



Planned Unit Development

Phoenix, Arizona

Development Narrative

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Submitted to:

City of Phoenix



Planning and Development Department

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CITY OF PHOENIX

APR 20 2026

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Attachment 1: *Twin Acres Subdivision Plat* **Attachment 2:** *Parking Study*

A. PURPOSE AND INTENT

A.1 Introduction

Rose Law Group pc. (“Representative”) respectfully submits this development narrative report on behalf of J&K Luxury Group (the “Applicant” or “Developer”), providing all relevant information in support of a request to rezone an approximately 1.14-acre site (approximately 49,763 gross square feet), consisting of APN’s 166-03-009C and 166-03-010A (herein the “Project Area” or “Site”), to Planned Unit Development (see **Exhibit 1: Birds-Eye Aerials**).

The Project Area is zoned Single-Family Residential (R1-6) within the Paradise Valley Village Planning Area and Council District 3 in the City of Phoenix. The Site comprises Lot 1 and portions of Lot 2 within the Twin Acres subdivision and is a mid-block lot fronting 36th Street approximately 320 feet north of the northwest corner of Sweetwater Avenue and 36th Street (see **Exhibit 2: Site Context Map**).

A.2 Project Overview

J&K Luxury Group, together with the Applicant’s representatives and development team, is pleased to introduce the “Sweetwater Estate at Shadow Mountain” - a Planned Unit Development (the “Project”) delivering high-quality, thoughtfully designed assisted living and community residence facility serving seniors and older adults requiring assistance with daily living within the Paradise Valley Village of Phoenix.

This development narrative outlines and supports the Applicant’s request to rezone the Project Site from Single-Family Residential R1-6 to Planned Unit Development (PUD) for the construction of a single, one-story assisted-living facility consisting of 32 suites (herein “rooms” or “units”), each designed to accommodate up to two (2) residents for a total capacity of 64 beds. The building itself has a livable area of approximately 18,107 square feet and a total building footprint of approximately 18,504 square feet.

This document also conveys the Applicant’s vision and goals for the Sweetwater Estate Project. The development plan presented herein is grounded in low-impact, sustainable, and neighborhood-compatible design. A planning approach that not only supports the rezoning request as appropriate and well-suited to the surrounding neighborhood but also demonstrates a meaningful use of the Site that directly responds to the community’s growing need for quality senior housing.

A.2.1 About the Developer

J&K Luxury Group, led by President Jake Crawford, has over 12 years of experience in luxury residential development and sales, with specialized expertise in assisted living and community residence projects. Mr. Crawford and his development team apply their unique experience to every aspect of planning, development, and operation of assisted living facilities and community residence centers. J&K Luxury Group’s commitment to the communities they serve is to deliver housing products that are thoughtfully located and that prioritize architectural quality, cohesive site design, and long-term sustainability.

Sweetwater Estate at Shadow Mountain is the culmination of that commitment — a project that meets the unique housing needs of its residents while contributing to the continued growth and improvement of the immediate neighborhood in which it is located.

A.3 Project Goals

Sweetwater Estate directly addresses the documented and accelerating demand for senior assisted living housing within the Paradise Valley Village planning area. Assisted Living Facilities across the Phoenix metro are currently reporting occupancy rates more than 88%⁽¹⁾, while the population aged 65 and older continues to outpace overall population growth by 3.2 times⁽²⁾, a trend that shows no sign of slowing. In response to this, the Project's primary goal is to provide a high-quality housing option that meets this unique need while enhancing the Site and preserving the established character of the surrounding neighborhood.

At its core, this Project provides seniors the opportunity to remain in the same community they have long called home, in a safe, comfortable, familiar, and supportive environment that reflects the character and living arrangement they have come to know and value. The facility maintains appropriate scale and ensures that the intensity of development and any associated impacts of development remain minimal and appropriate for the existing single-family residential area.

The objectives of this PUD are to establish site development standards tailored to facilitate a low-impact, neighborhood-oriented assisted living and community residence facility on a Site that requires thoughtful, creative design and planning. This could not otherwise be achieved under the Phoenix Zoning Ordinance's existing R1-6 development standards and design guidelines. Through this PUD process, use and Site-specific standards are adapted to support the Project's overall design and development concepts while ensuring an appropriate and cohesive outcome for both the Project Site and the surrounding community.

The PUD is intended solely to permit the development and operation of an assisted living and community residence center; no other uses are permitted. The specific conditions established herein govern development standards, site design, permitted uses, and measures to address potential impacts, while providing predictability for the Project's future development and ensuring certainty and protection for the surrounding neighborhood.

A.4 Overall Design Concept

The Sweetwater Estate at Shadow Mountain PUD is intentionally designed to integrate seamlessly with the surrounding neighborhood. The primary structure's front elevation, massing, and overall architectural character are consistent with those of a luxury custom single-family home.

The Project Site is accessed via two designated points of ingress and egress off N. 36th Street, located at the northern and southern ends of the eastern site boundary. Each entry drive is 30 feet wide, meeting City of Phoenix standard driveway requirements and providing safe, convenient maneuvering for residents, visitors, service, and emergency vehicles. Any existing curb cuts not used by the approved driveway configuration are removed and replaced with standard curb, gutter, and sidewalk. The primary entry mirrors that of a large, single-family custom home. A covered entry, integrated into the building's main facade, provides substantial shade at the drop-off, while richly landscaped walkways, consistent with the surrounding desert landscape, create an immediate sense of hospitality and familiarity. Three (3)

¹ National Investment Center for Seniors Housing & Care (NIC Map)

² U.S Census Bureau, Community Survey - 5-year estimates 2020

guest parking stalls, including one (1) ADA-accessible space, are provided in the forecourt for the convenience of visitors and caregivers.

The building's architecture emphasizes a high-quality residential character through contemporary forms, refined materials, and consistent four-sided architectural treatment. Service and operational areas, parking, and refuse collection points are intentionally located away from the primary street frontage, ensuring the Project's residential character remains intact from all publicly visible sides of the Site.

Inside, the building is organized around distinct core areas designed for both individual and shared use. These include common dining spaces, lounge areas, private suites, private dining areas for family gatherings, and a central kitchen for chef-inspired meals. Recreational spaces, common areas, and ancillary-use areas are thoughtfully arranged throughout to support a variety of assisted living services and encourage a sense of community among residents.

Sweetwater Estate is designed to support residents' daily needs, comfort, and well-being at every stage of care. The facility offers the freedom and independence of a private residence, along with access to assisted living services when additional support is needed, allowing residents to remain in the community they know and value through all of life's changes. Well-shaded outdoor recreational areas and open gathering spaces further extend the living environment beyond the building's walls, providing residents with a variety of settings to enjoy at their own pace.

A.5 Existing Conditions

The Sweetwater Estate at Shadow Mountain is located at 13036 N. 36th Street in an established single-family neighborhood within the Paradise Valley Village Planning Area of Phoenix. The property is currently developed as a conventional residential lot and is well-positioned for comprehensive redevelopment under a unified development plan.

A.5.1 Project Location

The Project Site fronts N. 36th Street along its eastern boundary, approximately 320 feet north of the northwest corner of Sweetwater Avenue and 36th Street (see **Attachment 1: Twin Acres Subdivision Plat**).

A.5.2 Acreage & Site Data

The Site consists of two (2) parcels, APN 166-03-009C (Lot 1) and APN 166-03-010A (portions of Lot 2), encompassing approximately 48,502 net square feet (1.114 net acres). The gross site area is approximately 49,763 square feet (1.14 acres), including the existing dedicated 30-foot half-street right-of-way adjacent to its eastern boundary.

A.5.3 Existing Uses & Site Conditions

The Site currently features a detached single-family residence and associated accessory structures, including covered accessory buildings, driveway and yard improvements, perimeter walls and fencing, and established landscape areas. The attached context photos and birds-eye aerial (see **Exhibit 1: Birds-Eye Aerials**) also show substantial open yard areas, a mix of paved and unpaved surfaces, and ancillary residential improvements distributed throughout the property (see **Exhibit 2: Site Context Map**). In its current condition, the Site reflects an older residential property that has been incrementally improved over time and is now suitable for comprehensive redevelopment under a unified development plan.

A.5.3.1 Topography & Natural Features

The Site is generally flat and consists of previously disturbed ground typical of developed residential properties in this area. No hillside, floodplain, or archaeologically sensitive conditions are associated with the property. Existing drainage and future site grading will be addressed through formal grading and drainage review, including on-site stormwater retention and evaluation of any off-site flows that may affect the final site design.

A.5.4 Surrounding Area & Context

The Site is within Paradise Valley Village, an area known for established residential neighborhoods, proximity to the Phoenix Mountain Preserve, and access to parks, trails, and community amenities. The Project Site is directly adjacent to the City of Phoenix Shadow Mountain Senior Center, a public facility that provides senior care services and recreational programs for older adults in the surrounding community. The surrounding area includes Paradise Valley Park and Community Center and is served by nearby arterial roadways, including 36th Street and State Route 51, which provide access to employment, services, and medical facilities. The Project is located within an area that already supports higher-density assisted living and senior-oriented services.

A.5.4.1 Surrounding Land Uses

The surrounding properties are developed for single-family residential uses consistent with the underlying R1-6 zoning designation. These uses include detached homes on individual lots, with associated accessory structures, driveways, and landscaped yards. More specifically, the uses found within 500 ft of the Site boundary are summarized below:

- **North:** Improved site with a vacant single-family home; residually zoned property consistent with the surrounding neighborhood pattern
- **South:** Shadow Mountain Senior Center, a City of Phoenix-operated facility providing services and social programs for older adults & the elderly.
- **East:** Higher density, small lot, single-family residential homes; fronting the east side of 36th Street
- **West:** Open space, small, City of Phoenix pocket park & existing parking lot serving the Shadow Mountain Senior Center

The surrounding land use pattern is residential in nature and supports the introduction of a low-intensity assisted living and community residence use that maintains a residential scale, building form, and operational profile consistent with the area.

A.5.5 Topography and Natural Features

The Site is generally flat and consists of previously disturbed ground typical of developed residential properties in this area. No hillside, floodplain, or archaeologically sensitive conditions are associated with the property. Existing drainage and future site grading will be addressed through a formal grading and drainage review, including on-site stormwater retention and evaluation of any off-site flows that may affect the final site design.

B. LAND USE PLAN

B.1 Land Use Categories

The Sweetwater Estate at Shadow Mountain Planned Unit Development (PUD) designates a single permitted land use category for the Project Site: an **assisted living facility and community residence center**.

Consistent with Section 202 of the City of Phoenix Zoning Ordinance, assisted living and community residence uses are residential in nature and provide housing in a structured living environment supported by associated services. As proposed, the Project will operate as a low-intensity residential assisted living and community residence, using a one-story building designed to preserve a residential character and appearance consistent with the surrounding neighborhood.

No other principal land use shall be permitted within the PUD. Development of the Site shall be limited to assisted living and community residence functions, together with accessory uses customarily incidental to those uses, including dining, activity, wellness, and administrative areas integrated within the building. Accessory uses allowed under the PUD shall remain subordinate to the principal residential care use and shall not alter the residential character of the Project. Establishing and restricting permitted uses on the Site in this manner provides long-term certainty regarding the type and intensity of future development.

B.2 Preliminary Project Design

The purpose of the Sweetwater Estate at Shadow Mountain PUD design is to blend with the local character while providing circulation and parking that is of minimal visibility from the 36th Street frontage, as shown in **Exhibit 3: Preliminary Site Plan**. The design will also utilize aesthetic vegetation to provide buffering from surrounding neighbors and additional shade for pedestrians, as shown in **Exhibit 4: Preliminary Landscaping Plan**.

The building's exterior color palette draws inspiration from the native desert landscape, and its architectural character and scale are reflective of and compatible with the single-family residential neighborhood in which it is located, as illustrated in the preliminary elevations (see **Exhibit 5: Preliminary Building Elevations**). The building's floor plan is organized to provide residents with both privacy in their individual suites and ample opportunity for connection in thoughtfully designed shared spaces (see **Exhibit 6: Preliminary Floor Plan**).

B.2.1 Preliminary Site Plan - Design Concepts

The Project Site layout is designed so that the placement of buildings, parking, landscaping, open spaces, and circulation routes work together to create a unified residential development that maintains the neighborhood's character. The design highlights the building frontages and keeps a residential appearance along 36th Street by positioning parking and support areas behind the main buildings and away from the street. This minimizes the visibility of ancillary site features from the public frontage (see **Exhibit 7: Conceptual Project Design Renderings**).

Internal circulation wraps the building and includes a hammerhead turnaround at the northwest corner, enabling vehicles to navigate the property without occupying parking or maneuvering zones at the main street frontage. A total of 26 parking spaces, including two accessible spaces, are provided on the Site. A *Parking Study* has been submitted separately and is also included as **Attachment 2**. All relevant findings and a complete analysis are contained within this study. This parking supply is supported by both industry

demand data and relevant code provisions. Building setbacks support this layout, with a 20-foot front setback along the east, a 25-foot rear setback along the west, a 10-foot setback along the north, and a 3-foot setback along the south.

Outdoor use areas, shade features, and architectural elements are either part of the main building or integrated into the site's interior. These features include two covered entrances, an enclosed patio and courtyard area, and a designated, enclosed, and secured recreational area near the building's southwestern side.

Open space and landscape improvements are distributed throughout the Site to enhance its residential character, improve compatibility with the surrounding neighborhood, and provide effective buffering and screening for adjacent properties. The landscape design is guided by the principles of Section 507, Tab A, of the Phoenix Zoning Ordinance and reflects a unified desert-inspired planting palette of native and regionally appropriate plant species. The design emphasizes low water use, generous shade, and planting choices that are appropriate and compatible with the character of the surrounding neighborhood.

B.2.2 Architectural Design Themes

The architectural style and theme of Sweetwater Estate at Shadow Mountain are designed to resemble a large, custom-built, single-family home. To ensure the single-story building remains true to a human scale, the design features varied rooflines, articulated wall planes, and an inviting covered entry, enhancing the neighborhood feel along 36th Street and throughout the site.

The Preliminary Building Elevations (see Exhibit 5) and Conceptual Project Design Renderings (see Exhibit 7) demonstrate the applicant's goal to avoid institutional design themes. By using horizontal massing, strategic window placement, dynamic roof forms, stepped wall planes, defined entrances, and layered wall textures, the structure presents a visually sophisticated and dynamic facade from all angles.

This conceptual site design, materials, and preliminary architectural plans set a design standard for the PUD, ensuring that all future development aligns with the city's design expectations and the applicant's vision. This approach elevates standards for assisted living and senior care environments and promotes long-term architectural design compatibility with the neighborhood.

C. LIST OF USES

C.1 Permitted Uses

All permitted uses of this PUD are provided in **Table 1: Permitted Land Uses**. All land uses are either permitted or permitted as an ancillary use; no temporary or conditional uses are established as part of this Planned Unit Development

C.1.1 Permitted Principal Uses

Land Uses specifically established as a primary or principal permitted use, as defined below and set forth in Table 1; or analogous to those uses otherwise permitted, as determined by the City of Phoenix Zoning Administrator.

C.1.1.1 Community Residence Center / Assisted Living Facility

“A residential care or assisted living institution on a property that provides residential beds or “units” ⁽¹⁾. The facility and operations may provide on-site care, training, or support, or habilitative or rehabilitative services related to and incidental to the residents’ assisted living arrangements or ongoing care.”

⁽¹⁾ Density herein calculated using the industry-standard conversion of two (2) assisted living beds equals one (1) dwelling unit equivalent

C.1.2 Permitted Accessory Uses and Services

Accessory Uses are specifically allowed as a secondary use to an already permitted and established principal use. Permitting ancillary uses that support any permitted main use and are categorized under the "Accessory" land use group, as outlined in **Table 1: Permitted Land Uses**. Please note the following:

- Accessory Land Uses #4 - #7 shall not be available to the public, and each accessory use shall only be accessible from within the building.
- No sign or display shall be located to be visible from a public thoroughfare or adjacent property, which presents a permitted accessory use as anything other than ancillary or secondary to the permitted principal use.

Table 1: Permitted Land Uses

Sweetwater Estate at Shadow Mountain - Land Uses Table			
Land Uses		Permitted Principal Use	Permitted Accessory Use
1.	Community Residence Center / Assisted Living Facility ⁽¹⁾	☑	
2.	Single Family Residential – R1-6 Equivalent	☑	
3.	Surface Parking ⁽²⁾		☑
4.	Medical Office – Physical, occupational, speech therapy services for the residents;		☑
5.	General Office – Administration & Operations / Management;		☑
6.	Personal Services – including barber and beauty salon, Massages, Podiatry services, services for the residents;		☑
7.	Support Staff Dormitory ⁽³⁾		☑

⁽¹⁾ Community Residence Center / Assisted Living Facility: as defined in Sec. C.1.1, above.

⁽²⁾ Surface Parking – As modified: See Sec. B.2.1.1

⁽³⁾ Support Staff Dormitory: A building or portion thereof containing sleeping facilities, and may include bathing facilities, for employees of an assisted living facility. Occupants are permitted for the duration of their employment at said assisted living facility.

C.2 PUD Amendments

An amendment or change to this PUD shall be processed in accordance with the provisions set forth in PHX-ZO: Section 671.E(1-2) - Planned Unit Development (PUD) – Major and Minor Amendments, unless otherwise modified in this PUD. In the event of a conflict between the PHX-ZO and this PUD, the standards established in this PUD shall take precedence.

The following modification requests to the PUD shall be considered Minor Amendments, approved by the Planning Director or designee as described in PHX-ZO: Section 671.E(2):

1. Any change of the permitted height of the primary structure, up to a maximum height of 28 ft to the top of the parapet; and 20 ft for detached accessory structures;
2. Any adjustment of the permitted maximum density up to 70 assisted living beds (34 suites / 30.6 du/ac equivalent)
3. Additions to the list of uses, which include the following Principal Uses, not to occupy more than 50% of the existing PUD boundary:
 - a. “Skilled Nursing” or equivalent, as defined by Arizona Revised Statutes, A.R.S. § 36-401 (36): “Nursing Care Institution”
 - b. “Nursing Homes”, “Senior Centers”, including “Memory Care”, and “Independent Living Care Facilities” for the Elderly as defined in PHX-ZO Sec. 201 (“Definitions”).

D. DEVELOPMENT STANDARDS

The Sweetwater Estate at Shadow Mountain PUD will be developed in accordance with the outlined Site Development Standards, Landscape Standards, and Additional Area Development Standards, as summarized in the Tables of Standards below.

D.1 Site Development Standards

All other applicable Site Development standards or site design performance standards of the City of Phoenix Zoning Ordinance (not otherwise addressed herein) shall apply to this development.

Table 2: Site Development Standards

Sweetwater Estate at Shadow Mountain - Site Development Standards Table	
a. Maximum Density	
Number of Primary Structures (PUD)	- 1 Main Structure
Number of Resident “Units” ⁽¹⁾ (PUD)	- 32 rooms (2 beds / room)
Number of Beds (PUD)	- Maximum of 64 beds Permitted
Density Calculation ⁽²⁾ (ZO Sec. 201: “Assisted Living”)	- 2 beds = 1 “unit” - 32 units / 1.14 acres = 28.07 du/ac
Maximum Density Permitted ⁽³⁾ (PUD)	- 28.1 du/ac
b. Minimum Lot Width / Depth (PUD)	
Minimum Lot Width / Depth	- None
c. Minimum Building Setbacks Provided (PUD)	
Front (East: N. 36th St.)	- Min. 20 ft.
Rear (West)	- Min. 25 ft.

Sweetwater Estate at Shadow Mountain - Site Development Standards Table	
Interior Side (North)	- Min. 10 ft.
Interior Side (South)	- Min. 3 ft.
d. Common Open Space	
Net Lot Area	- 48,502 sq. ft.
Gross Lot Area	- 49,763 sq. ft.
Total Open Space Required (PUD)	- 5% of gross site area
Total Open Space Provided (PUD)	- 13,504 sq. ft. (~28% of net lot area)
e. Minimum Building Separation	
Primary Structure & Detached Accessory Structures (livable)	- Per PHX-ZO Sec. 706.B
Primary Structure & Detached Accessory Structures (non-livable)	- None
f. Maximum Building Height – Primary & Accessory Structures	
Maximum Height Permitted (R1-6)	- 30 ft. (2 stories)
Maximum Height (PUD) – Primary Structure	- 22 ft. (single story)
Maximum Height (PUD) – Accessory Structures	- Per PHX-ZO Sec. 706.B(3)
g. Lot Coverage	
Total Net Lot Area	- 48,502 sq. ft.
Building Footprint	- 18,504 sq. ft.
Livable Area	- 18,107 sq. ft.
Total Lot Coverage (Building Footprint / Net Lot Area)	- 38.15% (18,504 sq. ft. / 48,502 sq. ft.)
Maximum Lot Coverage (PUD)	- 50%

(1) "Units" = two (2) assisted living beds equals one (1) dwelling unit equivalent;

(2) Density herein calculated using the industry-standard conversion of two (2) assisted living beds equals one (1) dwelling unit equivalent;

(3) Assisted Living beds at 0.5 / unit (64 beds) located within 32 suites "dwelling units" are only permitted on Lot 1 (APN 166-03-009C). Density is calculated using the gross acreage of 1.14 acres.

D.2 Open Space and Landscaping Standards

Open space and landscape improvements are distributed throughout the Site to enhance its residential character, improve compatibility with the surrounding neighborhood, and provide effective buffering and screening for adjacent properties.

The landscape design is guided by the principles of Section 507, Tab A, of the Phoenix Zoning Ordinance and reflects a unified desert-inspired planting palette of native and regionally appropriate plant species. The design emphasizes low water use, generous shade, and planting choices that are appropriate and compatible with the character of the surrounding neighborhood.

D.2.1 Native Plant Preservation & Salvage Plant

As illustrated in **Exhibit 4: Preliminary Landscape Plan**, the design prioritizes preserving existing native plant materials wherever feasible. When preservation is not possible, salvageable native plant materials will be relocated by registered salvage contractors to a designated on-site salvage nursery and reincorporated into the Site's landscape wherever feasible.

D.2.2 Landscape Palette

The planting palette is organized into three zones: accent, entry, and perimeter planting. Each zone is chosen to fulfill specific landscape enhancement, screening needs, and to implement landscaping themes for its area on the Site. The landscape plan features 46 trees and 627 shrubs, significantly exceeding the minimum requirements of 19 trees and 93 shrubs.

D.2.3 Streetscape, Perimeters, Property Lines & Enhanced Landscaping

Along the northern property line, the designated enhanced landscape area features a 10-foot setback, twice the standard 5-foot minimum. Adjacent to the N. 36th Street frontage, clustered trees and layered native shrubs, including flowering accent species, create an identifiable and welcoming streetscape. While planting along the southern and western perimeters, feature denser trees and shrubs, and utilize existing landscaping to screen views of the parking area and reinforce the facility's residential character as experienced from the Shadow Mountain Senior Center to the south.

D.2.4 Common and Retention Areas & Hardscape and Groundcover

Decomposed granite groundcover is used extensively across designated landscaping and open space areas, providing a water-efficient, low-maintenance surface that retains soil moisture, reduces heat, and minimizes dust.

Natural riprap, permeable hardscape materials, dry streambeds, surface boulders, and mounding are incorporated throughout the site, including adjacent to 36th Street, to manage stormwater runoff and maintain a natural desert character consistent with the surrounding landscape.

D.2.5 Landscape and Open Space Summary

In total, approximately 9,235 square feet of landscaped area is provided, representing 19.04% of the Site. Combined with all open space areas, including the courtyard and recreational areas interior to the facility, approximately 13,504 square feet of open space is provided, representing approximately 27.1% of the combined net lot area.

Table 3, as provided in this section, summarizes the Landscaping Standards applicable to the Sweetwater Estate in the Shadow Mountain Planned Area Development.

Table 3: Landscape Standards

Sweetwater Estate at Shadow Mountain - Landscape Standards Table	
a. Streetscape – N. 36th Street Frontage	
Landscape Setback Provided (PUD)	
East (Frontage)	Min. 20 ft.
Plant Type / Minimum Planting Size	
Trees	Min. 24" box specimen trees planted 20 ft. on center or in equivalent groupings: <ul style="list-style-type: none"> - Min. 2-inch caliper (50% of required trees) - Min. 3-inch caliper multi-trunk (25% of required trees) - Min. 4-inch caliper or multi-trunk (25% of required trees) Species include: <ul style="list-style-type: none"> - Desert Museum Palo Verde, Desert Willow, Mulga Acacia, Thornless Mesquite, and Orange Jubilee Tecoma.
Shrubs	<ul style="list-style-type: none"> - Min. 5 (5)-gallon shrubs per tree. Species include: <ul style="list-style-type: none"> - Flowering accent shrubs such as Spanish Lavender, New Gold Lantana, Little John Bottlebrush, Lynn's Legacy Texas Sage, and Sunrise Esperanza.
Groundcover (Landsaped Areas)	<ul style="list-style-type: none"> - Min. 50% live groundcover. - Decomposed granite (Apache Brown): Used extensively as a water-efficient, low-maintenance surface @ min. 3-inch depth. - Natural rip rap, dry streambeds, surface-select boulders, and mounding: Incorporated to manage stormwater runoff and maintain a natural desert character.
Detached Sidewalks	
Sidewalk Width	- Min. 5 ft.; ADA compliant
Landscape Strip	- Not provided (Constraints due to existing infrastructure & drainage design)
Tree Spacing	- 20 ft. on center or in equivalent groupings
b. Perimeter Property Lines (not adjacent to street frontage)	
Perimeter Landscape Setbacks Provided (PUD)	<ul style="list-style-type: none"> - North (Interior Side): 10 ft - South (interior Side): 5 ft. - West (Rear): 5 ft.
Northern Property Line - Enhanced Landscaping	
Landscape Setback	- Min. 10 ft. (enhanced; double the standard 5-ft. minimum)

Sweetwater Estate at Shadow Mountain - Landscape Standards Table	
Trees	<ul style="list-style-type: none"> - Min. 24" box specimen trees at 20 ft. on center; or in equivalent groupings. - Min. 2-inch caliper (60% of required trees) - Min. 15-gallon trees (40% of required trees) Species to include: <ul style="list-style-type: none"> - Desert Museum Palo Verde and Desert Willow.
Shrubs	<ul style="list-style-type: none"> - Min. 5 (5)-gallon shrubs per tree. Species to include: <ul style="list-style-type: none"> - Dense, colorful native planting materials including: Bougainvillea 'Barbara Karst' (vibrant magenta blooms) and Mexican Bush Sage (soft purple flowering spikes): - Provides compatible visual and acoustic screening between the facility and the existing vacant single-family property to the north.
Groundcover	<ul style="list-style-type: none"> - Min. 50% live groundcover; - Decomposed granite at remaining areas.
South Property Line - Adjacent to Shadow Mountain Senior Center	
Landscape Setback	<ul style="list-style-type: none"> - Min. 5 ft.
Trees	<ul style="list-style-type: none"> - Min. 15-gallon trees (24" box) at 20 ft. on center or in equivalent groupings Species include: <ul style="list-style-type: none"> - Desert Museum Palo Verde & existing Coral Allow @ 15-gallon estimated maturity
Shrubs	<ul style="list-style-type: none"> - Mexican Bush Sage (soft purple flowering spikes), min. 5 (5)-gallon per shrub
Groundcover	<ul style="list-style-type: none"> - Min. 50% live groundcover; decomposed granite at remaining areas
West Property Line - Rear	
Landscape Setback	<ul style="list-style-type: none"> - Min. 5 ft.
Trees	<ul style="list-style-type: none"> - Min. 15-gallon trees (24" box) at 20 ft. on center or in equivalent groupings Species include: <ul style="list-style-type: none"> - Mulga Acacia & existing Coral Allow @ 15-gallon estimated maturity
Shrubs	<ul style="list-style-type: none"> - Min. 5 (5)-gallon per shrub - Mexican Bush Sage (soft purple flowering spikes),
Groundcover	<ul style="list-style-type: none"> - Min. 50% live groundcover; decomposed granite within remaining areas
Native Plant Preservation and Salvage - All Perimeter Landscaped Areas	
Native Plant Preservation	<ul style="list-style-type: none"> - Existing native plant materials shall be preserved wherever feasible.

Sweetwater Estate at Shadow Mountain - Landscape Standards Table	
Salvage	<ul style="list-style-type: none"> - Where preservation is not possible, salvageable materials shall be relocated by registered salvage contractors to a designated on-site salvage nursery and reincorporated into the Site's landscape wherever feasible. - A salvage plan shall be submitted with the formal site plan.
c. Adjacent to Building Walls	
Treatment Requirement	<ul style="list-style-type: none"> - Min. 75% of the exterior wall length adjacent to parking areas shall be treated with a landscaped planter min. 5 ft. in width - Or an equivalent landscape feature, as shown on the Preliminary Landscape Plan (Exhibit 4).
d. Parking Area	
Surface Landscaping (Parking Area)	<ul style="list-style-type: none"> - Min. 20% of outside parking area shall be landscaped. - Landscaped end-of-row planters provided within the 26-space surface parking area;
Landscape Islands	<ul style="list-style-type: none"> - Not provided – due to maneuvering constraints, parking area cannot facilitate landscape Islands, See: Preliminary Site Plan (Exhibit 3).
Shade Provided (PUD)	<ul style="list-style-type: none"> - Min. 15% shade coverage of surface parking lot at summer solstice at 12:00 p.m. - Achieved through canopy trees, architectural projections, or structural shading devices.
e. Common and Retention Areas	
Wellness Garden - Interior Courtyard	
Description of Applicable Areas	Enclosed interior courtyard (situated between the north and south residential wings of the building): <ul style="list-style-type: none"> - Finished with permeable hardscape materials and accented with themed desert plantings, accessible raised planting beds, shaded seating areas, and a sensory garden;
Hardscape	<ul style="list-style-type: none"> - Permeable paving materials shall be used throughout the courtyard. - Wall-mounted trellises and vertical planting structures shall be incorporated along interior courtyard walls to support climbing vines and espaliered plants.
Planting Materials	<ul style="list-style-type: none"> - Themed desert-adapted plantings consistent with the overall site palette. - Climbing vines and espaliered plants shall be trained on wall-mounted trellises and vertical support structures. - Hanging planters and container plantings shall be provided at varying heights.
Passive Open Space and Hardscape	
Hardscape Materials Utilized (PUD)	<ul style="list-style-type: none"> - Decomposed granite groundcover used extensively across designated open space areas; - Natural rip rap, dry streambeds, surface-select boulders, and mounding incorporated throughout to manage stormwater runoff and maintain a natural desert character.

Sweetwater Estate at Shadow Mountain - Landscape Standards Table	
Shade Provided (PUD)	- Min. 50% shading of all public and private pedestrian walkways by landscape plant material at maturity. (Shade calculations based on summer solstice at 12:00 p.m.)
F. Landscaping and Open Space Summary	
Total Landscape area	- 9,235 sq. ft. (19.04% of Site)
Total Open Space Provided (PUD)	- 13,504 sq. ft. (approx. 27.1% of combined net lot area), including landscaped areas and the Wellness Garden courtyard
Section 608 Minimum Required	- 100 sq. ft. per bed = 6,400 sq. ft. required (64 beds)
Open Space Provided per Bed (PUD)	- 211 sq. ft. per bed (exceeds minimum by 111%)
Trees Required / Provided (PUD)	- 19 trees required; 46 trees provided
Shrubs Required / Provided (PUD)	- 93 shrubs required; 627 shrubs provided

D.3 Additional Area Development Standards

The following standards govern the additional area development standards of the Sweetwater Estate at Shadow Mountain Project Site and are established as provisions of this Planned Development. These standards address parking, fences and walls, shading, and lighting, with the aim of promoting a high-quality, low-impact development that is compatible with the surrounding neighborhood.

D.3.1 Parking

A total of 26 parking spaces, including two accessible spaces, are provided on the site; the parking supply provided is supported by both industry demand data and relevant code provisions. According to ITE Parking Generation (5th Edition), Land Use Code 254 – “Assisted Living Facility”, the peak demand for the permitted primary uses on this Site ranges from 0.30 to 0.40 spaces per bed, translating to 19 to 26 spaces for a 64-bed facility.

The facility employs a three-shift staffing model, with 10 to 12 staff members on duty at any given time. Visitor activity peaks in the afternoon hours and does not coincide with shift changes, meaning peak staff and visitor numbers do not overlap. The 26 spaces provided accommodate this combined peak demand. Moreover, Section 702.E of the Phoenix Zoning Ordinance allows up to a 50% reduction in parking for housing serving elderly or disabled populations, with the potential for further reductions if appropriate.

A *Parking Study* has been submitted separately and is also included as **Attachment 2**. All relevant findings and a complete analysis are contained within this study.

D.3.2 Fences and Walls

Fences and walls shall be provided in accordance with Section 703 of the Phoenix Zoning Ordinance, except as otherwise established in this PUD. A solid masonry screen wall shall be provided along the south property boundary.

The existing masonry wall along the west boundary shall remain, with any deficiencies remediated during construction. No solid screen wall is required along the N. 36th Street frontage or north property line, where perimeter landscape buffering provides visual screening.

D.3.3 Shade Requirements

Sweetwater Estate incorporates shading elements throughout the Site to ensure resident comfort and comply with the City's shade requirements. Shade is provided through a combination of building overhangs, entry canopies, covered drop-off areas, shade trellises, and mature canopy trees distributed throughout the Site.

A minimum of 50% of all public and private pedestrian walkways shall be shaded by landscape plant material at maturity. A minimum of 15% shade shall be provided over the surface parking lot. All shade calculations shall be based on the summer solstice at 12:00 p.m. as required by the City of Phoenix.

D.3.4 Lighting

The lighting plan for Sweetwater Estate shall comply with Section 507, Tab A of the Phoenix Zoning Ordinance and Section 23-100 of the City Code. The lighting design provides for personal safety in all parking areas, drive aisles, and pedestrian walkways while enhancing the building's architectural character and landscaping. All fixtures shall be dark-sky-compliant and full-cutoff.

Light levels at all property lines shall not exceed 1.0 foot-candle. Photometric plans shall be submitted with the site plan review, and final fixture selections shall be provided at the time of final design.

The development standards summarized above are further detailed in **Table 4: Additional Development Standards**, found in the following section:

Table 4: Additional Development Standards

Sweetwater Estate at Shadow Mountain – Additional Area Development Standards Table	
a. Parking <i>(Pursuant to PHX-ZO Sec. 702, as modified)</i>	
Off-street Vehicular Parking	
Parking Ratio Required ("Assisted Living" Land Uses)	- 0.5 spaces per bed = 32 spaces required (64 beds)
Parking Spaces Provided (PUD)	- 26 spaces (0.4 spaces per bed)
Accessible Parking Provided (PUD)	- (2) ADA-compliant accessible spaces
Bicycle Parking <i>(Pursuant to PHX-ZO Sec. 1307.H)</i>	
Bicycle Parking Required	Per PHX-ZO Sec. 1307.H
Bicycle Parking Provided (PUD)	N/A
Loading and Service Access <i>(Pursuant to PHX-ZO Sec. 702.H.(c))</i>	

Sweetwater Estate at Shadow Mountain – Additional Area Development Standards Table	
Loading and Service Access Standards – Required	<i>1 designated space</i>
Loading and Service Access Standards – Provided (PUD)	<i>1 Space provided</i>
b. Fences and Walls <i>(Pursuant to PHX-ZO Section 703, except as noted)</i>	
South Property Boundary	<ol style="list-style-type: none"> 1) <i>Wall shall screen views between the facility and adjacent single-family residential properties.</i> 2) <i>Wall shall be placed so as not to disrupt existing underground utilities and shall be located entirely within the subject property.</i> 3) <i>A solid masonry screen wall shall be provided along the south property boundary, min. 6 ft. in height.</i>
North Property Boundary	<ol style="list-style-type: none"> 1) <i>Wall shall screen views between the facility and adjacent single-family residential properties.</i> 2) <i>Wall shall be placed so as not to disrupt existing underground utilities and shall be located entirely within the subject property.</i> 3) <i>A solid masonry screen wall shall be provided along the south property boundary, min. 6 ft. in height.</i>
West Property Boundary	<ol style="list-style-type: none"> 1) <i>Existing masonry wall along west boundary to remain.</i> 2) <i>Any gaps or deficiencies shall be remediated as part of project construction.</i>
East Property Boundary (Frontage)	<ol style="list-style-type: none"> 1) <i>No solid screen wall required along N. 36th St. frontage or north property line.</i> 2) <i>Perimeter landscape buffer provides visual screening per the Landscape Standards Table.</i>
c. Lighting <i>(Pursuant to PHX-ZO Sec. 507, Tab A and City Code § 23-100)</i>	
Lighting Plan	<ol style="list-style-type: none"> 1) <i>A photometric lighting plan shall be submitted with the building permit application</i> 2) <i>Approved lighting plan shall adhere to the Phoenix Night Sky Ordinance and Section 507, Tab A.</i>
Parking and Drive Aisle Lighting	<ol style="list-style-type: none"> 3) <i>Sufficient illumination provided for personal safety throughout the 26-space surface parking area and all drive aisles.</i>
Pedestrian Walkway Lighting	<ol style="list-style-type: none"> 4) <i>Dark-sky compliant lighted bollards along all pedestrian paths connecting parking to building entries and outdoor amenity areas.</i>
Entrance Sconces	<ol style="list-style-type: none"> 5) <i>Decorative wall sconces at primary entrance (east) and secondary entrance (west) shall not exceed 60 watts to minimize glare.</i>

Sweetwater Estate at Shadow Mountain – Additional Area Development Standards Table	
Façade / Canopy Lighting	6) <i>Downlights recessed within entry canopy overhangs on east and west elevations; dark-sky compliant, directed downward.</i>
Landscape Accent Lighting	7) <i>Max. 60-watt adjustable ground-mounted fixtures at drip line of specimen trees; flush-to-grade adjustable u-plight fixtures aimed at feature stone walls to minimize light spill.</i>
Lighting Controls	8) <i>Safety lighting dusk-to-dawn; decorative accent fixtures capable of dimming or extinguishing after designated curfew hours per City of Phoenix Code.</i>
d. Shade	
Public and Private Pedestrian Pathways	4) <i>Large canopy trees shall achieve a minimum of 50% shading of all pedestrian walkways by landscape plant material at maturity, measured at summer solstice at 12:00 p.m.</i>
Surface Parking Lot	5) <i>Minimum of 15% shade on the surface parking lot through landscaping, architectural projections, or stand-alone structural shading devices; measured at summer solstice at 12:00 p.m.</i>

E. DESIGN STANDARDS AND GUIDELINES

Unless specifically modified herein, the Sweetwater Estate at Shadow Mountain PUD shall conform to the City of Phoenix Zoning Ordinance Design Guidelines, Section 507, Tab A.

The following design guidelines & objectives are intended to preserve the residential-scale character of the Project.

These guidelines ensure that future development remains substantially consistent with the preliminary site plan, architectural elevations, and floor plan, as well as the conceptual landscape plan and Project design renderings submitted with this PUD:

E.1 Hardscape Materials and Entry Treatment

1. Decorative paving materials shall be used at the primary building entry, including the principal pedestrian approach from 36th Street and the covered entrance/drop-off area, to distinguish the arrival and entry to the site from standard drive aisles and parking surfaces.
2. Paved pedestrian connections shall be provided from the parking areas to the main building entrance and to outdoor resident-use areas, in a manner that is clearly defined, accessible, and integrated with the landscape design.
3. Hardscape materials at the primary entry and patio areas shall be selected and arranged to reinforce the residential character of the Project and provide a higher level of finish than would otherwise be typical for a conventional institutional or commercial facility.

4. The covered entry feature shall remain a prominent architectural and site design element and shall be integrated with the building using consistent materials, colors, and detailing.
5. The following standards shall be measurable and enforceable by the city during site plan review and inspection:
 - a. Decomposed granite groundcover shall be used in all designated planting and open space areas across the Site.
 - b. Natural riprap, permeable hardscape materials, dry streambeds, surface boulders, and mounding shall be incorporated at the locations shown on the approved landscape plan to manage stormwater runoff.
 - c. A minimum of 50% of all hardscape and open space areas shall be shaded by canopy trees at maturity, as demonstrated on the Preliminary Shade Plan.
6. Practices and techniques for which the applicant and developer are responsible:
 - a. The applicant shall install and maintain decomposed granite groundcover at a minimum depth of 3 inches across all designated areas to retain soil moisture, reduce surface heat, and minimize dust.
 - b. Canopy trees and clustered plantings shall be distributed throughout the Site to shade decomposed granite surfaces and enhance outdoor comfort for residents.
 - c. All hardscape materials shall be selected and installed to evoke a natural desert aesthetic consistent with the surrounding native landscape.

E.2 Façade Articulation & Unique Massing

All sides of the building shall exhibit four-sided architecture and shall include consistent architectural detailing and materials on all visible elevations:

1. Exterior materials must include at least two of the following: stucco, masonry, or stone veneer; glazing; accent trim; or similar detailing that closely matches the submitted elevations and renderings.
2. The building shall maintain a one-story residential structure's mass and scale, with varied rooflines, articulated wall planes, and projecting gabled elements that break the mass into smaller components, reflective of a large detached single-family residence.
3. The primary (eastern) elevation, facing 36th Street, shall include a clearly defined covered entry and a composition of façade elements that establishes a residential front door, porch, or similar single-family home entry design features, with a strong street-facing identity for the Project.
4. Continuous runs of building façades shall not exceed 50 feet without architectural variation, such as fenestration, wall-plane offsets, roofline changes, gabled projections, recesses, covered elements, or changes in material. Building elevations shall not consist of a single uninterrupted flat plane.
5. The primary entrance on the east elevation and the secondary covered entrance on the west elevation shall be enhanced with dark-framed, gridded mullion systems in a medium-depth single-family residential style, as shown on the preliminary elevations.
6. Individual resident room windows shall use dark-framed double-hung or casement-style units consistent with the neighborhood's residential character.

7. Proportions and placement of window treatments, planes, and similar architectural features shall be scaled to residential size and used throughout the Project to reinforce a residential appearance and avoid commercial or institutional architectural design expressions.
8. Exterior colors and materials shall be coordinated to provide visual depth and variation, with material changes and accent elements used to distinguish building entries, major wall projections, and key corners.
9. Roof forms shall remain varied and residential in appearance. Unbroken roof planes shall be avoided by using gabled forms, shifts in roofline, and changes in building massing, all substantially consistent with the preliminary elevations.
10. Mechanical, service, and other back-of-house features shall be located and screened so they do not dominate the public frontage or detract from the Project's residential character.

E.3 Architectural Design

The following design characteristics shall be incorporated in the Architectural Design to ensure Project design compatibility with the surrounding neighborhood and that all City of Phoenix - Site Design Performance Standards are being met:

1. Significant detail has been added to roofline gable ends, entry canopy fascias, and window surrounds to convey a warm, residential, and timeless architectural character. The low-profile single-story massing — proposed at 20 feet (well below the 30-foot maximum) is specifically intended to be fitting for and compatible with the adjacent R1-6 single-family residential parcel, surrounding neighborhood, and neighboring Shadow Mountain Senior center.
2. A strong horizontal grounding occurs at the base of the building through the consistent use of coursed stone/masonry veneer along all primary facades, most notably the east street-facing elevation along N. 36th St. and the north and south end elevations.
 - a. The use of this masonry material creates a strong, weighted base that anchors the building to the ground plane.
 - b. Where masonry transitions to smooth stucco above, a clear horizontal datum reinforces banding across the building mass. Primary entry elements on the east elevation are accentuated by projecting gabled canopy forms with dark fascia and enhanced fenestration.
 - c. Building corners are accentuated through the continuation of stone veneer to provide visual termination at the ends of each wing.
 - d. The south-facing rear elevation and residential wing facades incorporate repeated gable dormers and individual room window projections that break up the building mass and reinforce the residential character of the facility.
3. Material and color transitions shall occur only at defined horizontal datums or inside corners and shall be accentuated with strong linear accent elements, including fascia lines, roofline transitions, window banding, and stone coursing. Control joints in stucco fields shall assist in breaking up wall surfaces in both horizontal and vertical directions, consistent with the architectural control joint standards of the applicable zoning ordinance.
4. Primary exterior materials shall include Coursed Stone / Masonry Veneer in a light buff/white tone, reflecting the unique desert Southwest architectural style.
5. Exterior Insulated Finish System (EIFS) / Smooth Stucco at upper wall and gable ends.

6. Stucco with accentuated fascia and cornice lines at gable ends, roofline transitions, and entry canopy elements. Stucco with a lightly textured finish on secondary and interior courtyard wall surfaces.
7. A minimum of three (3) wall and accent colors shall be employed, including:
 - a. off-white/cream stucco field or light buff stone veneer
 - b. dark bronze window and door frames, and/or
 - c. warm charcoal/brown dimensional roof material, as depicted in the project renderings.
8. Roof materials shall consist of dimensional asphalt shingles or concrete tile in a non-reflective dark brown/charcoal tone, as depicted in the preliminary renderings, to minimize glare and maintain visual compatibility with the surrounding residential roofscape.
9. No flat roof areas are visible from the public right-of-way on N. 36th Street; any flat roof sections at interior courtyard connector elements shall use non-reflective off-white membrane materials.

E.4 Site Design and Development

All lighting shall conform to the City of Phoenix Zoning Ordinance Section 507 Tab A & PHX Code 23-100:

1. Site lighting shall include sufficient illumination for personal safety in the 26-space surface parking area, the primary covered entrance drop-off on the east elevation, the secondary covered entrance, and the uncovered patio area on the west elevation.
2. Accent lighting shall be provided for all pedestrian walkways connecting parking to building entries, as well as for enhanced landscape areas along N. 36th Street and the perimeter planting beds.
3. Decorative wall sconces shall identify the primary entrance on the east elevation and the secondary entrance on the west. The following lighting standards shall be incorporated:
 - a. Supplemental walkway lighting shall be provided via dark-sky compliant lighted bollards along all pedestrian paths, including the primary walkway connecting the N. 36th St. sidewalk to the covered main entrance, and along perimeter walkways serving the resident room patios on the south elevation.
 - b. Decorative sconces at the covered main entrance and secondary covered entrance shall use lamps not exceeding 60 watts to minimize glare and maintain a residential character consistent with the surrounding neighborhood.
 - c. The primary covered entrance drop-off canopy area on the east elevation shall be provided with overhead lighting calibrated for safe transition from ambient exterior light conditions. Canopy lighting fixtures shall be separately zoned and capable of dimming after curfew hours.
 - d. Façade lighting shall be provided on the east (street-facing) elevation from downlights recessed within the entry canopy overhang to define the building's architecture without upward light spill and shall comply with dark-sky compliance standards.
 - e. Landscape lighting within the enhanced landscape zone along N. 36th St. shall be limited to 60-watt adjustable ground-mounted fixtures at the drip line of the 24" box specimen trees (Mulga Acacia, Desert Willow, Desert Museum Palo Verde, Thornless Mesquite, Orange Jubilee Tecoma) specified in the preliminary landscape plan;
 - f. Low-level path lights within accent planting beds and select pendant-style downlights in larger canopy trees at the entry forecourt. (see **Exhibit 4: Preliminary Landscape Plan**)

- g. The entry drive apron off N. 36th Street and the feature stone planting walls flanking the primary entrance shall be illuminated from adjustable flush-to-grade fixtures aimed directly at wall surfaces to minimize spill light into the night sky and onto adjacent residential properties.
- h. The lighting control system shall be programmed to provide safety lighting from dusk to dawn, with decorative accent fixtures capable of being dimmed or extinguished after designated curfew hours consistent with City of Phoenix Code requirements.

F. SIGNS

Sweetwater Estate PUD Project will be required to provide, at a minimum, adequate facility identification and on-site wayfinding for residents, visitors, and service providers.

Given the residential character of the facility and its location within an established single-family neighborhood along N. 36th Street, all signage shall be low-profile, non-illuminated or softly illuminated, and consistent with the architectural character of the project.

Any monument or wall sign shall not exceed the height and area limitations applicable to the zoning district and use classification under PHX-ZO Section 705 and shall be designed to complement rather than compete with the residential landscape character of the N. 36th Street frontage.

When proposed, the signage for this PUD shall conform to the applicable requirements of Section 705 of the City of Phoenix Zoning Ordinance. Signage shall be limited to the following types:

1. ***Primary identification signage*** at the main entry drives off N. 36th Street, incorporated into or mounted on the feature stone entry walls flanking the arrival forecourt, consistent with the masonry and material palette of the building.
2. ***Secondary wayfinding signage*** within the site to direct visitors and service vehicles between the primary entrance, parking areas, covered drop-off, and secondary west-side service access.

G. SUSTAINABILITY

Energy efficiency and long-term environmental care are key elements of Sweetwater Estate at Shadow Mountain's vision. By following best practices in new construction and sustainable site design, the project aims to provide residents with a cost-effective, comfortable, and long-lasting living environment for decades.

In doing so, it supports the City of Phoenix's Sustainability Objectives, especially the focus on energy-efficient design and long-term operation, as well as the goal of ensuring thermal comfort for all occupants. The sustainability measures incorporated into Sweetwater Estate are organized into two categories consistent with the city's PUD sustainability program: 1) standards that are measurable and enforceable by the city during site plan review and inspection; and 2) practices or techniques for which the applicant and developer will be responsible.

Together, these measures address the full spectrum of the city's sustainability objectives, spanning location and transportation, sustainable sites, water efficiency, energy and atmosphere, and indoor

environmental quality. The project showcases its commitment to sustainability through thoughtful site design, landscape planning, building systems, and material selection.

It includes a desert-adapted plant palette, smart irrigation systems utilizing wind and rain sensors, cool roofing materials, LED lighting throughout, Energy Star-rated appliances and windows, low-VOC interior finishes, spacious open areas, and enhanced landscaping—together creating a holistic approach to responsible development. These specifics are detailed in the Sustainability Standards Table below.

Table 5 is organized by the goal statements of the PUD ordinance for sustainability:

1. *Standards that are measurable and enforceable by the city during the site plan review and inspection process; and*
2. *Practices or techniques for which the applicant/developer will be responsible.*

Table 5: City of Phoenix Sustainability Objectives & Standards

Sweetwater Estate at Shadow Mountain - Sustainability Standards Table		
Standard / Practice	City Enforced	Developer Enforced
Location & Transportation		
1) Developer to provide information packets to educate residents on public transportation options, showing available routes and schedules.		<input checked="" type="checkbox"/>
2) Electric Vehicle Charging Infrastructure: Conduit and electrical stub-outs shall be provided to a minimum of two (2) parking spaces to accommodate future Level 2 EV charging stations.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sustainable Sites		
1) Utilize light color / cool roofs to help reduce the heat island effect. Not less than 70% of roof surfaces shall comply with Section 408.3.1 of the 2015 IGCC and meet or exceed Cool Roof Rating Council (CRRC) requirements (www.coolroofs.org).	<input checked="" type="checkbox"/>	
2) Site Lighting / Light Pollution Control: All exterior site lighting shall comply with Section 409 – Site Lighting of the 2015 IGCC.		<input checked="" type="checkbox"/>
3) All sidewalk and hardscape areas shall limit heat island impact. A minimum of 50% of all areas to have an initial solar reflectance value of not less than 0.30, or SRI of at least 29. Does not include parking areas.		<input checked="" type="checkbox"/>

4) Management of Vegetation, Soils, and Erosion Control: Site shall comply with Section 405 of the 2015 IGCC. All landscape areas shall use decomposed granite as mulch to retain water and minimize dust.	<input checked="" type="checkbox"/>	
5) Not less than 75% of newly landscaped areas shall be planted with desert-adaptive plants as recognized by the Arizona Nursery Association.	<input checked="" type="checkbox"/>	
6) A below-grade cistern system shall be installed to capture rooftop stormwater runoff and deliver it to landscape irrigation via a dedicated drip system.	<input checked="" type="checkbox"/>	
7) The operator shall participate in the City of Phoenix solid waste recycling program in support of the City's solid waste diversion goals.		<input checked="" type="checkbox"/>
Water Efficiency		
1) Residential plumbing fixtures shall comply with Sections 702.1–702.5 of the 2015 IGCC. All newly installed toilets, urinals, private lavatory faucets, and showerheads eligible for labeling must be Water Sense labeled.		<input checked="" type="checkbox"/>
2) Commercial plumbing fixtures shall comply with Sections 702.1–702.5 of the 2015 IGCC. Fixtures required for cooking, maintenance, or medical needs are exempt.		<input checked="" type="checkbox"/>
3) At all code-required drinking fountains, install a minimum of one (1) bottle filler per fountain to minimize plastic bottle waste.		<input checked="" type="checkbox"/>
4) Minimize the use of turf; turf area shall not exceed 5% of total landscape area.	<input checked="" type="checkbox"/>	
5) Incorporate wind and rain sensors (smart controllers) into the drip irrigation system.		<input checked="" type="checkbox"/>
Energy & Atmosphere		
1) Use double-pane low-E glass for all windows and doors. A minimum of 75% of all residential unit windows shall be Energy Star rated.		<input checked="" type="checkbox"/>
2) Maximize the use of LED light fixtures throughout interior common areas. All lamps for general lighting to be LED and comply with Section 506 of the 2015 IGCC.		<input checked="" type="checkbox"/>
3) Interior light reduction controls for corridors and enclosed spaces shall comply with Section 608.3 of the 2015 IGCC. Safety-based adjustments permitted.		<input checked="" type="checkbox"/>

4) Exterior lighting controls shall comply with Section 608.4 of the 2015 IGCC. All general exterior lighting fixtures shall be LED.		<input checked="" type="checkbox"/>
5) Minimize air infiltration for building energy efficiency while allowing residents individual environmental control within their units.		<input checked="" type="checkbox"/>
6) Limit lamp wattage in decorative sconces at main entrances to not exceed 60 watts to minimize glare.		<input checked="" type="checkbox"/>
7) All residential appliances installed on-site shall be Energy Star rated (refrigerators, dishwashers, and clothes washers).		<input checked="" type="checkbox"/>
8) The building roof shall be designed and oriented to accommodate future photovoltaic solar panel installation, including south-facing roof planes, pre-installed electrical conduit, and structural capacity sized for a future array of up to 50 kW.	<input checked="" type="checkbox"/>	
Indoor Environmental Quality		
1) Avoid the use of high-VOC paints and adhesives. A minimum of 75% of new finish material products shall use low-VOC materials. All materials in common areas shall comply 100%.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2) Provide resident monitoring for accident and illness alerts at all residential units.	<input checked="" type="checkbox"/>	
3) Isolation of Pollutant Sources: All janitorial and maintenance rooms shall comply with Section 803.3 of the 2015 IGCC.		<input checked="" type="checkbox"/>
4) Fireplaces and appliances shall comply with Section 804.1 of the 2015 IGCC's outdoor ventilation requirements if applicable non-electric appliances as described in the IGCC are utilized.		<input checked="" type="checkbox"/>

H. INFRASTRUCTURE

The Sweetwater Estate PUD Pre-Application Fact Finding was conducted by the City of Phoenix Planning and Development Department on March 16, 2026. The review identified no major concerns associated with the Project. The following summarizes the items of note from each review discipline.

The following summarizes the infrastructure considerations applicable to the project.

1. Grading and Drainage

- **Summary:** *The project is subject to the City's standard on-site stormwater retention requirement. The development will be designed to not increase the 100-year, 2-hour peak runoff or total runoff volume from pre-development conditions, in accordance with the City of Phoenix Storm Water Policies and Standards Manual. A Drainage Statement and supporting calculations will be provided with the Preliminary Review submittal.*

2. Water and Wastewater

- **Summary:** No water or wastewater infrastructure concerns were identified. All new on-site water and sanitary sewer lines will be private plumbing lines constructed in accordance with the Phoenix Plumbing Code. Any existing unused public utility services currently serving the site will be properly abandoned as part of construction.

3. Circulation Systems

- **Summary:** Site access will be provided via a single 30-foot standard driveway on N. 36th Street. No additional right-of-way dedications or off-site street improvements are required. A 10' x 20' visibility triangle will be provided at the driveway entry, and any unused existing driveways will be removed and replaced with standard curb, gutter, and sidewalk. All existing off-site pedestrian improvements, including sidewalks and curb ramps, will be updated to current ADA standards. Fire and emergency vehicle access to the building was reviewed and found adequate. Service and delivery access is provided via the west side of the site, separated from the primary patient/visitor drop-off on the east elevation.

4. Traffic Impact Analysis

- **Summary:** No Traffic Impact Analysis was required at the pre-application stage. The project development team has submitted comments waiving this requirement. This correspondence with the city’s Traffic Department is provided as **Attachment 3**.

I. COMPARATIVE ZONING & GENERAL PLAN COMPATIBILITY

I.1 Existing Zoning

The subject Site is currently zoned R1-6, a conventional single-family residential zoning district intended to accommodate detached homes on individual lots. While that district is consistent with the surrounding residential pattern, it does not accommodate the building arrangement, supportive services, or integrated operational components necessary for an assisted living and community residence center.

The proposed PUD is therefore the appropriate zoning tool because it establishes the specific use limitations, development standards, and design expectations needed to allow this Project while preserving a residential form of development.

Table 6, provided in this section, compares key development standards for similar zoning districts under the City of Phoenix Zoning Ordinance.

Table 6: Comparative Development Standards

Sweetwater Estate at Shadow Mountain – Comparative Development Standards Table			
Standards	R1-6 (Standard Option)	R-5 PRD	PUD
Lot Width (minimum)	None	60 ft.	None
Lot Depth (minimum)	None	94 ft.	None

Sweetwater Estate at Shadow Mountain – Comparative Development Standards Table			
Dwelling “Unit” Density (maximum) – Units/Gross Acre	5.5 du/ac	43.5 du/ac	28.1 du/ac
Building Setbacks: North (interior-side) South (interior-side) East (Frontage) West (rear)	10 ft. 3 ft. 20 ft. 25 ft	10 ft. 0 ft. 20 ft. none	10 ft. 3 ft. 20 ft. 25 ft.
Maximum Building Height (Primary Structure)	2 stories / 30 ft.	4 stories / 48 ft.	1 story / 22 ft.
Lot Coverage (Maximum)	50%. <i>Plus an additional 10% for an ADU and/or attached shade structures</i> Total: 60%	60% total for development	50% total for development
Landscape Setbacks (perimeter)	None	15 feet, <i>Except none on lots which front on a perimeter street. May be provided as part of the required building setback.</i>	East (Frontage): 20 ft. North (Enhanced): 10 ft. South (Perimeter): 5 ft. West (Perimeter): 5 ft.
Common Open Space (minimum)	None	5% of gross site area	5% of gross site area

I.2 General Plan Compatibility

I.2.1 General Plan – Existing Land Use Designation

The Project Site is designated for Residential uses, specifically allowing 3.5 to 5 dwelling units per acre (Traditional Lot) according to the City of Phoenix General Plan — Land Use Map. This designation supports lower-density residential development that aligns with the character of the surrounding neighborhood.

I.2.2 General Plan Land Use and Design Principles

This Site’s existing land use designation is particularly appropriate for this request, as the Project remains residential in nature and advances the General Plan’s applicable Land Use and Design Principles, including those related to Diverse Neighborhoods, Certainty and Character, and Surrounding Neighborhoods, as outlined below:

Celebrate Our Diverse Communities & Neighborhoods — Diverse Neighborhoods:

Goal: Encourage a diverse range of housing choices, densities, and prices in each village.

Land Use & Design Principals: Include a mix of housing types and densities within each village that support a broad range of lifestyles.

- **Response:** *The surrounding area primarily consists of detached single-family homes, which limits housing options for older adults whose needs have evolved over time. The Project aims to broaden the range of residential choices available within Paradise Valley Village by introducing an assisted*

living and community residence in a one-story building designed to blend in with the surrounding neighborhood.

Its location next to the Shadow Mountain Senior Center enhances this objective by placing future residents within easy reach of an existing city facility that provides older adults with access to leisure, recreation, and community activities. In this way, the Project not only expands housing options but also fosters an environment in which seniors can remain connected to their community, participate in nearby services and activities, and continue to contribute to the area's social vitality.

Celebrate Our Diverse Communities & Neighborhoods — Certainty & Character:

Goal: Each neighborhood and community should have a level of certainty, ensuring that development, redevelopment, and infrastructure support and enhance the character and identity of each unique community.

Land Use & Design Principals: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

- **Response:** *The project is designed as a single-story residential structure featuring varied rooflines and articulated wall planes, along with a defined covered entry, all architectural elements inspired by the surrounding single-family homes. The building is intended to resemble a large residence rather than an institutional facility. The Planned Unit Development (PUD) further provides certainty by restricting future development on the site to assisted living and community residence uses only, ensuring predictability and long-term compatibility with the surrounding neighborhood.*

Celebrate Our Diverse Communities & Neighborhoods — Surrounding Neighborhoods

Land Use & Design Principals: Implement height transition and design standards that support new development while enhancing the integrity and livability of established neighborhoods.

- **Response:** *At one story, the proposed building matches the height of the existing single-family residential development and does not require any transition in building height or massing. The site layout positions parking and service areas away from the street and behind the building, thus preserving the residential streetscape along 36th Street.*

I.2.3 Conclusion

The Project is consistent with the land use and design principles of PlanPHX (City of Phoenix General Plan). The project's building form, architectural character, and operational profile are in line with the intent of the General Plan designation and further its stated goals for neighborhood compatibility, housing diversity, and community stability.

I.3 Applicable Area Plans

The Project Site is located within Paradise Valley Village. The Paradise Valley Village Character Plan emphasizes preserving the village character and protecting established residential neighborhoods as key planning objectives. This Project meets this goal through the design of a single-story residential character that compounds on existing adjacent social infrastructure for seniors while meeting a growing senior housing need. The Project provides a pathway for those who have lived in the established neighborhood to remain close to their relatives and the community they have spent their lives in.

Another goal of the Paradise Valley Village Character Plan is to celebrate diverse communities and neighborhoods. This Project furthers that goal by ensuring the options for aging in place, so local residents can live their entire life cycle within the area and remain close to their families and familiar places.

The design aligns with the Paradise Valley Village Character Area Plan's emphasis on a diversity of housing options, providing an exterior of traditional housing with an interior that meets the unique needs of those who can no longer live in their own homes, but prefer to remain in a non-institutionally designed residence. The design reflects the scale, height, and architectural character of the surrounding single-family homes. The building's form, site layout, and restricted use ensure that reinvestment in this property does not introduce corridor-scale intensity or an institutional presence into what is and will remain a residential neighborhood.

Overall, this development strengthens the area's residential character while addressing the unmet need for senior housing within the Village.

I.4 Operation Details and Project Benefits

- Reduced emergency service demand: ALFs with on-site 24/7 care staff reduce emergency service calls. Falls, medication errors, and wellness checks that would otherwise generate 911 calls are managed on-site. For 64 residents: estimated 15-25 fewer 911 dispatches per year.
- Additional housing provided to seniors with no additional impact to local schools: all residents of the Project will be over 55
- Little to no increase in peak-hour commute traffic: The operation will only have 4-5 vehicles per shift change. Residents and live-in caregivers will not bring cars, providing local and workforce housing with no additional impact to local roadways.
- A quiet neighbor- Assisted living is a notoriously quiet use, with all activities taking place within the Project. Additionally, this operation will have an enforced quiet hour beginning at 9 p.m. to benefit both residents and neighbors.
- Keeping residents local: The Project provides essential housing to senior locals while avoiding large massing and scale of traditional multi-family assisted living communities.
- High maintenance standards: Unlike traditional single-family residential, the Project carries no risk of deferred maintenance, internal or external. Continuous upkeep of the site is required both to retain residents and meet the standards for assisted living prescribed by the Arizona State Health Department.

I.5 Employment and Tax Benefits

The Project will provide a wide range of jobs throughout its construction and operation. Additionally, the Project will serve as a tax input significantly larger than that of traditional single-family residential to support local infrastructure.

J. LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:

The South half of Lot 1, Twin Acres, a subdivision of the S1/2 S.E1/4 N.W1/4 Sec. 13, T3N. R3E, according to Book 40 of Maps, page 31, records of Maricopa County, Arizona;

EXCEPT BEGINNING at the Southwest corner of said Lot 1;

THENCE Easterly along the South line of said Lot 1, a distance of 45 feet;

THENCE Northwesterly to a point on the West line of said Lot 1 which is 55 feet North of the POINT OF BEGINNING;

THENCE South along said West line to the POINT OF BEGINNING.

Parcel No. 2:

That part of Lot 2, Twin Acres, a subdivision of the S1/2 S.E1/4 N.W1/4 Sec. 13, T3N. R3E, according to Book 40 of Maps, page 31, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Southeast corner of said Lot 2;

THENCE North along the East line of said Lot 2, a distance of 55 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North, along said East line, a distance of 55 feet;

THENCE West, at right angles to said East line, 45 feet;

THENCE Southeasterly to the TRUE POINT OF BEGINNING

Exhibit 1: Birds-Eye Aerial

SWEETWATER ESTATE AT SHADOW MOUNTAIN

EXHIBIT 1- BIRDS EYE AERIAL
SWEETWATER ESTATE AT SHADOW MOUNTAIN
Planned Area Development (PUD)



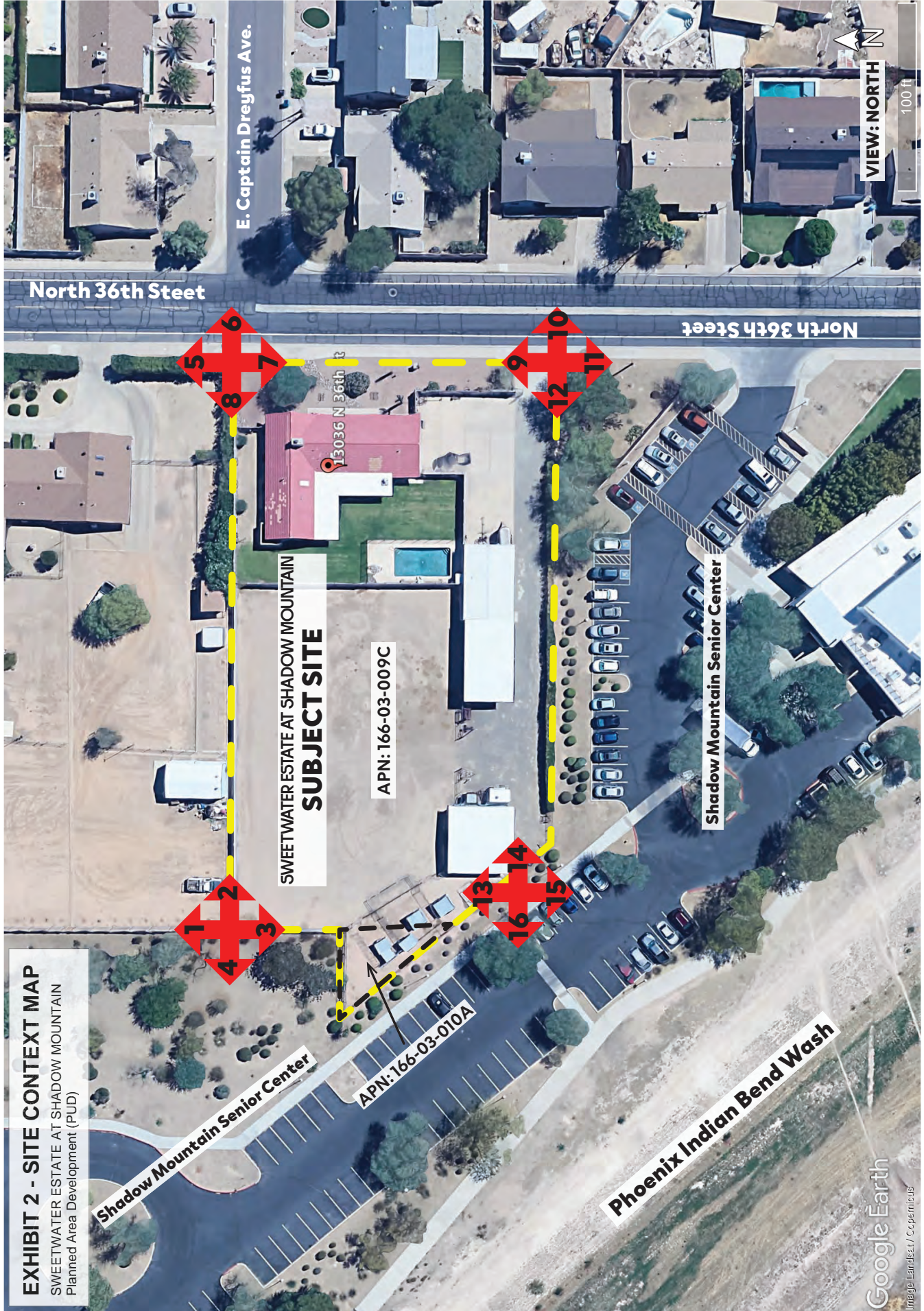
EXHIBIT 1- BIRDS EYE AERIAL
SWEETWATER ESTATE AT SHADOW MOUNTAIN
Planned Area Development (PUD)



Exhibit 2: Site Context Map

EXHIBIT 2 - SITE CONTEXT MAP

SWEETWATER ESTATE AT SHADOW MOUNTAIN
Planned Area Development (PUD)



E. Captain Dreyfus Ave.

North 36th Street

North 36th Street

SWEETWATER ESTATE AT SHADOW MOUNTAIN
SUBJECT SITE

APN: 166-03-009C

13036 N 36th St

Shadow Mountain Senior Center

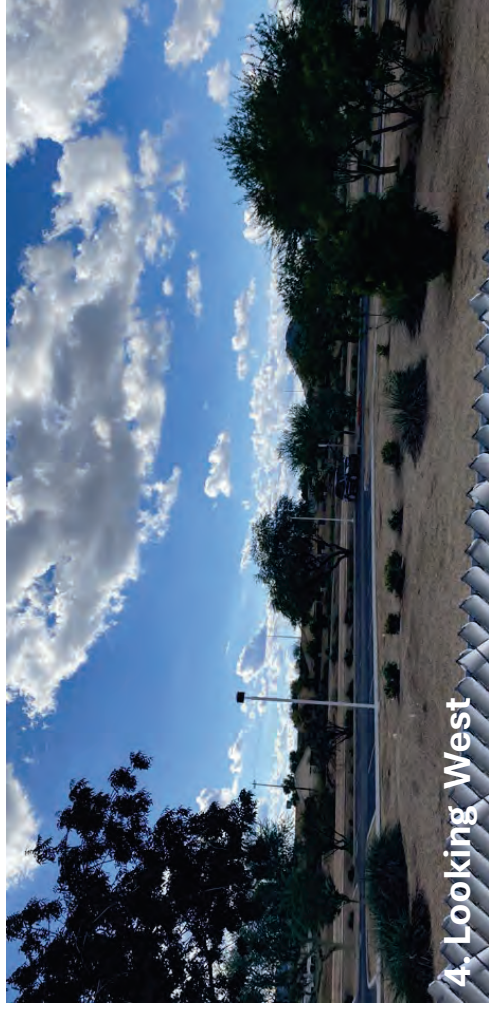
Shadow Mountain Senior Center

APN: 166-03-010A

Phoenix Indian Bend Wash

VIEW: NORTH

100 ft

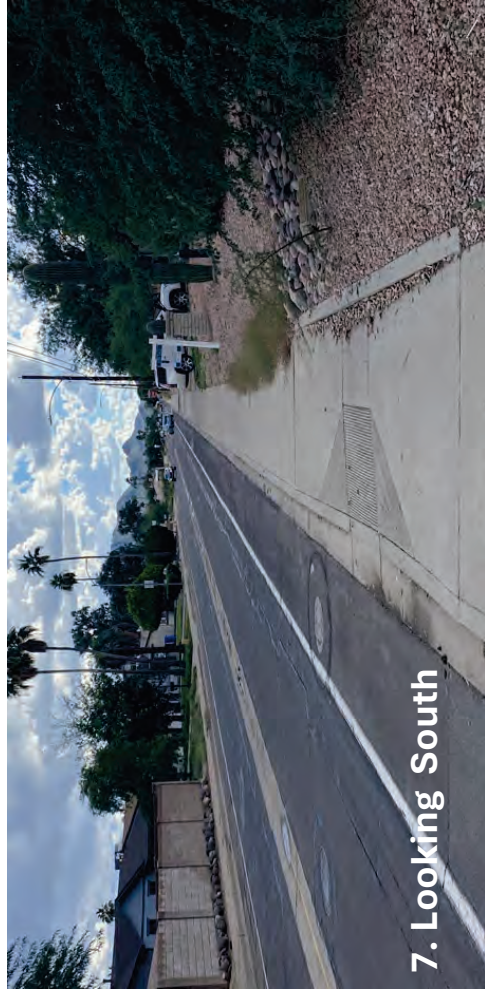




5. Looking North



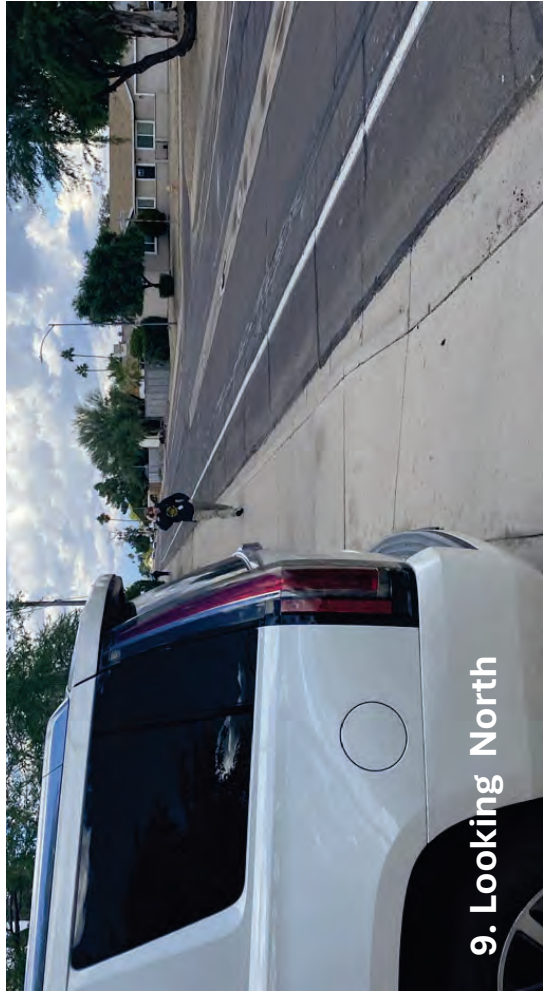
6. Looking East



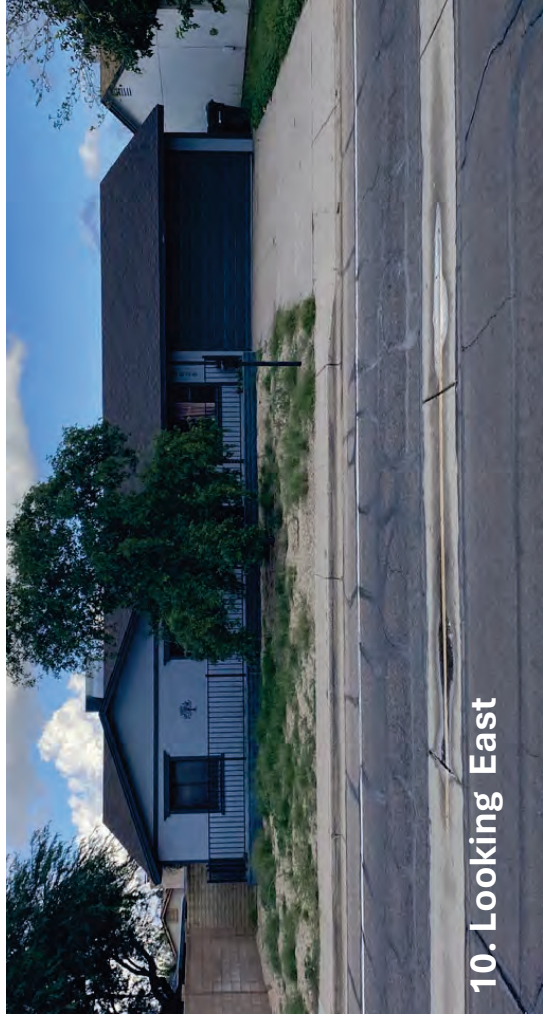
7. Looking South



8. Looking West



9. Looking North



10. Looking East



11. Looking South



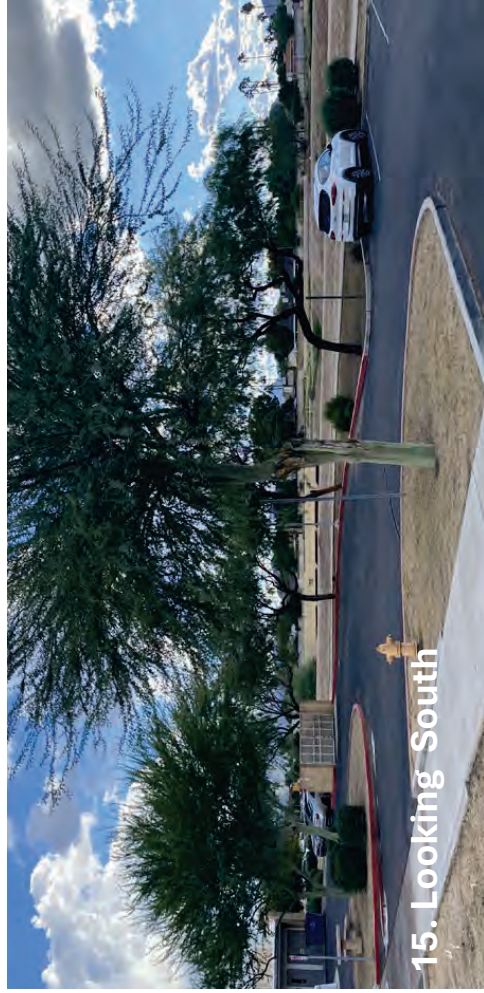
12. Looking West



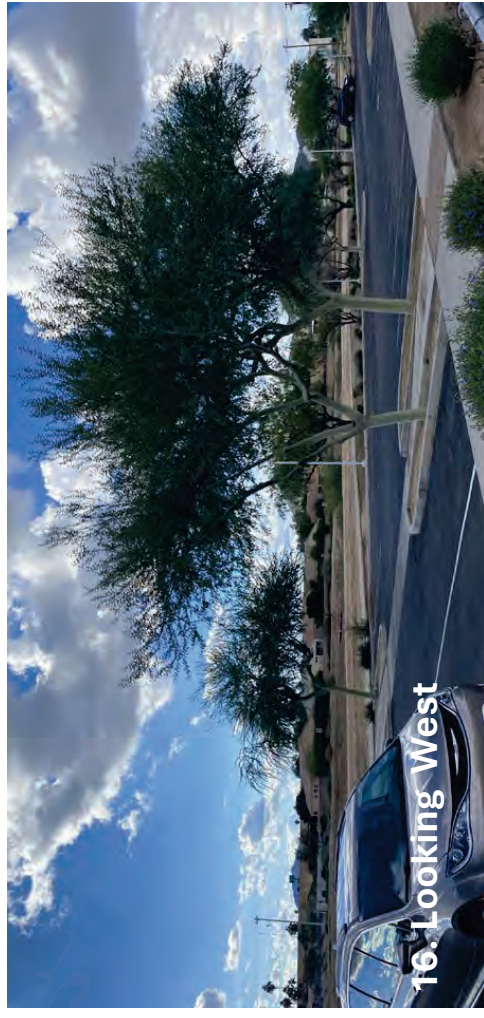
13. Looking North



14. Looking East



15. Looking South



16. Looking West

Exhibit 3: Preliminary Site Plan

Exhibit 4: Preliminary Landscape Plan



LANDSCAPE CALCULATIONS

TOTAL SITE AREA	48,502 S.F.
TOTAL LANDSCAPE	9,235 S.F.
TOTAL TREES REQUIRED (1/200SF)	19
TOTAL SHRUBS REQUIRED (1/1,000SF)	16
TOTAL SHRUBS PROVIDED	827

VICINITY MAP



PLANTING GENERAL NOTES

1. ALL PLANTING AREAS TO RECEIVE AT LEAST 3" DEPTH MINIMUM DECOMPOSED GRANITE GROUND COVER. COLOR TO BE APACHE BROWN. PRIOR TO THE START OF PLANTING THE CONTRACTOR SHALL CERTIFY ALL WEED AND PEST CONTROL MEASURES HAVE BEEN COMPLETED AND ACCEPTED BY THE OWNER REPRESENTATIVE.
2. ALL PLANTING SHALL BE INSTALLED PRIOR TO THE START OF SOIL AMENDMENTS AND PLANTING OPERATIONS, INCLUDING THE CORRECT DRAINAGE SLOPE PERCENTAGES AND FLOW LINES ARE PRESENT AND ALL DRAINS ARE SET TO THE CORRECT HEIGHT AND PLANTER AREAS ARE AT THE CORRECT ELEVATION VERSUS HARDSCAPE.
3. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TOWARDS DRAINAGE INFRASTRUCTURE TO MEET THE REQUIRED STANDARD AT THE CONTRACTOR'S COST.
4. ALL PLANT MATERIAL SHALL BE SUBSTANTIAL AND OF HIGH QUALITY. CHARACTER AND QUALITY THAT MATCHES OR EXCEEDS THE APPROVED SUBMITTAL MATERIAL. ANY FOUND TO BE SUBSTANTIAL WETHER PRIOR TO OR AFTER BEING PLANTED SHALL BE REMOVED AND REPLACED TO MEET THE REQUIRED STANDARD AT THE CONTRACTOR'S COST.
5. ALL PLANT MATERIAL 15 GALLON AND LARGER SHALL BE SPOTTED FOR FINAL LOCATION PRIOR TO EXCAVATION BY OWNERS CONTRACTOR BID. NO PLANT MATERIAL SHALL BLOCK OR OBSTRUCT LIGHTING, SIGHT LINES, OR CREATE ANY SAFETY HAZARDS FOR THE GENERAL PUBLIC.
6. PLANTING ADJUSTMENTS, REALIGNMENT DUE TO FINAL FIELD LOCATIONS OF UTILITIES SHALL BE INCLUDED AS PART OF CONTRACTOR BID. NO PLANT MATERIAL SHALL BE USED TO REPAIR OR REPLACE EXISTING ROOT BARRIERS.
7. AREAS OF HIGH CONCERN FOR TREE MATERIAL REQUIRING ADDITIONAL STAKING DUE TO DELIBERATE SPECIES SIZE AND STRUCTURE SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
8. TREE STAKING IS A TEMPORARY SUPPORT MEASURE AND SHALL ONLY BE USED UP TO THE POINT OF PROPER ROOT AND TRUNK DEVELOPMENT AT WHICH TIME STAKING SHALL BE REMOVED. ALL NURSERY TRUNK STAKES SHALL BE REMOVED AT THE TIME OF MINIMUM SOIL EMBEDMENT IS MET.
9. NO TREE STAKING SHALL CONTACT THE CROWN BRANCHES OF TREES- THE CONTRACTOR SHALL CUT THEM DOWN AS NEEDED IF MINIMUM SOIL EMBEDMENT IS MET.
10. ANY FIRE OR PUBLIC WORKS STANDARDS THAT REQUIRE GREATER SPACING OR OFFSET FROM STRUCTURES OR INFRASTRUCTURE CONTRACTOR SHALL COMPLETE PLANTING PIT INFILTRATION TESTS PRIOR TO TREE/SHRUB PLANTING WITH VERIFICATION FROM LANDSCAPE ARCHITECT AND OR THE OWNER'S REPRESENTATIVE. ANY ADDITIONAL REQUIRED ROOT ZONE DRY WELLS OR BREATHER TUBES SHALL BE INCLUDED BASED UPON SOIL MANAGEMENT PLAN FINDINGS AS PART OF THE BID.
11. ROOT/PEST CONTROL IS THE CONTRACTOR'S SOLE RESPONSIBILITY UNTIL FINAL ACCEPTANCE BY THE OWNER. THIS SHALL INCLUDE THE SITE AND ADJACENT AREAS FOR SIGNS OF PEST PRESENT AND BID ACCORDINGLY.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE AND ANY REPLACEMENTS THROUGH THE ESTABLISHMENT AND MAINTENANCE PERIOD. THIS SHALL INCLUDE STAKING, MULCH REPLENISHMENT, PLANT REPLACEMENT, AND ANY OTHER WORK NECESSARY TO MAINTAIN PLANTING MATERIAL. ANY PLANT MATERIAL REQUIRING REPLACEMENT SHALL BE REPLACED IN KIND WITHIN SEVEN DAYS OF NOTICE OF REJECTION OF MATERIAL.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, INCLUDING REPAIRING ANY IRRIGATION LINES/SPRINKLER HEADS, WHERE DAMAGE IS A DIRECT RESULT OF CONTRACTOR'S NEGLIGENCE OR MISFEASANCE. ANY REPLACEMENTS SHALL BE EXACT DUPLICATION OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.



IRRIGATION SYSTEM

THIS LANDSCAPE WILL UTILIZE AN IRRIGATION SYSTEM COMBINING VARIOUS TECHNOLOGIES FOR TARGETED WATERING AND WATER CONSERVATION. SHRUBS AND GROUND COVER AREAS WILL UTILIZE DRIP IRRIGATION WITH 1/2" DRAINAGE TUBES. TREE AREAS WILL BE IRRIGATED USING BUBBLERS, ALLOWING FOR DEEP INFREQUENT IRRIGATION EACH ZONE WILL HAVE ITS OWN DEDICATED VALVE, ENSURING INDIVIDUALIZED WATERING BASED ON SPECIFIC NEEDS.

THE SITE WILL BE SERVICED BY A NEW IRRIGATION POINT OF CONNECTION WITH DEDICATED POTABLE WATER LINE AND BACKFLOW PREVENTER. AN ET BASED SMART CONTROLLER, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED ON THIS PROJECT TO PREVENT EXCESS IRRIGATION DURING WET WEATHER. THE IRRIGATION SYSTEM WILL BE SIZED TO IRRIGATE LANDSCAPE AREA WITHIN AN 8-HOUR WATER WINDOW.

LANDSCAPING AND OPEN SPACE NOTES

- LANDSCAPING SHALL COMPLY WITH PHOENIX LANDSCAPE ORDINANCE.
- ALL PLANTING SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
- DEAD OR DAMAGED PLANTS SHALL BE REPLACED WITHIN 30 DAYS.
- REQUIRED OPEN SPACE SHALL REMAIN UNOBTSTRUCTED.

SITE INFORMATION

SUBDIVISION: TWIN ACRES
 LOT # 1
 SUBDIVISION: 08-009C & 166-08-010A
 MCH-19-0331
 S17/R1/131/3N/3E
 EXISTING ZONING: R1-6
 PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)
 SITE AREA: 48,502 SF

TREES:

BOTANICAL NAME:	COMMON NAME:	SIZE:
ACACIA NEUBRA	MULGA ACACIA	24" BOX
CHLOPSIS LINEARIS	DESERT WILLOW	24" BOX
PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX
PROSCOPIS CHILENSIS	THORNLESS MESQUITE	24" BOX
TECOMA X ORANGE JUBILEE	ORANGE JUBILEE	15 GAL

SHRUBS

BOTANICAL NAME:	COMMON NAME:	SIZE:
AGAVE BLUE GLOW	BLUE GLOW AGAVE	5 GAL
AGAVE BLUE FLAME	BLUE FLAME AGAVE	5 GAL
ALOE STRIATA	CORAL ALOW	5 GAL
ALOE X 'BLUE ELF'	BLUE ELF ALOE	5 GAL
FOURQUERIA SPLENDENS	OCOTILLO	5 GAL
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL

ACCENT PLANTING

CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH	5 GAL
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL
LAVANDULA STOECHAS 'DITTO QUAST'	SPANISH LAVENDER	5 GAL
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	LYNN'S LEGACY TEXAS SAGE	5 GAL
MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL
MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL
SENECIO SERPENS	BLUE CHALK STICKS	5 GAL
TECOMA X 'SUNRISE'	SUNRISE ESPERANZA	5 GAL

ENTRY PLANTING

BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA 'BARBARA KARST'	5 GAL
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	5 GAL
NERIUM OLEANDER 'PETITE PINK'	OLEANDER 'PETITE PINK'	5 GAL
RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	5 GAL
TECOMA X 'SUNRISE'	SUNRISE ESPERANZA	5 GAL

PERIMETER PLANTING

BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA 'BARBARA KARST'	5 GAL
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	5 GAL
NERIUM OLEANDER 'PETITE PINK'	OLEANDER 'PETITE PINK'	5 GAL
RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	5 GAL
TECOMA X 'SUNRISE'	SUNRISE ESPERANZA	5 GAL

HARDSCAPE

RIP RAP DRY STREAMBED	2' - 3' & 4' - 6' SURFACE SELECT BOULDERS
MOUNDING	

CONCEPTUAL LANDSCAPE PLAN

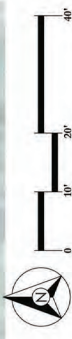
SWEETWATER ESTATE 13036 N. 36TH ST, PHOENIX AZ 85032

J&K LUXURY GROUP



ENHANCED LANDSCAPE AREA

INDICATES SHADE COVERAGE AT MATURE TREE SIZE



SHEET: **L-2**
 ANDRES VIRATA
 LANDSCAPE DESIGNER
 avirata219@gmail.com
 DATE: 3/13/26

CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT

SWEETWATER ESTATE 13036 N. 36TH ST, PHOENIX AZ 85032

J&K LUXURY GROUP

Exhibit 5: Preliminary Building Elevations

Exhibit 6: Preliminary Floor Plan

Exhibit 7: Conceptual Project Design Renderings

Sweetwater Estate

EXHIBIT 7 - CONCPETUAL PROJECT DESIGN RENDERINGS



Sweetwater Estate

EXHIBIT 7 - CONCPETUAL PROJECT DESIGN RENDERINGS



Streetview



Birds Eye View

Sweetwater Estate

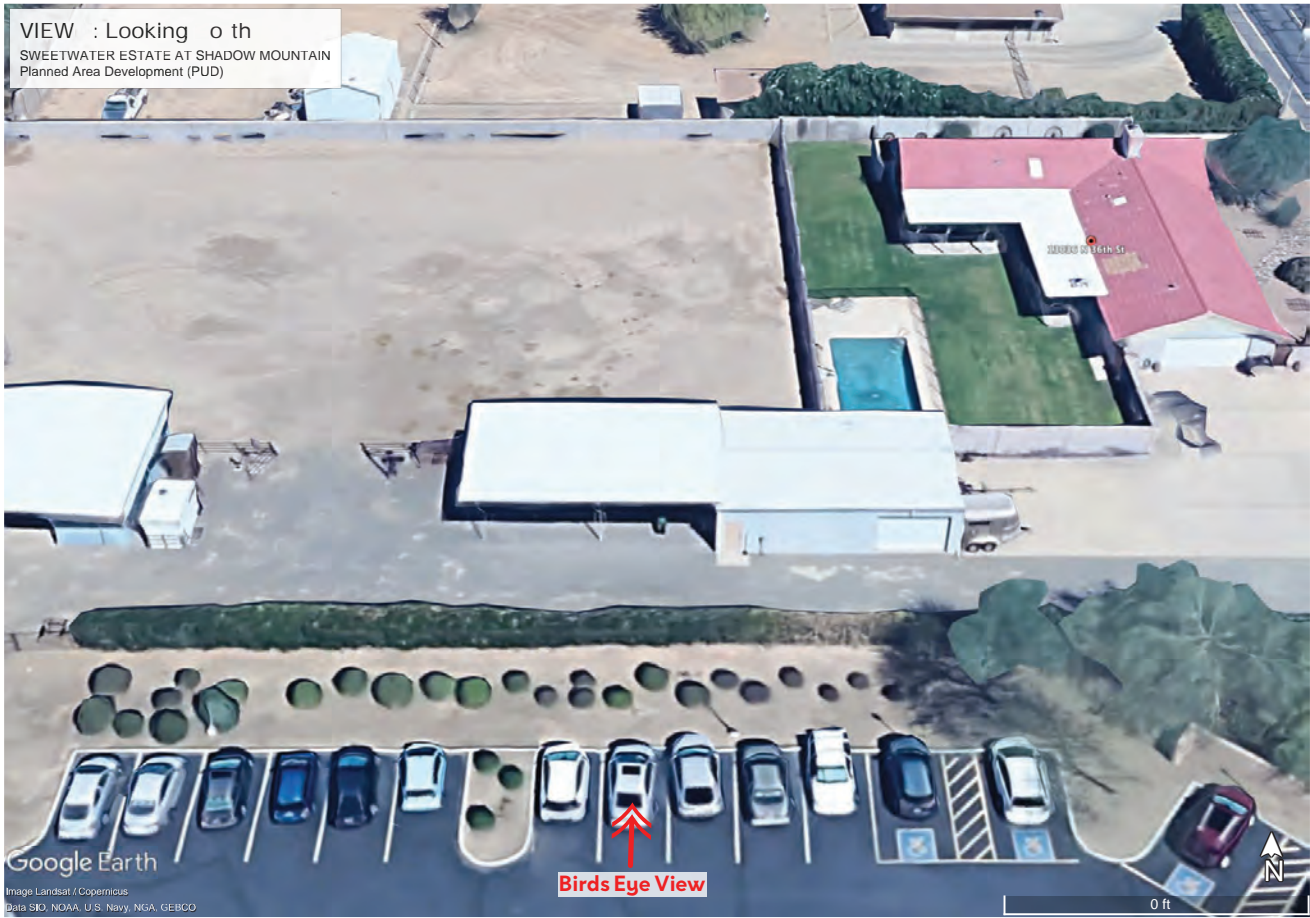
EXHIBIT 7 - CONCPETUAL PROJECT DESIGN RENDERINGS



Sweetwater Estate

EXHIBIT 7 - CONCPETUAL PROJECT DESIGN RENDERINGS

VIEW : Looking o th
SWEETWATER ESTATE AT SHADOW MOUNTAIN
Planned Area Development (PUD)



Sweetwater Estate

EXHIBIT 7 - CONCPETUAL PROJECT DESIGN RENDERINGS

VIEW : Looking South
SWEETWATER ESTATE AT SHADOW MOUNTAIN
Planned Area Development (PAD)



Sweetwater Estate

EXHIBIT 7 - CONCPETUAL PROJECT DESIGN RENDERINGS



Sweetwater Estate

EXHIBIT 7 - CONCPETUAL PROJECT DESIGN RENDERINGS

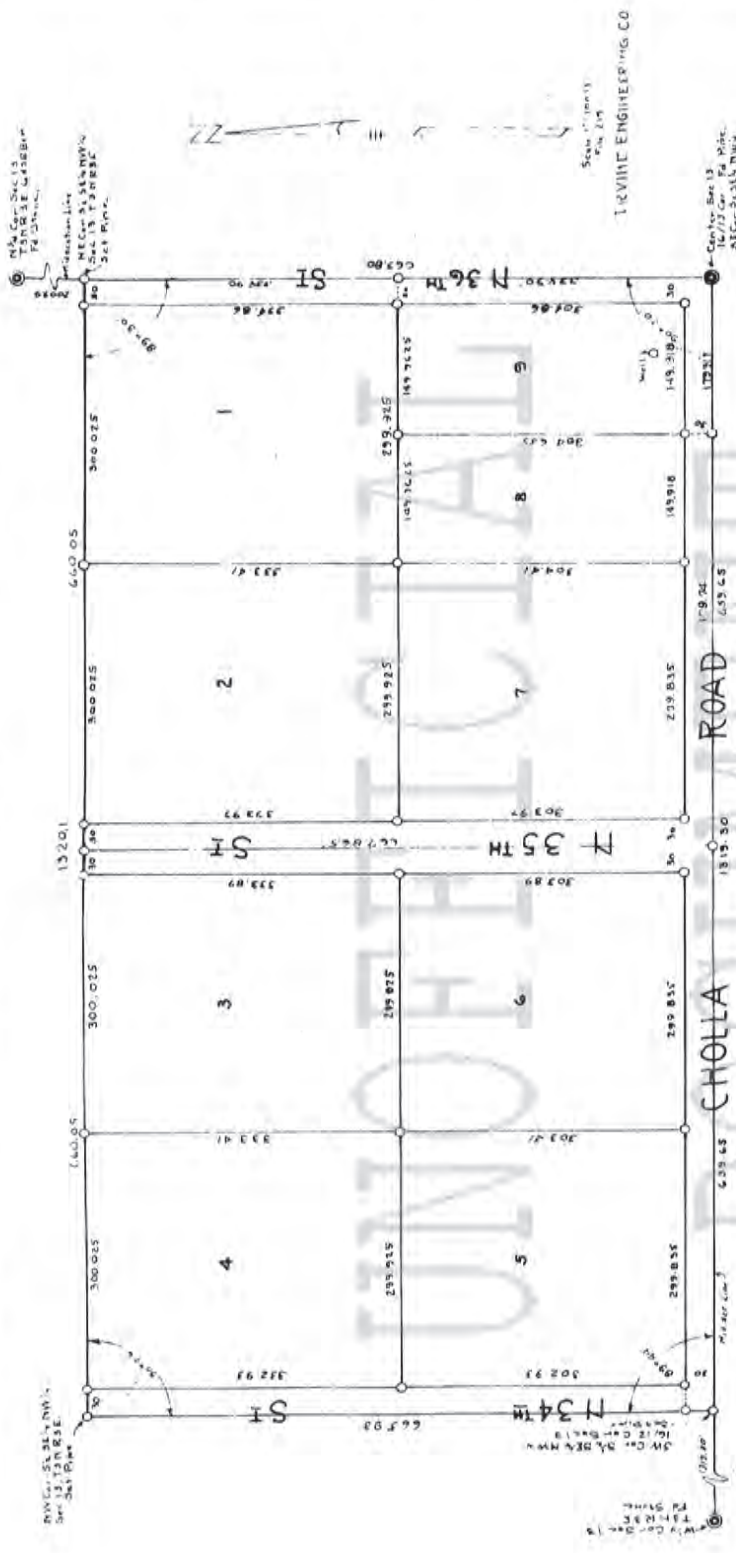


Attachment 1: Twin Acres Subdivision Plat

TWIN ACRES

40-31

A SUBDIVISION OF THE S½ SE¼ NW¼ Sec. 13, T.3N. R.3E. C. & S. R. D. & M



STATE OF ARIZONA }
County of Maricopa } ss

DEDICATION
I, Charles H. Abels and Eleanor M. Abels, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose herein contained.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of Nov. 1947.

Charles H. Abels
Charles H. Abels
Eleanor M. Abels
Eleanor M. Abels

STATE OF ARIZONA }
County of Maricopa } ss

ACKNOWLEDGEMENT
On this 13th day of Nov. 1947, before me the undersigned officer personally appeared Charles H. Abels and Eleanor M. Abels, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose herein contained.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Harwood J. Schaefer
Harwood J. Schaefer
Notary Public



CERTIFICATE OF SURVEY

This is to certify that the survey and subdivision of the premises described and platted herein, was made by me during the month of November, 1947.

W. T. Keefe
W. T. Keefe
REGISTERED ENGINEER

71198
STATE OF ARIZONA }
County of Maricopa } ss
I hereby certify that the within instrument was filed and recorded in amount of _____
RECORDED TITLE AND TRUST CO.
on this 31st day of Nov. 1947.
By [Signature]
Notary Public

Attachment 2: Parking Study



Paul E. Basha, PE, PTOE
 Traffic Engineering Manager
 Suite 300, 7144 East Stetson Drive
 Scottsdale, Arizona 85251
 Phone 480.505.3931
 PBasha@SummitLandMgmt.com

2 February 2026

TO: City of Phoenix

FROM: Paul E. Basha, PE, PTOE, Summit Land Management
 Kayla Amado

RE: Parking Demand Analysis for "Sweetwater Estate" Assisted Living Facility

Introduction

J&K Luxury Group ("J&K") is requesting the rezoning of an approximate 1.1-acre property located at 13036 North 36th Street (identified as APN 166-03-009C and 166-03-010A) in Phoenix, Arizona from "R1-6" to "PUD." J&K intends to develop an assisted living facility to be known as "Sweetwater Estate at Shadow Mountain" that will consist of one (1) single-story building with a total of 64 beds in 32 rooms. The total building area is approximately 18,504 square feet with approximately 18,107 square feet of livable area.

Figure 1 provides an aerial photograph of the general vicinity of the proposed Assisted Living facility at 13036 North 36th Street.



Figure 1: Proposed Sweetwater Estate Assisted Living Facility Location



Paul E. Basha, PE, PTOE
 480.505.3931
 PBasha@SummitLandMgmt.com

Figure 2 provides a preliminary site plan for the proposed Sweetwater Estate Assisted Living facility at 13036 North 36th Street.

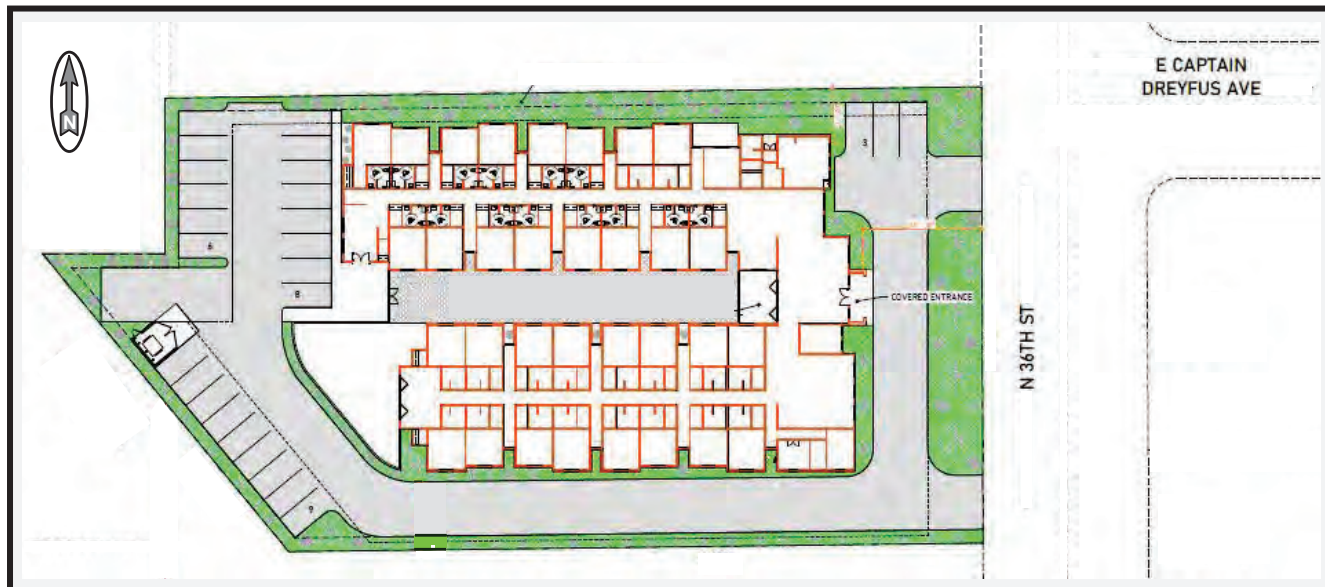


Figure 2: Proposed Assisted Living Facility Preliminary Site Plan

City of Phoenix Parking Requirements

The City of Phoenix Development Standards of General Applicability parking requirements require Assisted Living Facilities, Nursing Homes, Personal Care Homes, and Specialized Treatment Facilities to provide one (1) parking space per two (2) patient beds, or 0.50 parking space per bed. The proposed Sweetwater Estate Assisted Living facility consists of 32 rooms, each with two (2) beds for a total of 64 beds. The Phoenix parking ordinance would therefore require 32 parking spaces.

Proposed Assisted Living Facility Parking Demand

Parking demand for proposed developments is determined with the procedures and data contained within the Institute of Transportation Engineers *Parking Generation Manual, 6th Edition*, published in 2023. This document provides traffic volume data from existing developments throughout the United States and Canada, from 1990 through 2023, that can be utilized to determine parking demand for proposed developments. The parking demand data are provided for 122 land use categories separated into 10 major land use categories. The estimated parking demand is dependent upon independent variables defined by the characteristics and size of each land use category.

The land use category of Assisted Living (Code 254) was utilized. The **Attachment** to this memorandum is an excerpt from the *6th Edition* of the *Parking Generation Manual* of the entire eleven (11) pages for the land use category of Assisted Living (Code 254). Parking demand data from ten (10) states, including Arizona, are provided. The one (1) Arizona site was obtained by the Institute of Transportation Engineers Student Chapter at Arizona State University in 2013.

The first paragraph of the description of Assisted Living in the *Parking Generation Manual*, provided below, is accurate for the proposed Sweetwater Estate Assisted Living facility.

“An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to persons with mental or physical limitations. The typical resident has difficulty managing an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.”

However, the second paragraph of the description of Assisted Living in the *Parking Generation Manual* is inaccurate for the proposed Sweetwater Estate Assisted Living facility. The proposed Assisted Living facility will not provide care for persons with Alzheimer’s or for persons with Amyotrophic Lateral Sclerosis (ALS). This is critical for parking consideration as residents with these health conditions require more dedicated health care attention, which necessitates more employee parking spaces. This situation will not exist at the proposed Sweetwater Estate Assisted Living facility.

Importantly, the residents of the proposed Assisted Living facility will be prohibited from having private vehicles. These individuals will not be physically capable of driving. Therefore, the residents will not need parking spaces. Only employees, delivery vehicles, service vehicles, and visitors will need parking spaces.

The *Parking Generation Manual* has three (3) independent variables for Assisted Living: beds, building area, and employees. The number of beds is known at 64. The building area is also known at 18,504 square feet. The anticipated total number of employees is not known at this time, in part because the facility may provide on-site meal preparation or may use catered meal delivery. This meal preparation decision will affect the number of employees. Also, the total number of employees will depend on the needs of the actual residents. For example, some residents will need an individual person with them while they sleep, though most will not. Also, some residents will need more physical care than other residents. Though, the total number of employees is anticipated to be 15.

As stated in the **Attachment**, the available proxy data for building area has only seven (7) weekday proxy data points, with the minimum building area being 20,000 square feet and no others less than 31,000 square feet. Only two (2) Sunday proxy data points exist, with both being approximately 30,000 square feet. The available proxy data for employees as the independent variable has nine (9) weekday data points from a low of 27 to a high of 72. The Sunday data has a low of 27 and a high of 55, with only two (2) data points. The number of beds has 41 data points varying from 40 to 166 beds with an average of 85 beds. The Saturday data has 18 data points varying from 40 to 144 with an average of 88. The Sunday data has 14 data points varying from 50 to 140 with an average of 90.

Proxy data are also provided for number of beds for facilities within Dense Multi-Use Urban locations, though only one proxy data point is provided for each of Weekday and Saturday for only 24 beds.

The proposed Sweetwater Estate Assisted Living facility number of beds is within the proxy data range, while the proposed Assisted Living facility building area and number of employees is less than the minimum size for these two independent variables. The number of proxy data points for number of beds is much higher than the other two (2) independent variables. Therefore, the number of beds was utilized as the independent variable.

Table 1 provides the results of the parking demand analysis for three (3) days for both the average rate and the fitted curve, utilizing the *Parking Generation Manual* proxy data.

Table 1: *Parking Generation Manual* Results

	AVERAGE RATE	FITTED CURVE
WEEKDAY	26	26
SATURDAY	20	Not Available
SUNDAY	20	20

Therefore, 26 parking spaces are required for the proposed 13036 North 36th Street Assisted Living facility.

Conclusions and Recommendations

The proposed Sweetwater Estate Assisted Living facility should provide a minimum of 26 parking spaces, in accordance with national parking demand data from existing similar facilities.

This represents six (6) parking spaces fewer than required by the City of Phoenix Development Standards of General Applicability parking requirements, a reduction of 19% from the City code requirement of 32 parking spaces.

Please contact me at (480) 505-3931 or pbasha@summitlandmgmt.com, if you have any questions or would like to discuss this traffic statement.

Attachment: *Parking Generation Manual* Assisted Living Proxy Data and Description

Attachment

Parking Demand Analysis for 13036 North 36th Street Assisted Living Facility



Land Use: 254 Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to persons with mental or physical limitations. The typical resident has difficulty managing an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility. Living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and a nursing home. In some areas of the country, an assisted living residence may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care-which is limited in nature-is not required. Nursing Home (Land Use 620) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (13 study sites), a Saturday (seven study sites), and a Sunday (nine study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand		
	Wee da	Saturda	Sunda
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	—	—	—
9:00 a.m.	78	—	—
10:00 a.m.	82	—	—
11:00 a.m.	93	94	89
12:00 p.m.	96	99	90
1:00 p.m.	100	100	100
2:00 p.m.	95	95	96
3:00 p.m.	85	85	86
4:00 p.m.	75	87	90
5:00 p.m.	—	76	80
6:00 p.m.	—	67	65
7:00 p.m.	—	—	—
8:00 p.m.	—	—	—
9:00 p.m.	—	—	—
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—

Additional Data

The rooms in these facilities may be private or shared accommodations, consisting of either a single room or a small apartment-style unit with a kitchenette and living space.

The average parking supply ratio for 28 study sites in a general urban/suburban setting is 0.54 spaces per dwelling unit. The average peak parking occupancy at these 28 sites is 74 percent.

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Indiana, New Jersey, New York, Pennsylvania, Tennessee, Utah, and Washington.

Source Numbers

42, 247, 279, 287, 315, 422, 431, 432, 438, 451, 506, 507, 516, 527, 539s

Assisted Living (254)

Peak Period Parking Demand vs: Beds

On a: **Weekday (Monday - Friday)**

Setting/Location: General Urban/Suburban

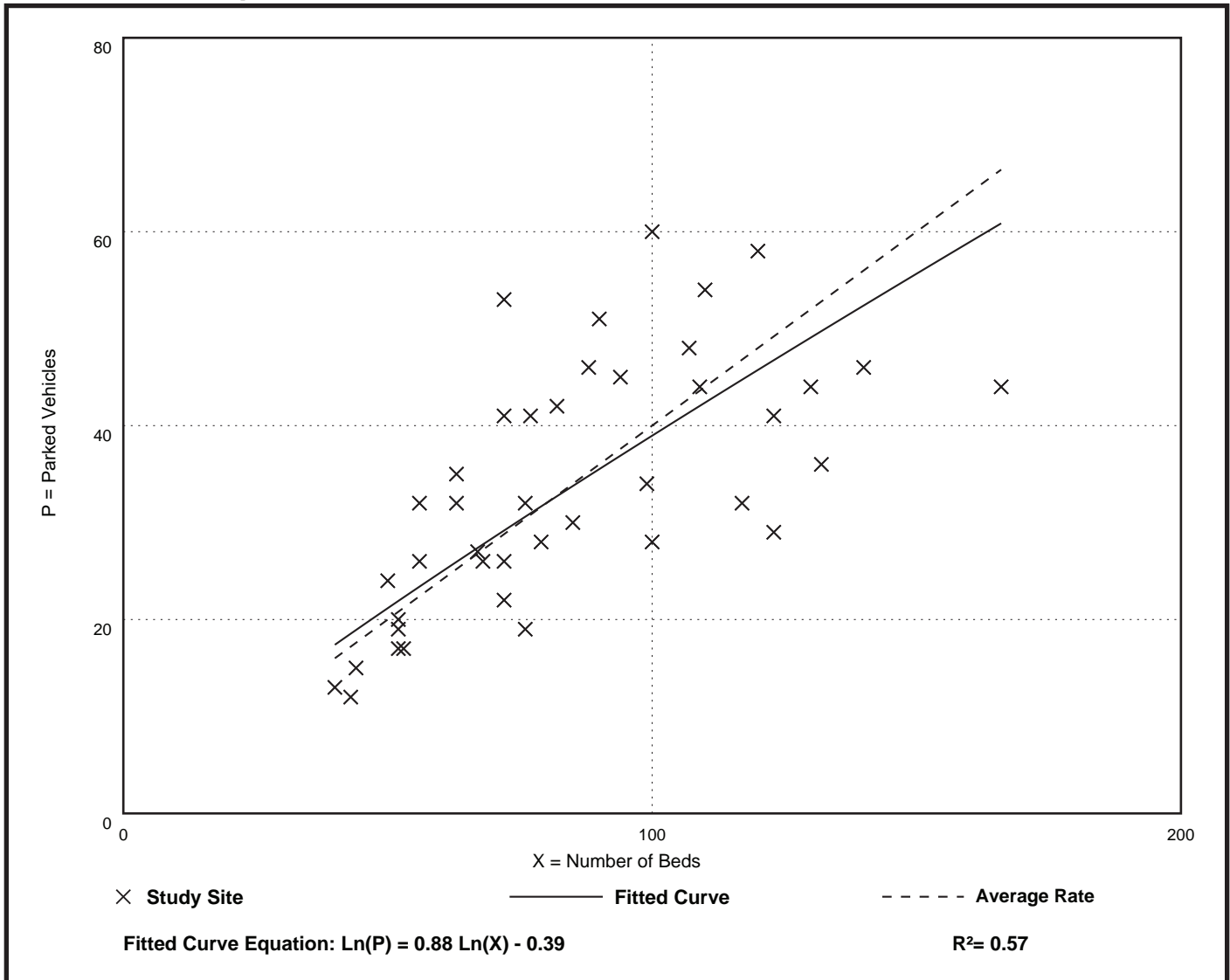
Number of Studies: 41

Avg. Num. of Beds: 85

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.40	0.24 - 0.74	0.34 / 0.55	0.36 - 0.44	0.12 (30%)

Data Plot and Equation



Assisted Living (254)

Peak Period Parking Demand vs: Beds

On a: Saturday

Setting/Location: General Urban/Suburban

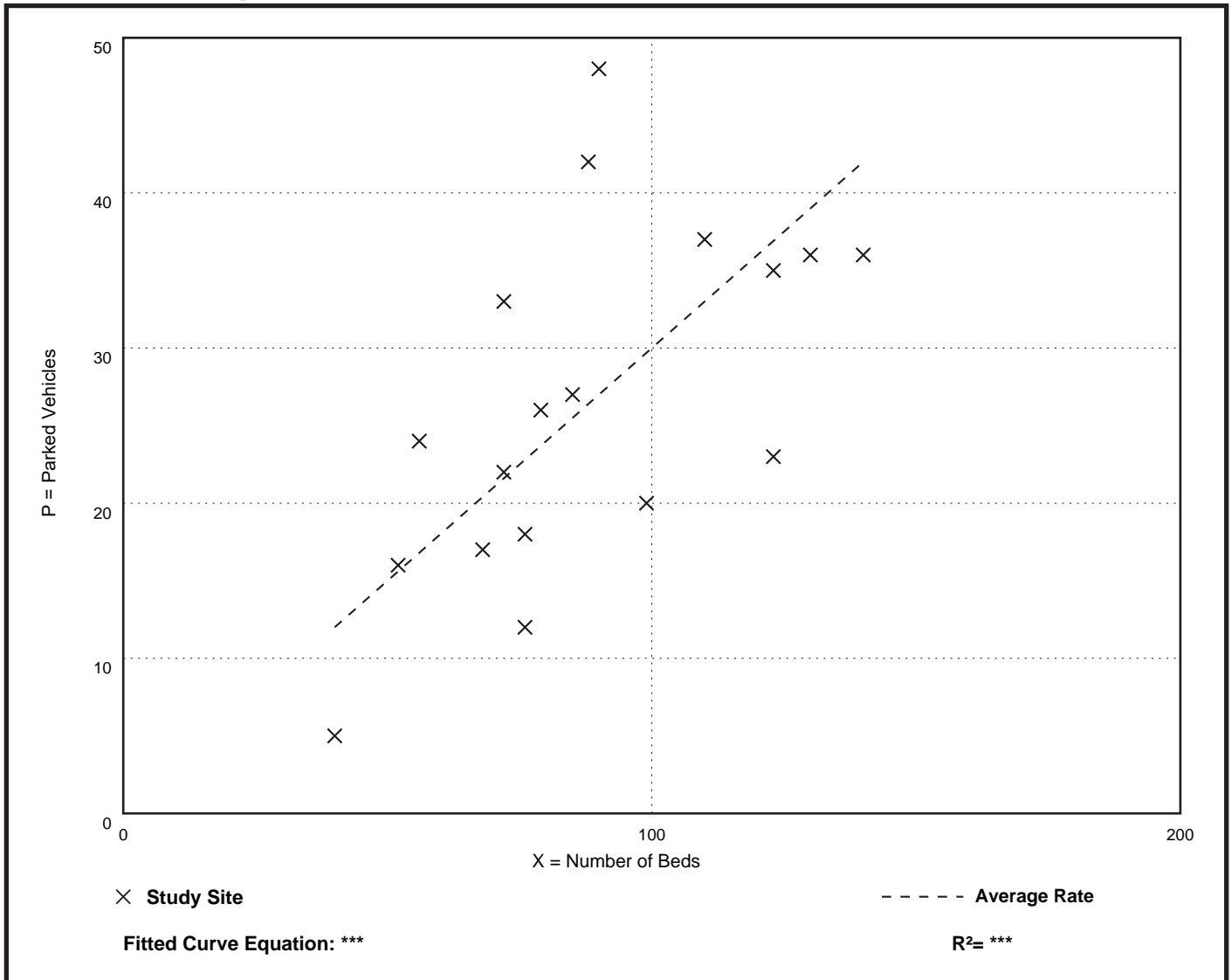
Number of Studies: 18

Avg. Num. of Beds: 88

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.30	0.13 - 0.53	0.25 / 0.46	***	0.11 (37%)

Data Plot and Equation



Assisted Living (254)

Peak Period Parking Demand vs: Beds

On a: Sunday

Setting/Location: General Urban/Suburban

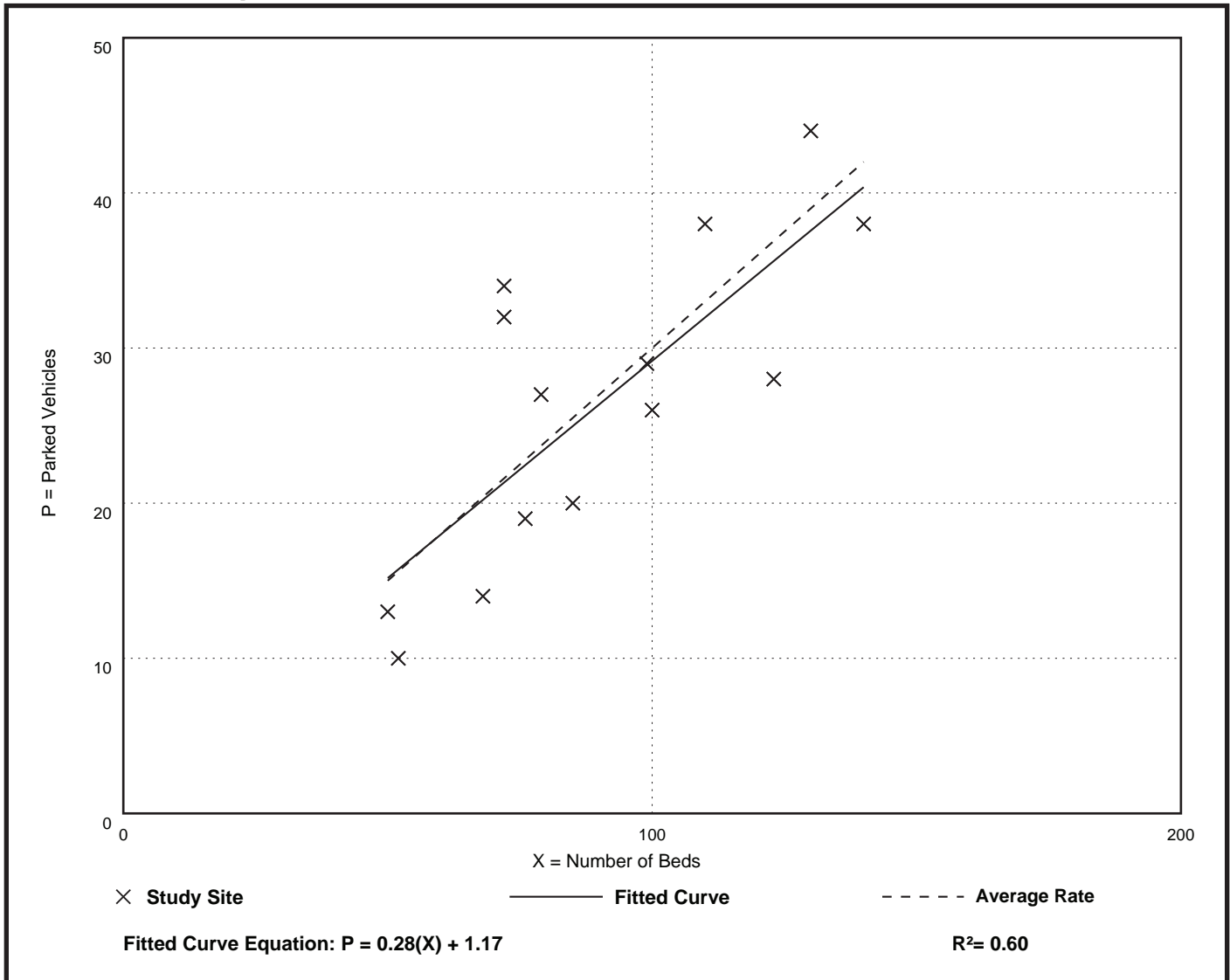
Number of Studies: 14

Avg. Num. of Beds: 90

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.30	0.19 - 0.47	0.25 / 0.42	***	0.08 (27%)

Data Plot and Equation



Assisted Living (254)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

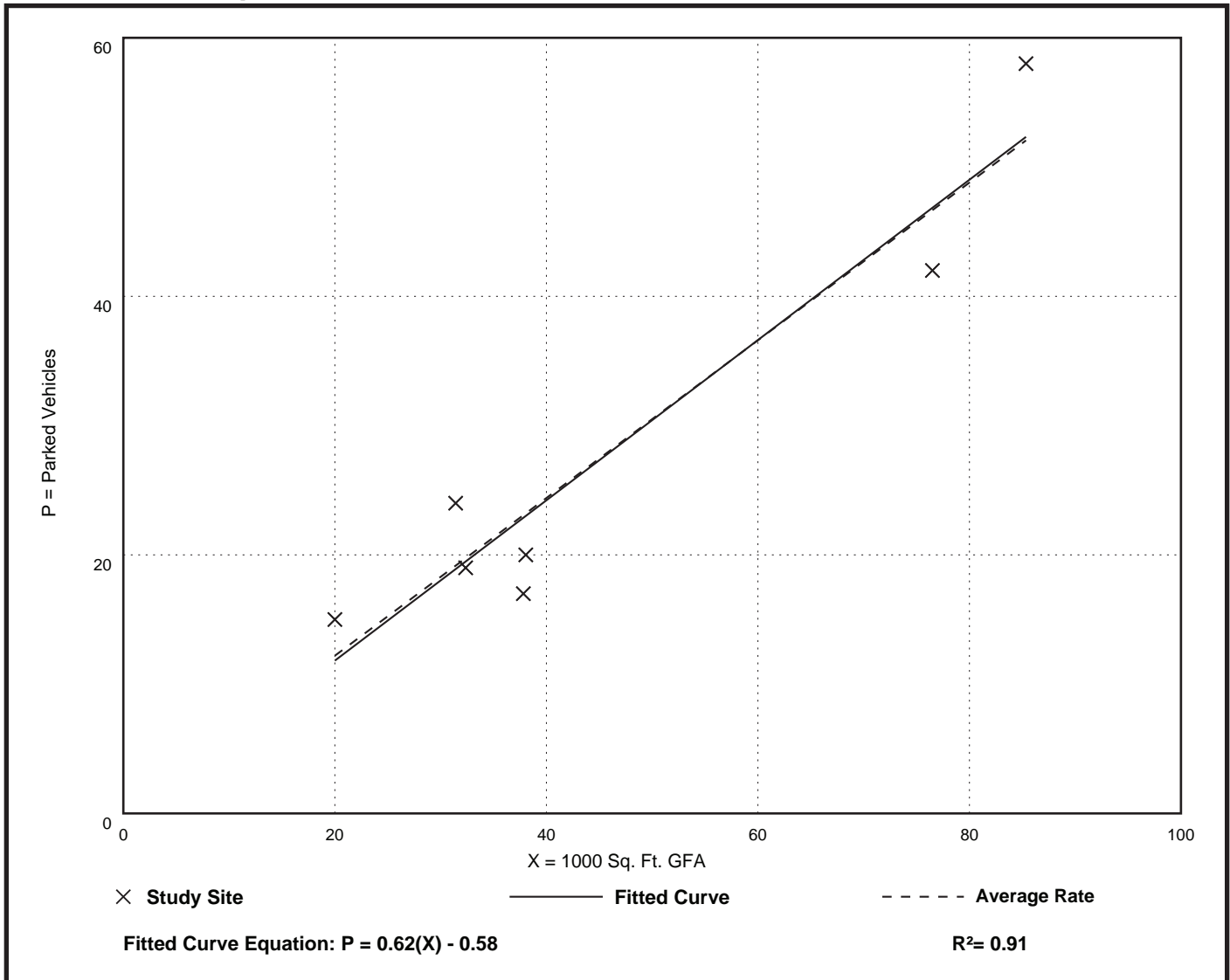
Number of Studies: 7

Avg. 1000 Sq. Ft. GFA: 46

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.61	0.45 - 0.76	0.54 / 0.76	***	0.11 (18%)

Data Plot and Equation



Assisted Living (254)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 2

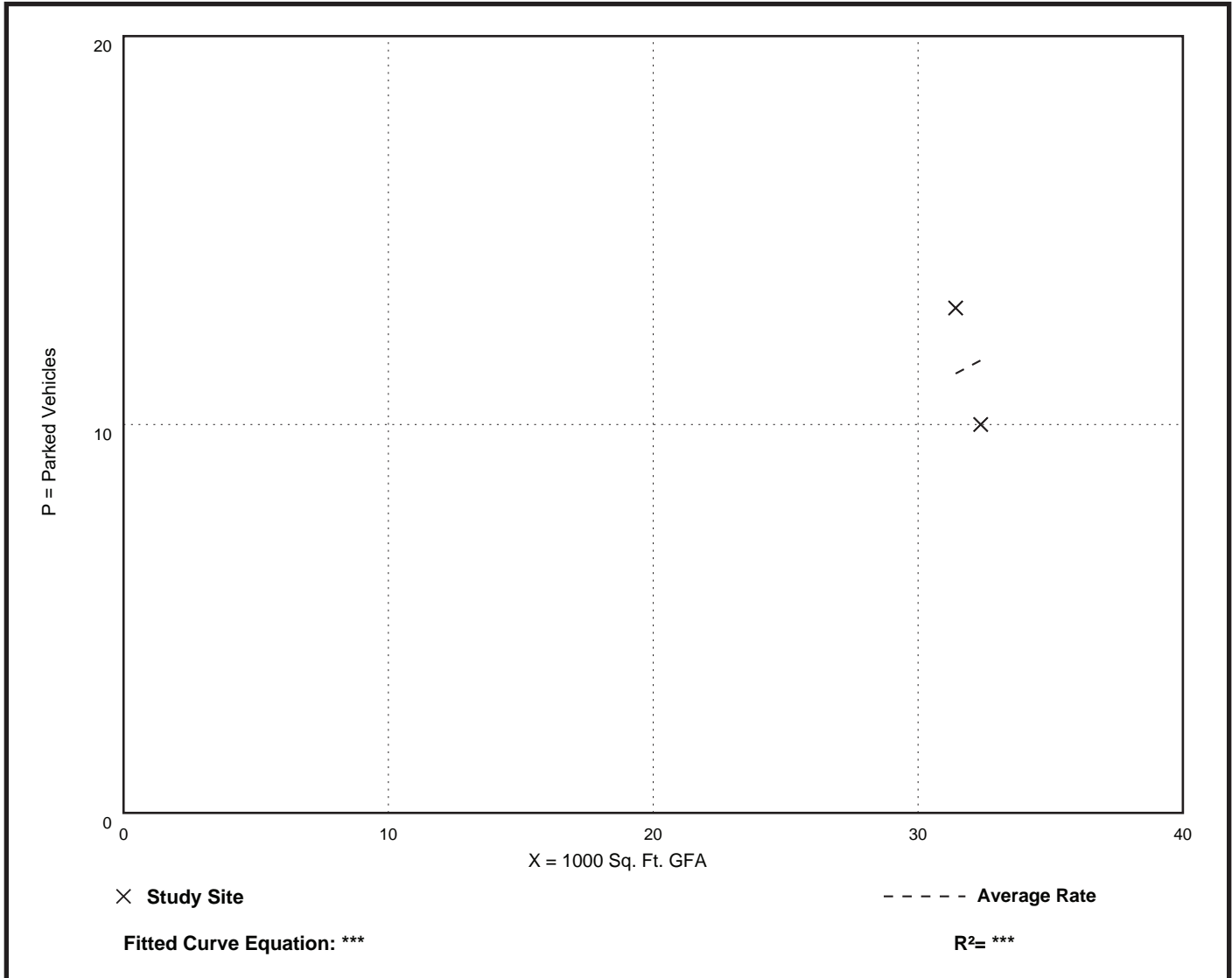
Avg. 1000 Sq. Ft. GFA: 32

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.36	0.31 - 0.41	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Assisted Living (254)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

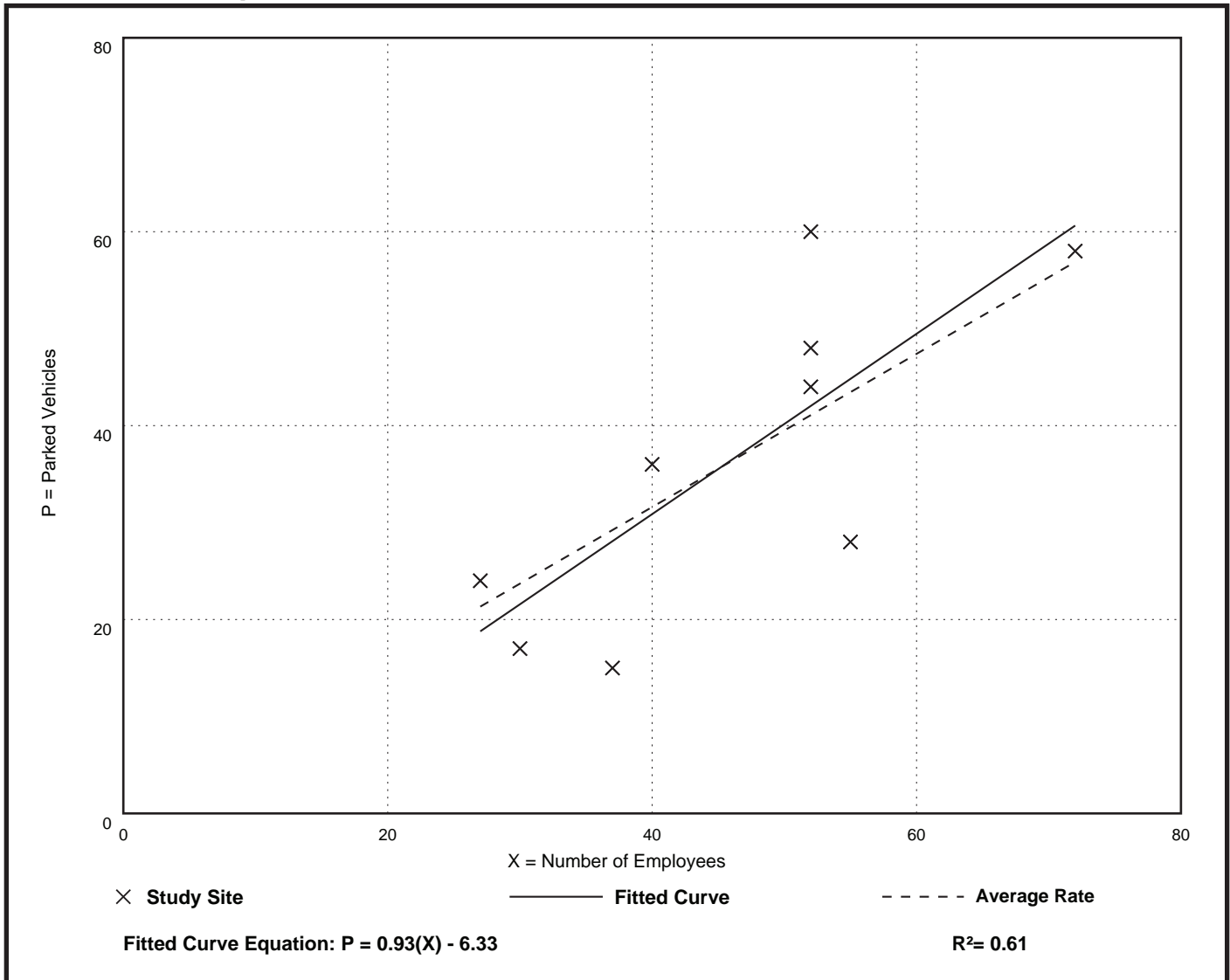
Number of Studies: 9

Avg. Num. of Employees: 46

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.79	0.41 - 1.15	0.64 / 1.04	***	0.23 (29%)

Data Plot and Equation



Assisted Living (254)

Peak Period Parking Demand vs: Employees

On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 2

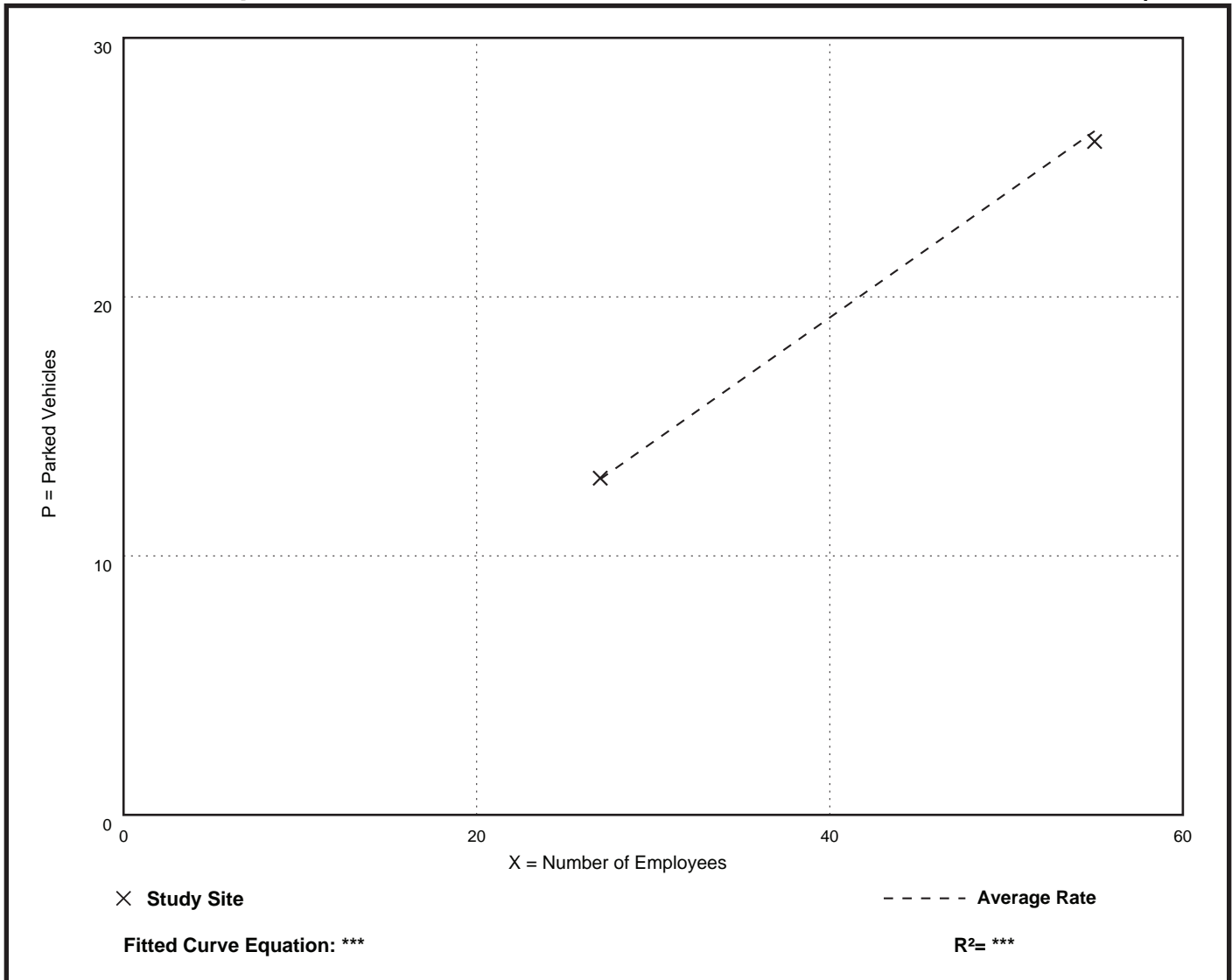
Avg. Num. of Employees: 41

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.48	0.47 - 0.48	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Assisted Living (254)

Peak Period Parking Demand vs: Beds

On a: Weekday (Monday - Friday)

Setting/Location: Dense Multi-Use Urban

Number of Studies: 1

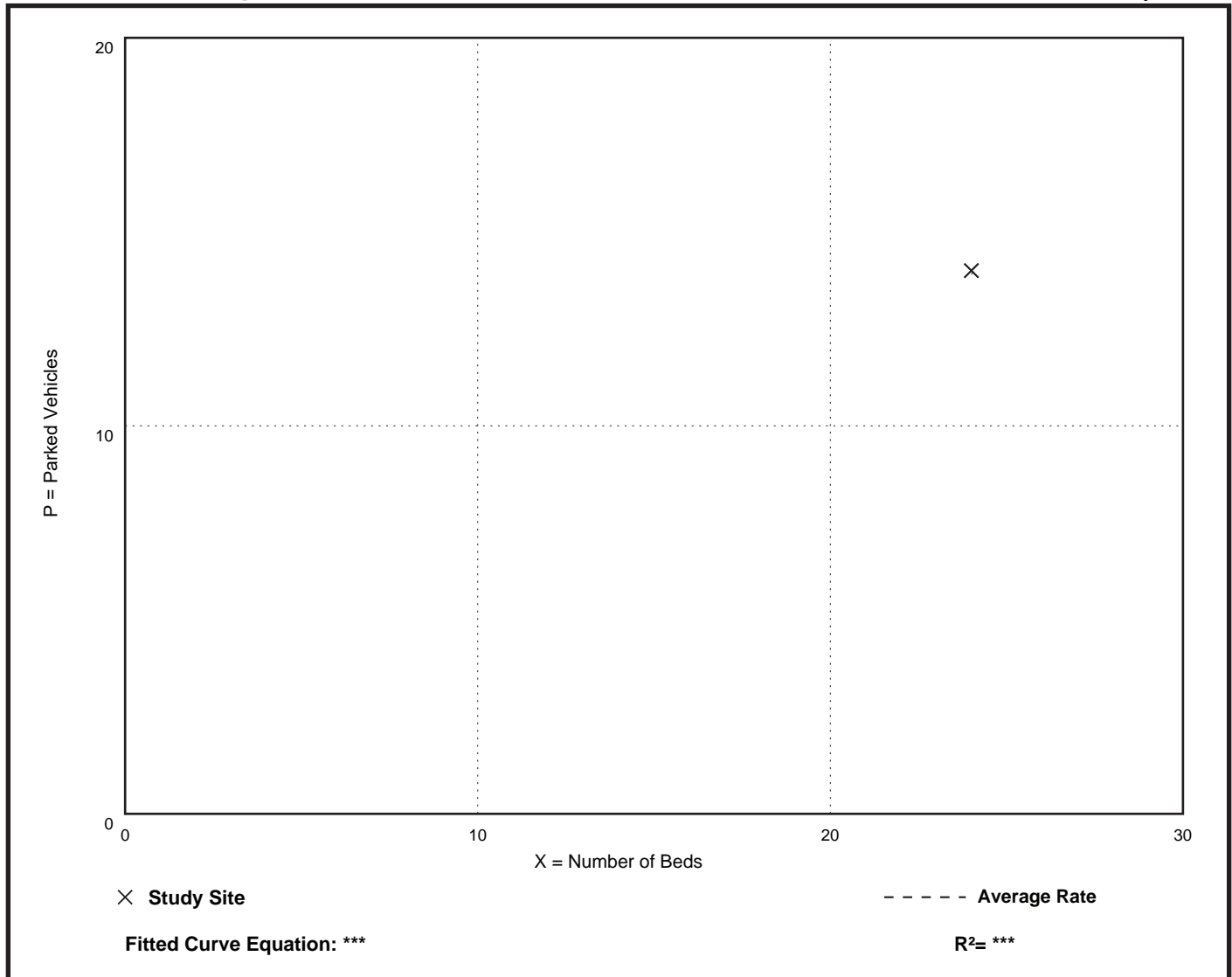
Avg. Num. of Beds: 24

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.58	0.58 - 0.58	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Assisted Living (254)

Peak Period Parking Demand vs: Beds

On a: Saturday

Setting/Location: Dense Multi-Use Urban

Number of Studies: 1

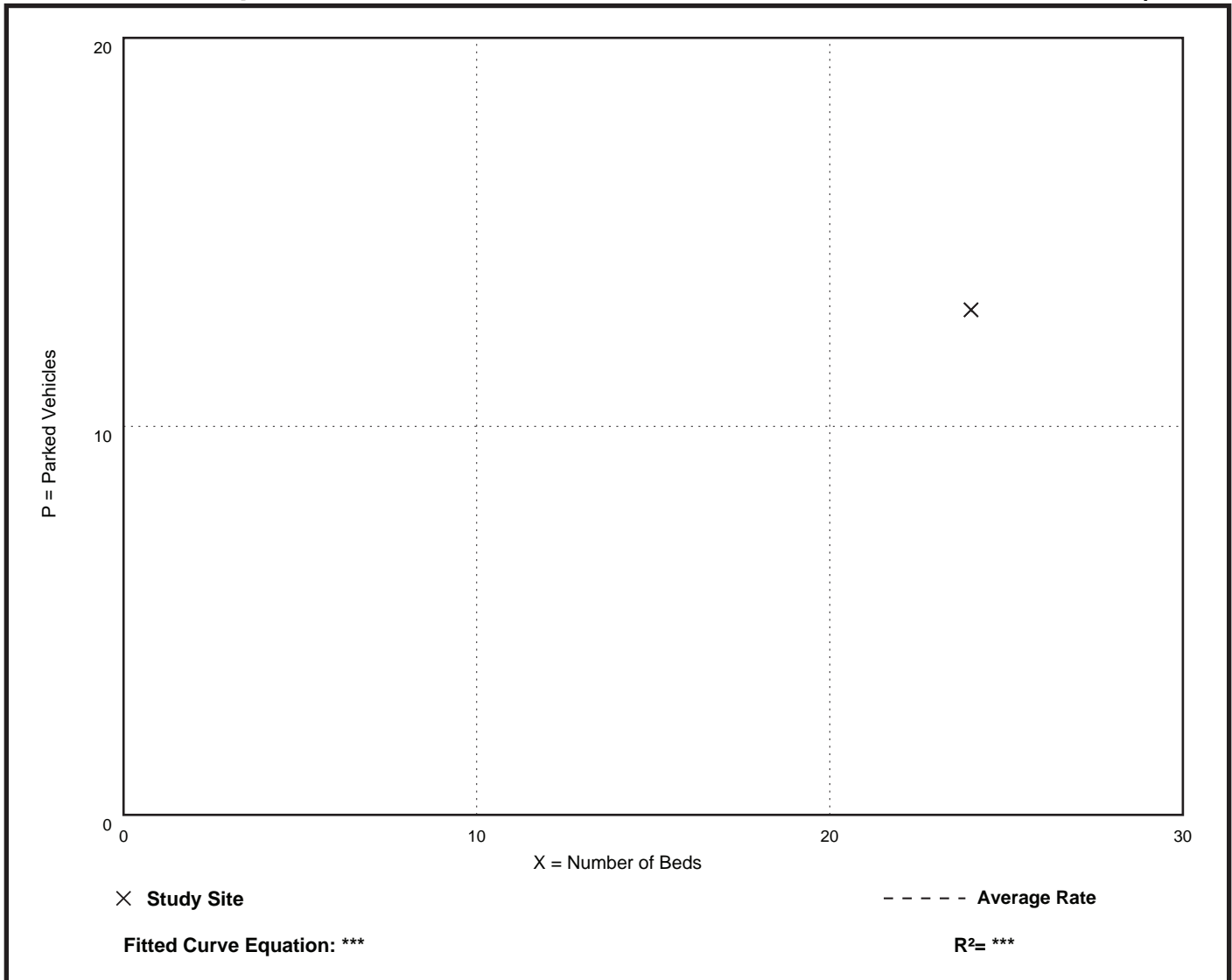
Avg. Num. of Beds: 24

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.54	0.54 - 0.54	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Attachment 3: Traffic Impact Study Waiver

From: Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>
Sent: Thursday, December 18, 2025 2:23:06 PM
To: Matteo Moric <matteo.moric@phoenix.gov>; Paul E. Basha, PE, PTOE <pbasha@summitlandmgmt.com>; Kayla Amado <kamado@summitlandmgmt.com>
Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Maja Brkovic <maja.brkovic@phoenix.gov>; Eric Buskirk <eric.buskirk@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>; Byron Easton <byron.easton@phoenix.gov>
Subject: ZPA-257-25 Approx. 320 ft N of the NWC of 36th St & Sweetwater Ave

Hi Matteo,

ZPA-257-25 pertaining to the location described as Approx. 320 ft N of the NWC of 36th St & Sweetwater Ave, as part of the 12/17/2025 pre-application meeting summary, was reviewed by the Development Coordination Team.

Our comments are as follow: A single driveway aligning with Captain Dreyfus Ave is to be allowed. **A traffic study is not requested.**

Please let me know if there is anything else I may assist you with.

