

ARCADIAN SQUARE

SWC 48th Street & Indian School Road

Planned Unit Development

Project Narrative

CITY OF PHOENIX

JUN 18 2026

Planning & Development
Department



WITHEY
MORRIS
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Table of Contents

Purpose and Intent.....	1
Project Overview and Goals.....	1
Overall Design Concept	1
Land Use Plan	2
List of Uses	5
Permitted Uses.....	5
Accessory Uses	5
Temporary Uses.....	5
Development Standards	5
Development Standards Table	5
Landscape.....	6
Streetscape.....	7
Amenities.....	7
Parking	8
Fences/Walls	8
Lighting	8
Design Guidelines.....	8
Signs.....	10
Sustainability	10
Infrastructure.....	11
Comparative Zoning Standards Table	14
Legal Description	16

Exhibit List

Aerial Map Tab 1

Zoning Map Tab 2

General Plan Map Tab 3

Conceptual Site Plan Tab 4

Conceptual Landscape Plan Tab 5

Conceptual Elevations Tab 6

Planned Unit Development Statement

The Planned Unit Development ("PUD") zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix ("Phoenix Zoning Ordinance"). A PUD is intended to be a stand-alone document that sets forth the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project ("PUD Regulations"). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations or requirements.

A PUD may include background information and narrative discussion, including purpose and intent statements which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and are not requirements to be enforced by the City of Phoenix.

The PUD regulations apply to all property within the PUD project boundary. The PUD regulations supersede and replace all applicable Phoenix Zoning Ordinance requirements. If there is a conflict between PUD regulations and the Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the Phoenix Zoning Ordinance controls.

Purpose and Intent

Project Overview and Goals

This application is submitted on behalf of Cullum Homes, Inc., the proposed developer of approximately 12.62 gross acres located at the southwest corner of 48th Street and Indian School Road in Phoenix, Arizona (the “Property”) as illustrated in the Aerial Map at **Tab 1**. The Property is currently zoned C-1 and has a General Plan land use designation of Parks/Open Space. See Zoning Map at **Tab 2** and General Plan Map at **Tab 3**.

For many years, the Property was known as the Lazy R&G Ranch and for decades served as a retreat campus for the employees and staff of The Arizona Republic and now-defunct Phoenix Gazette. In the mid-2000s, Gannett (now USA Today Co.) sold the Property as part of its restricting of The Arizona Republic’s assets after acquiring the newspaper in 2000.

In 2011, the Property was rezoned from R1-10 (Single-Family Residential) to C-1 (Neighborhood Commercial) for the development of a mixed-use office and commercial development in case number Z-11-11-06. With the ongoing shifts in the brick-and-mortar retail and office markets, the commercial project never gained traction, and the Property continued to sit relatively unused in its current state.

Fifteen years later, Cullum Homes seeks to reimagine the Property as a luxurious residential enclave known as Arcadian Square. Sitting in the heart of Arcadia at the crossroads of the two busiest bike and pedestrian thoroughfares the community, Arcadian Square offers a low-density residential oasis that manages to be both in the middle of the action and a peaceful retreat all at once. This PUD is intended to serve as the framework for a distinctive luxury residential community, providing regulations and guidelines above and beyond the requirements of the Phoenix Zoning Ordinance to ensure elevated levels of design and execution.

Overall Design Concept

Cullum Homes proposes to develop the Property as Arcadian Square, a bespoke luxury residential community featuring sixty (60) detached single-family residences inspired by the timeless charm of London row homes, infused with the vibrant warmth of Arizona sunshine. Nestled at the heart of Arcadia's social scene on a 12.62 gross acre site at Indian School and 48th Street, this hyper-walkable neighborhood offers an unparalleled blend of urban sophistication and serene desert living – unlike anything in its distinguished portfolio.

Arranged in elegant pairings, the residences draw from European aesthetics, with gracious front entrances opening onto lush, landscaped pedestrian gardens and thoroughfares that foster a sense of community and connection. At a low density of approximately 4.8 du/ac, Arcadian Square prioritizes abundant open spaces, including a central gathering area and verdant greenbelts that invite daily strolls amid cobblestone charm.

To support the proposed development, Cullum seeks to rezone the Property to Planned Unit Development (PUD), establishing elevated standards that not only complement but elevate the surrounding Arcadia community through unmatched luxury, thoughtful innovation, and refined

desert elegance. The overall land use concept reflects a contemporary interpretation of luxurious neighborhood living that emphasizes quality over intensity. By combining modest residential density with substantial open space, pedestrian connectivity, and carefully designed community amenities, Arcadian Square offers a unique residential community that is both intimate and enduring.

Land Use Plan

Arcadian Square consists of sixty (60) detached single-family custom residences in a gated community with abundant landscaping and open space throughout the 12.62 gross acre site and an overall density of 4.75 du/ac. See Conceptual Site Plan at **Tab 4**. The proposed project replaces existing commercial entitlements with a low-density residential community of unmatched luxury, designed to blend seamlessly with the surrounding Arcadia neighborhood.

The Arcadian Square residences are organized around a network of private internal roadways that provide access to all residences while creating a walkable neighborhood environment, achieved by separating the pedestrian and vehicular circulation patterns and prioritizing the pedestrian experience. A defining characteristic of Arcadian Square is the



Main Entrance - 48th Street

orientation of the residences toward common landscaped greenbelts and paseos rather than vehicular circulation areas. Drawing inspiration from traditional European rowhouse and mews-style neighborhoods, the homes are arranged so that primary entrances, front porches, and principal living spaces address pedestrian-oriented open space corridors, creating an engaging neighborhood environment. This approach fosters a stronger connection between residents and the shared landscape while establishing a neighborhood character centered on walkability and social interaction.

Vehicular access is intentionally de-emphasized within the overall composition of the community. Garage entries are discreetly accessed from private internal drives located to the rear of the residences, allowing streetscapes and open space corridors to be defined by architecture, landscaping, and pedestrian activity rather than garage doors and driveways. The resulting development pattern creates a series of interconnected garden courts and greenbelt spaces that function as the primary organizing elements of the neighborhood, providing residents with direct visual and physical access to common open space from their front doors.

This design strategy reflects a contemporary interpretation of the historic Arcadia landscape tradition while incorporating principles commonly found in successful European residential

environments, where buildings frame shared open spaces and automobiles remain secondary to the pedestrian experience. The arrangement enhances neighborhood identity, encourages casual interaction among residents, and creates a more intimate and cohesive residential setting than is typically achieved through conventional suburban subdivision design.

The Residences

Arcadian Square’s sixty residences employ a design language characterized by clean lines, articulated massing, and a carefully curated palette of stucco, whitewashed masonry, wood-inspired cladding, and metal trim. See Conceptual Elevations at **Tab 5**. Each residence will be two or three stories and 3,500 square feet of livable space, with the third level offering both conditioned space and a generous outdoor living area. Buyers will have the option to incorporate a basement level for their residence, as well as the option to combine two lots for a single residence. Each home will come standard with a small elevator to convey residents and guests to all levels.



Residence at Arcadian Square

Variations in parapet heights, material transitions, and facade projections break down the scale of homes, creating the appearance of individual residences while establishing a cohesive architectural identity throughout the community. Large window openings, prominent entry features, and thoughtfully proportioned building elements contribute to a refined residential character that is both modern and compatible with the surrounding Arcadia context. Durable

materials, integrated privacy and view fencing, and carefully composed rooflines contribute to a timeless architectural aesthetic while supporting the project's vision of a walkable, landscape-oriented residential neighborhood.

The interior of each residence is a blank canvas for the homeowner to paint. The floor plan, materials, fixtures, and finishes will be designed and selected by the homeowners, working with the Cullum Homes team to curate every detail. This resident-focused design process has been carefully refined by the Cullum team over 40 years in the custom homebuilding industry. Arcadian Square blends the best of both worlds, cultivating a unique and cohesive architectural style and community identity on the outside while allowing each individual residence to be an expression of the owner’s individual taste and style on the inside.

Common Areas

The common areas at Arcadian Square are designed as the social and visual heart of the community, creating a series of interconnected outdoor spaces that encourage gathering, recreation, and daily

interaction among residents. See Conceptual Landscape Plan at **Tab 6**. Rather than concentrating amenities in a single location, Arcadian Square’s open space is distributed throughout the neighborhood – allowing gardens, greenbelts, and pedestrian pathways to serve as the connective tissue.

At the center of the development is a rose garden plaza organized around a signature fountain feature, enhanced by ornamental landscaping, shaded seating areas, and decorative hardscape elements. The space is intended to provide opportunities for passive recreation, neighborhood gatherings, and outdoor enjoyment while establishing a distinctive identity for the community. The common areas are designed to reflect the lush landscape character traditionally associated with Arcadia, utilizing generous planting, mature shade trees, and garden-inspired design elements to create a familiar and welcoming setting.

Complementing the central gathering area are a community lawn, landscaped paseo system, and a “bark park” to provide a variety of outdoor opportunities for residents. Pedestrian pathways weave throughout these amenities, connecting homes to open spaces and encouraging walking and outdoor activity. Together, the common areas function as an integrated system of amenities that enhance quality of life, reinforce neighborhood character, and create a strong sense of community throughout the development.

Pedestrian Connectivity

Walkability is at the core of Arcadian Square’s design philosophy. As outlined above, the internal network of pathways and sidewalks offer convenient and pleasant means of getting around the community on foot. The pedestrian-forward design, however, does not stop at Arcadian Square’s perimeter wall. Situated at the northern gateway of the Crosscut Canal Path and just steps from the Arizona Canal, Arcadian Square sits at the crossroads of two of the busiest and most beloved pedestrian and bicycle thoroughfares in the Valley.



Pedestrian Pathways in Arcadian Square

To facilitate residents using their feet and bikes in the greater Arcadia community instead of cars, Arcadian Square will feature pedestrian access points along its 48th Street frontage – connecting to the Crosscut Canal Path along the west side of 48th Street. Additionally, it will feature an access point to the new shared use path on the Indian School Road frontage.

As noted in the landscape standards and illustrated on the Landscape Plan at **Tab 6**, Arcadian Square will enhance

the existing landscape around the Crosscut Canal Path along its eastern frontage subject to approval by SRP to ensure no plantings conflict with existing SRP infrastructure. To enhance pedestrian safety where Arcadian Square’s primary driveway intersects with the Crosscut Canal Path, Cullum Homes

will install pedestrian safety infrastructure to improve the pedestrian environment, which may include electronic sensors and lighting, signage, speed tables, truncated domes, and differentiated paving materials.

Access

Arcadian Square’s entrance will be on 48th Street at the midpoint of the project’s frontage. The Property currently has curb cuts on both Indian School Road and 48th Street. The Indian School Road curb cut will be removed entirely, and the 48th Street curb cut will be relocated to align with the proposed driveway. As noted below, pedestrian safety features will be incorporated into the driveway to ensure a safe environment at the intersection of the driveway and the Crosscut Canal Path.

List of Uses

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

Permitted Uses

Permitted uses for the Property shall be subject to Section 615 (Multifamily Residence District) of the Phoenix Zoning Ordinance.

Accessory Uses

Accessory uses for the Property shall be subject to Section 608 of the Phoenix Zoning Ordinance.

Temporary Uses

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

Development Standards

The Arcadian Square PUD will establish the development framework for a luxury residential community of unmatched quality and design. The provisions of this PUD will ensure compatibility with surrounding properties and the built environment, and are reflective of the elevated design standards and expectations Cullum seeks to establish for this unique project.

The Property shall be subject to the development standards of Section 615 (R-3 Multi-Family Residence District), as modified below.

Development Standards Table

Standard	Arcadian Square PUD
Building Height (Maximum)	36’
Development Density and Subdivided Lots (Maximum)	6 du/ac (gross)

Lot Width (Minimum)	None
Lot Depth (Minimum)	None
Development Perimeter Building Setback (Minimum)	• North: 20 feet • West: 20 feet • South: 20 feet • East (all Lots except 1,2, and 10): 20 feet • East (Lots 1, 2, and 10): 18 feet for primary structure
Individual Lot Setbacks (Minimum)	• Front: 10 feet • Rear: 0 feet • Sides: 0 feet and 5 feet
Garage Door/Carport Entry Setback (Minimum)	None
Perimeter Street Landscape Setback (Minimum)	• Indian School Road: 10 feet outside exterior perimeter wall in sidewalk easement. • West: 0 feet • South: 0 feet • 48th Street (all Lots except 1,2, and 10): 20 feet inside exterior perimeter wall • 48th Street (Lots 1, 2, and 10): 8 feet inside exterior perimeter wall
Lot Coverage (Maximum)	45%
Common Open Space (Minimum)	10%
Street Frontage	Public Street or Private Accessway

Landscape Standards

Planting Standards	Arcadian Square PUD
Landscape Setback	Minimum 3-inch caliper trees (50% of required trees) Minimum 2-inch caliper trees (50% of required trees) Minimum five (5) 5-gallon shrubs per tree
Interior Walkways	Interior walkways between residential units shall be landscaped with minimum 3-inch caliper drought-tolerant shade trees to achieve 50 percent shade at maturity, as approved by the Planning and Development Department.
Common Areas	Common areas shall be landscaped with minimum 3-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by the Planning and Development Department.

Streetscape Standards

Planting Standards	Arcadian Square PUD
Indian School Road	Landscape strip between back of curb and perimeter wall: Average 18 feet <u>Landscape Strip Planting Standards¹:</u> Minimum 3-inch caliper trees (50% of required trees) Minimum 2-inch caliper trees (50% of required trees) Minimum five (5) 5-gallon shrubs per tree Detached shared use path: 9'6" Sidewalk tree shade coverage: 50%
48th Street/Crosscut Canal	Landscape strip between back of curb and perimeter wall: Varying distance <u>Landscape Strip Planting Standards¹:</u> Minimum 3-inch caliper trees (50% of required trees) Minimum 2-inch caliper trees (50% of required trees) Minimum five (5) 5-gallon shrubs per tree Detached shared use path: Existing 10'6" Sidewalk tree shade coverage: 50%

¹As approved or modified by SRP and City of Phoenix Street Transportation Department due to irrigation utility conflicts and other right-of-way conflicts.

Amenities

Garden Plaza	A garden plaza shall be established within the western portion of the central open space as depicted on the Landscape Plan at Tab 6, and shall include: • A central fountain feature • Decorative paving • Entry pergola structure • Structured planting beds containing flowering shrubs, roses and accent plant materials • Shade trees arranged around the perimeter of the plaza. Garden areas shall be maintained as decorative landscape amenities and shall not be converted to parking, storage, or other non-landscape uses.
Community Lawn and Dog Park	The eastern portion of the central open space shall include a community lawn, dog park, and associated landscape amenities as depicted on the Landscape Plan at Tab 6. Community pathways shall provide direct pedestrian access through

	the landscape corridor connecting adjacent residences to the common open space.
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Parking

Parking shall be provided pursuant to Section 702 of the Phoenix Zoning Ordinance.

Walls and Fences

Walls and fences shall be comply with the applicable requirements of Section 703 of the Phoenix Zoning Ordinance.

Lighting

Lighting standards from Section 507 Tab A.II.A.8 and Section 23-100 of the City Code shall apply.

Design Guidelines

The following Design Guidelines are intended to establish the essential site planning, architectural, and landscape design principles for Arcadian Square. These standards are intended to ensure that future development maintains the character, quality, and design vision represented in the Planned Unit Development and associated exhibits while allowing flexibility in final design, construction, and implementation.

Site Design Guidelines

Pedestrian-Oriented Neighborhood Pattern. Residential buildings shall be arranged around a system of landscaped greenbelts, garden courts, and pedestrian paseos. Primary building entrances shall face common open space areas, pedestrian pathways, or public streets, while garage access shall be provided from private internal drives whenever feasible.

Crosscut Canal Connectivity. The development shall maintain direct pedestrian connections to the Crosscut Canal Shared Use Path along 48th Street through paved walkways, open-space corridors, and visual connections integrated into the site design.

Common Open Space Network.

Common open space shall include a central greenbelt, formal garden areas, a fountain feature, pedestrian gathering spaces, and a dog park connected by a continuous walkway system. These amenities shall remain accessible to all residents and shall not be converted to other uses.

Enhanced Pedestrian Environment.

Pedestrian pathways shall be distinguished through decorative paving, landscape framing, and shade tree plantings. Walkways connecting residential units to community amenities shall be physically separated from vehicular travel lanes where feasible.



Residential Paseo Network

Integrated Site Features. The mail kiosk, gates, walls, utility infrastructure, retention areas, and guest parking shall be integrated into the overall site design and screened through architecture and landscaping to provide a cohesive aesthetic.

Architectural Design Guidelines

Architectural Character. Buildings shall incorporate a timeless architectural style utilizing articulated massing, varied parapet heights, and vertically proportioned facades that reduce the apparent scale of the multi-story structures.

Material Palette. Exterior building materials shall consist primarily of smooth stucco, brick or stone veneer, wood-look cladding, dark metal fascia elements, and decorative steel features consistent with the approved architectural elevations.

Facade Articulation. Building elevations facing streets, greenbelts, common open spaces, and the canal corridor shall incorporate material changes, recesses, projections, parapet variations, balconies, windows, or other architectural detailing to avoid long uninterrupted wall planes.

Roofline Design. Roof forms shall incorporate parapets, screened rooftop elements, and varied building heights to create visual interest and reduce perceived massing. If rooftop mechanical equipment is required, it shall be fully screened from view.

Walls and Fencing. Site walls and fences shall consist of decorative masonry walls, steel privacy fencing, and welded-wire view fencing consistent with the approved architectural palette. Chain-link fencing shall be prohibited except where required for utility facilities and screened from public view.

Landscape Design Guidelines

Arcadia-Inspired Landscape Character. The landscape design shall create a garden-oriented residential environment utilizing shade trees, formal garden spaces, lawn areas, and layered planting consistent with the character of the Arcadia area.

Central Garden and Fountain. A signature garden space incorporating a fountain feature, ornamental planting, decorative paving, and seating opportunities shall serve as a focal point of the common open-space system.

Greenbelt and Paseo System. Landscaped greenbelts and pedestrian paseos shall connect residential units to community amenities, guest parking areas, and the Crosscut Canal pathway, creating a continuous pedestrian network throughout the development.



Residences Accessed from Greenbelt

Shade and Canopy. Shade trees shall be installed along pedestrian pathways, greenbelts, and common gathering areas to establish a continuous canopy and enhance pedestrian comfort.

Landscape Screening. Utility equipment, transformers, retention facilities, mechanical equipment, and similar site infrastructure shall be screened with a combination of walls, shrubs, and canopy trees integrated into the overall landscape design.

Signs

Signs shall be provided in accordance with Phoenix Zoning Ordinance Section 705.

Sustainability

Developer Goals

- ERV systems (energy recovery systems) to provide continual fresh air to the houses improving the indoor air quality, as well as boosting the efficiency of the HVAC system by recovering the heating/cooling energy of the air as it is exchanged with the fresh air.
- Dual Pane thermally broken windows with "SmartSun" thermal control glass.
- Tankless Waterheaters
- Individually Zoned HVAC for increased efficiency
- Zero VOC paint
- Continuous spray foam insulation
- Cellulose-filled interior walls
- Insulated stem walls
- Zone-controlled irrigation systems
- Foam roof system

City-Enforced Standards

- 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 off-site landscape irrigation.
- A leak detection device shall be installed for the irrigation system for any landscape area larger than 10,000 square feet.
- Pressure regulating sprinkler heads and drip lines shall be used in any turf areas to reduce water waste.
- Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of landscaping to ensure efficient irrigation based on the maturity and water needs of the vegetation.

Infrastructure

Grading and Drainage

Grading and drainage plans shall conform with Chapter 32A of the Phoenix City Code and all relevant sections of the Phoenix Zoning Ordinance.

Water and Wastewater

The Property will be served by the existing 12/8-inch CIP/ACP water main and the 8-inch VCP sewer main within Indian School Road. The developer will also contribute an in-lieu share equal to its 750-foot frontage on 48th Street toward the construction of a 2,000-foot extension of an 8-inch water main from Indian School Road to Whitton Avenue.

Complete Streets

The development, as outlined in this PUD, improves the connectivity and thermal comfort of the Property. The existing site has an abundance of mature trees, which will be repurposed and preserved to the greatest extent possible. These trees will be supplemented with a significant number of new tree plantings both within the development and along the adjacent rights-of-way of Indian School and 48th Street to the extent permitted by SRP, which owns and operates irrigation facilities along both frontages.

The applicant will enhance the segment of the Crosscut Canal Path along its 48th Street Frontage with additional landscaping and pedestrian safety features, and wrap the pathway onto Indian School Road, connecting to Arcadia High School at the northwest corner of the Property - providing a significantly improved pedestrian experience along Indian School Road compared to the five-foot attached sidewalk that currently exists.

As illustrated on the Site Plan, Arcadian Square will offer multiple pedestrian-only access points along its street frontages, including access points along 48th Street and one on Indian School in the northwest corner of the Property. These pedestrian access points ensure convenient pedestrian access for residents and visitors that will help facilitate walking and biking over driving in the Arcadia community.

The City of Phoenix Complete Streets Design Guidelines provides “design guidance” for all projects within the public right-of-way and all streets accepted by the City. Some of the guidelines are applicable to the proposed development as follows:

Design for Context / Connectivity:

“Bicycle treatments should be considered along all roadways...”

- As noted above and throughout this narrative, Arcadian Square will enhance the Crosscut Canal Path along its 48th Street frontage and continue the shared use path onto Indian School to connect to Arcadia High School in the northwest corner of the Property. These improvements will improve cycling safety along frontages and improve the cyclist experience.

Design for Safety:

“Design streets safely for all users...”

- For 48th Street, Arcadian Square will incorporate pedestrian safety features/traffic calming devices at and around the vehicular access to the site as described in the Access subsection of the Development Standards section above.
- For Indian School Road, Arcadia Square will provide a 9’6” detached, landscaped shared use path connecting the Crosscut Canal Path to Arcadia High School, providing a safer pedestrian and bicycling experience along Indian School Road, particularly for students of Arcadia High School who live in the surrounding neighborhoods.

Design for Comfort and Convenience:

“Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.”

- The developer will work with SRP to identify species, quantities, and planting locations for additional trees along both Indian School Road and 48th Street that will provide additional thermal comfort for bicyclists and pedestrians that do not conflict with SRP’s irrigation facilities along both frontages.

Design for Sustainability:

“Reduce streets’ rate of heat absorption by maximizing tree canopy cover, reducing asphalt, and using high reflectivity materials or lighter colors.”

- As described above, shading for the pedestrian pathways adjacent to Indian School Road and 48th Street will be provided subject to approval by SRP and the City of Phoenix to ensure tree plantings do not conflict with SRP irrigation facilities along the frontages.
- Landscaped areas will be provided on Indian School and 48th Street as described in the Landscape and Streetscape subsection of the Development Standards section above and the Landscape subsection of the Design Guidelines section.

Design for Connectivity:

"Design and connect neighborhoods via streets, sidewalks and trails, and discourage the abandonment of streets, sidewalks, and alleys that compromise connectivity."

- As noted above, Arcadian Square will provide pedestrian access points along the 48th Street frontage and on the Indian School Road frontage.

Comparative Zoning Standards Table

Standard	R-3 PRD	Arcadian Square PUD
Building Height (Maximum)	3 stories and 30 feet for first 150 feet from development perimeter; One foot height increase for each five feet in setback increase to maximum 4 stories and 48 feet high	36'
Development Density and Subdivided Lots (Maximum)	15.5 du/ac (gross) 17.5 with bonus	6 du/ac (gross)
Lot Width (Minimum)	None	None
Lot Depth (Minimum)	None	None
Development Perimeter Building Setback (Minimum)	Perimeter street: 20 feet. Other property line: 15 feet.	• North: 20 feet • West: 20 feet • South: 20 feet • East (all Lots except 1,2, and 10): 20 feet • East (Lots 1, 2, and 10): 18 feet for primary structure
Individual Lot Setbacks (Minimum)	• Front: 10 feet • Rear: None • Street Side: 10 feet • Interior Sides: None	• Front: 10 feet • Rear: None • Street Side: None • Interior Sides: None
Garage Door/Carport Entry Setback (Minimum)	Front: 18 feet	None
Perimeter Street Landscape Setback (Minimum)	15 feet, except none on lots which front on a perimeter street. May be provided as part of the required building setback.	• Indian School Road: 10 feet outside exterior perimeter wall in sidewalk easement. • West: 0 feet • South: 0 feet • 48th Street (all Lots except 1,2, and 10): 20 feet inside exterior perimeter wall • 48th Street (Lots 1, 2, and 10): 8 feet inside exterior perimeter wall
Lot Coverage (Maximum)	60% total for development	45% total for development

Common Open Space (Minimum)	5% of gross area	10% of gross area
Street Frontage	Public Street or Private Accessway	Public Street or Private Accessway

DESCRIPTION FOR 4747 E INDIAN SCHOOL ROAD PHOENIX, AZ 85018

A portion of the Northeast quarter of Section 30, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 30, being marked with a brass cap in a handhole, said point also being North 00 degrees 10 minutes 15 seconds East 2638.01 feet from the East quarter corner of said Section 30, being marked with a brass cap in a handhole;

Thence, along the East line of the Northeast quarter of said Section 30, South 00 degrees 10 minutes 15 seconds West 782.07 feet to a point on the projection of the North line of Lot 1, ARCADIA HIGH SCHOOL SUBDIVISION, according to the plat of record in the Office of the Recorder of Maricopa County, Arizona in Book 1248, Page 49;

Thence, along said projection line, in part, and, in part, along said North line, North 88 degrees 02 minutes 30 seconds West 703.14 feet to an angle point;

Thence, continuing along said North line, North 00 degrees 14 minutes 27 seconds East 783.76 feet to a point on the North line of the Northeast quarter of said Section 30;

Thence, along said North line, South 87 degrees 54 minutes 07 seconds East 702.24 feet to the POINT OF BEGINNING.

Comprising 12.623 acres or 549,870 square feet, subject to all easements of record.



JOB NO.: 260316
SECTION: 30
TOWNSHIP: 2 NORTH
RANGE: 4 EAST
DATE: MAY 18, 2026
SHEET 1 OF 1



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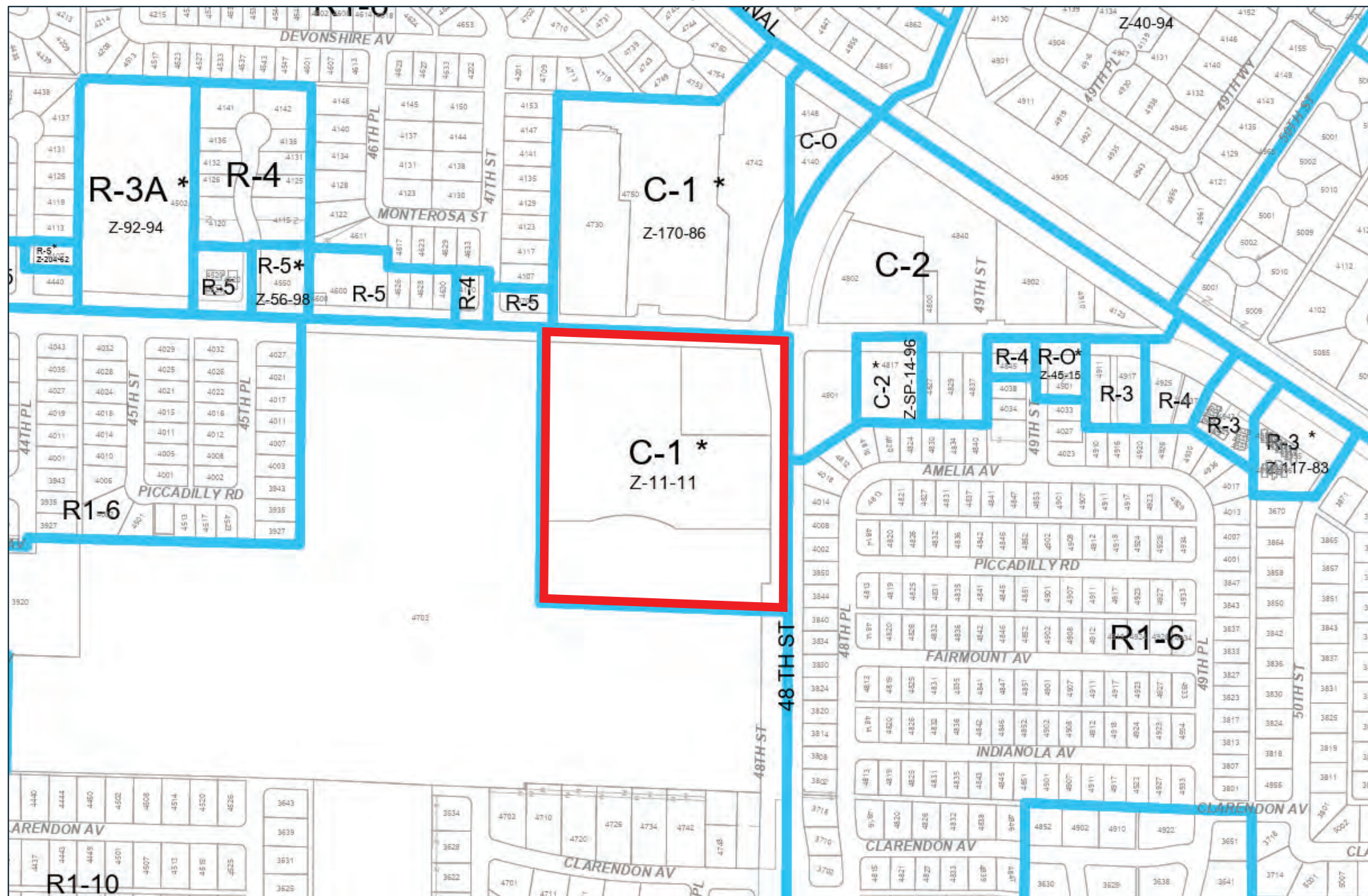
TAB 1

Aerial Map



TAB 2

Zoning Map



TAB 3



WITHEY
MORRIS
BAUGH

General Plan Map



(1 of 2)

General Plan:

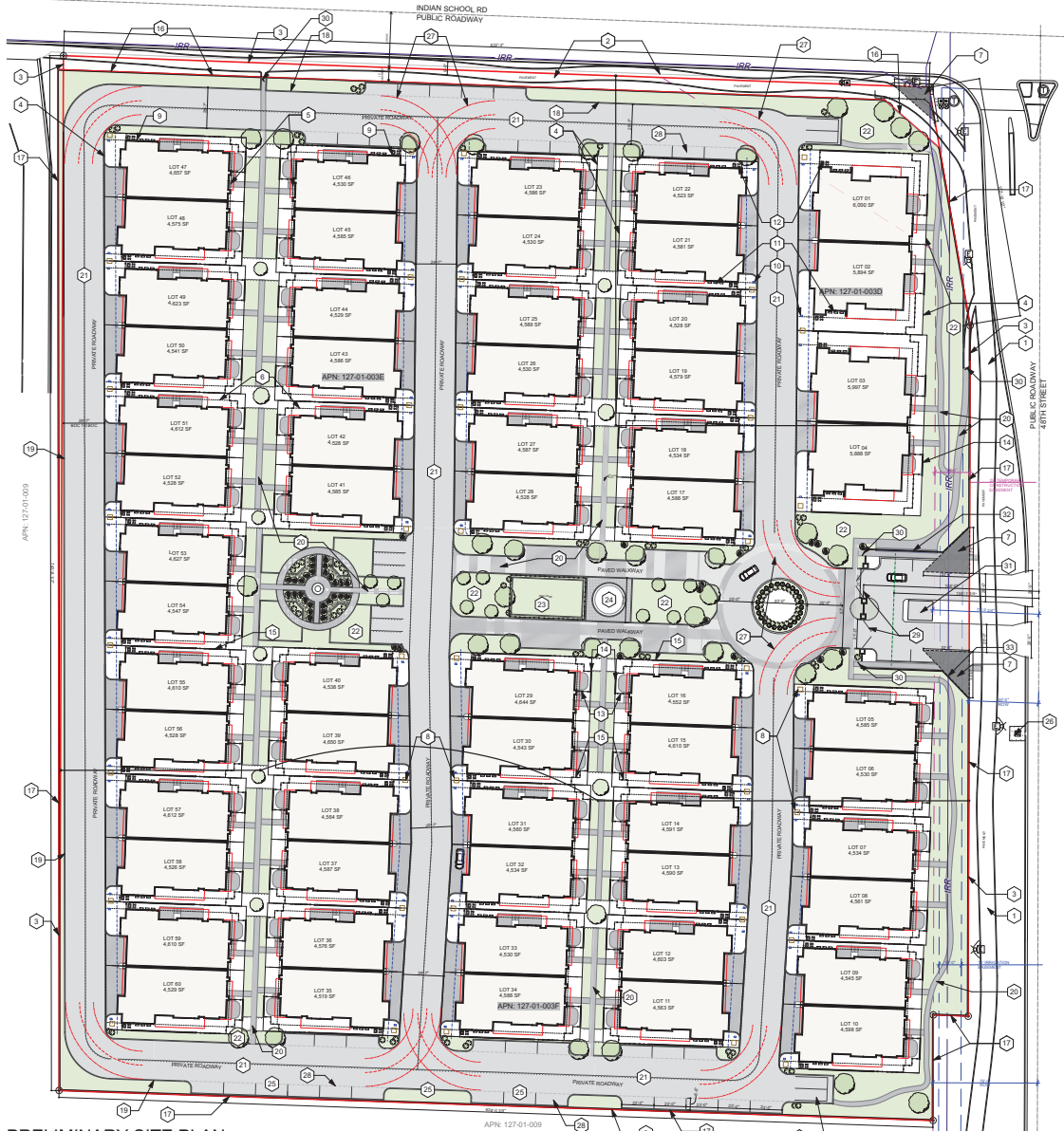
Description [Parks / Open Space-Public](#)

[Zoom to](#)



TAB 4

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PRELIMINARY SITE PLAN

SCALE: 1" = 40'

SITE PLAN NOTES:	
1.	DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2.	ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3.	ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE.
4.	STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3' OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
5.	ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
6.	ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
7.	BARBED, RAZOR, OR CONCRETE WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
8.	ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
9.	I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THIS PLAN.
LEGAL DESCRIPTION	
A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, BEING MARKED WITH A BRASS CAP IN A HANDHOLE, SAID POINT ALSO BEING NORTH 0 DEGREES 10 MINUTES 15 SECONDS EAST 2038.07 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 30, BEING MARKED WITH A BRASS CAP IN A HANDHOLE. THENCE, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, SOUTH 0 DEGREES 10 MINUTES 15 SECONDS WEST 762.87 FEET TO A POINT ON THE PROJECTION OF THE NORTH LINE OF LOT 1, ACADIAN SQUARE, SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1248, PAGE 49; THENCE, ALONG SAID PROJECTION LINE, IN PART, AND, IN PART, ALONG SAID NORTH LINE, NORTH 88 DEGREES 10 MINUTES 30 SECONDS WEST 703.14 FEET TO AN ANGLE POINT; THENCE, CONTINUING ALONG SAID NORTH LINE, NORTH 0 DEGREES 14 MINUTES 27 SECONDS EAST 783.78 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE, ALONG SAID NORTH LINE, SOUTH 87 DEGREES 54 MINUTES 07 SECONDS EAST 702.24 FEET TO THE POINT OF BEGINNING. COMPRISING 12.623 ACRES OR 549,870 SQUARE FEET, SUBJECT TO ALL EASEMENTS OF RECORD.	
PROJECT DATA:	
PROJECT TEAM	
CULLUM HOMES 14748 N 78TH WAY SCOTTSDALE AZ 85260 602.549.2700 CONTACT: PAUL COWELL (PAUL@CULLUMHOMES.COM)	
PROJECT ADDRESS	
4747 E INDIAN SCHOOL RD PHOENIX 85018	
PROJECT DESCRIPTION	
RESIDENTIAL DEVELOPMENT WITH 2-3 STORY SINGLE FAMILY SEMI-ATTACHED HOMES WITH ATTACHED GARAGES. SINGLE FAMILY HOMES WILL BE INDIVIDUALLY PLATTED, ALONG WITH SEPARATE HOA FOR SHARED AREA	
APPLICABLE CODES	
2024 INTERNATIONAL BUILDING CODE (IBC) 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) 2024 INTERNATIONAL MECHANICAL CODE (IMC) 2024 INTERNATIONAL PLUMBING CODE (IPC) 2024 NATIONAL ELECTRIC CODE (NEC) 2024 INTERNATIONAL FUEL GAS CODE (IFGC) 2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2024 INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2024 INTERNATIONAL FIRE CODE (IFC) 2024 PHOENIX BUILDING CONSTRUCTION CODE - ADMINISTRATIVE PROVISIONS	
APN:	
APN: 127-01-003D - (PARCEL 3) APN: 127-01-003E - (PARCEL 1) APN: 127-01-003F - (PARCEL 2)	
NET SITE AREA	
12.623 ACRES / 549,870 SQ FT (MEASURED TO RIGHT-OF-WAY CENTER LINE)	
DENSITY CALCULATIONS	
PROPOSED DENSITY: 4.8 DWELLINGS / ACRE = 60 DWELLING UNITS TOTAL EXISTING APPROVED DENSITY: 22 DWELLINGS / ACRE	
TOTAL UNIT COUNT	
60 INDIVIDUAL LOTS - 60 SINGLE FAMILY SEMI-ATTACHED DWELLING UNITS	
ZONING	
EXISTING ZONING: C-1 NEIGHBORHOOD COMMERCIAL PROPOSED ZONING: R1-10 (WEST/SOUTH), R 1-4 (EAST), C-2 COMMERCIAL (WEST), C-1 COMMERCIAL (NORTH)	
BUILDING AREA	
LOT COVERAGE INDIVIDUAL LOTS (A) LOTS 1-4: 5,888 SF - 6,000 SF (AVG. LOT - 5,945 SF) INDIVIDUAL LOTS (B) LOTS 5-40: 4,523 SF - 4,675 SF (AVG. LOT - 4,568 SF) PROPOSED BUILDING FOOTPRINT: 2960 SF PROPOSED INDIVIDUAL MAX LOT COVERAGE 70% PROPOSED TOTAL LOT COVERAGE FOR DEVELOPMENT 55%	
BUILDING SETBACKS	
FRONT 10' / SIDE 9' / BACK 0' / SIDE 0'	
EXISTING EASEMENTS	
16' SRP IRRIGATION EASEMENT 20' TEMPORARY CONSTRUCTION EASEMENT	
BUILDING HEIGHT	
PROPOSED MAX BUILDING HEIGHT: 38'-0" (3 STORIES) EXISTING ZONING MAX HEIGHT: 30 FEET + 7 FEET FOR ARCHITECTURAL POP-UPS AND PARAPETS (2-11-11)	
COMMON AREA	
REQUIRED: 5% OF GROSS AREA = 0.63 ACRES / 27,486 SQ FT PROVIDED: 12.2% OF GROSS AREA = 1.54 ACRES / 66,996 SQ FT PRIVATE ROADWAY: 19.4% OF GROSS AREA = 2.45 ACRES / 106,670 SQ FT TOTAL LANDSCAPED AREA: 13.1% OF GROSS AREA = 1.65 ACRES / 72,000 SQ FT	
AMENITIES PROVIDED	
COMMUNITY FOUNTAIN GRAND GARDEN DOG PARK COMMUNITY GREEN BELT	
PARKING CALCULATIONS	
REQUIRED: 40 UNITS X 1.5 SPACES PER UNIT = 60 SPACES + 25% UNRESERVED SPACES = 23 SPACES PROVIDED: MIN 7 CAR GARAGE PER UNIT = MIN 180 SPACES + 47 UNRESERVED SURFACE PARKING SPACES	
REUSE & RECYCLING	
GENERAL ASSUMPTIONS: 0.5 CU YDS PER DWELLING UNIT PER WEEK = 60 UNITS X 0.5 = 30 CU YDS PROVIDED: 1-60 GALLON (0.29 CU YRD) TRASH BIN AND 1-60 GALLON (0.29 CU YRD) RECYCLING BIN	

LEGEND	
	PLANTING PER LANDSCAPE PLAN
	PAVER WALKWAY OR DRIVEWAY
	NEW WATER METER BOX
	TRFFIC SIGNAL POLE (EXISTING)
	PROPERTY BOUNDARY LINE
	NEW ELECTRICAL TRANSFORMER BOX
	LIGHT POLE AND ELECTRIC BOX (EXISTING)
	LANDSCAPED GREEN AREA PER LANDSCAPE PLAN
	STEEL PROPERTY (PRIVACY OR VIEW) FENCE
	FIRE TRUCK TURN RADIUS 35' INSIDE RADIUS 55' OUTSIDE RADIUS

KEYNOTES	
1.	EXISTING SHARED USE PATH
2.	NEW SHARED USE PATH EXTENSION
3.	PROPERTY LINE
4.	LOT LINES
5.	LOT FRONT YARD SETBACKS (10')
6.	LOT SIDE YARD SETBACKS (5')
7.	SITE VESICITY TRIANGLE
8.	NEW TRANSFORMER AND PAD
9.	NEW SES PANEL LOCATION SEE ELECTRICAL PLANS
10.	NEW WATER METER LOCATIONS SEE CIVIL PLANS
11.	GROUND MOUNTED HVAC EQUIPMENT ON PAD
12.	TRASH & RECYCLING BINS
13.	4' SITE WALL (VIEW FENCE)
14.	5' BLOCK SITE WALL (PRIVACY FENCE)
15.	5' STEEL PANEL FENCE (PRIVACY FENCE)
16.	NEW 8" CMU SITE FENCE (TO BE RAISED TO 8')
17.	EXISTING CMU SITE FENCE (TO BE RAISED TO 8')
18.	NEW HOLLOW CURB
19.	NEW RIBBON CURB
20.	PAVER WALKWAY
21.	PRIVATE ROADWAY
22.	LANDSCAPED PER LANDSCAPE PLAN
23.	DOG PARK
24.	FOUNTAIN
25.	BELOW GROUND RETENTION PER CIVIL PLAN
26.	EXISTING PUBLIC STORM DRAIN
27.	FIRE TRUCK TURNING RADIUS
28.	UNRESERVED SURFACE PARKING
29.	VEHICULAR GATE
30.	PEDESTRIAN GATE
31.	GUARD HOUSE
32.	MAIL BOXES (ACCESSIBLE FROM BOTH SIDES)
33.	MONUMENT SIGN UNDER SEPARATE PERMIT



VICINITY MAP NTS



PROGRESS
SET
NOT FOR
CONSTRUCTION

ARCADIAN SQUARE
www.cullumhomes.com

PRELIMINARY SITE PLAN FOR ARCADIAN SQUARE
ARCADIAN SQUARE
4747 E Indian School Road Phoenix AZ 85018

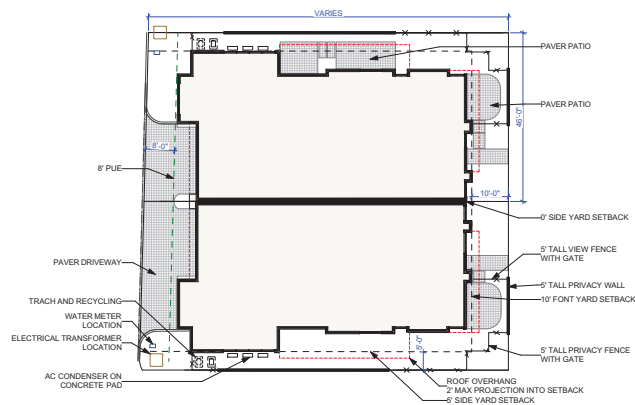
REVISIONS	
BY	LC
DATE	6/12/2026
AREA CALCULATIONS	
CONDITIONS/AVAILABLE	
FLOOR 02	6,953.40 SF
CONDITIONS/AVAILABLE	6,953.40 SF
CONDITIONS/AVAILABLE	475,020.11 SF
TOTAL AREA	475,020.11 SF
TOTAL AREA	475,020.11 SF
TOTAL AREA	475,020.11 SF

TAB 5

PRELIMINARY ELEVATIONS FOR ARCADIAN SQUARE ("ARCADIAN" SQUARE)

ARCADIAN SQUARE

4747 E Indian School Road Phoenix AZ 85018
www.cullinham.com



MATERIALS LEGEND

A -METAL FASCIA BRREIDGE MATTE BLACK
B -WOOD CLADDING
C -STUCCO (DE#212) LRV 71
D -STONE/BRICK VENEER (CLARA GREY BRICK/GLACIER SPLITFACE)
E -STEEL PRIVACY FENCE
F -STEEL 1 1/2" WELDED WIRE MESH VIEW FENCE
G -WOOD LOOK HEADER
H -BREAK METAL TO MATCH FASCIA
I -PAINTED FIBERGLASS ENTRY DOOR

REVISONS	
	
	
	
	
DRAWN BY:	
JOB:	ARC S
DATE:	6/1/2
AREA CALCULATIONS	
CONDITIONED/LIVABLE	
FLOOR G2	6,953.41
	6,953.41
Unconditioned EXTERIOR	
TOTAL AREA	475,528
	475,528
	482,481
TOTAL UNOS:	

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TAB 6

TREES:



ARCADIAN
SQUARE

