

Colter 8 PUD

1926 E. Colter Street, Phoenix, Arizona



City of Phoenix
Planned Unit Development
Application Narrative
April 2026

Representative:
Shaine T. Alleman



Tiffany & Bosco, P.A.

Principals and Development Team

Developer

Lourimore Land & Development, LLC
Harry Lourimore
2375 E. Camelback Rd, Suite 600
Phoenix, Arizona 85016

Principal Owner

Phillip Dyer, Dyer Family Trust, dated
August 16, 1996
8026 E. Willetta St
Mesa, AZ 85207

Legal Counsel

Tiffany & Bosco, P.A.
Shaine T. Alleman, Esq.
1850 N. Central Ave, 24th Floor
Phoenix, AZ 85004
(602) 452-2712
sta@tblaw.com

Architect

Edifice LLC
Dane R. Astle
922 N. Gilbert Rd, Suite 103
Mesa, AZ 85203

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A. Purpose and Intent

Introduction and Property History

The purpose of this request is to submit a Planned Unit Development (PUD) rezone application with the City of Phoenix (the "City") for approximately 0.55 gross acres located at 1926 E. Colter Street, Phoenix, Arizona (the "Property"). The Property consists of six parcels identified as Maricopa County Assessor Parcel Numbers 164-54-229 through -234 (see **Exhibit A – Regional Context Aerial Map** and **Exhibit B – Context Aerial Map**).

The Property currently has a 16' public alley to the north and east of the Property. These public alleys were created in 1956 when the City of Phoenix took portions of the original property away from the owner as part of the 1956 adoption of the Pat-Sue Place Plat (see **Exhibit C – Pat-Sue Place Plat, Recorded 1956**). Due to the City's taking of the Property in 1956, there are special circumstances/conditions that exist on the Property that affect the current and future development of the Property.

These special circumstances do not apply to the other four (4) Pat-Sue parcels to the west of the Property because those parcels only have one of their short sides (i.e. north boundary) taken by the City for the alleys, which is only approximately 17% of each of the total parcel's boundary length. In contrast, the Property had both north and east portions taken by the City for alleys, which is approximately 49% of the Property's total boundary length.

This loss of Property by the City's creation of the public alley created the following conditions:

- Restricted the vehicle maneuverability to and from the Property due to the Property needing to accommodate for public alleys on both the north and east sides (i.e. 49% of property perimeter adjacent to the alleys)
- Created unsafe conditions for accessing the Property
- Placed a burden on the Property with having a 16' public alley on the east side of the Property that is used by the other parcels to the east (Note that the four parcels to the east of the Property do not have to deal with the same circumstances of having publicly used alleys on 2 major sides of their parcels)
- Loss of developable square footage from the public alley takings, which equals a loss of approximately 2,561 SF

Due to these unique circumstances, the Applicant proposes this PUD to be a collaborative and comprehensive approach that proposes standards and guidelines that are tailored to, and address, the unique context of the Property (as allowed under the Phoenix Zoning Ordinance Section 672.A. The proposed PUD development provides a superior environment that cannot be achieved under the current R-3 zoning standards and guidelines.

The Property owner, the Dyer Family Trust, seeks to redevelop the Property into a high-quality, for-sale attached townhome community that aligns with the City's goals for infill revitalization and housing diversity. The Dyer Family has partnered with a development principal that lived in the Royale Gardens II, directly south of the Property, for many years and understands the unique circumstances of the Property and the overall character of the surrounding neighborhood.

Surrounding Zoning and Land Use Context			
	Current Zoning	Land Use	Character/Use
Subject Site	R-3	10 to 15 du/acre	Duplex Residences
North	R-3	10 to 15 du/acre	Manor House Condos
East	R-3	10 to 15 du/acre	Single Family Residence
South	R-3	10 to 15 du/acre	Biltmore Reserve Condos
West	R-3	10 to 15 du/acre	Duplex Residences

General Plan Conformance and Property Zoning

The Property currently has a land use designation of Residential 10-15 du/ac, a category that encourages medium density housing forms such as attached townhomes, condominiums, and small-scale apartments. The proposed use for the Property is consistent with the City of Phoenix General Plan Land Use Map and maintains the existing residential density in the area (See **Exhibit D** – *City of Phoenix General Plan Map*).

Core values – Create a network of vibrant cores, centers, and corridors: infill development (redeveloped land in a centrally located village), mix of housing (housing options to meet needs of all income levels and family compositions; Celebrate our diverse communities & Neighborhoods: evolving neighborhoods (various housing types and varied densities, encourage housing options

The Property is currently zoned R-3 (Multifamily Residence District) and is developed with three (3) duplex-style residential buildings and carport structures originally built in 1962 (See **Exhibit E** – *City of Phoenix Zoning Map*). These aging structures have exceeded their useful life and no longer meet contemporary standards for design, safety, and accessibility.

This project represents an opportunity to contribute to the opportunities listed in the City of Phoenix General Plan. The project is a thoughtful infill opportunity that will revitalize the Property, enhance neighborhood character, and contribute to the continued reinvestment of the Camelback East Village area. Community benefits also include additional housing options for the evolving needs of the community and neighborhood by preserving existing housing use and expanding capacity.

As for how the project meets and exceeds the Core Values listed in the City of Phoenix General Plan, the project will add to the Create a Network of Vibrant Cores, Centers, and Corridors core value by contributing to a mix of housing options in the neighborhood that can accommodate varying income levels and family compositions. Additionally, the project contributes to the Celebrate Our Diverse Communities and Neighborhoods core value by demonstrating the success of a varied supply of housing options in evolving neighborhoods. Overall, this project will positively contribute to the City's core values and take advantage of unique opportunities in the area.

Additionally, the Property is located within the designated area of the Piestwa Peak Parkway Specific Plan, which was adopted in 1988 and addressed problems encountered by neighborhoods adjacent to State Route 51 (Piestwa Freeway). The plan provides goals, policies, and recommendations to encourage neighborhood cohesion and stability along freeway corridor. The plan's design recommendations do not impact or apply directly to the Property, but the Property does comply with the plan by meeting the following goals, policies, and recommendations:

- **Goal 2:** Protect and Maintain Viable Neighborhoods, Housing, and Other Uses
- **Policy 1:** Where identified, existing neighborhoods are to be preserved and protected by maintaining acceptable circulation and access, noise levels, safety, aesthetics, and community atmosphere.
- **Land Use Recommendation 5.0:** Maintain the existing uses between Camelback Road and Bethany Home Road, from 16th to 20th Street.

Overall Design Concept

The proposed PUD envisions the development of two (2) two-story townhome buildings, each containing four (4) attached units, for a total of eight (8) residential units. The development's design emphasizes cohesive architecture, efficient circulation, and meaningful open space that enhances the pedestrian experience.

Each townhome will include:

- Two-car garages oriented towards a private shared drive and accessed from the east public alley
- Private patios
- Private entries and landscaped frontages

- Pedestrian pathways linking all units to the public sidewalk
- Access to on-site open space with seating and shade trees
- Access to an on-site dog park

The townhome design promotes modern, context-sensitive residential living with a clear emphasis on neighborhood compatibility, pedestrian connectivity, and quality materials. Architectural elements, landscaping, and open space areas will collectively create a unified and visually appealing environment that complements the surrounding multifamily context while providing a refreshed, for-sale housing opportunity within the central Phoenix area.

The proposed townhome design is also consistent with the prevailing neighborhood character, especially when considering the entire mid-block section between N. 18th Street and N. 20th Street. This midblock section has R-3 zoning and contains predominantly multistory apartment and townhome-style housing with higher densities (See **Exhibit F** – *Surrounding Zoning Context Aerial Map*). The proposed development is similar in character to what is currently developed on the Property, as well as the existing higher density residential developments within the R-3 zoning area. The proposed development is clearly compatible with surrounding residential development.

B. Land Use Plan

Proposed Land Use Category

The PUD will allow for a maximum of eight (8) single-family attached townhomes. This density equates to approximately 14.6 du/ac.

The housing product will feature a modern, contemporary architectural style with two-story, townhome-style residences, each appointed with a two-car garage and private entry patio area. The community will include internal pedestrian circulation, enhanced perimeter landscaping, and ample usable open space. Open space areas will feature shaded seating areas, integrated desert plantings to encourage neighborhood walkability, and a dog park. Please see **Exhibit G - Conceptual Site Plan** for additional details.

The proposed use and density is consistent with 1) the City of Phoenix General Plan Land Use Map, which designates the area as Residential 10–15 du/ac, a category that encourages medium density housing forms such as attached townhomes, condominiums, and small-scale apartments and 2) the current and proposed underlying R-3 zoning district that allows for a maximum residential density of 15.23 du/ac.

Conceptual Site Plan

The Conceptual Site Plan demonstrates a logical and efficient layout that integrates vehicular access, pedestrian connectivity, and landscape buffering. The design orients the townhome buildings along the east–west axis, taking advantage of the existing public alley to the north and Colter Street to the south.

Key features include:

- Cohesive driveway access from private drive to the east public alley way for enhancing efficiency and singular point from Colter Street to promote safety;
- Guest parking within the west side setback area, screened by landscaping;
- Internal pedestrian pathways connecting all entries to the sidewalk network and to Property usable open space areas; and
- Usable open space totaling approximately 8% of the Property, landscaped with native plants and seating nodes.

The site design minimizes vehicular–pedestrian conflict points and leverages existing infrastructure to reduce development impacts.

C. List of Uses

The PUD shall permit the following land uses:

Permitted Uses

- Attached and detached residential townhouses
- Attached and detached residential condominiums

Temporary Uses

- Temporary uses shall be subject to Section 708 of the City of PZO, as amended

Accessory Uses

- Home Occupations – As permitted under Section 608 of the PZO
- Model Homes / Sales Office – As permitted under Section 608 of the PZO
- Mail Kiosk, Refuse Enclosures, and Bicycle Racks – Accessory to the primary residential use and integrated into the site design.

No commercial or mixed-use components are proposed within this PUD.

D. Development Standards

The proposed PUD establishes customized development standards designed to produce a high-quality, cohesive townhome community that enhances the character of the surrounding neighborhood while maintaining compatibility with nearby R-3 residential properties.

Landscaping and connectivity are central components of the design, providing a framework that supports both aesthetic appeal and resident livability. The project incorporates usable common open space areas exceeding the required 5% of the Property, which will include shaded seating, accent plantings, walkways connecting units to Colter Street and the rear alley, and a dog park. The proposed landscape plan emphasizes visual cohesion and pedestrian comfort, creating a pleasant streetscape that encourages easy walkability throughout the development.

The PUD development standards further ensure appropriate landscaped buffering along the east and west perimeters, mitigating visual impacts to adjacent parcels and enhancing the overall appearance of the area. The combination of hardscape materials, drought-tolerant plantings, and defined pedestrian pathways will provide a modern, low-maintenance, and contextually sensitive landscape character consistent with the City's design expectations.

Development Standards			
Standard	Existing R-3	Proposed PUD	Notes
Density / Units	15 du/ac	8 units (14.6 du/ac)	Consistent with GP and R-3 zoning
Minimum Lot Width	25 ft	22 ft	—
Minimum Lot Depth	60 ft	45 ft	—
Building Setbacks	20 ft (street) / 10 ft (sides)	South/Front (Colter): 0' East (side alley): 25' North (alley): 6' West (side): 12'	*Guest parking allowed in setback
Landscape Setbacks	5–10 ft	South/Front (Colter): 0' East (side alley): 25' North (alley): 6' West (side): 12'	—

Building Height	2 stories and 30 ft	2 stories and 30 ft	—
Lot Coverage	50%	68%	Slightly increased due to compact form
Usable Open Space (Gross Site Area)	5%	5%	
Usable Open Space (Area Minimum Width)	20 ft	11 ft	
Usable Open Space (Minimum Portion Area)	200 sf	200 sf	

Landscape Standards	
Area	Standard / Theme
Streetscape	Desert-adapted plant palette with trees at 25–30 ft o.c.; decomposed granite groundcover
Perimeter Property Lines	Layered shrubs and trees to buffer adjacent R-3 properties
Adjacent to Buildings	Accent plantings and decorative paving at entries
Parking Areas	One shade tree per 4 spaces; raised planters
Common / Retention Areas	5% of site as open space; shaded seating and turf or DG surface

Parking

Each unit includes two covered parking spaces within garages, providing a total of 16 resident spaces. In addition, 4 guest parking spaces are proposed, which will be screened by landscaping to minimize visual impact. Overall, the project provides at total of 20 parking spaces.

Fences/Walls

The project is not a gated community; however, perimeter fencing and walls are proposed to define the property and enhance the streetscape character. A 6' solid CMU wall is proposed along the north and east property lines to provide privacy and screening consistent with adjacent residential and the Property conditions.

Along Colter Street, a 3' decorative wall combined with landscaping is proposed to create an attractive, pedestrian-friendly frontage that engages the streetscape while maintaining openness. Materials and colors for all fencing and walls will complement the building architecture, ensuring a cohesive and high-quality aesthetic throughout the development.

Amenities

The project includes a variety of amenities designed to enhance resident comfort and community interaction. A central open space node is proposed, featuring bench seating and shade trees for relaxation and social gathering. The development will also include a dog park that can be used by all on-site residents. A mail kiosk and bicycle parking are provided for convenience and alternative transportation options. Additionally, enhanced landscape treatments are planned along all pedestrian walkways, creating an attractive and inviting environment throughout the property.

Shade

The project will incorporate shading elements and enhanced landscaping throughout the public open spaces to promote comfort, usability, and visual appeal. In accordance with Sections 1304.F.1.a and 1310.A.4.b and Table 1310.1: Public Open Space Type Guidelines of the City of Phoenix Zoning Ordinance, a minimum of 50% shade coverage at noon on the summer solstice will be provided for all pedestrian routes, achieved through a combination of tree canopy, building overhangs, and pergolas.

A minimum of 50% of the public open space areas shall also be shaded at tree maturity. Areas not occupied by pavement or structures will include ground cover and shrubs to enhance aesthetics, improve stormwater management, and contribute to an inviting pedestrian environment. These landscape and shading elements align with the City's intent to create functional, attractive, and sustainable public spaces that foster community interaction and environmental stewardship.

Lighting Plan

Lighting will be fully shielded and downward-directed to minimize glare and light spillover onto adjacent properties, consistent with the City of Phoenix Zoning Ordinance requirements. Pedestrian walkways will incorporate bollard or low-level lighting to enhance visibility and safety while maintaining a comfortable and aesthetically cohesive nighttime environment.

E. Design Guidelines

The table below outlines the requirements and considerations (applicable considerations bolded) from the City-Wide Design Review Principles and Guidelines for Development as referenced in Sections 507.C and 507.Tab A.II. of the Phoenix Zoning Ordinance (PZO). These guidelines are intended to promote high-quality design through thoughtful attention to the Property layout, building form, landscaping, and pedestrian connectivity. The purpose of these guidelines is to ensure cohesive development patterns that enhance the overall urban fabric and contribute positively to the surrounding context.

Design Guideline	Design Review Requirements	Design Review Considerations
Lot Layout & Orientation	Lots must face street; minimum lot width 50 ft	Lots should be arranged to maximize solar access and street frontage; may allow creative layouts
Building Height & Massing	Max 2 stories, setbacks per code	Varied heights encouraged to create visual interest; integrate with open space
Setbacks & Open Space	Front setback 20 ft, rear 25 ft	Setbacks should encourage pedestrian access and usable open space
Exterior Materials & Colors	Compatible with surrounding neighborhood	Use high-quality durable materials; encourage varied colors/textures
Landscaping & Streetscape	Minimum 1 tree per lot, front yard landscaping	Native and low-water plants encouraged; street trees to enhance shade and continuity
Parking & Driveways	2 spaces per unit; driveways max 12 ft width	Shared parking and alley-loaded garages encouraged; minimize visual impact of driveways
Fencing & Walls	Max 6 ft rear/fence height; front yard limited to 3 ft	Open-style fencing preferred; enhance visual connectivity
Lighting	Dark Sky compliant; maximum lumens per fixture	Minimize glare, integrate pedestrian-scale lighting

**All other development standards not specifically addressed herein shall remain applicable to any future development on the Property.*

F. Signs

No signage is proposed as part of this PUD Application. Any future, proposed signage will be compatible with the buildings and landscape elements to maintain a cohesive visual identity and will comply with the applicable provisions of Section 705 of the PZO.

G. Sustainability

The property will incorporate a number of voluntary standards where practical. The concept of sustainability recognizes that projects should seek to integrate within and conform to the character of the surrounding area. Fundamental principles of energy efficient building design will be considered for the development.

City Enforced Standards

- a. Shaded open space areas and public spaces with vegetation, building design and/or overhangs
- b. Landscaped walkways
- c. Bike Racks
- d. LED Lighting

Developer Enforced Standards

- a. Shaded open space areas with vegetation, building design and/or overhangs
- b. Provide recycling for residents
- c. Design for effective use of energy efficient appliances and HVAC systems

H. Infrastructure

The Property is within the service area of City of Phoenix Police and Fire Departments, and is served by existing City water and wastewater mains within the Colter Street right-of-way.

Grading and Drainage: The Property will be designed to direct on-site flows to landscaped retention areas, meeting City of Phoenix Drainage Design Manual standards.

Water and Wastewater: Adequate capacity exists in adjacent mains. The project will connect to existing 8-inch water and sewer lines.

Circulation Systems: Vehicular access will be provided from Colter Street (south) and public alley (north). Pedestrian connectivity will be achieved through internal walkways linking units to the public sidewalk. Fire and emergency vehicle access will meet Phoenix Fire Department standards.

Traffic Impact: Given the project's small scale (eight units), no formal Traffic Impact Analysis (TIA) is required. Vehicular generation is estimated to be fewer than 10 peak-hour trips.

Public Safety: The Property is within the service area of City of Phoenix Police and Fire Departments.

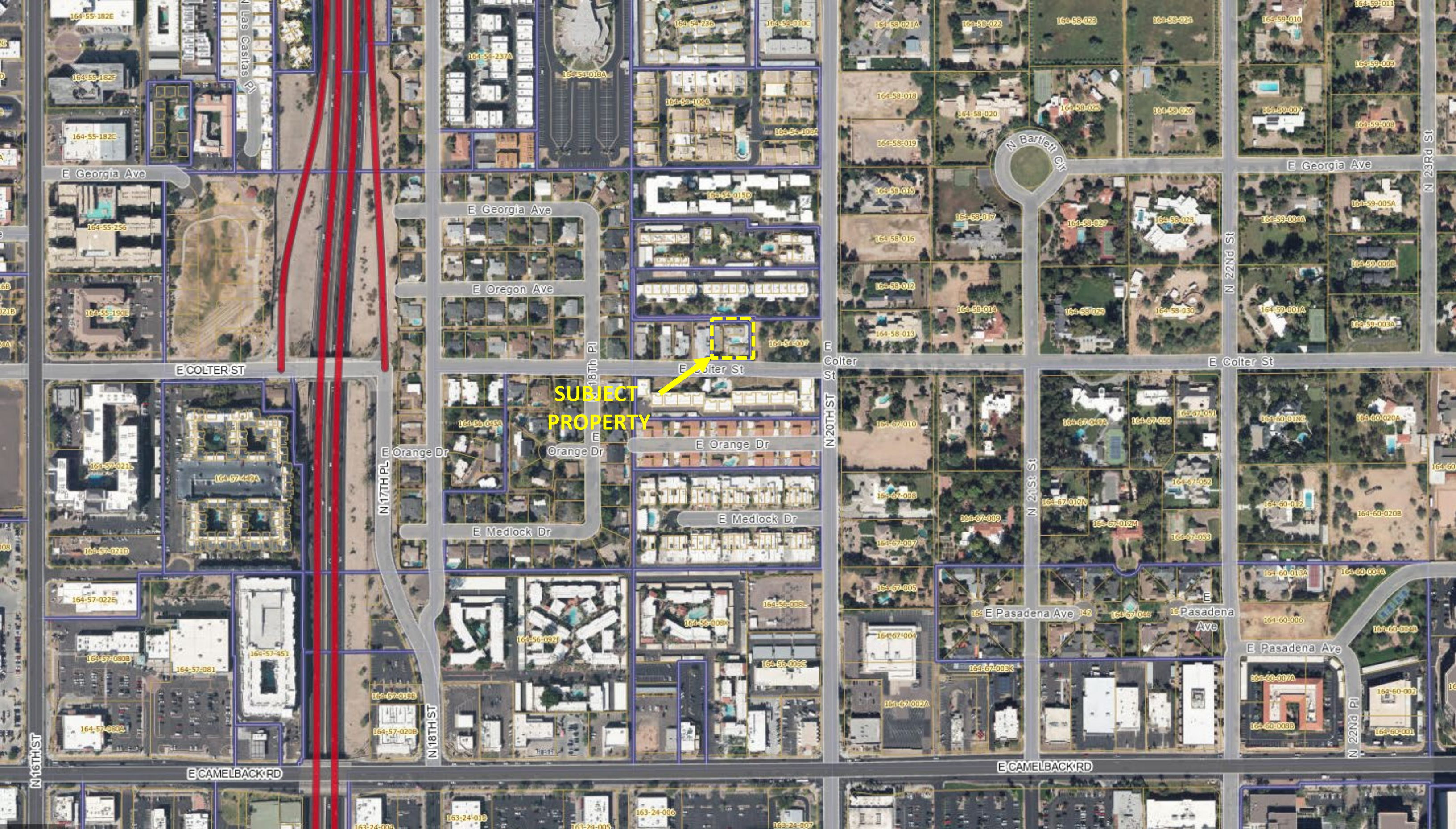
I. Comparative Zoning Standards Table

Standard	Existing R-3	Proposed PUD
Density		
Maximum Dwellings	14.5 units	8 units
Maximum Density	14.5 PDU/AC	14.5 PDU/AC
Maximum Lot Coverage (%)	50%	68%
Maximum Height (feet/stories)	2 stories and 30 feet	2 stories and 30 feet
Perimeter Setbacks	20'-0" for units fronting street rights-of-way. This area is to be in common ownership or management. 15'-0" for units siding street rights-of-way. This area is to be in common ownership or management.	10'-0" for units fronting street rights-of-way. This area is to be in common ownership or management. 15'-0" for units siding street rights-of-way. This area is to be in common ownership or management. 15'-0" for units siding eastern perimeter line for building setback; 40'-0" for units facing eastern perimeter; 0'-0" for eastern perimeter landscape setback.
Minimum Building Setbacks	Individual unit lot: none.	Individual unit lot: none.
Minimum Open Space/Common Area	A minimum 5% of gross acreage	8%
Minimum Amenities Provided	Minimum 2	3 (Pool, Ramada, BBQ)
Street Standards	Public street or private accessway	Private accessway

Conclusion

The Applicant recognizes that there is an exceptional opportunity in this area to create a development that addresses the challenges that exist but also capitalizes on the strategic location of the Property.

We look forward to continuing to work with the City on this development and forthcoming applications. We welcome your feedback and continued guidance as we move forward.



**SUBJECT
PROPERTY**

Exhibit A – Regional Context Aerial Map
Dyer Family Trust – 1926 E. Colter Street, Phoenix





**SUBJECT
PROPERTY**

E Colter St

Exhibit B – Context Aerial Map
Dyer Family Trust – 1926 E. Colter Street, Phoenix

CERTIFICATE OF SURVEY

This is to certify that the survey and subdivision of the premises as described and platted hereon was made under my direction by James Roe Brown during March, 1956.

Harry E. Jones
Registered Civil Engineer



APPROVAL
Approved by the Board of Supervisors of Maricopa County, Arizona on this 29 day of March, 1956.

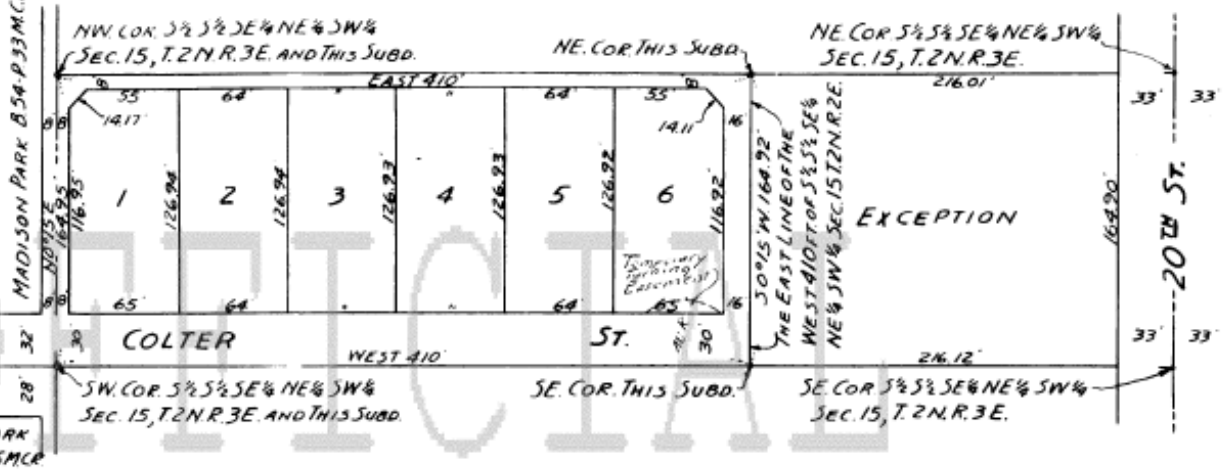
By: James A. Hunt
Chairman



Attest: Paul Guesell
Clerk

PAT-SUE PLACE

A SUBDIVISION OF THE WEST 410 FT. OF THE S 1/2 S 1/2 SE 1/4 NE 1/4 SW 1/4 OF SECTION 15, T. 2 N. R. 3 E., MARICOPA COUNTY, ARIZONA
SURVEY N° 56-3-28 BY: HARRY E. JONES



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the Sands Realty Company, an Arizona corporation, has subdivided under the name of PAT-SUE PLACE, the West 410 ft. of the S 1/2 S 1/2 SE 1/4 NE 1/4 SW 1/4 of Section 15, T. 2 N. R. 3 E., Maricopa County, Arizona and hereby publishes this plat and for the plat of said PAT-SUE PLACE and hereby declares that said plat sets forth the location and gives the dimensions of the lots, streets and alleys constituting same and that each lot and street shall be known by the number or name given to each respectively on said plat and the Sands Realty Company hereby dedicates to the public for use as such the streets and alleys as shown on said plat and included in the above described premises.

IN WITNESS WHEREOF the Sands Realty Company has hereunto caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officers thereunto duly authorized.
Done at Phoenix, Arizona, this 9 day of March, 1956.
SANDS REALTY COMPANY

Attest: Hyman Gelfand By: Sidney Tickelner
Hyman Gelfand, Secretary Sidney Tickelner, President



Joe Beatty
3-12-56

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
On this, the 9 day of March, 1956, before me, the undersigned officer, personally appeared Sidney Tickelner and Hyman Gelfand who acknowledged themselves to be the President and Secretary, respectively, of the Sands Realty Company, a corporation, and that they as such officers respectively, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by themselves as such officers respectively.
IN WITNESS WHEREOF I hereunto set my hand and official seal.
My commission expires _____

Sam Hirsch
Notary Public



INDEXED
PAGED

42677

STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was read and received at request of Hyman Gelfand
APR 4 1956 12:51 P.M.
in Book 154 67 maps
on page 18
Witness my hand and official seal the day and year above used.
ROGER G. LAVERN
Edward D. Collier
Deputy Registrar

all lots 8000 sq ft
or more in area

5-569
1-19-31

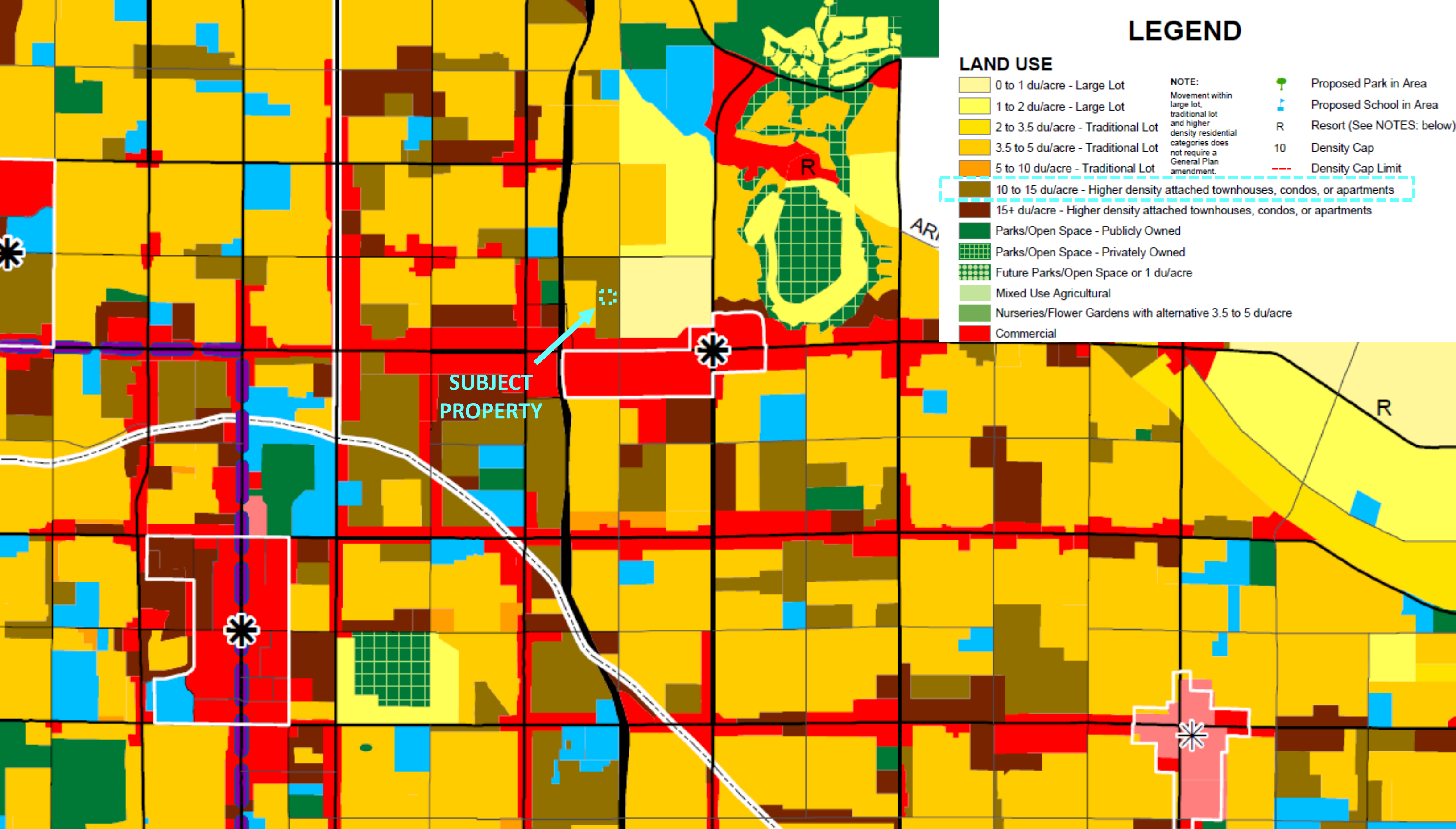
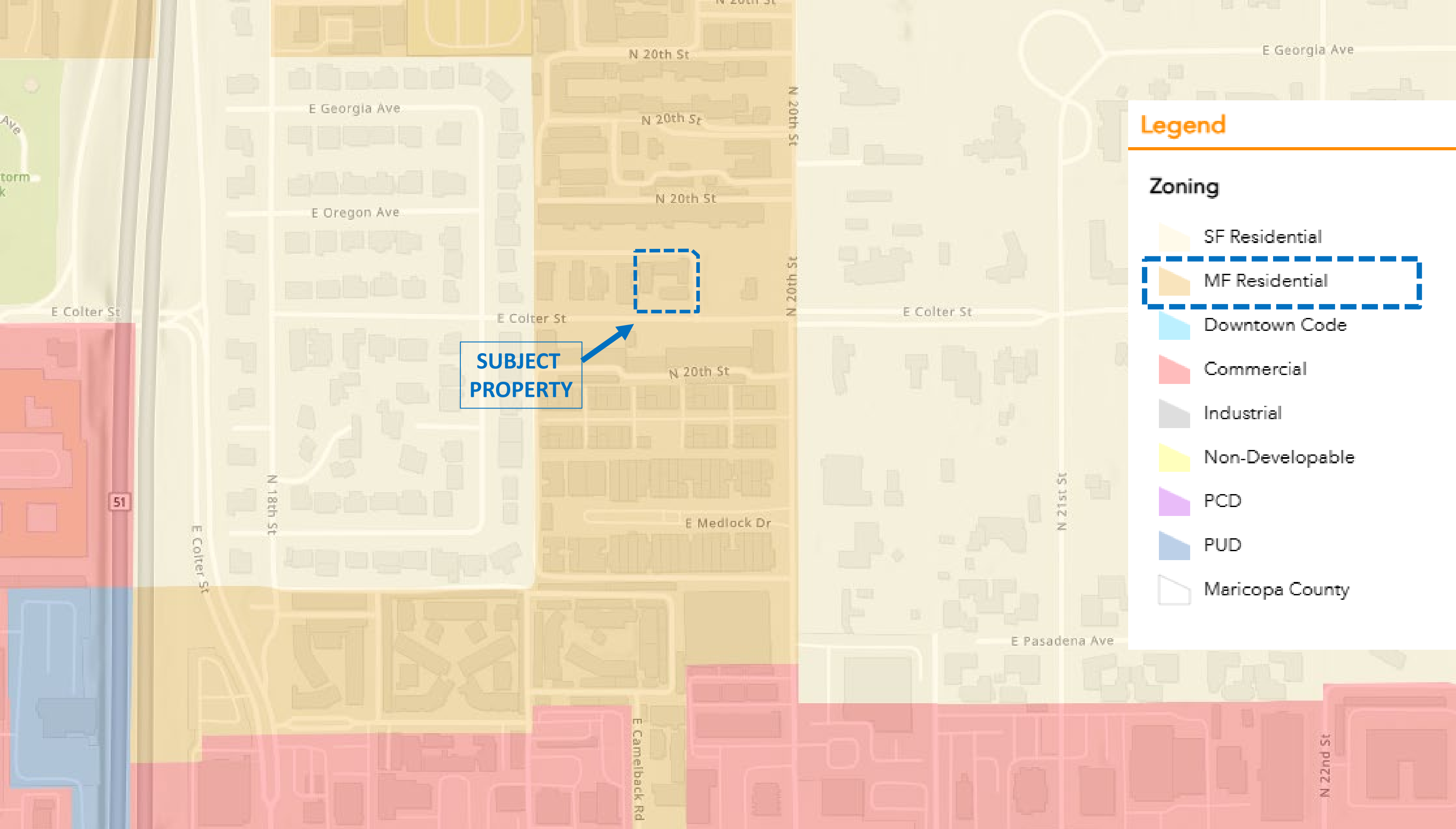


Exhibit D – City of Phoenix General Plan Map
 Dyer Family Trust – 1926 E. Colter Street, Phoenix



**SUBJECT
PROPERTY**

Exhibit E – City of Phoenix Zoning Map
 Dyer Family Trust – 1926 E. Colter Street, Phoenix



R-3

R-3

Colter Street

20th Street

Hibiscus Apts.

Diplomat Condos

Manor House Condos
(Stacked apartment style)

Biltmore Reserve Condos
(Stacked apartment style)

Casa Amertas Condos

Royale Gardens II Condos

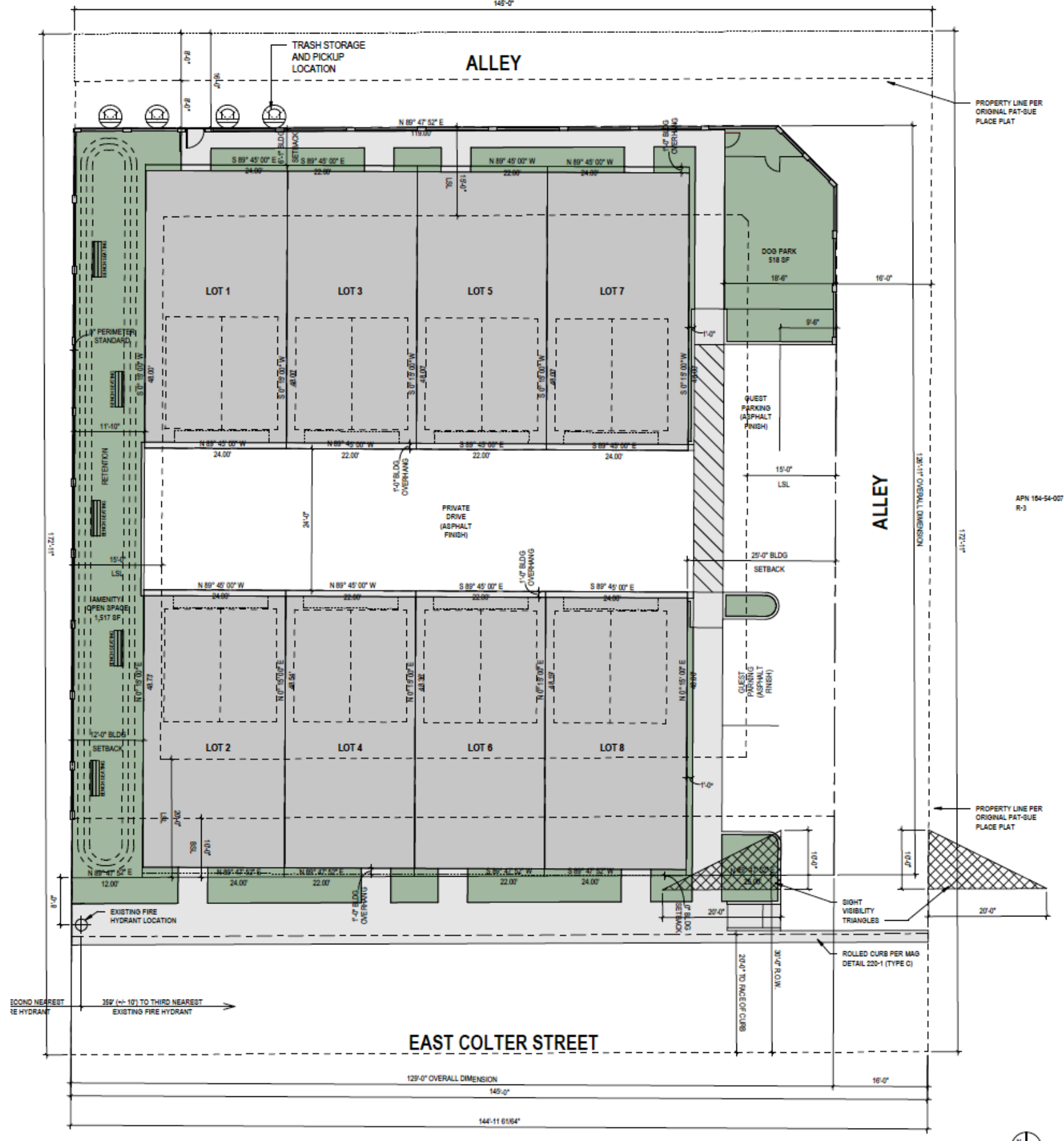


Exhibit G – Conceptual Site Plan
 Dyer Family Trust – 1926 E. Colter Street, Phoenix