

AUTEM ROW

Planned Unit Development Narrative



Approx. 300' West of the Northwest Corner of 16th Street and Maryland Avenue

1536 E. Maryland Avenue

Z-69-20

First Submittal: December 23, 2020

Second Submittal: June 7, 2021

Third Submittal: August 2, 2021

Hearing Draft Submittal: December 2, 2021

City Council Adopted: February 16, 2022

CITY OF PHOENIX

APR 11 2022

**Planning & Development
Department**

PLANNED UNIT DEVELOPMENT DISCLAIMER

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 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.

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AUTEM ROW

PLANNED UNIT DEVELOPMENT NARRATIVE

A. PURPOSE AND INTENT

1. PROJECT OVERVIEW

Autem Row is a townhome development located just west of 16th Street and Maryland Avenue (the “Project”). The Project is the result of thoughtful reflection of how to create new homes that not only meet the practical needs of future homeowners, such as ample living space and private, 2-car garages, but also create a rich and unique, community-focused living experience. This is achieved with the creation of a central, park-like corridor for gathering and collaboration and landscaped front patios instead of traditional townhome communities that are divided by a central drive aisle and modest rear yards. By focusing the Project inward, Autem Development (“Autem” or the “Developer”) is able to emphasize the heart of the community and achieve its stated goals for the Project, which are:

Goal 1 – Foster community and walkability using thoughtful site design.

Goal 2 – Create a lush landscaping experience to cultivate greenery in the neighborhood.

Goal 3 – Design a timeless structure to engage the street that forever enhances the neighborhood.

This Development Narrative outlines the vision for Autem Row and supports the request to rezone the Property from Residential Office (“R-O”) to Planned Unit Development (“PUD”). The PUD allows Autem and its architects, who are local and live in the neighborhood, to create an inviting community with a timeless presence where standard zoning classifications are incompatible. Most significantly, the PUD will allow the Project to concentrate on place-making. The PUD allows the project to create tailor-made development standards for individual lot sales and the enhanced central corridor, street engagement, and amenities.

With a mix of residential, office and restaurant properties in the vicinity, Autem Row will be a wonderful addition and new housing opportunity to those that wish to live, work and play in the area.

2. OVERALL DESIGN CONCEPT

Autem Row is an array of, at most, 15, three-story townhomes, with a central “walk-street” garden court concept at its heart to foster community and walkability. Units placed on Maryland Ave are designed to invitingly face and engage the street, while all remaining townhomes feature personal gardens that are internal facing and

connect to a main path that connects the personal gardens to the common open spaces—from the Front Porch arrival on Maryland, to the mid-block ‘Shade Garden’ and water feature, to the ‘Water Terrace’ pool deck. Each dwelling opens out to a multi-tiered landscape, with glazing windows and doors connecting indoor and outdoor spaces on all levels.

In addition to the interconnectivity within the community, Autem Row also actively engages the streetscape of Maryland Avenue. The Front Porch—which is the Maryland Avenue pedestrian entrance—includes street facing units accompanied by open landscaping, inviting seating areas, and a welcoming courtyard for residents that reaches out to the vibrant neighborhood creating a place to read in tree shade, wait for friends or a rideshare, or talk with passing neighbors.

The street front is composed with street facing units, wrap-around balconies, and trailing plants, overlooking the layered front courtyard. The balconies’ lush, park-like quality enhances the pedestrian experience. A playful arrangement of bay windows and smaller openings animates the Maryland Avenue elevation; completing a truly four-sided holistic architecture and contributing to the Maryland Avenue streetscape.

Autem Row considers its environment. Foremost its walk-street court creates a microclimate, with minimized heat-island effect and biomass of plantings. Stepped overhangs at each story provide east and west shade, reducing total energy consumption and water runoff is managed to benefit plantings wherever possible.

Autem Row townhomes are designed with the individual in mind while maintaining a community feel. Materials are a contrast of simplicity: a grounded base of dark zinc-colored metal panels provides a scale break and acts as a backdrop for plantings, while two levels of pale smooth stucco float above, creating a crisp sculptural play of light and shadow. Dark framed windows punctuate the lighter masses.

The interior scheme continues to bring the outdoors in. Interiors are graced by light natural oak floors, a wall-to-wall kitchen with generous island, selective appointments of built-in shelves or writing desk, and a floating open-riser stair. Carefully placed windows enhance the sense of airy luminous space—and the feeling of connection to garden living.

3. PROJECT COMPATIBILITY

The Property is located within the Camelback East Village and is designated as Residential 3.5 to 5 du / acre under the City of Phoenix General Plan. The site is not subject to any specific Area Plans, Overlays, or Special Planning Districts. The site currently consists of one office building and one single-family residence, with a parking lot on the northern portion of the property.

This particular area of Camelback East Village is a lively area with its adjacency to this particular section of 16th Street. There are several restaurants, bars, coffee shops/

markets, and office properties nearby, which creates a dynamic and urbanized live-work-play environment.

The surrounding land uses around the property are predominately multifamily and commercial uses. There is a single family-residential lot adjacent to the northwest corner of the Property, however, the lot is undeveloped except for some mature vegetation.

The surrounding land uses and zoning districts are as follows:

Direction	General Plan Designation	Zoning Designation	Existing Use
Site	3.5 - 5 du/ac - Traditional Lot	R-O	Commercial Office Property One Single-Family Residence
North	3.5 - 5 du/ac - Traditional Lot	R-3	Undeveloped single-family residential
		P-1	Restaurant/commercial center parking
South	3.5 - 5 du/ac - Traditional Lot 15+ du/ac - Higher density attached townhomes, condos, or apartments	R1-6	Single Family Residential
		C-1	Multifamily Residential
East	3.5 - 5 du/ac - Traditional Lot	R-5 C-1	Commercial Office Property Drive-thru coffee Restaurant/commercial center
West	10 - 15 du/ac - Higher density attached townhomes, condos or apartments	R-3	10 - 15 du/ac 0 Higher density attached townhomes, condos or apartments

This PUD satisfies multiple planning concepts by allowing for strategic land uses. Notably, the Phoenix City Council adopted the Housing Phoenix Plan on June 16, 2020. The Housing Phoenix Plan identified that the City of Phoenix currently lacks more than 163,000 housing units and sets forth a goal of creating or preserving 50,000 units by 2030 and increasing the overall supply or market, workforce and affordable housing

opportunities. This proposal promotes the prosperity of the City and the Housing Phoenix Plan by providing, at most, an additional 15 units to address the much-needed demand.

In short, this PUD is consistent with the existing surrounding land uses. The proposal, which was designed by architects who live in the area, will create a unique, design-first a housing opportunity to match the vibrancy and established character of the area.

B. LAND USE PLAN

The approximately 0.87 gross acre site will allow for a maximum total of 15, attached townhomes with a central corridor, water garden/feature in the central corridor, pool and barbeque area, individual, internal facing front patios and balconies, a Front Porch sitting area along Maryland Avenue, and private 2-car garages.

Please see Conceptual Site Plan at **Exhibit 9**.

C. LIST OF USES

1. PERMITTED USES

Permitted Uses

- Single-family attached
- Multifamily residential

Both uses will adhere to the development standards set forth in the PUD narrative.

2. TEMPORARY USES

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

3. ACCESSORY USES

Accessory Uses shall be subject to Section 708 of the Phoenix Zoning Ordinance.

D. DEVELOPMENT STANDARDS

Inclusion of Development Standards within the Autem Row protects not only the adjacent property owners, but creates standards reflective of a high-quality site and development. These standards permit greater flexibility in the development of a higher quality living environment, as well as benefit public health, safety, and the general welfare of the citizens of the City of Phoenix. They also promote an appropriate transition and compatible land use relationships with the adjacent properties.

Development Standards Table

Density Maximum Dwellings Maximum Density	15 Dwelling Units 16.85 du/ac
Maximum Lot Coverage (%)	46% based on net lot area
Maximum Height (feet/stories)	3 Stories and 35-feet
Minimum Building Setbacks	
<u>Front:</u>	10-feet from south lot line.
<u>Rear:</u>	12-feet from north lot line
<u>Side:</u>	27-feet from east and west lot lines at grade level 23-feet from east and west lot lines at level 2 19-feet from east and west lot lines at level 3
	0-feet from adjacent/attached units
Landscape Setback:	
<u>Street side:</u>	10-feet
<u>Non-street</u>	3-feet
Minimum Open Space/Common Area	8%

<p>Minimum Parking</p>	<p>1.3 spaces per efficiency unit and 1.5 spaces per 1 or 2-bedroom unit and 2 spaces per 3 or more bedroom unit, 1.0 space per unit of less than 600 square feet regardless of number of bedrooms</p> <p>Additional guest parking at a rate of 0.46 spaces per each 1, 2 or 3-bedroom unit.</p> <p>Parking will be provided on the first level of each individual unit.</p> <p>Off-site parking will be permitted if the developer is able to enter into a shared parking agreement with the adjacent commercial property owners</p>
<p>Bicycle Parking</p>	<p>8 bicycle parking spaces; .25 bicycle parking spaces per dwelling unit</p> <p>Bicycle Parking may be placed in the front setback and may be allowed in the right-of-way subject to a revocable permit from the Street Transportation Department.</p> <p>Bicycle parking will comply with ADA requirements and will not impeded on-site pedestrian access. A clearance of at least four feet in width will be provided for pedestrian access.</p> <p>Bicycle racks and/or storage areas will be located within 50 feet from building entry points.</p> <p>Bicycle racks will be at least 30 inches from a wall or other obstruction. The minimum length for bicycle parking will be 72 inches.</p> <p>Bicycle racks and/or storage areas will be located near high traffic areas and visible to the public, but should not impeded the function of the pedestrian walkway.</p>

Central Courtyard Amenity	<p>Meandering Path, which will be no narrower than 3'-6" and no wider than 10'-11", will span the center of the development.</p> <p>The Meandering Path cannot be substantially reduced beyond what is detailed in the Conceptual Site Plan. Please see Exhibit 9.</p>
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Landscape Standards Table	
Streetscape – Adjacent to Maryland	<p>10' landscape setback; Average one tree per twenty five (25') on center trees or in equivalent groupings, except for within driveways or sidewalks</p> <p>An on-site solid waste and recycling enclosure may be located in the landscape setback.</p> <p>The solid waste and recycling enclosure shall be fully screened with a green screen consisting of vines or other vegetative cover. At a minimum the enclosure shall be landscaped along its perimeter walls with 5-gallon shrubs placed four feet on center or in equivalent groupings.</p> <p>The dimensions of the enclosure shall be a minimum of 14 feet by 8 feet with a minimum 6-foot-tall decorative screen wall. The enclosure and screen wall shall be permitted within the landscape setback.</p> <p>The enclosure walls will be constructed using 4-inch by 4-inch by 16-inch concrete masonry units and will be fitted with two 5-foot gate leafs with 180 degree hinges with one 4-foot pedestrian gate leaf with 180 degree hinges, unless otherwise agreed to between the Applicant, the Public Works Department, and as approved</p>

	by the Planning and Development Department.
Perimeter Property Lines–East, West and North Rows	3' non-streetside landscape setback; Evergreen shrubbery at 4' on center which will achieve a minimum 12' upon full maturation.
Trees	60% Min. 2-inch caliper trees 40% Min. 3-inch caliper trees
Shrubs	Min. five (5) 5-gallon shrubs per tree
Groundcover	1 gallon Min. fifty (50) percent ground cover within landscaped areas

1. FENCES/WALLS

Perimeter fencing is proposed on the east, west, and north perimeter of the property, to be 6' in height. Max height of 3' fencing/hardscape will be placed along Maryland Ave within the building setback to provide meaningful street engagement and an aesthetic aligned with the development architecture.

A pedestrian connection fence must be located towards the northeast corner of the property to allow pedestrians to access the commercial parking lot northeast of the property.

2. AMENITIES

Amenities throughout Autem Row open spaces shall include, but are not limited to, the items listed below:

- a. Central Community Corridor (must be provided)
- b. Water Feature
- c. Seating areas (must be provided)
- d. Gathering space
- e. BBQ's
- f. Pool (must be provided)
- g. Pool deck (must be provided)
- h. Bike racks (must be provided)
- i. Drip-irrigated community raised bed gardening

3. SHADE

The project is inspired by shade and vegetation and will incorporate shading elements such as balconies and landscape shaded pathways. A minimum of 50% , including all softscape materials, of the pedestrian walkways along Maryland Avenue, and 50% of common and usable open space areas, excluding pool surface and pool deck area and inaccessible elements (i.e. water features, fountains) shall be shaded at maturation per City of Phoenix Zoning Ordinance Section 507 Tab A.II.B.6.1. As required by the City, shade calculations will be based on the Summer Solstice at 12:00 noon.

4. LIGHTING PLAN

The project proposes a lighting plan providing both safety and comfort while also enhancing the building's architectural features, contextual landscaping and other unique project features. Lighting will be used onsite to create a safe and secure environment for residents and guests, and to enhance and illuminate the property's central corridor. Specifically, pedestrian-scale lighting will be provided along the public sidewalk at an interval of every 20-feet.

E. DESIGN GUIDELINES

Autem Row is truly a design-first community that is intended to create seamless transition between indoor and outdoor living. The central, park-like corridor at the heart of the community inspires design choices for a modern, yet warm and inviting atmosphere. The intent of the guidelines and standards is to ensure that development is consistent with the character of the context area. The City's general design review guidelines (Section 507 Tab A) within the Zoning Ordinance shall apply to the development to the extent the design guidelines do not conflict with the following standards.

1. SITE LAYOUT

The objective of the site design for the project is to enhance the visual impact of the site as well as integrate the site seamlessly into the surrounding environment. This is done through orientation, placement, vegetation, and open space. The site design elements shall comply with the City of Phoenix Zoning Ordinance Section 507, Tab A (Guidelines for Design Review) and shall include the following elements:

- a. Main entrance will use vegetation, trees and signage detailed herein to provide an aesthetically pleasing Front Porch entrance into the development.
- b. Pedestrian connectivity will be provided to all open space and community gathering places.

- c. The southernmost units will incorporate street-facing front doors and glazing to be oriented towards Maryland Avenue, and any stoops or stairs must be oriented towards Maryland Avenue as well.
- d. Pedestrian “way finding” will be provided.
- e. The development will include decorative signage and decorative site lighting to enhance the landscaping and architecture.
- f. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
- g. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
- h. All cross access agreements shall include a pedestrian pathway, as approved by the Planning and Development Department.
- i. Bicycle parking will be installed in an accessible location on the site.
- j. A water feature will be constructed where indicated on the attached site plan.
- k. Pedestrian-scale lighting will be installed along the public sidewalk at an interval of every 20-feet.
- l. Open projections, including awning, open porch, open carport, or open balcony are permissible, provided they are not more than 5’ in depth beyond the setback line. Open projections are not limited in length along their elevations.
- m. Closed projections, including any bay window, oriel, entrance, vestibule, or room (such as office/ flex/ bedroom), are permissible, provided they are not more than 12’ in length and no more than 3’ in depth beyond the setback line. Southernmost units (end units) will incorporate street-facing front doors and glazing so as to be oriented towards Maryland Avenue.

2. ARCHITECTURAL DESIGN

The design of the community will integrate into the existing surrounding community while providing an improved entrance into the neighborhood. The PUD shall comply with the development standards in the City of Phoenix Zoning Ordinance Section 507, Tab A (Guidelines for Design Review).

Quality elevations complete a truly four-sided holistic architecture and contribute to the Maryland Avenue streetscape. The PUD will include the following design materials and elements throughout the community and individual units:

- a. 8’ to 10’ glazing windows and doors
- b. Parklike vegetation as included within this PUD application
- c. Individual, interfacing patios
- d. Option for vegetated and landscaped overhangs
- e. Wrap around balconies on Maryland Avenue frontage
- f. Metal panels
- g. Bay windows

- h. Outward facing balconies are prohibited, except on the Maryland Ave frontage and wrap around balconies for end units.
- i. The southernmost units must be street-facing and must incorporate street-facing front doors and glazing so that they are oriented towards Maryland Ave. Additionally, all stoops and stairs leading up to the southernmost units must be oriented towards Maryland Ave.

Materials for the external façade must include a minimum of three building materials, including, but not limited to:

- a. Concrete
- b. Masonry
- c. Brick or Stone Veneer
- d. Non-reflective coated metals
- e. Stucco
- f. Wood, painted or stained
- g. Tile
- h. Rough Textured Fiber Cement Sliding
- i. Dark zinc-colored metal panels
- j. Smooth finish white EIFS synthetic stucco
- k. Hot-rolled black steel
- l. Glass

The proposed development's building elevations must adhere to the design intent depicted in **Exhibit 8**.

Second floor balcony extensions will extend no less than twenty percent onto the southern building face off of Maryland Ave. to ensure architectural interest and engagement of Maryland St. Further, the balconies will integrate planters and steel bay windows to provide a 3-dimensional aspect off of Maryland Ave.

Multiple window openings will be provided on the southern building face off of Maryland Ave.

F. SIGNS

Signage onsite will be utilized in respect to the walkable theme of the site, and match the overall design of the corresponding project. All permanent signs shall be compatible with the design of buildings and sites, reflecting the architectural style, building materials, textures, colors, and landscape elements of the project. Signage will also be utilized for the purpose of wayfinding onsite. All signage shall comply with the Section 705.

G. SUSTAINABILITY

Autem Row 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 and indoor environmental quality will be considered for the development.

1. CITY ENFORCED STANDARDS INCLUDE:

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

2. DEVELOPER ENFORCED STANDARDS INCLUDE:

- a. Shaded open space areas and public spaces with vegetation, building design and overhangs.
- b. Utilize LED type light fixtures for common area lighting.
- c. Provide recycling for residents.
- d. Building orientation that responds to climate and enables passive/active energy efficiency techniques.
- e. Practice efficient waste management in the use of materials in the course of the work.
- f. Use all reasonable means to divert construction and demolition waste from landfills and incinerators. Facilitate recycling and salvage of materials.
- g. Design for effective use of energy efficient appliances and HVAC systems.

H. INFRASTRUCTURE

1. WATER AND SEWER

Water and wastewater service will be provided by City. The infrastructure requirements will be determined at the time of the Preliminary Site Plan, when the final land-use and design of the property in question have been clearly identified and proposed water demands and wastewater generation and infrastructure locations have been clearly established. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards, and Policies.

2. CIRCULATION

With just 15 units, the proposed development is not anticipated to generate significant traffic. The 15 units are evenly distributed with units on each side of the central corridor. There are two private access ways, one on the eastern perimeter and one of the western perimeter, to serve the respective eight units and provide access to Maryland Avenue, a minor collector. The driveway widths are proposed at 24', 20'

dedicated drive aisle and 4' flush sidewalk, which in turn allows for an approximately 40' center courtyard space and provides a viable width for private open space (patio gardens) and shared walk and plantings, with reasonable buffer distance between units. In addition to providing more space to create a shaded, planted micro-climate in the court and walk-street, the proposed drive aisles reduce the pavement, which also reduces heat island on the property. Similarly, the project proposed 20' driveway width at Maryland which allows more generous planting zones and an improved streetscape effect.

3. Complete Streets

The City of Phoenix Complete Streets Design Guidelines include a multitude of suggestions for new development. Of the suggestions, some are applicable to this development. Specifically, this development will follow the “Design for Safety” and “Design for Connectivity” recommendations by its location, and inclusion of an emphasized pedestrian pathway network which will encourage pedestrian movements. Also, the development’s private assess points will be cognizant of pedestrian movement and will identify where pedestrians are crossing to reduce conflicts.

I. COMPARATIVE ZONING STANDARDS TABLE

STANDARDS	R-3A PRD OPTION	PUD Zoning
Density Maximum Dwellings Maximum Density	20.1; 22.97 23.1 du/ac; 26.4 du/ac with bonus	15 16.85 du/ac
Maximum Lot Coverage (%)	45%	46%
Maximum Height (feet/stories)	Maximum three stories or 40 feet for first 150 feet; then 1 foot in 5 foot increase to 48 foot high, four story maximum	3 Stories and 35-feet
Minimum Building Setbacks		
<u>Front:</u>	20-feet	10-feet from south lot line

<u>Rear:</u>	20-feet	12-feet from north lot line
<u>Side:</u>	15-feet	20-feet from east west lot lines
		0-feet from adjacent/ attached units
Landscape Setback:		
<u>Street side:</u>	20-feet	10-feet A well landscaped 14'-0" x 8'-0" trash enclosure with a 6'-0" high decorative screen wall is permitted to be located within the 10-foot street side landscape setback. The enclosure walls will be constructed using 4 x 4 x 16" concrete masonry units and will be fitted with (2) 5'-0" gate leaves with 180 degree hinges with (1) 4'-0" pedestrian gate leaf with 180 degree hinges, unless otherwise agreed to between the Applicant and the Public Works Department. The enclosure will be landscaped with 5-gallon shrubs at 4' on center along the perimeter of the garbage enclosure.
<u>Non-street</u>	5-feet	3-feet
Minimum Open Space/Common Area	A minimum 5% of gross acreage	8%
Minimum Amenities Provided	Minimum 2	3 provided (pool, water feature, bbq)

<p>Minimum Parking 1.3 spaces per efficiency unit and 1.5 spaces per 1 or 2 bedroom unit and 2 spaces per 3 or more bedroom unit, 1.0 space per unit of less than 600 square feet regardless of number of bedrooms</p>	<p>2 X 15 = 30 Guest parking for 15 units @ 0.50 spaces per = 7.5 37.5 Spaces Required</p>	<p>15, 2-car garages = 30 Guest Parking =7 37 Spaces provided</p>
<p>Street Standards</p>	<p>Public street or private accessway</p>	<p>Private accessway, 24' drive aisle consisting of 20' drive aisle and 4' flush sidewalk</p>

<p>Bicycle Parking</p>		<p>8 bicycle parking spaces .25 bicycle parking spaces per dwelling unit, 3.75 (4) at 200%, 8 bicycle parking spaces in total</p> <p>Bicycle Parking may be placed in the frontage setback and may be allowed in the right-of-way subject to review by the Planning and Development Department Traffic Engineer</p> <p>Bicycle parking will comply with ADA requirements and will not impeded on-site pedestrian access. A clearance of at least four feet in width will be provided for pedestrian access.</p> <p>Bicycle racks and/or storage areas will be located within 50 feet from building entry points.</p> <p>Bicycle racks will be at least 30 inches from a wall or other obstruction. The minimum length for bicycle parking will be 72 inches.</p> <p>Bicycle racks and/or storage areas will be located near high traffic areas and visible to the public, but should not impeded the function of the pedestrian walkway.</p>
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J. LEGAL DESCRIPTION

That part of Farm Unit F (or the Southeast quarter of the Northeast quarter), Section 9, Township 2 North, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Beginning at a point on the South line of the Northeast quarter of said Section 9, which point is 336.78 feet West of the Southeast corner of the Northeast quarter of said Section;

Thence North 355.33 feet to a point;

Thence West 162.78 feet;

Thence South 355.33 feet to the South line of said Northeast quarter;

Thence East 162.78 feet to the POINT OF BEGINNING:

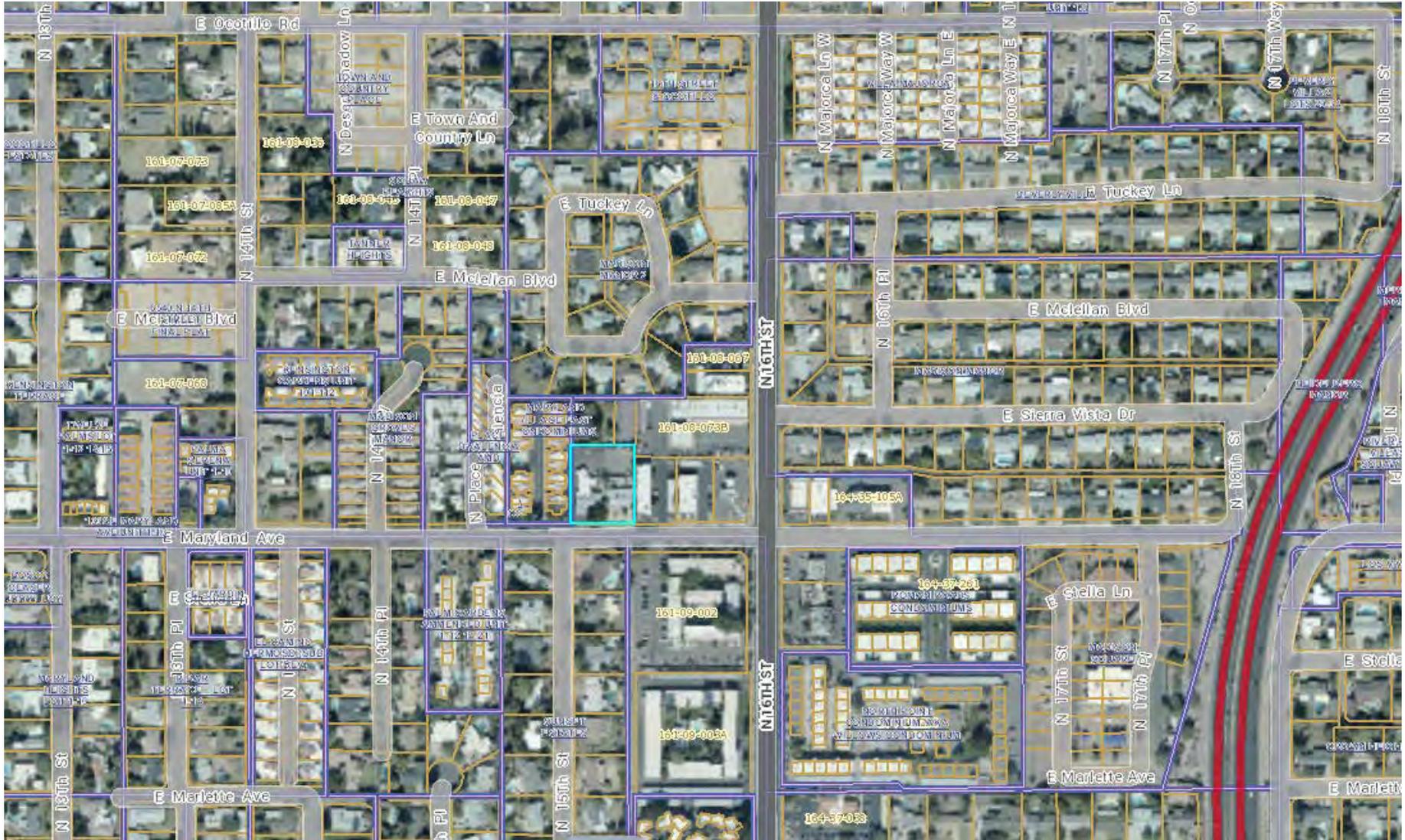
EXCEPT the North 120.00 feet.

And also EXCEPT the South 33.00 feet.

This description encompasses the properties recorded in document numbers 2013-0016773 and 2012-0878219 of Maricopa County Records.

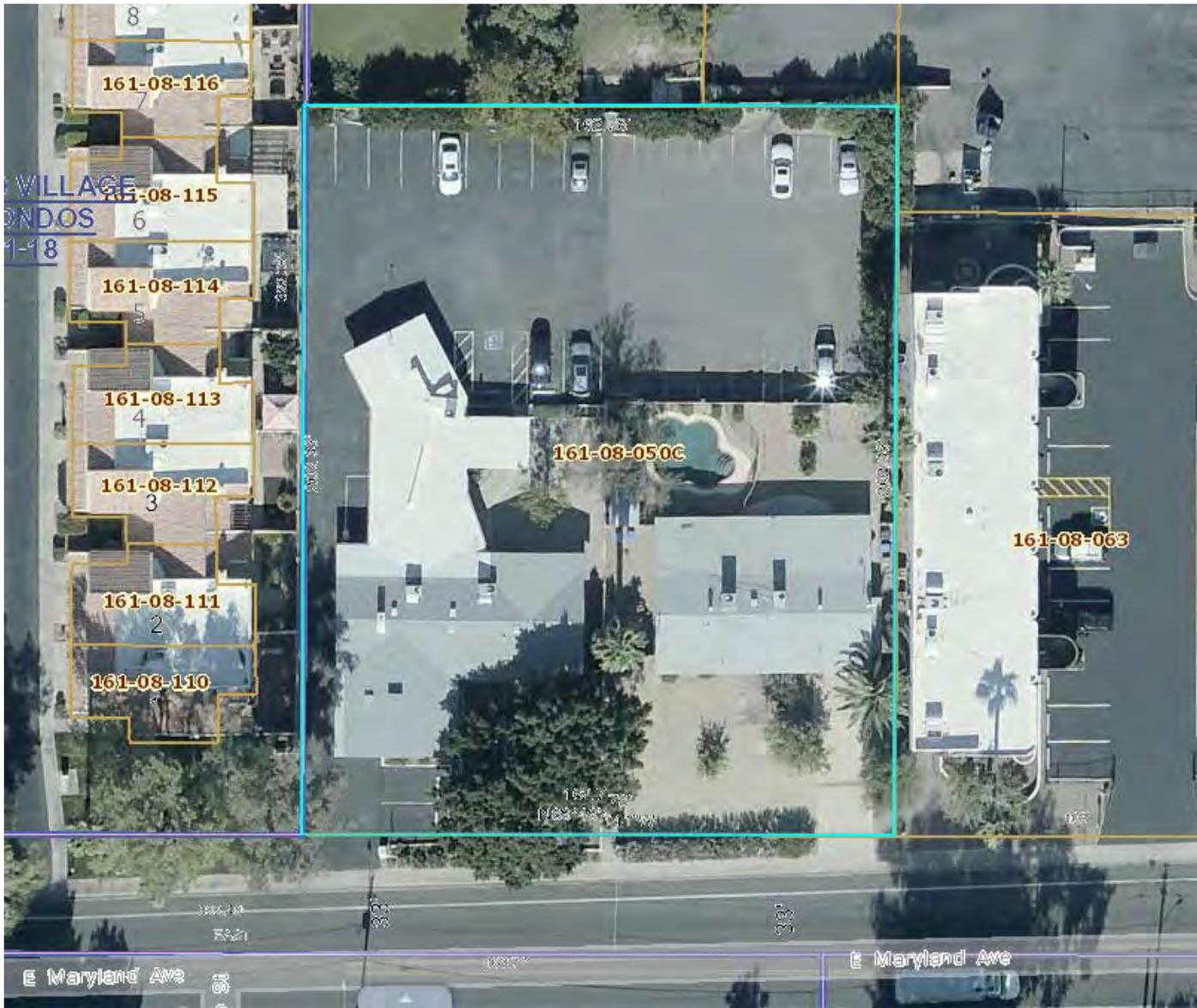
Assessor's Parcel Number: 161-08-050C.

EXHIBIT 1



Regional Aerial View
1536 E. Maryland

EXHIBIT 2



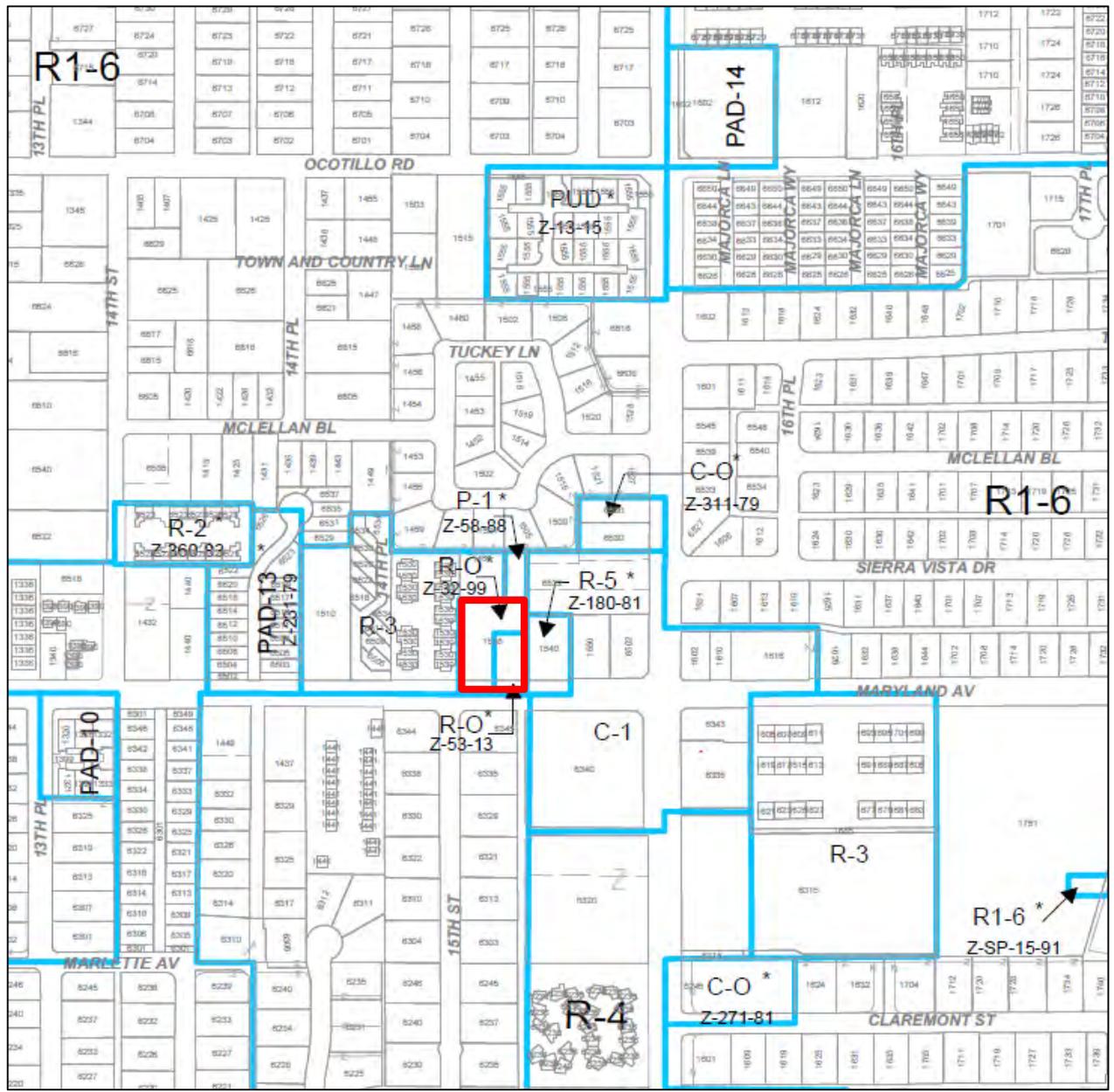
Parcel Aerial View
1536 E. Maryland

EXHIBIT 3



My Community Map – Zoning & Aerial Layers
1536 E. Maryland

EXHIBIT 4



Zoning Map
1536 E. Maryland

EXHIBIT 5

LAND USE

- 0 to 1 du/acre - Large Lot
 - 1 to 2 du/acre - Large Lot
 - 2 to 3.5 du/acre - Traditional Lot
 - 3.5 to 5 du/acre - Traditional Lot**
 - 5 to 10 du/acre - Traditional Lot
 - 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments
 - 15+ du/acre - Higher density attached townhouses, condos, or apartments
 - Parks/Open Space - Publicly Owned
 - Parks/Open Space - Privately Owned
 - Future Parks/Open Space or 1 du/acre
 - Mixed Use Agricultural
 - Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre
 - Commercial
 - Mixed Use (MU)
 - Mixed Use (Areas C, D and Northwest Area only)
 - Industrial
 - Commerce / Business Park
 - Public/Quasi-Public
 - Floodplain
 - Undesignated Area
- NOTE:**
Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.
- Proposed Park in Area
 - Proposed School in Area
 - R Resort (See NOTES: below)
 - 10 Density Cap
 - Density Cap Limit
- * Primary Core
 - * Secondary Core
 - Canal, Watercourse, Wash
 - Existing Railroad
 - Arterial and Collector Streets
 - Future Transportation



General Plan
1536 E. Maryland

EXHIBIT 6

NOT FOR CONSTRUCTION

STREETSIDE SCALE CONTEXT

AUTEM ROW
 STREET ADDRESS
 CITY, STATE, COUNTRY

DATE 03 MARCH 2022
 DRAWN BY: PMA
 CHECKED BY: MA

PROJECT # 20137
 PUD APPLICATION

PA-04



MARYLAND AVE ELEVATION

EXHIBIT 7



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

- 1. ZINC COLORED FLUSH METAL PANELS
- 2. SMOOTH SAND FINISH STUCCO - WHITE
- 3. SHEET METAL - GREY
- 4. METAL FASCIA - DARK GREY
- 5. STEEL RAILING - BLACK
- 6. WOOD RAIL
- 7. ALUMINUM WINDOW SYSTEM - BLACK
- 8. HOT ROLLED STEEL BUCKET WINDOW
- 9. CLEAR GLASS - TYPICAL
- 10. METAL GARAGE DOOR - WARM GREY
- 11. POOL FENCE - STEEL
- 12. HOT ROLLED STEEL PLATE
- 13. PERFORATED GALVANIZED STEEL FENCE
- 14. TRANSLUCENT PIVOT GATE
- 15. SKYLIGHT
- 16. LINEAR PLANTER/ RAIL
- 17. SITE WALL
- 18. FOAM ROOF (BEYOND)
- 19. SLIDING GLASS DOOR
- 20. GLASS DOOR
- 21. GLASS PIVOT DOOR

NOT FOR CONSTRUCTION

REVISIONS	NO	DATE	DESCRIPTION

8
SHEET SCALE

NOT FOR CONSTRUCTION



ELEVATION 5



ELEVATION 6



ELEVATION 7



ELEVATION 8

- 1. ZINC COLORED FLUSH METAL PANELS
- 2. SMOOTH SAND FINISH STUCCO - WHITE
- 3. SHEET METAL - GREY
- 4. METAL FASCIA - DARK GREY
- 5. STEEL RAILING - BLACK
- 6. WOOD RAIL
- 7. ALUMINUM WINDOW SYSTEM - BLACK
- 8. HOT ROLLED STEEL BUCKET WINDOW
- 9. CLEAR GLASS - TYPICAL
- 10. METAL GARAGE DOOR - WARM GREY
- 11. POOL FENCE - STEEL
- 12. HOT ROLLED STEEL PLATE
- 13. PERFORATED GALVANIZED STEEL FENCE
- 14. TRANSLUCENT PIVOT GATE
- 15. SKYLIGHT
- 16. LINEAR PLANTER/ RAIL
- 17. SITE WALL
- 18. FOAM ROOF (BEYOND)
- 19. SLIDING GLASS DOOR
- 20. GLASS DOOR
- 21. GLASS PIVOT DOOR
- 22. STEEL POOL FENCE

REVISIONS	NO	DATE	DESCRIPTION

SHEET SCALE 1/8"

AUTEM ROW
 1526 E MARYLAND
 PHOENIX, ARIZONA 85014

ELEVATIONS

DATE 04 AUGUST 2021
 DRAWN BY: MA
 CHECKED BY: MA
 PROJECT # 20137
 PUD APPLICATION

EXHIBIT 8



20137

AUTEM ROW
MARYLAND AVENUE FRONT PORCH + STOOPS

WORKSBUREAU
22 NOVEMBER 2021

EXHIBIT 9

