

Richman 41st & Thomas West, LLC

PUD

**3.22 Acre Site Located Approximately
615 feet West of the Southwest Corner of
41st Avenue and Thomas Road
(the "Property")**

Z-172-24-4

1st Submittal Date: December 17, 2024

2nd Submittal Date: May 20, 2025

3rd Submittal Date: October 7, 2025

CITY OF PHOENIX

OCT 07 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.

Development Team

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Exhibits

- Tab A:** Conceptual Site Plan
- Tab B:** Conceptual Color Elevations
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- Tab D:** Setback Exhibit

A. Purpose and Intent

Quarles & Brady LLP (“**Quarles**”) submits this rezoning application on behalf of Richman 41st & Thomas West, LLC (“**Richman**” or “**Applicant**”) in regard to the approximately 3.22 gross acre property near the southwest corner of 41st Avenue and Thomas Road, Phoenix, AZ, Maricopa County Assessor's Parcel Nos. 108-12-007, 108-12-001S, and 108-12-003 (the “**Property**”). The Applicant intends to rezone the Property from Planned Shopping Center (“**PSC**”) and R-4 Multifamily Residence District (“**R-4**”) to Planned Unit Development (“**PUD**”) to allow for a multifamily development on the Property. The purpose of the requested rezoning to PUD is to allow for a quality, affordable multifamily development for seniors that will provide development standards beneficial to a population in need. The resulting housing product will be a high-quality complex. It will provide ample access to an amenities package and will utilize a vacant underutilized infill property.

The Applicant proposes to develop the Property into a three-story, 110-unit affordable multifamily community for senior residents with qualifying incomes (the “**Proposed Development**”). A Planned Unit Development (“**PUD**”) is a far more appropriate zoning district for this project than the standard R-5 Multifamily (“**R-5**”) zoning district. Unlike R-5 zoning, the PUD provides the necessary flexibility in development standards to accommodate an optimal community on this uniquely shaped and configured parcel.

The proposed PUD will also allow flexibility for the unique needs of the senior population, allow for better harmony with the neighborhood, and provide for a better built and planned environment. The permitted uses will be limited to multifamily residential dwelling units and associated temporary and accessory uses. The PUD will also require increased building and landscape setbacks, an increased building setback from Thomas Road, and reduced parking appropriate for the senior community. These adjustments create an appropriate buffer from surrounding uses and ensure seamless compatibility with the neighborhood.

B. Land Use Plan

The Land Use Plan for the development will construct a 3.22-acre multifamily residential community of a total of 110 dwelling units (34.16 dwelling units/gross acre) with ample access to amenities. The Conceptual Site Plan shows the building toward the center of the parcels, with amenities situated throughout the Property including near the panhandle near Thomas Road which fully utilizes the unique layout of the site. See Conceptual Site Plan Attached at **Tab A**.

The building is proposed to be three stories. The development will consist of approximately 100 one-bedroom units and 10 two-bedroom units with a reduced total of 110 parking spaces due to the special population and lower parking demands of this population. The Property will greatly exceed open space requirements to allow for ample common space areas for residents. These are examples of how the PUD will provide an enhanced built environment which could not be provided via traditional R-5 Zoning.

The Property is comprised of three parcels (Parcel Nos. 108-12-007, 108-12-001S, and 108-12-003) (the "**Property**"). The Property is currently zoned Planned Shopping District ("**PSC**") and R-4 Multifamily Residential ("**R-4**") and has a General Plan designation of Residential 15+ Dwelling Units Per Acre ("**du/ac**"). The site plan depicts the PUD Site Area, and the development standards table provided herein refers to the standards applicable to the PUD Site Area where appropriate. Vehicular circulation for the Proposed Development will primarily occur off of 41st Avenue on the eastern portion of the site.

The Conceptual Site Plan thoughtfully considers the unique upside-down flag shape of the lot and the surrounding neighborhood context. The building is positioned closer to the senior center to the north while being set back from the adjacent multifamily development to the south, ensuring compatibility and minimizing impacts on neighboring properties. The open space area is strategically located in the northern panhandle portion of the Property, making efficient use of the irregular site layout while creating a valuable amenity for the community.

C. List of Uses

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in Section C "List of Uses" as authorized by Phoenix Zoning Ordinance Section 307.A.3.

USE TABLE	
Permitted Uses	<ul style="list-style-type: none">• Multifamily Residential
Temporary Uses	<ul style="list-style-type: none">• All temporary uses shall comply with Section 708 of the Zoning Ordinance.
Accessory Uses	<ul style="list-style-type: none">• All R-5 accessory uses as listed in Section 608 of the Zoning Ordinance.

D. Development Standards

The following development standards shall be provided in the final plans, those standards not addressed shall comply with applicable Zoning Ordinance Sections, or modified and approved by the Planning and Development Department:

D.1. Development Standards	
a. Maximum Residential Unit Count Density Number of Dwelling Units	34.16 DU/Ac 110
b. Building Setbacks North (adjacent to Thomas Road) North (interior) East (interior) East (adjacent to 41 st Avenue) South (interior) West (interior)	221'-0" 21'-4" 17'-7" 104'-0" 71'-0" 69'-3"
c. Maximum Building Height	3-stories or 36 feet
d. Maximum Lot Coverage	23%
e. Common and Retention Areas	17.2%
f. Pedestrian Crosswalks	Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments.

D.2. Landscape Standards	
a. Minimum Landscape Setbacks (See Setback Exhibit at Tab D) North (adjacent to Thomas Road) North (interior) East (Interior) East (adjacent 41st Ave) South (interior) West (interior)	10'-0" 5'-0" 5'-0" 20'-0" 10'-0" 5'-0"
b. Parking Areas	Per Zoning Ordinance Standards, Section 702.B.7.a

D. Development Standards

D.3. Parking Standards	
a. Minimum Parking Standards	<p>110 Parking Spaces will be provided in compliance with Zoning Ordinance Standards, Section 702.E.6:</p> <p>Reductions for Special Needs Populations. For persons or households with special needs, the required parking calculation may be reduced by up to 50 percent upon approval of a parking demand study demonstrating that the number of vehicles parked at the anticipated peak hour can be parked fully on the site.</p> <p>A. The parking demand study shall be sealed by a registered traffic engineer and submitted to the Planning and Development Department for review and approval.</p> <p>B. Additional reductions larger than 50 percent may be granted by obtaining a use permit per Section 307. The parking demand study outlined in Section 702.E.6.a shall be submitted concurrent with the use permit application.</p> <p>C. A parking reduction awarded per this section shall apply only when no other type of parking reduction authorized elsewhere in the Zoning Ordinance has been granted.</p>
b. EV Infrastructure	<p>A minimum of 3% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure.</p>
c. Bicycle Infrastructure	<p>Bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit, up to a maximum of 50 spaces shall be provided through Inverted U and/or artistic racks and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, or through secure parking storage area/s, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.</p> <p>A minimum of 10 percent of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.</p>
D.4. Fences/Walls	
<p>Fences and Walls shall comply with Section 703 of the Zoning Ordinance for Multifamily Development. Note: Maximum height of the walls in the building and/or landscape setbacks cannot be above 3'-4".</p>	

D. Development Standards

D.5. Amenities										
a. Residential Amenities	Residential amenities will include a minimum of three of the following:									
	<table> <tr> <td>1. Interior Community Room</td><td>5. Swimming Pool</td></tr> <tr> <td>2. Outdoor Social Area in a Green Space with Gazebo</td><td>6. Outdoor Grills</td></tr> <tr> <td>3. Community Garden</td><td>7. Dog Park</td></tr> <tr> <td>4. Fitness Center</td><td>8. Shaded Pickleball Court</td></tr> <tr> <td></td><td>9. Bocce Ball Court</td></tr> </table>	1. Interior Community Room	5. Swimming Pool	2. Outdoor Social Area in a Green Space with Gazebo	6. Outdoor Grills	3. Community Garden	7. Dog Park	4. Fitness Center	8. Shaded Pickleball Court	
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3. Community Garden	7. Dog Park									
4. Fitness Center	8. Shaded Pickleball Court									
	9. Bocce Ball Court									

D.6. Shade	
a. Pedestrian Walkways	All pedestrian walkways, including sidewalks, shall be shaded by landscaping to provide a minimum of 75% shade, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
b. Surface Parking	A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by minimum 2-inch caliper, drought tolerant, shade trees.

D.7. Lighting	
<p>Per Zoning Ordinance Standards 703.B.3.a(4) & Section 704.</p> <p>Note: Per Phoenix City Code – Article VII. Shielding and Filtering Outdoor Lighting, Section 23-100 Outdoor lighting and Phoenix Zoning Ordinance Section 704.A Environmental Performance Standards, Outdoor lighting are applicable.</p>	

D.8. Streetscape	
a. Thomas Road	<p>Detached sidewalk width: 6-feet</p> <p>Landscape strip located between back of curb and sidewalk: 10-feet</p> <p>Landscape strip planting standards:</p> <p style="padding-left: 40px;">Sidewalk tree shade coverage: 75%</p> <p>Note: Streetscape should have enhanced landscaping such as Landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.</p>

E. Design Guidelines

The Proposed Development presents a unique opportunity to develop much needed affordable housing for a special needs, senior population directly adjacent to the Adam Diaz Senior Center (the “**Senior Center**”).

Architecturally, the building design emphasizes functionality and aesthetics. Easily identifiable and shaded building entries enhance accessibility, while dynamic, appropriately scaled articulation extends across all four sides of the building to provide four-sided architecture. Textured lap siding at the fourth floor defines the building horizontally, while distinctive yet neutrally colored stucco and alternate material clad frame outs on wall planes and parapet projections of varying heights provide vertical movement across the elevations by use of reveals, recesses, and building projections. These roof line projections present a memorable addition to the streetscape, further enhanced by the adjacent property’s future building with same identifiable design features and contrasting in height and articulation with the neighboring Senior Center.

The following design guidelines shall apply to any multifamily development or public community center development of the Property. Those standards not addressed herein shall comply with Zoning Ordinance Section 507 Tab A or be modified as approved by the Planning and Development Department.

E.1. Design Guidelines	
a. Exterior Materials	Building facades shall incorporate a diverse range of materials to avoid uniformity and enhance visual interest. The following thresholds apply: <ul style="list-style-type: none">• Stucco (30% Maximum)• Glazing (20% Minimum)• Minimum of 25% of the façade shall be composed of at least two of the following materials:<ul style="list-style-type: none">○ Masonry○ Non-reflective coated metal○ Composite paneling○ Lap siding○ Composite wood
b. Color Palette	Cool, gray tones ranging from light to dark, with a pop of color such as deep blue. Facades will include a minimum of three (3) colors.
c. Roofline Guidelines	New development shall include variations in rooflines to provide added visual interest.
d. Façade Restriction	Blank walls shall not exceed 30’ without a variation in texture, materials, color, or building fenestration.
e. Screen Walls	Architectural detailing shall be consistent or complementary to the building façade.
f. Surface Parking Screening	Parking areas shall be buffered from adjacent residential properties and screened from public right-of-way by maximum 6’ tall wall.

F. Signs

All proposed signs shall comply with the City of Phoenix Sign Code Section 705.

G. Sustainability

1. City Enforced Standards

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

- Onsite commercial recycling receptacles.
- Dual glazed windows with high performance low-e glazing.
- Energy efficient landscape and exterior building lighting.
- Drip irrigation system with a 'smart' controller to minimize water waste.
- Bicycle parking
- Water efficient landscaping consisting of xeriscaping, and trees and shrubs that are drought-tolerant, desert adapted, and low maintenance.
- Natural turf shall only be utilized for required retention areas and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department
- A leak detection device shall be installed for the open space area larger than 10,000 square feet.
- 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 drip lines shall be utilized in any turf areas to reduce water waste.
- Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup Program for a minimum of 10 years, or as approved by the Planning and Development Department.

2. Developer Enforced Standards

The Developer will contribute to the City of Phoenix initiative by addressing the following:

- Infill development, placing housing for a special needs population adjacent to an existing facility that provides specialized services for the residents.
- Certification through the ICC 700 National Green Building Standard (NGBS) – bronze or higher, addressing lot development, resource efficiency, energy efficiency, water efficiency, indoor environmental quality, and resident education.
- A minimum HERS Index of sixty-five (65) for the building, tested by a third-party professional.
- Implementation of the Arizona Department of Housing Tax Credit Exhibit D requirements, addressing energy efficiency and the durability of building materials and equipment.
- Use of all low water usage plumbing fixtures.
- All adhesives will comply with Rule 1168 of the South Coast Air Quality Management District and be low VOC products.
- Caulks and sealants will comply with Regulation 8, Rule 51 of the Bay Area Air Quality Management District and be low VOC products.
- All carpeting to be Green Label Plus ("Green Label Plus") certified by the Carpet and Rug Institute.
- Measured envelope leakage will be less than or equal to one 1) CFM50 per square foot of conditioned floor area.

G. Sustainability

- Energystar Rated appliances.
- Programmable thermostats installed in each residential unit.
- Recycle solid waste removal by a private third-party vendor, with regularly scheduled pick-up times. Bins to be located in the first-floor trash room, with disposal occurring via a dedicated recycling chute. This chute will be accessed from a vestibule at each floor of the building. In the vestibules will be posted list of recyclable items for the residents' reference.
- Reduce heat island effect through ample open space, desert adapted landscaping and vegetation to include, shrubs etc.
- Shaded building entries.
- Amenities will be located in areas that minimize direct sun exposure and maximize shade.
- On-site amenities and activity programs to encourage residents to remain on property, reducing offsite traffic trips.

H. Infrastructure

1. Grading and Drainage:

The Proposed Development will be designed to meet the current City of Phoenix “Storm Water Policies and Standards Manual” and will provide for on-site retention of the 100-yr, 2-hour rainfall runoff.

2. Water and Wastewater:

The Proposed Development will be designed to the Planning and Development checklists, the Water Services Department Design Standards Manual for Water and Wastewater Systems, and the 2018 International Plumbing Code (IPC). Development Services has confirmed the 12" sewer line in Thomas Road has capacity. The project will tap into the existing 8" water line, also in Thomas Road, which will require a fire flow test. A pump will be installed should that pressure be below the City's requirements.

3. Water Consumption Stipulations:

- a. 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 residential common areas, as approved by the Planning and Development Department
- b. A leak detection device shall be installed for the open space area larger than 10,000 square feet.
- c. 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.
- d. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
- e. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup Program for a minimum of 10 years, or as approved by the Planning and Development Department.

4. Circulation Systems and Pedestrian Circulation:

The goal for the Proposed Development is to have a friendly, interactive and safe circulation (vehicular and pedestrian) network that encourages safe distribution of motorized and pedestrian (walking and bicycling) traffic. The circulation layout is based upon connectivity, accessibility, pedestrian movement, drop-off point, safety, comfort, convenience and aesthetics. There is one vehicular access point into the site from 41st Avenue, which will be shared with the adjacent R-4 parcel with a recorded use easement. This vehicular point access will be constructed

H. Infrastructure

before or with this development and will be designed to the City of Phoenix detail P1255-1 (30' driveway).

The Proposed Development will provide internal pedestrian walkways throughout the multifamily development and numerous covered building access points for residents. All walkways will have landscaping along the paths to provide shading and comfort to residents moving within and around the development. The building is equipped with multiple access points to the surface parking lot to provide the most direct access to any vehicles in the lot.

5. Reference Traffic Impact Analysis:

Please find the Traffic Impact Statements for the Property attached to the PUD application submittal package for reference.

I. Complete Streets

In 2018, the City of Phoenix adopted Complete Streets Design Guidelines with the goal of promoting health and safety through active streetscapes. The Proposed Development has extremely limited frontage along Thomas Road; therefore, access will be accessed by vehicles from 41st Avenue which only has an approximate 178' frontage. The unique character of the neighborhood and population shall be considered during the design of the street frontage.

The street frontage along the site shall be designed to promote safety for all users, especially for the 55+ senior residents and more vulnerable modes (walking, bicycling, and transit). Shade will be the primary method to reduce the temperature and reduce direct sun exposure for pedestrians. Streetscape designs shall include a landscape design for the pedestrian that provides a comfortable, accessible and aesthetically pleasing development.

Richman will enhance the surrounding area with a Complete Street design by improving the site frontage and encouraging pedestrian access to the City's roadway and pedestrian network. The Proposed Development promotes Complete Streets Design elements as part of the design and integration with the surrounding land uses.

1. Design for Context

Richman envisions a walkable community that is accessible to a diverse variety of tenants. The intent is to create a community that fits in context to the surrounding land uses. The development will provide new vehicular access along 41st Avenue and pedestrian walkways that are designed to be pedestrian friendly with convenient and safe access to the new homes and open space. The Proposed Development will also provide bicycle parking to support the nearby bike lanes and detached sidewalks.

2. Design for Safety

The Property will be designed with accessibility from Thomas Avenue and 41st Avenue to the leasing office, community center and the proposed building. The development is a gated community to provide a sense of security for the residents by limiting outside vehicular traffic. The onsite parking lot has been designed to promote pedestrian safety by having clearly delineated crosswalks and a thorough pedestrian sidewalk network. Accessible parking spaces and crosswalks have been provided and distributed throughout the site. Access for emergency vehicles will be provided from 41st Avenue with a turnaround located near the western property line and will meet City of Phoenix standards.

3. Design for Connectivity

Direct street access and connectivity is provided by direct pedestrian access to Thomas Road and both pedestrian and vehicular access to 41st Avenue. Two access points will be provided to the adjacent Adam Diaz Senior Center. The onsite amenities, existing senior center, and

I. Complete Streets

adjacent retail center are all within walkable distance from the residents' dwellings. Landscaped walking paths are distributed around the development to encourage residents to walk to amenities and mailboxes. A ride share parking space is provided for residents to safely access this mode of transportation.

4. Design for Comfort, Convenience, and Sustainability

A landscaped open space corridor is integrated through the site, giving all residents in the community easy access to the leasing office and pool area. Additionally, parking spaces are located near the proposed apartment building, minimizing the walk from the cars to the dwelling units. Low-water-use plants will be installed in order to reduce usage of potable water for irrigation and low impact development techniques will be implemented on site to encourage additional groundwater percolation in the landscape areas. Street trees will be installed adjacent to the on- and offsite paved areas, along with 17.2% of open space to improve air quality and reduce the urban heat island effect.

All pedestrian walkways, including sidewalks, shall be shaded by landscaping to provide a minimum of 75% shade, as approved by the Planning and Development Department. 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 of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

The site will also have recycling receptacles, shaded building entries, and on-site amenities and activity programs to encourage residents to remain on property, reducing offsite traffic trips.

J. Comparative Zoning Standards Table

Standards	PSC Standards	R-5 Standards	Proposed PUD Standards
A. Minimum Lot Dimensions (Width and Depth)	None	60' width, 94' depth	58' width, 94' depth
B. Dwelling Unit Density (Units/Gross Acre)	Not permitted	43.5	43.5
C. Building Setbacks	25 feet all sides, except 75 feet adjacent to a residential district	Perimeter: None Front: 20' Rear: 15' Side: 10' and 3'	North (adjacent to Thomas): 10'-0" North (Interior): 15'-0" East (interior): 5'-0" East (adjacent 41st Ave): 20'-0" South (Interior): 10'-0" West (Interior): 15'-0"
D. Landscape Setbacks Adjacent to a Street	Building Setbacks	Building Setbacks	North (adjacent to Thomas): 10'-0" North (Interior): 5'-0" East (interior): 5'-0" East (adjacent 41st Ave): 20'-0" South (Interior): 10'-0" West (Interior): 5'-0"
E. Maximum Height	4 stories or 56 feet	4 stories or 48 feet	3 stories or 36 feet
F. Maximum Lot Coverage	25%	50%	50%
G. Open Space	None	5%	5%

K. Legal Description

PARCEL NO. 1:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN MARICOPA COUNTY, STATE OF ARIZONA, IN THE CITY OF PHOENIX DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION 34 FOR A DISTANCE OF 700.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 32 MINUTES 30 SECONDS WEST PARALLEL TO THE WEST LINE OF SAID SECTION 34 A DISTANCE OF 289.60 FEET; THENCE SOUTH 177.09 FEET TO THE CENTER LINE OF THAT CERTAIN ALLEY, AS CONVEYED TO THE CITY OF PHOENIX, BY QUIT-CLAIM DEED RECORDED IN DOCKET 3646, PAGE 22, MARICOPA COUNTY RECORDS; THENCE EAST ALONG THE CENTER LINE OF SAID ALLEY 231.31 FEET TO A POINT IN THE CENTER LINE OF THE NORTH AND SOUTH PORTION OF SAID ALLEY; THENCE NORTH 0 DEGREES 32 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 226.69 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 223.00 FEET; THENCE NORTH 0 DEGREES 32 MINUTES 30 SECONDS EAST, PARALLEL TO THE WEST LINE OF SAID SECTION 34 FOR A DISTANCE OF 240.00 FEET TO A POINT IN THE CENTER LINE OF THOMAS ROAD AND THE NORTH LINE OF SAID SECTION 34; THENCE WEST ALONG SAID LINE 9.98 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTH 40 FEET THEREOF.

PARCEL NO. 2:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN MARICOPA COUNTY, ARIZONA, IN THE CITY OF PHOENIX DESCRIBED AS FOLLOWS:

THE SOUTH 418.69 FEET OF THE NORTH 458.69 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP TWO (2) NORTH, RANGE TWO (2) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THEREFROM THE WEST 933.38 FEET;

EXCEPT THE EAST 30 FEET THEREOF; AND

EXCEPT THEREFROM ALL THAT CERTAIN REAL PROPERTY SITUATED IN MARICOPA COUNTY, STATE OF ARIZONA, IN THE CITY OF PHOENIX DESCRIBED AS FOLLOWS:

THE EAST 393.72 FEET OF THE NORTH 240.00 FEET OF THE SOUTH 418.69 FEET OF THE NORTH 458.69 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 30 FEET THEREOF.

K. Legal Description

PARCEL NO. 3:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

THENCE EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 700.40 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 32 MINUTES 30 SECONDS WEST, PARALLEL TO THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 289.60 FEET;

THENCE SOUTH 177.09 FEET TO THE CENTER LINE OF THAT CERTAIN ALLEY AS CONVEYED TO THE CITY OF PHOENIX, BY QUIT-CLAIM DEED RECORDED IN DOCKET 3646, PAGE 22, MARICOPA COUNTY RECORDS;

THENCE WEST, ALONG SAID CENTER LINE 50.00 FEET;

THENCE NORTH 00 DEGREES 32 MINUTES 30 SECONDS EAST, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 466.69 FEET TO A POINT IN THE CENTER LINE OF THOMAS ROAD AND THE NORTH LINE OF SAID SECTION 34;

THENCE EAST ALONG SAID LINE 48.33 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTH 40 FEET THEREOF.

Tab A

Conceptual Site Plan



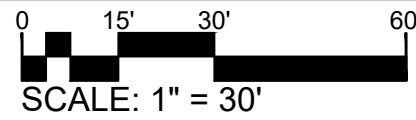
FLOOR	TYPE	1br/1ba		2br/2ba		TOTAL
		A1	A2	B1	B2	
1	VA	27	3	2		32
2	VA	29	6	4		39
3	VA	29	6	4		39
TOTAL		85	15	10		110

PARKING TABULATIONS			
UNIT TYPE	QTY	RATIO	SPACES
1BR	100	1.5	150
2BR	10	1.5	15
REDUCTION*		-50%	-82.5
TOTAL	110		82.5
*50% PARKING REDUCTION PER SECTION 702.E.6			
PARKING REQUIRED:			83
PARKING PROVIDED:	standard		96
	ADA		11
	ADA van		3
Total			110

SITE AREA: 140,415 SF (3.22 ACRES)
EXISTING ZONING: PSC & R-4
PROPOSED ZONING: PUD
APN NO: 108-12-001, 108-12-003, 108-12-007
PROPOSED USED: MULTIFAMILY
DENSITY ALLOWED: 34.5 DU/ACRE
DENSITY PROPOSED: 34.16 DU/ACRE
MAXIMUM LOT COVERAGE ALLOWED: 50%
MAXIMUM LOT COVERAGE PROPOSED: (32,248 SF) 23.0%
ALLOWABLE BUILDING HEIGHT: Three Story or 36'-0"
PROPOSED BUILDING HEIGHT: Three Story and 33'-6 3/4"
COMMON OPEN SPACE REQUIRED: 140,765 sf x 5% = 7,038.25 sf
COMMON OPEN SPACE PROVIDED: 24,213 SF (17.2%)
FLOOR AREA RATIO (F.A.R.): 91,883/140,765 = 0.65 FAR

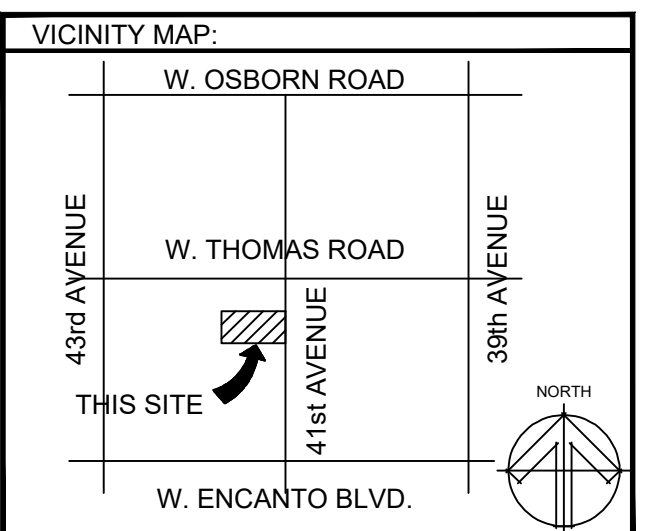
UNIT	BR#	QTY	GROSS SF	NET SF	TOTAL GROSS SF	TOTAL NET SF	BEDROOMS		
A1	1	85	630	575	53,550	48,875	UNIT TYPE	QTY	%
A2	1	15	636	589	9,540	8,835	1BR	100	91%
B1	2	10	915	850	9,150	8,500	2BR	10	9%
TOTAL	120	110			72,240	66,210	TOTAL	110	100%
AVERAGE UNIT SIZE					657	602			
Construction		Gross Area							
Type	Level	Hallways	Residence	Leasing/Mail	Amenities	Maint/ Trash	Storage	Stair / Elev.	TOTAL
IVA	1st	4,190	20,748	1,545	2,828	835	260	755	31,161
	2nd	4,190	25,746	-	-	100	325	-	30,361
	3rd	4,190	25,746	-	-	100	325	-	30,361
	TOTAL	12,570	72,240	1,545	2,828	1,035	910	755	91,883

CON



IF THIS BAR SCALE DOES NOT MEASURE 2", THEN THE DRAWING IS NOT TO SCALE.

CONCEPTUAL SITE PLAN



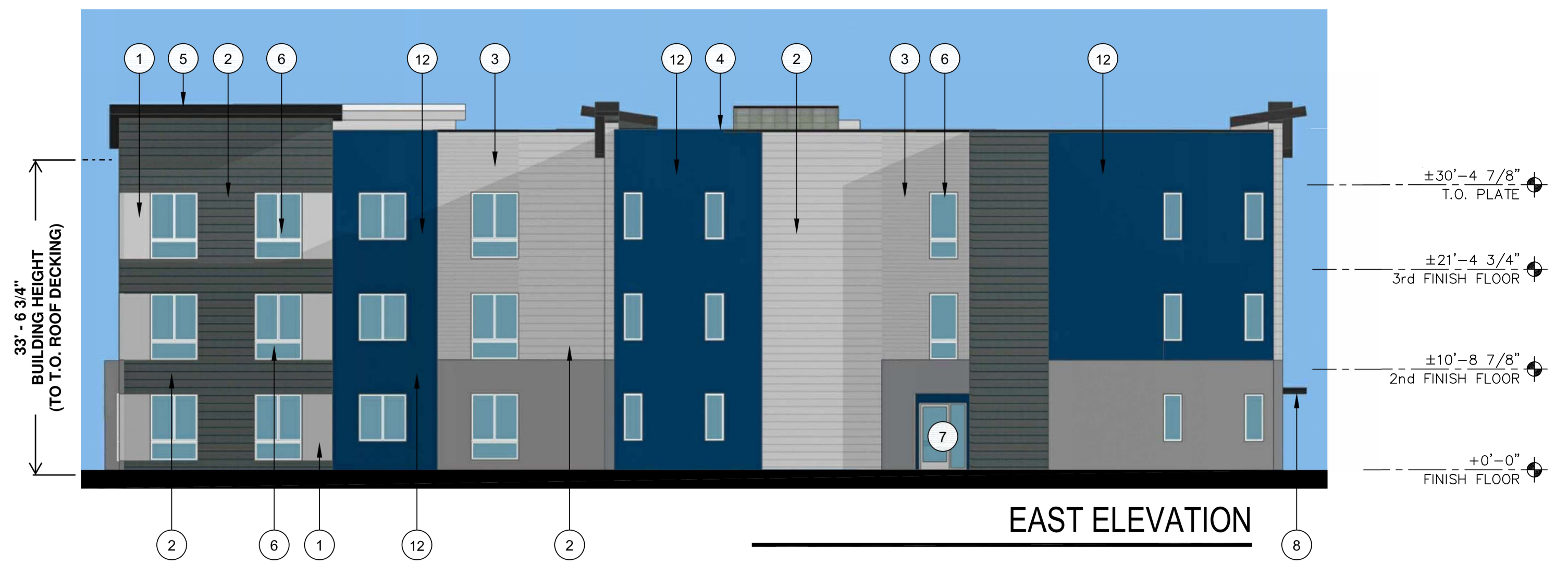
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Tab B

Conceptual Color Elevations



MATERIAL LEGEND	
1.	STUCCO
2.	FIBER CEMENT LAP SIDING (8" REVEAL)
3.	FIBER CEMENT LAP SIDING (4" REVEAL)
4.	PRE-FINISHED METAL PARAPET CAP
5.	STANDING SEAM METAL ROOFING OVER SLOPED ROOF/PARAPET
6.	WINDOW, PER PLAN
7.	DOOR, PER PLAN
8.	SHADE STRUCTURE
9.	OVERHEAD COILING DOOR (TRASH ROOM)
10.	STACKED BOND CMU
11.	ELECTRICAL GEAR LOCATION
12.	FIBER CEMENT PANELING (SMOOTH FINISH)



PROPERTY INFORMATION:	
KIVA #:	24-1392
SDEV:	2400455
PAPP:	2406337
PARCEL #:	108-12-001S/108-12-007
QS #:	Q14-19

TRG 41st AVENUE

41st AVENUE & W. THOMAS RD.,
PHOENIX, AZ 85019

PUD REZONING SUBMITTAL

CONCEPTUAL ELEVATIONS
(N.T.S.)

OWNER:



The Richman Group of Arizona
777 W. Putnam Avenue,
Greenwich, CT 06830

Tab C

Conceptual Landscape Plan

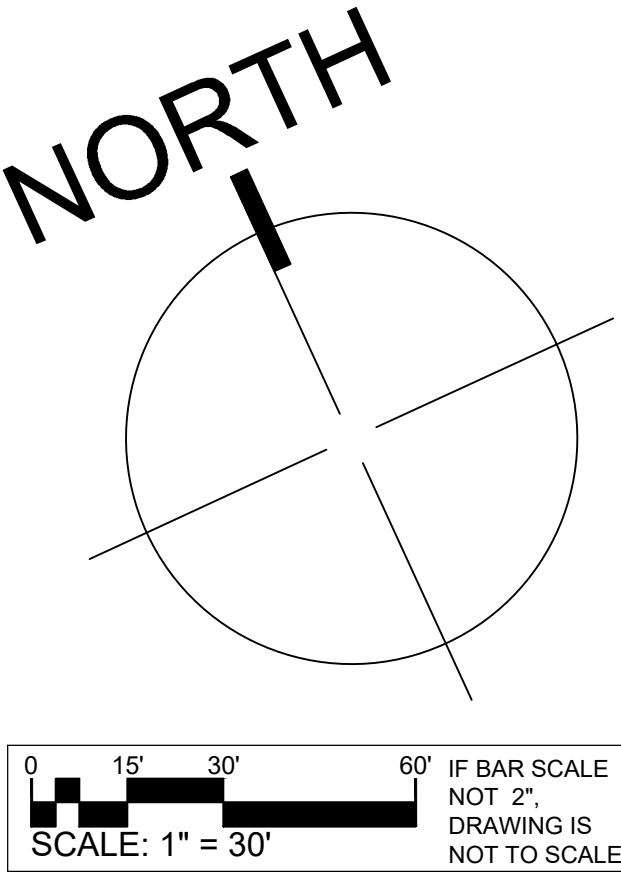


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PRELIMINARY LANDSCAPE PLAN

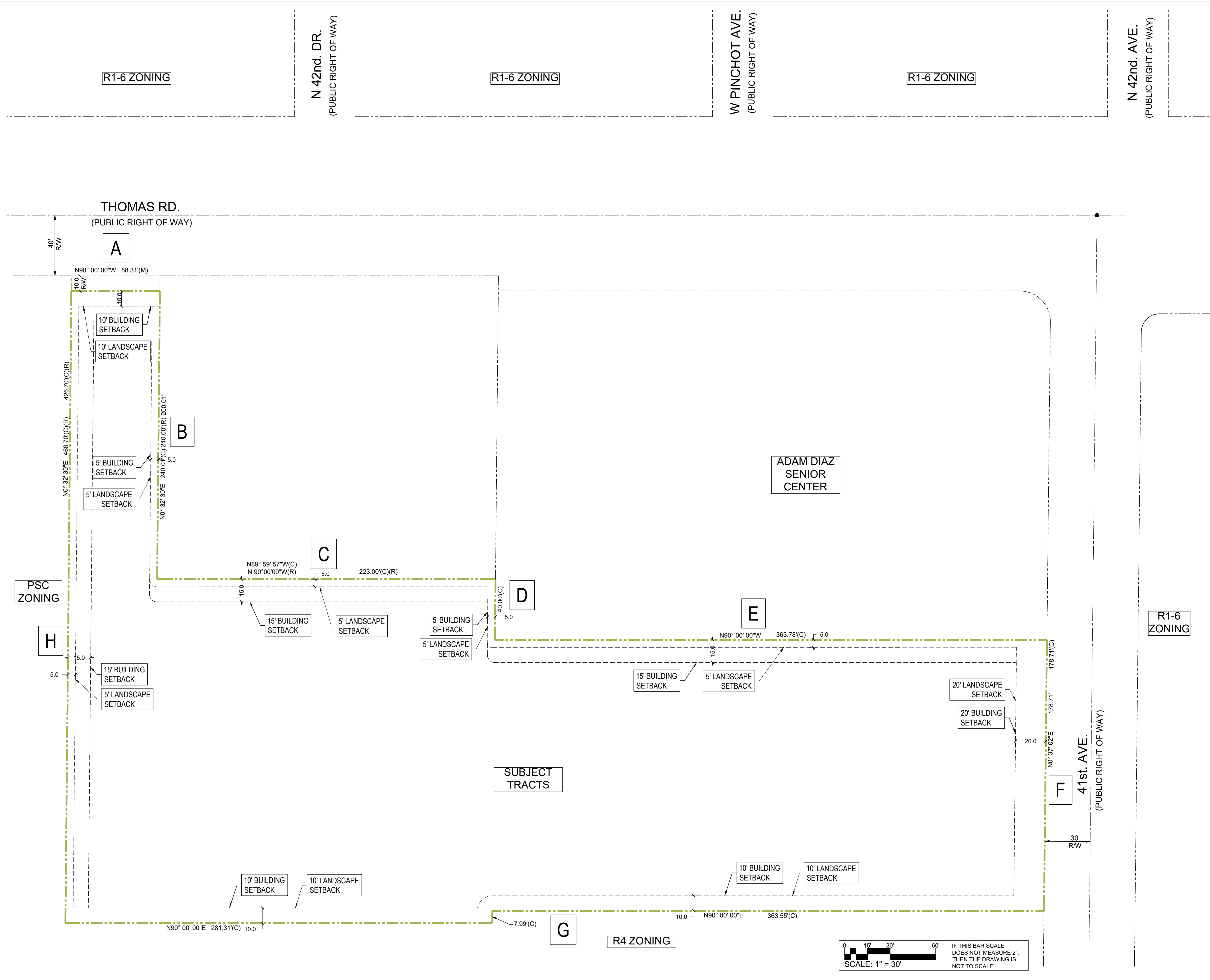
SYMBOL	SPECIFICATION
	Tree species to be one of the following and to be minimum 15 gallon container size: Quercus virginiana (Southern Live Oak) Prosopis chilensis "Hybrid" (Thornless Chilean Mesquite) Chilopsis linearis (Desert Willow) Ulmus parvifolia (Chinese Elm) Pistacia chinensis (Chinese Pistache) Cercidium hybrid "Desert Museum" (Desert Museum Palo Verde) x Butagrus nabonnandi (Mule Plum) Phoenix dactylifera (Date Palm) Pinus edulis (Mondel Pine) Lagerstromia indica (White Crape Myrtle) Sophora secundiflora (Texas Mountain Laurel) Lagerstromia indica "Dynamite" (Bush Crape Myrtle)
	Shrub species to be one of the following and to be minimum 5 gallon container size: Carissa grandiflora (Natal Plum) Tecoma hybrid (Orange Jubilee) Phoenix roebelenii (Pigmy Date Palm) Leucophyllum candida "Thundercloud" (Thundercloud Sage) Dodonea viscosa (Hopseed Bush) Tecomania capensis (Cape Honeysuckle) Agave bracteosa (Spider Agave) Hibiscus rosa-sinensis (Chinese Hibiscus) Hesperaloe parviflora (Red Yucca) Caesalpinia pulcherrima (Red Bird of Paradise) Senna philodendria (Silver Leaf Senna) Nerium oleander (Pettie Pink Dwarf Oleander) Ruellia peninsularis (Desert Ruellia) Raphiolepis indica (Indian Hawthorn) Xylosma congesta (Shiny Xylosma) Muhlenbergia capillaris "Regal Mist" (Regal Mist Deer Grass)
	Note: Areas with this hatch pattern are have shrubs from the list above and additional ground cover options. Ground cover species to be one of the following and to be minimum 1 gallon container size: Lantana montevidensis (Gold Mound Lantana) Convolvulus cneorum (Bush Morning Glory) Rosmarinus officinalis (Prostrate Rosemary) Wedelia trilobata (Yellow Dots) Ruellia brittoniana "Katie" (Katie Ruellia) Tulbaghia violacea (Society Garlic) Cynodon dactylon (Midiron Hybrid)
	Turf grass areas to be the following species and installed as sod Cynodon dactylon (Midiron Hybrid)

SETBACK LANDSCAPE MINIMUM NOTE:
SETBACKS OFF OF ROW TO HAVE (1) 15GAL TREE PER 500SF OF SETBACK AREA AND (1) 5 GALLON SHRUB PER 100SF
SETBACKS OFF OF INTERNAL PROPERTY LINES TO HAVE (1) 15 GAL TREE PER 20 LINEAR FEET AND (1) 5GAL SHRUB PER 5 LINEAR FEET)



Tab D

Setback Exhibit

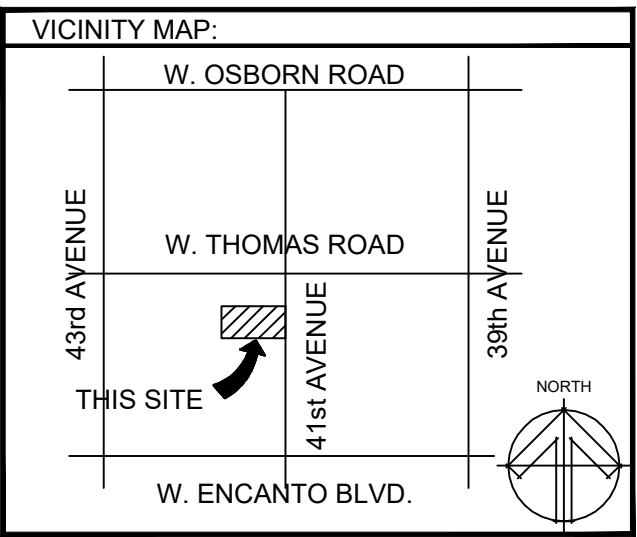
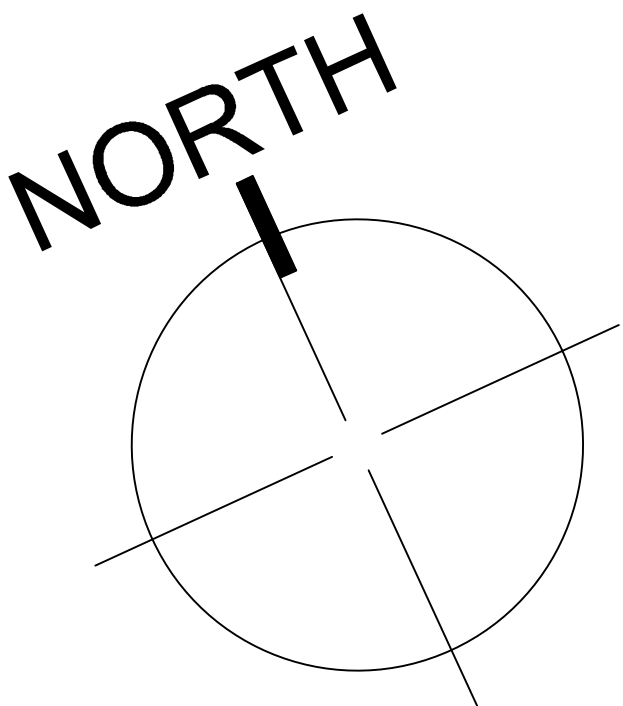


Minimum Building Setbacks

- A - North (adjacent to Thomas Road): 10'-0"
- B - East (interior): 5'-0"
- C - North (interior): 15'-0"
- D - East (interior): 5'-0"
- E - North (interior): 15'-0"
- F - East (adjacent to 41st Avenue): 20'-0"
- G - South (interior): 10'-0"
- H - West (interior): 15'-0"

Minimum Landscape Setbacks

- A - North (adjacent to Thomas Road): 10'-0"
- B - East (interior): 5'-0"
- C - North (interior): 5'-0"
- D - East (interior): 5'-0"
- E - North (interior): 5'-0"
- F - East (adjacent to 41st Avenue): 20'-0"
- G - South (interior): 10'-0"
- H - West (interior): 5'-0"



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SETBACK EXHIBIT