

ZEN @ McDOWELL

NWC 81st Avenue and McDowell Road, Phoenix

**Planned Unit Development
Development Narrative**
Case No. Z-XX-23



1st Submittal: March 16, 2023

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. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

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. The zoning and development standards provided herein shall amend the various noted provisions of the City of Phoenix Zoning Ordinance (as adopted and periodically amended). 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.

PRINCIPALS & DEVELOPMENT TEAM

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A. PURPOSE AND INTENT

1. PROJECT OVERVIEW

The intent of this application is to rezone approximately 3.95 gross acres from PSC (Planned Shopping Center), an outdated zoning district at the City of Phoenix, to PUD (Planned Unit Development) to allow for a townhome development. This PUD application has been specifically tailored to establish development standards and guidelines that will ensure a high-quality, townhome community that is within the Maryvale Village Core. The site is located on the west side of 81st Avenue and bounded by McDowell Road on the south, as seen in the Vicinity Map at **Exhibit A**.

The Property, which has a General Plan designation of Commercial, is also known as Maricopa County Assessor Parcel Number APN 102-37-008B. The site is currently undeveloped and currently used for agricultural purposes. See Aerial Map at **Exhibit B**.

The proposed project is consistent with the revitalization and rejuvenation occurring within the Maryvale Village Core tied to the new light rail corridor that will end near this property at the intersection of 79th Avenue and McDowell Road. See Valley Metro light rail map at **Exhibit C**.

Housing options near the future light rail line in this area are limited, or severely outdated. The project will help provide more variety in available living options in this vicinity.

2. OVERALL DESIGN CONCEPT

The overall design concept for the project aims to create a residential community of single family attached dwellings with an urban feel. Inspired by the City of Phoenix's walkable urban code zoning, Zen @ McDowell features homes with street connectivity through patio frontages. Townhomes along McDowell Road have been placed adjacent to and face the street to encourage pedestrian connectivity and walkability. The McDowell Road sidewalk is the path to the front door. These townhouses feature an enclosed garden patio directly adjacent the street right-a way. Residents and Guests could securely enter through a covered gate into the garden patio and to the front door. Community residences can access their homes from the main entrance off 81st Avenue.

Residences within the interior of the community will have a similar urban entry experience. The homes are arranged along a shaded landscaped pedestrian path. Each townhouse features a covered entry gate with secure access into a private garden patio. The pedestrian paths link these homes to 81st Avenue. A covered pedestrian gate adjacent to the 81st Avenue right-a-way provides secure access to the paths.

The townhomes adjacent to the interior property lines have been designed to back up to the adjacent properties. These homes feature a private yard to buffer the adjacent property and focus the dwelling into the community.

Each townhouse has a full size two car garage which has been carefully separated from the community pedestrian paths. In addition to these private parking spaces, ample visitor and guest parking is provided with convenient access to the communities shaded and landscaped paths to each front door.

Entry for residents and guests is provided from the new 81st Avenue half street provided by this developer. The beautiful community amenities are the first view highlighted by the tall, covered entry breezeway structure, resort like pool, and clubhouse.

Residents securely enter through the gate with drives directly into their private garage. Guests and visitors can park in one of the parking spots and access the leasing office or be securely granted access by a resident.

See Conceptual Site Plan at **Exhibit D** and Conceptual Elevations at **Exhibit E**. The Conceptual Landscape Plan is at **Exhibit F**.

B. LAND USE PLAN

1. LAND USE CATEGORIES

The approximately 3.95 gross acre site is designed to allow the townhomes

2. CONCEPTUAL SITE PLAN

The plans, renderings, and elevations provided with this submittal are conceptual in nature and meant to depict the envisioned scale, materials, and design guidelines for this site. The development standards and design guidelines in this PUD are formulated to allow this conceptual vision to be realized.

As depicted in the Conceptual Site Plan (**Exhibit D**), the primary site access is provided from 81st Avenue Street, and no driveway will be positioned on McDowell Road. Parking is provided for residents with 2-car garages and guest parking is located adjacent to the main clubhouse and amenity area.

Pedestrian circulation is provided along McDowell Road and 81st Avenue and throughout the community to connect to the central recreation and amenity area.

C. LIST OF USES

The developer of the Site may request an interpretation of analogous uses to the defined list from the City of Phoenix Zoning Ordinance. The Zoning Administrator may administratively approve a use analogous to those uses listed in Section 618.

- Permitted Uses shall be limited to the permitted use provisions in Section 1306, T4:3 standards of the Phoenix Zoning Ordinance.
- Temporary Uses shall be limited to the temporary use provisions in Section 708 of the Phoenix Zoning Ordinance
- Accessory Uses shall be limited to the accessory use provisions in Section 618 of the Phoenix Zoning Ordinance

D. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within this PUD to promote a quality multifamily development and improved pedestrian experience along the Property frontage. The provisions of this PUD will ensure compatibility with surrounding properties and the framework for eventual development. The development standards shall comply with the Walkable Urban Code Transect T4: 3, except as modified below.

1. DEVELOPMENT STANDARDS TABLE

	PUD STANDARDS
General Requirements	

Maximum Building Height	30 feet
Density	65 units 16.5 du/acre maximum
Lot Requirements	
Lot Coverage	70% maximum
Primary Building Frontage (McDowell Street)	60% minimum
Secondary Building Frontage (81 st Avenue)	N/A
Building Frontage	
Primary Building Frontage (McDowell Street)	Porch, patio, stoop, forecourt or alternative frontages as per Section 1305.B.1.c
Secondary Building Frontage (81 st Avenue)	No frontage standards required.*
Common Open Space	12%
Public Open Space	0%*
Building Setbacks	
Primary Frontage (McDowell Road)	20-foot maximum
Secondary Frontage (81 st Avenue)	62-foot maximum*
Side Lot Line	0-foot minimum
Rear Lot Line	0-foot minimum
Parking Setbacks	
Primary Frontage (McDowell Road)	36-foot minimum* or behind building (whichever is less restrictive)

Secondary Frontage (81 st Avenue Place)	8-foot minimum, landscaping setback along the entire parking frontage
Side Lot Line	0-foot minimum
Rear Lot Line	0-foot minimum
Parking Calculations	
Vehicle Parking, Residential	The proposal will meet the parking standards for single-family attached residential use as noted in Section 702 of the Phoenix Zoning Ordinance.
Bicycle Parking	Shall comply with parking requirements in Section 1307.H.6 of the Phoenix Zoning Ordinance
Non-Residential Uses	Any non-residential uses shall comply with Walkable Urban Code parking requirements, per Section 1307.
Glazing Requirements	
Ground Floor	25%
Second Floor	25% 10% east and west facing
Upper Floors	N/A
Lighting Requirements	Per WUCO T4:3 standards, per Section 507 Tab A.II.A.8 of the Phoenix of the Phoenix Zoning Ordinance and Section 23-100 of City Code
* Denotes a deviation from WUCO T4:3 Standards	

2. LANDSCAPE STANDARDS TABLE

The landscape standards shall comply with the Walkable Urban Code Section 1309, except as modified below.

LANDSCAPE STANDARDS TABLE	
	PUD STANDARDS
General Requirements	
Open Space	12% minimum
Building & Shade	Requirements of Section 1304.F shall apply. A minimum of 75% of the sidewalk or pedestrian way to be shaded. Calculations based on summer solstice at 12:00 p.m.
Detached Sidewalk	A minimum 5-foot landscape strip shall be provided between the sidewalk and back of curb along McDowell Road. Landscaping standards for McDowell Road noted in this Table pertain to the 5-foot landscape strip between the sidewalk and the back of curb.
Sidewalk Width	Minimum 6 feet wide
Planting Guidelines	
Shade Trees	Shade trees are limited to those specified in Table 1309.1 of the WU Code. Tree locations in conflict with overhead power lines may use alternative tree species that are on the approved SRP or APS utility plant list. Minimum 2" caliper trees 25 feet on center or equivalent grouping. Minimum 30% of all trees to be 3" caliper.

	<p>Minimum 75% living vegetation ground coverage in all landscape areas</p> <p>Minimum 75% of the sidewalk will be shaded at tree maturity</p> <p>All trees planted within 10' of a public water/sewer main must comply with the City of Phoenix Water Services Department's Design Standards Manual for Water and Wastewater Systems.</p>
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3. AMENITIES

The proposed amenities for the residential development will help foster a social atmosphere and encourage social interaction for residents and visitors. The development will feature amenities that are desirable for residents. The development will include a minimum of five (5) amenities, which may include, but not be limited to the following:

Indoor Amenities:

- Community clubhouse
- Exercise and amenity room
- Ride-Share provisions
- Automated package storage and delivery
- Bike Storage-In resident garage
- Bike Repair Station
- Resident Storage-in resident garage

Outdoor Amenities:

- Public Benches
- Resident Benches in common areas
- Community Garden with drip irrigation
- Lawn Games
- Tot lot playground
- Dog park/run
- Dog Rinse/Bath area
- Resident Pool
- Resident Spa
- Barbeque Grill
- Shade Ramada
- Benches – distributed throughout the development
- Lawn and Turf – distributed throughout the development

E. DESIGN GUIDELINES

The design guidelines of the proposal will take into consideration the Site's orientation toward McDowell Road and within the Maryvale Village Core.

1. **Architecture**

The design shall comply with the following enhanced standards:

- Window shade awnings will be included to add architectural details
- Patios will be covered with entry structures
- A minimum of two building materials and colors for each elevation
- Incorporate brick details throughout the building facades

2. **Shade**

- Shade along McDowell Road will be accomplished with City approved large shade trees and structures and there will be a minimum of 75% shade on McDowell Road.

F. SIGNS

Signage shall comply with Section 1308, per the T4:3 standards, in the Phoenix Zoning Ordinance.

G. SUSTAINABILITY

The project will incorporate several sustainable/green building strategies including:

Energy Efficiency

The building and interiors are being designed and constructed with the goal of energy efficiency in mind. Modern energy saving appliances and HVAC systems will be used to minimize energy inefficiencies within the buildings: and low-e windows will be installed and appropriately sealed within the units and common areas. Other energy efficiency ideas will be discussed below in the following section.

Recycled/ Renewable Materials

The buildings will be constructed with sustainable wood framing materials, which are renewable products that promote healthier buildings. Other recycled materials are often available in building products such as drywall, carpet and floor tile. Typical construction practices on the site may involve methods designed to preserve resources, such as excess wood and other unused products, and the limiting of waste.

Once occupied, residents will be provided with a dedicated recycling area for the discarding of their recyclable products. Property management will schedule regular collection pickups for the recyclable products to be taken off-site to be processed. The property management team will also ensure that all non-recyclable products are separated and removed from the recycling receptacle prior to processing.

Indoor Environmental Quality

It is the desire to maintain an indoor air quality level within the residential spaces and common areas that are healthy and safe. This can be accomplished through the use of low VOC paints and flooring materials, efficient plumbing fixtures and HVAC equipment that provides proper filtration and circulation of fresh air into the system. Where economically feasible, such products and materials will be incorporated into the development.

In addition, the project will incorporate several sustainable/green building strategies including:

- a. City Enforceable Standards
 - Reduce heat island effect with minimum shade requirement for sidewalks.
 - Encourage recycling through the inclusion of recycling bin within garbage enclosures.

- Encourage water conservation through the selection of drought tolerant landscaping.
- Encourage water conservation through drip irrigation system.
- Encourage the use of recycling collection.

b. Additional Non-Enforceable Standards

- Encourage energy use reduction with increased efficiency rating HVAC system.
- Encourage healthy air quality with low-VOC or no-VOC paints.
- Encourage water conservation with low-flow water fixtures.

H. INFRASTRUCTURE

1. GRADING AND DRAINAGE

Development shall conform to the City of Phoenix Grading and Drainage regulations and design guidelines, as approved by the Planning and Development Department.

2. WATER AND WASTEWATER

Development of the site may require infrastructure improvements based on proposed uses and capacity demand at that time. The improvements will be designed and constructed in accordance with city Code requirements and Water Service Department Design Standards and Policies

3. CIRCULATION SYSTEMS

The existing roadway network within the study area includes 81st Avenue and McDowell Road.

81st Avenue is a north-south local roadway located in the City of Phoenix limits. Currently, there is a 33' half-street right-of-way provided which corresponds to the proposed development, which narrows down to 25' at the north. It is not expected that additional right-of-way will be required. Traffic volume is not expected to increase significantly due to development of 81st & McDowell Townhomes and it is not anticipated that 81st Avenue will connect to Palm Lane to the north. Improvements to 81st Avenue will include half-street pavement, curb, gutter and sidewalk, as approved by City of Phoenix.

McDowell Road is an east-west arterial roadway located in the City of Phoenix limits. McDowell Road is classified as an arterial roadway per the City of Phoenix Street Classification Map dated March 2014, with a B cross section (65 feet of right of way measured centerline to right of way line). Along the northern edge of the property, McDowell Road consists of three travel lanes in each direction separated by a raised median. The posted speed limit along McDowell Road within the vicinity of the site is 45 miles per hour. Due to future residential and commercial developments, it is expected that traffic volumes will increase over the next five years. Based on the current right-of-way and roadway width and improvements, it is not proposed that this site expand this road section of McDowell Road corresponding to subject property line beyond the minimum section as defined by City of Phoenix street improvements standards. Improvements to McDowell Road are expected to include driveway, curb, gutter and sidewalk, as approved by City of Phoenix.

4. Complete Streets

Providing safe and comfortable streets is extremely important for pedestrian comfort and neighborhood character. The site has been designed in such a way that takes the following principles from the City of Phoenix Complete Streets Design Guidelines into consideration:

Design for Context

The project will enhance the area and create an engaging and inviting McDowell Road with residential style frontage types that are appropriate in scale and design for the area. There is direct access from the units to the sidewalk along McDowell Road for ease of access for pedestrians.

Design for Safety

The site was designed with pedestrian safety in mind. We did not include a driveway along McDowell Road with this in mind and all access is moved through 81st Avenue.

Design for Comfort and Convenience, Sustainability and Connectivity

The site was designed and landscaped in such a way to provide thermal comfort to pedestrians year-round with the use of drought-tolerant shade trees. The McDowell Road frontages will be shaded at a minimum of 75 percent.

I. COMPARATIVE ZONING TABLE

	WUCO T4:3 STANDARDS	PUD STANDARDS
General Requirements		
Building Height	40 foot maximum	30 feet
Density	No maximum	65 units 16.5 du/acre maximum
Lot Requirements		
Lot Coverage	70% maximum	70% maximum
Primary Building Frontage	60% minimum	60% minimum
Secondary Building Frontage	N/A	N/A
Public Open Space	Five percent (5%) of the gross site area above one acre	0%
Common Open Space	5%	12%
Building Setbacks		
Primary Frontage (McDowell Road)	20-foot maximum	20-foot maximum
Secondary Frontage (81 st Avenue)	8-foot maximum	62-foot maximum*
Side Lot Line	0-foot minimum	0-foot minimum
Rear Lot Line	0-foot minimum	0-foot minimum
Parking Setbacks		
Primary Frontage (McDowell Road)	30-feet minimum* or behind building (whichever is less restrictive)	36-feet minimum* or behind building (whichever is less restrictive)
Secondary Frontage (81 st Avenue Place)	8-foot minimum, landscaping setback along the entire parking frontage	8-foot minimum, landscaping setback along the entire parking frontage
Side Lot Line	0-foot minimum	0-foot minimum

Rear Lot Line	0-foot minimum	0-foot minimum
Parking Calculations		
Vehicle Parking	Walkable Urban Code parking requirements, per Section 1307.	The proposal will meet the parking standards for single-family attached residential use as noted in Section 702 of the Phoenix Zoning Ordinance.
Bicycle Parking	Walkable Urban Code parking requirements, per Section 1307.	Shall comply with parking requirements in Section 1307.H.6 of the Phoenix Zoning Ordinance
Non Residential Uses	Walkable Urban Code parking requirements, per Section 1307.	Any non-residential uses shall comply with Walkable Urban Code parking requirements, per Section 1307.
Frontage Types Allowed		
Primary Building Frontage (McDowell Street)	Porch, patio, stoop, forecourt or alternative frontages as per Section 1305.B.1.c	Porch, patio, stoop, forecourt or alternative frontages as per Section 1305.B.1.c
Secondary Building Frontage (81 st Avenue)	Porch, patio, stoop, forecourt or alternative frontages as per Section 1305.B.1.c	No frontage standards required.*
Glazing Requirements		
Ground Floor	25%	25%
Second Floor	25% 10% east and west facing	25% 10% east and west facing
Upper Floors	N/A	N/A

J. LEGAL DESCRIPTION

THE EAST 264.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH BRASS CAP IN HANDHOLE (0.70' DOWN) MARKING THE SOUTHWEST CORNER OF SAID SECTION 35 FROM WHICH A 3-INCH BRASS CAP IN HANDHOLE (0.70' DOWN) MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 35 BEARS NORTH 88 DEGREES 50 MINUTES 11 SECONDS EAST 2641.17 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 88 DEGREES 50 MINUTES 11 SECONDS EAST 1056.46 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE WEST LINE OF THE EAST 264.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SAID SOUTHWEST QUARTER AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 35 MINUTES 59 SECONDS EAST 660.32 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID SOUTH HALF;

THENCE NORTH 88 DEGREES 48 MINUTES 43 SECONDS EAST 264.13 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 35 MINUTES 59 SECONDS WEST 660.43 FEET ALONG SAID EAST LINE TO THE TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 88 DEGREES 50 MINUTES 11 SECONDS WEST 264.13 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

COMPRISING 174,338 SQUARE FEET, MORE OR LESS.

K. EXHIBITS

Area Vicinity Map	A
Site Aerial	B
Valley Metro Light Rail Map	C
Conceptual Site Plans	D
Conceptual Elevations/Renderings	E
Conceptual Landscape Plan	F