



Canopy at the Trails

Planned Unit Development Land Use & Standards Narrative

Case No. Z-82-25-5

Council Approved: XXXX
Revised: September 29, 2025

CITY OF PHOENIX

SEP 30 2025

**Planning & Development
Department**

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PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (“PUD”) is intended to be a stand-alone set of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. A PUD includes substantial background information to illustrate the intent of the development. However, these purpose and intent statements are not necessarily requirements to be enforced by the City. The PUD only modifies zoning ordinance regulations to fit the unique character of the project, site characteristics and location. It does not modify other City Codes or requirements.

This PUD will provide the set of regulatory zoning provisions designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. Unless a use or standard for development is specifically re-stated herein, the Zoning Ordinance of the City of Phoenix, Arizona as adopted and periodically amended, shall apply. It is the intent of this PUD to establish the permitted uses, development standards and amend various provisions that will govern this development. In the event of a conflict between a use, a development standard, or a described development procedure between the City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail. Similarly, where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision shall control.

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A. PURPOSE & INTENT

1. *Project Overview and Goals*

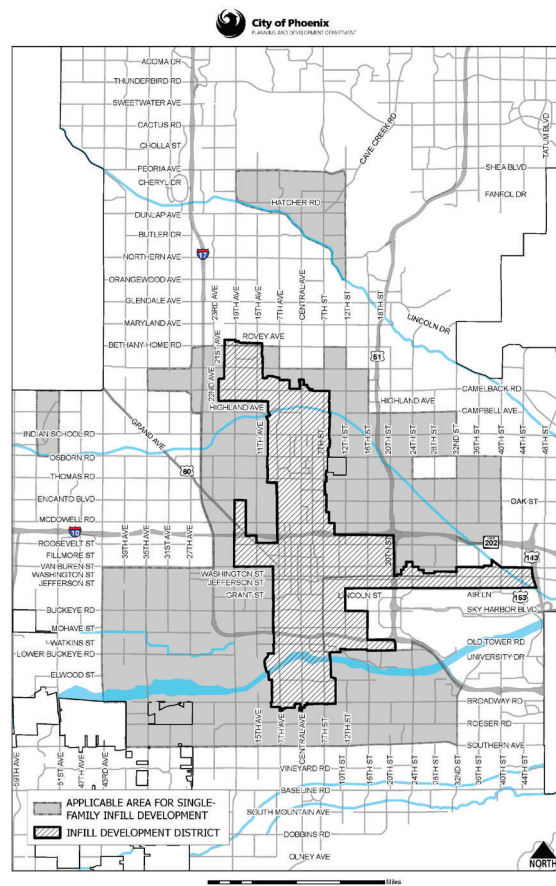
This PUD request applies to an existing townhome community built in 2024. The site consists of three parcels located at the northeast corner of 104th Drive and Indian School Road, with four street frontages: Indian School Road, 104th Drive, Monterosa Street, and 103rd Avenue. The property, totaling 8.21 net acres, has access points on 103rd Avenue and 104th Drive. The community features 124 townhomes, which are a mix of two- and three-bedroom units.

Currently, the community has one owner, and residents only have the option of renting. Approval of the PUD will allow individual townhomes to be sold by establishing a single-family plat for the site. After consulting with senior staff in the Planning and Development Department, it was determined that a PUD is the appropriate mechanism to transition the property from multifamily rental to single-family ownership. Approval of this PUD will provide much needed ownership opportunities for “missing middle” housing.

This PUD request seeks to establish development standards that serve two functions: (1) to be compatible with the existing, built condition of the site, and (2) to ensure the development remains in compliance after a single-family plat is applied and each townhome is on its own lot.

This PUD incorporates standards from the zoning districts that applied to the site when it was developed. The site has split zoning, with R4-A, C-1, and C-2. Because the two commercial districts use the standards of R-3 when developing multifamily, we have pulled from R4-A and R-3 in developing the standards of this PUD. Additionally, we have also pulled from R-3’s Single-Family Infill (SFI) development option in instances where it was needed to enable compliance after the single-family plat is applied.

Under Section 608.F.6, these SFI regulations “may be applied in zoning districts where the SFI development option is offered, but only when the development falls within the infill development district identified in the general plan, or with use permit approval within” the area shown in gray in the image to the right. The subject property is *not* within this area, meaning a use permit request is not available. In discussions with staff, we asked whether a variance could be obtained to allow the SFI



development option and its standards to be applied outside of the areas shown in gray. Staff confirmed that no set of variances could be stacked together to allow attached single-family housing on the subject property because it is outside the map area and would be an improper *use* variance. Thus, this PUD is the only means by which attached single-family housing can be permitted on the subject property.

We believe this map and its limitations are outdated and are not in keeping with the City's desire for more middle-housing ownership opportunities throughout the City. If this townhome project was allowed to be developed on this subject site in its current form, it does not make sense to prohibit the application of a single-family plat to allow homeownership of the same townhomes. We know the City is working on a text amendment for middle-housing. We believe this PUD is simply ahead of that effort but is likely to be consistent with that amendment's effect to broaden the geographical allowance for single-family attached housing.

One might ask why we do not seek a condo plat. A condo plat does not result in fee title ownership of the townhomes and the underlying property. Homeowners want to own their house *and* their property. There are also other financial considerations that make full, fee title ownership more desirable.

There will be no physical changes to this existing townhome community, which is already fully developed and contains existing multi-family residents. The PUD is only necessary to ensure that once a single-family plat is applied, the community will be in compliance with the underlying zoning development standards.

2. Site's Overall Design Concept

The overall design concept of the development is a modern townhouse community with a focus on a resort style aesthetic. This is evident with the flat roofs, clean lines, large windows, modern doors, and light colored stucco that contrasts with the back window trims and awnings.

The site has a pedestrian oriented design with the sidewalks and pathways connecting to key community areas and outdoor spaces. The outdoor spaces are typical of what one would find at a modern resort, including courtyards, patios and balconies, and amenities such as resort style pool, pickleball court, outdoor pavilion, shaded playground, dog park, and a fitness center.

B. LAND USE PLAN

1. Land Use Categories

The focus of this PUD is to allow for single-family attached residential. We have listed as permitted uses single-family attached housing, multifamily housing (ensuring the development will be fully legal after zoning but before the plat is applied), and all uses within Section 608.

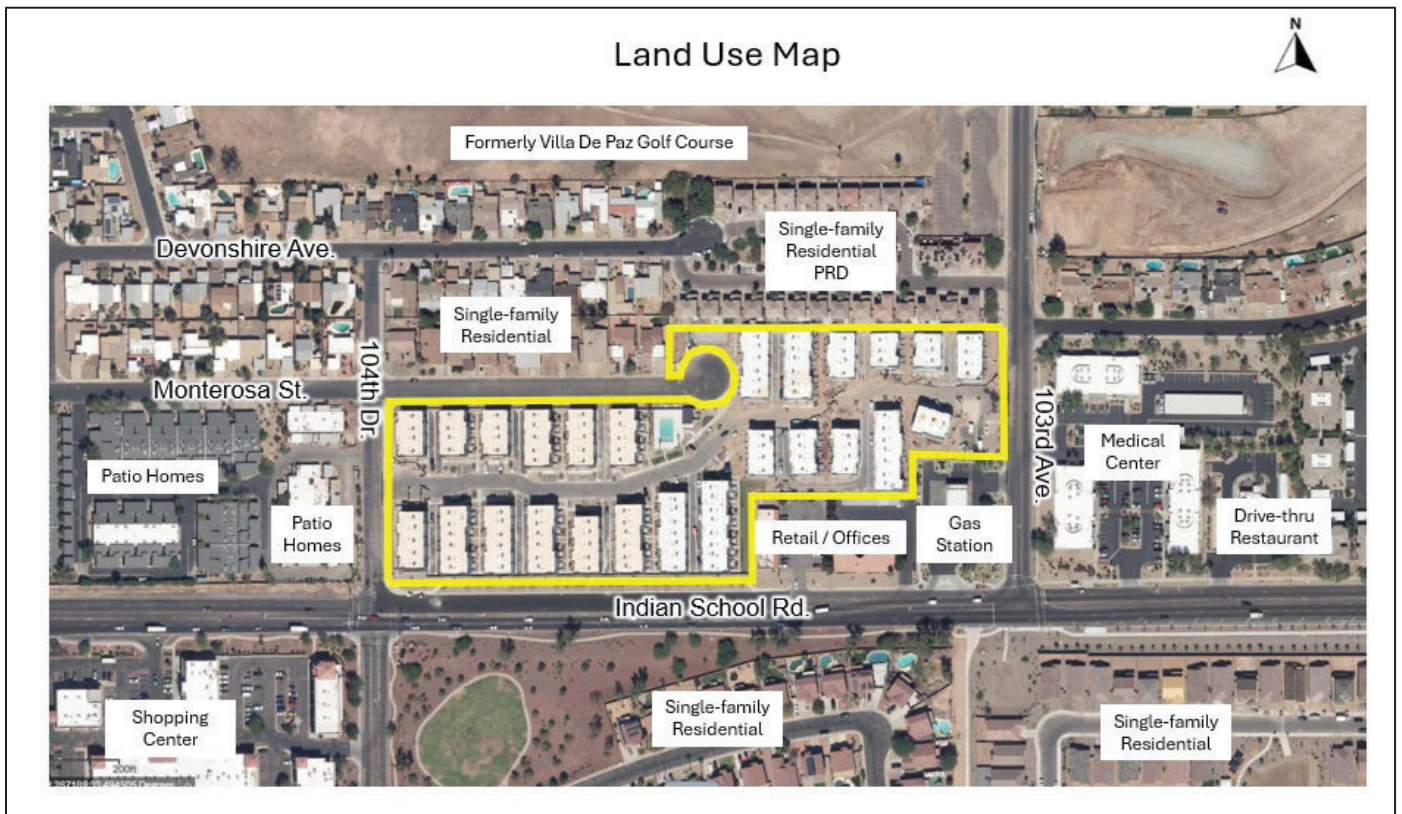
2. Site Plan

The existing townhomes are arranged in clusters, which maximizes the land use while maintaining accessibility. A private road is integrated in the middle of the project providing ease of access to each of the driveways that provide access to the garages of each townhome.

Parking is located throughout the site, incorporating a mix of garage and surface parking spaces. Guest parking is located near common areas.

Landscaping and open spaces have been incorporated to create a visual and physical separation while also providing needed shade.

Land Use Map



C. LIST OF USES

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

Primary Uses

Table No. 1.a: List of Uses	
Type Of Use	Residential, Single-family Attached Housing, & Multi-family
	All other uses permitted under Section 608 for the C-1, C-2 & R-4A zoning districts of the Phoenix Zoning Ordinance.

Accessory Uses

Table No. 1.b: List of Uses	
Type Of Use	Specific Uses
Office / Fitness Center	Fitness Center
Additional Accessory Uses	All other permitted accessory uses as outlined in accordance with Section 608 for the C-1, C-2 & R-4A zoning districts of the Phoenix Zoning Ordinance.

Temporary Uses

Temporary Uses shall be permitted in accordance with Section 708 of the Phoenix Zoning Ordinance.

D. DEVELOPMENT STANDARDS

The existing community was developed under split zoning: R-4A, C-1 and C-2. Because it was developed as multifamily, R-3 standards applied to the C-1 and C-2 sections. Thus, when it was developed for multifamily, R-4A standards were applied to the west side of the project and R-3 was applied to the east side of the project. Based on this history, this PUD's development standards are primarily based on R-4A and R-3 multifamily standards, with some differences from the west side and the east side of the development to preserve the standards that applied when the project was developed. That was done to ensure that the existing development will remain in compliance after approval of the PUD.

However, several of the R4-A and R-3 multifamily standards would not work with a single-family plat. In those instances, we have replaced the R4-A and R-3 standards with the R-3 (Single-Family Infill) standards from Table 615.B.

As noted above, no physical changes to the site are being proposed. Everything is proposed to remain as-is, with the only modification being the formal subdivision of units into separate parcels. Thus, this PUD needs to establish a set of standards that complies with the existing built environment. We recognize that drafting standards that comply with an existing development is somewhat in reverse of the normal process whereby we "draft" a community's design that complies with established standards. But drafting standards that meet an existing development is the best way to ensure this existing development remains compliant after rezoning, while also introducing those standards that allow for the single-family plat.

Development Standards Table	
Standards	Planned Unit Development (PUD) Requirements
Dwelling unit density (unit/gross acre)	Maximum 13.0 du/gross acre
Perimeter Building Setbacks	<p>Adjacent to a Public Street: Indian School: 10 feet 104th Avenue: 20 feet 103rd Avenue: 25 feet Monterosa Street: 10 feet</p> <p>Not Adjacent to a Public Street: North Side Yard: 3 feet & 5 feet South Side Yard: 3 feet & 5 feet</p> <p>See Perimeter Setbacks Exhibit for more detail (Exhibit F)</p>
Interior Building Setbacks	<p>Interior Street side: Adjacent to Internal Private Accessway: 10 feet</p> <p>Individual unit lot: None</p>
Minimum Lot Dimensions	Individual unit lot: 20 foot width, no minimum depth
Maximum height	2 stories and 30 feet
Lot Coverage	100% for each individual lot, 50% for other parcels or tracts with accessory structures
Auto Court Clusters	20 dwelling units allowed per Auto Court Cluster
Required Review	

Common Open Space Area	<p>Minimum 5% of gross area</p> <p>No portion of any area is to be less than two hundred square feet or less than twenty feet in width.</p> <p>Two or more of the following elements are to be provided in these areas:</p> <ul style="list-style-type: none"> (1) Swimming pool. (2) Tot lot. (3) Barbecue and picnic areas. (4) Game courts. (5) Jogging and/or parcourse. (6) Lawn or turf. <p>Areas devoted to parking lots or driveways, principal or accessory buildings and required setbacks are not to be considered part of the open space area.</p>
Street standards	Private drives and accessways permitted

Landscape Standards:

Standards	Planned Unit Development (PUD) Requirements
Perimeter Landscape Setbacks	<p>Adjacent to a Public Street:</p> <ul style="list-style-type: none"> Indian School Road: 10 feet 104th Avenue: 20 feet 103rd Avenue: 25 feet Monterosa Street: 10 feet <p>Not Adjacent to a Public Street:</p> <ul style="list-style-type: none"> North Side Yard: 5 feet South Side Yard: 5 feet <p>See Perimeter Setbacks Exhibit for more detail (Exhibit F)</p> <p>Adjacent to Internal Private Accessway: 10 feet</p>

Interior Landscape Setbacks	0 feet
Front Yard Setbacks	0 feet
Landscape Adjacent to Right of Way	<p>One minimum 1" caliper drought resistant tree for each five hundred square feet of required setback area, less driveways and sidewalks.</p> <p>One minimum five-gallon drought resistant shrub for each one hundred square feet of required setback, less driveways and sidewalks.</p> <p>Ground cover shall be selected from at least two of the following:</p> <ul style="list-style-type: none"> (a) Turf or low-growing evergreen vegetation. (b) Flowering vegetation. (c) Manmade or natural art or sculpture, rock, decomposed granite or similar material, a maximum of three-inch diameter, when used in conjunction with landform sculpting. <p>Lighting fixtures for decorative and/or security purposes may be used when in conformance with all outdoor lighting regulations.</p>

Streetscape Standards

The streetscape for this project was approved, permitted, and built according to the permit. In the future, as the community is managed by an HOA, the following streetscape standards will need to be complied with:

Streetscape Standards	Planned Unit Development (PUD) Requirements
Indian School Road	Detached sidewalk width: 6 feet
104th Drive	Attached sidewalk width: 5 feet
Monterosa Street	Attached sidewalk width: 5 feet
103rd Avenue	Attached sidewalk width: 4 feet
Streetscape Landscape	<p>One minimum 1" caliper drought resistant tree for each five hundred square feet of required setback area, less driveways and sidewalks.</p> <p>One minimum five-gallon drought resistant shrub for each one hundred square feet of required setback, less driveways and sidewalks.</p> <p>Ground cover shall be selected from at least two of the following:</p> <ul style="list-style-type: none">(a) Turf or low-growing evergreen vegetation.(b) Flowering vegetation.(c) Manmade or natural art or sculpture, rock, decomposed granite or similar material, a maximum of three-inch diameter, when used in conjunction with landform sculpting. <p>Lighting fixtures for decorative and/or security purposes may be used when in conformance with all outdoor lighting regulations.</p>

Parking Standards

Although this PUD transitions the community from a multifamily development to individually owned single-family attached units, the existing parking configuration will remain fully compliant with City requirements, even after the single-family plat is applied. As such, no changes to the parking layout are necessary, and no deviations from the ordinance are necessary.

Walls/Fences

The wall and fence plan for this project was approved, permitted, and built according to the permit. The walls and fences on the property are in compliance with Section 703. In the future, as the community is managed by an HOA, the walls and fences shall comply with Section 703.

E. DESIGN GUIDELINES:

Because the development on the subject property has already gone through the City approval and permitting process and is already built, the existing development shall be exempt from the requirements, presumptions, technical items, and considerations of Section 507 and 507 Tab A unless and until the subject property is fully redeveloped. The only provision of Section 507 TAB A that is relevant to this PUD rezone is regarding Auto Court Cluster Guidelines, per section 507 TAB A. II.C.7(7.1) for which the following specific deviation will be requested.

Whereas section 507 TAB A. II.C.7(7.1) limits the number of dwelling units with only one point of access in each cluster to six dwelling units, this PUD request an increase to 20 dwelling units with only one point of access within each cluster to accommodate the as-built condition of this development. More importantly the rationale assumes the that the “cluster street” would be narrower than would allow for 2-way access due to a street width less than 24 feet wide. In our case the streets are 24 feet wide and any potential situations that would increase multiple social conflicts between residents of the cluster has been accommodated with the wider “access way” of 24 feet that allows for two-way traffic. This has been noted in the deviations above earlier in this document.

While only two amenities are required per the open space standards in Section 703, which are incorporated in this PUD, the project significantly exceeds this requirement by incorporating multiple enhancements, that provide a superior product compared to the requirements of the conventional zoning, these have been provided above and beyond the current zoning requirement, including but not limited to:

- Private Patios (Existing)
- Pickleball Court (Existing)
- Fitness Studio (Existing)
- Outdoor Pavillion with Outdoor TV’s (Existing)
- Shaded Playground (Existing)
- Dog Park (Existing)
- BBQ’s (Existing)

- Gated Entry (Existing)
- Swimming Pool (required) (Existing)
- Turf Area (required) (Existing)

The building elevations have a modern and upgraded appearance and provide four different materials: stucco (45%); Hardie board plank lap siding (40%); window glazing (10%); and metal awnings, trim, windows, door sills, and trim (5%). Five different colors are used ranging from Iron Ore for the trim to Copen Blue, interesting Aqua to Cascade Green used on the stucco and Nuance used on the plank lap siding. The elevations have a varying roof line and incorporate the following:

- Variation in different materials, such as stucco, metal, and siding
- Variation in roofline
- Metal window awnings
- Variation in window sizes
- Scoring relief design pattern in stucco

Beyond these community and exterior upgrades, each unit is designed with premium finishes and materials, featuring:

- Upgraded kitchen finishes
- Wood-style floors
- Upgraded breeze block on property walls
- Garages for each unit
- Four different building materials
 - Standing seam Roof
 - Perforated metal
 - Stucco
 - Vinyl dual-pane windows
- Stainless steel appliances
- Quartz kitchen countertops
- Subway tile backsplash
- Black bathroom fixtures
- Smart home technology

F. SIGNS

Approved signs at this location 4141 N 104th Drive are two non-illuminated ground signs at east and west driveways, 12.5 square feet in area, with a maximum height of 5 feet above grade, per LPSG 231351. Any additions or modifications to signage shall comply with the City of Phoenix Sign Code, Section 705.

The sign plan for this project was approved, permitted, and built according to the permit. The signs on the property are in compliance with the sign standards applicable to R-3 developments (termed “multifamily”) under Section 705 (Signs). In the future, as the

community is managed by an HOA, the standards applicable to R-3 developments under Section 705 (Signs) will apply.

G. SUSTAINABILITY

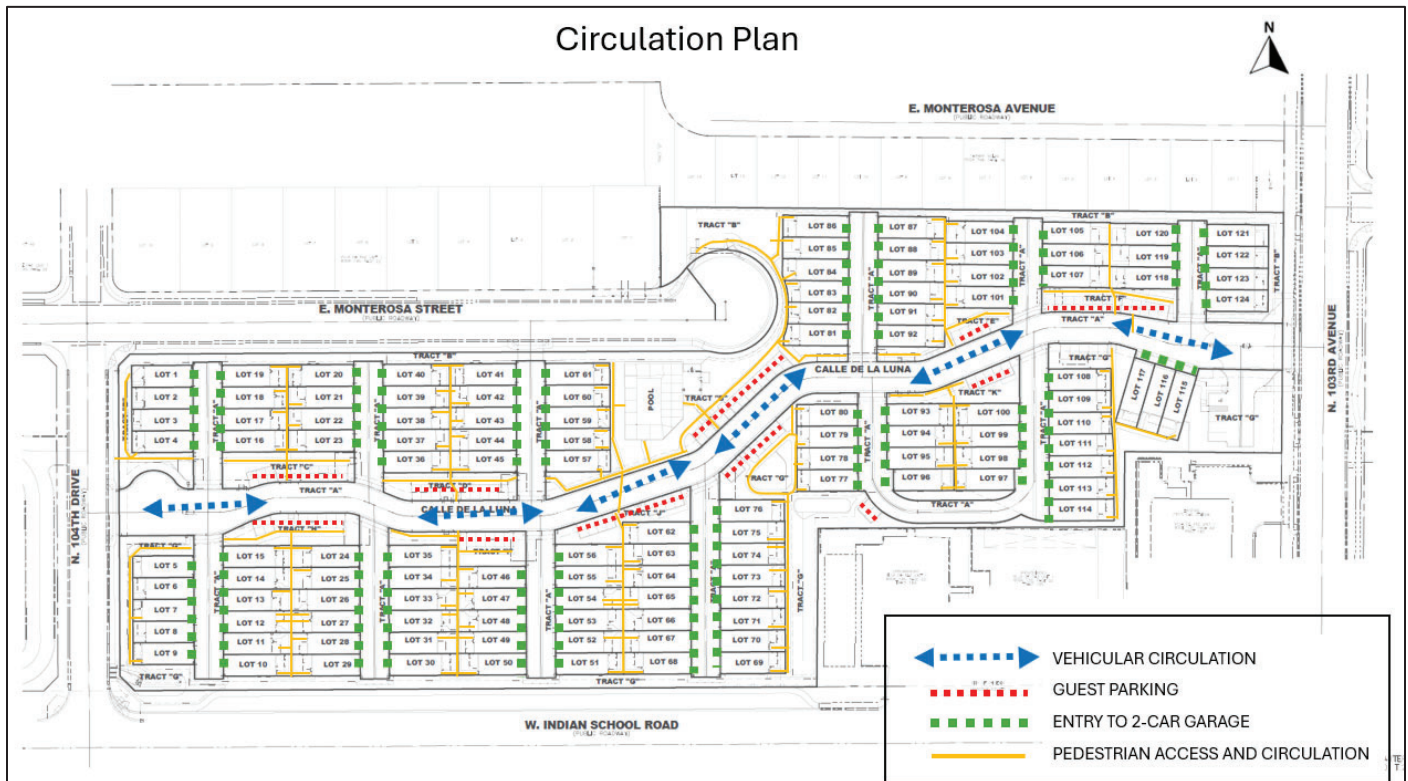
Sustainability has been integrated into the design and construction of this townhome community. While no physical changes are proposed as part of this PUD, the existing development includes a number of sustainable features that align with the City of Phoenix's goals for energy efficiency, water conservation, and responsible land use. The site includes low-water-use landscaping with plants on the ADWR Low-Water-Use/Drought Tolerant Plant List, which reduces irrigation needs. Energy efficient building materials, dual-pane windows, smart home technology, and modern insulation contribute to reduced energy consumption. The infill nature of the development supports walkability and proximity to existing uses. By maintaining all existing features, while enabling individual ownership opportunities, this PUD supports long-term environmental stewardship and sustainable growth consistent with City goals.

H. INFRASTRUCTURE

The existing development meets all infrastructure requirements as outlined by the City. No changes are proposed as part of this PUD, as the site was fully constructed in 2024 in accordance with approved civil and utility plans. All necessary infrastructure items including water, sewer, drainage, and roadway improvements have been installed, inspected, and are fully operational. The development is adequately served by existing public utilities and has appropriate access points from both 103rd Avenue and 104th Drive. Street improvements, fire access, and other essential services were reviewed and approved as part of the original permitting process.

Circulation Plan

The existing circulation plan is included below.



Note: A Traffic Impact Analysis (TIA) was not required for this PUD, as confirmed by Principal Planner Maja Brkovic from the Street Transportation Department.

I. AMENDMENTS

Generally, the criteria for major and minor amendments to the PUD shall follow those listed in Section 671.E.2 of the Zoning Ordinance, except that minor amendments shall also include any and all amendments determined to be necessary to cause the development standards and/or design guidelines of the PUD to conform to the built conditions of the Property that existed on the date the development was issued a complete certificate of occupancy for multifamily dwellings.

As noted throughout this PUD, the intention of this PUD is to allow an existing, built development to be converted into single-family lots and homes. Every effort has been made by the applicant, with the assistance of the City, to ensure the standards and design guidelines being listed in this PUD match the built conditions on the Property. However, during the site plan/plat review process following the approval of the PUD, the City may discover a standard that was not modified in this PUD to match an existing condition on the Property. If that occurs, it would be unduly burdensome to be required to pursue a major PUD amendment to simply cause the PUD to reflect the existing built condition. The above modification to the standards of Section 671.E.2 will ensure that such modifications and clean-ups will be processed administratively as a minor PUD amendment.

J. COMPARATIVE ZONING STANDARD TABLES

Perimeter Standards Comparison

PERIMETER BUILDING SETBACKS													
	104 th Drive		103 rd Avenue		Monterosa Street		Indian School Road		Northside Yard		Southside Yard		Private Accessway
	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed	Allowed
PUD		20'		25'		10'		10'		5'		5'	10'
R-4A	20'	20'	N/A	N/A	10'	10'	10'	10'	5'	5'	5'	15'	10'
C-1	N/A	N/A	N/A	N/A	N/A	N/A	10'	10'	N/A	N/A	10'	10'	N/A
C-2	N/A	N/A	25'	25'	N/A	N/A	N/A	N/A	3'	10'	3'	5'	10'

PERIMETER LANDSCAPE SETBACKS												
	104 th Drive		103 rd Avenue		Monterosa Street		Indian School Road		Northside Yard		Southside Yard	
	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed
PUD	20'	20'	25'	25'	10'	10'	10'	10'	5'	5'	5'	5'
R-4A	20'	20'	N/A	N/A	10'	10'	10'	10'	5'	5'	5'	5'
C-1	N/A	N/A	N/A	N/A	N/A	N/A	10'	10'	N/A	N/A	5'	5'
C-2	N/A	N/A	25'	25'	N/A	N/A	N/A	N/A	5'	10'	5'	5'
C-1	0.16		0.21		3		0					
C-2	2.02		2.24		32		28					

OVERALL PROJECT LOT COVERAGE CALCULATIONS			
Zone	NET AREA (acres)	ALLOWED (S.F.)	PROPOSED (S.F.)
PUD	357,807	174,136 (49%)	123,900 (35%)
R-4A	262,467	131,233 (50%)	96,180 (37%)
C-1	7,000	3,150 (45%)	0 (0%)
C-2	88,340	39,753 (45%)	27,720 (31%)

K. LEGAL DESCRIPTION

The legal description below is for the boundaries of the PUD.

A PARCEL OF LAND BEING TRACT 184 AND A PORTION OF TRACT 185 OF VILLA DE PAZ UNIT 1, A SUBDIVISION AS RECORDED IN BOOK 135 OF MAPS, PAGE 22, MARICOPA COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION

20, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20

FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 20 BEARS SOUTH 88 DEGREES 46 MINUTES 45 SECONDS WEST A DISTANCE OF 2691.88 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 34 SECONDS EAST A DISTANCE OF 100.24 FEET

TO A POINT ON THE CENTERLINE OF 103RD AVENUE; THENCE NORTH 00 DEGREES 24 MINUTES 31 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 277.94 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 00 SECONDS WEST A

DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 103RD AVENUE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 32 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF THAT

CERTAIN PARCEL DESCRIBED IN INSTRUMENT 2014-366106 RECORDS OF SAID COUNTY A DISTANCE OF 150.25 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF LAST SAID CERTAIN PARCEL A

DISTANCE OF 72.67 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT NO. 1984-207184 RECORDS OF SAID COUNTY; THENCE SOUTH 88 DEGREES 46 MINUTES 55 SECONDS WEST A DISTANCE OF 295.99

FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT 2015-920946 RECORDS OF SAID COUNTY; THENCE SOUTH 00 DEGREES 24 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF LAST SAID CERTAIN

PARCEL A DISTANCE OF 153.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD AND SOUTH LINE OF TRACT 185; THENCE SOUTH 88 DEGREES 46 MINUTES 55 SECONDS WEST ALONG THE SOUTH LINE OF SAID

TRACT 184 AND 185 A DISTANCE OF 660.92 FEET TO AN ANGLE POINT ON SAID SOUTH LINE; THENCE NORTH 46 DEGREES 13 MINUTES 59 SECONDS WEST A DISTANCE OF 19.80 FEET TO AN ANGLE POINT ON THE WEST LINE OF SAID TRACT 184;

THENCE NORTH 01 DEGREES 14 MINUTES 52 SECONDS WEST ALONG LAST SAID WEST LINE A DISTANCE OF 299.89 FEET TO AN ANGLE POINT ON LAST SAID WEST LINE; THENCE NORTH 43 DEGREES 46 MINUTES 01 SECONDS EAST A DISTANCE

OF 15.55 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID TRACT 184; THENCE NORTH 88 DEGREES 46 MINUTES 55 SECONDS EAST ALONG LAST SAID NORTH LINE A DISTANCE OF 566.50 FEET TO THE BEGINNING OF A CURVE TO THE

LEFT HAVING A RADIUS OF 45.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 216 DEGREES 59 MINUTES 50 SECONDS AN ARC LENGTH OF 170.43 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL

DESCRIBED IN INSTRUMENT 2013-799255 RECORDS OF SAID COUNTY; THENCE NORTH 01 DEGREES 13 MINUTES 05 SECONDS WEST ALONG LAST SAID EAST LINE A DISTANCE OF 57.25 FEET TO A POINT ON THE SOUTH LINE OF FAIRWAY VILLAS

A SUBDIVISION AS RECORDED IN BOOK 799 OF MAPS, PAGE 18, RECORDS OF SAID COUNTY; THENCE NORTH 89 DEGREES 35 MINUTES 48 SECONDS EAST ALONG LAST SAID SOUTH LINE A DISTANCE OF 477.62 FEET TO AN ANGLE POINT ON

LAST SAID SOUTH LINE; THENCE NORTH 00 DEGREES 24 MINUTES 12 SECONDS WEST A DISTANCE OF 0.89 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 07 SECONDS EAST CONTINUING ALONG LAST SAID SOUTH LINE A DISTANCE OF 100.03

FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF 103RD AVENUE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID FAIRWAY VILLAS; THENCE SOUTH 00 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WEST

RIGHT-OF-WAY LINE A DISTANCE OF 232.09 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 8.211 ACRES (357,696 SQ. FT.).

L. SUMMARY

This PUD is for an existing, fully built townhome community. Approval of this PUD will allow for the introduction of a single-family plat to convert the multifamily townhomes into individually owned townhomes. No modifications to the existing built environment are proposed.

After conferring with senior planning staff, there is currently no other zoning mechanism available to convert this existing multifamily townhome community into a single-family, ownership townhome community than through this PUD. Because the City Council and District 5 (where this project is located) are pursuing more ownership opportunities for its citizens, especially within middle housing, this proposal is nothing but positive for the City. Indeed, this is the type of effort that the City would want to require, but cannot require, a developer to pursue. Here, the developer is pursuing this option voluntarily and will bring a big win to the City and District 5.

Development Narrative Exhibits

Exhibit A - Conceptual Site Plan

Exhibit B – Conceptual Elevations

Exhibit C – Conceptual Renderings

Exhibit D - Context Map & Photos

Exhibit E - Proposed PUD Zoning Map

Exhibit F – Perimeter Setbacks Exhibit

BUILDING SETBACKS

ZONE	104TH DR		103RD AVE		MONTEROSA ST.		INDIAN SCHOOL RD		NORTH SIDE YD		SOUTH SIDE YD		PRIVATE ACCESSWAY	
	ALLOWED & PROPOSED	(FT)	ALLOWED & PROPOSED	(FT)	ALLOWED & PROPOSED	(FT)	ALLOWED & PROPOSED	(FT)	ALLOWED & PROPOSED	(FT)	ALLOWED & PROPOSED	(FT)	ALLOWED & PROPOSED	(FT)
R4-A	20'	20'	N/A	N/A	10'	10'	10'	10'	5'	5'	5'	15'	10'	10'
C-1	N/A	N/A	N/A	N/A	N/A	N/A	10'	10'	N/A	N/A	10'	10'	N/A	N/A
C-2	N/A	N/A	25'	25'	N/A	N/A	N/A	N/A	3'	10'	3'	5'	10'	10'
PUD	20'	N/A	25'	25'	10'	N/A	10'	N/A	5'	10'	5'	5'	10'	10'

*C-1 .35 FT SETBACK ALONG WATER AND SEWER EASEMENT
*C-2 .25 FT SETBACK ALONG UTILITIES EASEMENT

LANDSCAPE SETBACKS

ZONE	104TH DR		103RD AVE		MONTEROSA ST.		INDIAN SCHOOL RD		NORTH SIDE YD		SOUTH SIDE YD	
	ALLOWED & PROPOSED	(FT)	ALLOWED & PROPOSED	(FT)	ALLOWED & PROPOSED	(FT)	ALLOWED & PROPOSED	(FT)	ALLOWED & PROPOSED	(FT)	ALLOWED & PROPOSED	(FT)
R4-A	20'	20'	N/A	N/A	10'	10'	10'	10'	5'	5'	5'	5'
C-1	N/A	N/A	N/A	N/A	N/A	N/A	10'	10'	N/A	N/A	5'	5'
C-2	N/A	N/A	25'	25'	N/A	N/A	N/A	N/A	5'	10'	5'	5'
PUD	20'	N/A	25'	25'	10'	N/A	10'	N/A	5'	10'	5'	5'

DENSITY CALCULATIONS

ZONE	NET AREA (ACRES)	GROSS AREA (ACRES)	UNITS ALLOWED	UNITS PROPOSED
R4-A	6.03	7.17	250	96
C-1	0.16	0.21	3	0
C-2	2.02	2.24	32	28
TOTAL	8.21	9.62	285	124
PUD	8.21	10.21	132	124
TOTAL	8.21	10.21	132	124

LOT COVERAGE CALCULATIONS

ZONE	NET AREA (S.F.)	ALLOWED (S.F.)	PROPOSED (S.F.)
R4-A	262,467	131,233 (50%)	96,180 (37%)
C-1	7,000	3,500 (50%)	0 (0%)
C-2	88,340	39,753 (50%)	27,720 (31%)
TOTAL	357,807	174,136 (49%)	123,900 (35%)
PUD	357,807	166,044 (100%)	125,140 (75%)
		LOTS	LOTS
		191,763 (50%)	0 (50%)
TOTAL	357,807	166,044 (100%)	125,140 (75%)
		LOTS	LOTS
		191,763 (50%)	0 (50%)

BUILDING	SQUARE FOOTAGE
A	8,064
B	9,996
C	12,264
D	8,064
E	8,064
F	12,264
G	12,264
H	9,996
I	9,996
J	9,996
K	12,264
L	9,996
M	14,028
N	15,960
O	7,728
P	12,264
Q	12,264
R	7,896
S	7,896
T	8,064
U	6,132
V	14,028
W	5,964
X	6,132
Y	7,728

CANOPY AT THE TRAILS
4141 N 104TH DRIVE
PHOENIX, ARIZONA 85037
CITY OF PHOENIX

TABLES

SITE PLAN PREPARED FOR:



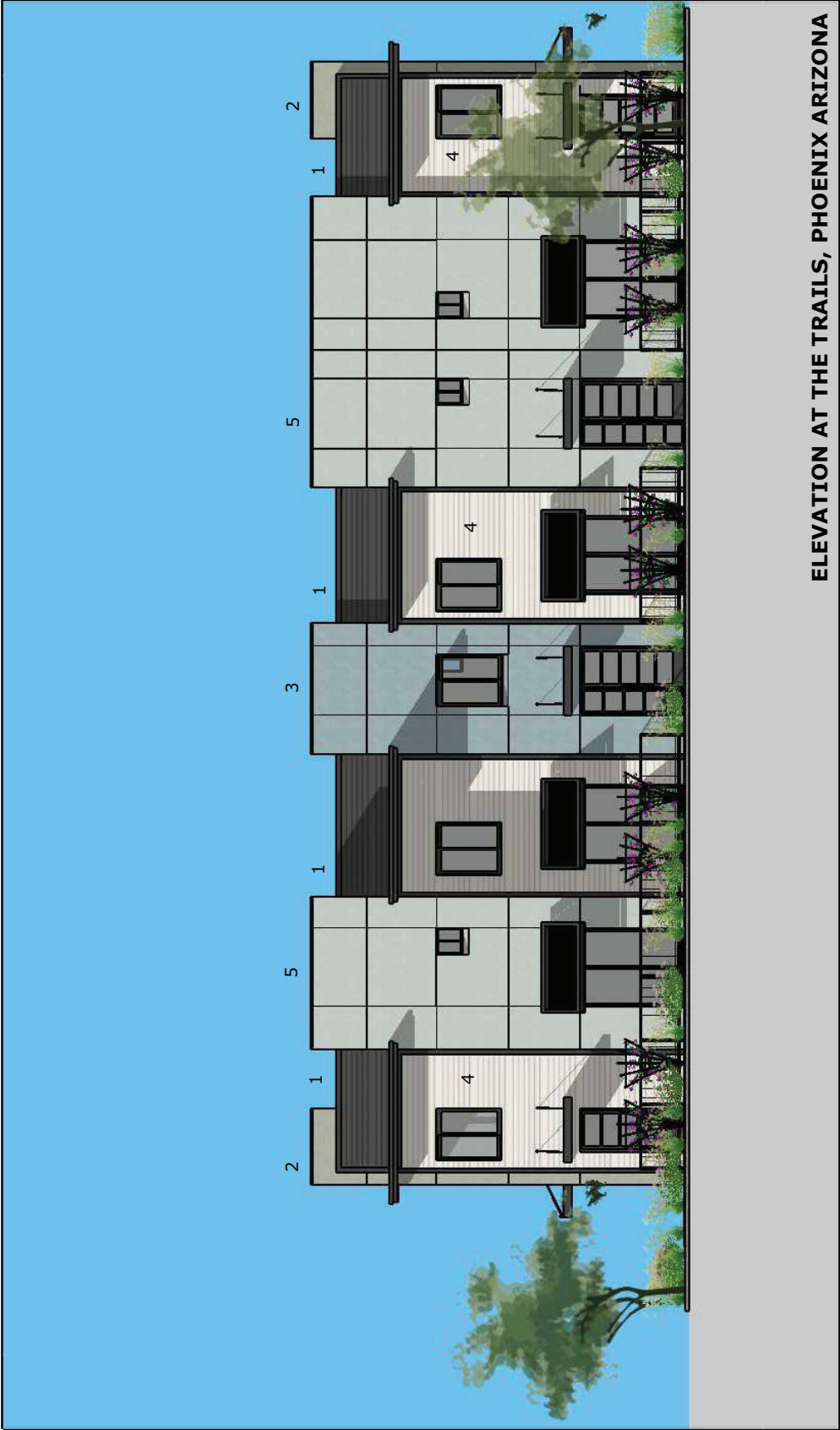
DRAWING NO. SP2
SHEET NO. 2 OF 3



602-957-3390
rickengr.com
2401 W PERDIA AVE, SUITE 130
PHOENIX, AZ 85029
RICK ENGINEERING, INC.
602-957-3390
7382 DRAMN/DESIGNED BY:
08/12/2025 CHECKED BY:



EXHIBIT B



OWNER: ELEVATION LIVING, LLC

DESIGN: WOODS ASSOCIATES ARCHITECTS, LLC

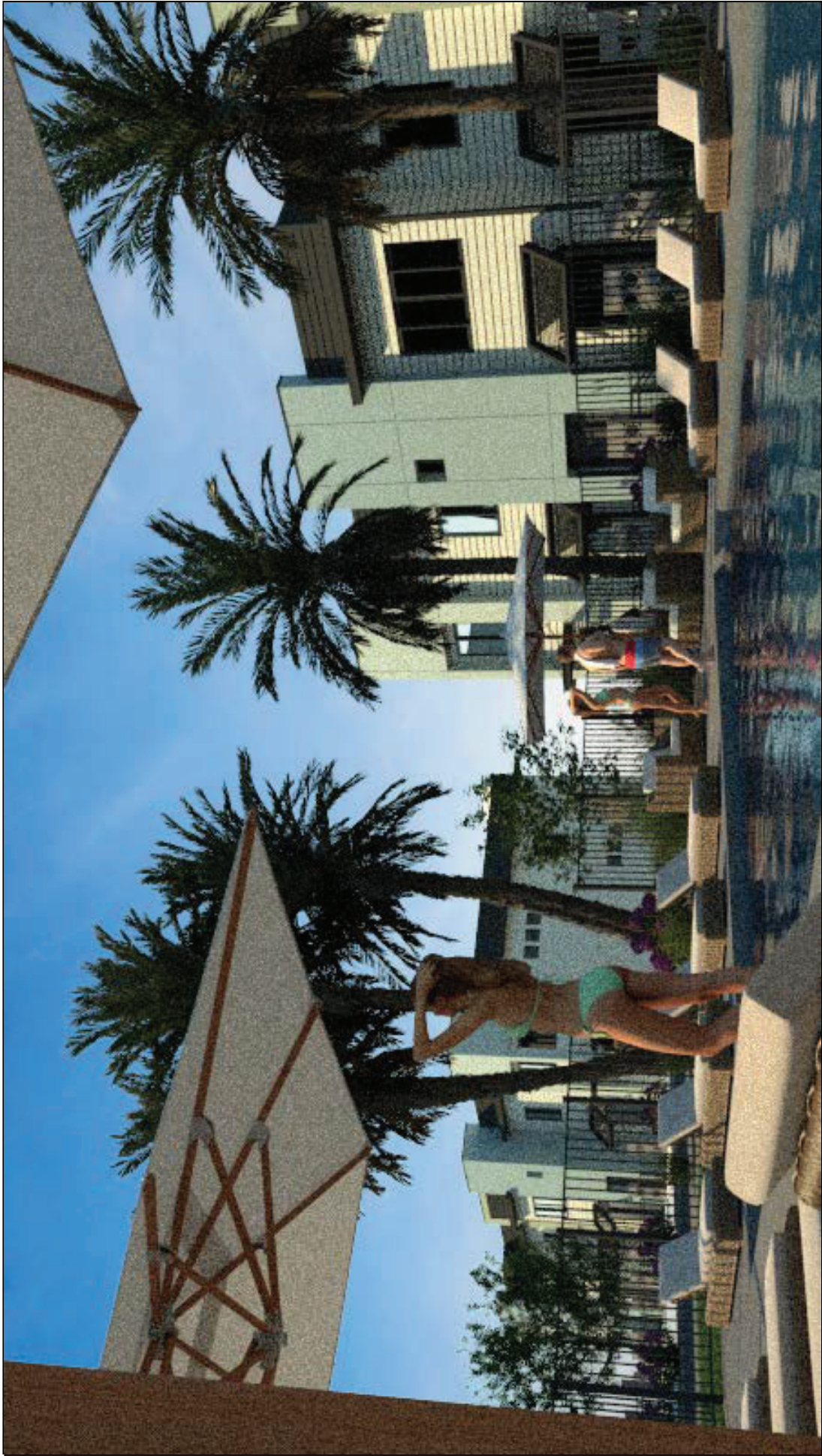
COLOR PALETTE:

- 1 - IRON ORE - SW 7069 (SIDING ABOVE, WINDOWS, DOORS, AND TRIM)
- 2 - CASCADE GREEN - SW 0066 (STUCCO)
- 3 - INTERESTING AQUA - SW 6220 (STUCCO)
- 4 - NUANCE - SW 7049 (SIDING BELOW)
- 5 - COPEN BLUE - SW 0068 (STUCCO)

EXHIBIT C









WOODS ASSOCIATES ARCHITECTS LLC
3319 E MCDOWELL RD MESA, ARIZONA
85213
(480) 962-7672

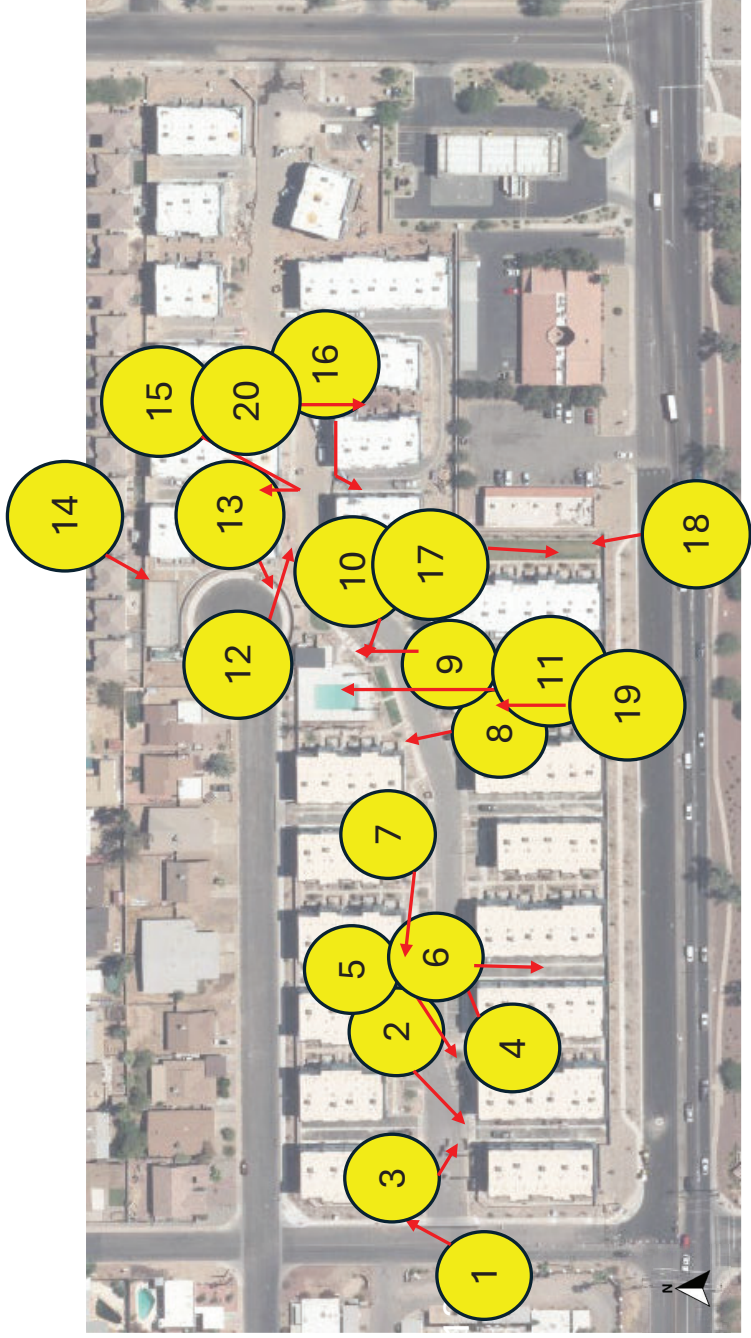
ELEVATION AT THE TRAILS

ELEVATION LIVING

EXHIBIT D - CONTEXT MAP AND PHOTOS



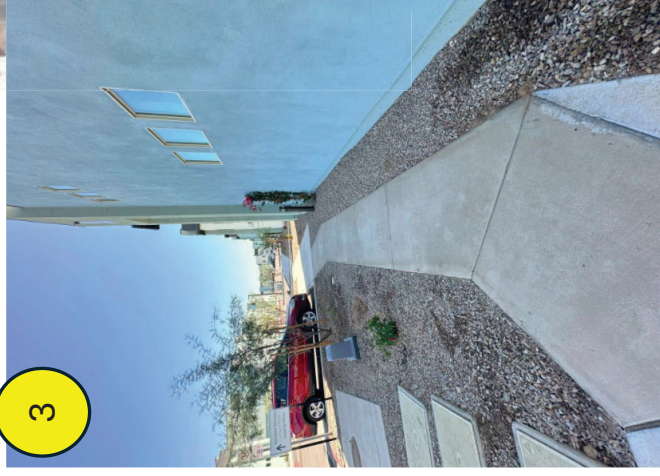
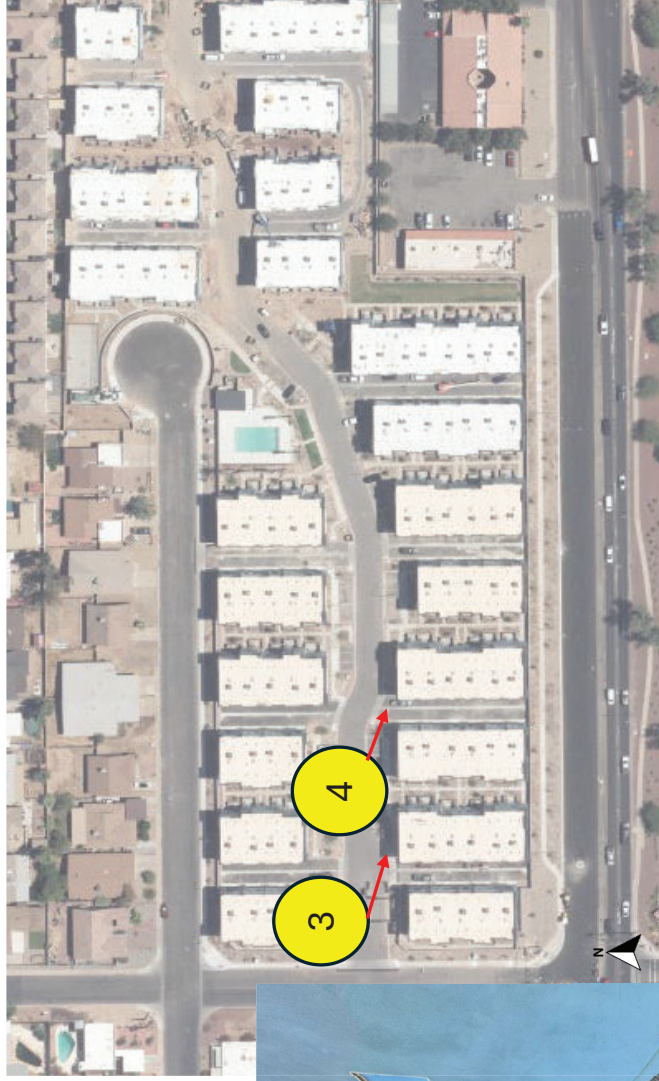
Context Photos



Context Photos



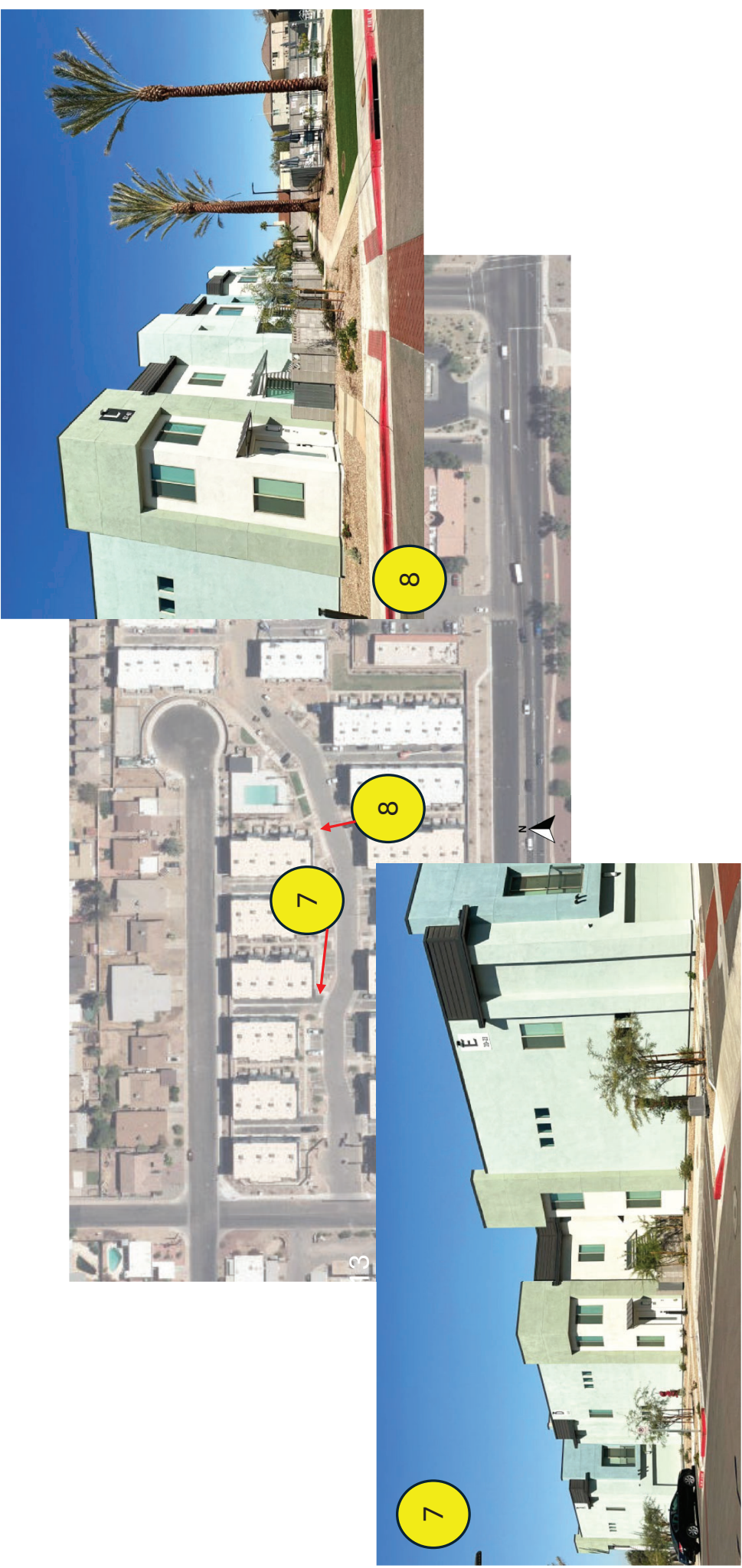
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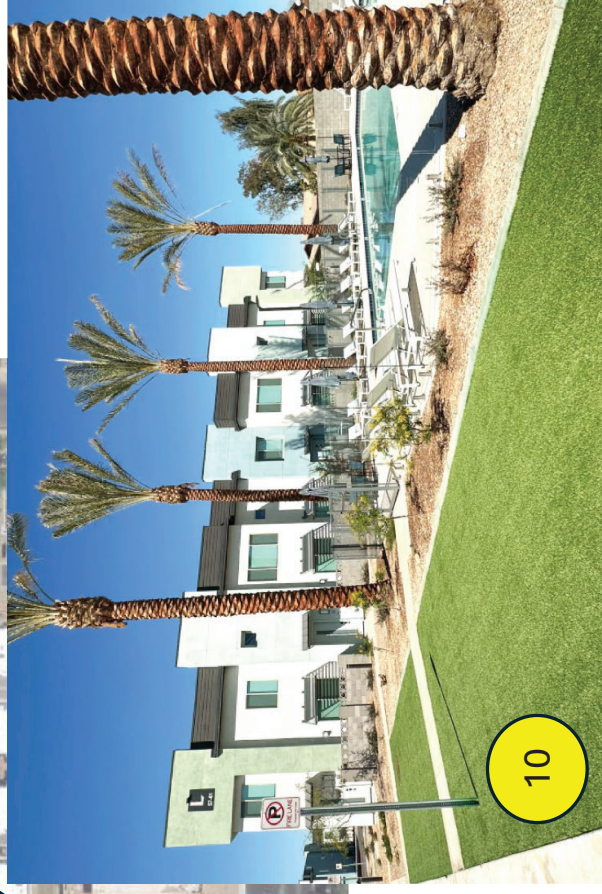
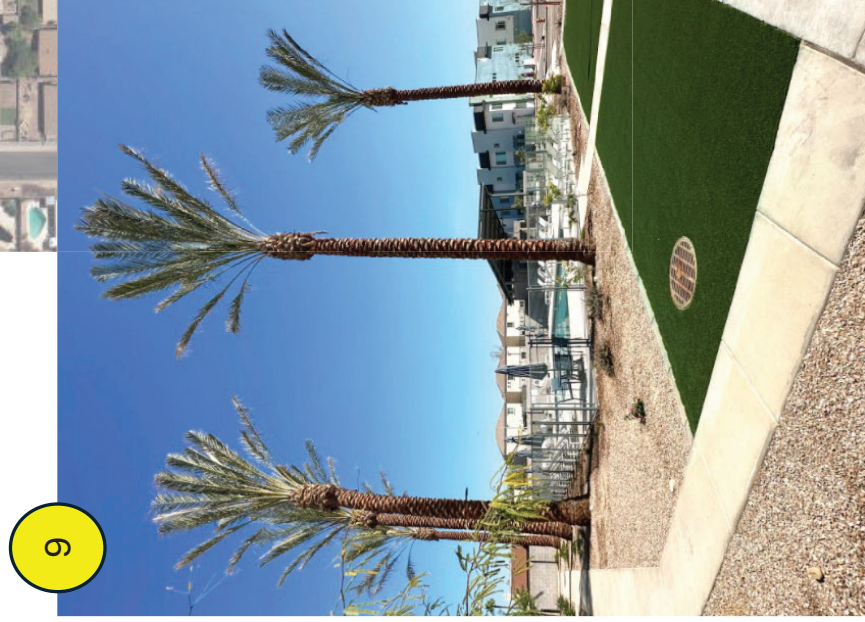
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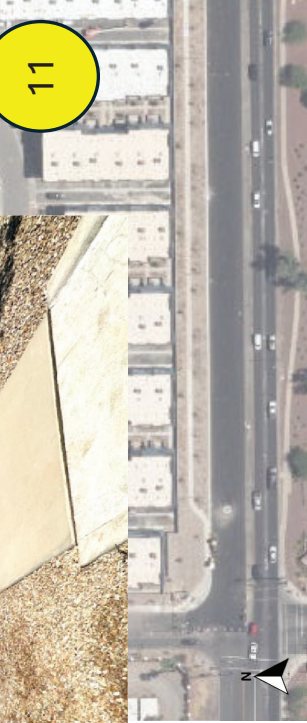
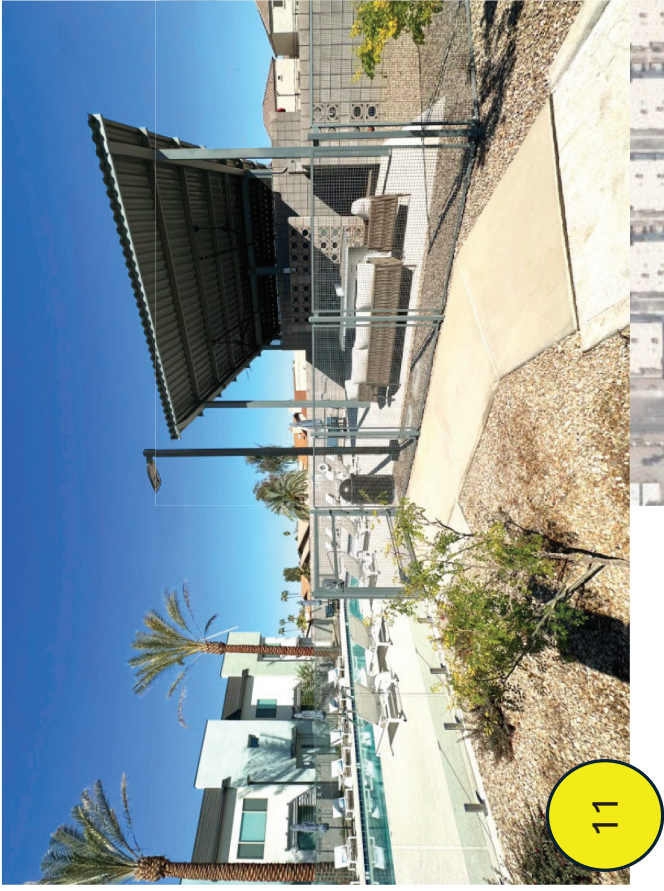
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Context Photos



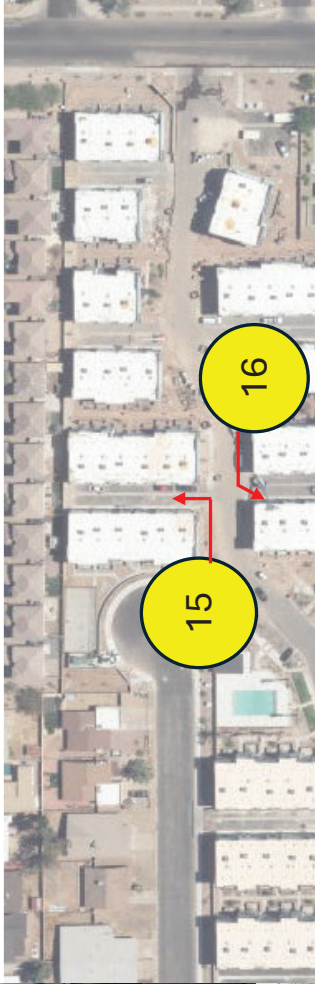
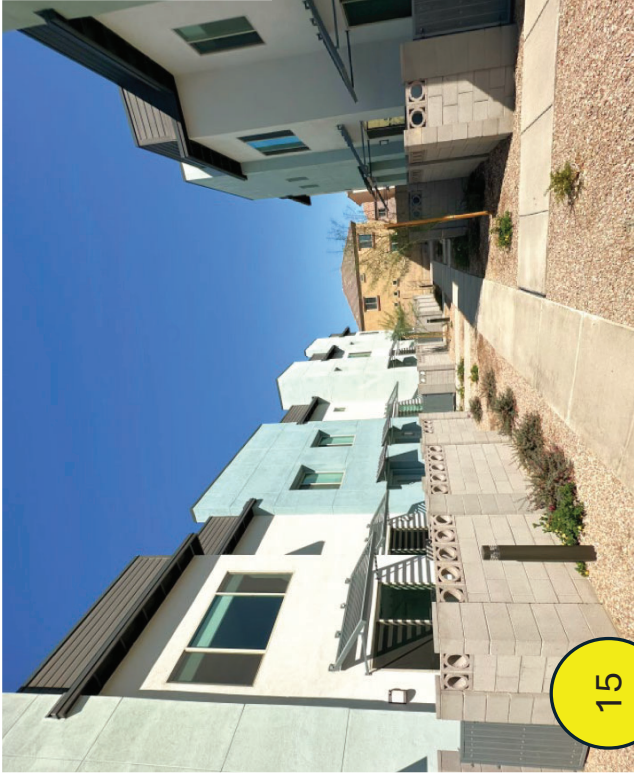
Context Photos



Context Photos



Context Photos



Context Photos



Context Photos



20

19

19



EXHIBIT E

Zoning Map

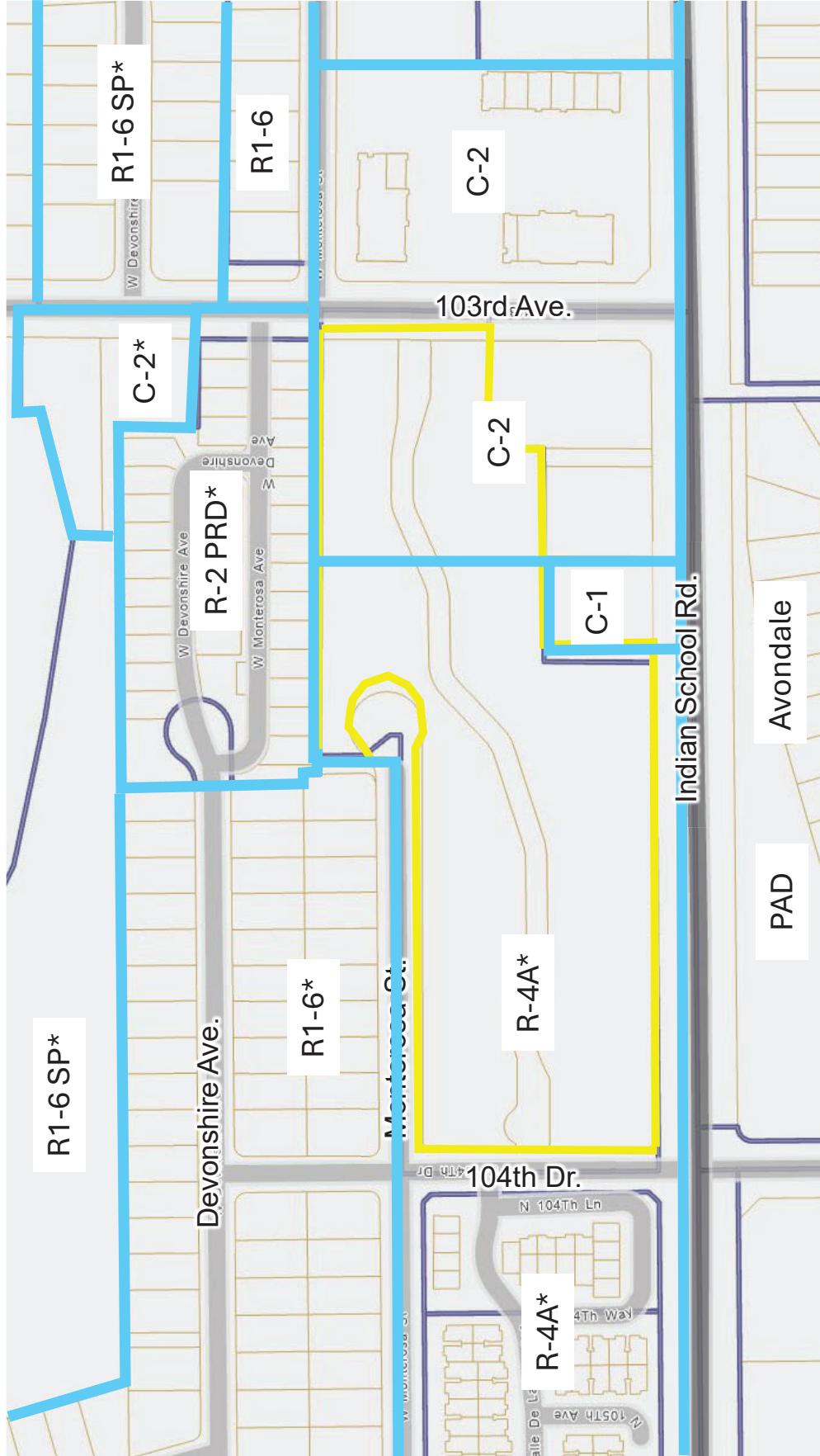


EXHIBIT F

