

SOLEIL ON 7TH

Southwest corner of 7th Street and Maryland Avenue

**PLANNED UNIT DEVELOPMENT
DEVELOPMENT NARRATIVE**

1ST SUBMITTAL: NOVEMBER 20, 2015



DEVELOPMENT TEAM

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A. PURPOSE AND INTENT

1. PLANNED UNIT DEVELOPMENT

This Planned Unit Development (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.

2. PROJECT OVERVIEW AND GOALS

The Soleil on 7th PUD rezones approximately 2.089 gross acres of land located south of the southwest corner of 7th Street and Maryland Avenue (the "Property"). See Aerial and Parcel maps in Exhibits 1 and 2. The applicant proposes to develop 27 single-family attached residential homes consistent with the General Plan Land Use designation of Commercial and Residential 3.5 – 5 du/acre. The development provides new housing opportunities within the Alhambra Village, demonstrates a significant investment in the community, and will have a positive impact on the area.

3. SURROUNDING AREA

The Property is currently zoned C-2 and R1-10. To the north are commercial in-line tenant shops zoned C-2 and single family residential homes zoned R1-6; to the south is a school zoned C-2; to the east are commercial in-line tenant shops zoned C-2; and to the west are single-family residential homes zoned R1-10 as shown on the Phoenix Zoning Map in Exhibit 3. The proposed use is consistent with the area and will complement the existing and surrounding land uses. The site is within the Alhambra Village, which has evolved over the years to become a business, retail and residential hub within Phoenix.

4. OVERALL DESIGN CONCEPT

The project will provide a number of common design elements including thematic streetscape, complementary building materials, and colors compatible with the urban environment. Pedestrian linkages and outdoor spaces will be provided with careful attention to landscaping throughout the site. The project will integrate into

the surrounding area developments with regard to use, design, setting, density, and building height. The perimeter design will appeal to both on-site users and the public traveling on 7th Street. The proposed development plan promotes a connected community.

Designed with inspirations pulled from modern/contemporary architecture, these homes boast privacy by means of construction with a building separation between walls that is not seen from the exterior, nor heard from residence to residence. Colors with fresh, innovative features will bring vibrancy and excitement into the heart of north central Phoenix, while reminding homeowners what makes this area so special. Landscape materials within the site and along the perimeter will include a variety of vibrant and dense low-water use vegetation. Building materials will be selected to complement the existing uses in the area. See color palette and perspectives collage in Exhibit 4.

B. LAND USE PLAN

The approximate 2.089 gross acre site is designed to allow for single-family attached residential uses. The conceptual site plan for the Property is attached as Exhibit 5. The PUD will have a single access road that connects the proposed 27 single-family homes to 7th Street. The proposal is for a total of six (6) building clusters with no more than 6 residences within each building cluster. Each individual residential lot/unit will have a 10-foot deep rear yard for private entertainment and enjoyment. The home entrance and garage are provided via private driveways. Soleil on 7th will have two and three story homes are proposed. The two-story homes are proposed along the western and eastern property lines and the three-story homes are proposed towards the middle of the development to provide a transition of height from 7th Street and the residences to the west. The contemporary townhomes will range in size from approximately 1,900 to 2,300 square feet. Five (5) unique floorplan designs are proposed which feature attached garages in a row-house composition that allow residents to enjoy an urban style living environment near outdoor recreation areas such as Piestewa Peak.

The property will provide a common swimming pool, common perimeter landscaping, mail area and outdoor barbeque which will be maintained by the Home Owner Association.

C. SITE CONDITIONS AND LOCATION

1. ACREAGE

The Property consists of approximately 2.089 gross acres. See legal description in Exhibit 6.

2. LOCATION

The Property is located south of the southwest corner of 7th Street and Maryland Avenue. See vicinity map in Exhibit 7.

3. TOPOGRAPHY

There are no significant topographical or natural features on the Property. The site is generally flat and mostly vacant land. See context plan and site photos in Exhibit 8.

D. GENERAL PLAN CONFORMANCE

The proposed mixed use development is supported by the following goals, policies and objectives of the Phoenix General Plan.

GROWTH AREA, GOAL 1, GROWTH: "THE CITY SHOULD MAINTAIN A HIGH QUALITY OF LIFE AND AN ECONOMICALLY HEALTHY COMMUNITY."

"The commute shed (area of the region where most of the people who work in an employment center live) for some existing employment centers eventually will not include residential growth areas at the urban fringe, so urban infill becomes key to employment growth of such centers."

"Future employment growth within any part of the region will be closely linked to the characteristics and growth of the surrounding residential areas located within a 30 to 45 minute commute."

"Plan balanced employment, residential and commercial development to ensure Phoenix receives its fair share of regional sales tax."

High quality developments like the proposed PUD help the city maintain a high quality of life and economically healthy community. This PUD will provide new residential opportunities within the Alhambra Village to serve its existing and growing

employment base. North central Phoenix, and more specifically, the 7th Street corridor has been quickly redeveloping with many new restaurant and retail uses over the last few years. These residences will serve to reduce overall commute travel to and from the Alhambra Village and add to the City's future tax revenue by providing new housing options in close proximity to viable shopping and dining opportunities within north central Phoenix and the Alhambra Village.

LAND USE, GOAL 11, GENERAL PLAN LAND USE MAP AND ZONING CONFORMITY: "ZONING GRANTED SUBSEQUENT TO THE ADOPTION OF THE GENERAL PLAN SHALL BE IN CONFORMITY WITH THE LAND USE CATEGORY SHOWN AND DEFINED ON THE GENERAL PLAN."

Older infill sites such as this face numerous challenges, especially when the primary goal is to work within a confined parcel surrounded by established development. The role of infill development is to attract new uses to and reinvestment in the existing built urban environment.

The proposed PUD combines parcels which are zoned differently. The rear parcel is a single family residentially zoned parcel that only has street access via the two commercially zoned parcels directly adjacent to 7th Street. This creates a hardship for the isolated single family residentially zoned parcel to ever be developed as envisioned by the General Plan which designates the parcel as Residential 3.5 – 5 dwelling units per acre. The commercially zoned parcel is designated Commercial by the General Plan. These parcels could not be developed under the current zoning, given the access issues and the incompatibility of the permitted uses that would be within a single development project. As an alternative, the development of the overall site as proposed with a single-family attached product provides a balance of density and intensity of uses to complement the surrounding existing development on this infill parcel. The proposed PUD achieves the best and highest use of the Property to fulfill the goals of the General Plan from a land use perspective and as an infill site with limitations on development. As such, the proposed PUD is compatible with the overall intent of the General Plan land use designations on the Property.

LAND USE, GOAL 2, EMPLOYMENT AND POPULATION BALANCE: "DEVELOPMENT OF EACH VILLAGE'S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT AND HOUSING IN A WAY THAT ACHIEVES A BALANCED CITYWIDE PLAN AND THAT IS CONSISTENT WITH COMMUTE TRAVEL PATTERNS AND THE CURRENT CHARACTER OF EACH DEVELOPED VILLAGE."

"Favor development proposals that improve the existing resident/employment balance when those proposals are consistent with other goals and policies in the General Plan."

"Focus on expanding housing opportunities in the urban villages within the central commute shed (...Alhambra...) on sites already zoned or as determined appropriate,

in accord with the goals and policies of the General Plan through the public hearing process.”

The development will provide new investment in the Alhambra Village. The single-family residences proposed will provide much needed new housing options to support the existing and growing employment base and commercial uses within the Alhambra Village. It will help reduce commute times for those that work in the Alhambra Village and immediate area. This PUD provides a creative development option for this infill site that helps meet the intent of the General Plan goals and policies.

LAND USE, GOAL 3, INFILL: VACANT AND UNDERDEVELOPED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA.

“Encourage the development or redevelopment of vacant and underutilized parcels within the urbanized area that is consistent with the character of the area or with the area's transitional objectives.”

The proposed PUD is an infill project surrounded by parcels that have been fully developed. This infill project will provide the opportunity for much needed single-family residential housing options within the Alhambra Village. The PUD is complementary to the type of development and uses that exist and are currently under construction in the immediate area.

LAND USE, GOAL 9, DIVERSE HOUSING MIX: A RANGE OF HOUSING CHOICES, DENSITIES, AND PRICES IN EACH VILLAGE SHOULD BE ENCOURAGED.

“Provide residents an opportunity to live and work in the village of their choice by offering a variety of housing, such as apartments, townhouses, single-family detached homes, accessory units, and mobile homes, to respond to changing family size, health or income.”

“Opportunities for both owner and renter housing in various prices, housing types, densities, and sizes provide greater opportunities for residents to remain in the village close to their families, friends, and jobs.”

The proposed PUD will provide the Alhambra Village employment centers with new single-family attached residential housing options that are not as prevalent in the greater central Phoenix area, but in great demand, nonetheless. This PUD will offer a

variety of floor plans to accommodate the different household types of the village's employment base.

NEIGHBORHOOD, GOAL 2, COMPATIBLE NEIGHBORHOOD DEVELOPMENT: "NEW DEVELOPMENT...IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES AND CONSISTENT WITH ADOPTED PLANS."

Policy 3: "Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impacts on the residential properties."

The proposed PUD is compatible with area neighborhoods. The single-family attached development is complementary to the density and character of the existing residential housing. Additionally, this change from C-2 to PUD with a single-family attached residential development is a more complementary transitional use adjacent to single-family residential uses.

E. ZONING AND LAND USE COMPATIBILITY

The area has seen dramatic growth and infill over the last few years including the addition of multi-family, single-family residential and commercial uses. This proposed PUD will allow development of the site in an appropriate manner to complement the existing area development and uses. See existing zoning map in Exhibit 3. The proposed residential use is also more compatible to surrounding homes than the existing C-2 zoning.

This infill Property is currently zoned R1-10 and C-2. To the north are commercial in-line tenant shops zoned C-2 and two-story single-family residential homes zoned R1-6; to the south is a school zoned C-2; to the east are commercial in-line tenant shops zoned C-2; and to the west are single-family residential homes zoned R1-10. The proposed use is consistent with the area and will complement the existing and surrounding land uses. This development will help meet the growing market demands of the Alhambra Village employment base, and will add to the overall variety of housing options in the area. See proposed zoning map in Exhibit 10.

F. LIST OF USES

1. PERMITTED USES

Single-family attached residential and home occupations per Section 608 of the Phoenix Zoning Ordinance.

2. TEMPORARY USES

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

3. ACCESSORY USES

Accessory uses shall be subject to Section 615 of the Phoenix Zoning Ordinance.

G. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within this PUD to promote the development of a dynamic single-family attached residential development. The provisions of this PUD will ensure compatibility with surrounding properties and provide a variety of residential housing options. The Soleil on 7th development standards and design guidelines are reflective of the single-family attached residential use envisioned for the project.

Development of the Soleil on 7th 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 Section 623 of the Phoenix Zoning Ordinance and not identified by this PUD. 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. This PUD only modifies Phoenix Zoning Ordinance regulations and does not modify other Phoenix City Codes or requirements.

1. DEVELOPMENT STANDARDS TABLE

MINIMUM LOT WIDTH / DEPTH	INDIVIDUAL UNIT LOTS; 20' WIDTH, NO MINIMUM DEPTH
DWELLING UNIT DENSITY (UNITS/GROSS ACRE)	15.23
MINIMUM PERIMETER BUILDING SETBACKS	10' FOR UNITS FRONTING ON STREET RIGHTS-OF- WAY; 15' FOR UNITS SIDING STREET RIGHTS-OF-WAY. THIS AREA TO BE IN COMMON OWNERSHIP OR MANAGEMENT. 10' ADJACENT TO PROPERTY LINE.
MINIMUM BUILDING SETBACKS	INDIVIDUAL UNIT LOTS; NONE
MAXIMUM HEIGHT	3-STORIES OR 40' FOR FIRST 150'; 1' IN 1' INCREASE TO 48' HEIGHT, 4-STORY MAXIMUM
LOT COVERAGE	MAXIMUM 100%
COMMON AREAS	MINIMUM 10% OF GROSS AREA
ALLOWED USES	SINGLE-FAMILY ATTACHED AND HOME OCCUPATIONS PER SECTION 608 OF THE PHOENIX ZONING ORDINANCE
REQUIRED REVIEW	DEVELOPMENT REVIEW PER SECTION 507 OF THE PHOENIX ZONING ORDINANCE
STREET STANDARDS	INDIVIDUAL UNIT LOT: PRIVATE ACCESS WAY, ALLEY RIGHT-OF-WAY, OR DRIVEWAY

2. LANDSCAPE STANDARDS

Perimeter trees shall be provided and spaced at a minimum of 20 feet on center (based on species) or in equivalent groupings. An average of five shrubs per tree shall be provided along the perimeter. A minimum of 50% of plant material shall be low-water use per Phoenix AMA Low Water Use/Drought Tolerant Plants list. See conceptual landscape plan and street cross sections in Exhibit 11.

3. PARKING

Two (2) parking spaces per unit (27-total units), thirteen (13) guest parking spaces including two (2) ADA-compliant spaces (~ 0.048 guest spaces per unit) shall be provided.

4. AMENITIES

The common areas and amenities shall be in general conformance to those shown on the conceptual site plan in Exhibit 4. The common area amenities may include any and all of the following:

- Shade structures and/or shade trees
- Community pool and/or spa
- Barbeque grills
- Community Mail area
- Landscape areas with shade trees, shrubs, and other landscape

5. SHADE

Sidewalks and areas within the public right-of-way along 7th Street shall be shaded to a minimum of 50% by mature trees. Interior courtyards, paths, and common areas will be shaded to a minimum of 50% by buildings, building projections, mature trees, and shade structures. Measurements to be calculated at the summer solstice at 12:00 p.m.

6. LIGHTING PLAN

Appropriate street and pedestrian lighting, with accent landscape lighting shall be provided. A photometric plan shall be submitted to the Planning and Development Services Department at the time of Preliminary Site Plan Review. On-site lighting shall be accomplished with low-level, uniform lighting fixtures dispersed throughout the site with a lumen rating of 3,000 or less. Lighting fixtures shall not exceed fifteen (15) feet in height including lamp, pole, and base.

H. DESIGN GUIDELINES

Unless specifically modified herein, the Soleil on 7th PUD shall conform to the City of Phoenix Design Guidelines, Section 507, Tab A. The Design Guidelines within the Soleil on 7th PUD shall prevail over the design guidelines provided in Section 507.

A. BUILDING DESIGN AND MATERIALS

The building facade should be designed to provide a sense of human scale at the ground level by providing clear architectural distinction between ground-floor levels and all additional levels. See building elevations in Exhibit 12.

- 'Four Sided Architecture' should be developed, giving equal design consideration to all sides of a building. Varying heights in buildings are also encouraged for additional visual interest. Where possible, lower height buildings should be located closer to site boundaries for a more gentle transition to neighboring sites.
- Unique activation elements and projections are encouraged to create more interesting architecture. A selection of contemporary architectural features and building materials are encouraged to complement the existing uses in the area.
- Honest use of contemporary materials is encouraged, providing a greater sense of individuality and sense of place to the site. Materials should bring a unique but fitting flavor to the site, allowing for seamless integration with the surrounding area without appearing dull.

B. LANDSCAPE AND OPEN SPACE

Open spaces and landscape should be designed with a strong utilization of desert ecology plants that give consideration to pedestrian scale and use. Use of colorful and flowering plants is encouraged, enhancing the pedestrian experience at all times of year. Thoughtful use and placement of shade trees should be critical, providing greater shade in the most impactful ways. Turf areas should be limited but are not expressly prohibited.

- A minimum of 50% of the plant material should be selected from the Phoenix AMA Low Water Use Plant List, encouraging a stronger sense of place by utilizing desert plants appropriate to the region.
- At the perimeter landscape treatments, trees should be spaced at minimum 20 feet on center, varying based on plant species and growth patterns. Bare 'blank' landscape areas are discouraged by providing an average of 5 shrubs per tree.
- Where possible, open spaces should also function as retention areas allowing for more opportunities to hold rainfall on-site while also relieving potential underground storage system requirements.

C. SIDEWALKS & PEDESTRIAN EXPERIENCE

Sidewalks, pedestrian paths and connections should be designed to satisfy and, where possible, exceed minimum ADA and FHA guidelines to provide the highest level of accessibility and walkability for all users. Pedestrian paths should encourage connections to existing paths and amenities to provide a stronger link to surrounding areas while also encouraging stronger walkability.

Design, finishes, and colors of pedestrian paths should complement the architecture and design of the site, providing a greater sense of place and comprehensive site design.

Thoughtful, appropriate connections to existing sidewalks and paths is encouraged to avoid jarring separations between new and old.

D. PARKING

Portions of parking areas that are visible from the public right-of-way should be screened with material and design consistent with the primary structures and/or landscape areas. Parking stalls should be designed to satisfy and, where possible, exceed minimum Phoenix Zoning Ordinance Section 702, ADA, and FHA guidelines to provide the highest level of accessibility for all users.

Appropriate visibility triangles and pedestrian crossing at site ingress/egress point should be provided and are subject to review by the Phoenix Planning and Development Services Department.

E. SITE WALLS

Continuous 'blank' walls over 3 feet in height should be minimized to increase visual interest and deter potential vandalism. Site/property walls should be designed to be consistent with primary structures and should be enhanced with landscape material, accents, and/or other treatments.

I. SIGNS

All signage shall comply with city of Phoenix Zoning Ordinance Section 705 signage regulations unless otherwise stated herein. The PUD will include a single ground-mounted monument sign located on the eastern edge of the site along 7th Street. The sign shall not exceed eight feet in height; twenty-four square feet in sign area, and thirty two square feet in total area for the monument structure as shown on the conceptual signage plan in Exhibit 13.

All signs requiring a permit must be permitted by the city of Phoenix prior to fabrication and installation.

J. SUSTAINABILITY

Building Design & Elements

Low flow bathroom fixtures may be installed to facilitate Water efficiency. Such fixtures optimize water flow without sacrificing performance and may include bath faucets which with a 1.5 gallon per minute (gpm) flow rate and low-flow toilets at 1.28 gallons per flush (gpf), while still maintaining acceptable performance levels. The result can be water savings up to 32% less water, a significant water conservation measure.

Roofing materials which have a Solar reflective Index (SRI) value of 78 or greater may be included. This feature provides reflective surfaces that minimize urban heat island effect. Urban heat islands are primarily attributed to horizontal surfaces such as roofs and pavements that absorb solar radiation. Materials with higher solar reflectance (albedo), such as roofing, will reduce the heat island effect, save energy by reducing the demand for air conditioning, and improve air quality.

Use of high efficiency mechanical equipment with increased energy performance standards such as 14 SEER HVAC units and ductwork installed within the conditioned building envelope. Installing low-emitting VOC (Volatile Organic Compound) materials such as adhesives, paints, carpet systems, wood and agrifiber products.

Shading

Buildings at the center of the site will reach three-stories, providing heavy shade for the pedestrian walkways between them and on the adjacent access drives, reducing the heat impact on the asphalt. Projections from the buildings will provide additional shade at windows and entries, helping to minimize mechanical cooling requirements. The variety of trees proposed on-site can have a mature height ranging between 25 and 45 feet, with canopy widths ranging from 25 and 40 feet. A line of trees is proposed along the southern boundary of the site, providing shade across the length of the site and reducing the heat impact on the asphalt.

The sidewalk along 7th Street shall be shaded to a minimum of 50% by mature trees within landscape setbacks. Approximate sidewalk shade calculations:

- ~ 142 total linear feet of sidewalk (for the length of 7th Street)
- ~ 75 linear feet of shaded sidewalk (approximately 53%)

Landscaping with Low Water Consumption

The majority of shrubs, trees, vines, and accents proposed in the conceptual landscaping plan are listed on the Department of Water Resources Low Water Use Plant List, requiring a low amount of water consumption. Shrubs and trees will be installed with drip irrigation for maximum water efficiency.

Mitigation of Air Blown Dust and Matter

Ground surfaces throughout the site will be either asphalt, decomposed granite, planted turf, or other solid surface material. This will help maintain outdoor air quality by mitigating the amount of harmful dust and/or other matter cast into the air via vehicles or other means. Currently the site does not implement an effective means of dust control on approximately 36,000 square feet. Providing dust control over this area should improve surrounding air quality.

K. INFRASTRUCTURE

1. CIRCULATION

7th Street is designated as a major arterial, consisting of 6 lanes of traffic (lanes alternate configuration based on peak traffic conditions) and is the primary point of access to the site at the southeast boundary. A bus stop is located at the southwest corner of 7th Street and Maryland Avenue. Maryland Avenue is designated as a Minor Collector, consisting of 3 lanes (1 drive lane in each direction and a center turning lane). Maryland Avenue is located approximately 375 feet north of the site's northern boundary as shown on the Conceptual Site Plan, Exhibit 5.

2. GRADING AND DRAINAGE

Grading and drainage will be addressed through the Development Services Department review process.

3. WATER AND SEWER

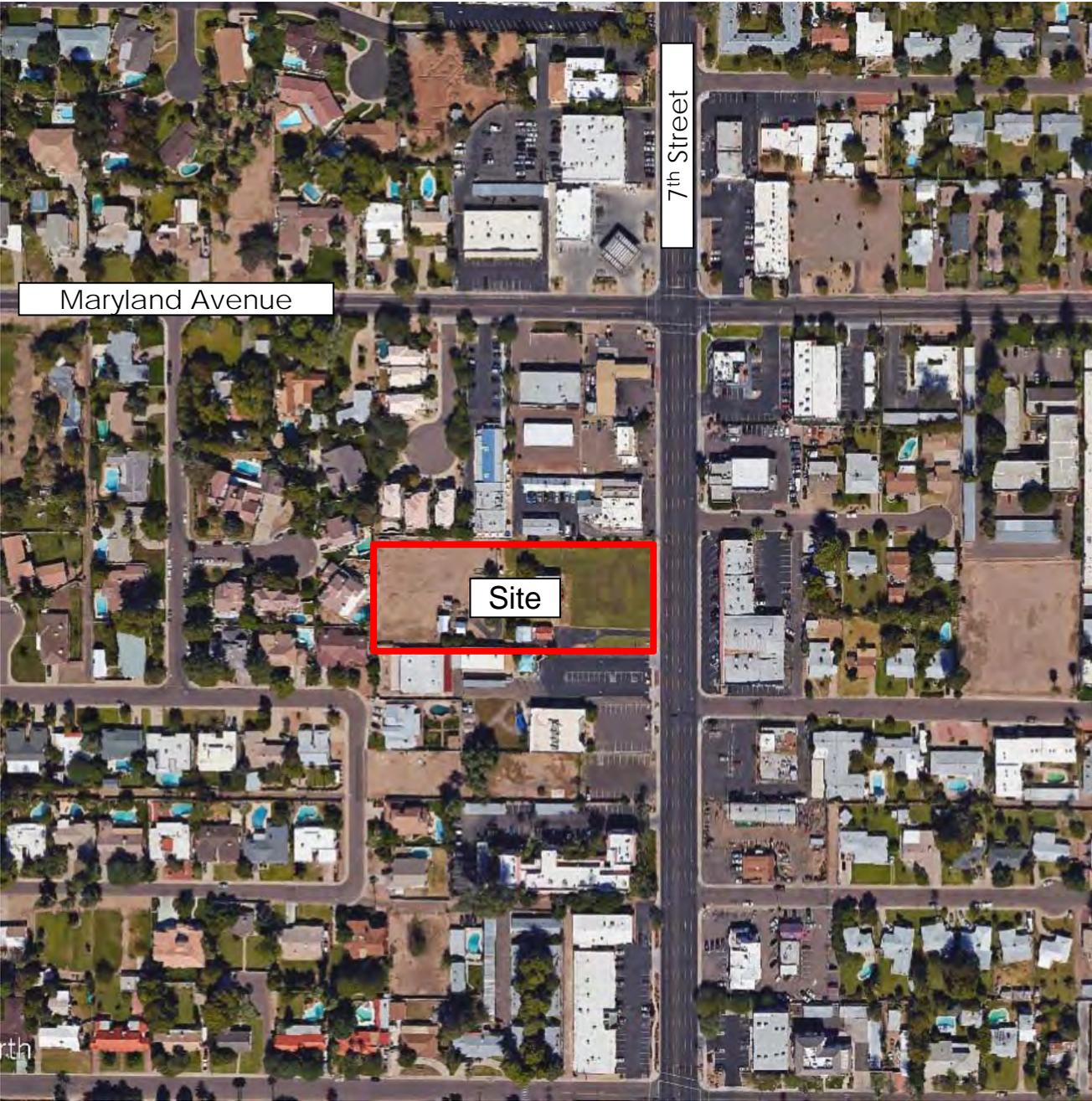
Pending civil engineering involvement that will be addressed and reviewed through the Development Services Department processes, the site will be serviced from the existing water and sewer lines in the adjacent streets and/or alley. Private onsite water and sewer lines will be provided and installed in accordance with the adopted plumbing code.

L. PHASING PLAN

There will be no phasing for this project.

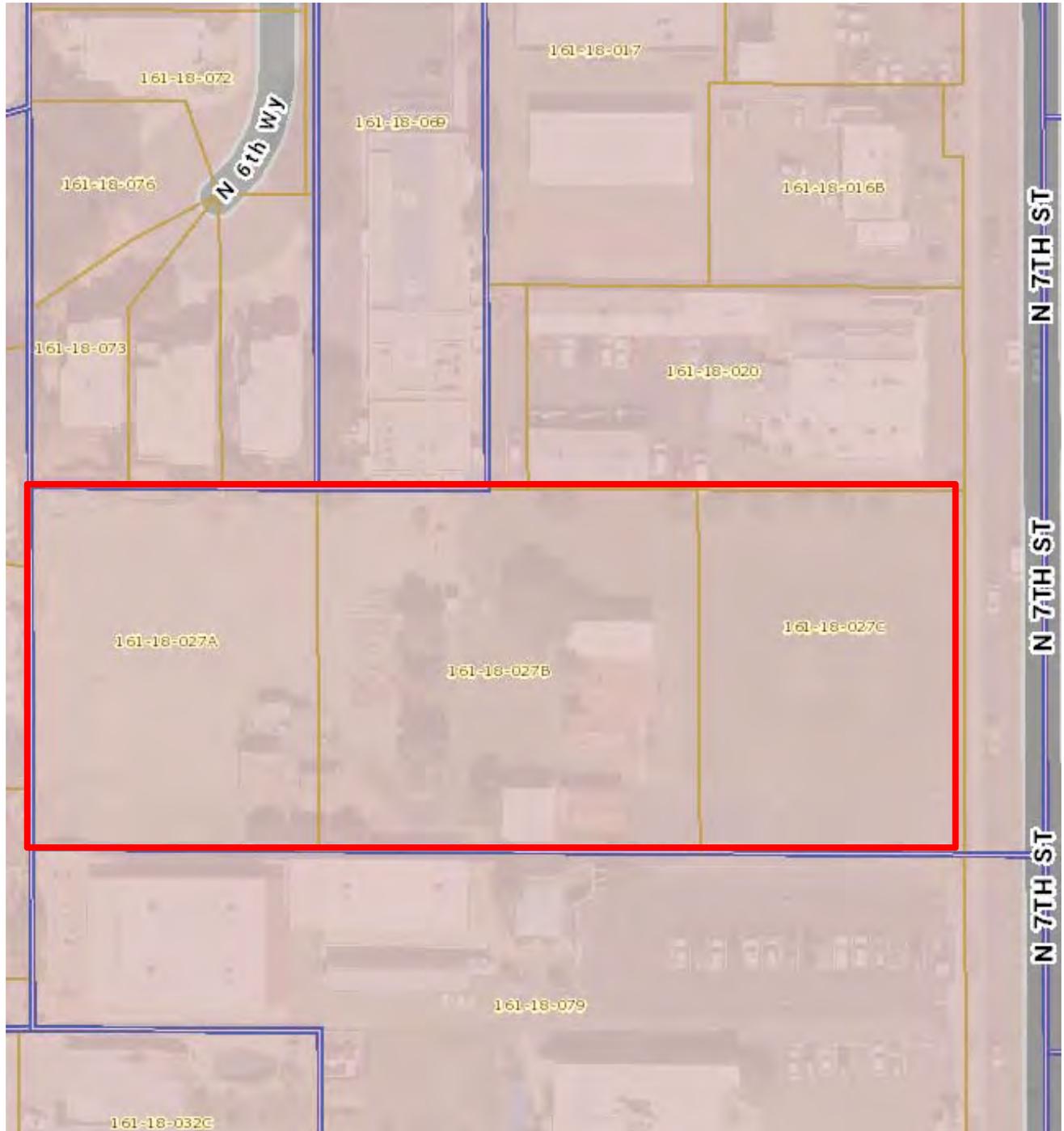
M. EXHIBITS

Aerial Map	1
Parcel Map	2
Existing Zoning Map	3
Conceptual Color Palette	4
Conceptual Site Plan	5
Legal Description	6
Area Vicinity Map	7
Context Plan	8
General Plan Map	9
Proposed Zoning Map	10
Conceptual Landscape Plan and Street Cross Sections	11
Building Elevations	12
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Comparative Zoning Standards Table	14



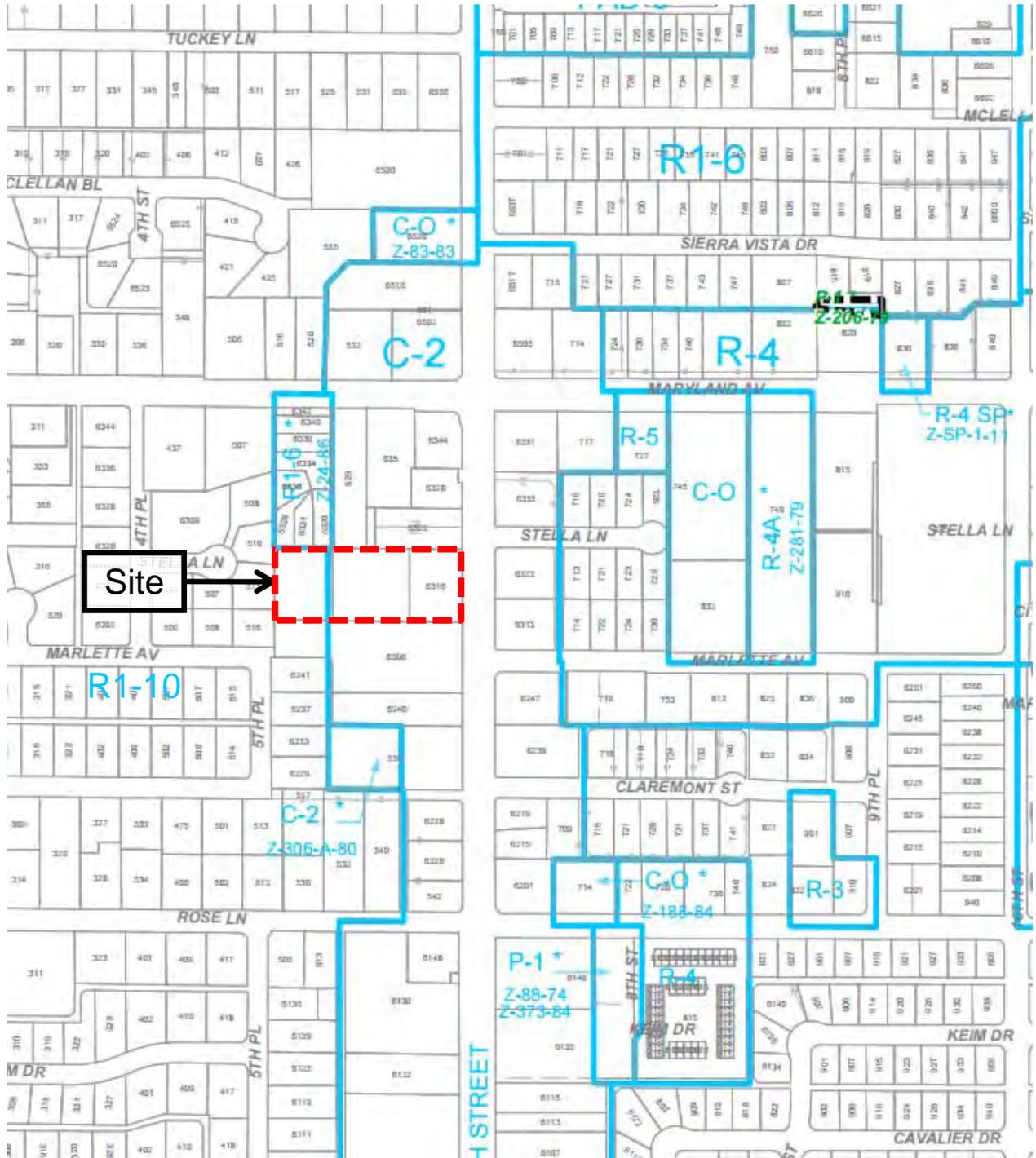
Parcel Map

Exhibit 2



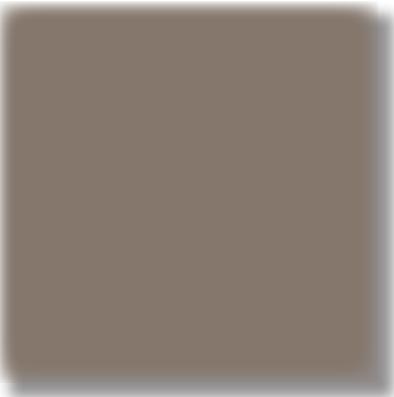
Existing Zoning Map

Exhibit 3



Conceptual Color Palette & Perspectives

Exhibit 4



Conceptual Color Palette

Disclaimer: Colors, textures, and finishes are conceptual only and are subject to change



3D view Building B Rear
SCALE:



3D view Building B Front
SCALE:



Hammi Global Partner
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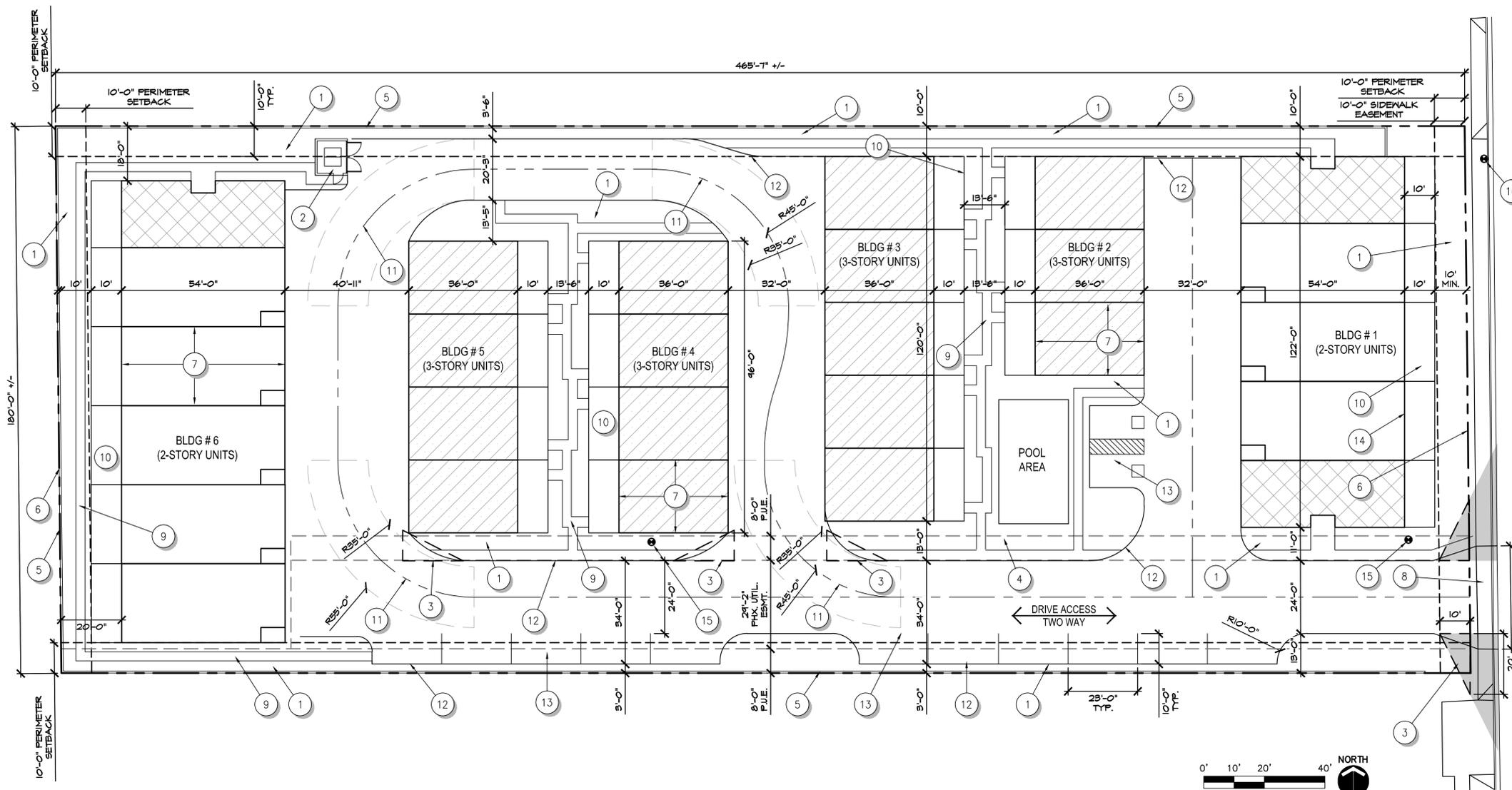
otak
Architecture
Engineering
Landscape Architecture
Surveying
Urban design
Water & Natural Resources
Planning

SOLEIL ON 7TH
N 7TH STREET & E STELLA LANE
PHOENIX, ARIZONA

PERSPECTIVES COLLAGE

DRAWN BY: OTAK CHECKED BY: NS
PROJECT # 17614
SHEET OF X
PLOTTED: 11/19/2015
PUD EXHIBIT

THIS DOCUMENT IS
NOT FOR CONSTRUCTION



SITE PLAN INFORMATION

PARCEL# 161-18-027A, 161-18-027B, 161-18-027C

PROJECT ADDRESS:
6316 N 7TH ST., PHOENIX AZ 85014

EXISTING ZONING:
C-2 COMMERCIAL-INTERMEDIATE COMMERCIAL
R1-10 SINGLE FAMILY RESIDENCE

PROPOSED ZONING:
PUD (PLANNED UNIT DEVELOPMENT)

PROJECT DESCRIPTION:
THE SCOPE OF WORK IS RELATED TO THE CONSTRUCTION OF SINGLE-FAMILY ATTACHED HOUSING CONSISTING OF 27 UNITS WITH AT-GRADE PARKING AND APPROPRIATE AMENITIES

SITE AREAS:
GROSS SITE AREA: 2.089 ACRES (91,000 SF.) APPROX. (MEASURED TO THE CENTERLINE OF 7TH STREET)
NET SITE AREA: 1.924 ACRES (83,800 SF.) APPROX. (MEASURED WITHIN PROPERTY LINES)

MINIMUM LOT DIMENSION:
REFER TO LOT DIAGRAM

DWELING UNIT DENSITY:
MAXIMUM: 15.23 UNITS/GROSS ACRE
PROPOSED: 12.93 UNITS/GROSS ACRE (27/2.089)

PROPOSED STANDARDS:
REFER TO LOT DIAGRAM

PROPOSED SITE DEVELOPMENT STANDARDS:
DENSITY & NUMBER OF UNITS:
APPROX. 2.089 ACRES, 27 UNITS - 12.93 DU/AC

LOT SIZES:
(10) TWO-STORY UNIT LOTS - SEE LOT DIAGRAM
(17) THREE-STORY UNIT LOTS - SEE LOT DIAGRAM

BUILDING SETBACK LINE:
0' FRONT (FRONTING ON PRIVATE DRIVE)
10' REAR
0' SIDE

PERIMETER STANDARDS:
10' ADJACENT TO PROPERTY LINES

DISTANCE TO 40' TALL STRUCTURES
7TH STREET: APPROX. 100'
WESTERN BOUNDARY - 100'
NORTHERN BOUNDARY - 10'
SOUTHERN BOUNDARY - 45'

KEY NOTES

1. LANDSCAPE AREA
2. REFUSE LOCATION
3. 10'X20' TRAFFIC VISIBILITY TRIANGLE
4. MAILBOX LOCATION
5. NEW 6'-0"H. PERIMETER BLOCK WALL
6. PROPERTY LINE
7. LOT LINE
8. SIDE WALK AND NEW WINGED DRIVEWAY ENTRANCE PER CIVIL
9. PEDESTRIAN PATH BETWEEN BUILDINGS AND COMPLEX, TYP.
10. PATIO WITH FENCE/WALL, TYP.
11. REQUIRED FIRE LANE AND TURNING RADII
12. EDGE OF PRIVATE DRIVE ACCESSWAY
13. GUEST PARKING STALLS, TYP.
14. SOUND WALL 7' H. FROM GRADE
15. PROPOSED FIRE HYDRANT PER CIVIL
16. EXISTING FIRE HYDRANT TO REMAIN
17. EXISTING SIDEWALK AND CURB

PROJECT TEAM

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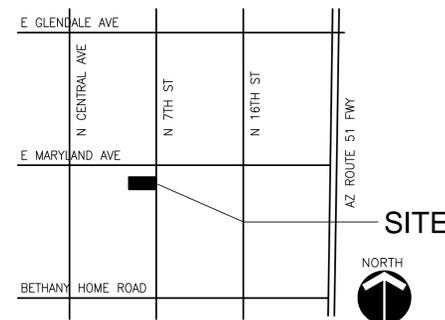
LANDSCAPE ARCHITECT

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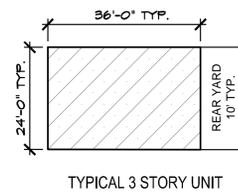
CIVIL ENGINEER

OTAK, INC.
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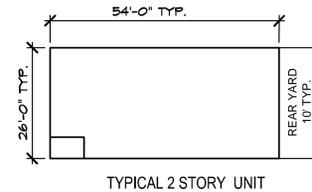
VICINITY MAP



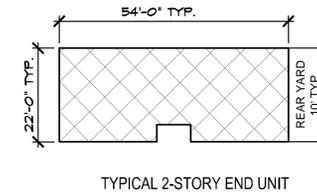
LOT DIAGRAMS



TYPICAL 3 STORY UNIT



TYPICAL 2 STORY UNIT



TYPICAL 2-STORY END UNIT

*NOTE: LOT DIMENSIONS ARE APPROXIMATE AT THIS TIME



SOLEIL ON 7TH
N 7TH STREET & STELLA LANE
PHOENIX ARIZONA

CONCEPTUAL SITE PLAN

DRAWN BY: OTAK CHECKED BY: NS
PROJECT # 17614
SHEET OF X
PLOTTED: 11/19/2015
PUD EXHIBIT
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ZONING LEGAL DESCRIPTION
SOLEIL TOWNHOMES
6316 NORTH 7TH STREET, PHOENIX, ARIZONA

That portion of the southeast quarter of Section 8, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southeast Corner of said Section 8;

Thence North 00 degrees 06 minutes 07 seconds West (assumed bearing) along the east line of said Section 8 a distance of 2,073.01 feet to the Point of Beginning;

Thence North 89 degrees 28 minutes 22 seconds West along a line parallel to and 90 feet north of the south line of Lot 2, Block 1, Orangewood, per Book 2 of Maps Page 50, records of Maricopa County, Arizona, a distance of 505.63 feet to a point on the east line of Tealstone, per Book 275, Page 28, records of Maricopa County, Arizona;

Thence North 00 degrees 05 minutes 32 seconds West along the east line of said Tealstone, a distance of 180.00 feet to the southwest corner of Golden Shores, per Book 457, Page 28, records of Maricopa County, Arizona;

Thence South 89 degrees 28 minutes 22 seconds East a distance of 505.60 feet to a point on the east line of said Section 8;

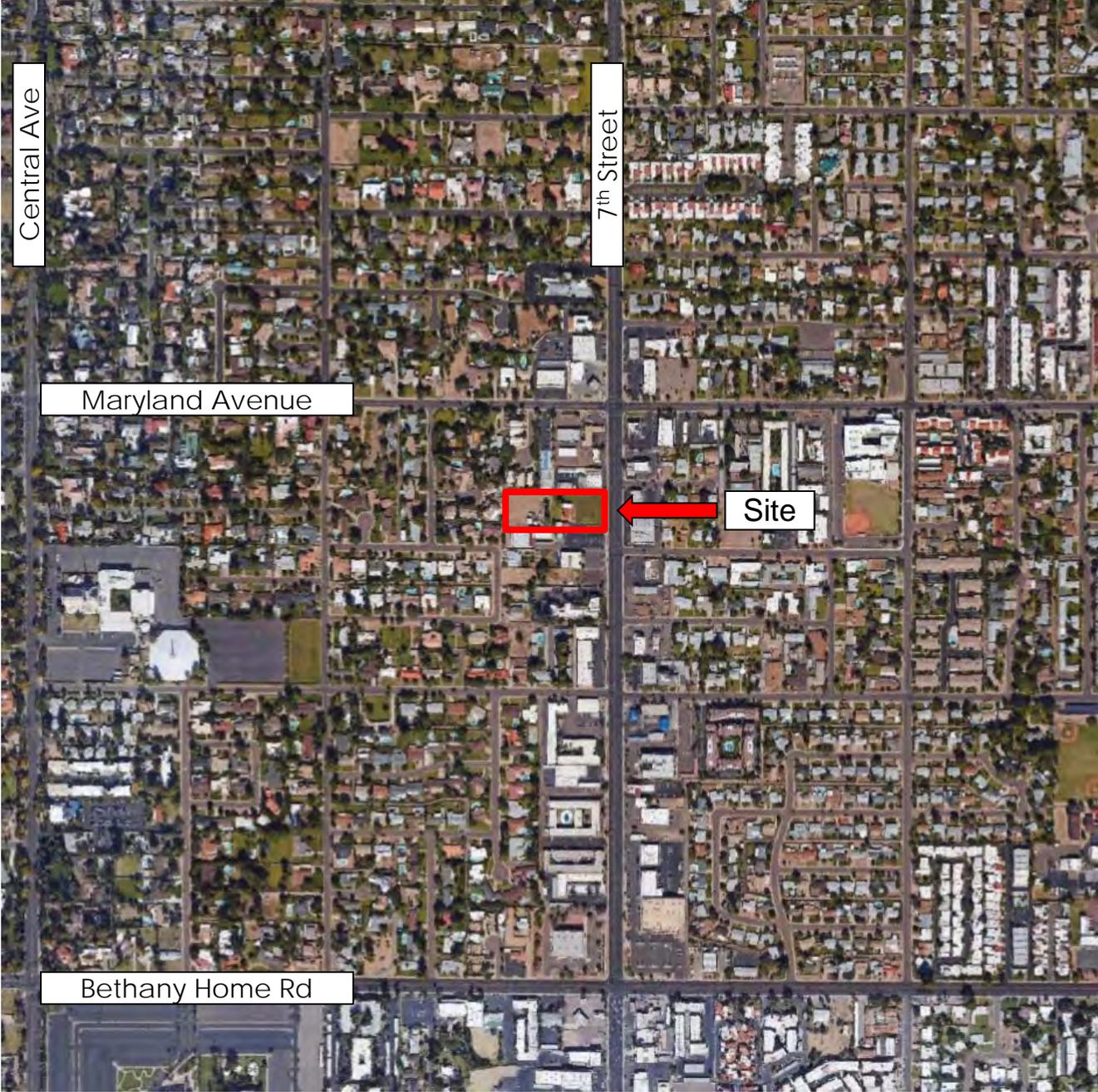
Thence South 00 degrees 06 minutes 07 seconds East along the east line of said Section 8 a distance of 180.00 feet to the Point of Beginning.

Containing an area of 91,004 square feet or 2.089 acres, more or less.

Prepared by:
Gary E. Stocker
AZ RLS #17516
Site Consultants, Inc.



EXPIRES 6-30-2016





North

Photo Context
South of the southwest corner of 7th Street and Maryland Avenue

Looking North



Looking East



Looking South



Looking West



Looking North



Looking East



Looking South



Looking West

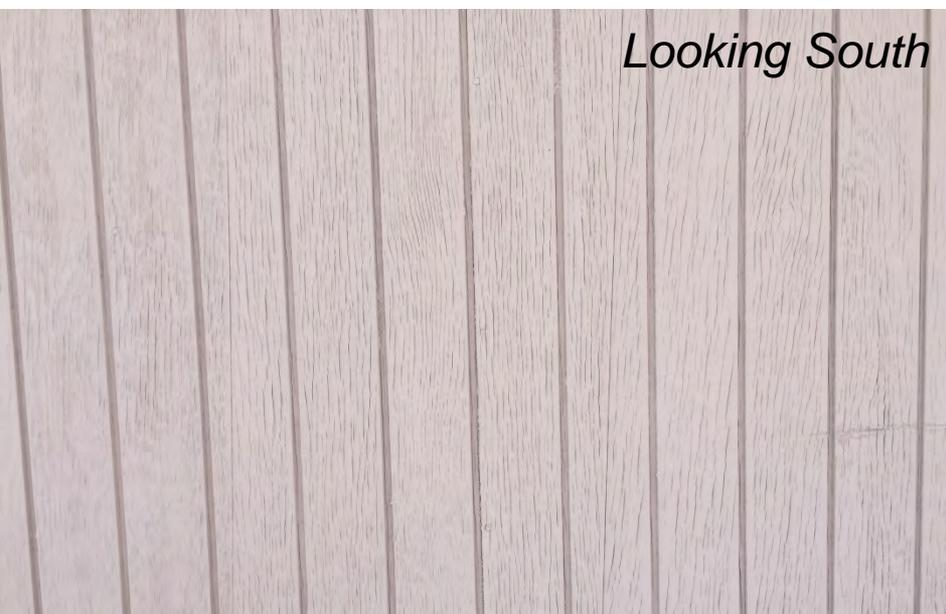




Looking North



Looking East



Looking South



Looking West

Looking North



Looking East



Looking South



Looking West



Photo Context – Location #4
South of the southwest corner of 7th Street and Maryland Avenue

Looking North



Looking East



Looking South



Looking West





Looking North



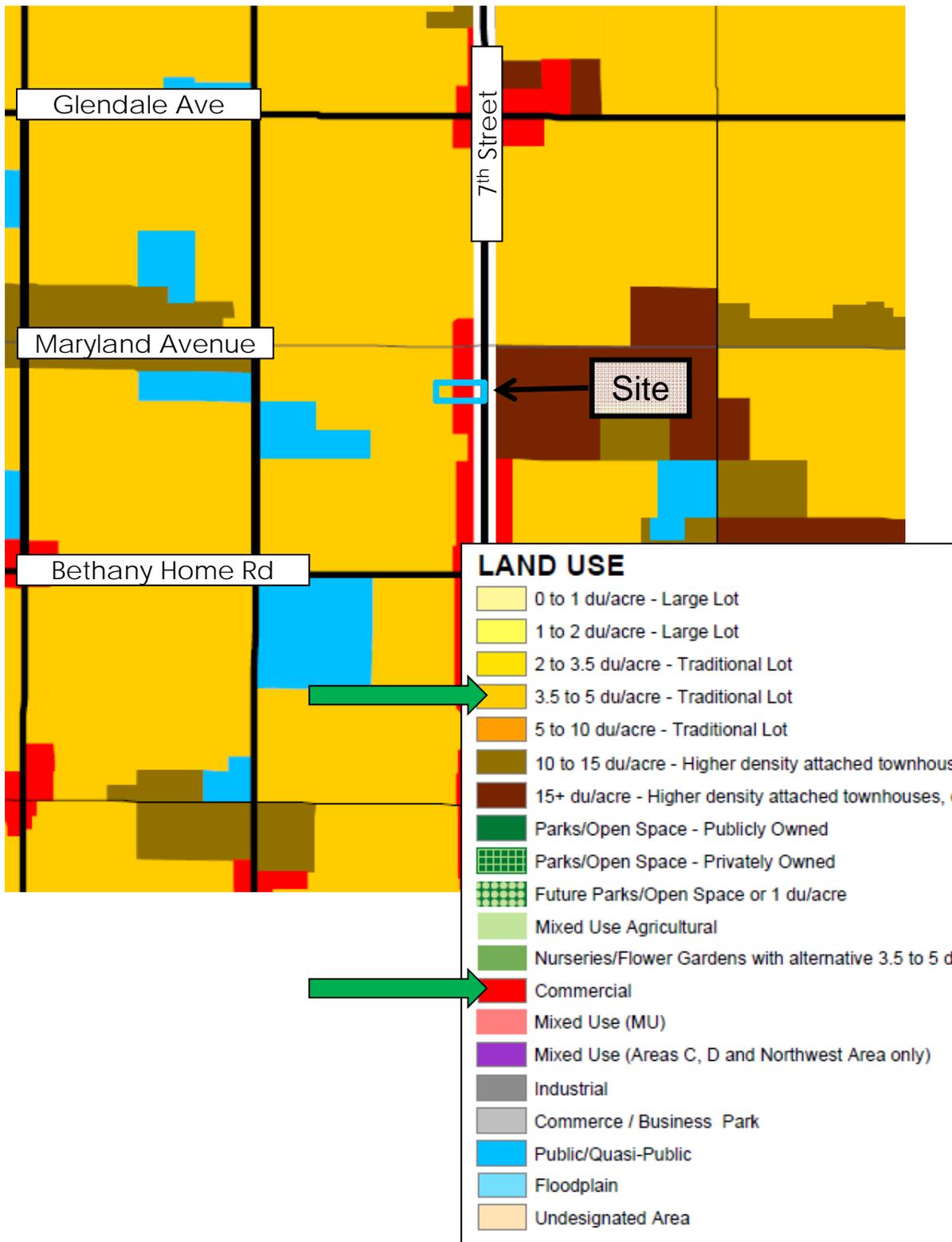
Looking East



Looking South

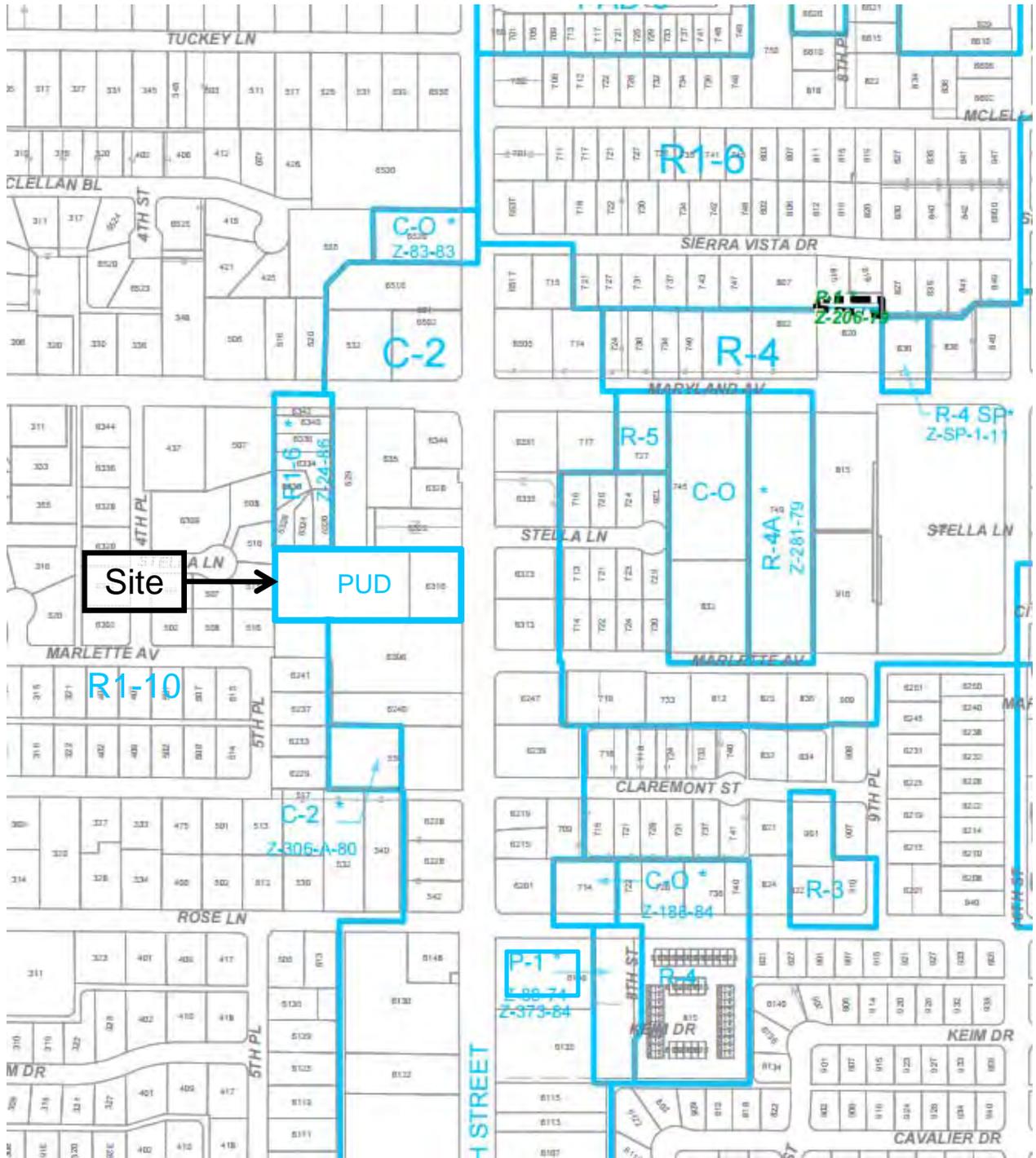


Looking West



Proposed Zoning Map

Exhibit 10

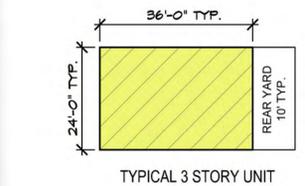


**Conceptual Landscape Plan &
Street Cross Sections**

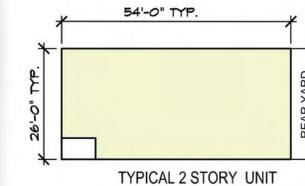
Exhibit 11



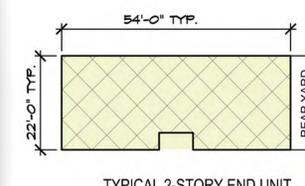
LOT DIAGRAMS



TYPICAL 3 STORY UNIT



TYPICAL 2 STORY UNIT

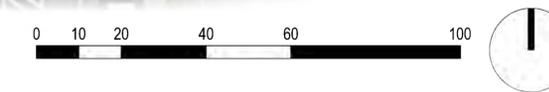


TYPICAL 2-STORY END UNIT

*NOTE: LOT DIMENSIONS ARE APPROXIMATE AT THIS TIME

Conceptual Landscape Plan

1" = 20'



ACACIA ANEURA



ACACIA SALICINA



FRAXINUS VELUTINA



HESPERALOE PARVIFLORA



LEUCOPHYLLUM FRUTESCENS



PHOTINIA X FRASERI



RUELLIA PENINSULARIS



SALVIA GREGGII



TECOMA STANS



TIPUANA TIPU



PHOENIX DACTYLIFERA



PROSOPIS VELUTINA



LANTANA MONTEVIDENSIS



LANTANA X NEW GOLD



RUSSELIA EUISETIFORMIS



WEDELIA TRILOBATA



BOUGAINVILLEA SPP.



HARDENBERGIA COMTONIANA

Proposed Trees

Proposed Shrubs, Groundcovers, Vines

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SOLEIL ON 7TH
 N 7TH STREET & STELLA LANE
 PHOENIX ARIZONA

CONCEPTUAL LANDSCAPE PLAN

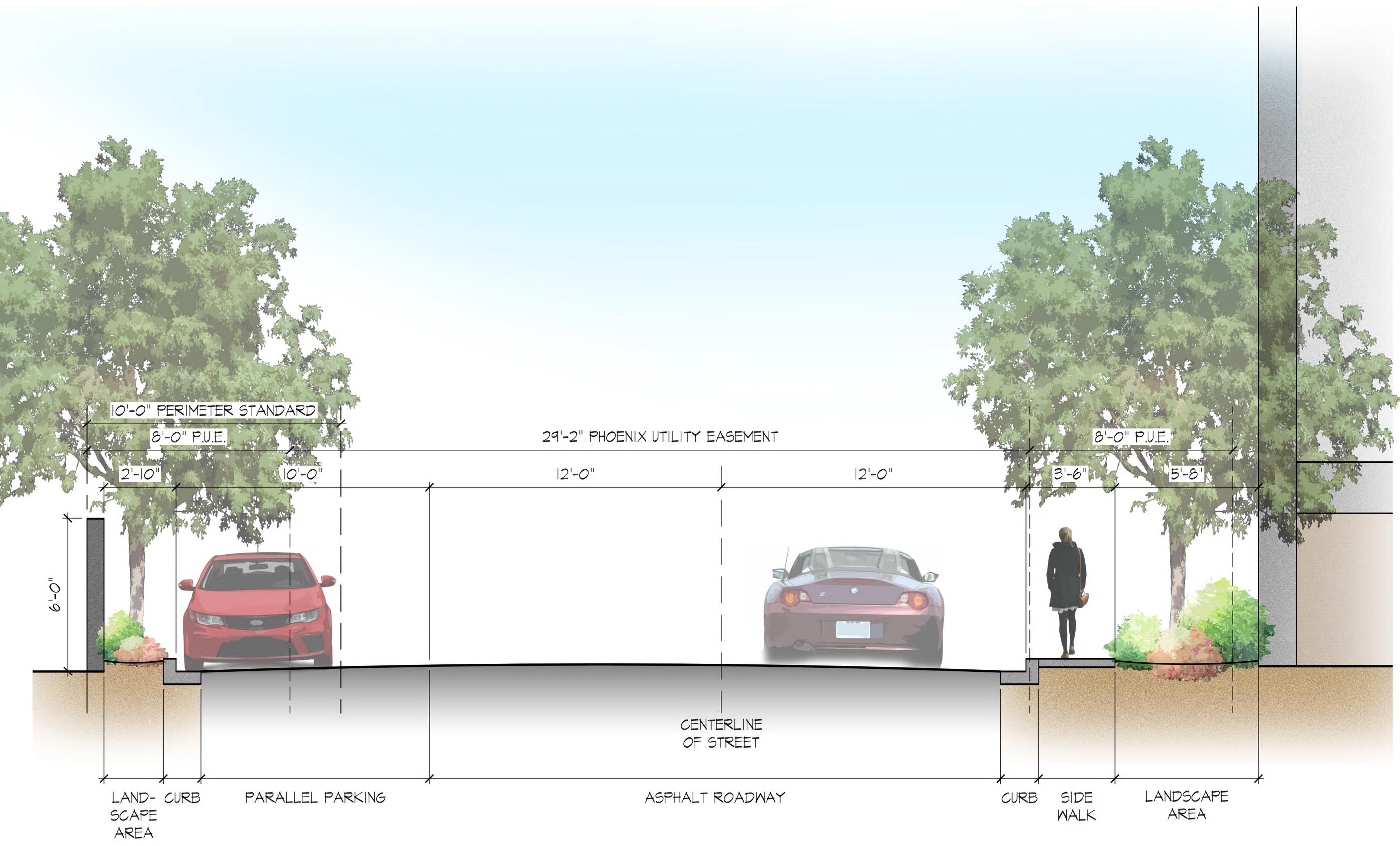
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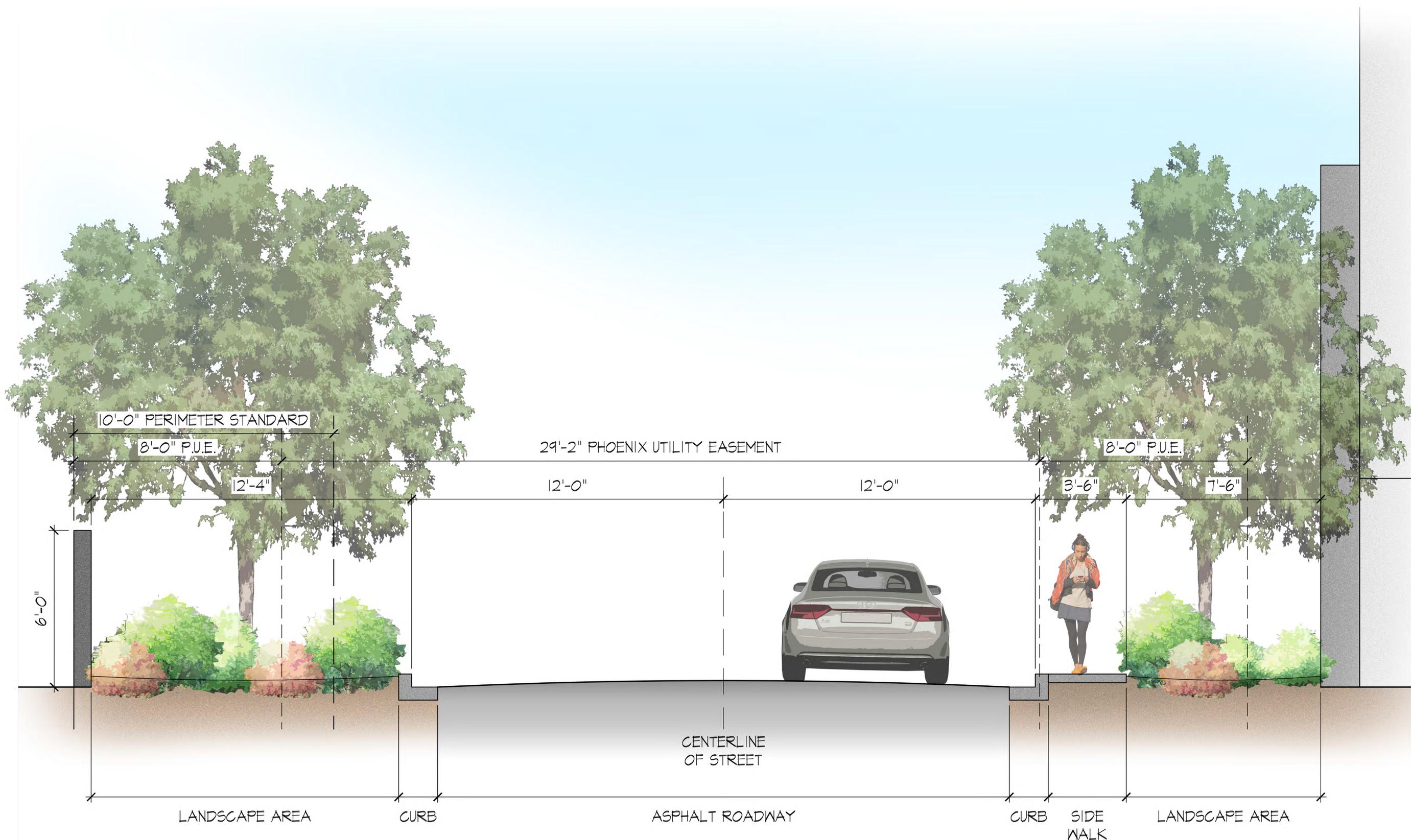


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THEMATIC STREET CROSS-SECTIONS

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Building Elevations

Exhibit 12



1 BUILDING TYPE A - FRONT ELEVATION
SD-01.0 SCALE: 1/8" = 1'-0"



2 BUILDING TYPE A - RIGHT SIDE ELEVATION
SD-01.0 SCALE: 1/8" = 1'-0"



3 BUILDING TYPE A - REAR ELEVATION
SD-01.0 SCALE: 1/8" = 1'-0"



4 BUILDING TYPE A - LEFT SIDE ELEVATION
SD-01.0 SCALE: 1/8" = 1'-0"



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SOLEIL ON 7TH
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BUILDING ELEVATIONS (TYPICAL)

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1 BUILDING TYPE E - FRONT ELEVATION
SD-03.0 SCALE: 1/8" = 1'-0"



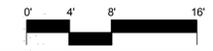
2 BUILDING TYPE E - RIGHT SIDE ELEVATION
SD-03.0 SCALE: 1/8" = 1'-0"



3 BUILDING TYPE E - REAR ELEVATION
SD-03.0 SCALE: 1/8" = 1'-0"



4 Building Type E - Left Side Elevation
SD-03.0 SCALE: 1/8" = 1'-0"

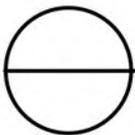
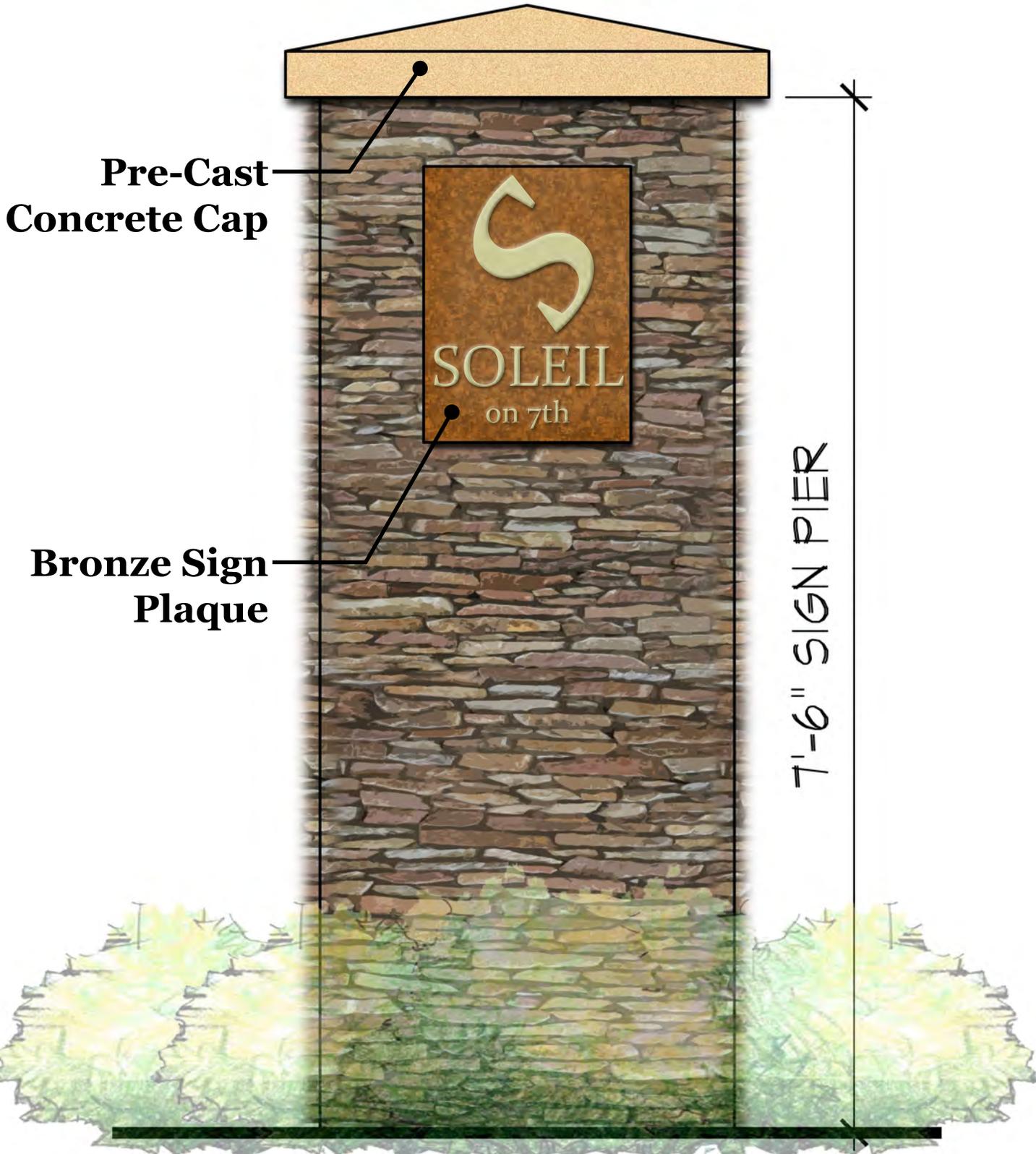


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BUILDING ELEVATIONS (TYPICAL)

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CONCEPTUAL SIGNAGE EXHIBIT

ELEVATION

Comparative Zoning Standards Table

Exhibit 14

STANDARDS	C-2 ZONING	R1-10 SINGLE FAMILY ZONING (PRD)	PUD ZONING
MINIMUM LOT WIDTH / DEPTH	N/A	NONE	INDIVIDUAL UNIT LOTS; 20' WIDTH, NO MINIMUM DEPTH
DWELLING UNIT DENSITY (UNITS/GROSS ACRE)	MAXIMUM 15.23; 17.40 WITH BONUS	MAXIMUM 3.68; 4.20 WITH BONUS	MAXIMUM 15.23
MINIMUM PERIMETER BUILDING SETBACKS	ADJACENT TO: STREET: 25' C-2: 0' R1-10 & R1-6: 50'	20' ADJACENT TO A PUBLIC STREET; THIS AREA IS TO BE IN COMMON OWNERSHIP UNLESS LOTS FRONT ON THE PERIMETER PUBLIC STREET; 15' ADJACENT TO THE PROPERTY LINE	10' FOR UNITS FRONTING ON STREET RIGHTS-OF-WAY; 15' FOR UNITS SIDING STREET RIGHTS-OF-WAY. THIS AREA TO BE IN COMMON OWNERSHIP OR MANAGEMENT. 10' ADJACENT TO PROPERTY LINE
MINIMUM BUILDING SETBACKS	N/A	10' FRONT	INDIVIDUAL UNIT LOTS; NONE
MAXIMUM HEIGHT	2-STORIES OR 30'	2-STORIES AND 30' FOR FIRST 150'; 1' IN 5' INCREASE TO 48' HEIGHT AND 4-STORIES	3-STORIES OR 40' FOR FIRST 150'; 1' IN 1' INCREASE TO 48' HEIGHT, 4-STORY MAXIMUM
LOT COVERAGE	MAXIMUM 50%	PRIMARY STRUCTURE, NOT INCLUDING ATTACHED SHADE STRUCTURES: 40% TOTAL: 45%	MAXIMUM 100%
COMMON AREAS	N/A	MINIMUM 5% OF GROSS AREA	MINIMUM 10% OF GROSS AREA
ALLOWED USES	COMMERCIAL AND RESIDENTIAL: SEE SECTION 623 OF PHOENIX ZONING ORDINANCE	MULTIPLE-FAMILY PLUS	SINGLE-FAMILY ATTACHED AND HOME OCCUPATIONS PER SECTION 608 OF THE PHOENIX ZONING ORDINANCE
REQUIRED REVIEW	N/A	SITE PLAN PER SECTION 507 OF THE PHOENIX ZONING ORDINANCE	DEVELOPMENT REVIEW PER SECTION 507 OF THE PHOENIX ZONING ORDINANCE
STREET STANDARDS	N/A	PUBLIC STREET OR PRIVATE ACCESSWAY	INDIVIDUAL UNIT LOT: PRIVATE ACCESSWAY, ALLEY RIGHT-OF-WAY, OR DRIVEWAY