non-multifamily development occurs, the development standards applicable to such development shall be those of Ordinance Section 622, the C-1 Neighborhood Retail, Zoning District.

Development Standards	Proposed PUD
a. Density (Maximum)	360 Dwellings 75 Dwelling Units/Acre
b. Minimum Lot Width/Depth	No Minimum
c. Height (Maximum)	56 Feet* *Exception: the maximum building height shall be limited to no greater than 40' within 70' of the northern property line as show in <u>Exhibit 8</u> , Building Stepback.
d. Establishment of Baseline Height Measurement Point	<p>i. Maximum Building Height is to be measured to the top of the roof deck surface as per Section 202.</p> <p>ii. Projections above this maximum are permitted for standard exceptions found in Section 701.B and rooftop screening elements required to implement the design guidelines in Section E3 of this PUD.</p> <p>iii. Due to the existing slope conditions on site (falling northeast to southwest), which alters technical height measurements under Section 202, additional flexibility in applying final height measurement is required. To simplify application of the Maximum Building Height standard, the building rooftop shall not exceed a horizontal plane height of 56' measured from six inches above the top of the existing curb closest to the northeast corner of the site. Prior to Preliminary Site Plan Approval, the project engineer shall establish the height of this point (the Maximum Roof Height Level Line"). To maintain a uniform building height across the entire site, additional height up to 4'-10" is permitted to allow for measurement to established average grade plane around the building to accommodate site drainage and slope, subject to the limitation of the established Maximum Roof Height Level Line.</p>

e. Building Setbacks	(Cardinal directions as shown on <u>Exhibit 9</u> , Property Line Boundaries)
North (Lake/Park Side): Northeast (Office Condo Side): South (Camelback Road Frontage): East (Office Condo Side): West (Lake/Park Side):	10' (Minimum) 10' (Minimum) 25' (Minimum) 9' (Minimum) 10' (Minimum), except for the south 125' which shall provide 4' (Minimum)
f. Lot Coverage (Maximum)	60%
Minimum Landscape Standards	
a. Landscape Setbacks	(Cardinal directions as shown on <u>Exhibit 9</u> , Property Line Boundaries)
North (Lake/Park Side): Northeast (Office Condo Side): South (Camelback Road Frontage): East (Office Condo Side): West (Lake/Park Side):	10' (Minimum) 10' (Minimum) 20' (Minimum) 9' (Minimum)* 10' (Minimum), except for the south 125' which shall provide 4' (minimum)
	*Parking and loading spaces are permitted to encroach into the landscape setback along the east property line for a maximum of 30% the linear distance of the property line.
a. Streetscape - Adjacent to Camelback Road (South Property Line)	<p><u>Landscape Strip</u>: Provide minimum 11'-6" landscape strip between back of curb and sidewalk.</p> <p>Trees of 4"-caliper planted 25' on center or in equivalent groupings, except for within driveways or sight visibility triangles.</p> <p>Minimum of five (5) 5-gallon drought-resistant shrubs per tree (maximum 24 inches tall at maturity).</p> <p>Groundcover shall be a mix of drought-resistant vegetation to include various accent plants, vines, shrubs and ground cover plants planted to achieve 75% living groundcover at maturity.</p> <p><u>On-Site Landscaping</u>: Between sidewalk and the building facade, trees of 3"-caliper planted 25' on center or in equivalent groupings, except for within driveways or sight visibility triangles.</p> <p>Minimum of five (5) 5-gallon drought-resistant shrubs per tree (maximum 24 inches tall at maturity).</p>

	<p>Groundcover shall be a mix of drought-resistant vegetation to include various accent plants, vines, shrubs and ground cover plants planted to achieve 75% living groundcover at maturity.</p> <p><u>Entry Plaza:</u> For the area identified as “Entry Plaza” on the conceptual site plan (an area that shall be no wider than 20% of the total south building façade linear frontage) the above tree count requirements are not applicable (subtract this area from the “on center” count) and are replaced with the following:</p> <p>Provide at least six (6) palm trees planted to define the entry plaza area for wayfinding purposes.</p> <p>Hardscape area with at least 50% decorative materials (stamped concrete, pavers, tile or similar).</p> <p>Remainder of area not otherwise paved shall be landscaped with shrubs and groundcover as required above.</p>
<p>b. Perimeter Property Lines – Not Adjacent to Public Right-of-Way (North, East, and West Property Line)</p>	<p>Trees of (i) 50% 2”-caliper and (ii) 50% 3”-caliper size planted 20' on center or in equivalent groupings. Total tree count to be established by the total linear feet of building façade for each property line.</p> <p>Minimum of five (5) 5-gallon drought-resistant shrubs per tree (maximum 24 inches tall at maturity).</p> <p>Groundcover shall be a mix of drought-resistant vegetation to include various accent plants, vines, shrubs and ground cover plants planted to achieve 75% living groundcover at maturity.</p>
<p>d. Minimum Total Open Space</p>	<p>Minimum of 29% of total Net Site Acreage. May be located at or above grade (i.e. on roof deck) and includes both active and passive open space areas located throughout the site. Excludes required landscape setback areas.</p>
<p>e. Minimum Ground Floor Open Space</p>	<p>Minimum of 25% of total Net Site Acreage. Excludes required landscape setback areas.</p>
<p>f. Minimum Public Sidewalk Width</p>	<p>8 Feet</p>



D3: Parking

Parking Standards	
Minimum Parking Standards a. Residents b. Unreserved Visitor c. Bicycle Parking	1.40 per unit 0.14 per unit 0.25 per unit (maximum required 50)
Parking Location, Automotive	All on-site parking is to be underground except for no more than ten (10) guest/visitor spaces.
Parking Location, Bicycle	To 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 and (ii) secure resident bike storage may be located within the lower level parking garage.
Loading Bay	Two (2) Loading Bays (minimum) – maybe at or below grade.

D4: Fences/Walls

Fences/Walls

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, and inclusive of the building itself, shall be provided at a minimum of 75% for all public sidewalks and internal private pathways. All shade calculations shall be based on the summer solstice at noon.

D6: Lighting Plan

Lighting

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 public and private sidewalks that comply with the standards of Section 1304.D and Section 1304.H.5.

E. DESIGN GUIDELINES

E1: Design Guidelines

The following design guidelines shall be provided for in the final plans for a multifamily structure (those standards not addressed herein, and for non-residential development, comply with Ordinance Section 507 Tab A):

E1. Design Guidelines	
a. Exterior Materials	<p>Façade to include a minimum:</p> <ul style="list-style-type: none"> • 35% Glazing • 65% Other Materials <p>Allowed percentages of Other Materials:</p> <ul style="list-style-type: none"> • 20% Masonry or Masonry Look (Minimum) • 70% Stucco (Maximum) • 10% Accent (Minimum) <p>Accent Materials (utilize at least two):</p> <ul style="list-style-type: none"> • Exposed/Rough concrete • Finished concrete • Patterned concrete • Brick • Non-reflective coated metals • Corten steel or similar product • Manufactured wood products; painted or stained • Tile
b. Color Palette	Warm material palette with warm grays and earth tones with at least two (2) colors.
c. Private Balconies	All residential units shall contain a minimum of one (1) Juliette Balcony and/or one (1) private balcony, measuring a minimum of 60 square feet with a depth of 4 feet.
d. Screen Walls	Shall include architectural detailing consistent or complementary to the building facade.
e. Primary Entry	For the Primary Vehicular Entry (if provided along eastern property line) an enhanced paving area will be provided of at least 500 square feet to delineate the “front door” of the development and to differentiate it from the office development to the east.

The following requirements apply to multifamily residential development (those standards not addressed herein, and for non-residential development, comply with Section 507 Tab A):

E2. Landscape Design Guidelines	
<p>a. Uniform Landscaping Design</p>	<p>Final landscape plans shall provide for a shady canopy of various types of trees and a colorful mix of shrub, accents, and groundcover identified in Section 3.1.2 of the Camelback East Primary Core Specific Plan or similar plant materials. The landscape will be comprised of a mix of:</p> <ul style="list-style-type: none"> • Minimum 4 different shrub species • Minimum 3 different accent species • Minimum 2 different groundcover species • Due to the historic use of grass in the Biltmore area, the use of turf is encouraged where appropriate to provide active recreational areas as well as for visual enhancement of the landscaping, particularly along the lakeside of the project. Various sized areas of turf should be provided. Large uninterrupted non-recreational turf areas are discouraged. • At least 2" of ground covering gravel (1/2 - 4 inch decomposed granite) shall be provided for all areas not otherwise covered by vegetation or hardscape • Along sidewalks and pathways, tree plantings shall be located to maximize pedestrian shade. • Bioswales with curb cuts along Camelback Road to add supplemental irrigation for plant material.

E3. Amenities	
<p>a. Resident Amenities</p>	<p>Residential amenities shall include a minimum of three of the following:</p> <ul style="list-style-type: none"> • Resident lounge/clubhouse • Co-working space • Fitness center • Dog park • Swimming pool and/or spa with at least three (3) of the following: <ul style="list-style-type: none"> ○ Lounge deck ○ Shaded outdoor dining area(s) ○ Water feature(s) ○ Barbeque grill(s) ○ Fire feature(s) ○ Seating node(s)

	<ul style="list-style-type: none">○ Trellis areas (to provide shaded seating zones)
b. Implementation	<p>To implement the above, amenities standards are provided below, where applicable:</p> <ul style="list-style-type: none">● Lounge decks shall include sufficient space for permanent or placed seating, tables, and/or reclining sun chairs for a minimum of 10 persons● Shaded outdoor areas shall be an area for the location of no less than two (2) table and chair sets under a cover (structural and/or vegetative) and shall have an enclosure element to separate the space from other areas, which may be a wall, planters or other feature to delineate the area.● Water features should be designed to limit loss of water by evaporation by avoiding placement in locations that experience long periods of direct sunlight and using nonspraying fountains (i.e. water features that move water via gravity, not larger pump driven fountains). Also see 507 Tab A.11.3.4.1.● Barbeque grill(s) shall incorporate a “built-in” design with base materials that are consistent with or complementary to the building materials● Fire feature shall be designed as a gathering space that includes sufficient clear area around for seating and/or a built-in seating area around the feature (i.e. a fire pit with large border for sitting on).

F. SIGNS

Signage shall comply with Section 705 of the Zoning Ordinance.

G. SUSTAINABILITY

G1: City Enforced Standards

The following are standards that are measurable and enforceable by the City and will be provided:

- As encouraged by Reimagine Phoenix, recycling receptacles and chutes will be provided in the refuse room. These will be commercial bins, serviced by private solid waste provider.
- Utilize Dual Glaze Windows with High Performance Low-e Glazing.
- All primary site lighting will be energy efficient types.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a ‘smart’ controller to minimize water waste.
- Salvage and reuse of existing trees is encouraged
- Turf areas to be a drought tolerant grass species and include a “smart” irrigation system with rain sensing and moisture sensing technology to reduce unnecessary watering.

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:

- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets and showerheads.
- Utilize Energy Star Rated appliances.
- Reduce heat island effect through ample open space, desert adapted landscaping and vegetation as well as utilization of underground parking and high reflectivity roof top coatings.
- Recycling services will be provided for tenants.
- Tenant invoicing and billing services should be paperless.
- Consider use of grey water or condensate to supplement potable irrigation water.
- Bioswales with curb cuts along Camelback Road to add supplemental irrigation for plant material.

H. INFRASTRUCTURE

H1: Grading and Drainage

The existing site consists of surface parking south and east of the three (3) title agency office buildings, which are encompassed by lakes north and west of the subject parcel. These buildings contain roof drains which convey runoff through pipes which outlet on the surface. The northern half of the roof on the north-most building collects flow in the roof drain, which is then conveyed to the northern lake via overland flow. The north section of the parcel is graded such that water flows into the northern lake. The western section of the parcel is graded west so that stormwater from the west section of the two (2) southern buildings flow over the grass and into the western lake. Runoff from the east section of the southern-most building's roof is then directed to the parking and outlets onto E Camelback Road, while runoff from the central building's roof is conveyed to the parking lot. The parking lot is gently graded east to west and north to south so that on-site storm water flows through curb and gutter on the south section of the parcel, ultimately out falling through a scupper and over a riprap lined spillway. On-site and off-site flow is then directed to the western lake through an open channel, located within a dedicated 50' - wide drainage easement, on the south section of the parcel. The open channel is connected by concrete box culverts, which decrease in span as flow moves downstream. Existing off-site pavement runoff follows a similar grade as the existing on-site pavement. Stormwater is conveyed east to west and captured in curb and gutter in the parking spaces adjacent to the east driveway, in front of MidFirst Bank. Runoff is then released by a scupper and riprap spillway into the open channel, which ultimately flows into the west lake.

Exhibit G from the hydrologic study performed by Wood Patel & Associates (Wood/Patel) in 2008 for the Metro Phoenix Area Drainage Master Study/Plan (ADMS/P) shows a flow of only 34 cfs for the 100 year – 6-hour event (See Appendix II) running off from the area east of the project site. Another local off-site drainage analysis from 2012 prepared by Wood/Patel for Arizona Biltmore Estates demonstrates an offsite flow of 53 cfs produced by the parcel east of the project area, less than the existing 8.25' x 2' box culvert capacity of 73 cfs.

The proposed site design consists of redeveloping the office buildings into a five-story, multi-family residential complex housing approximately 350-400 units with underground parking for tenants. The development will consist primarily of two (2) new buildings main courtyard, and pool area. Underground parking would be accessed from the eastern driveway connecting to west bound Camelback Road.

Drainage:

- Proposed drainage for the southwest building's (building 1) roof will be such that stormwater flows west, away from the building and into the west lake. Refer to exhibit for building designation.
- Stormwater from northern sections of the northeast building (building 2) roof is proposed to flow to three areas:
 - Northwest to underground storage on the west section of the parcel
 - North to the northern lake.

- Northeast to a catch basin and routed through a storm drain to ultimately drain to the western lake.
- Stormwater from the courtyard, central area of building 1's roof, and northern sections of building 1 & 2 roofs is proposed to be routed to an underground storage facility consisting of 10' CMP's on the west section of the parcel.
- The 50' drainage easement is to be reduced to a 23' easement. Sections of the storm drain coming from the east of the adjoining property will be modified to go around the proposed building while maintaining the existing slope and pipe characteristics.
- The existing open channel on the south will be removed and replaced by a set of culverts to match the existing capacity, adjacent to the buildings. An 8.25' x 2' reinforced concrete box culvert, similar to the existing upstream condition will be installed. The box culvert will be followed by a 48" reinforced concrete pipe culvert downstream. The proposed culverts will be connected by concrete junction box structures along the 23' drainage easement.
 - SEG will request approval to bypass the 80' maximum culvert length & 36" maximum pipe culvert diameter requirements.
 - The maximum between the first flush volume & "pre vs post" runoff volume is to be retained.
 - To fulfill retention requirements: the maximum volume between first flush and "pre vs post" condition will be retained in on site in an underground storage facility. Stormwater will then bleed off into the lake on the west.

H2: Water and Wastewater

An existing 8" water line exists along the adjacent E Camelback Road, which will be abandoned upon the completion of the 12" water line per through Capital Improvement Project (CIP) #WS85509055. CIP is in the construction phase. Existing 8" water line and 21" sewer line run parallel to one another in the northern half of the road ROW.

- Water service will be provided on the southwest corner of the property by a 1" irrigation line & 3" domestic service line which taps back into the future 12" service line constructed through the CIP on E Camelback Rd.
- A new private 8" fire connection is proposed on the southwest corner of the parcel which will connect to the future 12" main line on the adjacent road constructed through CIP #WS85509055. New fire suppression services will be provided as necessary onsite per current City development codes and policies.
- The proposed water demand for the proposed redevelopment is roughly 341,000 gpd.

There is an existing 21" sewer main along E Camelback Road which connects to the sewer line running through the subject parcel and through the adjoining property east of the development. The existing on-site sewer line is to be abandoned.

- To continue providing services to the adjoining property, an 8” sewer line running along the east subject property line is proposed.
- An 8” sewer stub is proposed on the southwest corner of the subject parcel to provide services to the new redevelopment.
 - Both proposed sewer connections will tie back into a manhole along the 21” sewer main along Camelback.
- The proposed sewer demand for the proposed redevelopment is about 256,000 gpd.

H3: Circulation Systems

According to the traffic generation statement that was conducted for the project (filed under separate cover), it was determined that the proposed use of the site would generate 1,874 weekday trips, with 115 trips (30 in, 85 out) during the AM peak hour and 145 trips (88 in, 57 out) during the PM peak hour.

The adjacent public roadway (Camelback Road) is built to full public standards and is at the final build out size and configuration. No changes are proposed for this roadway.

The project will have one (1) access point—one (1) existing full access driveway onto Camelback Road.

H4: Complete Streets

In 2018, the City of Phoenix adopted its Complete Streets Design Guidelines with the goal of promoting health and safety through active streetscapes. The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for new development, some of which are applicable to this project:

- Streets should be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users and more vulnerable modes (walking, bicycling, transit). See **Section E1.d: Pedestrian Circulation**, “Enhanced surfacing materials, such as stamped or colored concrete 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, as approved by the Planning and Development Department.”

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 and private sidewalks.”

I. COMPARATIVE ZONING STANDARDS

I: Comparative Zoning Standards Table

Standards	C-1 Standards (References to R-3 for Multifamily)	Proposed PUD Standards
a. Maximum Building Height	2 stories of 30' up to 4 stories or 56' with a "height waiver" (623.E.1.b)	56' (As defined in section D1)
b. Lot Coverage	45%	60%
c. Dwelling Unit Density (Units/Gross Acre)	References to Section 615 (R-3) (Min 14.5 du/acre) ("Density Waiver" Option Up to 43.5 du/ac 622.E.1.b)	360 Dwellings 75 Dwelling Units/Acre
d. Building Setbacks		
North (Rear):	15'	10' (Minimum)
Northeast (Side):	10'/3'	10' (Minimum)
South (Front):	25'	25' (Minimum)
East (Side):	10'/3'	9' (Minimum)
West (Side):	10'/3'	10' (Minimum), except for the south 125' which shall provide 4' (Minimum)
e. Landscape Setbacks		
North (Rear):	No Standard	10' (Minimum)
Northeast (Side):	No Standard	10' (Minimum)
South (Front):	No Standard	20' (Minimum)
East (Side):	No Standard	9' (Minimum)
West (Side):	No Standard	10' (Minimum), except for the south 125' which shall provide 4' (Minimum)

J. LEGAL DESCRIPTION

Units 1, 2 and 3 and a portion of that certain common area as shown on the final plat of Biltmore Lakes, recorded in Book 678, Page 24, Maricopa County Records (MCR), lying within the southeast quarter of Section 14, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the south quarter corner of said Section 14, a brass cap in handhole, from which the southeast corner of said Section 14, a brass cap in handhole, bears North 87 degrees 29 seconds 45 minutes East, a distance of 2626.34 feet;

Thence along the south line of the southeast quarter of said Section 14, North 87 degrees 29 minutes 45 seconds East, a distance of 788.09 feet;

Thence leaving said south line, North 02 degrees 30 minutes 15 seconds West, a distance of 70.00 feet, to the northerly right-of-way line of Camelback Road and the Point of Beginning;

Thence leaving said northerly right-of-way line, along the westerly line of said Biltmore Lakes, North 02 degrees 30 minutes 15 seconds West, a distance of 25.89 feet, to the beginning of a curve, concave easterly, having a radius of 200.00 feet;

Thence northeasterly along said curve, an arc length of 47.00 feet, through a central angle of 13 degrees 27 minutes 52 seconds, to a point of reverse curvature, having a radius of 150.00 feet;

Thence northwesterly along said curve, an arc length of 104.87 feet, through a central angle of 40 degrees 03 minutes 27 seconds, to a point of reverse curvature, having a radius of 170.50 feet;

Thence northeasterly along said curve, an arc length of 306.53 feet, through a central angle of 103 degrees 00 minutes 29 seconds, to a point of reverse curvature, having a radius of 450 feet;

Thence northeasterly along said curve, an arc length of 235.55 feet, through a central angle of 29 degrees 59 minutes 28 seconds;

Thence leaving said westerly line, South 47 degrees 32 minutes 50 seconds East, a distance of 228.34 feet;

Thence South 02 degrees 20 minutes 46 seconds East, a distance of 267.41 feet;

Thence South 45 degrees 04 minutes 31 seconds East, a distance of 28.27 feet;

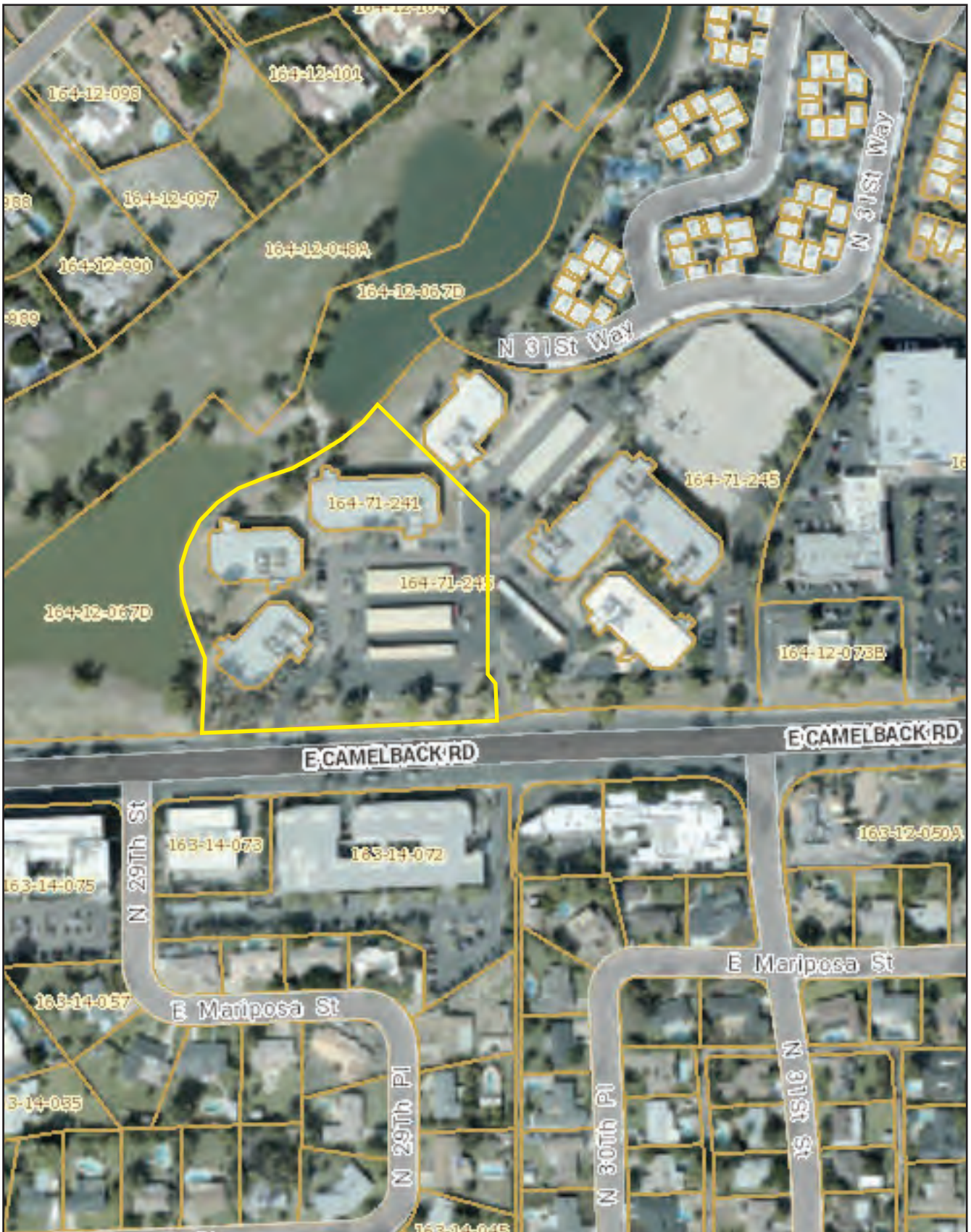
Thence South 04 degrees 27 minutes 38 seconds East, a distance of 77.24 feet, to the northerly right-of-way line of Camelback Road;

Thence along said northerly right-of-way line, South 78 degrees 57 minutes 54 seconds West, a distance of 8.28 feet;

Thence South 87 degrees 29 minutes 45 seconds West, a distance of 485.08 feet, to the Point of Beginning.

Containing 211,531 Square Feet or 4.86 Acres more or less.

Subject to easements, restrictions and rights of way of record.



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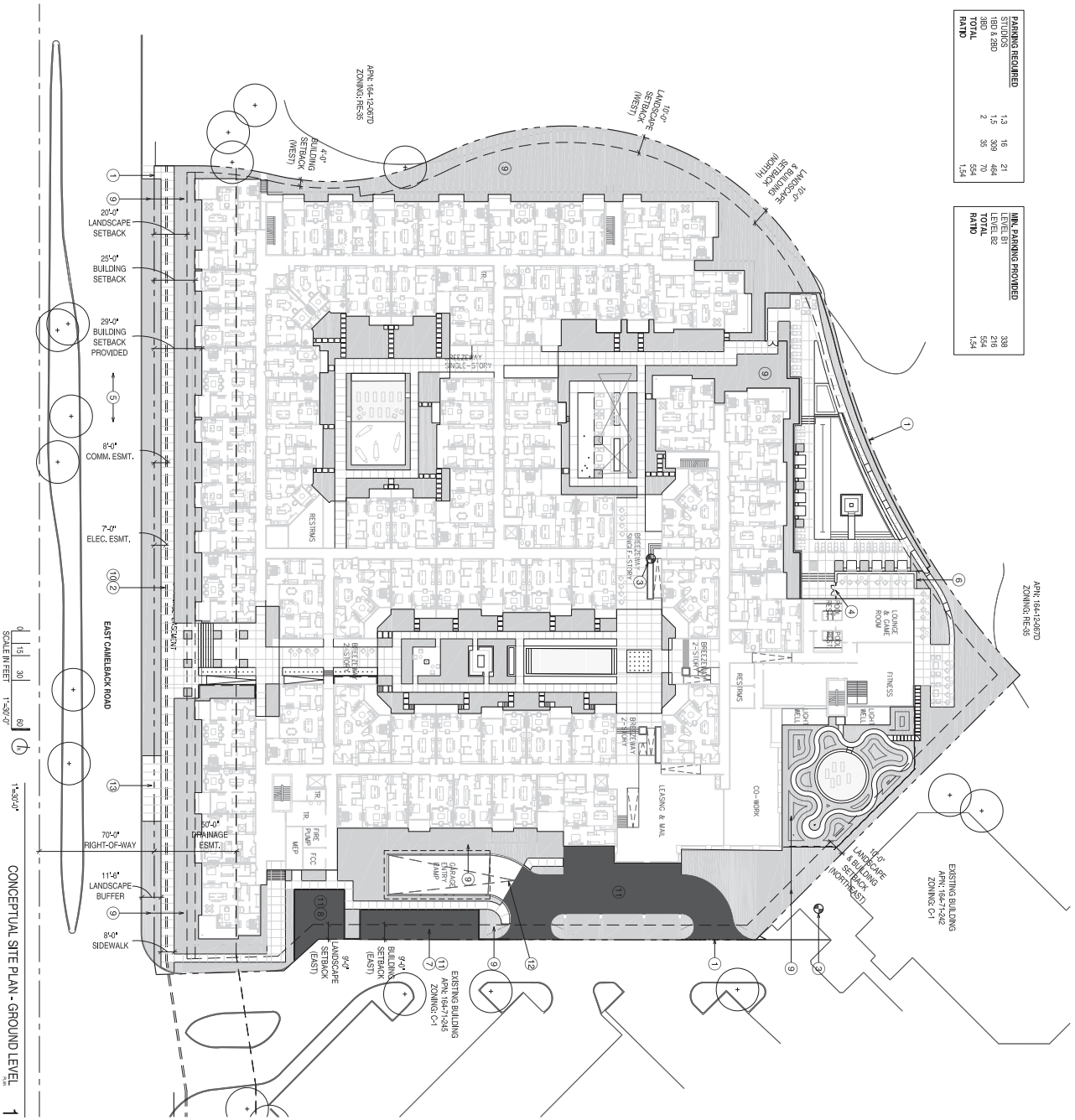
NOT TO SCALE

Site Aerial

May 2021

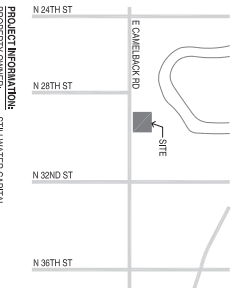
PARKING REQUIRED			
STUDIOS	13	16	21
OFFICES	13	309	44
RETAIL	880	2	55
TOTAL	906	70	554
			1.54

MIN. PARKING PROVIDED			
STUDIOS	200		
OFFICES	220		
RETAIL	554		
TOTAL	974		
			1.54



0 15 30 60 1.500' = 1" SCALE IN FEET

CONCEPTUAL SITE PLAN - GROUND LEVEL



PROJECT INFORMATION:

PROJECT OWNER: STU WATNER CAPITAL
445 THOMAS STREET SUITE 300
DALLAS, TX 75204
T: 8721 629-6028

ARCHITECT: E THOMAS FORD STUDIO/WATNERCAP.COM
415 JACKSON STREET SUITE 100
SAN FRANCISCO, CA 94111
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E: COLWELL@STUWATERARCHITECTS.COM

LANDSCAPE ARCHITECT: COLWELL SHELORLANDSCAPE ARCHITECTS.COM
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PHOENIX, AZ 85014
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E: COLWELL@SHELORLANDSCAPE.COM

PROJECT ADDRESS: 2930 E CAMELBACK ROAD
PHOENIX, AZ 85016

APR. ZONING: R16-1242
PREPARED BY: NVA

ZONING CASE: NVA
COMMENTS: NVA

LOT SALES: NVA
NET SF: 4,487 ACRES / 211,606 NSF
GROSS SF: 4,489 ACRES / 215,143 NSF
SITE AREA: 4,489 ACRES / 215,143 NSF

PROP. BUILDING HEIGHT: 117.964 SF
LOT COVERAGE: 117.964 SF / 211,606 NSF

LAND COV'T: 82.7%
LANDSCAPE COVER: 82.7%
OPEN SPACE: 82.7%
REQUIRE - 554 STALLS (1.54 RATIO)
PROVIDED - 554 STALLS (1.54 RATIO)

CONVENGE LEGEND

SYMBOL	ITEM
[Pattern]	LANDSCAPE AREA PER CAMELBACK CORRIDOR AND CITY OF PHOENIX LANDSCAPE REQUIREMENTS
[Pattern]	REINFORCED CONCRETE DRIVEWAY
[Pattern]	ENHANCED PAVING

KEYNOTES:

1. PROPERTY LINE
2. PUBLIC SIDEWALK
3. PUBLIC SIDEWALK (FAST)
4. EXISTING ROAD
5. EXISTING ROAD
6. RETAINING WALLS
7. PARKING WALLS
8. LANDSCAPE SETBACK (FAST)
9. LANDSCAPE AREA
10. PAVEMENT AREA
11. ENHANCED PAVING
12. ENHANCED PAVING ENTRY PUMP
13. BUS STOP

CITY OF PHOENIX APPROVALS:

APPROVED: [Signature]
DATE: 07/10/2013
OFFICIAL: [Signature]
DATE: 07/10/2013
SCALE: AS SHOWN
DRAWN: COLA
JOB #: 2013

BILTMORE LAKES
2930 EAST CAMELBACK ROAD
PHOENIX, AZ 85016

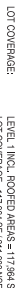
CONCEPTUAL SITE PLAN - GROUND LEVEL

SHEET NO. **L1.00**

REVISIONS

NO.	DATE	DESCRIPTION

COLWELL SHELORLANDSCAPE ARCHITECTURE
4450 N. 12TH STREET
SUITE 104
PHOENIX, AZ 85014
T: 602.633.2195



DATE: 07/10/2013

SCALE: AS SHOWN

DRAWN: COLA

JOB #: 2013

DATE: 07/10/2013

SCALE: AS SHOWN

DRAWN: COLA

JOB #: 2013

DATE: 07/10/2013

SCALE: AS SHOWN

DRAWN: COLA

JOB #: 2013

DATE: 07/10/2013

SCALE: AS SHOWN

DRAWN: COLA

JOB #: 2013

DATE: 07/10/2013

SCALE: AS SHOWN

DRAWN: COLA

JOB #: 2013

DATE: 07/10/2013

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JOB #: 2013

DATE: 07/10/2013

SCALE: AS SHOWN

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JOB #: 2013

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DRAWN: COLA

JOB #: 2013

DATE: 07/10/2013

SCALE: AS SHOWN

DRAWN: COLA

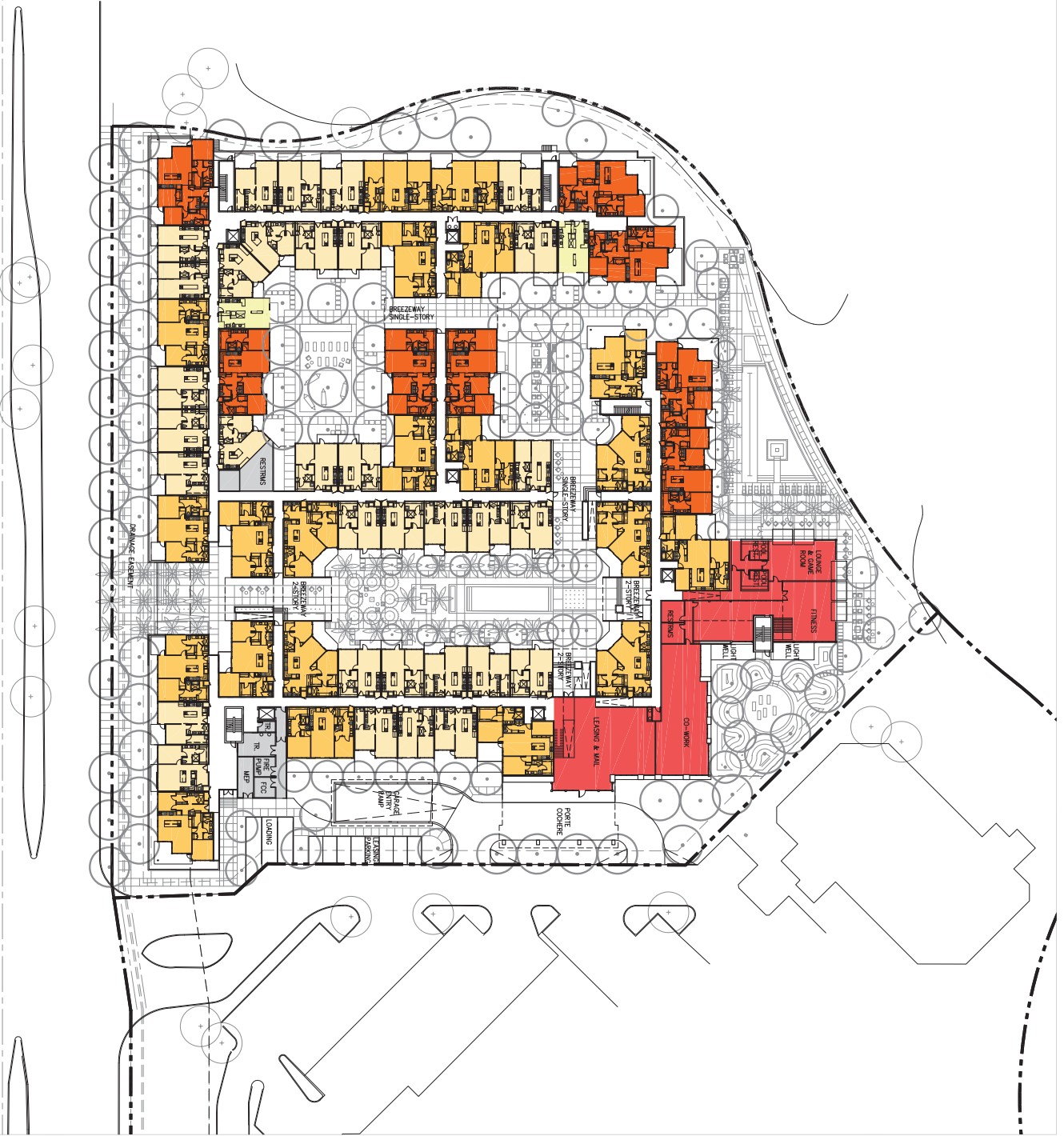
JOB #: 2013

DATE: 07/10/2013

SCALE: AS SHOWN

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A2.01

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LEVEL 01 FLOOR PLAN

2004

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LEVEL 02 FLOOR PLAN
Project No. 2004

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415 N. Park Street, Suite 300
Phoenix, AZ 85004
(602) 528-0238
info@greatercanal.com

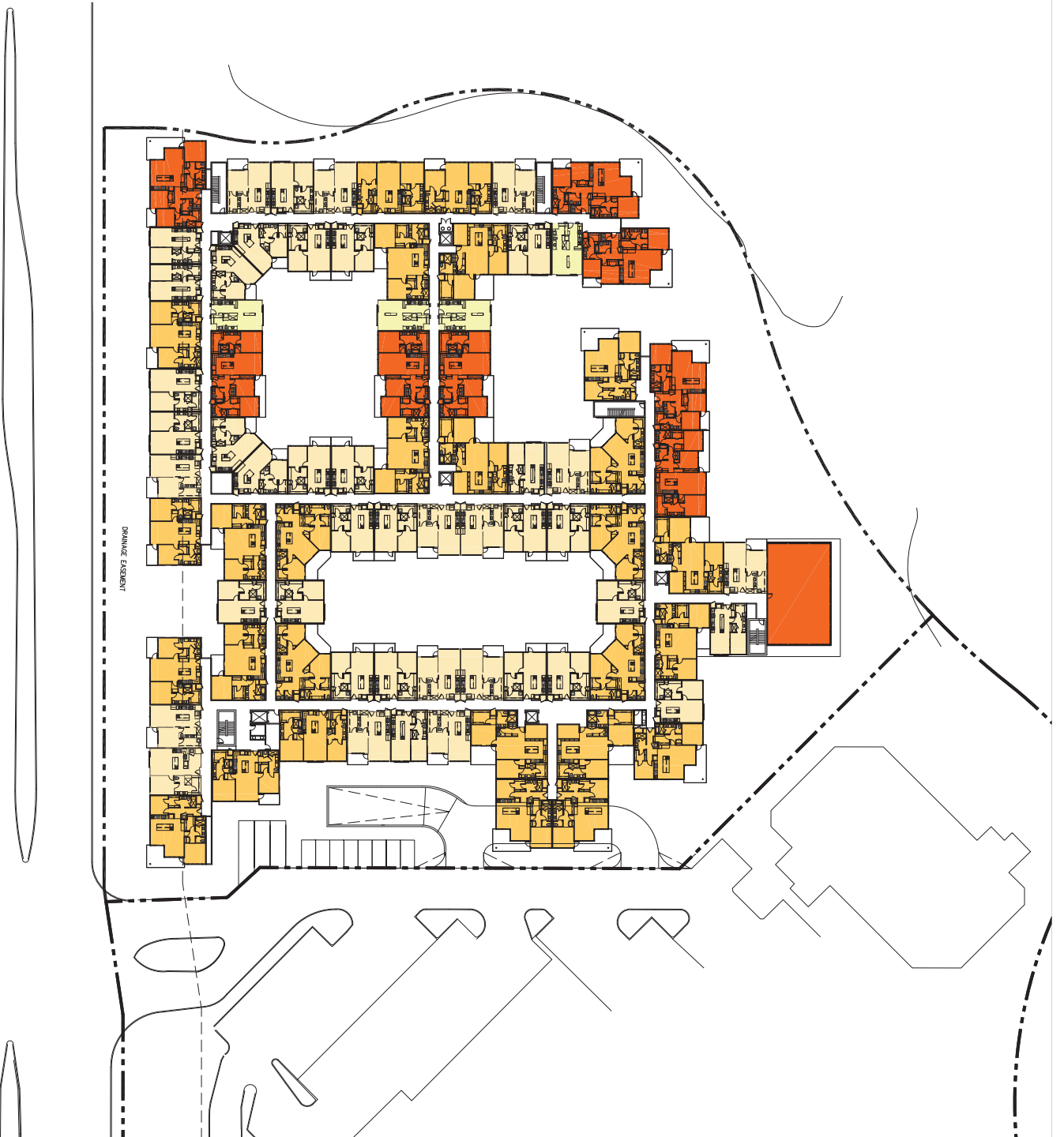
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Salt Lake City, UT 84111
4152-242003
A/C: 800-8-ARCHITECTS



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DRAINAGE EXISTENT

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A2.03

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LEVEL 03 FLOOR PLAN

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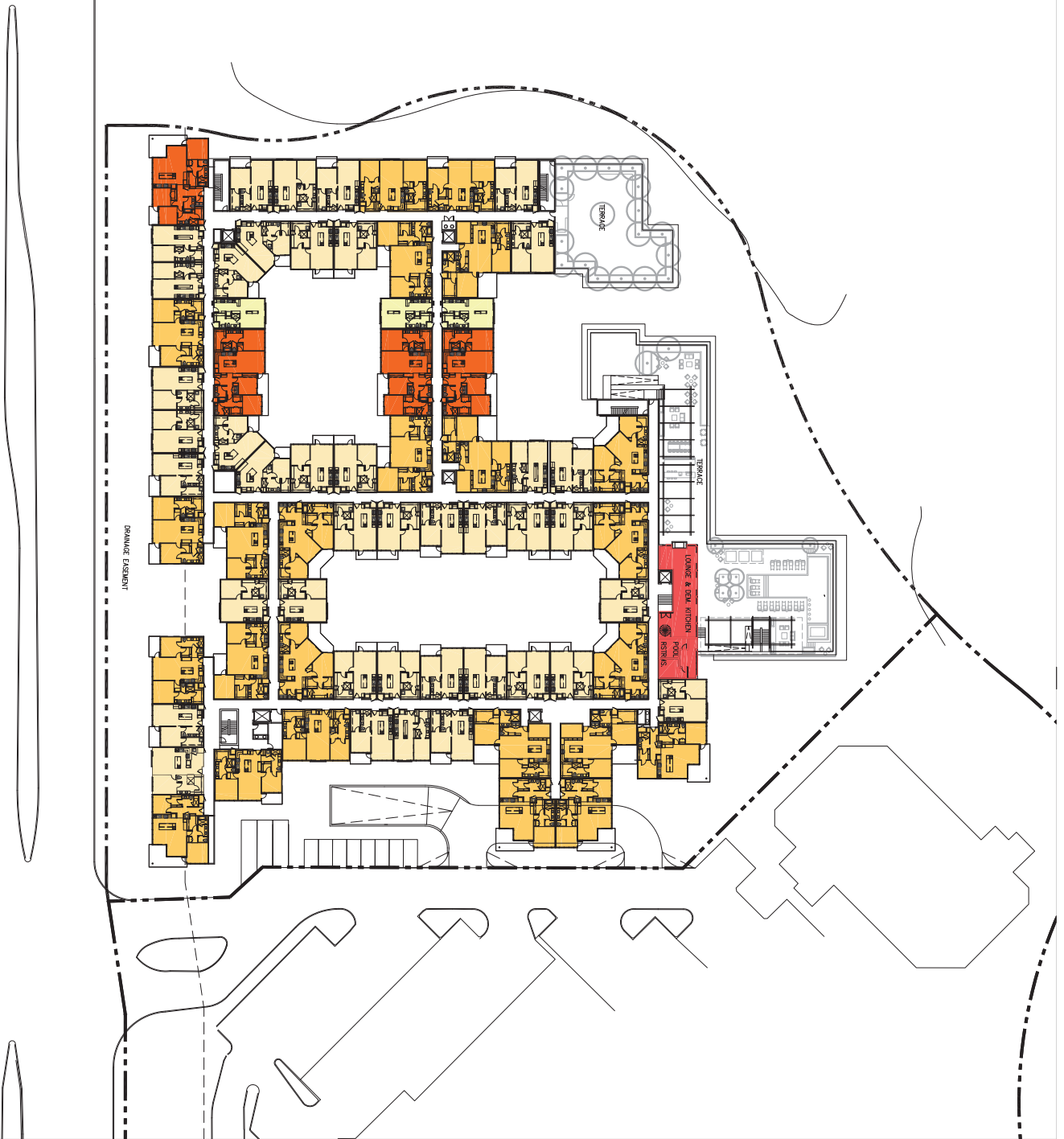

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 denver@go-golder.com

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LEVEL 04 FLOOR PLAN

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 cooper@cooper.com

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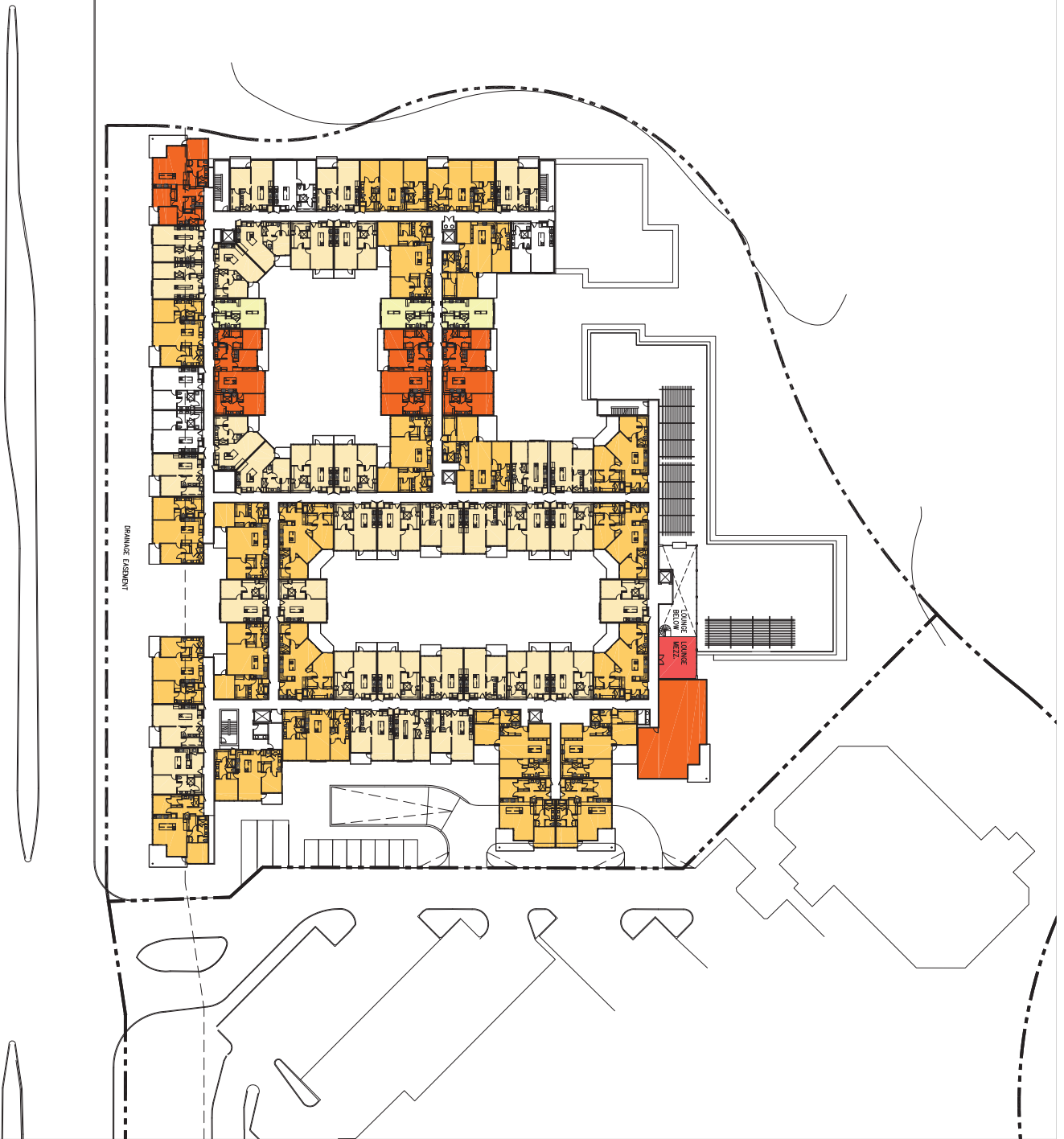
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LEVEL 05 FLOOR PLAN
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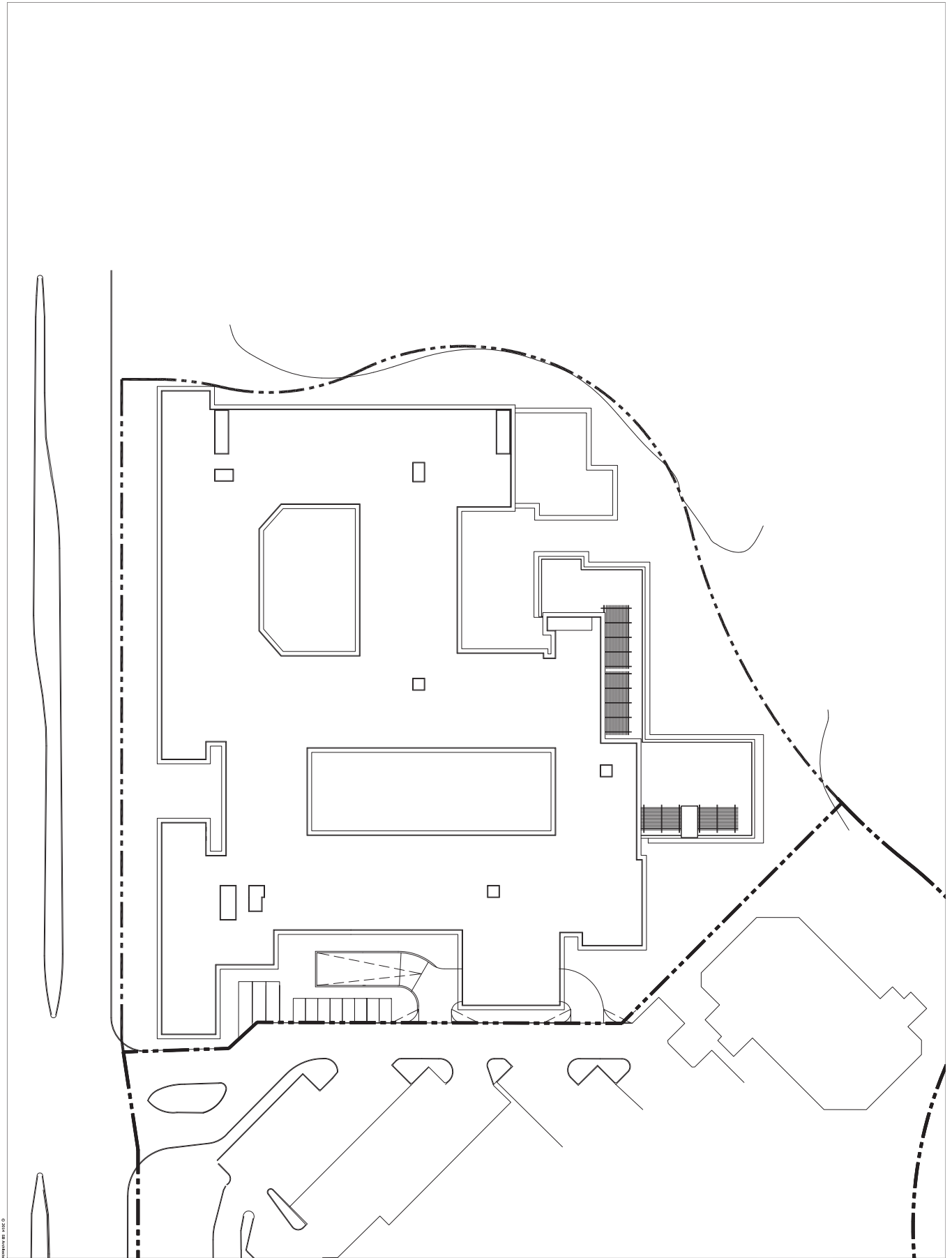
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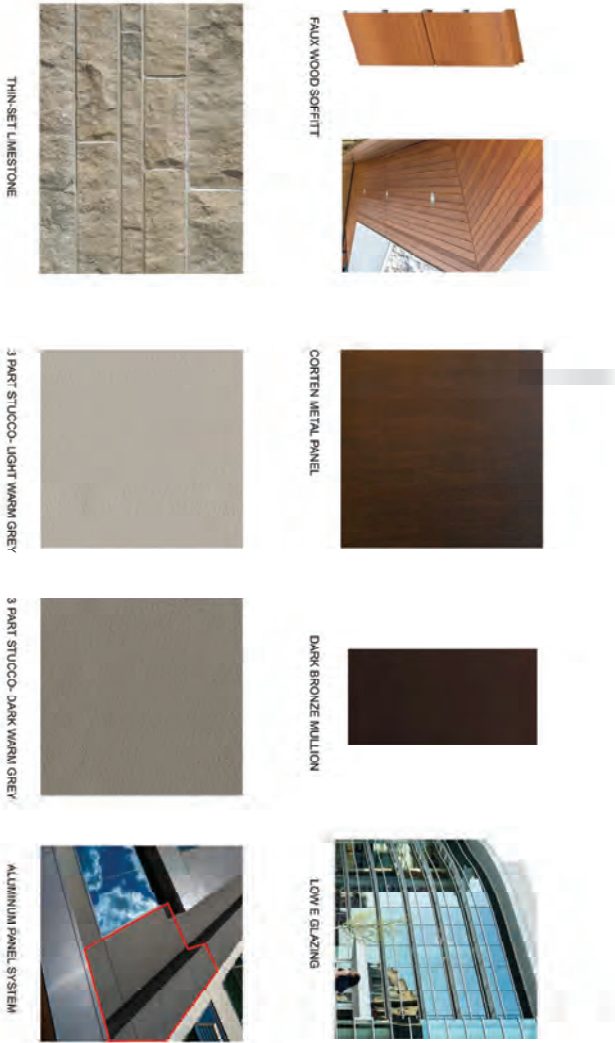
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Civil Engineer: **Landmark Architects**
 2800 E. Camelback Rd #410, Phoenix, AZ 85016, Suite 104
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FACADE MATERIALS

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A3.03



AERIAL VIEW FROM NORTHWEST



VIEW FROM NORTHWEST



WESTERN VIEW FROM CAMELBACK ROAD



VIEW OF VEHICULAR ENTRY AT CAMELBACK ROAD



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 www.greatercamelback.com

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Project No. **2x**
RENDERED VIEWS

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A4.01



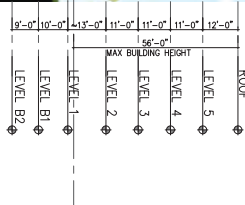




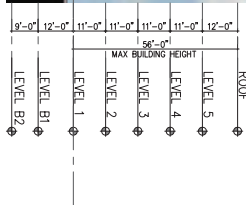




NORTH ELEVATION
SCALE 1"=20'-0"



SOUTH ELEVATION
SCALE 1"=20'-0"



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San Francisco, CA 94111
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Chief Engineer: **Lawrence A. Smith**
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Sheet No. **2046**
Project No. **2046**
North and South Elevations

Schematic Design

A3.01



EAST ELEVATION
SCALE 1"=20'-0"

ROOF	12'-0"
LEVEL 5	11'-0"
LEVEL 4	10'-0"
LEVEL 3	9'-0"
LEVEL 2	8'-0"
LEVEL 1	7'-0"
LEVEL B1	6'-0"
LEVEL B2	5'-0"
MAX BUILDING HEIGHT	56'-0"



WEST ELEVATION
SCALE 1"=20'-0"

ROOF	12'-0"
LEVEL 5	11'-0"
LEVEL 4	10'-0"
LEVEL 3	9'-0"
LEVEL 2	8'-0"
LEVEL 1	7'-0"
LEVEL B1	6'-0"
LEVEL B2	5'-0"
MAX BUILDING HEIGHT	56'-0"



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 A 415.224.2004
 A 30000000000000000000

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 W 602.997.7200
 I 602.997.7200
 O 602.997.7200
 U 602.997.7200
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 A 602.997.7200
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 W 602.997.7200
 I 602.997.7200
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 U 602.997.7200
 C 602.997.7200

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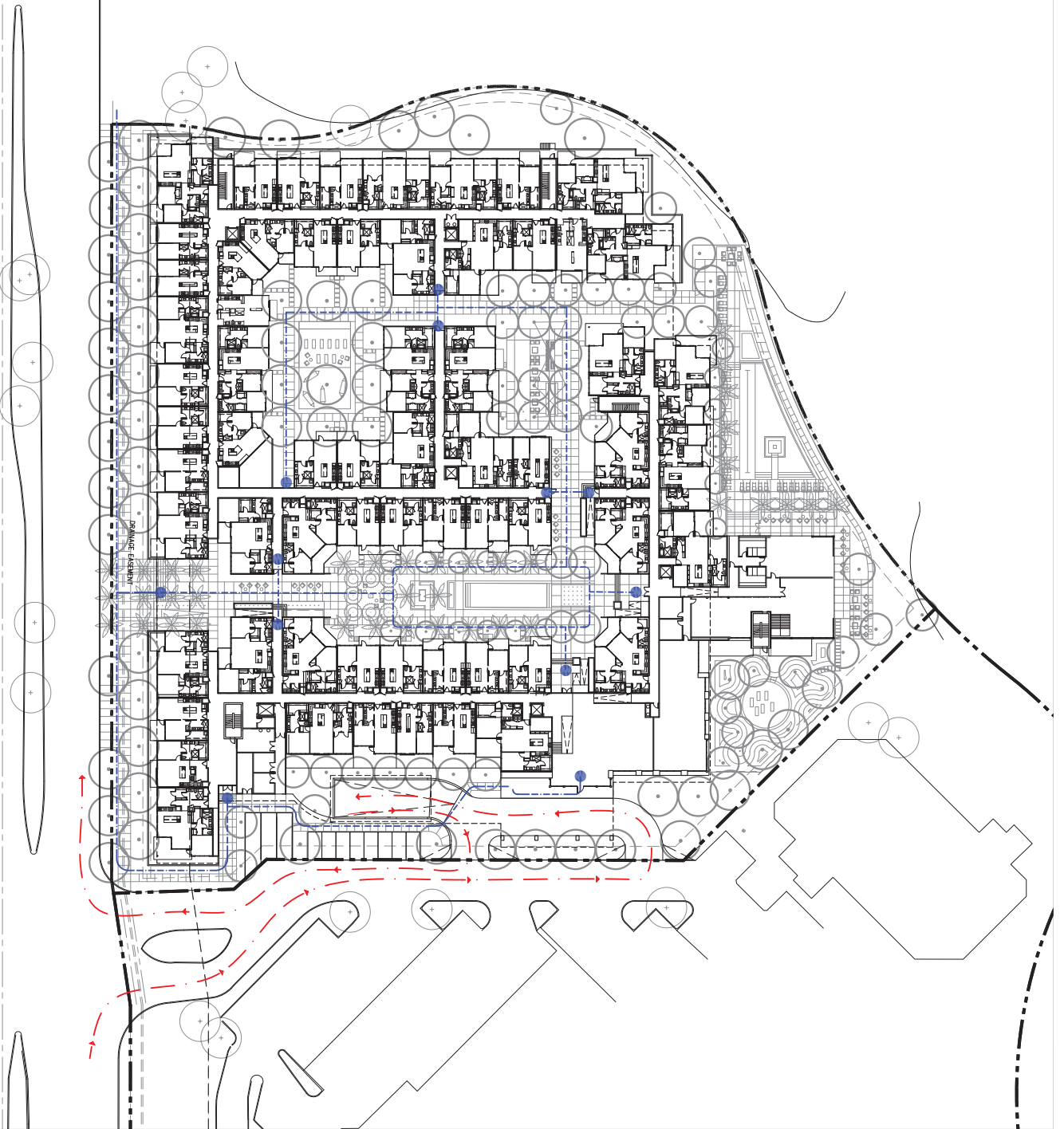
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Sheet No. **2004**
East and West Elevations

Schematic Design

Sheet No. **A3.02**

- MAIN PEDESTRIAN ENTRIES
- VEHICLE CIRCULATION
- PEDESTRIAN CIRCULATION



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 A: C. Keith Koppelman

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 info@biltmorelakes.com



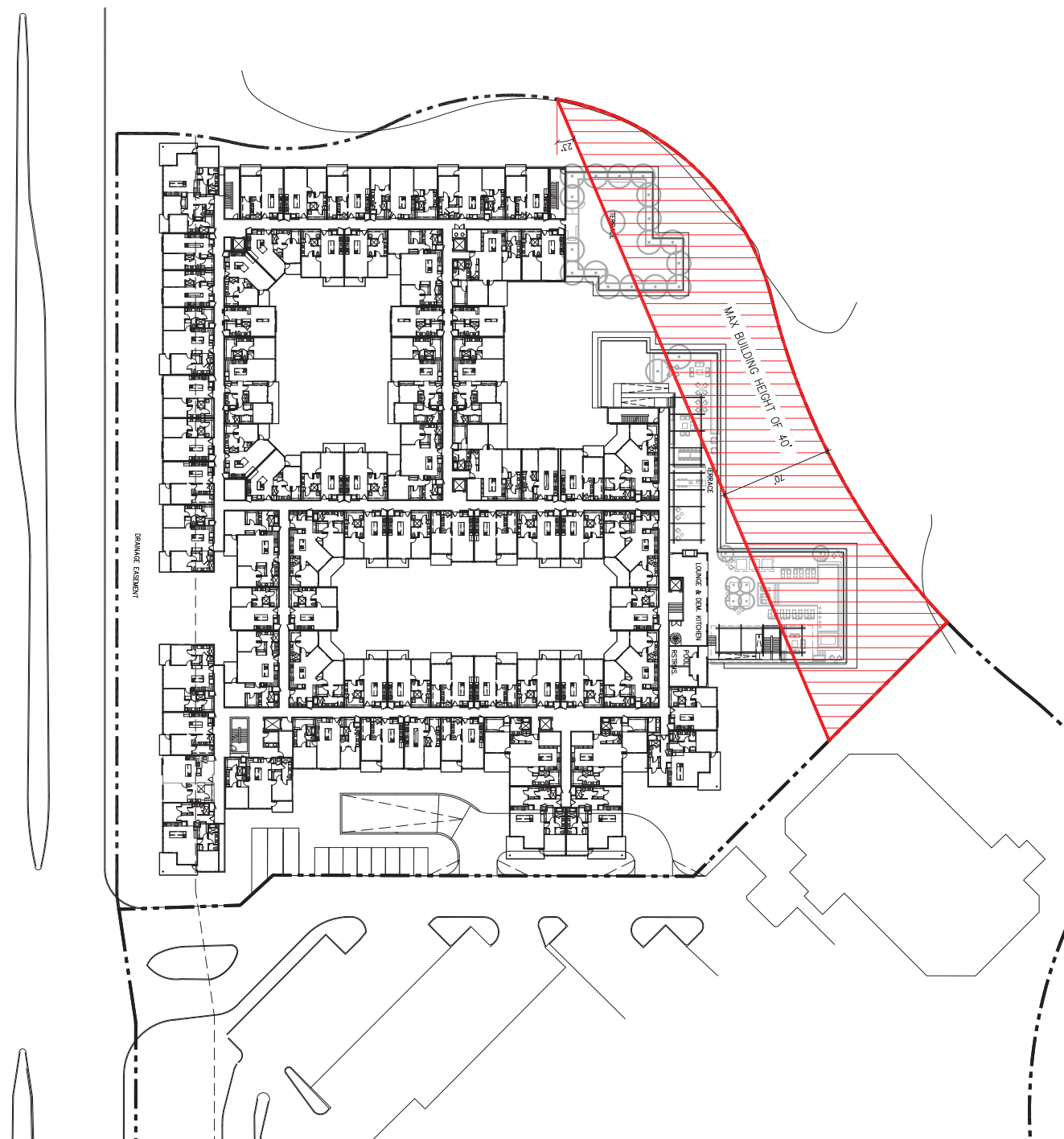
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CIRCULATION DIAGRAM

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A2.08



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A2.09

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**BUILDING
STEPBACK**

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