



64TH & MAYO PUD CASE NO. Z-87-D-03-2

LOCATED AT THE NORTHEAST CORNER OF 64TH STREET AND
MAYO BOULEVARD

DATE OF INITIAL SUBMISSION: JULY 3, 2024
SECOND SUBMITTAL DATE: SEPTEMBER 18, 2024
THIRD SUBMITTAL DATE: DECEMBER 13, 2024
HEARING DRAFT SUBMITTAL DATE: MARCH 13, 2025

CITY OF PHOENIX

MAR 13 2025

**Planning & Development
Department**

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

Principals and Development Team

Developer

JLB Partners
9237 E. Via De Ventura, Suite 215
Scottsdale, AZ 85258
www.jlbpartners.com



Architect

Womack + Hampton
4311 Oak Lawn Ave, Suite 50, Lock Box 5
Dallas, TX 75219
www.womackhampton.com



Landscape Architect

Hillman Workshop
2901 E Highland Avenue
Phoenix, AZ 85016
www.hillmanworkshop.com



Civil Engineer

Kimley-Horn
7740 N 16th Street, Suite 300
Phoenix, AZ 85020
www.kimley-horn.com



Traffic Engineer

CivTech
10605 North Hayden Road
Scottsdale, AZ 85260
www.civtech.com



Zoning Attorney

Nick Wood, Esq.
Snell & Wilmer, LLP
1 E Washington Street, Suite 2700
Phoenix, AZ 85004
nwood@swlaw.com
602.382.6269



Table of Contents

	<u>Page #</u>
A. Purpose and Intent	5
1. Project Overview & Goals	
2. Overall Design Concept	
B. Land Use Plan	7
1. Proposed Land Uses Categories	
2. Discussion of Conceptual Site Plan	
C. List of Uses	9
1. Permitted	
2. Temporary	
3. Accessory	
D. Development Standards	10
1. Development Standards	
2. Streetscape Standards	
3. Landscape Standards	
4. Parking Standards	
5. Fences/Walls	
6. Shade	
7. Lighting Plan	
E. Design Guidelines	18
1. Building Design	
2. Landscape Design	
3. Amenities	
F. Signs	22
G. Sustainability	23
1. City Enforced	
2. Developer Enforced	
H. Infrastructure	24
1. Grading & Drainage	
2. Water & Wastewater	
3. Circulation	
4. Complete Streets Design Guidelines	
I. Comparative Zoning Standards	26
J. Legal Description	27

Exhibits

Exhibit 1: Conceptual Phasing Plan	35
Exhibit 2: Master Plan Plant Palette	37
Exhibit 3: Conceptual Landscape Plan	39
Exhibit 4: Project Renderings	41
Exhibit 5: Conceptual Site Plan	47
Exhibit 6: Over Height Site Retaining Wall Exception	49
Exhibit 7: Conceptual Circulation Exhibit	51
Exhibit 8: Marquee Sign Exhibit	53

A. PURPOSE AND INTENT

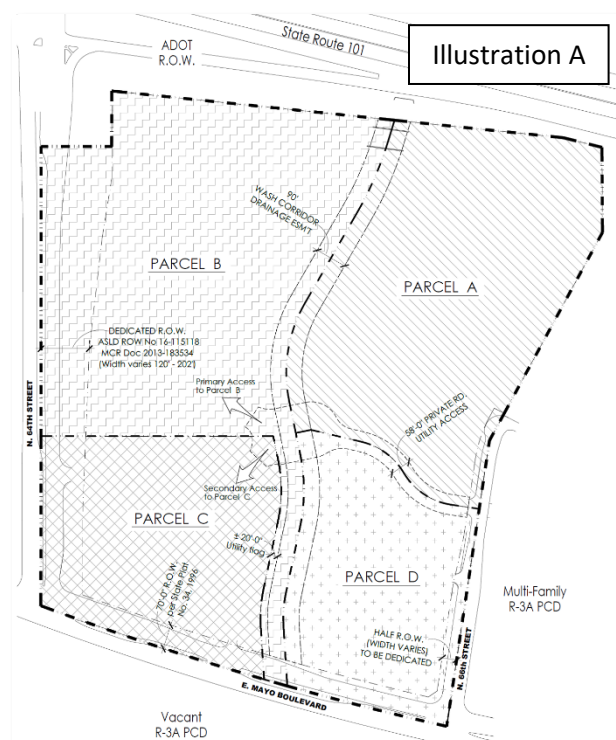
A1: Project Overview and Goals

The **64th & Mayo PUD** is a development proposal to establish a master planned residential community of up to 1,400 dwelling units, located at the northeast corner of 64th Street and Mayo Boulevard (the “Development”). The Development provides an opportunity to transform a vacant, highly visible, 51.37 gross acre site into an enclave of luxury multi-family residential living in proximity to local retail, dining, office, and hospitality uses, as well as the rapidly expanding Mayo Clinic campus. A primary goal of the project is to expand availability and access to a diverse set of housing opportunities in an area experiencing significant growth due to its location within a major regional employment hub that has developed along the Loop 101 (including Mayo Hospital and the Discovery Oasis campus, ASU and American Express Corporate Campus). The Development, as proposed within this PUD, will create a “neighborhood” environment that is connected via a strong internal pedestrian system to each development unit and to points beyond.

The Development is separated into four (4) separate development “parcels” (Illustration A) which are consistent with the proposed phasing of the Development. Each parcel is planned to include a unique residential community concept, creating housing choices as well as a variety of price points and housing styles.

The Development will create a quality living experience through a mix of residential unit types, expansive outdoor open space and elevated residential amenities. With additional housing choices, the Development will offer a variety of living environments to complement existing housing options in the area. Future residents of this master planned community will provide the customer base to support surrounding commercial and employment uses located within the area.

The main goal of the Development is to provide residential living opportunities in an area that is experiencing strong employment base growth and increased demand for housing options. The development of this site will facilitate infrastructure improvements that will significantly enhance the surrounding area, improving vehicular circulation (by constructing the missing components of Mayo Boulevard and 64th Street) and the pedestrian environment (with internal trails and completion of the perimeter pathways) benefiting future residents and the larger community.



Each development parcel of this PUD is intended for stand-alone development. However, as a master planned community, the Development prioritizes cohesion, compatibility and consistency across its uniquely different parcels. The final plans for the Development will achieve overall harmony, complement surrounding land uses, and strengthen the pedestrian realm via implementation of the development standards and design guidelines provided by this PUD.

A few key design concepts within this PUD include:

Establishing a primary shared internal drive from 66th Street which serves as the community's "front door", providing seamless access to each individual quadrant and circulation throughout the entirety of the Development, as well as a main focus for residents and visitors as they access the site.

Preservation of the existing wash corridor and inclusion of adjacent pedestrian improvements that help tie the uniquely different parcels together through a shared trail traversing the length of the PUD area, while also retaining important wildlife linkages from the Loop 101 to points south (such as the Reach 11).

Uniform development standards and design guidelines ensure that the finished Development achieves design continuity, quality and a "best in class" appearance.

Walkability with the final plans for the Development that will strengthen the surrounding pedestrian realm via implementation of detached sidewalks, enhanced landscape treatment and shade.

Respecting the high visibility of the site resulting from its location along the Loop 101, as well as 64th Street and Mayo Boulevard, all of which are important regionally connected roadways, by providing quality design and architectural treatment that is incorporated throughout the elevations. All portions of proposed buildings will consist of quality materials and variation of texture/colors to providing visual interest and an expression of quality to the surrounding community and to those passing by.

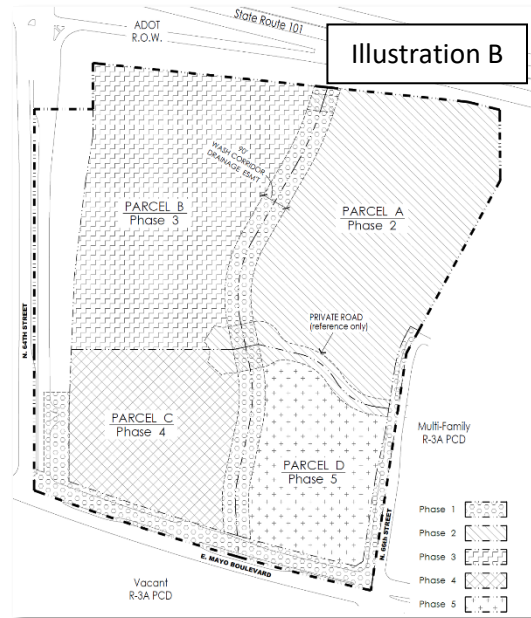
Architecture style is focused on a modern design vernacular featuring clean lines and contemporary colors. Subsequent phases of development can be eclectic and adopt complementary materials, colors, architectural elements, etc. similar or otherwise respond to existing buildings within the PUD boundary as well as current and future neighboring development.

In summary, the Development, as expressed in this PUD, will be a high-quality residential development that: (i) provides additional residential living opportunities and diversity in an area experiencing significant growth; (ii) reinforces a strong pedestrian environment through significant pedestrian infrastructure and landscape improvements adjacent to the public rights-of-way; and (iii) will develop an important, and highly visible, site with a high-quality residential project.

B. LAND USE PLAN

B1: Proposed Land Use Categories

The **64th Street & Mayo PUD** is a master planned community which may include up to 1,400 residential dwelling units on an approximately 51.37 gross acre site.



B2: Conceptual Site Plan Summary

The master development plan proposes the development of the site as a multiphase project consisting of four (4) distinct parcels (Illustration B), which aligns with the proposed Development phasing. Current phasing plans contemplate “Phase 1” as the development of the abutting off-site improvements and on-site wash improvements including culverts for onsite crossings installing key improvements with initial site development. Phase 2 would be development of Parcel A, along with a private road to provide access to all parcels, then Parcel B, then Parcel C. Parcel D will be the fifth and final phase.

Construction of Phase 1 establishes primary site access by improving the full widths of adjacent streets. The initial development (Parcel A) will have two (2) driveways – one off 66th Street, and the other off the private road. Parcel B will utilize the internal private access road to access 66th Street. Parcel C proposes access to Mayo Boulevard and 64th Street, and Parcel D will have access to the private road and 66th Street, as more detailed in the project Traffic Impact Assessment (“TIA”) that was approved as part of the overall project PCD¹ required Master Planning approvals (see Case File STIA 2304309).

A naturally occurring wash currently bisects the site in a north to south direction. While “real world” flow volumes for this wash have changed with the development of the area and the Loop 101, the structuralized drainage under the freeway will be accommodated in a more natural way, with the Development enhancing the wash through landscaping and a pedestrian pathway which will allow the Development to retain this unique natural resource as a functional open space for residents and guests, as well retaining its function as a wildlife corridor providing a north/south route to/from the Reach 11.

¹ Planned Community District, City of Phoenix Zoning Ordinance Section 636

The Development includes ample open space in order to integrate the natural beauty of the surrounding desert landscape around the site. The proposed building height, massing and design will be responsive and similar to existing surrounding development, such as “Camden” to the east, which is a development of similar density and scale that is adjacent to the Development.

In summary, the overall site plan provides for (i) completion of critical major arterial roadways, (ii) multiple access locations to/from the site, (iii) existing wash corridor retention and focus as an open space amenity, and (iv) the establishment of four (4) development parcels upon which each unique residential project will be developed in accordance with the provided design guidelines and development standards of the **64th Street & Mayo PUD**.



C. LIST OF USES

Note, 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 land uses and approved accessory uses per Zoning Ordinance Table 608.D, subject to the density and development standards of this PUD.
- Single-family attached land uses and approved accessory uses per Zoning Ordinance Table 608.D, subject to the density and development standards of this PUD.

C2: Temporary Uses

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

C3: Prohibited Uses

- All uses not expressly permitted in Section C1 and C2 are prohibited.

D. DEVELOPMENT STANDARDS

D1: Development Standards Table

D1. Development Standards	Proposed PUD
a. Density Standards	
Residential Density (Maximum)	1,400 Dwelling Units 27.25 du/acre
b. Minimum Lot Width/Depth	No Minimum
c. Minimum Building Setbacks (Perimeter)	From PUD Perimeter Property Line
North (Loop 101)	15'
West (64 th Street)	15'
East (66 th Street)	15'
East (Not Adjacent to Street)	15'
South (Mayo Boulevard)	20'
d. Minimum Building Setbacks (Interior)	From Interior Property Line
Multi-family Land Uses	10'
Single-Family Attached	10' front, otherwise 0'
e. Building Height (Maximum)	
Multi-family Land Uses	90'
Single-Family Attached	38'
f. Southeast Corner Transitional Stepdown Requirement	Within Parcel D as depicted in <u>Illustration A</u> , maximum building height shall be limited to 65' within 40' of the south property line, as conceptually illustrated below:
<p style="font-size: small; text-align: center;"> PARADISE RIDGE SINGLE-FAMILY SUBDIVISION DRAINAGE/RETENTION AREA MAYO BOULEVARD </p>	
g. Lot Coverage (Maximum)	75% of net Development Parcel area
h. Pedestrian Connections	<ul style="list-style-type: none"> A minimum of two (2) pedestrian connections shall be provided between each development phase and the central pedestrian trail located within the north/south wash corridor.

	<ul style="list-style-type: none"> • A minimum of one (1) enhanced pedestrian connection from both Development Parcel C and Development Parcel D to the adjacent public transit stop. • A minimum of two (2) pedestrian connections shall be provided between the parcel and adjacent public sidewalk for Development Parcels C and D. • A minimum of one (1) pedestrian connection shall be provided between the parcel and adjacent public sidewalk for Development Parcels A.
D2. Streetscape Standards	
a. 64th Street*	<p><u>Detached sidewalk width: 10'</u></p> <p><u>Landscape strip located between back of curb and sidewalk: 5'</u></p> <p><u>Planting Standards:</u> The landscape strip shall be landscaped with minimum 2" caliper trees to be planted 25' on center or in equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity). Landscape planters shall be planted to achieve a minimum of 50% total live vegetative groundcover.</p> <p><u>Sidewalk Tree Shade Coverage: 75%</u></p> <p>Where utility conflicts exist, and along right turn lanes, sidewalk and/or landscape strip may be reduced in width subject to Planning and Development Department approval.</p>
b. 64th Street (adjacent to ADOT right-of-way)	<p><u>Detached sidewalk width: 6' **</u></p> <p><u>Landscape strip located between back of curb and sidewalk: 10' **</u></p> <p><u>Sidewalk Tree Shade Coverage: 75%**</u></p>
c. 66th Street *	<p><u>Detached Sidewalk Width: 5'</u></p> <p><u>Landscape Strip Located between Back of Curb and Sidewalk: 5'</u></p>

	<p><u>Planting Standards:</u> The landscape strip shall be landscaped with minimum 2” caliper trees to be planted 25’ on center or in equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24” tall at maturity). Landscape planters shall be planted to achieve a minimum of 50% total live vegetative groundcover.</p> <p><u>Sidewalk Tree Shade Coverage:</u> 75%</p> <p>Where utility conflicts exist sidewalk and/or landscape strip may be reduced in width subject to Planning and Development Department approval.</p>
<p>d. Mayo Boulevard *</p>	<p><u>Detached Sidewalk Width:</u> 6’</p> <p><u>Landscape Strip Located between Back of Curb and Sidewalk:</u> 10’. Where adjacent to a right turn lane, landscape strip may be reduced to 0’.</p> <p><u>Landscape Strip Planting Standards:</u> The landscape strip shall be landscaped with minimum 2” caliper trees to be planted 25’ on center or in equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24” tall at maturity). Landscape planters shall be planted to achieve a minimum of 50% total live vegetative groundcover.</p> <p><u>Sidewalk Tree Shade Coverage:</u> 75%</p> <p>Where utility conflicts exist, and along right turn lanes, sidewalk and/or landscape strip may be reduced in width subject to Planning and Development Department approval.</p>
<p>* Installation and construction of all off-site improvements shall comply with the NEC 64th Street & Mayo Boulevard Master Phasing Plan ** Or as otherwise approved the Arizona Department of Transportation (“ADOT”).</p> <p>D3. Minimum Landscape Standards²</p>	

² Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

a. Minimum Landscape Setbacks (Perimeter)	From Property Line
North (Loop 101)	10'
West (64 th Street)	10'
East (66 th Street)	10'
East (Not Adjacent to Street)	10'
South (Mayo Boulevard)	10'
b. Minimum Landscape Setbacks (Interior)	0'
c. North (Loop 101)	<p><u>Landscaping Standards:</u> A minimum of 2" caliper trees to be planted 20' on center or in equivalent groupings. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity). Landscape setback shall be planted to achieve a minimum of 50% total live vegetative groundcover.</p> <p><u>Amenity Exception:</u> Required amenities may encroach the landscape setback by up to ten (10) feet for no more than 5% the width of the property.</p>
d. West (64th Street)	<p><u>Landscaping Standards:</u> A minimum of 2" caliper trees to be planted 20' on center or in equivalent groupings. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity). Landscape setback shall be planted to achieve a minimum of 50% total live vegetative groundcover. When possible, trees shall be staggered on either side of the detached sidewalk to achieve 75% shade at the public sidewalk.</p>
e. East (66th Street & Not Adjacent to Street)	<p><u>Landscaping Standards:</u> A minimum of 2" caliper trees to be planted 20' on center or in equivalent groupings. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24' tall at maturity). Landscape setback shall be planted to achieve a minimum of 50% total live vegetative groundcover. When possible, trees shall be staggered on either side of the detached sidewalk to achieve 75% shade at the public sidewalk.</p>

	<p><u>Amenity Exception:</u> Required amenities may encroach the landscape setback by up to ten (10) feet for no more than 5% the length of the property.</p> <p><u>Driveway Exclusions:</u> The landscape setback may be reduced as necessary for the driveway adjacent to the 66th Street site entrance to accommodate required driveway geometry.</p>
f. South (Mayo Boulevard)	<p><u>Landscaping Standards:</u> A minimum of 2" caliper trees to be planted 20' on center or in equivalent groupings. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24' tall at maturity). Landscape setback shall be planted to achieve a minimum of 50% total live vegetative groundcover. When possible, trees shall be staggered on either side of the detached sidewalk to achieve 75% shade at the public sidewalk.</p>
g. Private Drive	<p>Private drive off 66th street will be two (2) paved drive aisles separated by a minimum 6' landscape median.</p> <p><u>Landscape Median Strip:</u> A minimum of 2" caliper trees to be planted 20' on center or in equivalent groupings. Minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity). Landscape median shall be planted to achieve a minimum of 50% total live vegetative groundcover.</p>
h. Southeast Transition Corner	<p>To transition from open stormwater management areas on abutting Camden property at 66th Street and Mayo Boulevard, a 50' x 50' enhanced landscape triangle shall be provided and include a minimum of one (1) 2" caliper tree planted per 200 sf. A minimum of five (5) 5-gallon drought resistant shrubs per tree (maximum 24" tall at maturity). The area shall be planted to achieve a minimum of 50% total live vegetative groundcover.</p>

<p>The diagram illustrates a development site at the intersection of 66th Street and Mayo Boulevard. The site is divided into a 'PROPOSED DEVELOPMENT' area and an 'ENHANCED CORNER' area. A 'STORMWATER MANAGEMENT AREA' is shown adjacent to the site.</p>	
<p>i. Minimum Total Open Space</p>	<p>Minimum of 5% of total gross Development Parcel acreage.</p>
<p>j. Minimum Required Common Outdoor Space</p>	<p>A minimum of 50 square feet per dwelling unit in an individual multifamily residential development or single-family attached subdivision, which will also count toward the required Total Open Space required by Section D3.i.</p> <p>Required amenities shall be provided outside of required setbacks except as permitted in Sections D3.c and D3.e.</p> <p>See Section E2.c for detailed landscape design guidelines.</p>

D4: Parking	D4. Parking Standards	
	<p>a. Minimum Parking Standards</p>	<p>All parking standards per Ordinance Section 702.C.</p> <p>For multifamily projects with structured parking garages, 30% of all spaces shall be unreserved.</p>
	<p>b. Off-Street Loading Spaces</p>	<p>Per Ordinance Section 702.B</p>
	<p>c. Bicycle Parking</p>	<p>0.25 spaces per required vehicle parking space within each development parcel, maximum 50 required spaces per development parcel.</p>
	<p>d. Parking Location, Automotive</p>	<p>Multifamily residential development may incorporate private garage parking. Private garage parking may be tandem with spaces located in the rear of the private garage parking stalls. If provided, each private garage parking space and tandem parking space shall count towards overall required parking. See Section E1.g and E1.h for open surface parking and garage screening requirements.</p>

	Ordinance Section 702.B.2.a.(2) does not apply. The combined depth of the parking space and the aisle width shall not be less than sixty (60) feet for a double loaded aisle and forty-two (42) feet for a single loaded aisle.
e. Electric Vehicle Charging	All private (i.e. single resident's) garages will provide outlets fitted for 120v EV charging. An additional 2% of all open surface parking spaces shall be EV capable.
f. Parking Location, Bicycle	To be installed in conformance with Ordinance 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) secured resident bike storage may be located within the structured parking garage of all multifamily residential developments.

D5. Fences/Walls

Site Wall & Retaining Wall Exceptions:

- North Landscape Setback: A site wall not taller than 8' is permitted within the landscape setback to provide adequate screening between the project and the adjacent Loop 101 freeway. The location of the site wall shall not impact or reduce required landscaping.
- East Landscape Setback: Due to site constraints, necessary retaining walls shall be permitted with individual wall heights to not exceed more than 5' per retaining wall. Locations of the retaining wall shall be in general conformance with Exhibit 7. Guard rails may be provided beyond 5' if required by code.
- South Landscape Setback: Due to site constraints, necessary retaining walls shall be permitted with individual wall heights to not exceed more than 5' per retaining wall. Locations of the retaining wall shall be in general conformance with Exhibit 7. Guard rails may be provided beyond 5' if required by code.

Except as modified herein, fences and walls shall comply with Ordinance Section 703.

D6. Shade

Shading, which may be architectural, vegetative, or any combination thereof, shall be provided at a minimum of 75% for all public and private pathways, 50% for each required common outdoor open space and required amenity area, and 25% for surface parking. Pool deck areas shall be excluded from shade requirement calculations. Public sidewalks are to be shaded per Section D.3. Shade calculations shall be based on the summer solstice at noon.

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

D7. 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.

Note Section E1.j provides Wash Corridor Lighting standards for Wash Pathway.

E. DESIGN GUIDELINES

E1. Design Guidelines	
a. Exterior Materials	<p>Multi-family residential building facades shall include:</p> <ul style="list-style-type: none"> • Maximum 70% Stucco • Minimum 20% Glazing • Minimum 10% other materials (from list below) <p>Other materials utilized (at least two):</p> <ul style="list-style-type: none"> • Masonry • Brick • Non-reflective coated metal • Decorative wrought iron railing • Wood • Simulated wood • Composite paneling <p>Single-family attached residential building facades shall include:</p> <ul style="list-style-type: none"> • Maximum 80% Stucco • Minimum 10% Glazing • Minimum 10% other materials (from list below) <p>Other materials utilized (at least two):</p> <ul style="list-style-type: none"> • Masonry • Brick • Non-reflective coated metal • Decorative wrought iron railing • Wood • Simulated wood • Composite paneling
b. Architectural Continuity	All sides of a structure should exhibit design continuity and contain multiple exterior materials that exhibit quality and durability.
c. Color Palette	Colors complementary to the desert landscape and surrounding development.
d. Façade Restriction	Blank walls shall not exceed 50' without a variation in texture or building fenestration.
e. Private Balconies	95% of multi-family residential units on the second floor and above shall contain a minimum of one private balcony, measuring a minimum of 30 square feet having a minimum depth of 4'-6".
f. Screen Walls	Screen walls shall utilize architectural detailing consistent or complementary to the building facade.
g. Surface Parking Screening	All multi-family surface parking areas shall be buffered from adjacent properties and screened from public right-of-way by a minimum 36" tall screening wall.

h. Garage Screening	Any portion of a structured parking garage, other than garage entry, that is visible from a City of Phoenix public right-of-way or an off-site building shall be screened by the primary structure (multi-family units, retail spaces, amenity areas, etc.) or screened by other materials consistent with the primary building façade.
i. Wash Pathway	An 8' wide stabilized decomposed granite with 3" depth shared-use pathway with steel header edges shall be provided for the length of the wash corridor.
j. Wash Corridor Lighting	Decorative pedestrian lighting no taller than 15' shall be provided 45' on center or equivalent groupings along the pedestrian trail within the wash corridor.
k. Wash Corridor Amenities	<p>Additional pedestrian amenities (public amenities) shall include a minimum of three (3) of the following along the Wash Pathway to be located within the wash corridor:</p> <ul style="list-style-type: none"> • Architectural lighting • Waste receptacles (recycling and trash) • Way finding signage • Benches • Bicycle parking • Fitness stations • Water fountains • Dog water stations

E2. Landscape Design Guidelines	
E2: Landscape Design Guidelines	<p>a. Uniform Perimeter Design</p> <p>The perimeter property lines will provide a shade canopy of street trees and colorful mix of shrubs, accents, and groundcover. The landscape will be comprised of:</p> <ul style="list-style-type: none"> • Minimum 2" caliper trees to be planted a minimum of 20' on center, or equivalent grouping. • All trees and shrubs used at this project can be found in the approved Master Plan plant palette exhibit (Exhibit 3) • A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24" tall at maturity). • Minimum five (5) different shrub species • Minimum two (2) different accent species • Minimum 50% live ground coverage within landscape areas • A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.

	<p><u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
b. Uniform Interior Design	<p>The interior property lines will provide a shade canopy of street trees and colorful mix of shrubs, accents, and groundcover. The landscape will be comprised of:</p> <ul style="list-style-type: none"> • Minimum 2” caliper trees to be planted a minimum of 20’ on center, or equivalent grouping. • All trees and shrubs used at this project can be found in the approved Master Plan plant palette, <u>Exhibit 3</u> • Minimum five (5) different shrub species • Minimum two (2) different accent species • Minimum 50% live ground coverage within landscape areas • A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department. <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development</p>
c. Required Common Open Spaces	<p>Other than interior courtyard spaces, common open spaces will include a shade canopy of trees and colorful mix of shrubs, accents and groundcover to provide visual interest and a comfortable seating environment. The landscape will be comprised of:</p> <ul style="list-style-type: none"> • Minimum one (1) 2” caliper tree to be planted per 1,000 sf of open space area. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24” tall at maturity). • All trees and shrubs used at this project can be found in the approved Master Plan plant palette, <u>Exhibit 3</u> • Minimum 50% live ground coverage within landscape areas • A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department. <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
d. All Other Landscape Areas	<p>All other landscape areas shall be planted with a mix of trees, shrubs and accent plants per the approved Master Plan plant</p>

	palette, <u>Exhibit 3</u> , to achieve a minimum of 50% live ground coverage. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three (3) or more, as approved by the Planning and Development Department.
--	---

E3: Amenities

E3. Amenities	
a. Resident Amenities	<p>Multifamily development shall provide residential amenities (private amenities) consisting of a minimum of three (3) of the following amenities:</p> <ul style="list-style-type: none"> • Resident leasing, lounge and/or clubhouse no less than 3,000 sf • Fitness center no less than 2,000 sf • Shaded outdoor seating area(s) • Shaded outdoor eating area containing: <ul style="list-style-type: none"> ○ 2 grills ○ 2 tables • Dog wash • Sports court and/or recreation area • Tot lot • 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) ○ Barbeque grill (s) ○ Seating node(s)

F. SIGNS

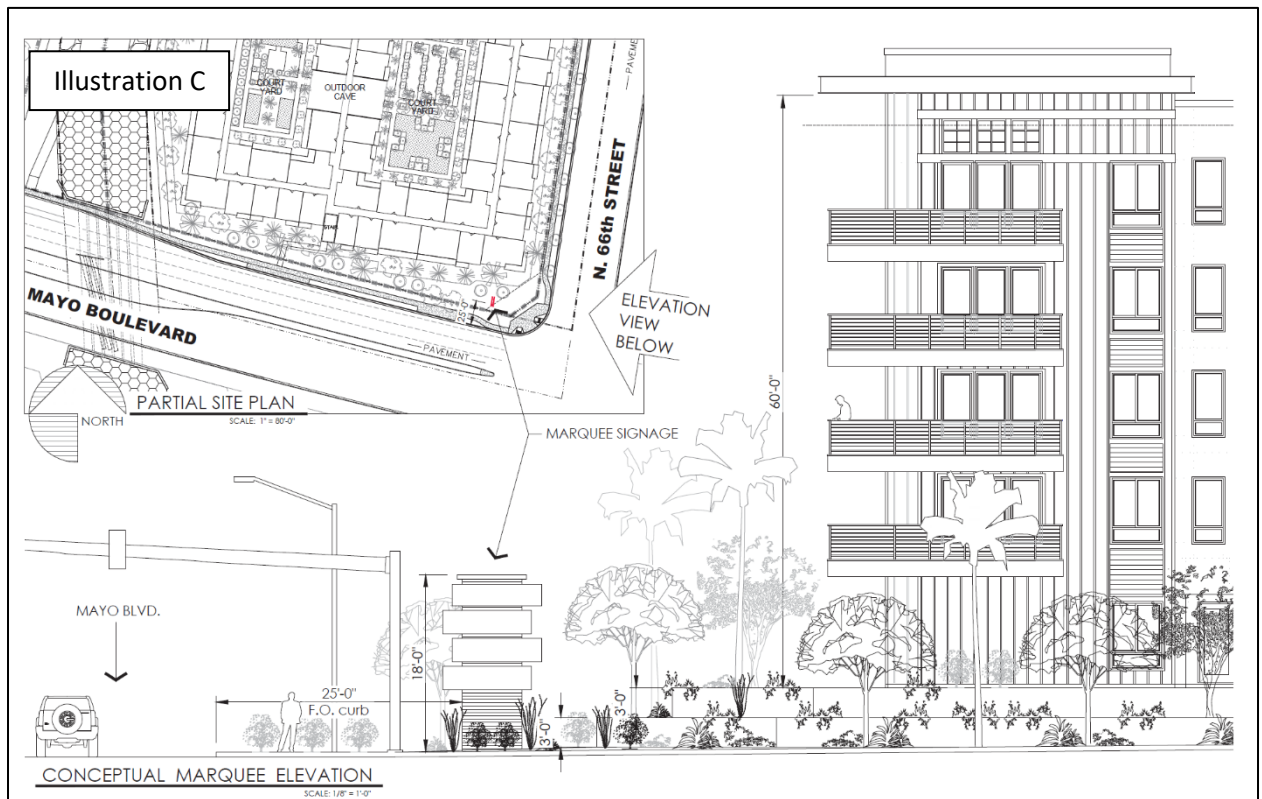
F.1: Permitted Signs

All signage shall comply with Section 705 of the Zoning Ordinance. A Comprehensive Sign Plan will be processed in accordance with Section 705.E.2. of the Zoning Ordinance.

In addition, due to the unique site access and importance of identification for visitors as well as modern delivery services (goods, food deliver, car share, etc.), the following project-specific sign shall be permitted:

Marquee Main Entry Sign

- One (1) marquee entry sign for overall masterplan shall be permitted in general conformance with the location shown in Illustration C below.
- The marquee sign shall be no taller than 18’.
- The total signage area shall be no greater than 100 sf per side.



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 will be provided.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All primary site lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Salvage and reuse of existing trees is strongly encouraged.
- Electric vehicle charging as noted herein.
- 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 located on properties for uses such as parks, schools, and residential common areas, as approved by the Planning and Development Department.
- Landscaping shall be maintained by permanent and automatic/water efficient WaterSense 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 minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
- Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

G2: Developer Enforced Standards

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

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

H. INFRASTRUCTURE

H1: Grading and Drainage

The site is currently undeveloped and overgrown with native desert vegetation. The site is surrounded by 64th Street to the west, Loop 101 to the north, Mayo Boulevard to the south and multifamily residential development and 66th Street to the east. A natural wash corridor bifurcates the site in the north-south direction. The existing wash carries storm water through the site, into culverts underneath Loop 101 and Mayo Boulevard. The existing wash corridor will be enlarged to accommodate regional stormwater run-off.

H2: Water and Wastewater

Being that the site is currently undeveloped, there is no existing water or sewer services to the site. A 12" public water main extension is planned to run north through 64th Street and tie into the existing 12" water main located within Mayo Boulevard. A new sanitary sewer main connection is proposed within Mayo Boulevard. The sewer main will extend north at mid-block on the west side of the wash.

H3: Circulation Systems

Per the approved Master Street Plan, Mayo Boulevard will be widened to consist of six (6) travel lanes, raised medians and dedicated left and right turning lanes. 66th Street will be widened to consist of four (4) lanes near Mayo Boulevard tapering down to three (3) lanes at the Development's northernmost shared driveway with the multifamily development to the east. 66th Street will provide dedicated left and right turn lanes on its south end and shared, center left turn lane on its north end. 64th Street will be widened for a right-turn lane into the new driveway and otherwise adjusted per the intersection revisions.

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

- *Streets should be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users, and more vulnerable modes (walking, bicycling, transit).*

Existing partially detached sidewalks will be maintained along 64th Street and new detached sidewalks will be constructed adjacent to Mayo Boulevard and 66th Street. Detached sidewalks will help increase perceived and real pedestrian safety, contributing to a sense of comfort for travelers on foot. The construction of detached sidewalks will be a major improvement for the area, which current lacks connectivity in this area.

- *Projects should be designed to connect neighborhoods via streets, sidewalks, and trails.*

New on-site sidewalks and walkways will meander throughout the project, providing an extensive pedestrian connection network. Additionally, the pedestrian trail adjacent to the wash corridor will serve as a major pedestrian thoroughfare, helping to activate the Development and promote a walkable environment in the surrounding area.

- *Streets should be designed to expand the availability of public seating and bicycle racks.*

See Section D4.c: Bicycle Parking, "0.25 spaces per required vehicle within each development parcel, maximum 50 spaces."

I. COMPARATIVE ZONING STANDARDS

I: Comparative Zoning Standards Table

Standards	C-2 Standards	R-5 PRD Standards	Proposed PUD Standards
a. Maximum Building Height	30' or 56' with height waiver	48'	90', with stepbacks as required herein
b. Lot Coverage	50%	50%	75% each net Development Parcel area
c. Dwelling Unit Density (Units/Gross Acre)	14.5 Dwelling Units per Gross Acre	45.68; 52.20 with bonus	27.3 Dwelling Units per Gross Acre (Aggregate)
d. Building Setbacks			
North (Perimeter)	25'	20'	15'
West (Perimeter)	25'	20'	15'
East (Perimeter)	25' adjacent to street, 45' adjacent to development	20' adjacent 10 street, 10' adjacent to development	15'
South (Perimeter)	25'	20'	20'
Interior	0'	10'	10'
e. Landscape Setbacks			
North	10'	10'	10'
West	10'	10'	10'
East	10' adjacent to street, 5' adjacent to development	10' adjacent to street, 5' adjacent to development	10'
South	10'	10'	10'
Interior	5'	5'	0'

J. LEGAL DESCRIPTION

LEGAL DESCRIPTION
64th STREET & MAYO BOULEVARD
PARCEL A

SEPTEMBER 10, 2024
Job No. 6362
Page 1 of 2

A PARCEL OF LAND BEING A PORTION OF TRACT 6 AND TRACT MF2, STATE PLAT NO. 55 PARADISE RIDGE SECOND AMENDED RECORDED IN BOOK 949 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27 A CITY OF PHOENIX BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 27 A GENERAL LAND OFFICE BRASS CAP FLUSH, BEARS SOUTH 00°02'20" WEST, 2641.95 FEET;

THENCE SOUTH 00°02'20" WEST, ALONG THE WEST LINE OF SAID SECTION 27, 583.78 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 84°04'24" EAST, 1,015.07 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 84°04'24" EAST, A DISTANCE OF 484.79 FEET;

THENCE SOUTH 76°02'11" EAST, A DISTANCE OF 113.78 FEET;

THENCE SOUTH 00°23'16" EAST, A DISTANCE OF 243.47 FEET;

THENCE SOUTH 28°28'15" WEST, A DISTANCE OF 589.85 FEET, TO A NON-TANGENT CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 12°20'15" WEST, A RADIAL DISTANCE OF 51.41 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°27'50", A DISTANCE OF 21.95 FEET, TO A NON-TANGENT LINE;

THENCE NORTH 60°43'38" WEST, A DISTANCE OF 6.62 FEET, TO A NON-TANGENT CURVE CONCAVE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 17°12'53" EAST, A RADIAL DISTANCE OF 56.01 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°00'26", A DISTANCE OF 56.71 FEET, TO A NON-TANGENT LINE;

THENCE SOUTH 31°42'37" EAST, A DISTANCE OF 6.62 FEET, TO A NON-TANGENT CURVE CONCAVE EAST, WHOSE RADIUS POINT BEARS SOUTH 80°18'35" EAST, A RADIAL DISTANCE OF 51.41 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°40'53", A DISTANCE OF 17.66 FEET, TO A NON-TANGENT CURVE CONCAVE EAST, WHOSE THE RADIUS POINT BEARS SOUTH 69°53'34" EAST, A RADIAL DISTANCE OF 379.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°36'35", A DISTANCE OF 76.80 FEET;

THENCE SOUTH 08°29'51" WEST, A DISTANCE OF 136.31 FEET;

THENCE NORTH 81°30'09" WEST, A DISTANCE OF 51.15 FEET, TO A NON-TANGENT CURVE CONCAVE NORTHEAST, WHOSE RADIUS POINT BEARS NORTH 08°43'40" EAST, A RADIAL DISTANCE OF 191.62 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°32'31", A DISTANCE OF 169.03 FEET, TO A REVERSE CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 191.81 FEET AND A CENTRAL ANGLE OF 45°44'40";

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 153.14 FEET;

THENCE NORTH 76°28'29" WEST, A DISTANCE OF 147.62 FEET;

THENCE SOUTH 78°17'42" WEST, A DISTANCE OF 45.65 FEET;

THENCE NORTH 11°42'18" WEST, A DISTANCE OF 92.90 FEET, TO A TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 400.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°38'19", A DISTANCE OF 290.69 FEET;

THENCE NORTH 29°56'01" EAST, A DISTANCE OF 297.27 FEET, TO A TANGENT CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 1,000.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°05'36", A DISTANCE OF 228.52 FEET;

THENCE NORTH 16°50'25" EAST, A DISTANCE OF 58.86 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 635,270 SQUARE FEET OR 14.584 ACRES, MORE OR LESS.



**LEGAL DESCRIPTION
64th STREET & MAYO BOULEVARD
PARCEL B**

SEPTEMBER 10, 2024
Job No. 6362
Page 1 of 2

A PARCEL OF LAND BEING A PORTION OF TRACT 6 AND TRACT MF2, STATE PLAT NO. 55 PARADISE RIDGE SECOND AMENDED RECORDED IN BOOK 949 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27 A CITY OF PHOENIX BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 27 A GENERAL LAND OFFICE BRASS CAP FLUSH, BEARS SOUTH 00°02'20" WEST, 2641.95 FEET;

THENCE SOUTH 00°02'20" WEST, ALONG THE WEST LINE OF SAID SECTION 27, 583.78 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 84°04'24" EAST, 202.73 FEET, TO THE **POINT OF BEGINNING**;

THENCE SOUTH 84°04'24" EAST, A DISTANCE OF 812.34 FEET;

THENCE SOUTH 16°50'25" WEST, A DISTANCE OF 58.86 FEET;

TO A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 1,000.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°05'36", A DISTANCE OF 228.52 FEET;

THENCE SOUTH 29°56'01" WEST, A DISTANCE OF 297.27 FEET, TO A TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°38'19", A DISTANCE OF 290.69 FEET;

THENCE SOUTH 11°42'18" EAST, A DISTANCE OF 156.41 FEET, TO A TANGENT CURVE CONCAVE WEST, HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°44'31", A DISTANCE OF 207.19 FEET;

THENCE SOUTH 12°02'13" WEST, A DISTANCE OF 193.98 FEET, TO A TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 350.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°39'43", A DISTANCE OF 95.67 FEET;

THENCE SOUTH 03°37'30" EAST, A DISTANCE OF 97.49 FEET, TO A NON-TANGENT CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH 15°52'14" EAST, A RADIAL DISTANCE OF 8,908.03 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°26'57", A DISTANCE OF 69.83 FEET, TO A NON-TANGENT CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH 16°19'01" EAST, A RADIAL DISTANCE OF 8,930.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°17'42", A DISTANCE OF 45.96 FEET;

THENCE ALONG A NON-TANGENT LINE, NORTH 16°54'25" EAST, A DISTANCE OF 147.15 FEET, TO A NON-TANGENT CURVE CONCAVE EAST, WHOSE RADIUS POINT BEARS SOUTH 82°33'26" EAST, A RADIAL DISTANCE OF 415.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°35'40", A DISTANCE OF 33.28 FEET;

THENCE NORTH 12°02'13" EAST, A DISTANCE OF 193.98 FEET, TO A TANGENT CURVE CONCAVE WEST, HAVING A RADIUS OF 435.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°44'31", A DISTANCE OF 180.25 FEET;

THENCE NORTH 11°42'18" WEST, A DISTANCE OF 67.65 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 535.73 FEET;

THENCE NORTH 02°19'16" EAST, A DISTANCE OF 250.56 FEET;

THENCE NORTH 06°38'14" EAST, A DISTANCE OF 322.00 FEET;

THENCE NORTH 09°10'39" EAST, A DISTANCE OF 167.79 FEET;

THENCE NORTH 00°02'29" EAST, A DISTANCE OF 252.12 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 671,572 SQUARE FEET OR 15.417 ACRES, MORE OR LESS.



LEGAL DESCRIPTION
64th STREET & MAYO BOULEVARD
PARCEL C

SEPTEMBER 10, 2024
Job No. 6362
Page 1 of 1

A PARCEL OF LAND BEING A PORTION OF TRACT 6 AND TRACT MF2, STATE PLAT NO. 55 PARADISE RIDGE SECOND AMENDED RECORDED IN BOOK 949 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27 A CITY OF PHOENIX BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 27 A GENERAL LAND OFFICE BRASS CAP FLUSH, BEARS SOUTH 00°02'20" WEST, 2641.95 FEET;

THENCE SOUTH 00°02'20" WEST, ALONG THE WEST LINE OF SAID SECTION 27, 1,592.68 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 90°00'00" EAST, 128.02 FEET, TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 535.73 FEET;

THENCE SOUTH 11°42'18" EAST, A DISTANCE OF 67.65 FEET, TO A TANGENT CURVE CONCAVE WEST, HAVING A RADIUS OF 435.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°44'30", A DISTANCE OF 180.25 FEET, TO A NON-TANGENT LINE;

THENCE SOUTH 12°02'13" WEST, A DISTANCE OF 193.98 FEET, TO A TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 415.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°35'40", A DISTANCE OF 33.28 FEET, TO A NON-TANGENT LINE;

THENCE SOUTH 16°54'25" WEST, A DISTANCE OF 147.15 FEET, TO A NON-TANGENT CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH 16°36'42" EAST, A RADIAL DISTANCE OF 8,930.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°04'24", A DISTANCE OF 479.00 FEET, TO A COMPOUND CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 70°21'14";

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.56 FEET;

THENCE NORTH 00°02'20" EAST, A DISTANCE OF 239.21 FEET;

THENCE NORTH 02°19'16" EAST, A DISTANCE OF 201.44 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 289,225 SQUARE FEET
OR 6.640 ACRES, MORE OR LESS.



LEGAL DESCRIPTION
64th STREET & MAYO BOULEVARD
PARCEL D

SEPTEMBER 10, 2024
Job No. 6362
Page 1 of 2

A PARCEL OF LAND BEING A PORTION OF TRACT 6 AND TRACT MF2, STATE PLAT NO. 55 PARADISE RIDGE SECOND AMENDED RECORDED IN BOOK 949 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27 A CITY OF PHOENIX BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 27 A GENERAL LAND OFFICE BRASS CAP FLUSH, BEARS SOUTH 00°02'20" WEST, 2641.95 FEET;

THENCE SOUTH 00°02'20" WEST, ALONG THE WEST LINE OF SAID SECTION 27, 2,077.86 FEET, TO A NON-TANGENT CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH 20°25'43" EAST, A RADIAL DISTANCE OF 9,000.00 FEET;

THENCE EASTERLY 645.87 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°06'42", TO A NON-TANGENT CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH 16°19'11" EAST, A RADIAL DISTANCE OF 8,977.97 FEET;

THENCE EASTERLY 495.45 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°09'43", TO A NON-TANGENT LINE;

THENCE NORTH 13°09'28" EAST, A DISTANCE OF 70.00 FEET, TO A NON-TANGENT CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH 13°09'28" EAST, A RADIUS OF 8,908.03 FEET, AND THE **POINT OF BEGINNING**;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°42'46", A DISTANCE OF 421.77 FEET, TO A NON-TANGENT LINE;

THENCE NORTH 03°37'30" WEST, A DISTANCE OF 97.49 FEET, TO A TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 350.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°39'43", A DISTANCE OF 95.67 FEET;

THENCE NORTH 12°02'13" EAST, A DISTANCE OF 193.98 FEET, TO A TANGENT CURVE CONCAVE WEST, HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°44'31", A DISTANCE OF 207.19 FEET;

THENCE NORTH 11°42'18" WEST, A DISTANCE OF 63.51 FEET;

THENCE NORTH 78°17'42" EAST, A DISTANCE OF 45.65 FEET;

THENCE SOUTH 76°28'29" EAST, A DISTANCE OF 147.62 FEET, TO A TANGENT CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 191.81 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°44'40", A DISTANCE OF 153.14 FEET, TO A REVERSE CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 191.62 FEET AND A CENTRAL ANGLE OF 50°32'31";

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 169.03 FEET,
TO A NON-TANGENT LINE;

THENCE SOUTH 81°30'09" EAST, A DISTANCE OF 51.15 FEET;

THENCE SOUTH 08°29'51" WEST, A DISTANCE OF 86.30 FEET;

THENCE SOUTH 12°19'55" WEST, A DISTANCE OF 149.54 FEET;

THENCE SOUTH 08°29'51" WEST, A DISTANCE OF 295.36 FEET;

THENCE SOUTH 54°11'18" WEST, A DISTANCE OF 33.11 FEET,
TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 291,112 SQUARE FEET
OR 6.683 ACRES, MORE OR LESS.



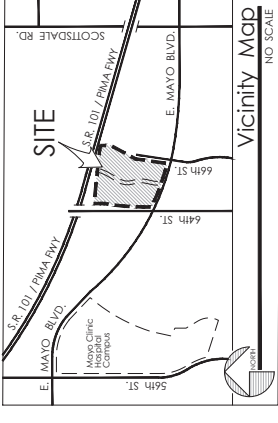
EXHIBIT 1

DEVELOPMENT TEAM

OWNER / DEVELOPER:
 JIB Partners
 Attn: Rob Orme
 9237 E. Va de Ventura
 Suite 215
 Phoenix, AZ 85004
 Phone: 480-800-3072

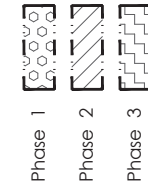
CIVIL ENGINEER:
 Snell & Willmer
 Attn: Nick Wood
 Noel Griemsmann
 One East Washington St.
 Phoenix, AZ 85004
 Phone: 602-382-6000

LANDSCAPE ARCHITECT:
 Hillman Workshop
 Attn: Aaron Hillman
 2901 E. Highland Ave.
 Phoenix, AZ 85016
 Phone: 480-686-2001



PHASE	DESCRIPTION	IMPROVEMENT TYPE	RESPONSIBLE PARCEL
1	GRADING, CULVERTS, RIP-RAP WITHIN NEWLY DEFINED DRAINAGE CHANNEL	GRADING, SITE	A
1	INSTALL NORTH HALF STREET OF MAYO BLVD. AND RAISED MEDIAN(S) ENTIRE LENGTH OF DEVELOPMENT	ROADWAY	A
1	INSTALL FULL PAVEMENT SECTION OF MAYO BLVD AT NEW WASH CULVERTS TO THE EXTENT REQUIRED	ROADWAY	A
1	INSTALL WEST HALF STREET OF 66TH STREET	ROADWAY	A
1	INSTALL DRIVEWAY & TURN LANE ON 64TH STREET	ROADWAY	A
1	SIDEWALK INSTALLATION ON THE NORTH SIDE OF MAYO BLVD, WEST SIDE OF 66TH STREET, AND 64TH ST. DRIVEWAY	SITE	A
1	LIGHTING INSTALLATION, AS REQUIRED ALONG NORTH SIDE OF MAYO BLVD, AND WEST SIDE OF 66TH STREET	LIGHTING	A
1	LANDSCAPE INSTALLATION, MAYO MEDIAN(S) AS MAY OCCUR, AND DRAINAGE CHANNEL	LANDSCAPE	A
2	INSTALL PRIVATE ROAD FULL PAVEMENT SECTION	ROADWAY	A
2	LIGHTING INSTALLATION ALONG E/W PRIVATE ACCESS ROAD, AND ROUNDABOUT	LIGHTING	A
2	SIDEWALK, LANDSCAPE INSTALL ON NORTH SIDE AND WITHIN MEDIANS OF E/W PRIVATE ROAD, AND 66TH ST. FRONTAGE TO ROUNDABOUT	SITE, LANDSCAPE	A
3	SIDEWALK, LANDSCAPE INSTALLATION AT CONNECTION TO ROUNDABOUT	SITE, LANDSCAPE	B
4	SIDEWALK, LANDSCAPE INSTALLATION ON MAYO BLVD, FRONTAGE, 64TH ST. AS REQUIRED, AND ROUNDABOUT	SITE, LANDSCAPE	C
5	SIDEWALK, LANDSCAPE INSTALLATION ON MAYO & 66TH ST. FRONTAGES, AND SOUTH SIDE OF E/W PRIVATE ROAD	SITE, LANDSCAPE	D

- GENERAL NOTES:**
- ALL OFF-SITE IMPROVEMENTS ARE TO BE COMPLETED WITH INITIAL CONSTRUCTION
 - DEVELOPER IS RESPONSIBLE FOR MODIFICATIONS TO THE EXISTING TRAFFIC SIGNALS AT 64th & 66th STREETS AND MAYO BLVD. AS REQUIRED BY EACH DEVELOPMENT AS THEY OCCUR.

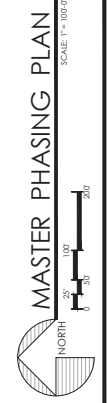


CITY OF PHOENIX APPROVAL

PLANNING AND DEVELOPMENT DIRECTOR _____ DATE _____

STREET TRANSPORTATION DIRECTOR _____ DATE _____

Zoning Case	Z-87-03
KIVA	23-200
MSPR	230162
STIA	2304309



MASTER PHASING PLAN
 SCALE: 1" = 100' 0"

NEC 64th St. & Mayo Blvd.
 Phoenix, AZ




































NO.	DATE	REVISIONS

MPP

PROJECT NO.: 2023-1641
 SHEET NO.: _____

EXHIBIT 2

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	64TH & 66TH STREET	MAYO BLVD	L/S BUFFER	WASH	PRIVATE DRIVE
LARGE TREES								
	Relocated Salvage Tree From Site		Varies	X	X	X	X	X
	Acacia salicina	Willow Acacia	2" Caliper			X		
	Olneya tesota	Ironwood	2" Caliper	X	X	X	X	X
	Parkinsonia species	Hybrid Palo Verde	2" Caliper	X	X	X	X	X
	Pistacia 'Red Push'	'Red Push' Pistache	2" Caliper	X	X	X		X
	Prosopis 'Rio Salado'	'Rio Salado' Mesquite	2" Caliper	X	X	X	X	X
	Ulmus parvifolia	Evergreen Elm	2" Caliper	X	X	X		X
MEDIUM TREES								
	Caesalpinia cacalaco	Cascalote	1" Caliper	X	X	X	X	X
	Chilopsis linearis 'Seedless'	'Seedless' Desert Willow	1" Caliper	X	X	X	X	X
	Chitalpa tashkentensis	Chitalpa	2" Caliper	X	X			X
PALMS								
	Phoenix dactylifera	Date Palm	25' C.T.H.					X
CACTI								
	Carnegiea gigantea	Saguaro Cacti	10' Spear	X	X	X	X	X
	Fouquieria splendens	Ocotillo	8'- 10 Cane Min.	X	X	X	X	X
ACCENTS								
	Agave desmettiana	Smooth Agave	5-Gal	X	X	X	X	X
	Aloe barbadensis	Medicinal Aloe	5-Gal	X	X	X		X
	Aloe 'Blue Elf'	'Blue Elf' Aloe	5-Gal	X	X	X	X	X
	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5-Gal	X	X			X
	Bouteloua gracilis 'Blonde ambition'	'Blonde Ambition' Grama	5-Gal	X	X	X	X	X
	Dasyliroon longissimum	Toothless Spoon	5-Gal	X	X	X	X	X
	Dasyliroon wheeleri	Desert Spoon	5-Gal	X	X	X	X	X
	Opuntia violacea	Purple Prickly Pear	5-Gal	X	X	X	X	X
	Hesperaloe funifera	Giant Hesperaloe	5-Gal	X	X	X	X	X
	Hesperaloe parviflora 'Perpa'	Brakelights Red Yucca	5-Gal	X	X	X	X	X
SHRUBS								
	Ambrosia deltoidea	Bursage	5-Gal	X	X	X	X	X
	Calliandra californica	Red Fairy Duster	5-Gal	X	X	X	X	X
	Eremophila hygrophana	Blue Bells	5-Gal	X	X	X	X	X
	Ericameria laricifolia	Turpentine Bush	5-Gal	X	X	X	X	X
	Justicia californica	Chuparosa	5-Gal	X	X	X	X	X
	Justicia spicigera	Mexican Honeysuckle	5-Gal	X	X	X	X	X
	Larrea tridentata	Creosote Bush	5-Gal	X	X	X	X	X
	Leucophyllum langmaniae 'Llyns Legacy'	Lynns Legacy Sage	5-Gal	X	X	X	X	X
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5-Gal	X	X	X	X	X
	Olea europaea 'Little Ollie'	'Little Ollie'	5-Gal	X	X	X		X
	Ruellia peninsularis	Baja Ruellia	5-Gal	X	X	X	X	X
	Simmondsia chinensis	Jojoba	5-Gal	X	X	X	X	X
	Tecoma x 'Sparky'	Sparky	5-Gal	X	X	X	X	X
GROUND COVERS								
	Acacia 'Desert Carpet'	'Desert Carpet' Acacia	1-Gal	X	X	X	X	X
	Eremophila 'Outback Sunrise'	'Outback Sunrise' Emu	1-Gal	X	X	X	X	X
	Lantana 'Dallas Red'	Dallas Red Lantana	1-Gal	X	X	X		X
	Lantana montevidensis	Purple Lantana	1-Gal	X	X	X		X
	Lantana 'New Gold'	New Gold Lantana	1-Gal	X	X	X		X
	Myoporum prostrate	Myoporum	1-Gal	X	X	X	X	X
	Tetraneuris acaulis	Angeliita Daisy	1-Gal	X	X	X	X	X
	Teucrium chamaedrys 'Prostratum'	Prostrate Germander	1-Gal	X	X	X		X
MISCELLANEOUS								

MASTER LANDSCAPE PLAN NOTES.

1. A MINIMUM OF 50 PERCENT LIVE GROUND COVER WILL BE PROVIDED IN ALL LANDSCAPE AND RETENTION AREAS.
2. PLANT MATERIAL FROM THE ARIZONA STATE WATER RESOURCES PLANT LIST FOR RIGHT-OF-WAY AND CITY REQUIRED PLANTING (PERIMETER, PARKING LOT, AND RETENTION AREAS) WILL BE UTILIZED.
3. NO NEW TURF WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY.

LANDSCAPE NOTES:

1. LANDSCAPE FOR RIGHT-OF-WAY AREAS TO BE PLANTED WITH ADJACENT PARCEL/PHASE OF DEVELOPMENT.
2. LANDSCAPE FOR DRAINAGE CORRIDOR AND MAYO MEDIAN TO BE PLANTED WITH THE FIRST PHASE OF DEVELOPMENT.
3. SALVAGE AND INVENTORY PLAN TO BE PROVIDED AND EXISTING NATIVE SPECIMENS MAY BE REPLANTED IN COMMON AND RIGHT-OF-WAY AREAS.
4. THE ATTACHED PLANT PALETTE IS SHOWN FOR OFFSITE, RIGHT-OF-WAY, AND DRAINAGE CORRIDOR ONLY, EACH PHASE OF DEVELOPMENT IS TO DEVELOP ITS INDIVIDUAL PLANT PALETTE WITHIN THE PARAMETERS ALLOWED BY THE CITY OF PHOENIX.

DG

Decomposed Granite- 1/2" Screened 'Mahogany Brown' 2" depth in all planting areas

Rip Rap

Rip Rap- 'Mahogany Brown' (Size Per Civil Drawings)

Masterplan Plant Palette
NEC 64th Street & Mayo Blvd.

EXHIBIT 3



EXHIBIT 4



helbrid architecture

aerial phase 1 looking west



heibrid architecture

aerial overall | looking northwest



heibrid architecture

aerial looking north



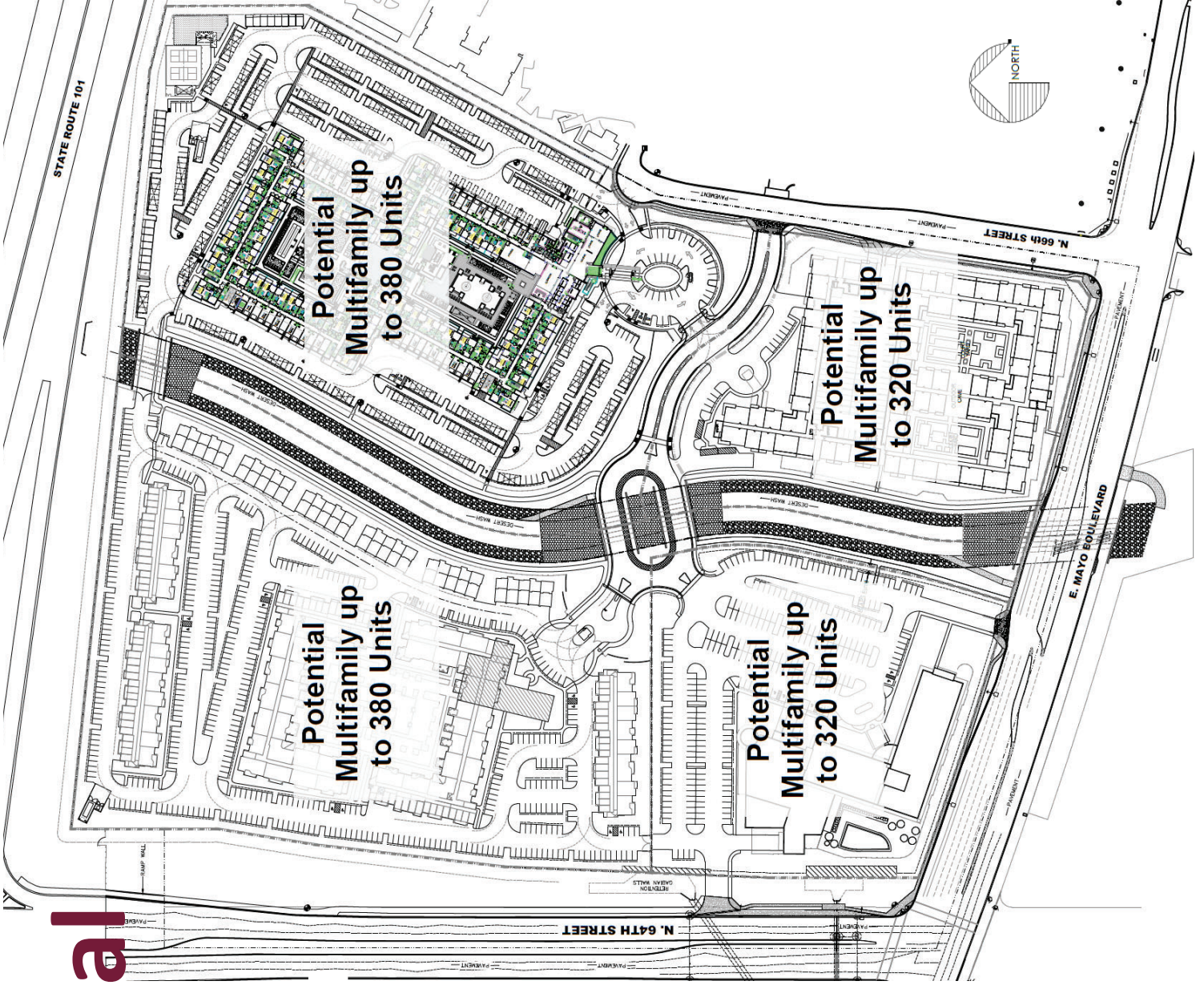
helmond architecture

aerial overall | looking east



EXHIBIT 5

Conceptual Site Plan

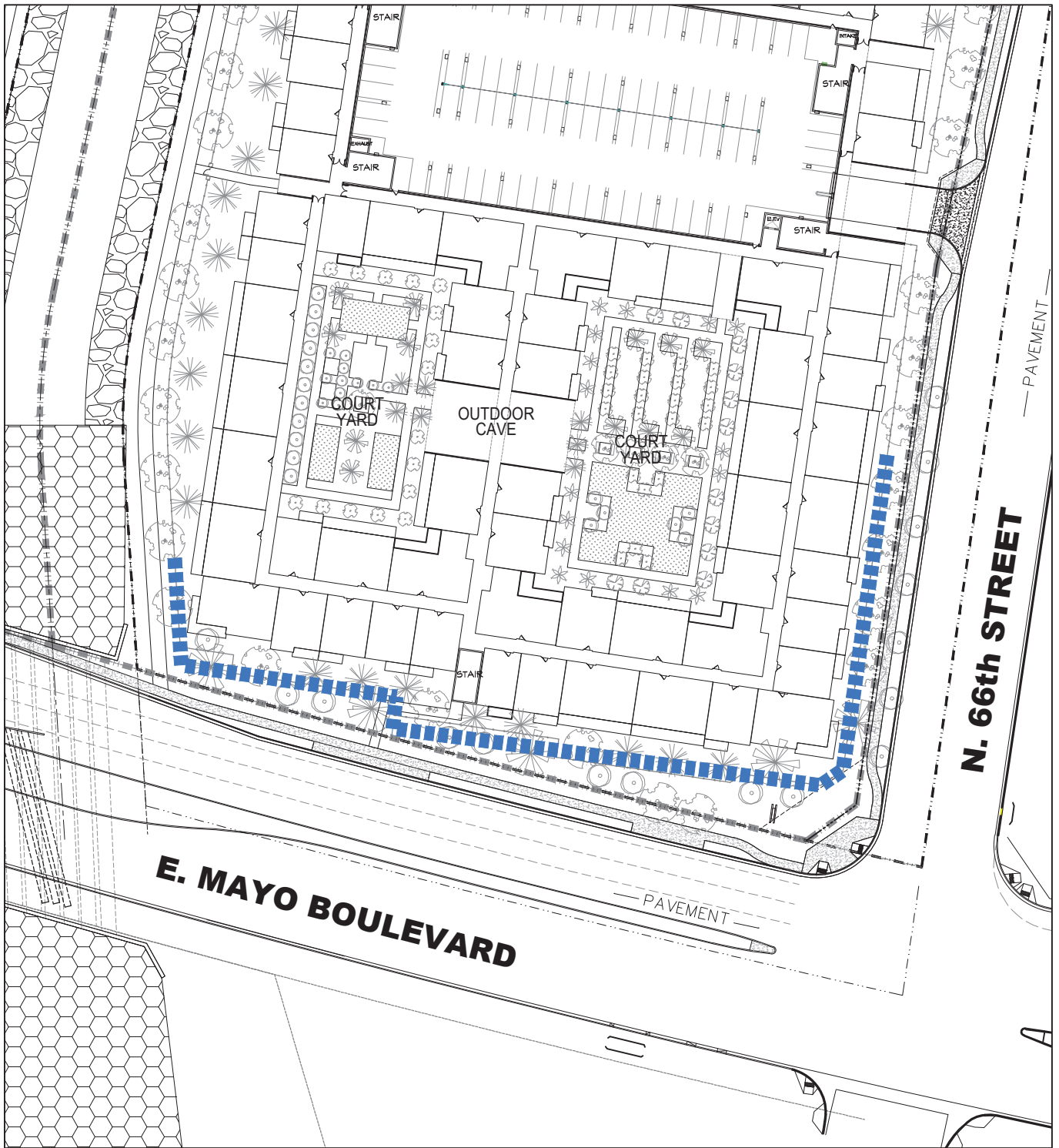


NEC 64th St. & Mayo Blvd.
Phoenix, AZ

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		

JTB
PARTNERS
9237 E. Via de Ventura
Suite 215
4800 N. 20th
Scottsdale, AZ 85258

EXHIBIT 6




 POTENTIAL OVERHEIGHT RETAINING WALLS

PARTIAL SITE PLAN (SEC)

SCALE: 1" = 80'-0"

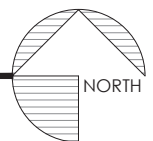
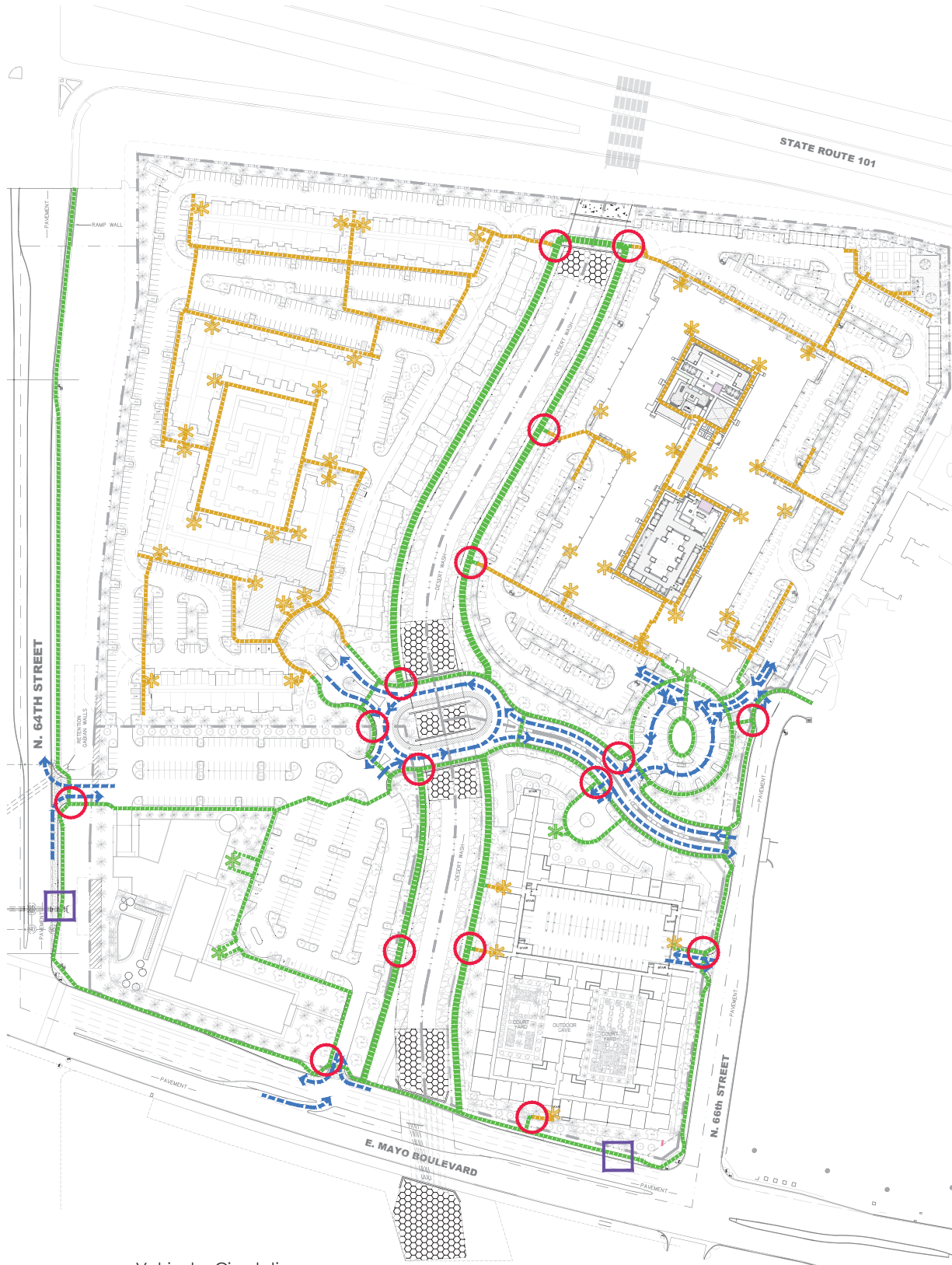


EXHIBIT 7



- Vehicular Circulation
- Pedestrian Circulation Outside of Gates
- Pedestrian Circulation Behind Gates
- * Building Access
- * Controlled Access
- Pedestrian Connections
- Bus Stop

Conceptual Circulation
 NO SCALE NORTH

EXHIBIT 8

