

CITY OF PHOENIX

NOV 26 2024

Planning & Development
Department

Indian School Road and 18th Place

Northwest Corner of Indian School Road and 18th Place

**Planned Unit Development
Development Narrative**
Case No. Z-58-23-4



1st Submittal: September 1, 2023
2nd Submittal: September 26, 2024
3rd Submittal: November 26, 2024

PLANNED UNIT DEVELOPMENT DISCLAIMER

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

This PUD will provide the set of regulatory zoning provisions designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein shall amend the various noted provisions of the City of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

PRINCIPALS & DEVELOPMENT TEAM

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A. PURPOSE AND INTENT

1. BACKGROUND AND PROJECT OVERVIEW

The intent of this application is to rezone approximately 1.8 acres of vacant land from C-2, P-1, and R-3 to PUD for the development of a new mixed-use multifamily residential and commercial infill development (the "Project"). This PUD application has been specifically tailored to establish development standards and guidelines for a multifamily residential community, with some ground floor commercial opportunities to serve the neighborhood, that will provide additional housing options along Indian School Road.

The uniquely shaped property is located east of the SR-51, at the northwest corner of Indian School Road and 18th Place (the "Property"). The Property consists of four (4) parcels, Maricopa County APNs 163-29-054A, 163-29-056A, 163-29-128 and 163-29-129. To the north of the Property are single-family residential homes, zoned R-3. To the east of the Property, across 18th Place, are commercial uses and single-family residential homes, zoned C-2 and R-3 respectively. To the south of the Property, across Indian School Road, are commercial uses, zoned C-2. To the west, adjacent to the Property, is a vacant parcel zoned C-2. To the west, across 18th Street, is the SR-51 freeway on-ramp, zoned R-3 and C-2. See Vicinity Map at **Exhibit A** and Site Aerial at **Exhibit B**.

Most of the Property is zoned C-2, with a small amount of R-3 and P-1, per rezoning case Z-111-94-4. The commercial portion of the Property has been there since annexation. There was a commercial use on the site until the late 1990s, and the Property has remained vacant since that time. The R-3 zoning on the Property was approved in 1994, per rezoning case Z-111-94-4. See Zoning Map at **Exhibit C**.

The Property's General Plan Land Use Map designation is both Commercial and Residential 5 to 10 dwelling units per acre. See General Plan Land Use Map at **Exhibit D**.

The proposed project is in keeping with the revitalization and rejuvenation occurring in the area, with additional residential units being constructed along Indian School Road. The vacant infill property is ideal for a multifamily residential product that provides buildings and neighborhood commercial opportunities adjacent to the streets to provide a walkable environment.

The proposal is for 76 units of multifamily residential which includes 1-bedroom, 2-bedroom, and 3-bedroom units. The Project is a 4-story podium structure, with parking and local commercial uses on the first level and residential units on the top three levels. In addition, to be sensitive to the neighbors to the north, the Project has a large building setback, trees, and a

step down on the northern portion of the building to shift heights towards Indian School Road. The development includes approximately 1,800 square feet of commercial/retail spaces along the ground floor. Due to the close proximity to the SR-51 & the Indian School Road interchange, vehicle access is proposed off of 18th Place. In addition, the streetscape will be greatly improved along 18th Place, 18th Street, and Indian School Road as the project will provide a large, detached sidewalk and landscape strip planted with significant trees and shrubs to make the existing conditions much more attractive.

2. OVERALL DESIGN CONCEPT

As an infill development, one key design concept for the development is focused on its sensitivity and consideration of adjacent residential land uses. Currently the site sits between a busy major arterial roadway to the south and single-family residential houses to the north. To be respectful to the neighbors and achieve a balance for the transition of height to the north, the building is pushed to the south of the site. In addition, the building has a significant setback from the northern property line with landscaping, and shade trees between the residentially zoned properties.

To help activate the urban environment, commercial and retail spaces are aligned along Indian School Road and 18th Place to shield the parking garage and create an activated street frontage to enhance walkability in this area of Indian School Road.

The change of the material at the base of the building will break up the mass for the pedestrians walking on the street level. Street landscapes are also incorporated along Indian School Road and 18th Place to provide shade and an urban form to enhance connectivity to the surrounding area.

Due to the location of the infill parcel near the on-ramp to the SR-51 freeway, it limits access that is available to and from the Property. We are prohibited from using the alley and Indian School Road for access to the Project. As such, to maintain the urban, walkable feel of the development, access will occur from 18th Place.

In summary, the Project will improve a vacant, infill site adjacent to SR-51 freeway and establish a development with an appropriate mix of uses (residential and neighborhood commercial) for this area. The Project as outlined in the PUD will provide a high-quality mixed-use development in the following ways:

- Proposes thoughtful architecture and façade treatments that are harmonious and enhance this portion of Indian School Road.

- Supports a strong pedestrian environment through pedestrian-scale architecture, ground floor activation, and streetscape landscaping that creates an attractive streetscape.
- Encompasses a large building setback and height stepdown on the northern portion of the site that is sensitive to residential neighbors.
- Improves a long vacant, infill property that is prime for quality redevelopment, such as what is proposed.

See Conceptual Site Plan at **Exhibit E**, Conceptual Elevations at **Exhibit F**, and Conceptual Landscape Plan at **Exhibit G**.

B. LAND USE PLAN

1. LAND USE CATEGORIES

The approximately 2.03 gross acre site is designed to allow a mixed-use development including multifamily residential with commercial ground floor opportunities to serve the surrounding neighborhood.

2. CONCEPTUAL SITE PLAN

The plans, renderings, and elevations provided with this submittal are conceptual in nature and meant to depict the envisioned scale, materials, and design guidelines for this site. The development standards and design guidelines in this PUD are formulated to allow this conceptual vision to be realized.

The following provides an overview of the site plan, as described below:

- **Ground floor:** The ground floor of the proposal is the location of the main building entrances, the lobby, leasing office, indoor amenity space for residents, and commercial/retail spaces. In addition, the ground floor level includes the parking for the Project that is screened from the view. Significant landscaping is also proposed along Indian School Road, 18th Place, and 18th Street to provide an appealing streetscape environment.
- **Level 2:** This level includes an amenity deck for residents including a pool and outdoor recreation and lounging spaces. There are also a mix of 1-, 2-, and 3-bedroom units proposed on this level.
- **Level 3 and 4:** This level includes a mix of 1-, 2-, and 3-bedroom units on this level of the development.

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.

1. PERMITTED LAND USES

Permitted and accessory uses shall be limited as follows:

- Multifamily residential
- Non-residential uses permitted in Section 622 (Commercial C-1 District – Neighborhood Retail) of the Phoenix Zoning Ordinance, subject to performance standards contained therein, except for the prohibited uses listed below.

2. PROHIBITED USES

- Adult Day Care Home and Center
- Auctioneer’s Office (only)
- Auto Title Loan Establishments
- Automated Collection Center
- Automobile Parts and Supplies, Retail
- Bingo
- Bird Sales, Retail
- Boarding House
- Bonding Companies
- Butcher Shops
- Cesspool Builders and Service, Offices Only
- Christian Science Reading Rooms
- Cleaning and Dyeing Outlets
- Coin Dealers
- Collection Agencies

- Department Stores
- Electrical Appliances, Retail Sales and Service
- Environmental Remediation Facility
- Freight Traffic Service Offices
- Furnaces, Display and Sales, Retail
- Furs, Retail Sales and Repairing
- Gas Appliances, Retail Sales and Service
- Gas Stations
- Group Home
- Hospice
- Hospital
- Indexing Systems and Supplies, Retail Sales
- Laundries, Self Help, Hand
- Linoleum Sales, Retail
- Milk Distribution Stations, Retail
- Newspaper Distribution Center with management offices
- Parking Lots, Customer
- Pet Day Care Facility
- Pipe Line Companies, Office Only
- Railroad Agents
- Range and Stoves, Retail Sales and Service
- Refrigerators, Retail Sales and Service
- Restaurants over 2,000 square feet in gross floor area
- Service Stations, Automobile
- Temporary Environmental Remediation Facilities

3. TEMPORARY USES

Temporary uses shall be allowed subject to the provisions of Section 708 of the Phoenix Zoning Ordinance.

D. DEVELOPMENT STANDARDS

The purpose and intent of the provisions defined within this PUD are to promote the development of a quality mixed use project. The development standards and design guidelines are reflective of the environment envisioned for the new mixed-use project.

1. DEVELOPMENT STANDARDS TABLE – MIXED-USE MULTIFAMILY

GENERAL REQUIREMENTS	
Maximum Building Height	56 feet 30 feet maximum building height for first 60 feet from north property line.
Maximum Lot Coverage	90%
Maximum Density	76 units; 38 dwelling units per acre
Minimum Building Setbacks	
North	10 feet Single family infill stepback: 15 feet maximum height within 10 feet of single-family zoned district, 1 foot in 1 foot increase to 30 feet; 30 feet max building height for first 60 feet; 42 feet max building height at 60 feet, 1 foot in 1 foot in height increase to maximum permitted height.
South (Indian School Road)	8 feet
East (18th Place)	5 feet
West (18th Street)	5 feet
West (Interior Property Line Adjacent to C-2 zoning)	0 feet
Maximum Building Setbacks	
South	12 feet
East	10 feet

West	10 feet
Minimum Open Space (to include rooftop and outdoor spaces)	7%
Division of Uses	Minimum 1,700 square feet of commercial uses on the ground floor of the building. Minimum residential unit count: 75

2. STREET STANDARDS TABLE

GENERAL REQUIREMENTS	
	Minimum Planting
Indian School Road	<p>Landscape strip located between back of curb and sidewalk: 8 feet</p> <p>Landscape Strip Planting Standards:</p> <ul style="list-style-type: none"> • Single-trunk, large canopy, shade trees, planted 20 feet on center or in equivalent groupings • 3-inch caliper trees (50% of required trees) • 2-inch caliper trees (50% of required trees) • Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage • Shrubs, accents, and vegetative groundcovers shall be evenly distributed throughout landscape areas to provide a visually interesting and aesthetically pleasing greenspace.

	<p>Detached sidewalk width: 10 feet</p> <p>Sidewalk shade coverage: 75%</p>
18th Place	<p>Landscape strip located between back of curb and sidewalk: 8 feet</p> <p>Landscape Planting Standards:</p> <ul style="list-style-type: none"> • Single-trunk, large canopy, shade trees, planted 20 feet on center or in equivalent groupings • 3-inch caliper trees (50% of required trees) • 2-inch caliper trees (50% of required trees) • Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage • Shrubs, accents, and vegetative groundcovers shall be evenly distributed throughout landscape areas to provide a visually interesting and aesthetically pleasing greenspace. <p>Detached sidewalk width: 10 feet</p> <p>Sidewalk shade coverage: 75%</p>

18th Street	<p>Landscape strip located between back of curb and sidewalk: 8 feet</p> <p>Landscape Planting Standards:</p> <ul style="list-style-type: none"> • Single-trunk, large canopy, shade trees, planted 20 feet on center or in equivalent groupings • 3-inch caliper trees (50% of required trees) • 2-inch caliper trees (50% of required trees) • Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage • Shrubs, accents, and vegetative groundcovers shall be evenly distributed throughout landscape areas to provide a visually interesting and aesthetically pleasing greenspace. <p>Detached sidewalk width: 10 feet</p> <p>Sidewalk shade coverage: 75%</p>
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3. LANDSCAPE STANDARDS TABLE

GENERAL REQUIREMENTS	
Minimum Landscape Setbacks	
North	5 feet
South (Indian School Road)	8-foot landscape strip beginning at back of curb w/ 10-foot detached sidewalk
East (18th Place)	8-foot landscape strip beginning at back of curb w/ 10-foot detached sidewalk
West (18th Street)	8-foot landscape strip beginning at back of curb w/ 10-foot detached sidewalk
West (Interior Property Line Adjacent to C-2 zoning)	0 feet

Planting Standards	
	Minimum Planting
North (adjacent to alley)	<ul style="list-style-type: none"> • Single-trunk, large canopy, shade trees, planted 20 feet on center or in equivalent groupings • 3-inch caliper trees (50% of required trees) • 2-inch caliper trees (50% of required trees) • Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage • Shrubs, accents, and vegetative groundcovers shall be evenly distributed throughout landscape areas to provide a visually interesting and aesthetically pleasing greenspace.

4. SHADE STANDARDS

- Shade shall be provided by a structure, landscaping at maturity, or a combination of the two, unless otherwise noted.
- Shade shall be calculated at summer solstice at noon.
- A shady study shall be submitted with the preliminary site plan submittal for review and approval by the Planning and Development Department to verify all public and private shade requirements are being met.
- Projections into the public right-of-way are not permitted, unless a right-of-way encroachment permit is approved by the City of Phoenix Street Department.
- Pedestrian Walkways and Sidewalks: Minimum 75%. Of the 75% shade, a minimum of 50% shade shall be provided by shade trees.
- Bicycle Infrastructure: Minimum 75%

- Common Open Space (Including Rooftop Amenities and Amenity Deck): Minimum 50%

5. PARKING

- Residential uses: Minimum 1.45 parking spaces per dwelling unit. A minimum of 30% of the parking spaces must remain unreserved and not assigned to a particular unit or the leasing office.
- Non-residential uses: To comply with Walkable Urban Code Parking and Loading Standards per Section 1307 of the Phoenix Zoning Ordinance.
- Parking Location: Parking for the project is on the first floor of the building and will be screened with the building or a wall.
- Compact parking spaces will be permitted as needed.
- A minimum of 20% of the required parking spaces shall include Electric Vehicle (EV) capable spaces.

6. BICYCLE PARKING

- Secured bicycle parking at a minimum rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces.
- Guest bicycle parking at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces.
- Non-secured bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the community center and/or clubhouse and open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
- A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
- A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.

7. FENCES/WALLS

- Per Section 703 of the Phoenix Zoning Ordinance.

8. SITE AMENITIES

The development shall include a minimum of four (4) amenities, which shall include, but not be limited to the following:

Indoor Amenities:	<ul style="list-style-type: none"> • Fitness center for residents • Coworking Space • Clubhouse
Outdoor/Rooftop Amenities:	<ul style="list-style-type: none"> • Roof Deck with seating and lounging areas • Pool • BBQ Area

9. LIGHTING

All lighting shall comply with Section 704 and Section 507 Tab A.II.A.8 of the Phoenix Zoning Ordinance and Section 23-100 of the Phoenix City Code. Pedestrian lighting shall be provided adjacent to public and private pedestrian walkways and sidewalks and shall comply with the following standards:

- 15-foot maximum height of lighting fixtures.
- A minimum of 1-foot candle illumination shall be maintained throughout the pedestrian walkway or sidewalk.
- Uniform lighting shall be placed along the entire pedestrian walkway or sidewalk to avoid bright high glare areas and low visibility dark areas.

E. DESIGN GUIDELINES

The development shall comply with the Citywide Design Review Guidelines per Section 507 Tab A of the Phoenix Zoning Ordinance, in addition to the guidelines listed below.

<u>ARCHITECTURE</u>	
Exterior Materials:	<ul style="list-style-type: none"> • The exterior materials shall include a mix of stucco, brick, CMU, decorative metal screening, and storefront glazing along the ground floor frontage. • Ground level is a mix of the brick, CMU, and storefront glazing to differentiate the pedestrian experience at street level. • Stucco shall constitute maximum 60% of elevations facing Indian School Road and 18th Place. • Decorative masonry shall constitute a minimum of 10% of elevations facing Indian School Road and 18th Place. • Any elevation of more than 25% stucco must utilize stucco in minimum 3 distinct colors.
Frontage Standards:	<ul style="list-style-type: none"> • A minimum of 40% of the ground floor Indian School Road (south) frontage shall be a storefront frontage and shall comply with frontage standards per Section 1305, Table 1305.1, of the Phoenix Zoning Ordinance. • A minimum of 30% of the 18th Place (east) frontage shall be a storefront frontage and shall comply with frontage standards per Section 1305, Table 1305.1, of the Phoenix Zoning Ordinance. • Decorative shade canopies a minimum of 4 feet in depth shall be provided above all

	glazing and common entries for all frontages.
Minimum Glazing:	<p>Commercial building frontages:</p> <ul style="list-style-type: none"> • Ground floor: 75% • Second floor: 45% • Upper floors: 25% <p>Residential units facing street right of way:</p> <ul style="list-style-type: none"> • Ground floor: 25% • Second floor: 25% <p>Glazing to be measured between 3 feet and 8 feet above grade for ground floor.</p>
Color Palette:	<ul style="list-style-type: none"> • The color palette includes Ivory, Dark grey accent, Red accent, and Tan brick.
Articulation:	<ul style="list-style-type: none"> • Building walls shall be articulated a minimum of 1 foot back every 50 feet. • Windows shall be recessed by a minimum of 2 inches. • Horizontal shade elements shall be provided and dispersed evenly across each elevation to break up building massing, provide interest, and minimize direct sun exposure, including, but not limited to, balconies and decorative shade canopies. • Large areas of flat, blank facades with a single material and color shall be minimized as much as possible with variation in colors, materials, wall articulation, decorative architectural elements attached to the facade, or murals with cultural or historical context for the area.
Parking Structure Screening:	<ul style="list-style-type: none"> • The parking structure shall be fully screened on all sides by architecturally integrated, decorative, screening device(s) that provide visual interest and are

	compatible with the overall design of the building.
Enhanced Corner Design:	<ul style="list-style-type: none"> The corner of the building at the Indian School Road and 18th Place intersection shall be architecturally enhanced to accentuate the primary building entrance along each frontage
Balconies:	<ul style="list-style-type: none"> Minimum of 50% of the dwelling units shall provide balconies. If balconies are proposed with units, they shall be a minimum of 9 feet long, a minimum of 5 feet deep, and a minimum of 50 square feet, with metal rails around the balcony area. Decorative shade canopies of a minimum of 4 feet provided above all balconies on the top floor for the full length of each balcony.
Fences/Walls:	<ul style="list-style-type: none"> Fences and walls on site shall be compatible and complementary to the colors and materials of the primary building.
Pedestrian Pathway Treatment:	<ul style="list-style-type: none"> Where pedestrian walkways cross a vehicular path on the site, the pathway shall be constructed of decorative pavers, stamped, painted, or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
Recycling/Composting:	<ul style="list-style-type: none"> Waste stations, including a landfill receptacle, recycling receptacle, and compost receptacle with informational signs indicating what types of waste should go in which receptacle, shall be provided at all building entrances/exits and shall be allocated throughout the site in common open space areas and along pedestrian pathways and sidewalks.

	<ul style="list-style-type: none"> • A recycling container shall be provided for each refuse container provided within a trash enclosure.
Green Stormwater Infrastructure:	<ul style="list-style-type: none"> • A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, including, but is not limited to, stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
Water Conservation Measures:	<ul style="list-style-type: none"> • Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized. • Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas in common areas. • Landscaping shall be maintained by permanent and automatic/water efficient Water Sense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation. • Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste. • A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet. • Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate

	in the Phoenix Water Efficiency Checkup program for a minimum of 10 years.
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F. SIGNS

Per Walkable Urban Code Signage Standards per Section 1308 of the Phoenix Zoning Ordinance.

G. SUSTAINABILTY

The project will incorporate several sustainable/ green building strategies including:

1. CITY ENFORCEABLE STANDARDS

- Reduce heat island effect with minimum shade requirement for sidewalks.
- Encourage recycling through the inclusion of recycling bins within garbage enclosures.
- Encourage water conservation through the selection of drought-tolerant landscaping.
- Encourage water conservation though drip irrigation system.
- Encourage the use of recycling collection.

2. ADDITIONAL CONSIDERATIONS

- Encourage energy use reduction with increased efficiency rating HVAC system.
- Encourage healthy air quality with low-VOC or no-VOC paints.

H. INFRASTRUCTURE

1. GRADING AND DRAINAGE

Development shall conform to the City of Phoenix grading and drainage regulations and design guidelines, as approved by the Planning and Development Department.

2. WATER AND WASTEWATER

There are existing water and sewer that can serve the site. 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 Phoenix City Code requirements and Water Services Department design standards and policies.

3. CIRCULATION SYSTEMS

Access to the Project will be provided via one proposed driveway off 18th Place. There are no anticipated sight distance concerns at the site access driveway location.

18th Place is approximately 500 feet east of the SR-51 freeway and Indian School Road interchange. For southbound right turns at Indian School Road and 18th Place, there is a weaving distance of approximately 100 feet available to get into the westbound left-turn lanes to continue south on SR 51 freeway.

4. COMPLETE STREETS

Providing safe and comfortable streets is extremely important for pedestrian comfort and neighborhood character. The site has been designed in such a way that takes the following principles from the Phoenix Complete Streets Design Guidelines into consideration:

- Design for Context: The project will enhance the area and create an engaging and inviting Indian School and 18th Place with storefront frontage types that are appropriate in scale and design for the area. In addition, we are providing bicycle parking for those who wish to utilize nearby bike lanes on 20th Street.
- Design for Safety: The site was designed with pedestrian safety in mind. The developer will enhance the pedestrian context within and around the Property to provide connectivity and safety. A large, detached sidewalk, landscape strips and trees will be provided on all three adjacent streets (18th Street, 18th Place, and Indian School Road).
- Design for Comfort and Convenience, Sustainability and Connectivity: The site was designed and landscaped in such a way to provide thermal comfort to pedestrians year-round with the use of drought-tolerant shade trees. The Indian School Road, 18th Street, and 18th Place

frontages will provide shade trees for thermal comfort to pedestrians and enhanced walkability. The shade requirements for the sidewalks are at 75%.

I. COMPARATIVE ZONING TABLE (MIXED-USE MULTIFAMILY)

MIXED USE MULTIFAMILY DEVELOPMENT		
	Proposed PUD	R-5
Maximum Building Height	56 feet / 4 story	48 feet / 4 story
Maximum Lot Coverage	90%	50%
Maximum Density	76 units; 38 du/acres	45.68; 52.20 with bonus
Minimum Building Setbacks		
North	10 feet Single family infill stepback: 15 feet maximum height within 10 feet of single-family zoned district, 1 foot in 1 foot increase to 30 feet; 30 feet max building height for first 60 feet; 42 feet max building height at 60 feet, 1 foot in 1 foot in height increase to maximum permitted height.	10 feet There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.
South (Indian School Road)	10 feet	20 feet
East (18th Place)	5 feet	20 feet
West (18th Street)	5 feet	20 feet
West (Interior Property Line Adjacent to C-2 zoning)	0 feet	0 feet
Minimum Landscape Setbacks		
North	5 feet	10 feet
South (Indian School Road)	8-foot landscape strip beginning at back of curb w/ 10-foot detached sidewalk	20 feet

East (18th Place)	8-foot landscape strip beginning at back of curb w/ 10-foot detached sidewalk	20 feet
West (18th Street)	8-foot landscape strip beginning at back of curb w/ 10-foot detached sidewalk	20 feet adjacent to 18th Street
West (Interior Property Line Adjacent to C-2 zoning)	0 feet	0 feet
Minimum Open Space	7%	5%

J. LEGAL DESCRIPTIONPARCEL NO. 1:

Lot 13, Block 3, PETERS VIEW TRACT, according to Book 30 of Maps, page 23, records of Maricopa County, Arizona;

TOGETHER with that portion of an abandoned alley adjacent to said Lot as described in the Resolution 21116 of the City of Phoenix recorded March 8, 2013 in Recording No. 20130215786.

PARCEL NO. 2:

Lot 15, Block 3, PETERS VIEW TRACT, according to Book 30 of Maps, page 23, records of Maricopa County, Arizona;

TOGETHER with that portion of an abandoned alley adjacent to said Lot as described in the Resolution 21116 of the City of Phoenix recorded March 8, 2013 in Recording No. 20130215786.

PARCEL NO. 3:

Lot 1, 18TH PLACE AND INDIAN SCHOOL ROAD NW, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 1141 of Maps, page 27.

PARCEL NO. 4:

That part of Lot 12 in Block 3, PETERS VIEW TRACT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 30 of Maps, page 23, dedicated as an alley to the City of Phoenix in Ordinance No. S-26942, recorded March 27, 2000 in Recording No. 00-0226710, and abandoned by Resolution 21116 of the City of Phoenix, recorded March 8, 2013 in Recording No. 20130215786, records of Maricopa County, described as follows:

BEGINNING at the Northwest corner of said Lot 12;

thence North 89 degrees 59 minutes 58 seconds East along the North line of said Lot 12, a distance of 127.86 feet to the Northeast corner of said Lot 12;

thence South 00 degrees 39 minutes 00 seconds West along the East line of said Lot 12, a distance of 9.85 feet;

thence South 89 degrees 34 minutes 23 seconds West, a distance of 113.90 feet;

thence North 60 degrees 34 minutes 38 seconds West, a distance of 15.94 feet to the West line of said Lot 12;

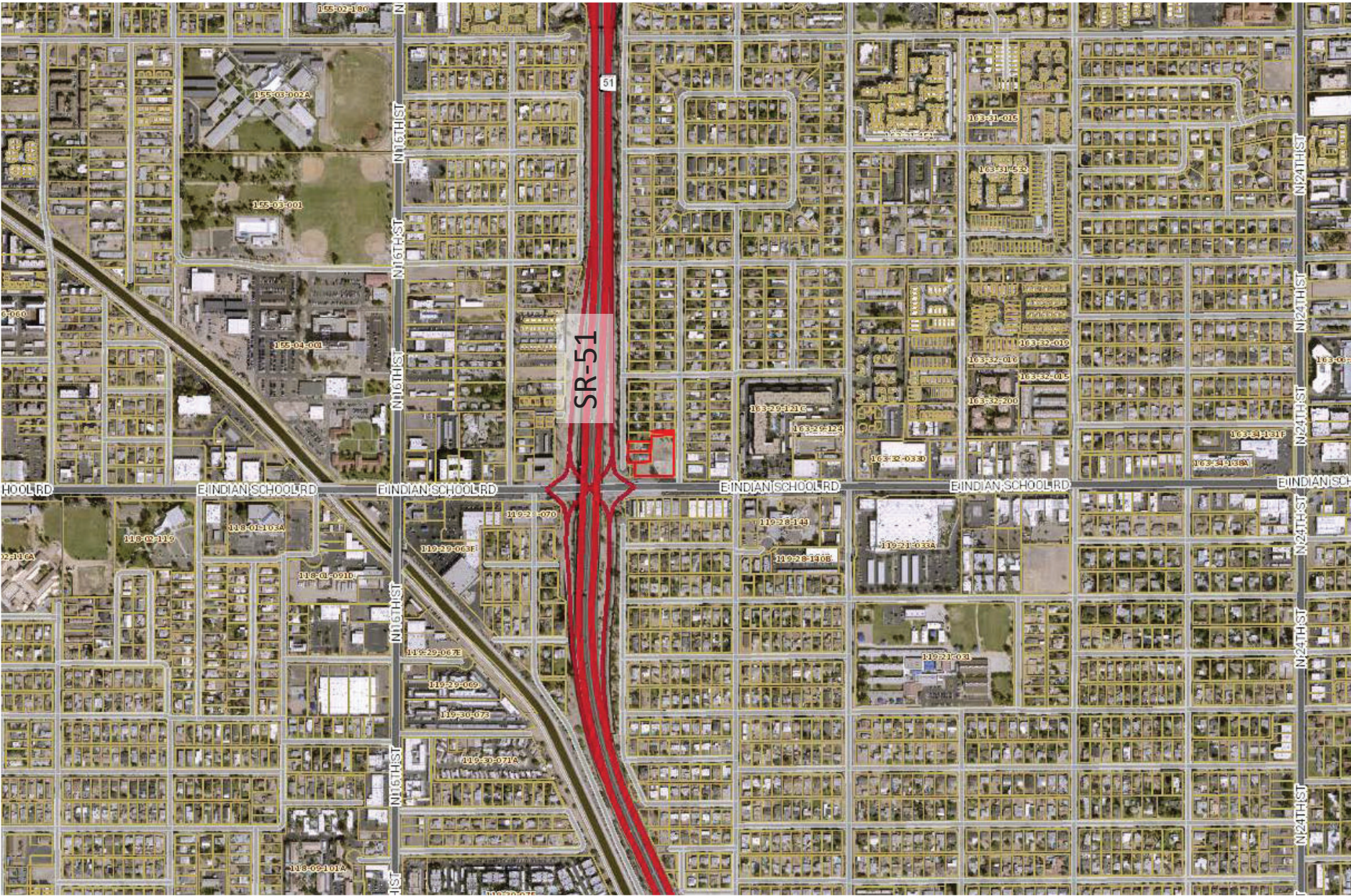
thence North 00 degrees 40 minutes 17 seconds East along said West line, a distance of 2.87 feet to the TRUE POINT OF BEGINNING.

K. EXHIBITS

<i>AREA VICINITY MAP</i>	A
<i>SITE AERIAL</i>	B
<i>ZONING MAP</i>	C
<i>GENERAL PLAN LAND USE MAP</i>	D
<i>CONCEPTUAL SITE PLAN</i>	E
<i>CONCEPTUAL ELEVATIONS</i>	F
<i>CONCEPUAL LANDSCAPE PLAN</i>	G

Exhibit A

Vicinity Map



1802 E Indian School Road

Exhibit B

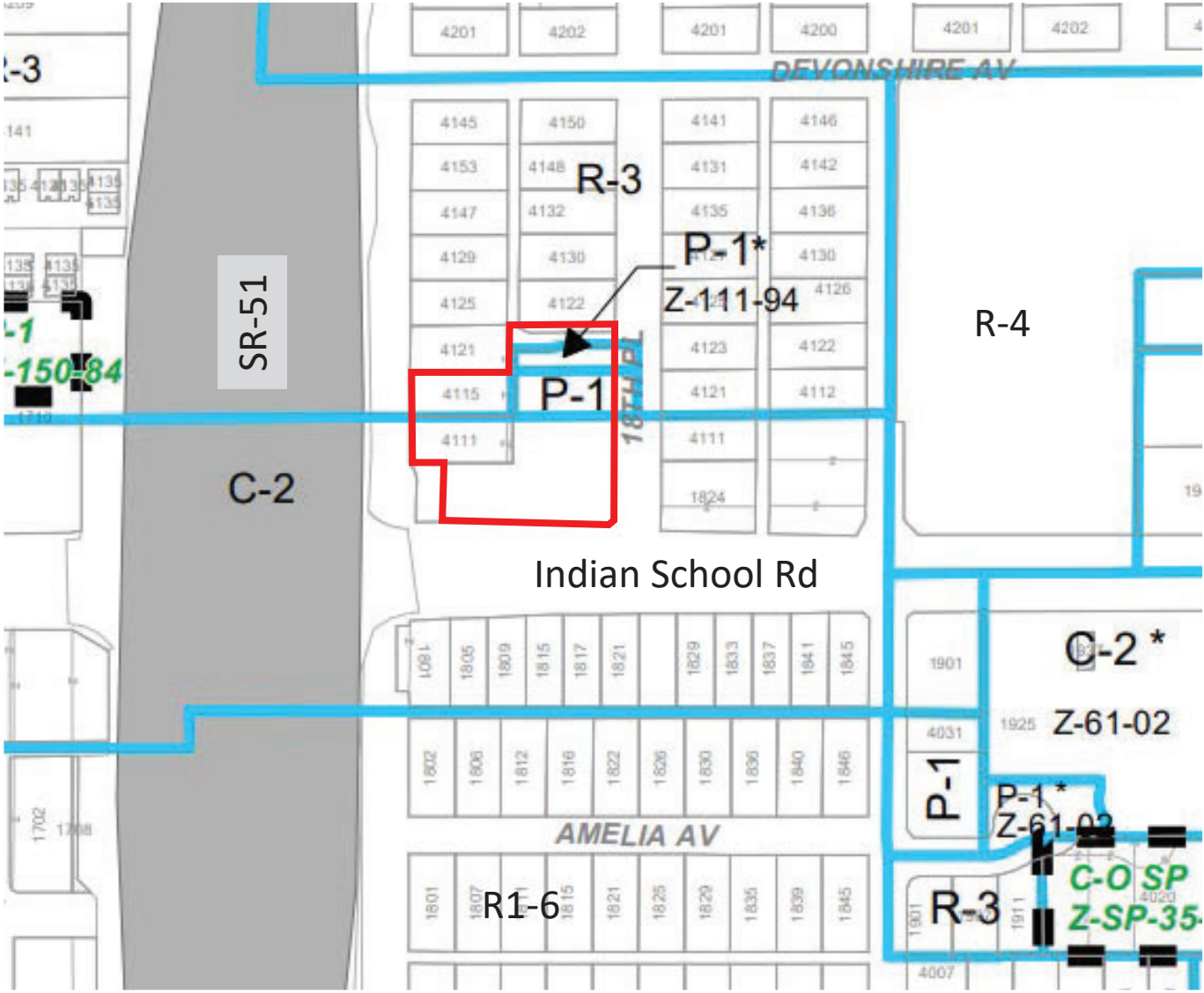
Aerial Map



1802 E Indian School Road

Exhibit C

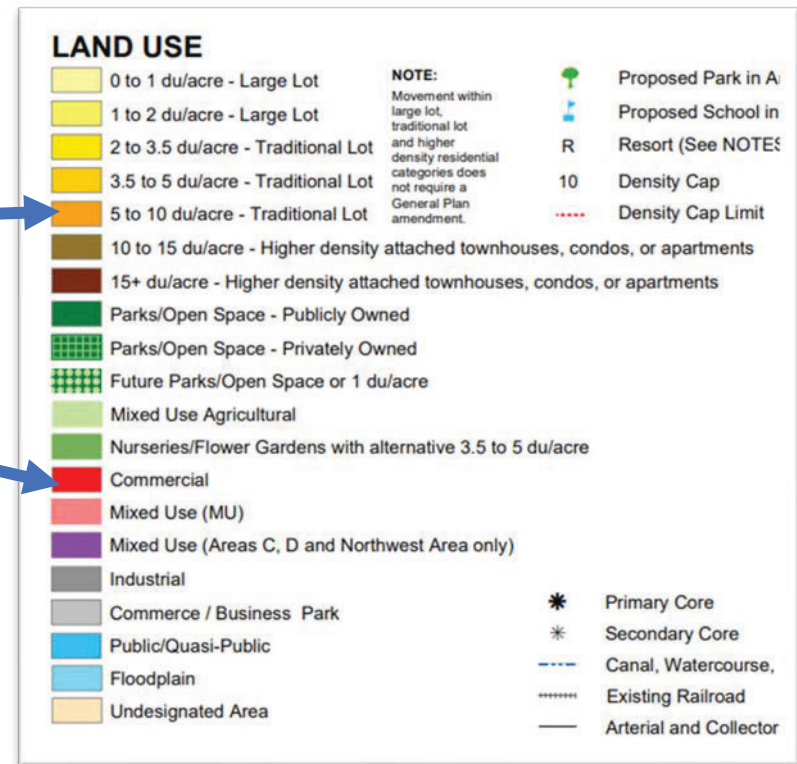
Zoning Map



1802 E Indian School Road

Exhibit D

General Plan Map



1802 E Indian School Road

Exhibit E

PROJECT TEAM

OWNER:
SRI INDIAN SCHOOL, LLC
10751 N FRANK LLOYD WRIGHT BLVD STE 201
SCOTTSDALE, AZ 85258
CONTACT: PAT LANNAN, KELLY LANNAN
EMAIL: JPL@AZDELPUERTO.COM
KTL@AZDELPUERTO.COM

ARCHITECT:
CCBG ARCHITECTS, INC.
103 E BUCHANAN ST.
PHOENIX, AZ 85021
CONTACT: BRIAN CASSIDY
EMAIL: BCASSIDY@CCBGARCHITECTS.COM
PHONE: 602.258.2211

PROJECT DATA

PROPERTY ADDRESS:
1818 E INDIAN SCHOOL RD
PHOENIX, AZ 85016

PARCEL NO. 1:
LOT 13, BLOCK 3, PETERS VIEW TRACT, ACCORDING TO BOOK 30 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
LOT 15, BLOCK 3, PETERS VIEW TRACT, ACCORDING TO BOOK 30 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
LOT 1, 18TH PLACE AND INDIAN SCHOOL ROAD NW, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 1141 OF MAPS, PAGE 27.

PARCEL NO. 4:
THAT PART OF LOT 12 IN BLOCK 3, PETERS VIEW TRACT ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 30 OF MAPS, PAGE 23, DEDICATED AS AN ALLEY TO THE CITY OF PHOENIX BY ORDINANCE NO. S-2694, RECORDED MARCH 27, 2000 IN RECORDING NO. 00-0226710, AND ABANDONED BY RESOLUTION 21116 OF THE CITY OF PHOENIX, RECORDED MARCH 8, 2013 IN RECORDING NO. 20130215786, RECORDS OF MARICOPA COUNTY, DESCRIBED AS FOLLOWS:

APPLICATION CODES AND STANDARDS:
2018 International Building Code (IBC)
2018 International Residential Code (IRC)
2018 International Mechanical Code (IMC)
2018 International Plumbing Code (IPC)
2017 National Electrical Code (NEC)
2018 International Energy Conservation Code (IECC)
2018 International Fire Code (IFC)
2018 International Swimming Pool and Spa Code (ISPS)

APN:
163-29-054A, 163-29-056A, 163-29-128, 163-29-129

OVERLAY DISTRICT/SPD:
PIESTEWA PARKWAY SPECIFIC PLAN

REZONING CASE NUMBER:
Z-111-19

CURRENT ZONING:
C-2, R-3

PROPOSED ZONING:
PUD

GROSS SITE AREA:
96,702 SF (2.2 ACRES)

NET SITE AREA:
55,591 SF (1.28 ACRES)

DENSITY CALCULATIONS:
TOTAL DWELLING UNITS = 76 UNITS
PROPOSED: 38 UNITS PER GROSS ACRE (76 UNITS / 1.30 = 58)

LOT SALES:
NO

DRAINAGE STUDY:
NO DRAINAGE STUDY CONDUCTED AT THIS TIME

BUILDING SETBACKS:
FRONT SETBACK (E INDIAN RD) 9'-3"
SIDE SETBACK (18TH STREET) 6'-7"
SIDE SETBACK (18TH PLACE) 6'-6"
REAR SETBACK (DEVONSHIRE AVE.) 5'-0"

OCCUPANCY:
R-2 APARTMENTS (IBC 2018) FLOORS 2-4
U - PARKING (IBC 2018) FLOOR 1

CONSTRUCTION TYPE:
TYPE I - FLOOR 1
TYPE V - FLOOR 2-4

SPRINKLERS:
YES, NFPA 13

BUILDING HEIGHT:
ALLOWED: 60'-0"
PROPOSED: 60'-0" (4 STORES)

TOTAL UNIT COUNT:
1 BEDROOM UNITS = 60 UNITS
2 BEDROOM UNITS = 13 UNITS
3 BEDROOM UNITS = 3 UNITS
TOTAL UNITS = 76 UNITS

LOT COVERAGE:
40,807 SF (42.5%) = 90% LOT COVERAGE

BUILDING AREAS:
PROPOSED: 76,277 GSF

OPEN SPACE:
7% OF GROSS PER SUBDIVISION REQUIREMENTS
76,200 SF x .07 = 5,334 SF REQ'D
= 6,200 SF PROVIDED

PARKING:
RENTAL:
REQUIRED:
60 UNITS x 1 PER 1 BEDROOM = 60 SPACES
13 UNITS x 1.5 PER 2 BEDROOM = 20 SPACES
3 UNITS x 2 PER 3 BEDROOM = 6 SPACES
TOTAL REQUIRED PARKING = 86 SPACES

PROVIDED:
76 - REQUIRED STANDARD PARKING
6 - REQUIRED COMPACT PARKING
2 - REQUIRED ACCESSIBLE PARKING
24 - COMPACT PARKING (PARKING IN EXCESS)
TOTAL PROVIDED PARKING = 110 PARKING SPACES

COMMERCIAL:
REQUIRED:
1 SPACE PER 300 SF
1,866 SF / 300 SF = 7 SPACES

PROVIDED:
6 - STANDARD SPACES
1 - ACCESSIBLE PARKING
TOTAL PROVIDED PARKING = 7 PARKING SPACES

BICYCLE PARKING:
0.25 BICYCLE PARKING FOR EVERY RESIDENTIAL UNITS
76 UNITS x 0.25 = 19 BICYCLE PARKINGS

TITLE REPORT LEGAL DESCRIPTIONS:

TOGETHER WITH THAT PORTION OF AN ABANDONED ALLEY ADJACENT TO SAID LOT AS DESCRIBED IN THE RESOLUTION 21116 OF THE CITY OF PHOENIX RECORDED MARCH 8, 2013 IN RECORDING NO. 20130215786.

TOGETHER WITH THAT PORTION OF AN ABANDONED ALLEY ADJACENT TO SAID LOT AS DESCRIBED IN THE RESOLUTION 21116 OF THE CITY OF PHOENIX RECORDED MARCH 8, 2013 IN RECORDING NO. 20130215786.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 58 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 12; A DISTANCE OF 127.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 12; A DISTANCE OF 113.90 FEET;

THENCE NORTH 60 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 19.94 FEET TO THE WEST LINE OF SAID LOT 12;

THENCE NORTH 00 DEGREES 40 MINUTES 17 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 2.87 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS WEST, A DISTANCE OF 113.90 FEET;

THENCE NORTH 60 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 19.94 FEET TO THE WEST LINE OF SAID LOT 12;

THENCE NORTH 00 DEGREES 40 MINUTES 17 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 2.87 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS WEST, A DISTANCE OF 113.90 FEET;

THENCE NORTH 60 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 19.94 FEET TO THE WEST LINE OF SAID LOT 12;

THENCE NORTH 00 DEGREES 40 MINUTES 17 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 2.87 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS WEST, A DISTANCE OF 113.90 FEET;

THENCE NORTH 60 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 19.94 FEET TO THE WEST LINE OF SAID LOT 12;

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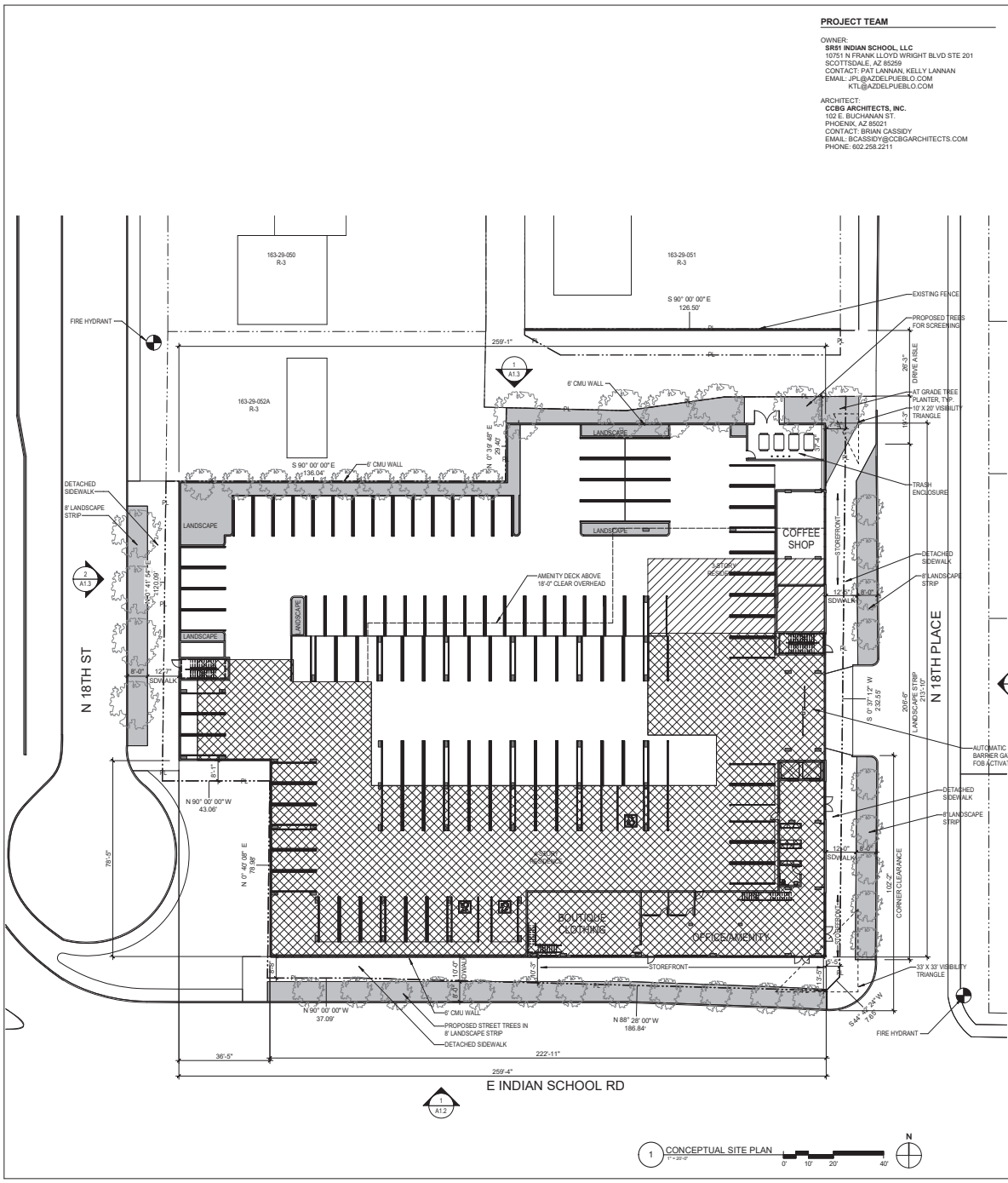
ISSUANCE
DATE REV FOR

VICINITY MAP
N.T.S.

Q.S. #017-31
RVA 423-580
S/S # 6200141
PAPP #200141

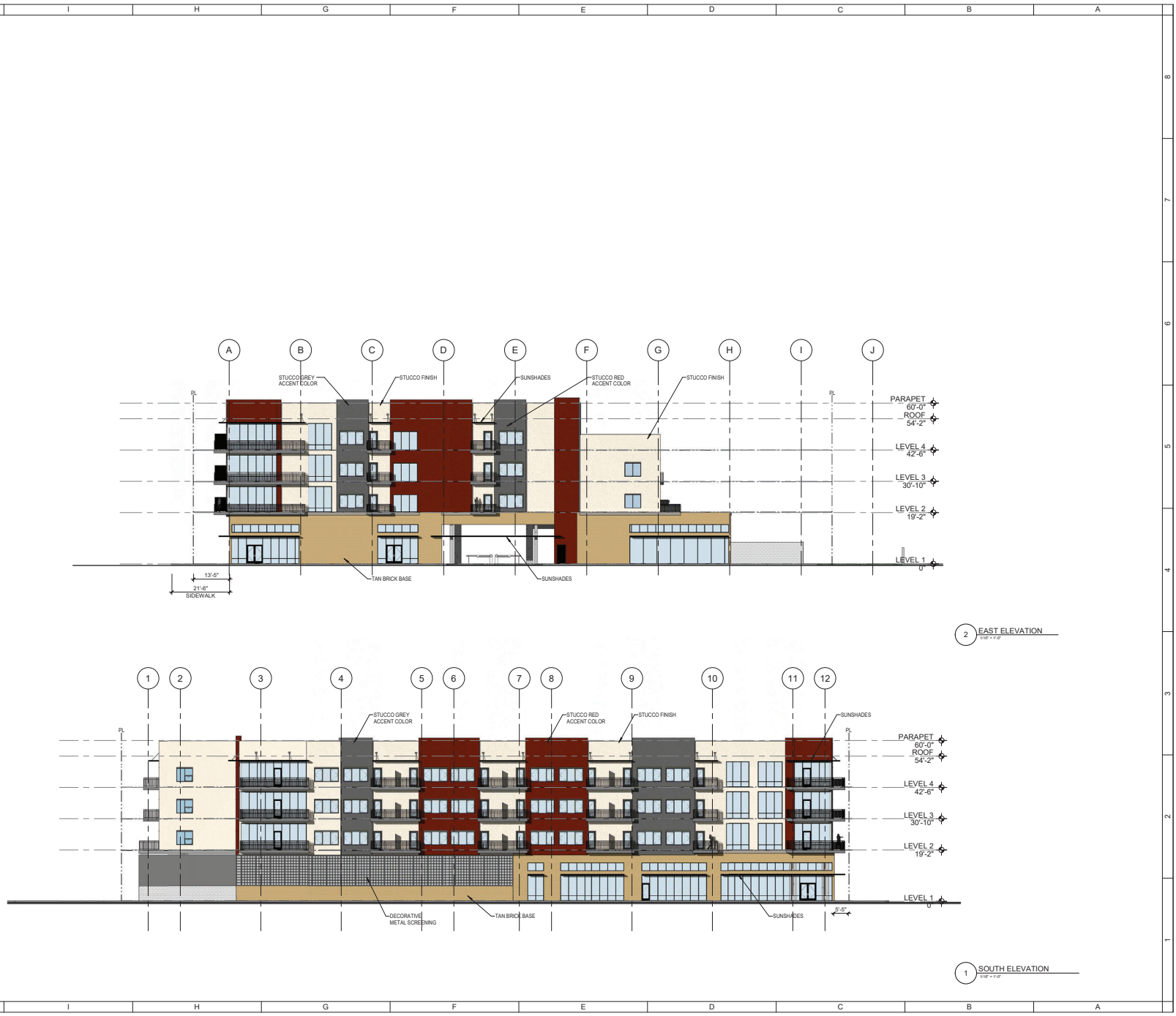
Drawn
CER
Checked
BC
Job Number
2133
Drawn
CONCEPTUAL SITE PLAN
Sheet

ISR & 18TH ST
DEL PUEBLO
1818 E INDIAN SCHOOL RD
PHOENIX, AZ 85016

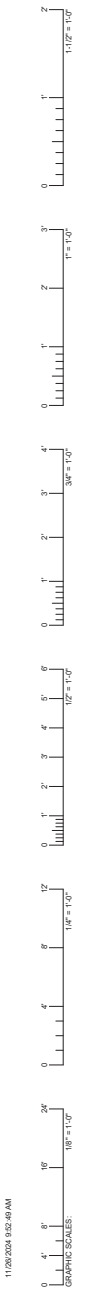


1 CONCEPTUAL SITE PLAN
DATE: 07-2024

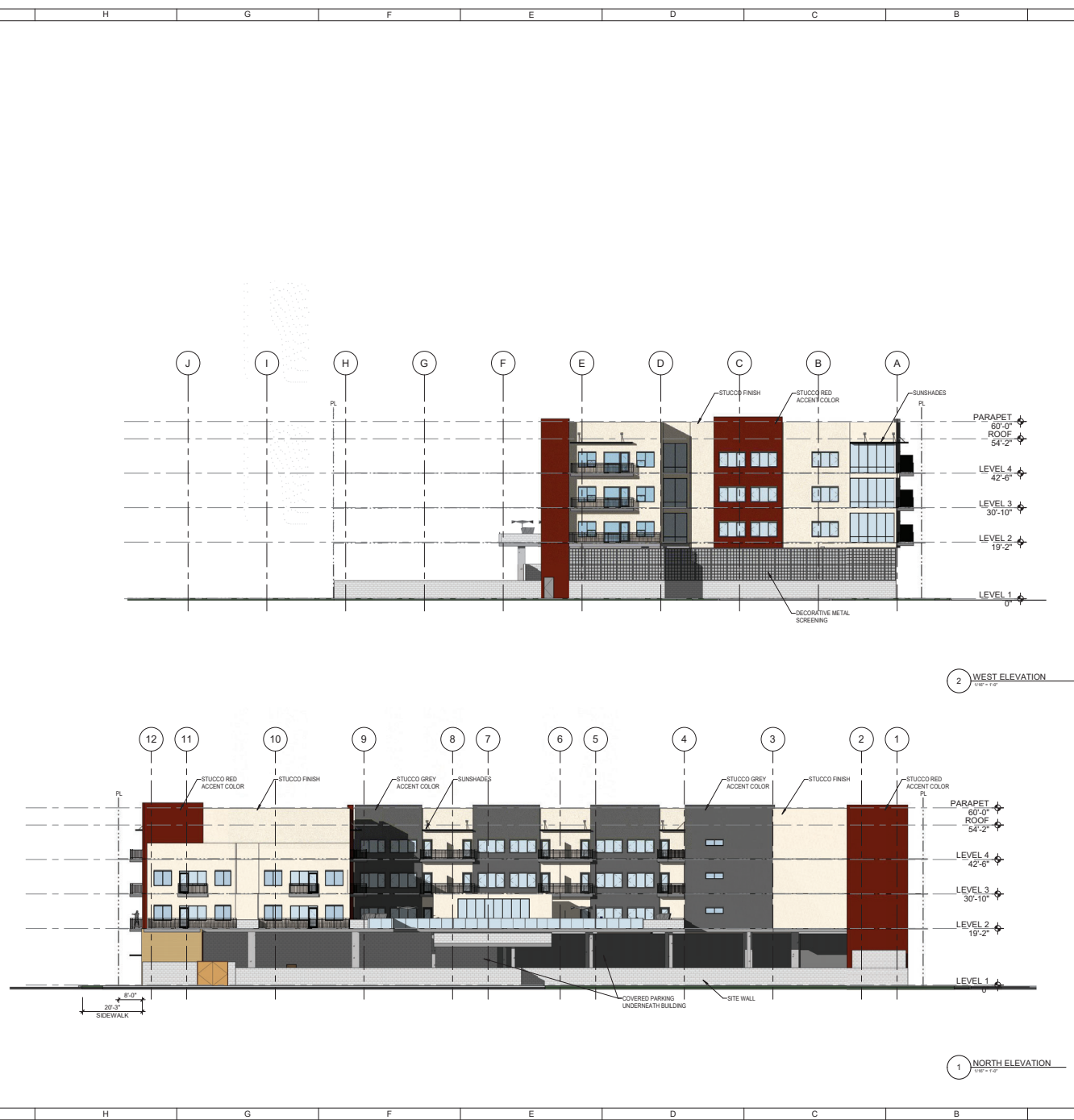
Exhibit F



PLEASE RECYCLE



11/20/2024 8:52:40 AM



2 WEST ELEVATION
3/16" = 1'-0"

1 NORTH ELEVATION
3/16" = 1'-0"

11'-0" = 1'-0"

1" = 1'-0"

3/16" = 1'-0"

1/2" = 1'-0"

1/4" = 1'-0"

3/16" = 1'-0"

11/20/2024 8:52:50 AM

PLEASE RECYCLE



STREETVIEW LOOKING WEST

ISR & 18TH ST

DEL PUEBLO

Date: 09.16.2024

R7

CCBG
Architects, Inc.

Phoenix - San Diego
102 East Buchanan Street
Phoenix AZ 85004 | 602.358.2211
www.ccbgarchitects.com

Exhibit G

