

A Planned Unit Development ("PUD") is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of way abandonments.

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Table of Contents

	Page #
A. Purpose and Intent	5
B. Land Use Plan	8
C. List of Uses	9
D. Development Standards	11
E. Design Guidelines	17
F. Signs	20
G. Sustainability	21
H. Infrastructure	23
I. Comparative Zoning Standards	25
J. Legal Description	26
Exhibits	
Exhibit 1: Conceptual Site Plan	27
Exhibit 2: Conceptual Landscape Plan	32
Exhibit 3: Conceptual Shade Plan	38
Exhibit 4: Hardscape Plan	40
Exhibit 5: Pedestrian Connectivity Plan	46
Exhibit 6: Vehicle Circulation Plan	48
Exhibit 7: Building Elevations	50
Exhibit 8: Material and Color Palette	54
Exhibit 9: Building Renderings	56

A. PURPOSE AND INTENT

A1. Project Overview and Goals

The Plaza Companies Hospitality PUD is a rezoning proposal to establish more neighborhood compatible land use categories to support a proposed new dualbrand 6-story hotel concept approximately 257 guestrooms (or "keys") and supportive quality guest amenities situated on an 8.15 gross-acre site near the southeast corner of 64th Street and Mayo Boulevard (the "Development"). The subject



property lies within the Desert View Village part of the City, an area of continued growth, as well as its significant commercial and employment hubs.

The property was sold at auction by the Arizona State Land Department in 2022 and is currently undeveloped. A significant drainage channel runs along its eastern edge. The property is currently zoned Commerce Park/Business Park, Planned Community District (subject to the Desert Ridge PCD) ("CP/BP PCD, an industrial district that is no longer compatible with development east of 64th Street.

With existing residential development to the east, planned residential multi-family development to the north, and planned attached single-family homes to the south, the site is well situated to provide a location for residentially compatible uses at what is becoming a key intersection for the area. In this context, this PUD is proposing a hospitality development that is complementary to the growing Mayo campus, a hub of medical services and related businesses while changing the allowed land uses away from less compatible industrial/warehousing and other Commerce Park/Business Park (CP/BP) uses.

A primary goal of the Development is to transition away from industrial land uses to more appropriate commercial uses, with an emphasis on the desired hotel development and custom development standards required to accomplish a structure that is similar to the image below.



A key objective of the Development is to enhance the 64th Street & Mayo Boulevard intersection with a quality visually pleasing structure that will also act as a buffer between the lower density residential development to the east and the significantly more intense commercial and industrial development planned to the west.

The development will also enhance the area by providing the modern roadway and pedestrian infrastructure improvements to facilitate a comfortable pedestrian environment along both Mayo Boulevard, 64th Street and the eastern drainage channel which will be leveraged as a public pedestrian amenity and regional trail network link.

A2. Overall Design Concept

A few key items this PUD includes are:

Establishing a Gateway and landmark at the southeast corner of Mayo Boulevard and 64th Street which serves as the regional employment hub's "front door", providing seamless access to the growing campus on which ASU, the Mayo Clinic and Discovery Oasis are anticipated to experience exponential growth within the coming years. A quasi-residential use, such as the proposed hotel, provides an appropriate transitional use between the lower density residential uses to the east and south and the regional commercial and industrial uses expected to expand to the property's west. The property takes advantage of its proximity to the drainage channel by providing a significant setback to the residential homes to the east, thus establishing an appropriate buffer and transition between these complementary land uses. A similarly significant setback is provided to the residential homes to the south.

<u>Preservation of the Existing Wash Corridor</u> and inclusion of adjacent pedestrian improvements, providing the "missing link" to ensure unified development of the planned shared pedestrian trail traversing across developments from the Loop-101 south to Reach 11.

<u>Walkability</u> with the final plans for the Development that will strengthen the surrounding pedestrian realm via implementation of detached sidewalks, enhanced landscape treatment and shade.

Architecture Quality, with a design that is focused on a modern southwest design vernacular featuring clean lines, variation in materials, and contemporary colors. Respecting the high visibility of the Development, an attention to detail and architectural treatment is incorporated throughout the elevations. All portions of the building will consist of durable materials and a warm, modern color palette reflective of the surrounding natural desert environment.

In summary, the Development, as expressed in this PUD, will be a high-quality dual branded hotel development that: (i) will develop an important, and highly visible corner in proximity to future anticipated growth; (ii) will establish a quasi-residential buffer use appropriate land use between residential commercial/institutional uses; (iii) will build capacity to support anticipated growth in the surrounding employment hubs; and (iv) will reinforce a strong pedestrian environment through significant pedestrian infrastructure and landscape improvements adjacent to the public rights-of-way. The final plans for the Development will strengthen the pedestrian realm and complement surrounding land uses via implementation of the development standards and design guidelines provided by this PUD.



S B1: Proposed Land Use Categories

B. LAND USE PLAN

B1. Proposed Land Use Categories

The Plaza Companies Hospitality PUD is a development proposal to establish a custom dual-brand 6-story hotel concept with approximately 257 guestrooms and first-class quality guest amenities situated on an 8.2 gross-acre site near the southeast corner of 64th Street and Mayo Boulevard. Rezoning to the proposed PUD designation will ensure certain land uses incompatible with surrounding residential land uses which are permitted under the current CP/BP designation (such as warehousing and manufacturing) are prohibited.

B2. Conceptual Site Plan Summary

The following provides an overview of the conceptual site plan provided with this PUD:

<u>Grade Level</u> is the location of the main building entrance, guest drop-off area, lobby, restaurant, swimming pool and amenity courtyard, ground floor guest units, surface parking, and service/trash collection area. The architecture and landscape support the connection to the surrounding pedestrian realm by incorporating significant use of glazing, pedestrian scale architecture at building entrances and canopies, and an enhanced landscape design which will include a minimum 50% shade along pedestrian pathways by way of live vegetation.

<u>Levels 2, 3, 4, 5 and 6</u> will consist of hotel guest units. There are no rooftop amenities.

C1: Permitted Uses

C. LIST OF USES

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

C1. Permitted Uses

- Hotel
- Accessory uses customary to hotel use including:
 - o Auto rental agency; provided, that there are no more than three vehicles stored on the hotel property
 - Child care, for hotel guests only
 - Cocktail lounges/bar with recorded music or one musician
 - Convention or private group activities
 - o Fitness Center
 - Gift shop/snack bar
 - News stand
 - Restaurants with recorded music or one musician
 - o Spa
 - Swimming Pool (indoor/outdoor)
 - Other services customarily accessory thereto
 - Swimming Pool

C2. Temporary Uses



All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance

a) All uses not expressly permitted in Section C1 shall be prohibited.

D1: Development Standards

D. DEVELOPMENT STANDARDS

The following development standards shall apply to any development of the property. Where the PUD is silent on a development standard, the Phoenix Zoning Ordinance standard shall control.

standard shall control.				
D1. Development Standards	Proposed PUD			
a. Maximum Hotel Keys	260			
b. Minimum Lot Width/Depth	No Minimum			
c. Minimum Building Setbacks ¹	From PUD Perimeter Property Line			
North (Mayo Boulevard)	60 feet			
West (64 th Street)	140 feet			
East (Not Adj. to Street)	250 feet			
South (Not Adj. to Street)	70 feet			
d. Maximum Building Height	88 feet to top of parapet			
e. Maximum Lot Coverage	20% of Total Net Site Area			
D2. Streetscape Standards ²				
a. Mayo Boulevard	<u>Detached Sidewalk Width:</u> 8 feet			
	<u>Landscape Strip</u> : Provide a minimum 10-			
	foot landscape area between back of curb			
	and detached sidewalk.			
	Planting Standards: Where provided, the			
	landscape strip shall be landscaped with a			
	minimum 50% 1-inch caliper, 25% 2-inch			
	caliper and 25% 3-inch large canopy,			
	drought tolerant shade trees planted 20			
	feet on center or in equivalent groupings.			
	A minimum of five (5) 5-gallon drought-			
	resistant shrubs or accent plants per tree			
	(maximum 24-inch tall at maturity). A			
	mixture of drought-tolerant shrubs,			
	accents, and vegetative groundcovers,			
	maintained to a maximum height of 2 feet,			
	evenly distributed throughout the			
	landscape areas to achieve a minimum of			
	75% live coverage.			

¹ Mechanical and electrical equipment enclosures, ground signage and artistic installations are permitted within minimum required building setbacks adjacent to a street.

<u>Sidewalk Tree Shade Coverage</u>: 50%; required shade coverage may be achieved via staggered tree plantings within the streetscape and landscape setback.

Where utility conflicts exist, and along right turn pockets where site area does not permit, sidewalk and/or landscape strip may be reduced in width subject to Planning and Development Department approval.

b. 64th Street

Detached Sidewalk Width: 10 feet

<u>Landscape Strip</u>: Provide a minimum 8foot landscape area between back of curb and detached sidewalk, consistent in width with the development to the south.

Planting Standards: Where provided, the landscape strip shall be landscaped with minimum 50% 1-inch caliper, 25% 2-inch caliper and 25% 3-inch large canopy, drought tolerant shade trees planted 20 feet on center or in equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree (maximum 24-inch tall at maturity). A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

<u>Sidewalk Tree Shade Coverage</u>: 50%; required shade coverage may be achieved via staggered tree plantings within the streetscape and landscape setback.

Where utility conflicts exist, and along right turn pockets where site area does not permit, sidewalk and/or landscape strip may be reduced in width subject to

	Planning and Development Department
	approval.
D3. Minimum Landscape Standards ³	
a. Minimum Landscape Setbacks	
(Perimeter)	
North (Mayo Boulevard)	20 feet
West (64 th Street)	20 feet
East (Measured from the top of the west	20 feet
bank of the wash)	
South (Perimeter)	5 feet
b. North (Mayo Boulevard)	Landscaping Standards: A minimum 50% 1-inch caliper, 25% 2-inch caliper and 25% 3-inch large canopy, drought tolerant shade trees planted 20 feet on center or in equivalent groupings. Minimum of five (5) 5-gallon drought resistant shrubs per tree. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.
c. West (64 th Street)	Landscaping Standards: A minimum 50% 1-inch caliper, 25% 2-inch caliper and 25% 3-inch large canopy, drought tolerant shade trees planted 20 feet on center or in equivalent groupings. Minimum of five (5) 5-gallon drought resistant shrubs per tree. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.
d. East (Adjacent to Wash)	Landscaping Standards: A minimum 50% 1-inch caliper, 25% 2-inch caliper and 25% 3-inch large canopy, drought tolerant shade trees planted 20 feet on center or in equivalent groupings. Minimum of five (5)

³ Mechanical and electrical equipment enclosures, services areas, ground signage and artistic installations are permitted within minimum required landscape setbacks.

	5-gallon drought resistant shrubs per tree. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of
	75% live coverage. Trees shall be staggered on either side of the wash pathway to provide 50% shade.
e. South (Perimeter)	Landscaping Standards: Landscape setback shall be planted with minimum 5-gallon drought resistant shrubs to achieve a minimum of 75% total live vegetative groundcover.
f. Parking Lot Landscaping	A minimum 10% of the interior surface parking area (exclusive of perimeter landscaping and all required setbacks) shall be landscaped. Parking lot landscape planters shall be planted with 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees. A minimum of five (5) 5-gallon drought resistant shrubs per tree. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.
g. Parking Area Planters	Landscape planters shall be located at the end of each row of parking and no more than 100 feet apart. Parking planters shall measure a minimum of 5 feet in width (internal dimension) and may be partially paved when used as a linkage in the internal pedestrian circulation network.
h. Species to Support Monarch Butterfly Population	A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three (3) or more, as approved by the Planning and Development Department
D4. Parking Standards a. Minimum Parking Standards	1 space per hotel key
<u> </u>	1 1 1

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b. Minimum Parking Standards, Electric	A minimum of 3% of required standard
Vehicle	parking and 12.5% of required accessible
	parking spaces shall be EV installed, in
a Dayling Location Automotive	accordance with industry standards.
c. Parking Location, Automotive	All parking areas shall be located within a
	surface parking lot, outside of required
	landscape setbacks, located behind
	buildings. See Section D5 for parking
d Minimum Doubing Stondondo Biomalo	screening requirements.
d. Minimum Parking Standards, Bicycle	5 bicycle parking spaces shall be provided
e. Minimum Parking Standards, Electric	1 electrical outlet for electric bicycle
Bicycle	charging shall be provided at the bicycle
f Darking Location Pictuals	parking stalls. To be installed in conformance with
f. Parking Location, Bicycle	Phoenix Zoning Ordinance Section 1307.H,
	except as follows: (i) Inverted-U style
	bicycle racks or artistic style racks
	consistent with the City of Phoenix
	preferred designs (see Comprehensive
	Bicycle Master Plan, Appendix K) shall be
	provided and (ii) located near the main
	lobby entrance.
g. Parking Aisle Dimensions	The combined depth of the parking space
6	and aisle width shall equal 60 feet for a
	double loaded aisle and 42 feet for a single
	loaded aisle.
h. Loading Bay	A minimum of 2 off-street loading spaces
, , , , , , , , , , , , , , , , , , ,	shall be provided on the exterior of the
	west side of the building. The loading
	spaces shall be screened from the public
	right-of-way to a height of 40-inches.
i. Drop-Off/Pick-Up	A designated drop-off/pick-up area for
	hotel guests shall be provided near the
	main lobby entrance.

D5. Fences/Walls

To ensure a permeable condition between the Development, the adjacent drainage channel and adjacent residential developments, as well as to prevent creating inaccessible, nonvisible, and hazardous areas outside of the Development, a perimeter site fence or wall enclosing the development is not permitted (with exception for any wall constructed on the south property line by the separate property owner, resulting in a shared wall condition, except along the shared-use path easement area along the east

D7: Lighting Plan

side of the site).

All parking areas shall be screened from public rights-of-way and adjacent developments. Screening may consist of decorative solid masonry walls a minimum of 40-inches in height, landscaping, other functionally integrated site features, such as screened service areas, or may be screened behind buildings. Breaks in screening may be permitted for no more than 10% of any individual parking frontage to provide visual interest, articulation, and enhance site permeability.

Fences and walls shall otherwise comply with all other standards as per Phoenix Zoning Ordinance Section 703.

D6. Shade

Shading may be achieved by structures, landscaping, or a combination of the two, unless otherwise noted herein.

Shading shall be calculated a summer solstice at noon.

A shading study shall be submitted to the City with the preliminary site plan and final site plan submittals for review and approval.

Minimum Shading Requirements:

a) Public sidewalks: 50%

b) Private sidewalks: 50%

c) Wash corridor shared use path: 50%

D7. Lighting

All lighting will be consistent with the standards of Section 704, Section 507. Tab A.II.A.8 and Section 23-100 of the Phoenix Zoning Ordinance and City Code.

Pedestrian lighting shall be provided along all public and private sidewalks, pedestrian pathways, and shared-use paths, as follows:

- a) 15-foot maximum height of lighting fixtures.
- b) A minimum of 1-foot candle illumination shall be maintained along the sidewalk or pathway.
- c) Uniform lighting shall be placed along the entire sidewalk or pathway to avoid bright high glare areas and low visibility dark areas.

Illuminated bollards shall be installed 60 feet on center along the length of the Wash Corridor Shared Use Pathway.

E. DESIGN GUIDELINES

All development shall comply with the design guidelines of Section 507 Tab A of the Phoenix Zoning Ordinance, in addition to the following:

E1. Design Guidelines			
a. Exterior Materials	All building elevations shall include: • Maximum 70% EIFS finish • Minimum 20% glazing at the ground floor; minimum 17% glazing at the upper floors • Minimum 10% other materials (from the list below) Other materials utilized (at least two): • Masonry • Wood – painted, stained, or synthetic • Non-reflective coated metals • Aluminum Composite Material panels • Brick • Tile • Enhanced Decorative Concrete (e.g. stamped, stained, etc.)		
b. Color Palette	Warm, desert-inspired tones.		
	The project's EIFS materials shall be painted with a palette that shall include a minimum of four (4) distinct colors to provide visual interest and variation in building façade.		
c. Façade Restrictions	Blank walls shall not exceed a 50-foot horizontal or vertical dimension without a variation in texture, color, articulation, or building fenestration.		
d. Screen Walls	Screen walls shall utilize architectural detailing consistent or complementary to the building facade.		
e. Public Sidewalk and Wash Corridor Pathway Pedestrian Connections	 Pedestrian connections shall be made in a convenient location to provide easy access from the development to the public sidewalks on Mayo Boulevard and 64th Street and to the wash corridor shared use path located within the wash corridor located on the east side of the Site. Pedestrian connections shall be 6' wide, be of a concrete surface and shall retain surfacing material or be otherwise distinguished from the drive aisle surface when crossing parking lot areas. 		

	To support use of publicly available amenities by the community, a pedestrian connection to the property to the south is encouraged, but not required. If provided, such connection may include a locking gate to limit use to southern property residents/guests.			
f. Public Art	An art feature/installation shall be provided on site along the			
Installation	Mayo Boulevard frontage for public enjoyment/viewing.			
g. Traffic Calming	Alternative paving materials such as colored/stained concrete shall be provided on site at each driveway entrance			
Standards	to help delineate the parking lot surface and act as a traffic			
h. Entry/Exit	calming measure. Mayo Boulevard Driveway Entrance/Exit shall incorporate			
Enhancement	enhanced landscaping on both sides within minimum 25-square-foot landscape areas planted with yucca pallida and yucca rostrate, creating a dynamic and distinctive entrance sequence.			
	64 th Street Driveway Entrance/Exit shall incorporate enhanced landscaping on both sides within minimum 10-square-foot landscape areas planted with yucca pallida and yucca rostrate, creating a dynamic and distinctive entrance sequence.			
i. Bicycle Repair Station	One public bicycle repair station ("fix it station") shall be provided and maintained along the wash corridor adjacent to the Wash Pathway. The bicycle repair stations ("fix it stations") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.			
j. Wash Corridor	A minimum 25-foot-wide shared-use path easement (SUPE)			
Shared Use Path	shall be dedicated along the east side of the site, along the west side of the drainage channel, and a minimum 8- footwide shared-use path (SUP) shall be constructed within the easement, in accordance with the MAG supplemental detail and per City of Phoenix standard details, as approved or modified by the Planning and Development Department.			
k. Wash Corridor	Additional pedestrian amenities (public amenities) shall			
Amenities	include a minimum of three (3) of the following along the			

Wash Pathway to be located within the wash corridor:
washiratinay to be located main the wash confiden
Architectural lighting
 Waste receptacles (recycling and trash)
 Way finding signage
• Benches
Bicycle parking
 Fitness stations
Water fountains
 Dog water stations

F. SIGNS

F1. Permitted Signs

F1: Permitted Signs

Signage shall comply with Section 705 of the Phoenix Zoning Ordinance.

G. SUSTAINABILITY

G1. City Enforced Standards

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

- Dual Glaze Windows with High Performance Low-e Glazing.
- All primary site lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Salvage and reuse of existing trees is strongly encouraged.
- Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
- Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
- Landscaping shall be maintained by permanent and automatic/water efficient
 WaterSense labeled irrigation controllers (or similar smart controller) to
 minimize maintenance and irrigation water consumption for all on and offsite
 landscape irrigation.
- Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
- A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
- Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 20 years, or as approved by the Planning and Development Department.
- A minimum of 10% of the net site area shall be preserved and dedicated as open space. This area is encumbered by the drainage channel and associated channel

- improvements and shall be revegetated to mirror the surrounding desert landscape.
- On-site waste stations shall be provided in accordance with hotel operations and brand standards. Waste receptacles and recycling shall be provided for hotel guests and visitors internal to the building.

H. INFRASTRUCTURE

H1. Grading and Drainage

H1: Grading and Drainage

The site is currently undeveloped and features native desert vegetation. The site is surrounded by 64th Street to the west, Mayo Boulevard to the north, a future townhome development to the south and a single-family residential development to the east. A natural wash corridor runs along the site's eastern side in the north-south direction. The existing wash carries storm water through the site, into culverts underneath Mayo Boulevard. The existing wash corridor will be enlarged to accommodate regional stormwater run-off.

H2. Water and Wastewater

H2: Water and Wastewater

Being that the site is currently undeveloped, there is no existing water or sewer services to the site. New water and sewer taps will be constructed to service the Development.

H3. Circulation Systems

H3: Circulation Systems

The site will be accessed from two driveways. The primary access is a three-quarter access driveway at Mayo Boulevard. The secondary driveway is located off of the 64th Street shared drive with the condominium property to the south. A circular drive aisle carries vehicular traffic through the site, around the hotel, and to surrounding surface parking spaces. The on-site pedestrian circulation system provides two direct pedestrian connection connections from the hotel to the 64th Street and Mayo Boulevard rights-ofway. Additionally, the wash corridor shared use pathway carries recreational users from Mayo Boulevard to the PUD's southern perimeter line where it will be extended further south to Reach 11 with the construction of the townhome project located immediately south.

H4. Complete Streets

The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for new development, some of which are applicable to this project:

• Streets should be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users, and more vulnerable modes (walking, bicycling, transit).

New detached sidewalks will be constructed adjacent to Mayo Boulevard and 64th Street. Detached sidewalks will help increase perceived and real pedestrian safety, contributing to a sense of comfort for travelers on foot. The construction of detached sidewalks will be a major improvement for the area, which currently lacks such connectivity.

Additionally, the Project leverages shared driveway access at 64th Street with the future townhome project located to the immediate south. This shared driveway reduces the amount of curb cuts at 64th Street, thereby reducing potential pedestrian/vehicle conflicts.

 Projects should be designed to connect neighborhoods via streets, sidewalks, and trails.

New on-site sidewalks and walkways will meander throughout the project, providing an extensive pedestrian connection network. Additionally, the pedestrian trail adjacent to the wash corridor will serve as a major pedestrian thoroughfare, helping to activate the Development and promote a walkable environment in the surrounding area.

I. COMPARATIVE ZONING STANDARDS

Standards	CP/BP Standards	Proposed PUD Standards
a. Maximum Building Height	56 feet	88 feet
b. Lot Coverage	40% plus 10% for parking canopies or structure	20%
c. Building Setbacks		
Mayo Boulevard:	30 feet	60 feet
64 th Street:	30 feet	140 feet
East Perimeter:	20 feet	250 feet
South Perimeter:	20 feet	70 feet
d. Landscape Setbacks		
Mayo Boulevard:	30 feet	20 feet
64 th Street:	30 feet	20 feet
East:	20 feet	20 feet
South Perimeter:	20 feet	5 feet

J. LEGAL DESCRIPTION

Legal description per special warranty deed recorded by Maricopa County Recorder (MCR # 20250293566):

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

A PORTION OF TRACT MF3 OF STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, RECORDED IN BOOK 949 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA AND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 27, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°58'09" EAST, A DISTANCE OF 2644.14 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, NORTH 00°02'25" EAST, A DISTANCE OF 564.10 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 20°25'52" EAST, A DISTANCE OF 9000.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°19'31", FOR AN ARC LENGTH OF 836.49 FEET;

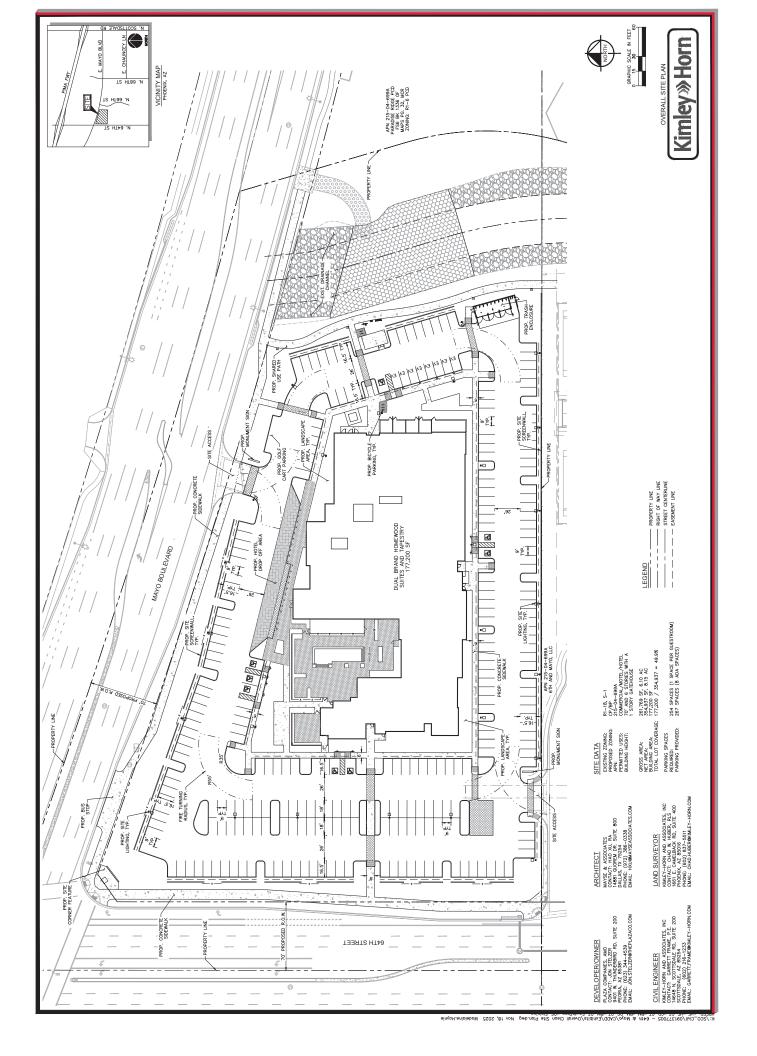
THENCE SOUTH 16°23'10" EAST, A DISTANCE OF 177.71 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 290.00 FEET;

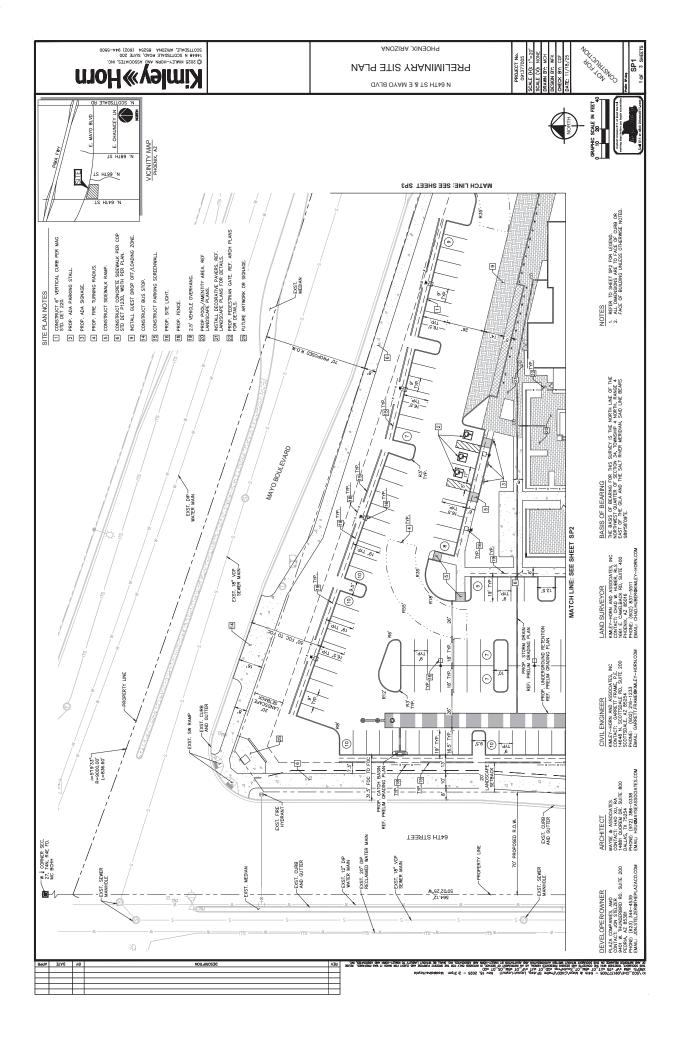
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°45'50", FOR AN ARC LENGTH OF 140.53 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ALONG SAID SOUTH LINE, NORTH 89°58'09" WEST, A DISTANCE OF 852.94 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPTING ALL OIL, GAS OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE AS RESERVED IN PATENT RECORDED DECEMBER 20, 2024 AS 2024-0676745 OF OFFICIAL RECORDS.

EXT BIT





N 64TH ST & E MAYO BLVD

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16.5° TYP. —

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F. 65

(2)

59 4

9.91 TYP

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-SW CORNER SEC. 27, T4N, R4E FD. GLO BC P0B

TN 2 CORNER SEC. 533, T4N, R4E FD. 6L0 BC

-PROP. CATCH BASIN REF. PRELIM GRADING PLAN

APN 215-04-699A 6TH AND MAYO, LLC

Kimley» Horn © 2025 MILET-HORN, SHE 200 1646 N SCOTTSALE NO. SHE 200 2007TSALE. MRZON. 86254 (602) 944-5500

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PROP. UNDERGROUND RETENTION REF. PRELIM GRADING PLAN

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MAIN

EXST. 20" DIP RECLAIMED WATER

MATER MAIN

SEWER MAIN

MATCH LINE: SEE SHEET SP1

MATCH LINE: SEE SHEET SP3

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EXST. CURB-

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PROP.

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PRELIM UTILITY PROP.

PROP. SEWER MANHOLE REF. PRELIM UTILITY PLAN

PROP. STORM DRAIN-REF. PRELIM GRADING PLAN

PROP. WATER MAIN REF. PRELIM UTILITY PLAN

PRELIMINARY SITE PLAN

SITE PLAN NOTES

PARKING SPACE INDICATOR

•

254 SPACES (1 SPACE PER GUESTROOM) 267 SPACES (8 ADA SPACES)

NOTES

1. REFER HEREON FOR LEGEND.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BULLINK UNLESS OTHERWISE NOTED.

THENCE SOUTH 18'23'10" EAST, A DISTANCE OF 177.71 FEET TO THE BECINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 290.00 FEET;

THENCE ADIGIT THE WEST UNE OF THE SOUTHWEST QUAPTER OF SAID SECTION 27, NORTH 0070728" EAST , VIOSTANCE OF SA4.10 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 2072522" EAST, A DISTANCE OF 9000.00 FEET.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 27, FROM WHICH THE SOUTH QUARTER CORNER SAID SECTION 27 BEARS SOUTH 89°56′09° EAST, A DISTANCE OF 2844.14 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 519'31", FOR AN ARC LENGTH OF 836.49 FEET.

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL, ANGLE OF 2745'50", FOR AN ARC LENGTH OF 140.53 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ALONG SAID SOUTH LINE, NORTH 89'58'09" WEST, A DISTANCE OF 852.94 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPTING ALL OIL, GAS OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEGOB NATIONE CONFIRMAL MESONRESS OCH, LIVELAS, MINEROLES TOSSIS, ESTENDANCE NO EXCEPTINAL TOGETHER WITH ALL INARIUM, THORIUM OR ANY OTHER MISTRALL MICHALLY REFET NAME DETERMINED BY LANG OF THE UNITED STATES, OR OF THIS STATE AS RESERVED IN PAIRT RECORDED TERMINED BY AS LOST AS 20224—GROPAS OF OFFICIAL RECORDS.

261,769 SF, 6.10 AC 354,937 SF, 8.15 AC 177,200 SF 177,200 / 354,937 = 49.9%

GROSS AREA:
NET AREA:
3
BUILDING AREA:
1
TOTAL LOT COVERAGE: 1 PARKING SPACES REQUIRED: PARKING PROVIDED:

SITE DATA
EXISTING ZONING:
PROPOSED ZONING:
APN:
PERMITTED USES:
BUILDING HEIGHT:

A FORTING OF TRACET WAS OF STATE ALT NO. 65, PARADISE REMOES EXPON AMBRIDES, EXCORDED IN BOOK 949 ON AMBRIDES, AND ARE SO, RECORDED IN A PORTINO OF THE SOUTHWEST OF SECTION ST. TOWNSHIP AND ARE LEST OF THE LEST OF SECTION AND ALT RIVER MERIDIAN, MARGORA LOGORITY, AREZOAN AUGUST AT STOWN WERE PARTICLARLY DESCRIBED AS POLLOWS.

LEGAL DESCRIPTION (PER TITLE REPORT)

- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE

LEGEND

SP2





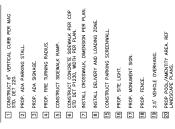










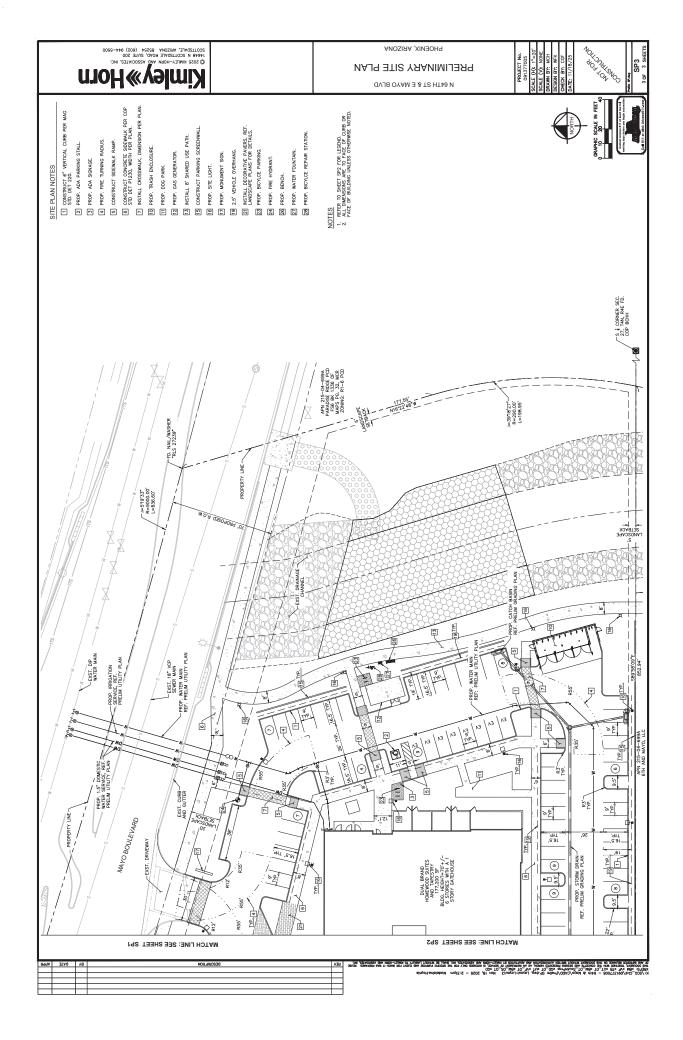




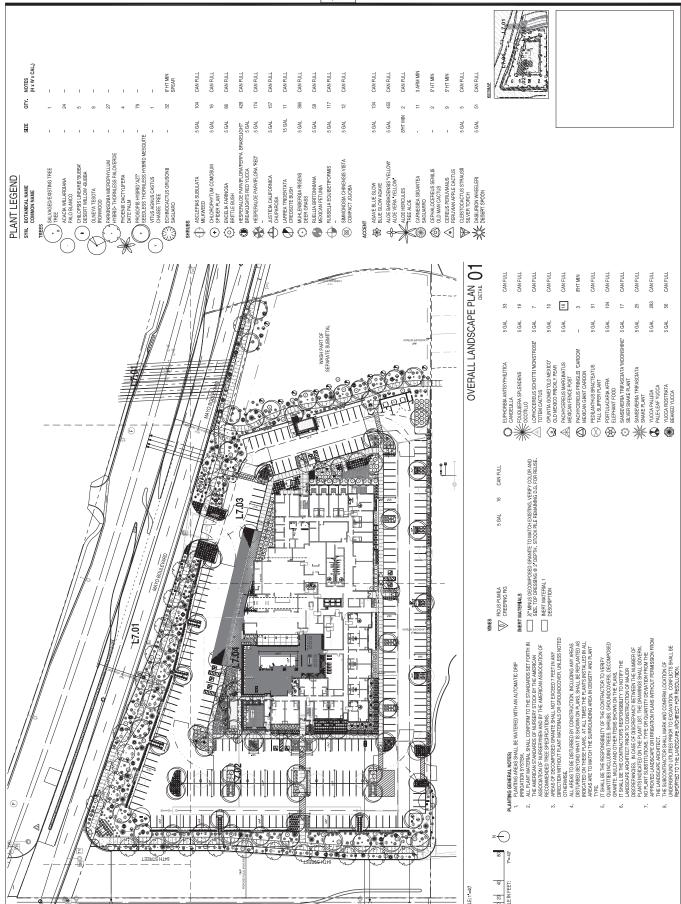
- 18 PROP. FENCE.

- ZZ PROP, PEDESTRIAN GATE, REF. ARCH PLANS FOR DETAILS.

 Z4 PROP. FIRE HYDRANT.



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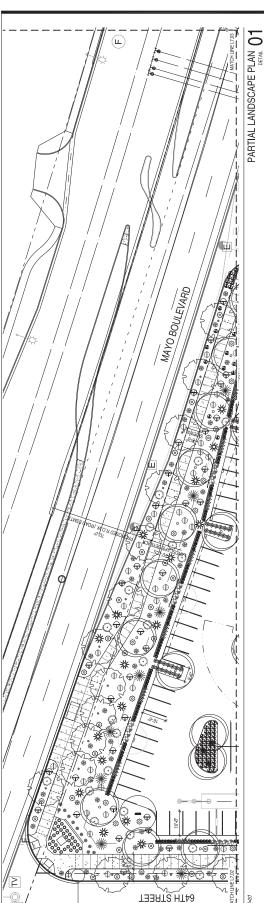
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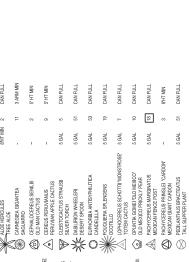
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PARTIAL LANDSCAPE PLAN 01

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N 64th ST & E MAYO BLVD PHOENIX, AZ 85054

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COLLECTION SUITES by Hillson

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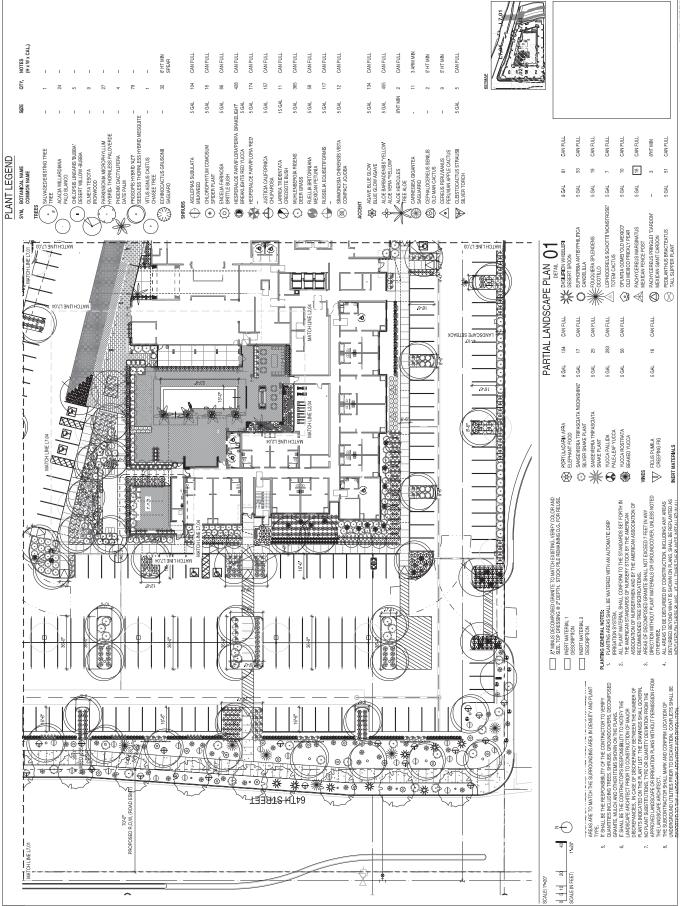
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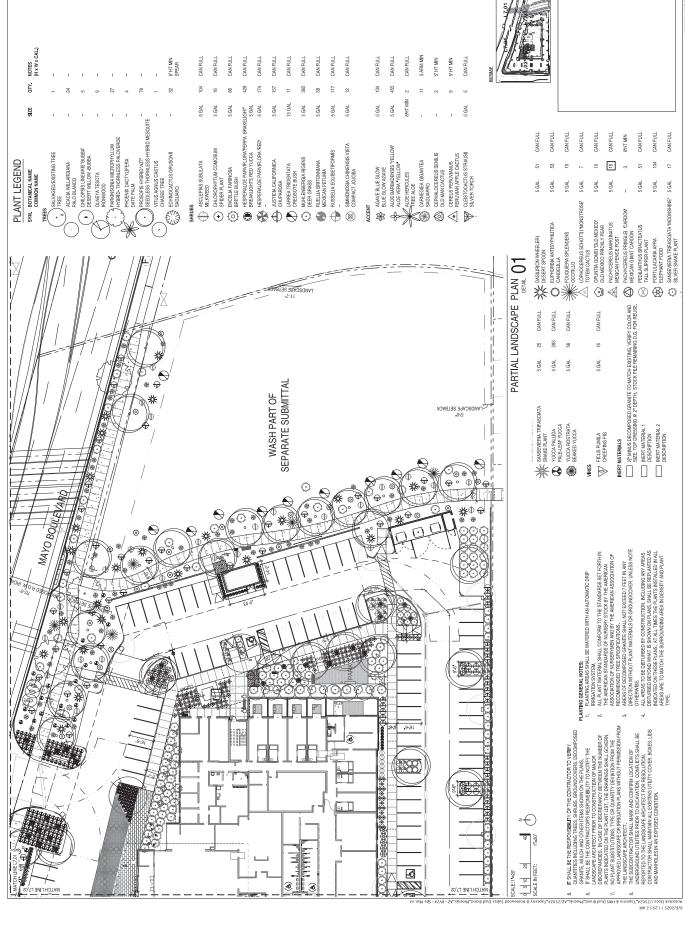
9401 W. THUNDERBIRD RD SUITE 200 PEORIA, ARIZONA 85381 PLAZA COMPANIES, AMO

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LANDSCAPE PLAN L7.02



































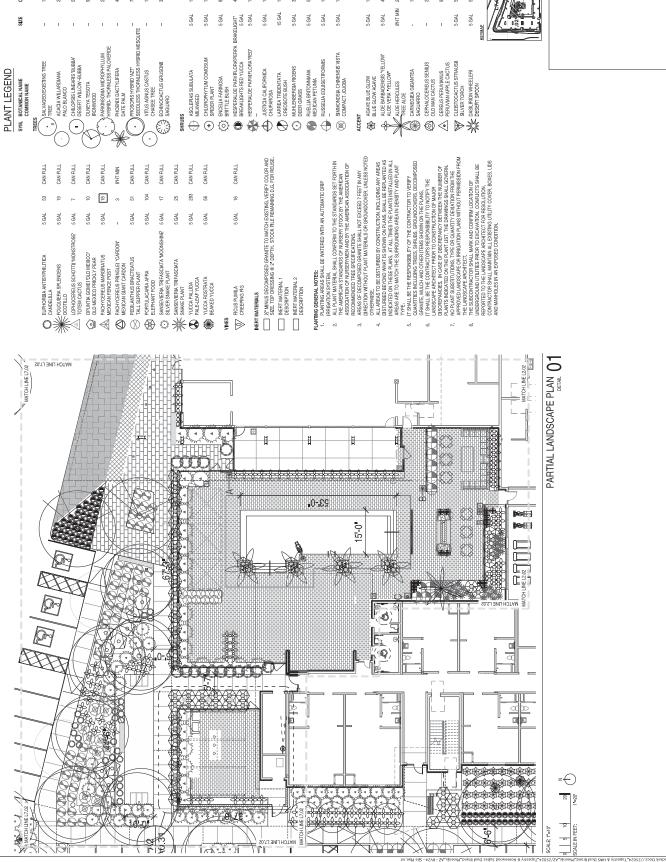


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DETAIL / REFERENCE:

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Sheet title
OVERALL HARDSCAPE
sheet no.

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DETAIL / REFERENCE

KEYNOTES:

EXISTING CONOTIONS:

1.1 PROPERTY LINE

1.2 PROJECT LIMIT OF CONSTRUCTION

1.3 EXISTING CURB & GUTTER

DETAIL / REFERENCE

DETAIL / REFERENCE.

DETAIL / REFERENCE

OVERALL HARDSCAPE PLAN 01

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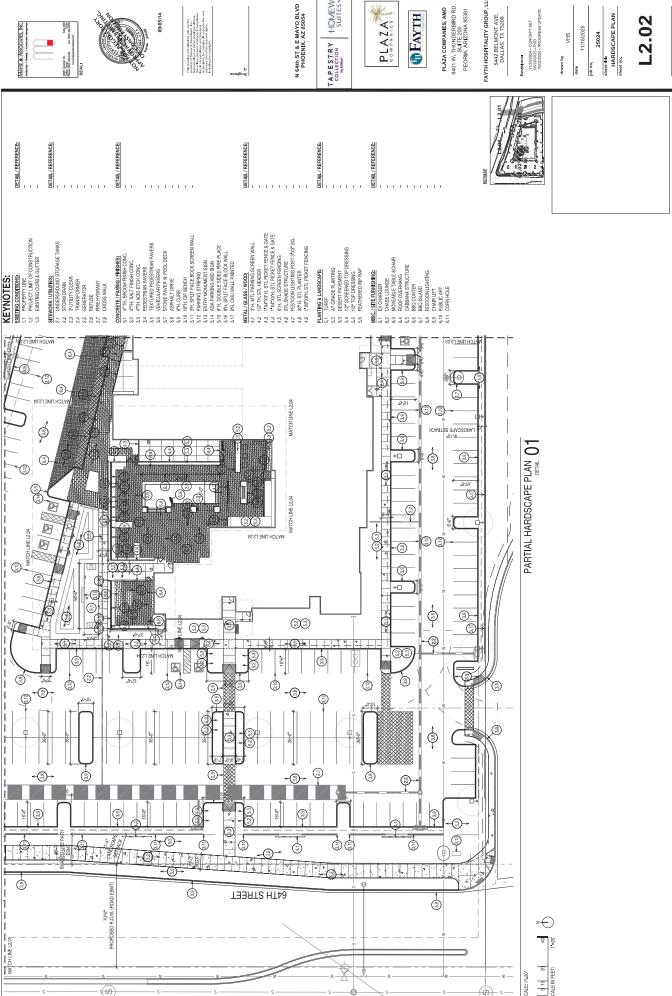




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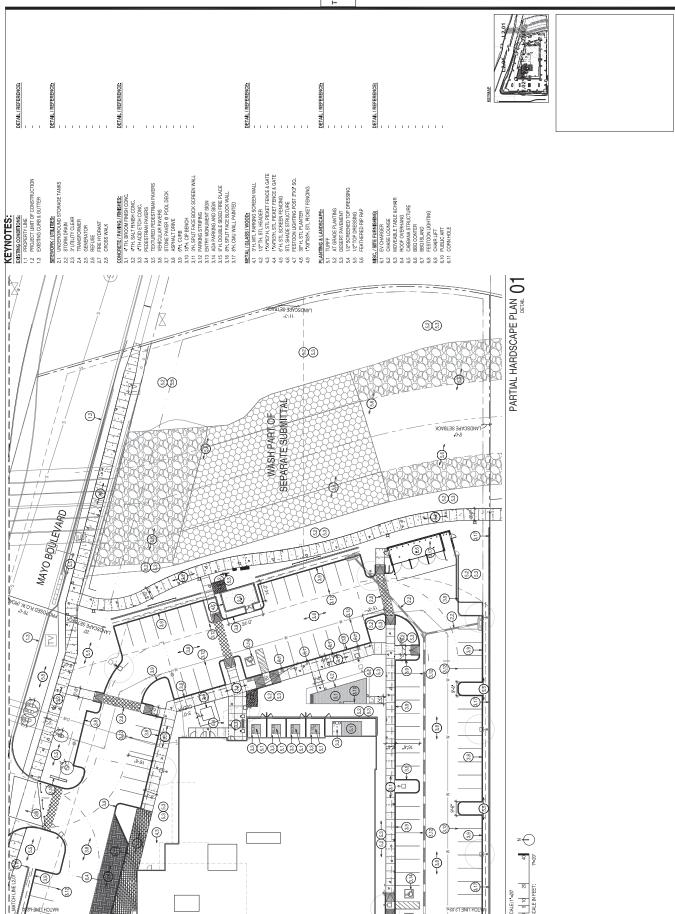
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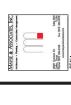




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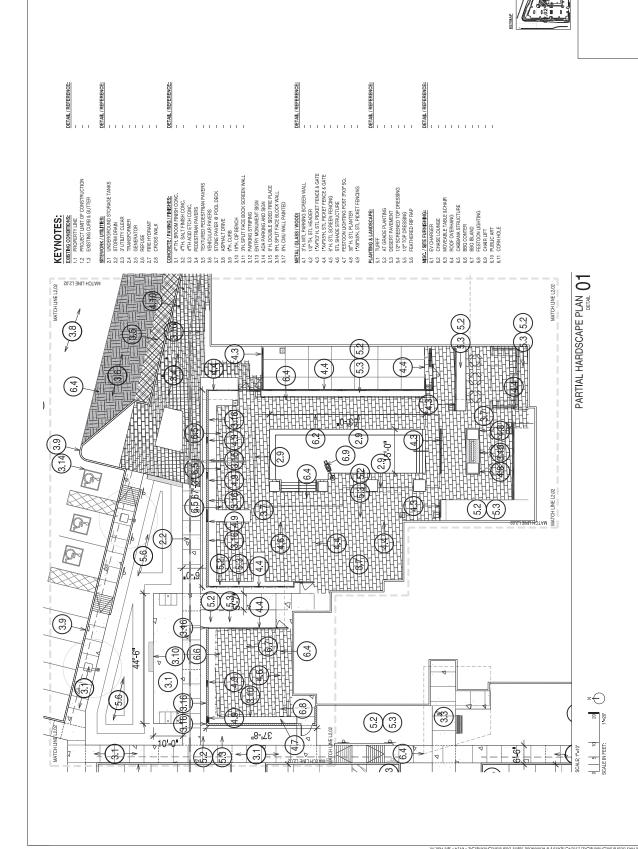


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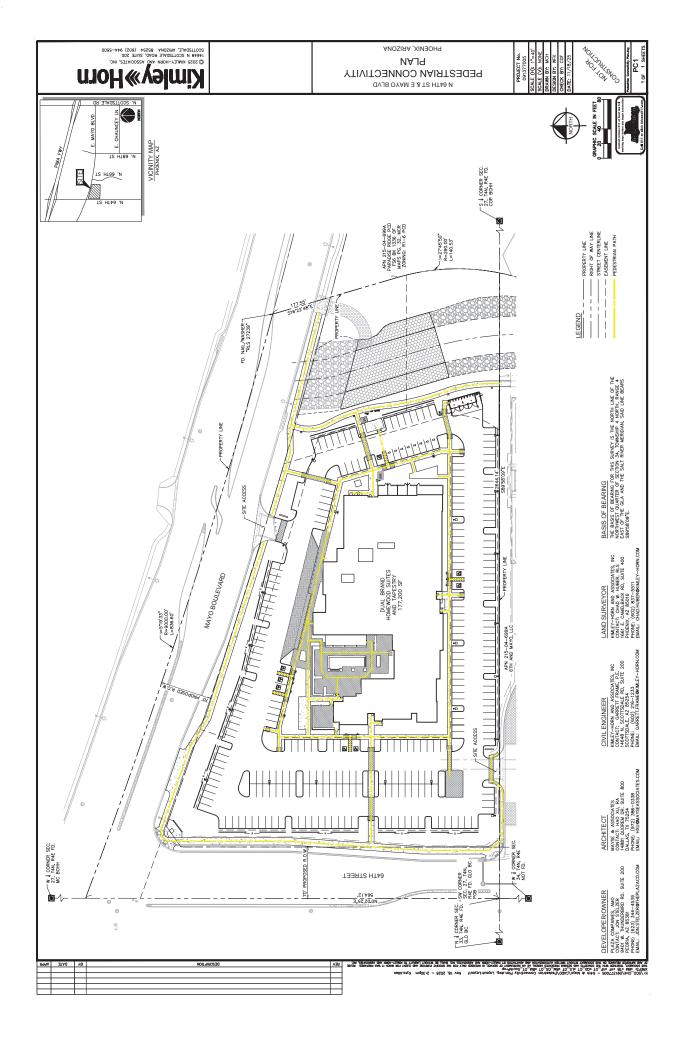


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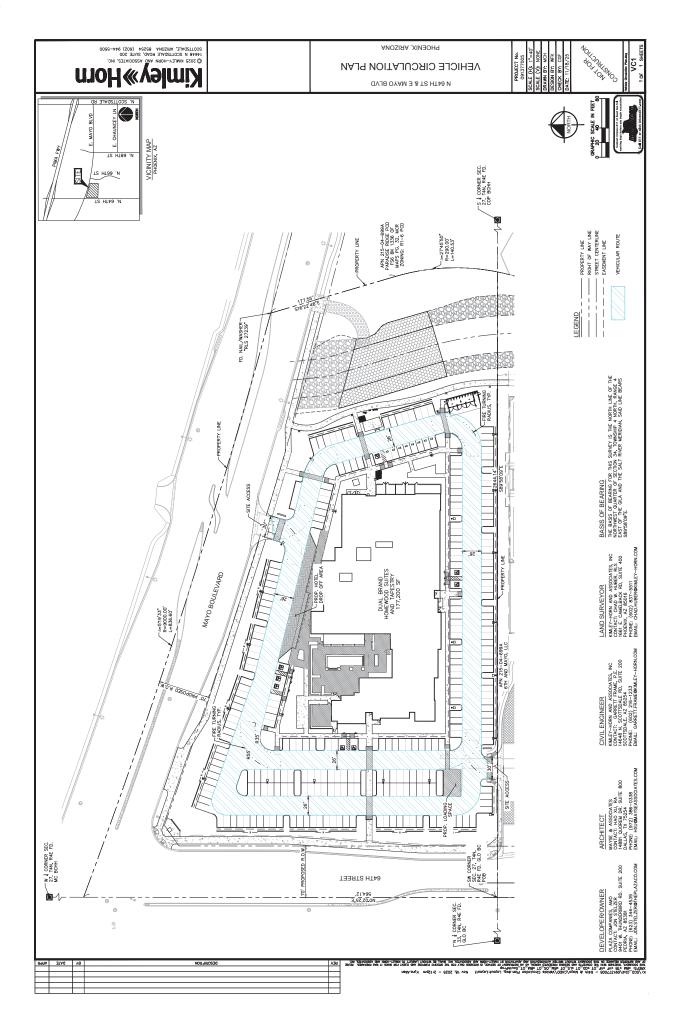
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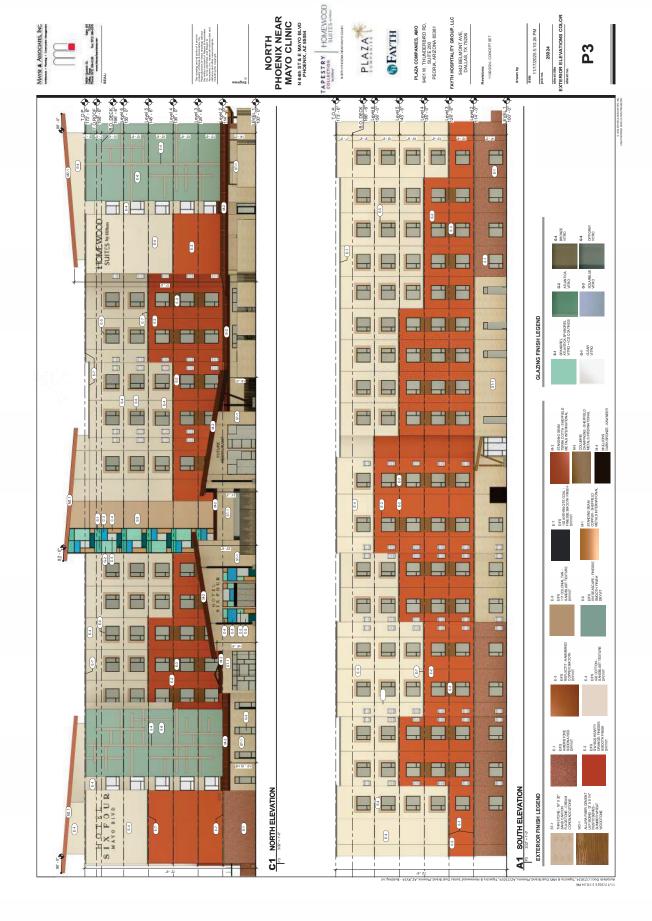
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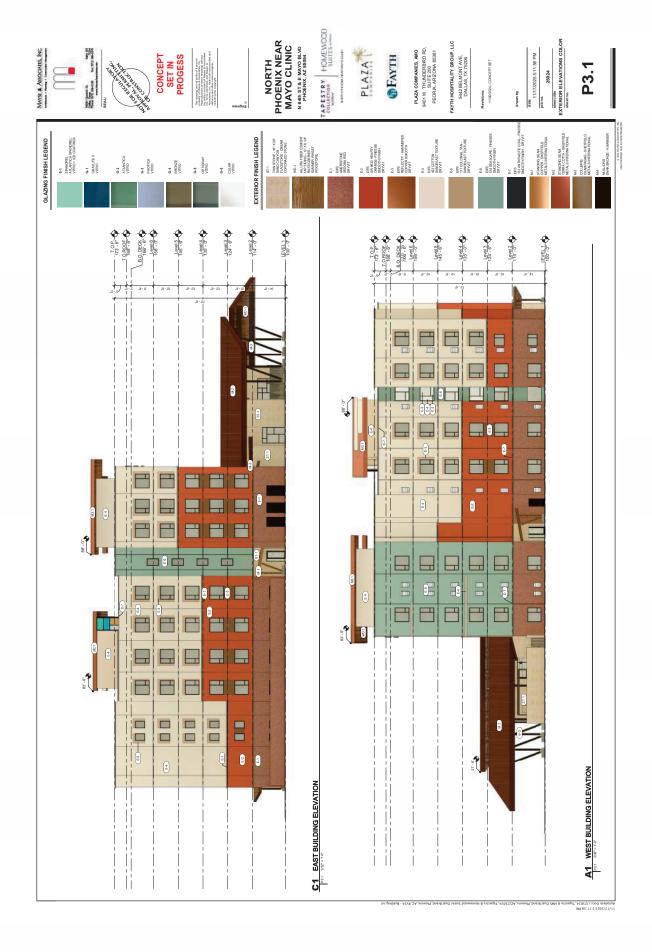


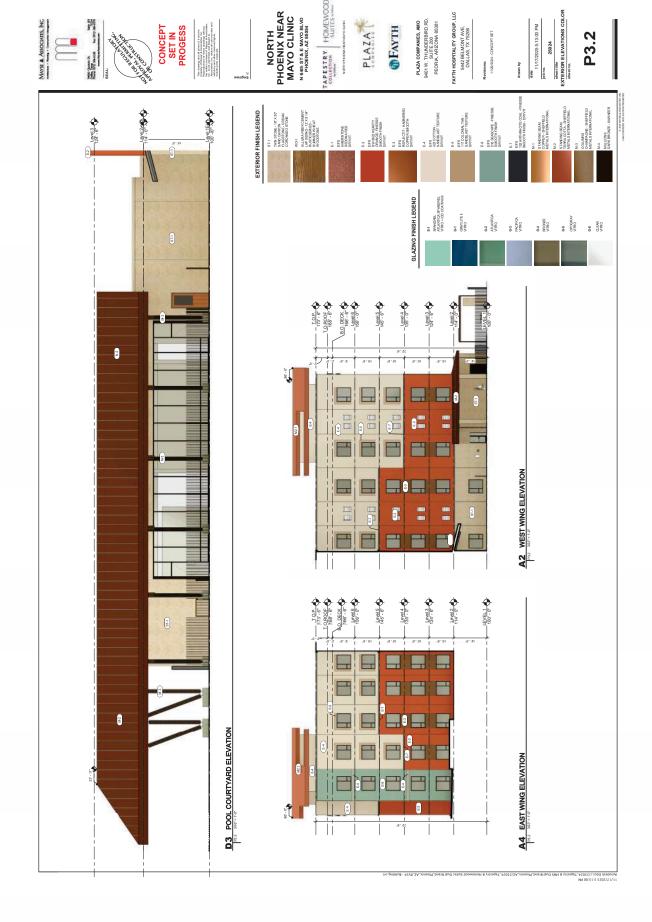
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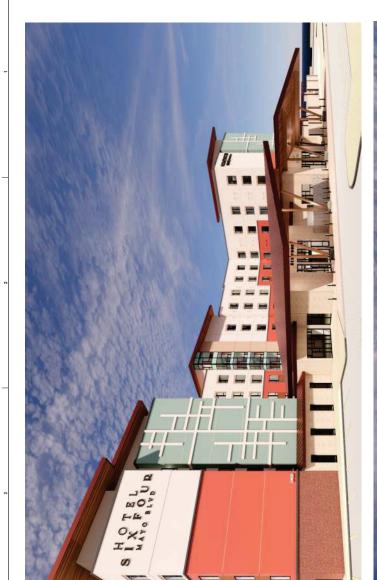
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