DUNHAVEN

PLANNED UNIT DEVELOPMENT NARRATIVE

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OCT 2 6 2026
Planning & Development Department

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A. PURPOSE AND INTENT

RVi Planning and Landscape Architecture is pleased to submit the following narrative document to request a Planned Unit Development (PUD) for approximately 15.3 acres known hereto as Dunhaven (the Project), on behalf of Lennar Arizona, LLC (Lennar) with permission of the Property Owner. Dunhaven is a single-family detached residential infill community located approximately 360 feet south of the southeast corner of Lower Buckeye Road and 83rd Avenue in Phoenix, Arizona (the Property). The subject property of this PUD is approximately 15.3 acres of land known as Assessor Parcel Number 104-53-001D. See ***Exhibit 1: Context Aerial***, and ***Exhibit 2: Aerial Map.***

1. Project Overview and Goals

This is a request to unify the existing C-1, C-2, and R1-8 zoning on the Property under a PUD. This PUD will serve as a framework for the Dunhaven community that fits the context of the surrounding development while adding new housing options to this established area and providing an appropriate transition between existing residential and new commercial that is to be developed along the Lower Buckeye frontage. See ***Exhibit 3: Existing Zoning*** and ***Exhibit 4: Proposed Zoning.***

The purpose of this PUD is to promote a quality single-family residential community featuring a combination of thoughtfully designed housing product options that are well-suited to the area's context and character. This request activates this long-undeveloped infill property and creates the necessary framework to facilitate the development of a cohesive residential neighborhood with demonstrable marketability in this established area of Phoenix.

A concurrent Minor General Plan Amendment (GPA) from '2 to 3.5 dwelling units per acre (du/ac) - Traditional Lot' to '5 to 10 dwelling units per acre (du/ac) - Traditional Lot' is in progress to support the proposed request. This adjustment ensures conformance between the General Plan and the proposed PUD zoning, aligning the planned land use with the City's General Plan. See ***Exhibit 5: Existing General Plan Land Use Map*** and ***Exhibit 6: Proposed General Plan Land Use Map.***

This PUD is intended to be a stand-alone document of zoning regulations for the Project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. If there are conflicts between specific provisions of this PUD and the Zoning Ordinance, the terms of this PUD shall apply. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City.

2. Project Design Concept

The Dunhaven community draws inspiration from the distinctive character and beauty of the Sonoran Desert, translating its natural qualities into a thoughtfully designed suburban residential setting. The community will embrace a desert cottage architectural theme, incorporating warm, natural materials, earth-inspired colors, shaded outdoor spaces, and forms that complement the surrounding landscape.

Dunhaven will be envisioned as a suburban desert oasis, balancing the region's arid character with abundant shade, greenery, and inviting outdoor spaces. Native and adaptive plant materials, water-conscious landscaping, and climate-responsive design strategies will support a sustainable and comfortable environment while reinforcing the community's connection to its desert setting.

Through a cohesive relationship between architecture, landscape, streetscapes, and open spaces, Dunhaven will establish a strong and distinctive sense of place. The design will complement the existing identity of the area while contributing a unique neighborhood character that enhances the overall vision and character of Estrella Village.

B. LAND USE PLAN

1. Description of Land Use

The community design proposed with this PUD reflects Lennar's vision for Dunhaven as a cohesive, thoughtfully designed neighborhood featuring detached single-family homes. Dunhaven features a suburban desert oasis design character through its landscaping theme, design accents, wall elevations, architecture and amenity design for a unified and complementary aesthetic throughout the community.

A connected network of detached sidewalks and meandering shaded walking paths link homes to amenity areas, providing an enhanced walkable community design for residents withing Dunhaven. The site layout is designed to support safe, efficient vehicular circulation while minimizing conflicts with pedestrians by directing walkways through shared open-space areas.

2. Description of Conceptual Site Plan

The conceptual site plan creates a deliberately crafted single-family residential community that addresses existing site constraints, including a 20' SRP easement along the 83rd Avenue frontage, a 10" public sewer main running approximately 130' north of the southern property line within a 50' public sewer easement, and two dead-end street connections at 82nd Drive and Williams Street.

The site plan addresses all relevant site issues, constraints, challenges, and requirements such as site access, site vehicular circulation and traffic impact, site drainage and retention, utilities, open space, walls and other required site improvements. The specific lot count identified on the plan is conceptual and will be finalized during the development plan review process, subject to the PUD standards established herein. See ***Exhibit 7: Site Plan.***

The proposed PUD will provide a distinct and inviting living environment for its residents through design features, the use of various complimentary building materials and architectural focal points to emphasize the project's unique suburban desert oasis theme. The architectural features will work together to establish a distinct site identity that complements nearby properties and creates a welcoming environment for residents and guests. As reflected in the elements described above and throughout this document, the proposed PUD presents a carefully planned, marketable housing opportunity within an established area of Phoenix.

C. LIST OF USES

Unless modified herein, the permitted uses shall be as permitted for the R1-6 zoning district, pursuant to Section 608 of the Zoning Ordinance. The Zoning Administrator may issue interpretations for analogous land uses, as authorized by Zoning Ordinance Section 307.A.3.

1. Permitted Uses

As permitted for the R1-6 zoning district, pursuant to Section 608 of the Phoenix Zoning Ordinance.

2. Temporary Uses

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

3. Accessory Uses

As permitted for the R1-6 zoning district, pursuant to Section 608 of the Phoenix Zoning Ordinance.

D. DEVELOPMENT STANDARDS

The Dunhaven community shall comply with Section 507 Tab A (Guidelines for Design Review) of the Zoning Ordinance and the provisions governed by the Zoning Ordinance for the R1-6 zoning district's Planned Residential Development (PRD) option, as modified herein. If there are conflicts between specific provisions of this PUD and the Zoning Ordinance, including design guidelines, the terms of this PUD shall apply. General development standards applicable to the Project are listed below.

1. Development Standards

The development standards regulations for Dunhaven are based on the City's comparable R1-6 Planned Residential Development (PRD) standards set forth by Section 613 "R1-6 Single-Family Residential," of the Phoenix Zoning Ordinance. Modifications that exceed the Zoning Ordinance standards are identified in bold below.

TABLE 1: DEVELOPMENT STANDARDS	
STANDARDS	**PUD**
Lot width (minimum)	None
Lot depth (minimum)	None
Development density (maximum)	5.5 PDU/AC (gross); 6.5 with bonus
Subdivided lots (maximum)	5.5 lots/AC (gross); 6.5 with bonus
Individual lot setbacks (minimum)	Front: 10 feet. Rear: none. (1) Street side: 10 feet. Interior sides: none. (1)
Garage door/carport entry setback (minimum)	Front: 18 feet.
Projections	Per City Code Section 701.A.3.b
Development perimeter building setback (minimum)	Perimeter street: 20 feet. Other property line: 15 feet.
Development density (maximum)	5.5 PDU/AC (gross); 6.5 with bonus
Subdivided lots (maximum)	5.5 lots/AC (gross); 6.5 with bonus
Perimeter street landscape setback (minimum)	**20 feet. May be provided as part of the required building setback.**
Building height (maximum)	**2 stories and 30 feet**
Lot coverage (maximum)	60% total for development (2)
Common open space (minimum)	**18% of gross area (3)**
Street frontage requirement	Public street or private accessway
Other applicable regulations:	Subdivisions: Chapter 32, City Code; Design review: Section 507 Tab A; Bonus: Section 608.H
Garage Width (maximum)	2 car widths
Garage Door Elevation - Garage Door Width (maximum)	**65% of house width**
Vehicular Parking (minimum)	Per City Code Section 702.C - 2 spaces per primary dwelling unit

Notes:

(1)Established by Building Code.

(2)Per City Planned Residential Development (PRD) option calculations.

(3)Common Open Space includes all common tracts regardless of location, size, and/or slope.

2. Landscape Standards

The descriptor character design theme is represented throughout Dunhaven's landscape character and planting design as shown on ***Exhibit 8: Landscape Plan*.**

The plant palette will consist of drought-tolerant trees, shrubs, accents, and groundcovers, and utilize efficient irrigation systems to support the landscape materials to ensure the efficient use of water. Landscape standards shall comply with Section 507 Tab A (Guidelines for Design Review) of the Zoning Ordinance, as modified herein.

TABLE 2: LANDSCAPE STANDARDS	
STANDARDS	**PUD**
Perimeter Street Landscape Setback and Entryway Planting Standards	Trees: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings. Live Coverage: Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% coverage at maturity except in areas that are unable to be planted (e.g. driveways) and where utility and/or site conflicts exist (e.g. easements), as approved by the Planning and Development Department.
Pollinators in Common Area Landscape Areas	Minimum 5% of required shrubs, shall be a milkweed or other native pollinator species, as approved by the Planning and Development Department.
Irrigation Systems	Pressure regulating sprinkler heads and/or drip lines shall be utilized.

3. Parking Standards

Parking standards shall comply with Section 702 of the Zoning Ordinance, as modified herein. Each residential lot features a driveway and minimum two car garage to accommodate parking. Local roadways allow for on-street parking where applicable throughout the community to accommodate guest parking.

TABLE 3: PARKING STANDARDS	
STANDARDS	**PUD**
Vehicle Parking (Minimum)	Per Zoning Ordinance Section 702.C – 2 spaces per primary dwelling unit.
Electric Vehicle Parking	Developer shall provide EV-Capable (electrical wiring to allow for a future junction box and appropriate voltage for an outlet capable of charging a vehicle) garage.
Bicycle Parking (minimum)	15 total bicycle parking spaces to be provided through inverted U and/or artistic racks near amenity area(s) and installed per requirements of Zoning Ordinance Sections 1307.H.2, 1307.H.4, and 1307.H.5.
Special Parking Standards	No more than 55 percent of the required front yard shall be used for driveways, maneuvering areas, and non-required parking spaces.

4. Fence and Wall Standards

Fence and wall standards shall comply with Section 703 of the Zoning Ordinance. A cohesive suburban desert oasis character design theme is reflected throughout the fence and wall design of the community through the use of colors and materials. The Project is planned for entry theme walls along the 83rd Avenue frontage. The Project's fence and wall design will feature character and theming elements as illustrated on ***Exhibit 9: Wall Plan***, and ***Exhibit 10: Wall Elevations***.

5. Open Space / Amenity Standards

Open Space/Amenity standards shall comply with Section 507 Tab A (Guidelines for Design Review) of the Zoning Ordinance, as modified herein. The Project will extend the suburban desert oasis character throughout its amenities through complementary architecture and material selections, creating a unified aesthetic across the Dunhaven community. Open-space areas will foster social interaction and outdoor recreation by incorporating shaded seating, passive and active amenities, and meandering pedestrian pathways.

A selection of quality amenities shall be provided in substantial conformance to ***Exhibit 8: Landscape Plan*** and the table provided below. Additional design character elements not listed in the table and exhibit(s) can be provided as long as the design elements are in support of the overall character and intent of this PUD.

TABLE 4: OPEN SPACE/AMENITY STANDARDS

STANDARDS	PUD
Common Open Space	Common Open Space includes all common tracts regardless of location, size, and/or slope. Common open space and retention tracts/ easements should be landscaped and accessible. Any proposed seating areas should be shaded by structures or vegetation (75 percent at maturity). Streets (public and/or private) and required perimeter landscape setbacks will not count towards common open space.
Community Amenity	A minimum of 3 of the following amenities, or comparable components, shall be provided: • Patio Space • Overhead Shade Sails • Bollard Lighting • Open Turf Lawn • Seating Bench • Trail • Concrete Sidewalk • Ramada with Picnic Bench • Turf Area • Tot Lot • Shade Tree
Seating Node	A minimum of 2 of the following amenities, or comparable components, shall be provided: • Bollard Lighting • Seating Bench • Trail • Concrete Sidewalk • Shade Tree

6. Shade Standards

Shade standards shall comply with Section 507 Tab A (Guidelines for Design Review) of the Zoning Ordinance, as modified herein. The Dunhaven community is designed to meet the City's shade requirements to the greatest extent possible. However, the frontage along 83rd Avenue is encumbered due to the location of an abutting 20' SRP easement. While 75% shade is required adjacent to public and private walkways under the provisions of this document, planting along the proposed pedestrian sidewalks on 83rd Avenue is limited due to the existing SRP easement. The remaining unencumbered portions of the community will offer 75% shade coverage to enhance pedestrian comfort and promote a walkable development.

Featured areas within the community will provide a 75% shade coverage through the use of shade sails and shade trees to enhance pedestrian comfort, and additional meaningful shade coverage will be provided for seating nodes and amenities. See ***Exhibit 8: Landscape Plan***, and ***Exhibit 11: Amenity Enlargements.***

TABLE 5: SHADE STANDARDS

STANDARDS	PUD
Public and Private Pedestrian Walkways	75% by landscaping, structure, or combination of landscaping and structure except in areas that are unable to be planted (e.g. driveways) and where utility and/or site conflicts exist (e.g. easements), as approved by the Planning and Development Department.

7. Lighting Standards

Lighting standards shall comply with Section 507 Tab A (Guidelines for Design Review) and Section 704 (Environmental Performance Standards – Outdoor Lighting) of the Zoning Ordinance as applicable. Site lighting will include enhanced elements such as bollard lighting in open space areas, uplighting for specimen trees and landscaping, and ground mounted uplights and halo lit lettering at the primary entry monument to provide safety, wayfinding, and architectural enhancement throughout the community.

E. DESIGN GUIDELINES

The Dunhaven community features enhanced design guidelines to support this PUD request. The Project shall conform to applicable Zoning Ordinance design guidelines in Section 507 Tab A, as modified herein, and to the guidelines identified below. In the event of a conflict between the Zoning Ordinance and this PUD, the provisions of the PUD shall control.

1. Architectural Design Guidelines

Dunhaven presents a welcoming interpretation of traditional cottage architecture, drawing inspiration from the surrounding Sonoran Desert. Natural materials, muted colors, and carefully crafted details establish a timeless character rooted in the Arizona landscape. The Project features a range of distinct housing elevations that enhance the character of the community through a visually appealing architectural character. See ***Exhibit 12: Character Storyboard***, and ***Exhibit 13: Architectural Elevations***.

The following material standards shall be applied to the noted elevations:

- Front Elevation: Max. 75% stucco finish; Min. 25% other materials (at least five) from following list:
  - Composite siding
  - Board and batten
  - Composite trim board
  - Glazing
  - Decorative shutters
  - Decorative light fixture(s)
  - Decorative wood bracket(s)
  - Color blocked popout massing (2-story only)
- Side and Rear Elevations on two story homes above the property wall: Max. 85% stucco finish; Min. 15% other materials (at least three) from following list:
  - Composite siding
  - Board and batten
  - Composite trim board
  - Glazing
  - Flat concrete roofing tiles
  - Decorative shutters
  - Decorative light fixture(s)
  - Decorative wood bracket(s)
  - Color blocked popout massing

The architectural design of the community utilizes the following unified elements to establish visual interest and a sense of place:

- Manipulation of massing – vertical and horizontal changes in plane
- Building articulation
- Incorporating innovative textures, materials, colors
- Building offsets, reveals, recesses, building projections, columns, masonry piers, or other architectural treatment
- Varied heights
- Wall enhancements
- Decorative lighting
- Regionally significant

Architectural styling of the future housing product and colors and materials chosen by the developer shall complement the desert cottage design character, colors, and materials illustrated in the graphics provided and shall help reinforce a distinctive character for Dunhaven while encouraging flexibility. A variety of home designs and architectural elevations will be included to create a distinctive neighborhood with visual diversity. All development will be subject to the City's Design Review Process with architectural floor plans and elevations to be provided at the time of review.

Lennar will offer a mix of one-story and two-story plans, with a minimum of three elevations each, featuring distinct styles such as Craftsman, Cottage, Modern Farmhouse, and other alternate architectural styles, which will create a diverse range of options for future Dunhaven residents.

Building elevations shall incorporate architectural articulation and detailing to create visual interest and depth. Elements may include, but are not limited to, offsets, recesses, projections, pilasters, varied rooflines, varied window placement, covered entry features, window shutters, stone veneer accents, or similar components. Decorative variations in carriage lighting will be provided on the front of homes to elevate the facades. Additional variety in paint and roof tile will further enhance the diversity of the streetscape. Illustrative elevations featuring a selection of the noted styles and design elements are provided as ***Exhibit 13: Architectural Elevations***.

i. Garage Treatment

Section 507 Tab A of the Zoning Ordinance addresses garage treatment for detached single family homes through the established design guidelines for the Subdivision Diversity Design Review process. A

modification to 507 Tab A.II.C.8.3, "Garage Treatment" is requested to allow garages to take up more than 50% of the lot width in order to accommodate the unique range of housing product options. The Project will permit garages to take up 65% of the lot width and minimize the impact of the garage and diminish perceived "garage dominance" through product orientation and architectural design elements including but not limited to the use of recessed garage doors, covered entries and/or columns set forward of garage doors, complementary colors, window treatments, visually interesting panels with textured or slatted design, or similar treatment. Illustrative elevations featuring these elements are provided as ***Exhibit 13: Architectural Elevations***.

Garage doors shall be designed as an integrated architectural element of the home and shall contribute to the overall quality and visual character of the streetscape. Design of garage doors shall include windows, raised or recessed panels, and/or other architectural trim as approved by Planning and Development. They also may include variation in color, material, panel configuration, and surrounding architectural detailing. Garage door treatments and adjacent elements shall be thoughtfully coordinated with the overall building design to enhance visual interest and avoid monotonous appearances, as approved by the Planning and Development Department. Additionally, no garages will be visible or facing the perimeter public street and sidewalks.

2. Subdivision Design Guidelines

The subdivision design for the community encourages a variety of product elevations while enhancing the community character through the following design techniques:

- Mix of product types and/or elevations
- Meandering sidewalks and/or trails

As shown on ***Exhibit 7: Site Plan*** and ***Exhibit 8: Landscape Plan,*** the Project's subdivision and landscape plans establish an attractive residential neighborhood that creates an appropriate transition to the surrounding uses. Throughout the community, open-space areas encourage social interaction and outdoor activity through shaded seating areas, passive and active recreation spaces, and meandering pathways.

As stated above, Lennar will offer a range of four distinct floorplans with a mix of two (2) one-story and two (2) two-story plans. A minimum of three elevations will be provided for each plan, featuring distinct styles such as Craftsman, Cottage, Modern Farmhouse, and other alternate architectural styles, which will create a diverse range of options for future Dunhaven residents. Building elevations shall incorporate architectural articulation and detailing to create visual interest and depth. Elements may include, but are not limited to, offsets, recesses, projections, pilasters, varied rooflines, varied window placement, covered entry features, window shutters, stone veneer accents, or similar components. Decorative variations in carriage lighting will be provided on the front of homes to elevate the facades. Additional variety in paint and roof tile will further enhance the diversity of the streetscape. A minimum of three color schemes will be provided per floorplan, and selected color schemes shall not be repeated on adjoining lots. Illustrative elevations detailing the mix of product types and elevations are provided as ***Exhibit 13: Architectural Elevations.***

3. Open Space Design Guidelines

The open space design for the community provides diversified amenities for recreational use and gathering places for community interaction through the following guidelines:

- Shading through structures such as ramadas, canopies, covered rest areas, and functional landscaping
- Active and passive recreation such as tot lots, ramadas, benches, and other appropriate amenities
- Trail connections

Dunhaven exceeds the City's minimum 5% common open space requirement by providing a minimum of 18% common open space for the community, including the open space, amenity, and retention areas as defined in Section D.5 of this PUD.

The amenity design for Dunhaven will a emphasize a well-defined suburban desert oasis design character through the use of colors and materials. Site structures, shade elements and landscape character will be designed to provide a sense of place and theming.

The ownership, control and maintenance of landscaping, open space and recreation facilities will be conveyed to and held in common by homeowners' association(s) (HOA) and/or a joint maintenance association.

4. Landscaping Guidelines

The landscape design for the Project provides shade, softens the look of the development, and enhances community character through the following elements:

- Themed landscape palette
- Low water use plants
- Preservation and/or salvage plan
- Identifiable landscaped streetscape
- Clustering of trees at appropriate locations

The Project will emphasize a well-defined suburban desert oasis design character through its landscaping theme, wall elevations and amenity design for a cohesive and complementary aesthetic within all of Dunhaven. Please refer to ***Exhibit 8: Landscape Plan*** and ***Exhibit 10: Wall Elevations.***

The landscape design concept will provide a palette of colorful, lush, drought-tolerant, and desert-adapted low water use plants and shade trees utilizing the Phoenix Active Management Area Low Water Using Plant List. Trees will be thoughtfully clustered as conceptually identified on the Landscape Plan. Finalized landscape plans will be provided during the development plan review process and an approved Salvage Plan has been implemented on the Property.

F. SIGNS

Monument entry signage and enhanced landscape treatments with design elements featuring the community's suburban desert oasis character are provided at the primary entry off of 83rd Avenue as a thoughtful design element to provide residents with a sense of arrival into the community. An entry monument elevation has been provided as ***Exhibit 14: Entry Monument Elevation and Plan.***

Unless otherwise noted in the design details illustrated on the sign plan and elevations, Dunhaven shall comply with the City of Phoenix Sign Regulations and Zoning Ordinance. The signage illustrated herein is to act as the Comprehensive Sign Plan for Dunhaven in lieu of a separate submittal process.

G. SUSTAINABILITY

1. Standards that are measurable and enforceable by the City during the site plan review and inspection process.

Dunhaven includes specific, enforceable sustainability measures consistent with the City of Phoenix's objectives for resilient and resource-efficient development. Landscaping will feature drought-tolerant, desert-adapted species identified on the Phoenix Active Management Area Low Water Using Plant List, helping satisfy applicable City standards and conserve water over the long term. Water-efficient irrigation systems will be installed to support the landscape areas and minimize water use. The City will review and approve all landscape plans, irrigation systems, and open-space improvements as part of the development plan review process.

The Project's circulation and open space design features shade to mitigate the urban heat island heat effect through clusters of drought-tolerant trees and shaded, detached pedestrian sidewalks, which the City will enforce during development plan review.

2. Practices or techniques the development will be responsible for implementing.

The developer will implement sustainability and resource-efficient measures consistent with the standards identified above. These measures will include the use of drought-tolerant, desert-adapted plant species listed on the Phoenix Active Management Area Low Water Using Plant List, along with efficient irrigation systems. Shaded circulation and open-space features, including clustered shade trees and shaded pedestrian sidewalks, will also be incorporated. The Project's desert cottage-inspired architecture will utilize durable, regionally appropriate materials designed to minimize long-term maintenance and promote energy-efficient building performance. Lennar is WaterSense certified both locally and through the EPA, and is committed to using WaterSense approved fixtures and leak detection devices. Additionally, the Association will participate in the City of Phoenix Homeowners Association Water Efficiency Program by, after the Declarant Ownership Period, meeting with City staff to discuss landscape watering efficiencies for the Project.

Together, these strategies demonstrate the Project's commitment to sustainability while advancing the City's broader objectives for walkability, water conservation, resilient neighborhood design, and high-quality community character.

TABLE 6: PUBLIC SERVICES AND UTILITIES	
UTILITY	**PROVIDER**
Water	City of Phoenix
Sewer	City of Phoenix
Electric	SRP
Gas	Southwest Gas
Telephone / Cable	FisionX / Hotwire and Cox Communications
Solid Waste	City of Phoenix

H. INFRASTRUCTURE

1. Grading and Drainage

According to the flood insurance rate map 04013C2190M dated November 4th, 2015, this property is located in flood zone "X". Zone "X" is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 mile; and areas protected by levees from 1% annual chance flood.

There is an existing concrete irrigation ditch along the 83rd Ave frontage of the project site. This will be converted to a pipe underground and placed in an easement in coordination with SRP. The proposed development will provide retention for the 100-year, 2-hour storm event per the City of Phoenix design guidelines. The retention areas will be limited to a maximum of 3 feet of water depth and graded with maximum side slopes of 3:1. All retention facilities will be drained within 36 hours of a major storm event as required by the City of Phoenix Drainage Design Manual.

2. Water and Wastewater

All proposed utility systems and plans will be accessed and designed per the standards of the City and utility company to be submitted for review and approval during the plan review process. A list of the anticipated utility providers is identified below.

i. Water

There is an existing 12" DIP water main in 83rd Avenue appears to have adequate capacity to serve the site. The development will need to connect to the existing line twice with a looped 8" DIP main. The water pressures need to be verified by a fire flow test and WaterCAD model.

ii. Wastewater

There is an existing 10" VCP public sewer main that runs east to west in a 50' easement, tying into the 30" main in 83rd Ave. The existing main appears to be adequate to serve the development based on the as-builts provided by the city. The main is active, serving the existing development to the east. It is assumed that its condition is sufficient to not need replacement. A sewer layout consisting of an 8-inch sewer pipe will be proposed to convey the wastewater to the existing 10" VCP sewer main.

3. Circulation Systems

Primary access to Dunhaven will be provided off of 83rd Avenue. The driveway will facilitate 3/4 access with a proposed median break that will provide southbound traffic with a left turn lane. 83rd Avenue is an existing roadway with a current dedication of 33' for the eastern half street. The City's street classification map shows this segment of road as the 'CM' Arterial Section, with an ultimate 55' half street right of way. The additional right of way needed to complete this half street and associated improvements will be dedicated as part of this project. See ***Exhibit 15: Street Sections.***

The property also has approximately 50' of frontage along Lower Buckeye Road. Lower Buckeye Road is also classified as a 'CM' Arterial Section, with 33' feet of right of way currently dedicated on the south side. The additional right of way needed to complete this roadway section and associated improvements will be dedicated as part of this project. Additionally, a 30' Multi-Use Trail Easement will be provided adjacent to this right of way to connect to the larger regional trail system in the area.

The proposed community features a local street network utilizing the City's Section "I" that will tie into 83rd Avenue as well as the two existing dead end roadway stubs that lead to the property at 82nd Drive and Williams Street. The internal roadway provides access to each lot within the neighborhood and allows for on-street parking where applicable. The proposed amenities and network of pedestrian pathways will be easily accessible from the local loop roadway. See ***Exhibit 16: Circulation Plan*** for an illustration of the intended street pattern.

Pedestrian circulation is a significant and intentionally designed component of this PUD, supporting the character of Dunhaven as a walkable single-family residential community. The local street Section "I" that is being used for this project provides 4' detached sidewalks on both sides of the street. The sidewalk will connect to all of the residential homes and tie into the new sidewalk that will be developed as part of the improvements to 83rd Avenue. Where feasible, sidewalk connections are provided in open space tracts to connect residents to parks and other amenitized open spaces. A trail connection will extend up the sliver of land extending to Lower Buckeye Road to connect into the larger regional Multi-Use Trail system. Pedestrian facilities and pedestrian connectivity are provided as illustrated on ***Exhibit 8: Landscape Plan***.

4. Traffic Impact Study

Existing and proposed roadway and traffic impacts have been analyzed within the SEC 83rd Ave and Lower Buckeye Rd – Traffic Impact Statement (TIS) prepared by Kimley-Horn, dated August 21, 2026. The TIS was submitted to the City for review and is provided with this application under separate cover for reference.

The proposed development is expected to generate 1,000 daily trips, with 67 trips during the AM peak hour and 88 trips during the PM peak hour. The peak hour traffic volume projections do not meet the threshold of 100 peak hour trips established in the City of Phoenix Street Planning and Design Guidelines Manual (July 2023) that would generally require additional traffic analysis. Site traffic is not expected to significantly impact traffic conditions in the vicinity of the site.

Based on the evaluation presented in the traffic statement, a northbound right turn lane is not warranted at the site access on 83rd Avenue.

A minimum 50-foot storage is recommended for the southbound left turn lane to the site access on 83rd Avenue. To accommodate future improvements a 250-foot northbound left turn lane should be provided at the intersection of 83rd Avenue and Lower Buckeye Road, with a 70-foot taper.

5. Complete Streets

The City's complete streets policy further advances its goal to create a more sustainable transportation system that is safe and accessible for everyone. Complete streets provide infrastructure that encourage active transportation such as walking, bicycling, transportation choices and increased connectivity.

As analyzed below, the development will further complete streets design guidelines pertaining to context, connectivity, safety, comfort and convenience, sustainability, stormwater management, and green infrastructure.

Design for Context / Connectivity

"The unique character of neighborhoods should be considered during the design of street projects."

The Project's streetscape along 83rd Avenue includes a landscape buffer featuring theme columns and signage consistent with the unique suburban desert oasis character of the community. See ***Exhibit 10: Wall Elevations***

and ***Exhibit 14: Entry Monument Elevation and Plan,*** provided to establish the conceptual design and character proposed for Dunhaven.

"Design streets to enhance access to and contribute to the open space network within the city."

The streetscape planned along 83rd Avenue includes a widened perimeter landscape setback that will contribute to open space along the Project's frontage. The Project also provides a pedestrian connection to the existing regional trail corridor along Lower Buckeye Road, furthering connectivity and opportunities for recreation.

"The bikeway system should expand and complement the existing network. For the purpose of this document, sharrows are not bicycle lanes."

The proposed improvements on 83rd Avenue and Lower Buckeye Road feature bike lanes that provide connectivity to the City's bikeway system. Each home within the Dunhaven community features private, secured garages which may be used for bicycle parking.

"Design and connect neighborhoods via streets, sidewalks, and trails."

Dunhaven has been designed to make several road connections to adjacent neighborhoods, expanding both the vehicular and pedestrian circulation opportunities. Additionally, a trail connection will be made to the regional trail network along Lower Buckeye Road. Circulation and pedestrian connectivity are provided as illustrated on ***Exhibit 16: Circulation Plan***, and on **Exhibit 8: Landscape Plan.**

Design for Safety

"Design streets safely for all users....."

The Dunhaven community will provide 4' wide detached sidewalks on both sides of the local street network which will tie into the proposed sidewalks along 83rd Avenue at the site entrance. Where feasible, sidewalk connections are provided in open space tracts, away from streets and into open space areas to connect residents to amenities.

"Ensure that streets have sufficient lighting for all users in compliance with the City of Phoenix Street Lighting Policy."

The Project will comply with City's lighting policy and standards, as applicable.

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."

Shade will be provided in accordance with Section D.6 of this PUD narrative to both reduce ambient temperatures and direct sunlight exposure.

Design for Sustainability

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

The Project will advance this design guideline by incorporating shade trees along interior sidewalks and pathways, where feasible, to expand the community's tree canopy and provide shade along internal roadways.

I. COMPARATIVE ZONING TABLE

The development standards regulations for Dunhaven are based on the City's comparable R1-6 Planned Residential Development (PRD) standards set forth by Section 613 "Single-Family Residential (R1-6)," of the Zoning Ordinance. Modifications that exceed the Zoning Ordinance standards are identified in bold below.

TABLE 7: DEVELOPMENT STANDARDS		
STANDARDS	**TABLE 613.1 R1-6 PRD DEVELOPMENT STANDARDS**	**PUD**
Lot width (minimum)	None.	None.
Lot depth (minimum)	None.	None.
Development density (maximum)	5.5 PDU/AC (gross); 6.5 with bonus	5.5 PDU/AC (gross); 6.5 with bonus
Subdivided lots (maximum)	5.5 lots/AC (gross); 6.5 with bonus	5.5 lots/AC (gross); 6.5 with bonus
Individual lot setbacks (minimum)	Front: 10 feet Rear: none (1) Street side: 10 feet Interior sides: none (1)	Front: 10 feet Rear: none (1) Street side: 10 feet Interior sides: none (1)
Garage door/carport entry setback (minimum)	Front: 18 feet	Front: 18 feet
Projections	Per City Code Section 701.A.3.b	Per City Code Section 701.A.3.b
Development perimeter building setback (minimum)	Perimeter street: 20 feet. Other property line: 15 feet.	Perimeter street: 20 feet. Other property line: 15 feet.
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.	**20 feet. May be provided as part of the required building setback.**
Building height (maximum)	3 stories and 30 feet	**2 stories and 30 feet**
Lot coverage (maximum)	60% total for development (2)	60% total for development (2)
Common open space (minimum)	5% of gross area	**18% of gross area (3)**
Street frontage requirement	Public street or private accessway	Public street or private accessway
Other applicable regulations:	Subdivisions: Chapter 32, City Code; Design review: Section 507 Tab A; Bonus: Section 608.H	Subdivisions: Chapter 32, City Code; Design review: Section 507 Tab A; Bonus: Section 608.H
Garage Width (maximum)	3 or more car widths	3 or more car widths

TABLE 7: DEVELOPMENT STANDARDS CONTINUED		
STANDARDS	**TABLE 613.1 R1-6 PRD DEVELOPMENT STANDARDS**	**PUD**
Garage Door Elevation - Garage Door Width (maximum)	50% of the house width for 2 cars, and 55% of the house width for 3 or more cars.	**65% of house width**
Vehicular Parking (minimum)	Per City Code Section 702.C - 2 spaces per primary dwelling unit	Per City Code Section 702.C - 2 spaces per primary dwelling unit

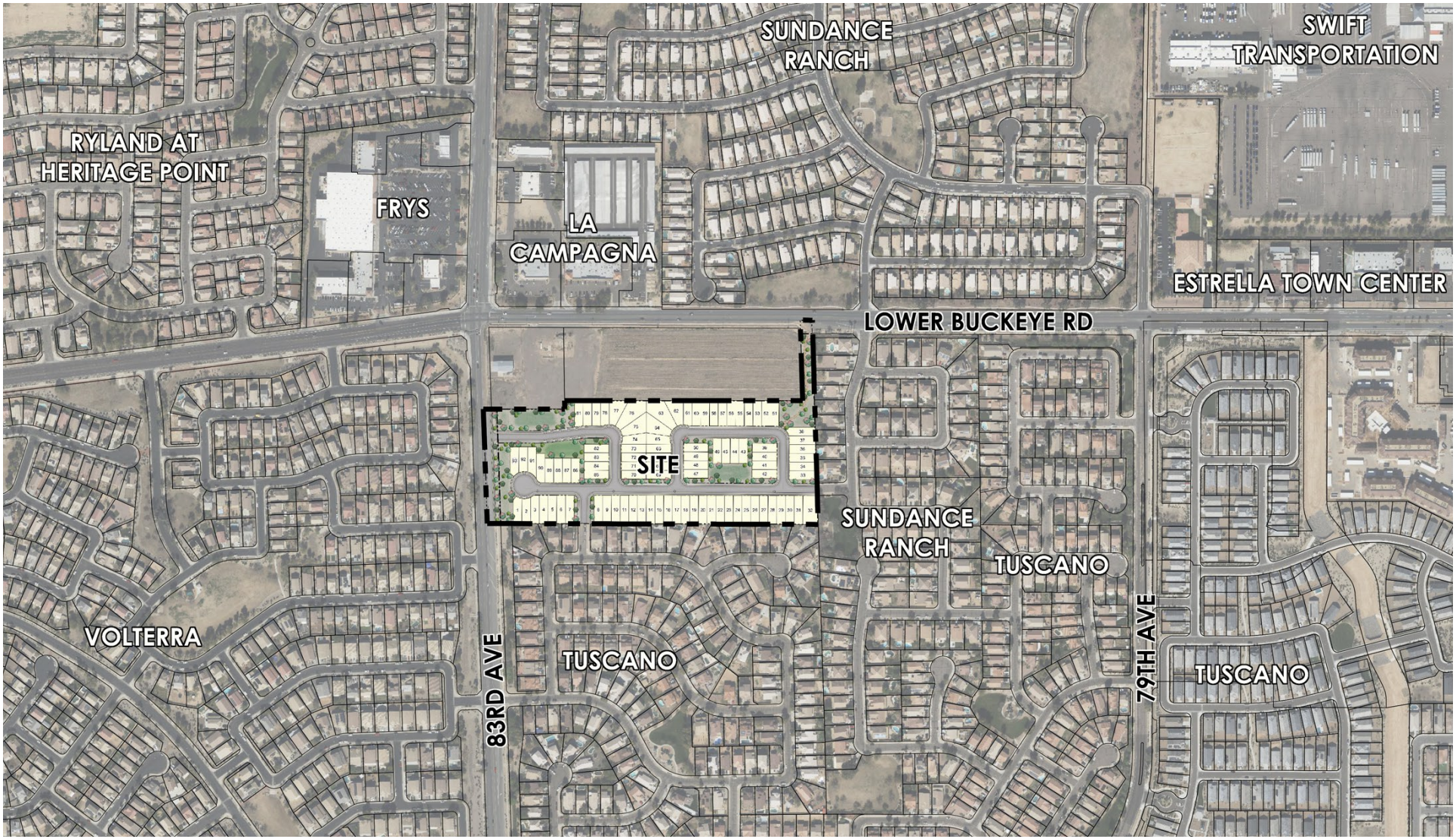
Notes:

(1)Established by Building Code.

(2)Per City Planned Residential Development (PRD) option calculations.

(3)Common Open Space includes all common tracts regardless of location, size, and/or slope.

EXHIBIT 1: CONTEXT AERIAL



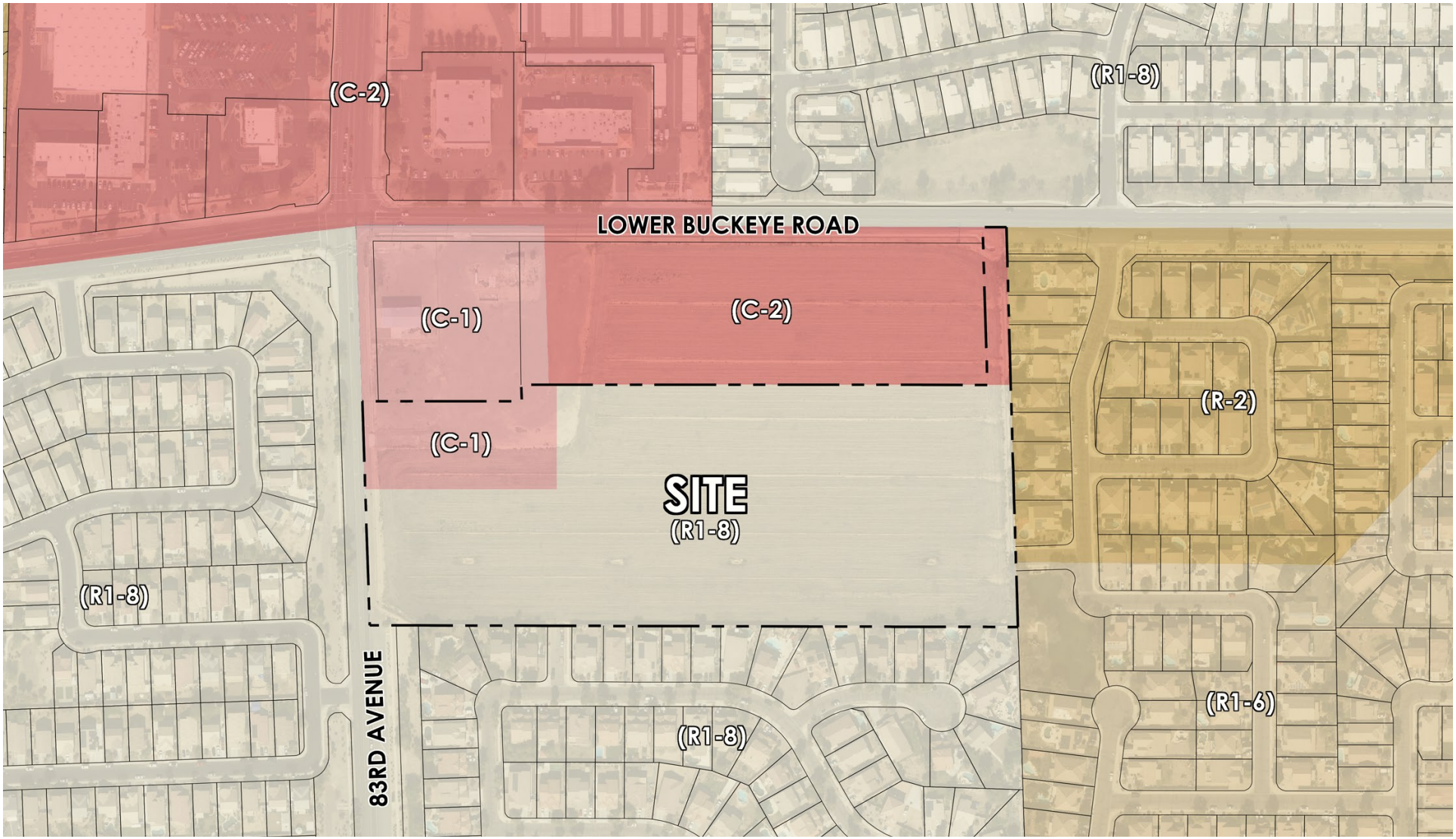
NTS

EXHIBIT 2: AERIAL MAP



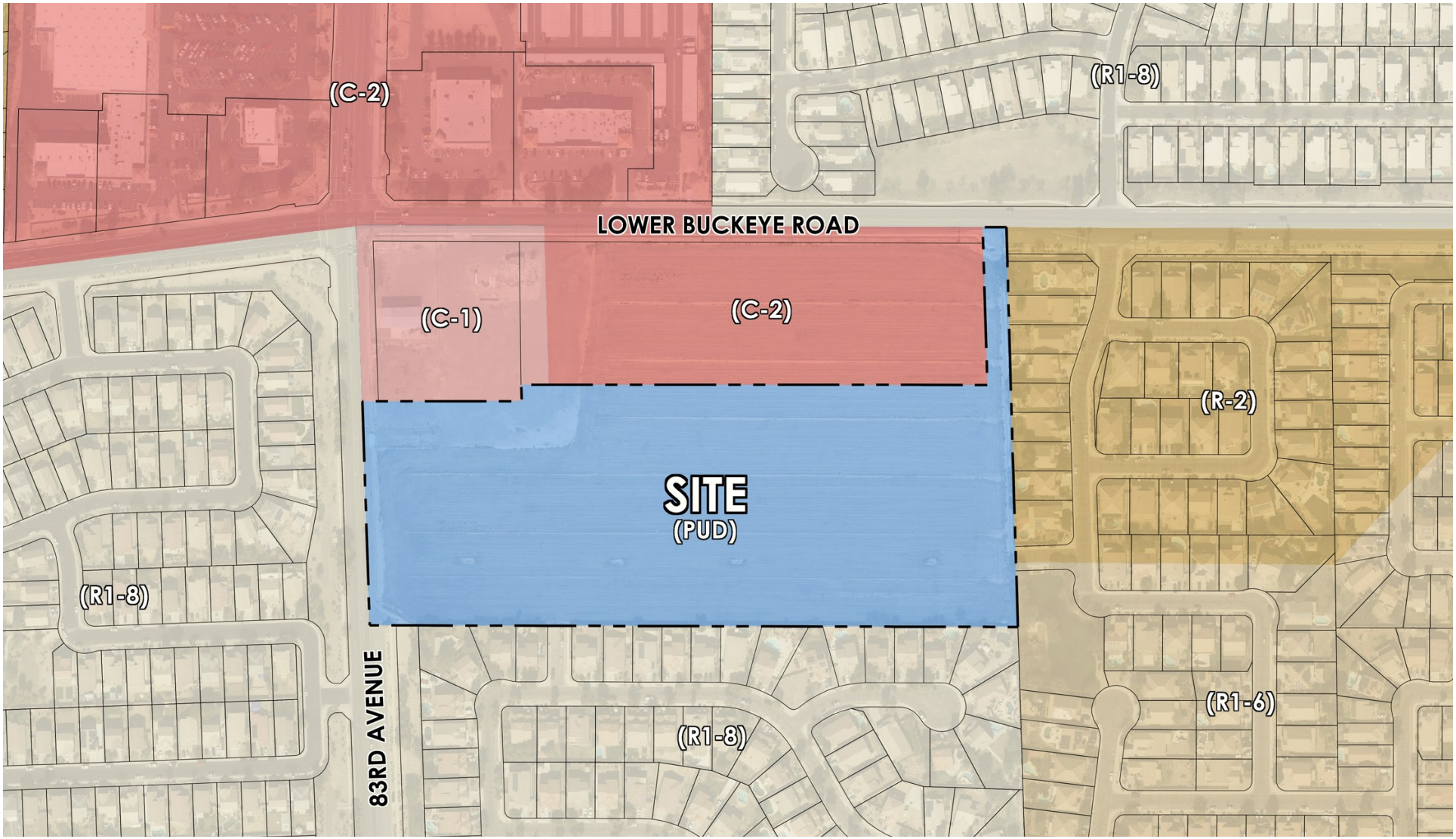
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EXHIBIT 3: EXISTING ZONING



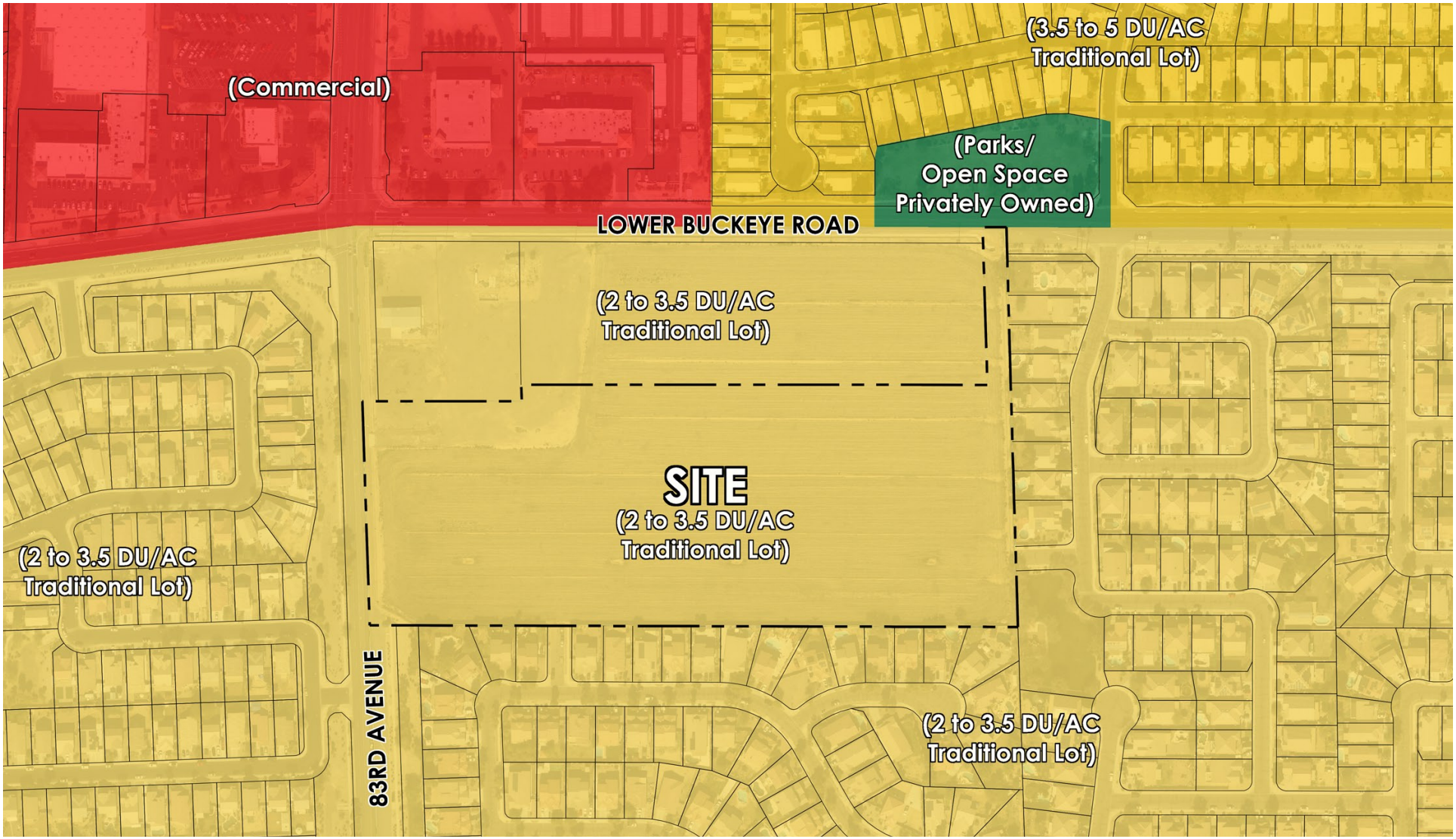
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EXHIBIT 4: PROPOSED ZONING



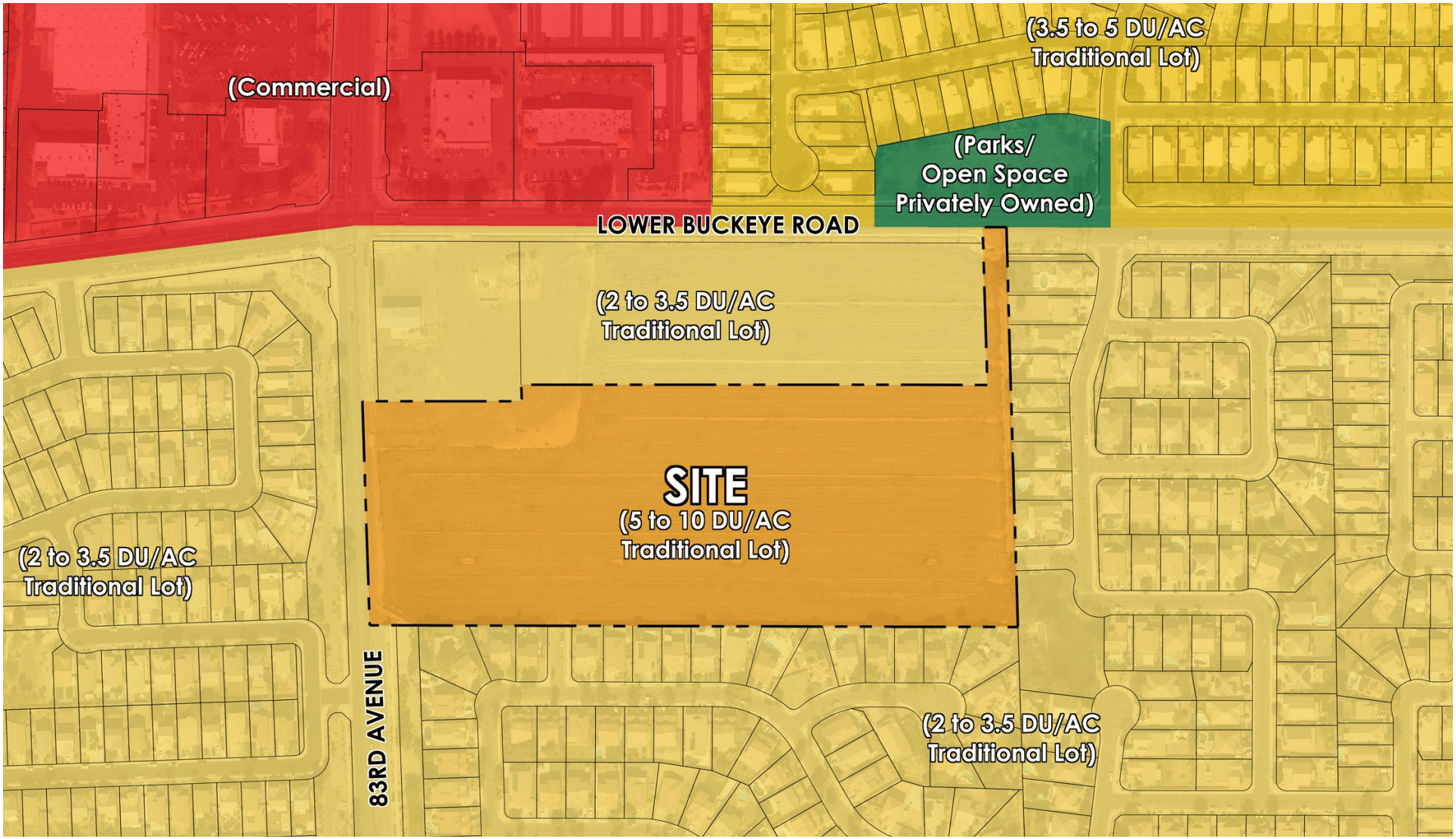
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EXHIBIT 5: EXISTING GENERAL PLAN LAND USE



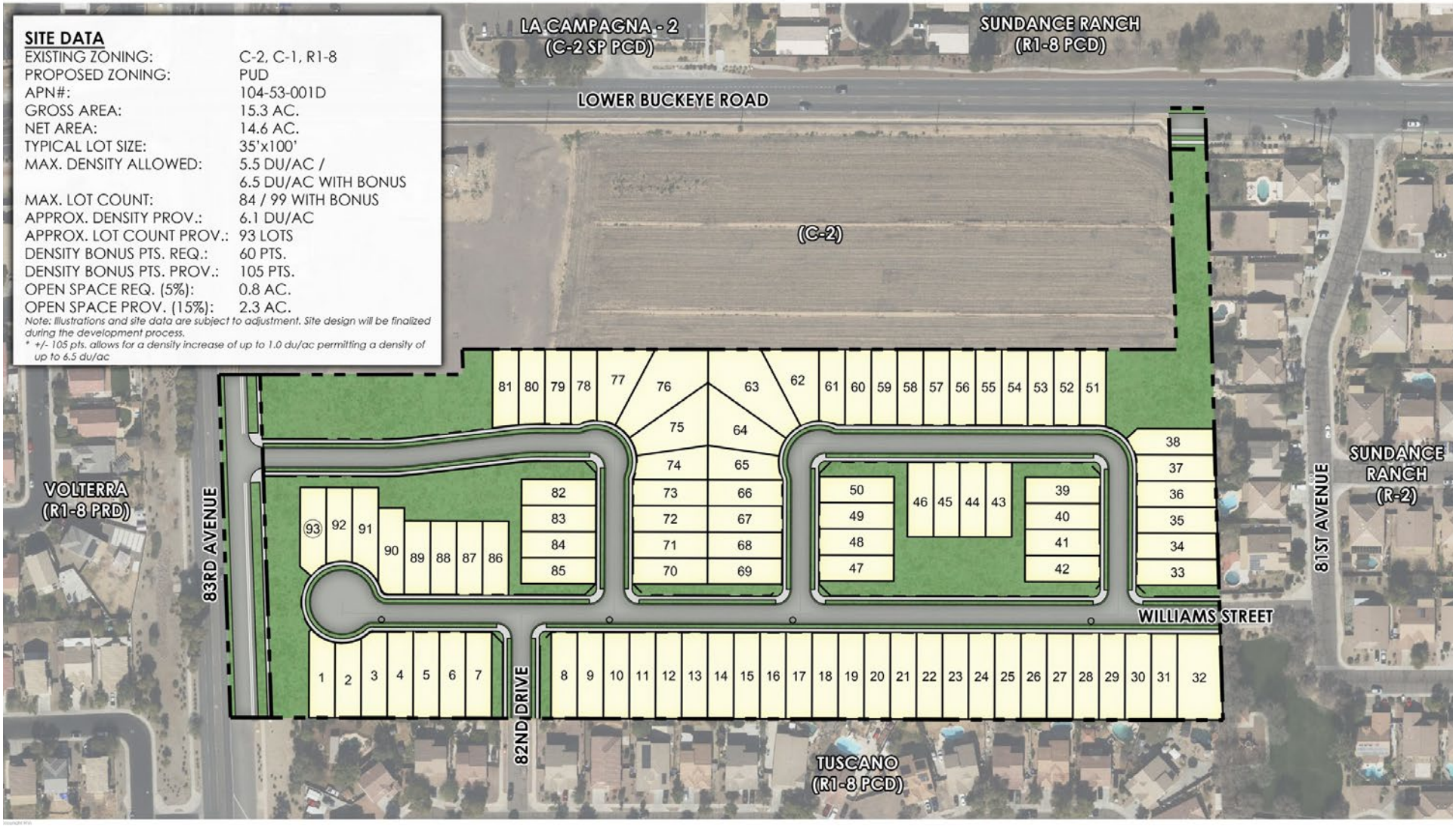
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EXHIBIT 6: PROPOSED GENERAL PLAN LAND USE



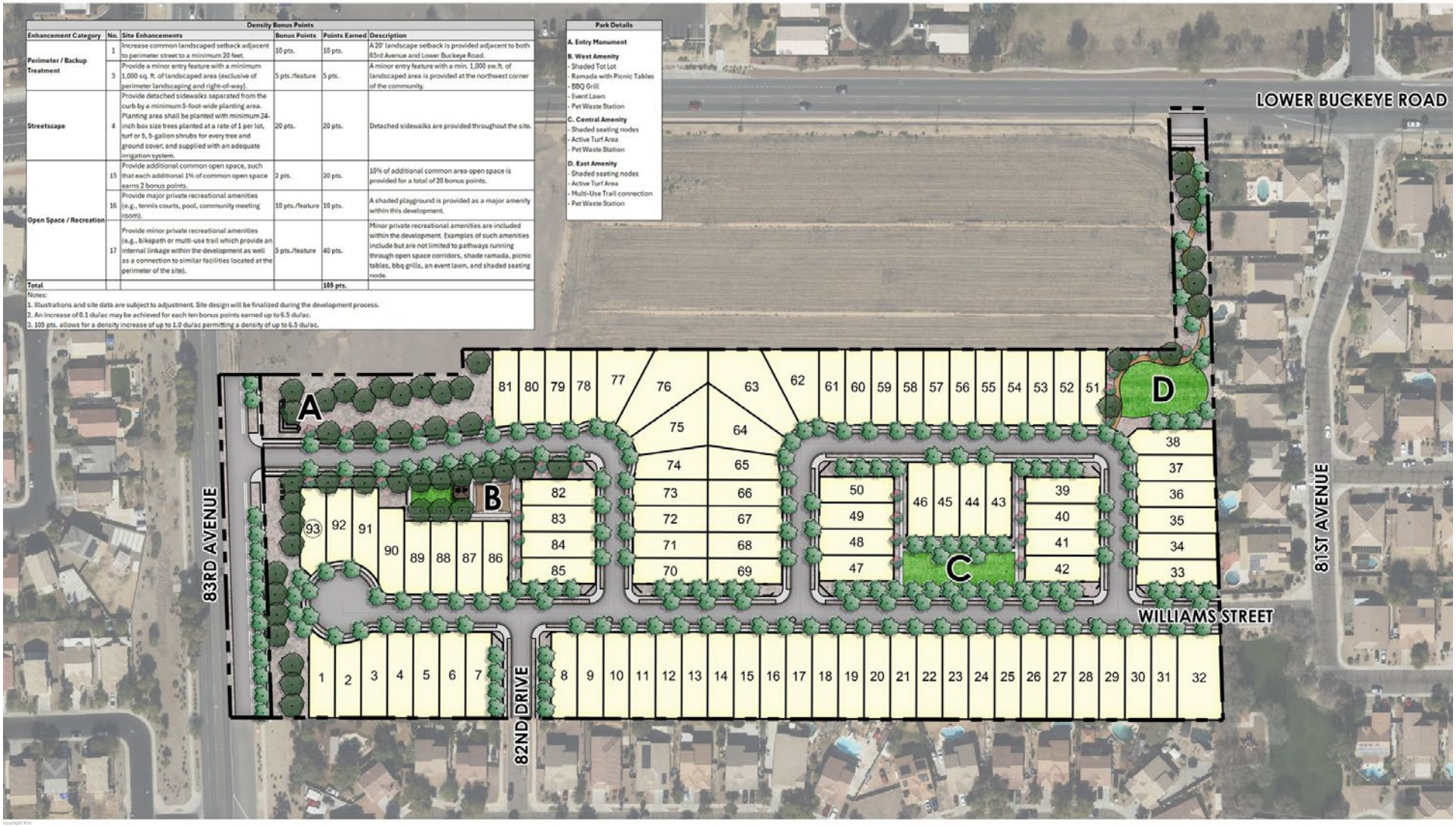
NTS

EXHIBIT 7: SITE PLAN



NTS

EXHIBIT 8: LANDSCAPE PLAN



Density Bonus Points

Enhancement Category	No.	Site Enhancements	Bonus Points	Points Earned	Description
Perimeter / Backup Treatment	1	Increase common landscaped setback adjacent to perimeter street to a minimum 20 feet.	10 pts.	10 pts.	A 20' landscape setback is provided adjacent to both 83rd Avenue and Lower Buckeye Road.
	3	Provide a minor entry feature with a minimum 1,000 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).	5 pts./feature	5 pts.	A minor entry feature with a min. 1,000 sw.ft. of landscaped area is provided at the northwest corner of the community.
Streetscape	4	Provide detached sidewalks separated from the curb by a minimum 5-foot-wide planting area. Planting area shall be planted with minimum 24-inch box size trees planted at a rate of 1 per lot, turf or 5, 5-gallon shrubs for every tree and ground cover; and supplied with an adequate irrigation system.	20 pts.	20 pts.	Detached sidewalks are provided throughout the site.
Open Space / Recreation	15	Provide additional common open space, such that each additional 1% of common open space earns 2 bonus points.	2 pts.	20 pts.	10% of additional common area open space is provided for a total of 20 bonus points.
	16	Provide major private recreational amenities (e.g., tennis courts, pool, community meeting room).	10 pts./feature	10 pts.	A shaded playground is provided as a major amenity within this development.
	17	Provide minor private recreational amenities (e.g., bikepath or multi-use trail which provide an internal linkage within the development as well as a connection to similar facilities located at the perimeter of the site).	5 pts./feature	40 pts.	Minor private recreational amenities are included within the development. Examples of such amenities include but are not limited to pathways running through open space corridors, shade ramada, picnic tables, bbq grills, an event lawn, and shaded seating node.
Total				105 pts.	

Notes:
1. Illustrations and site data are subject to adjustment. Site design will be finalized during the development process.
2. An increase of 0.1 du/ac may be achieved for each ten bonus points earned up to 6.5 du/ac.
3. 105 pts. allows for a density increase of up to 1.0 du/ac permitting a density of up to 6.5 du/ac.

Park Details

A. Entry Monument

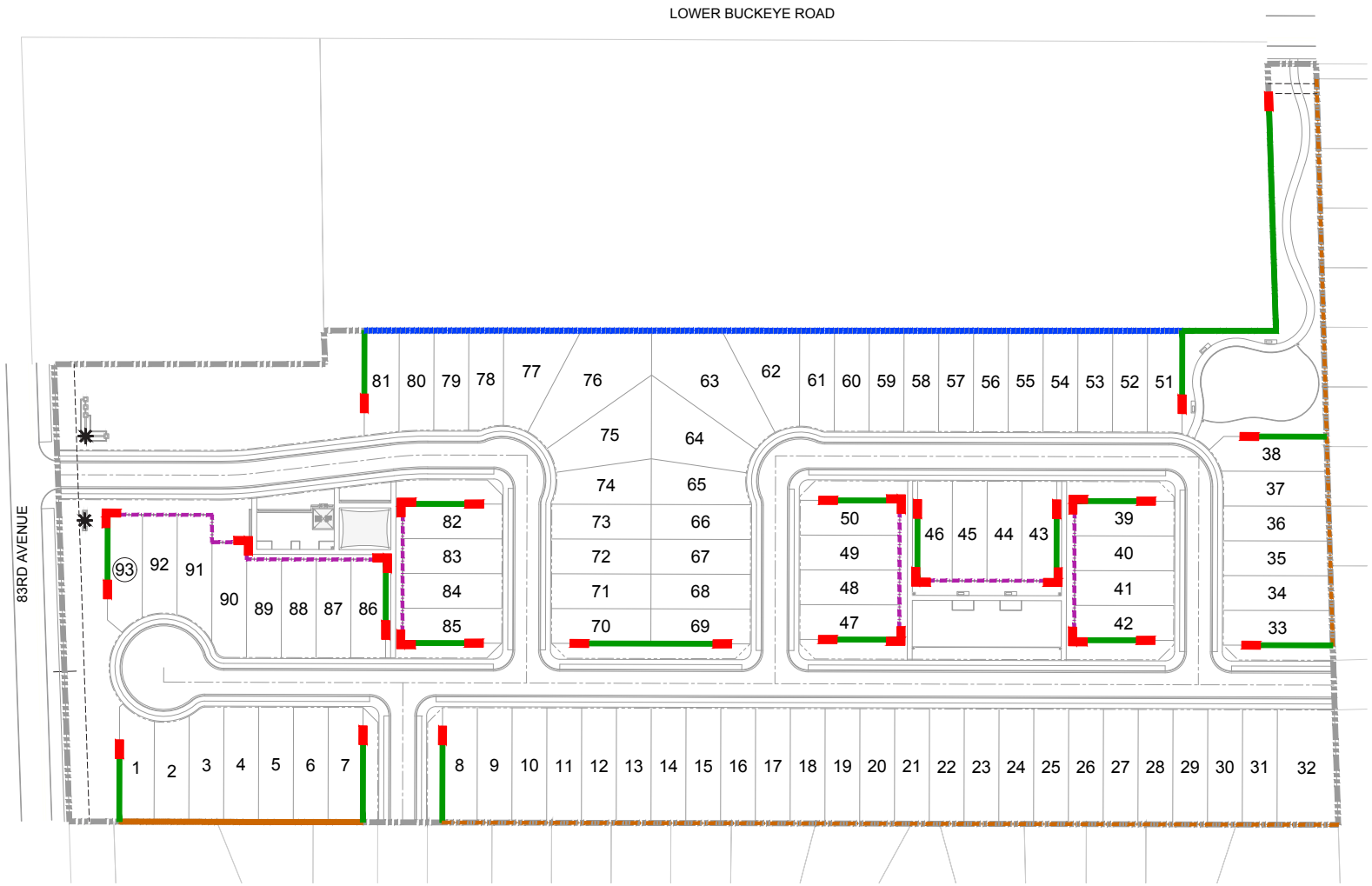
B. West Amenity
- Shaded Tot Lot
- Ramada with Picnic Tables
- BBQ Grill
- Event Lawn
- Pet Waste Station

C. Central Amenity
- Shaded seating nodes
- Active Turf Area
- Pet Waste Station

D. East Amenity
- Shaded seating nodes
- Active Turf Area
- Multi-Use Trail connection
- Pet Waste Station

NTS

EXHIBIT 9: WALL PLAN

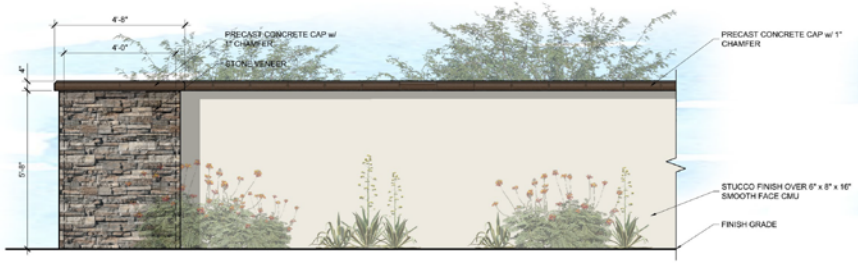


LEGEND

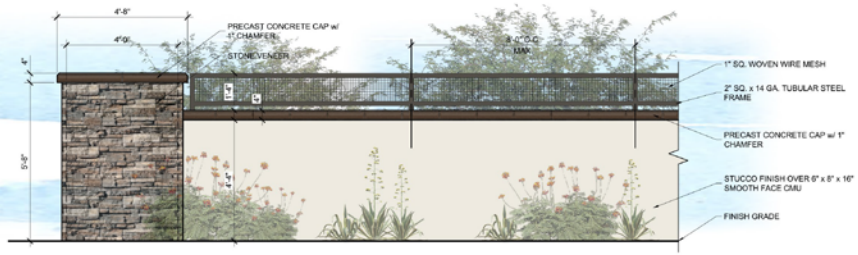
- THEME WALL
- DOOLEY WALL
- EXISTING WALL
- PARTIAL VIEW WALL
- COLUMNS
- ENTRY MONUMENT

NTS

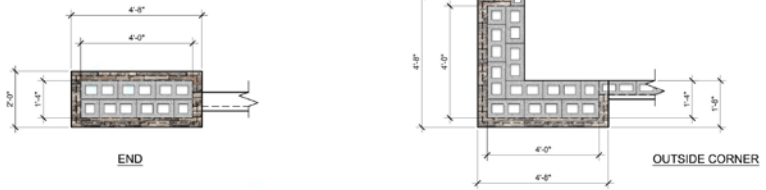
EXHIBIT 10: WALL ELEVATIONS



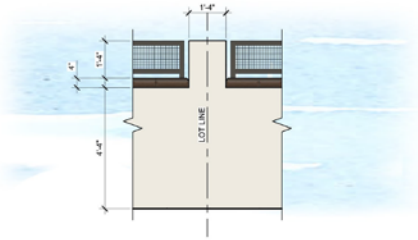
1 THEME WALL ELEVATION
SCALE: 1/2" = 1'-0"



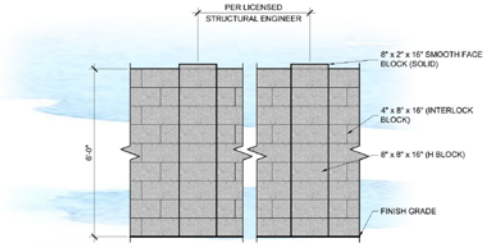
2 VIEW WALL ELEVATION
SCALE: 1/2" = 1'-0"



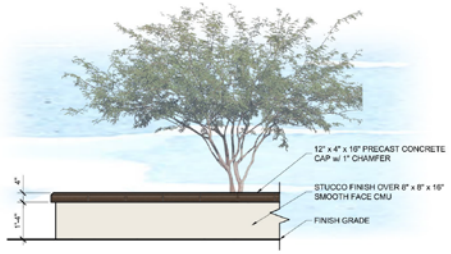
3 THEME WALL COLUMN CONDITIONS
SCALE: 1/2" = 1'-0"



4 VIEW WALL @ LOT LINE ELEVATION
SCALE: 1/2" = 1'-0"



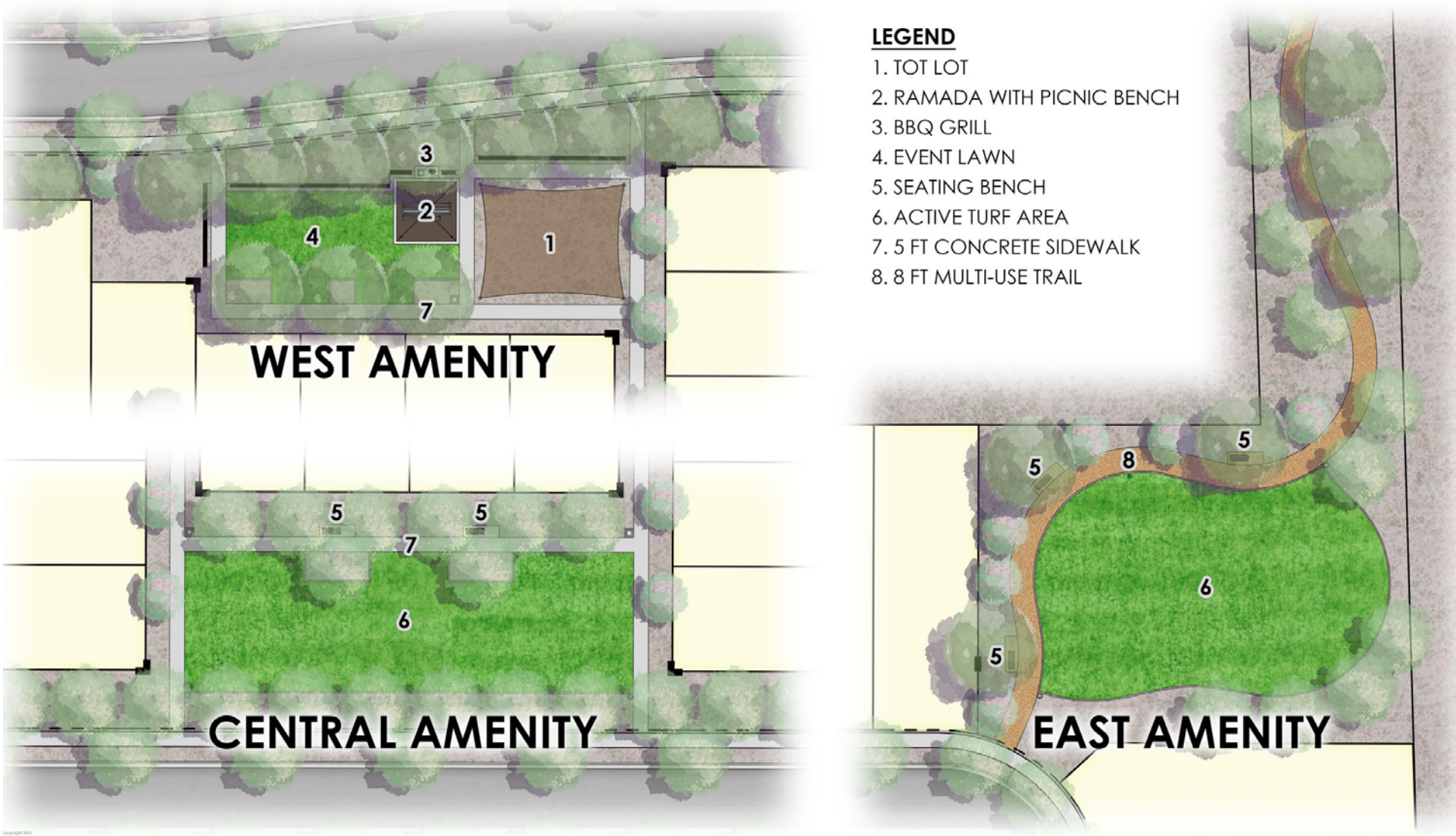
5 DOOLEY WALL ELEVATION
SCALE: 1/2" = 1'-0"



SEAT WALL ELEVATION

NTS

EXHIBIT 11: AMENITY ENLARGEMENTS



NTS

EXHIBIT 12: CHARACTER STORYBOARD

DESERT COTTAGE COLOR PALETTE

Warm White
Crisp Muslin (DE6212)
or approved equal

Clay
Clouds in My Coffee (DEBN08)
or approved equal

Charcoal
Renwick Brown (DET630)
or approved equal

Sand
Rustic Taupe (DE6129)
or approved equal

Sage
Sage Smudge Stick (DESS28)
or approved equal

Wood Tone
Oxford Brown Wood Stain
or approved equal

MATERIALS & TEXTURES


Gravel


Sandy Stucco


Concrete Tiles


Stone Veneer


Composite Wood


Brick Pavers

DESERT COTTAGE

A warm, welcoming take on classic cottage architecture, inspired by the beauty of the Sonoran Desert. Natural materials, soft colors, and handcrafted details create a sense of place that is both timeless and distinctly Arizona.

DESERT COTTAGE DETAILS


Courtyard Walls


Wrought Iron



House Numbers


Lighting

NTS

EXHIBIT 13: ARCHITECTURAL ELEVATIONS



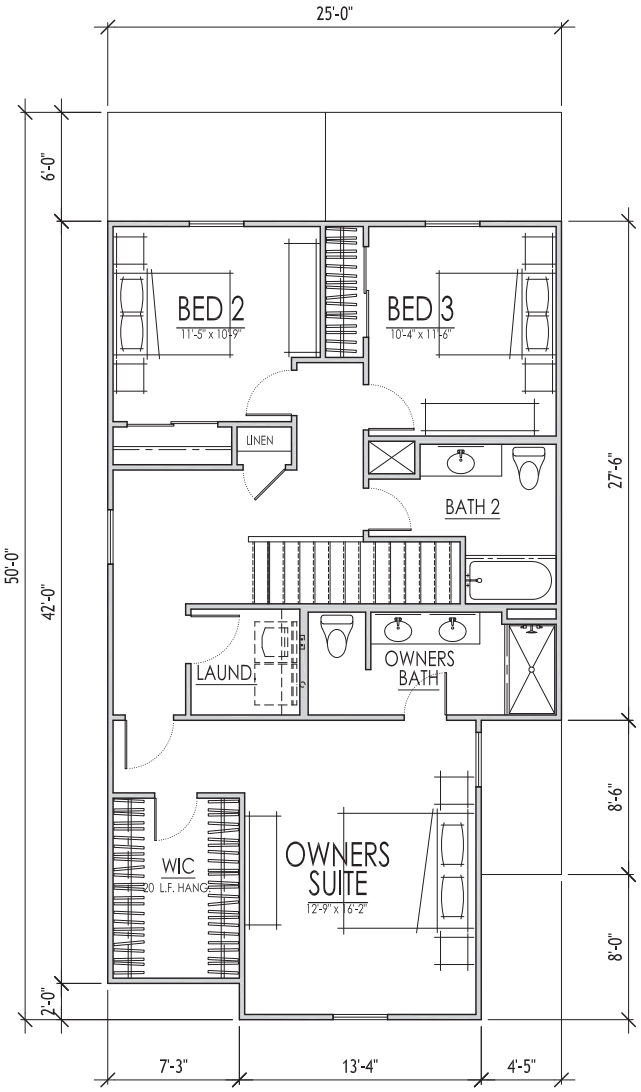
ELEVATION A - SPANISH

NTS

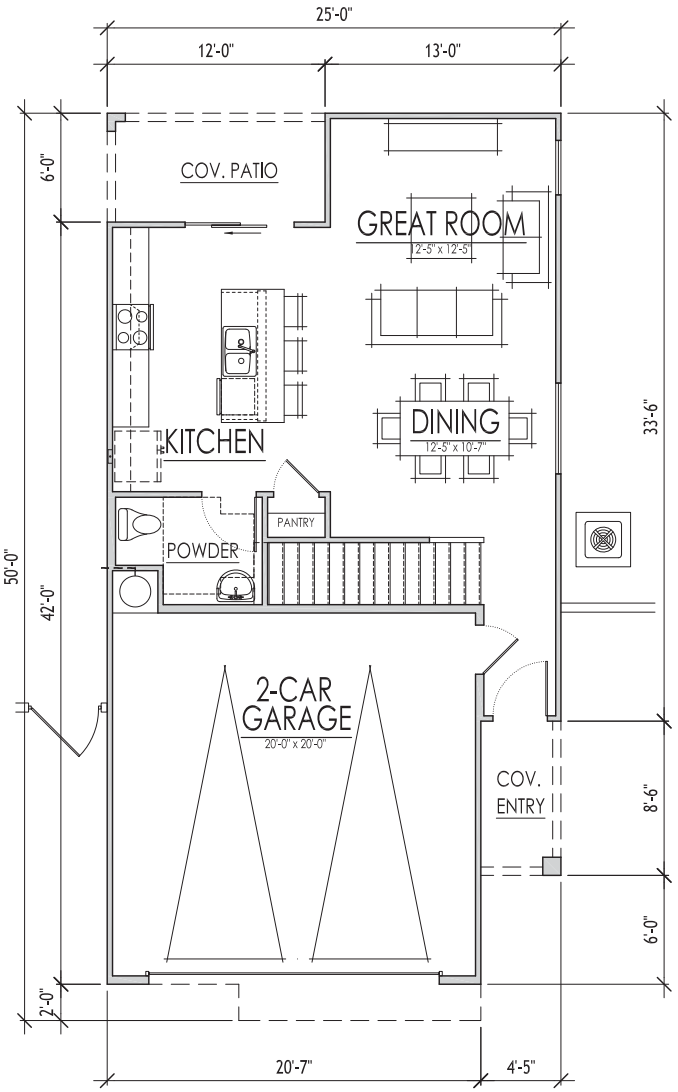
PLAN 2550

FRONT ELEVATIONS

LENNAR



SECOND FLOOR



FIRST FLOOR

1,615 S.F. LIVABLE

NTS

PLAN 2550

FLOOR PLANS - ELEVATION A - SPANISH

LENNAR



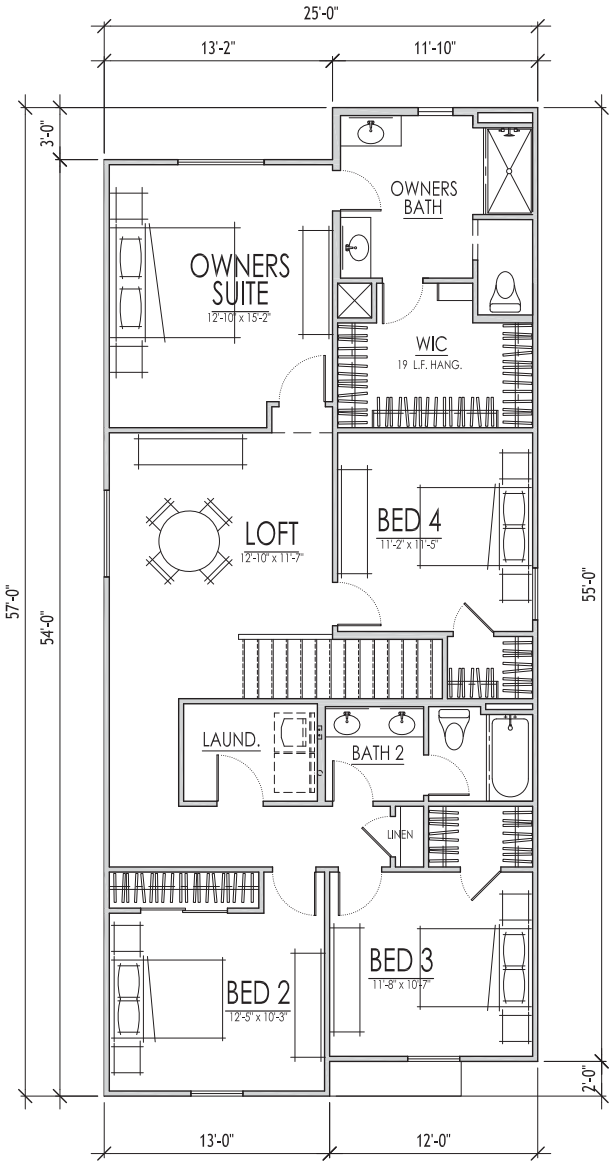
ELEVATION A - SPANISH

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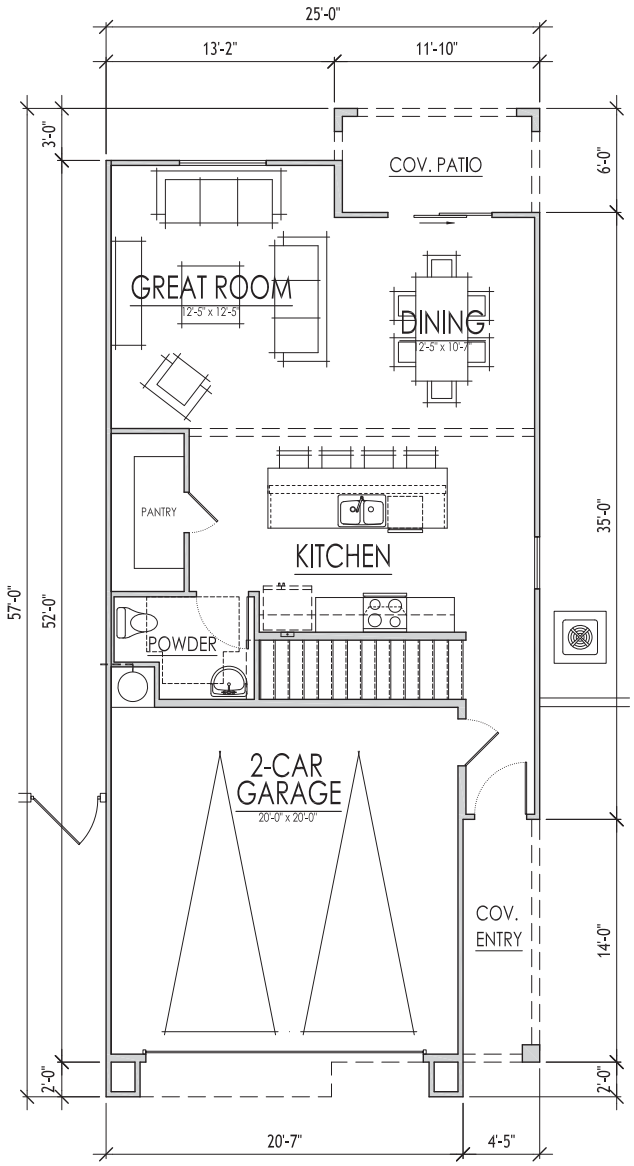
PLAN 2560

FRONT ELEVATIONS

LENNAR



SECOND FLOOR



FIRST FLOOR

2,104 S.F. LIVABLE

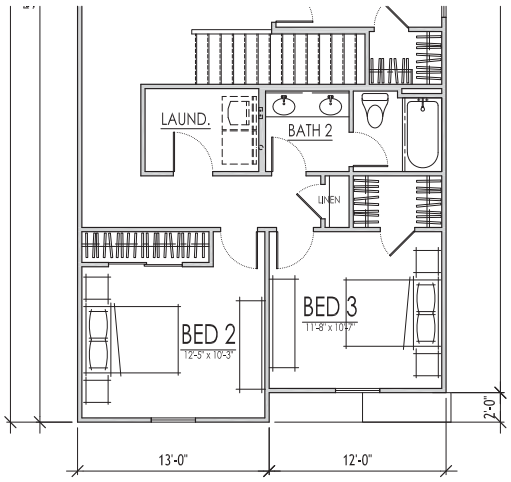
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PLAN 2560

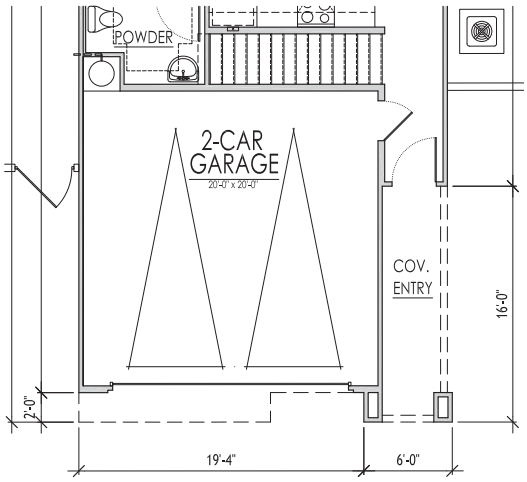
FLOOR PLANS - ELEVATION A - SPANISH

LENNAR

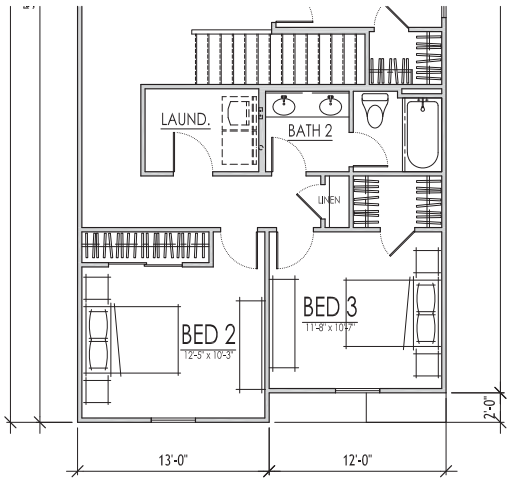
PHOENIX, ARIZONA



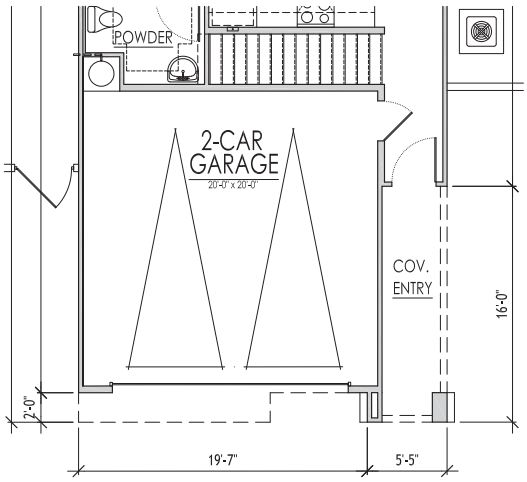
PART. SECOND FLOOR - M



PART. FIRST FLOOR - M



PART. SECOND FLOOR - C



PART. FIRST FLOOR - C

2,104 S.F. LIVABLE

NTS

PLAN 2560

PARTIAL FLOOR PLANS - ELEVATION C - CRAFTSMAN AND M - COTTAGE

LENNAR

PHOENIX ARIZONA

Lily Plan 2566
Cottage Series

1,177 sq ft Single-story 3 beds • 2 baths2-baygarage



Elevation G | Italinate



Elevation A | Spanish Colonial



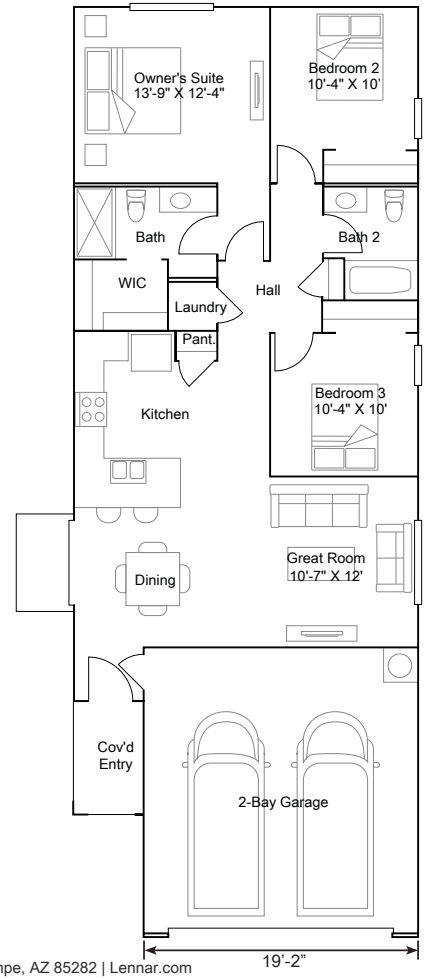
Elevation C | Craftsman

1665 W. Alameda Drive #130 | Tempe, AZ 85282 | Lennar.com

LENNAR

Lily Plan 2566
Cottage Series

1,177 sq ft Single-story 3 beds • 2 baths 2-bay garage



1665 W. Alameda Drive #130 | Tempe, AZ 85282 | Lennar.com

LENNAR

Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Sq. ft. is estimated; actual sq. ft. will differ. Garage/bay sizes may vary from home to home and may not accommodate all vehicles. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2023 Lennar Corporation. Lennar, the Lennar logo, Next Gen and the Next Gen logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. A Public Report is available at the State Real Estate Department website www.azre.gov. Seller's broker: Lennar Sales Corp. Constructed by Lennar Arizona Construction, Inc., ROC 228129B. Lennar Arizona LLC d/b/a Lennar Homes, ROC 232731B. Lennar Communities Development, LLC, ROC 137295KA. Date 12.9.23

Lilac Plan 2569
Cottage Series

1,232 sq ft Single-story 3 beds • 2 baths2-baygarage



Elevation F | French Country



Elevation A | Spanish Colonial



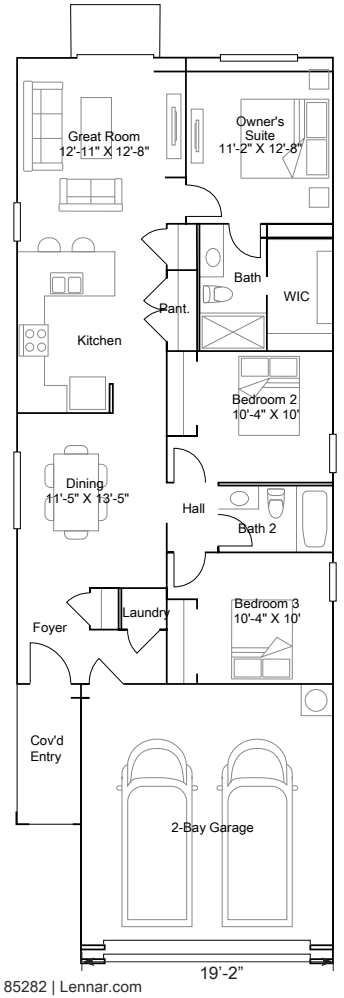
Elevation M | Cottage

1665 W. Alameda Drive #130 | Tempe, AZ 85282 | Lennar.com

LENNAR

Lilac Plan 2569
Cottage Series

1,232 sq ft Single-story 3 beds • 2 baths 2-bay garage



1665 W. Alameda Drive #130 | Tempe, AZ 85282 | Lennar.com

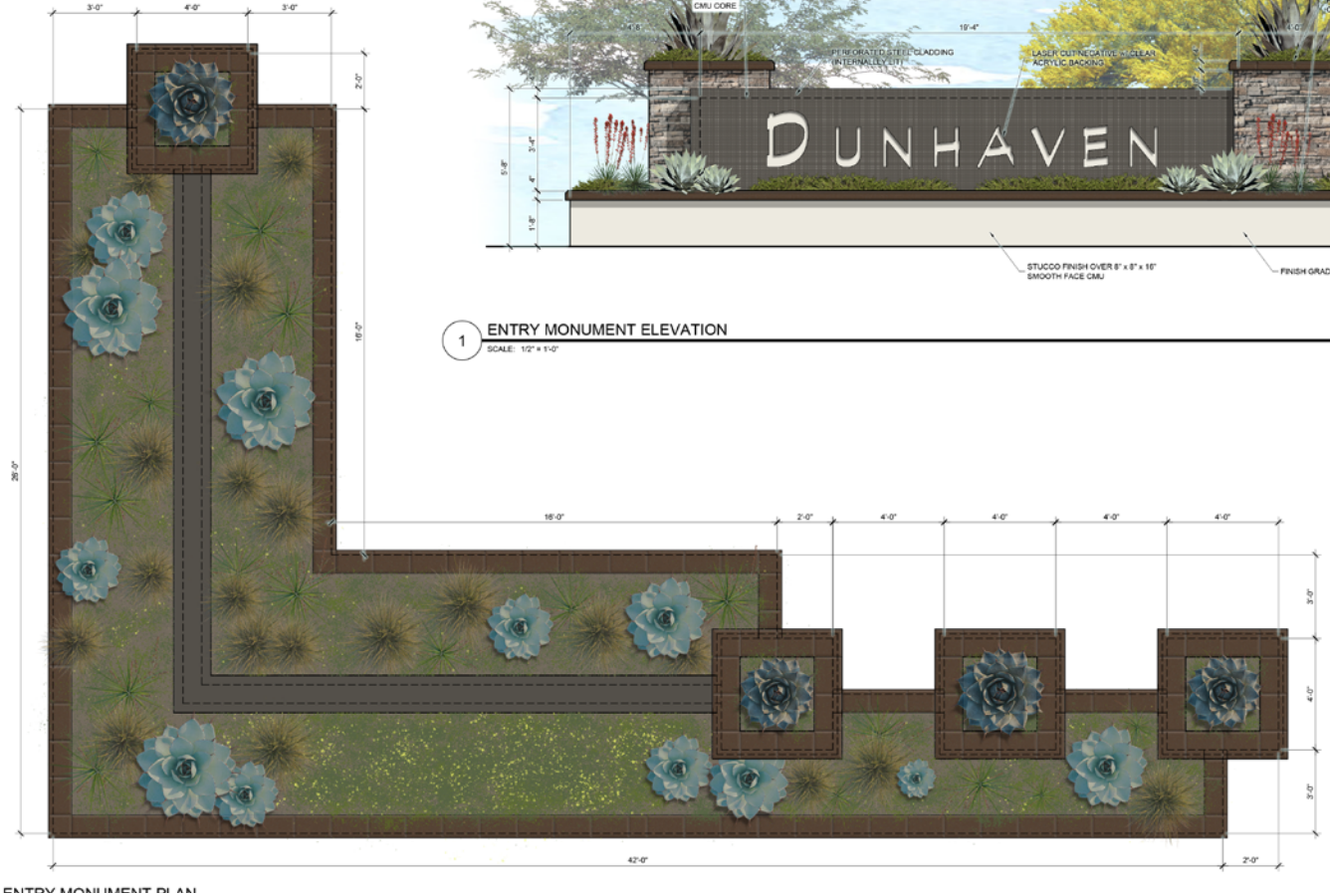
LENNAR

Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Sq. ft. is estimated; actual sq. ft. will differ. Garage/bay sizes may vary from home to home and may not accommodate all vehicles. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2023 Lennar Corporation. Lennar, the Lennar logo, Next Gen and the Next Gen logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. A Public Report is available at the State Real Estate Department website www.azre.gov. Seller's broker: Lennar Sales Corp. Constructed by Lennar Arizona Construction, Inc., ROC 228129B. Lennar Arizona LLC d/b/a Lennar Homes, ROC 232731B. Lennar Communities Development, LLC, ROC 137295KA. Date 12.9.23

EXHIBIT 14: ENTRY MONUMENT ELEVATION AND PLAN



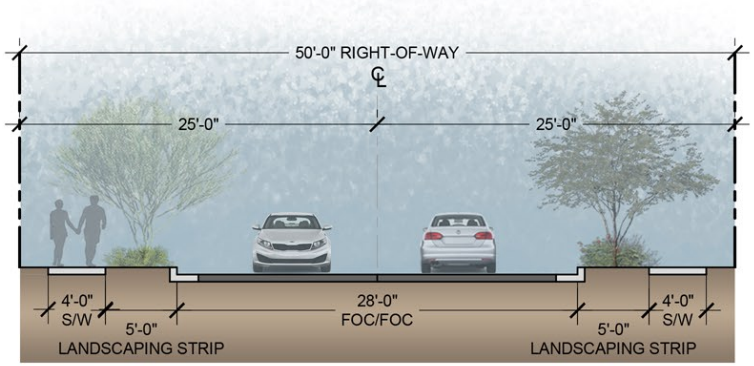
1 ENTRY MONUMENT ELEVATION
SCALE: 1/2" = 1'-0"



ENTRY MONUMENT PLAN

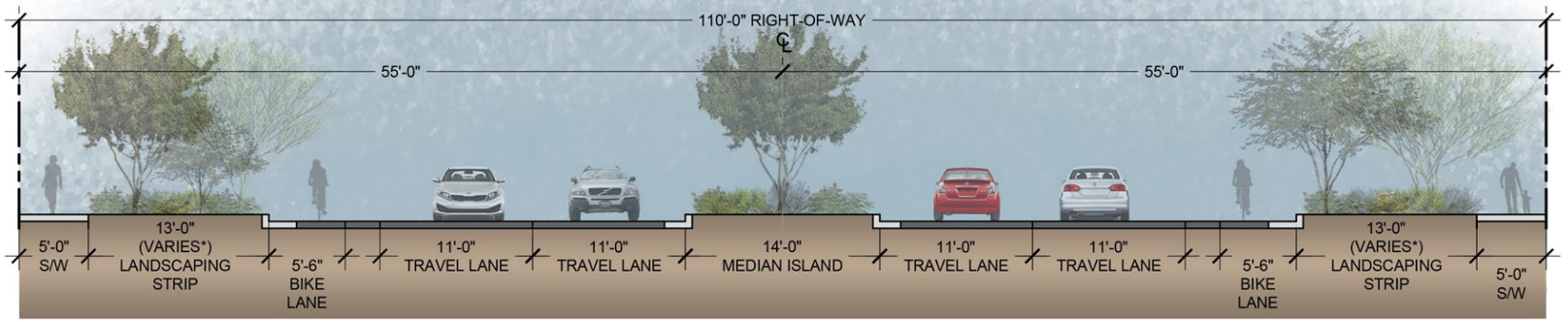
NTS

EXHIBIT 15: STREET SECTIONS



1 Cross-Section "I," Local (Single Family Residential)

SCALE: NTS

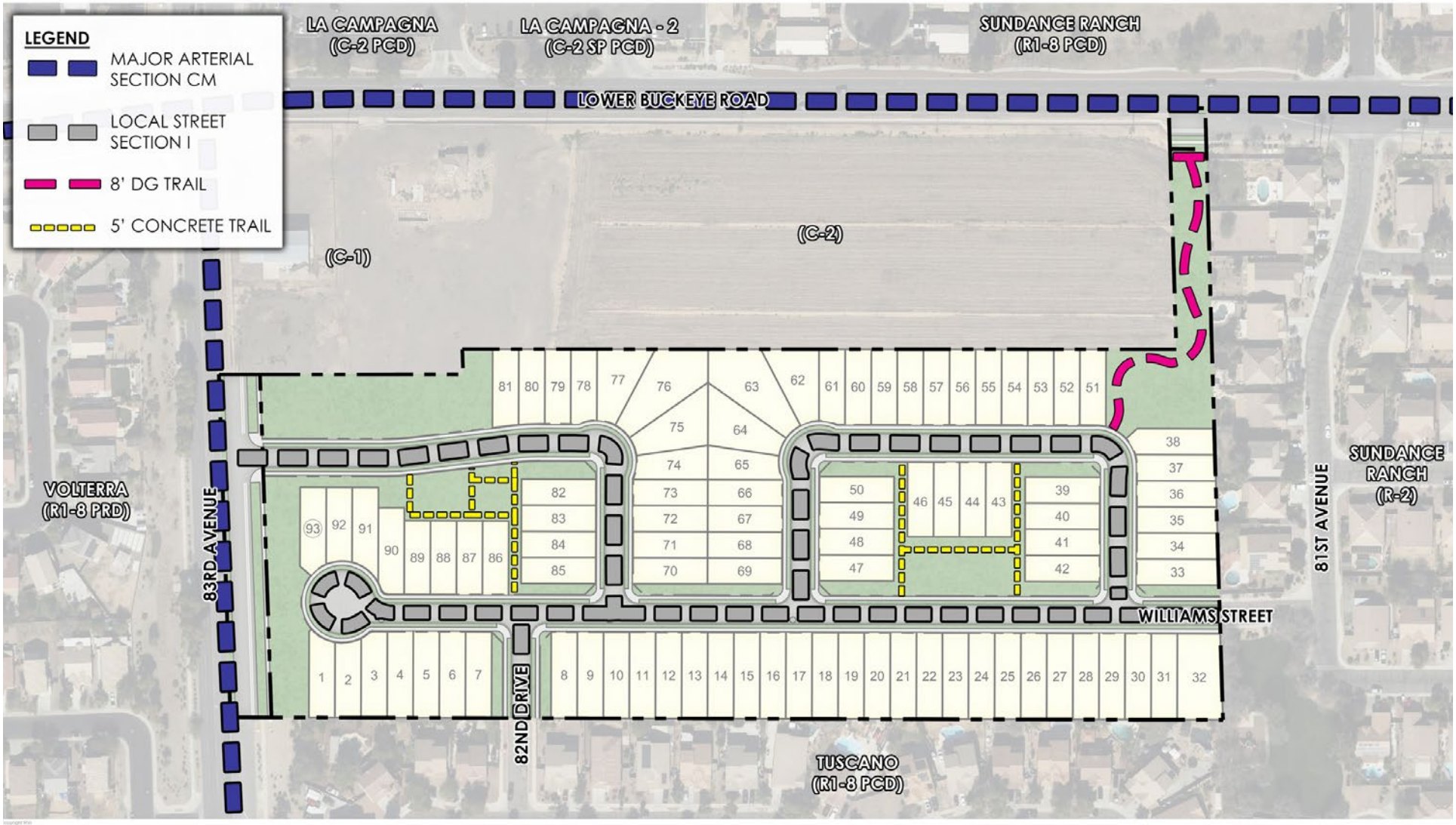


2 Cross-Section "CM" (C with Raised Median), Major Arterial and Arterial

SCALE: NTS

NTS

EXHIBIT 16: CIRCULATION PLAN



NTS

EXHIBIT 17: LEGAL DESCRIPTION

GROSS AREA
DUNHAVEN 83RD & LOWER BUCKEYE
PHOENIX, ARIZONA
SEPTEMBER 23, 2026

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23;

THENCE SOUTH 89°50'35" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 1,286.63 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°50'35" EAST, A DISTANCE OF 51.07 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 0°09'25" WEST, A DISTANCE OF 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LOWER BUCKEYE ROAD;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, CONTINUING SOUTH 0°09'25" WEST, A DISTANCE OF 22.00 FEET TO THE NORTHWEST CORNER OF “SUNDANCE RANCH II” RECORDED IN BOOK 567, PAGE 26, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE SOUTH 1°37'12" EAST ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 240.52 FEET;

THENCE SOUTH 1°40'33" EAST, A DISTANCE OF 202.74 FEET;

THENCE SOUTH 1°49'11" EAST, A DISTANCE OF 322.14 FEET TO THE NORTHEAST CORNER OF “TUSCANO PHASE 1” RECORDED IN BOOK 612, PAGE 18, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE DEPARTING SAID WEST LINE NORTH 89°56'19" WEST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 1,299.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF 83RD AVENUE;

THENCE DEPARTING SAID NORTH LINE AND SAID WEST LINE CONTINUING NORTH 89°56'19" WEST, A DISTANCE OF 33.02 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE NORTH 1°59'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 465.05 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°50'35" EAST, A DISTANCE OF 33.02 FEET TO SAID EAST RIGHT-OF-WAY LINE;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, CONTINUING SOUTH 89°50'35" EAST, A DISTANCE OF 289.26 FEET;

THENCE NORTH 1°59'02" WEST, A DISTANCE OF 34.00 FEET;

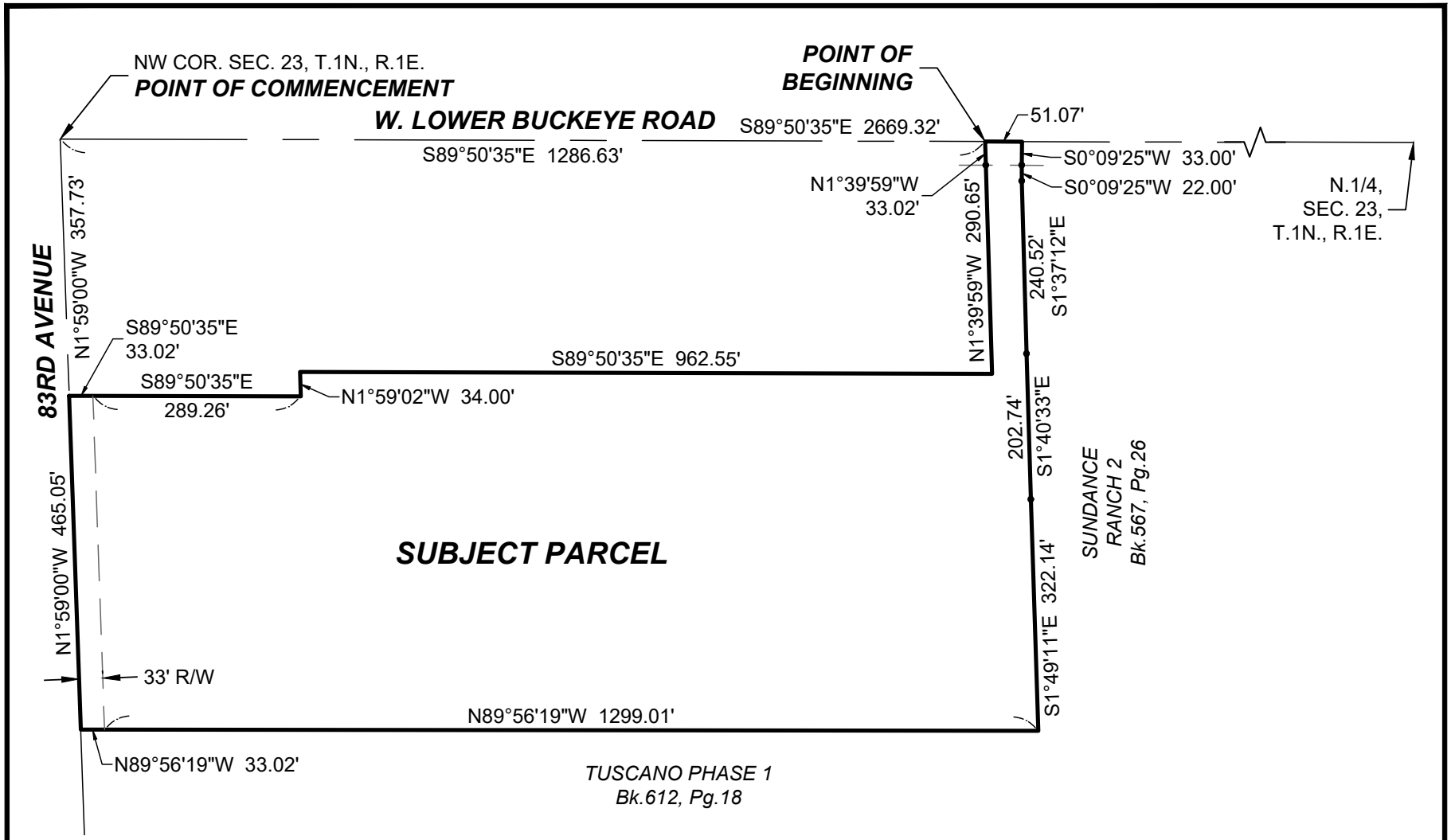
THENCE SOUTH 89°50'35" EAST, A DISTANCE OF 962.55 FEET;

THENCE NORTH 1°39'59" WEST, A DISTANCE OF 290.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LOWER BUCKEYE ROAD;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, CONTINUING NORTH 1°39'59" WEST, A DISTANCE OF 33.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 668,268 SQUARE FEET OR 15.341 ACRES, MORE OR LESS.





REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41894
ERIC L. SOSTROM
9/23/26
Date Signed
ARIZONA U.S.A.

NORTH

GROSS AREA
DUNHAVEN 83RD & LOWER BUCKEYE
PHOENIX, ARIZONA

Kimley»Horn
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Scottsdale, Arizona 85254
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