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Planning & Development
Department



4040 E. McDowell Road (NWC McDowell Road and 41st Place)

A PLANNED UNIT DEVELOPMENT

Case Z-19-18-8

Land Use and Development Standards

Submitted to the City of Phoenix

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Camelback East Village Meeting:

Planning Commission Public Hearing:

City Council Hearing:

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Planned Unit Development Disclaimer

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

Zoning Ordinance Applicability

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



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A. PURPOSE & INTENT

The purpose of this Planned Unit Development (“PUD”) is to create specific standards to guide the redevelopment of the existing site and buildings. The vision behind this PUD is to allow for an adaptive reuse conversion for a mixed use multi-family, commercial and/or office project. The resulting project will be called **40 East** PUD.

40 East is an approximate +/- 1.93-acre site located at the northwest corner of McDowell Road and 41st Place. The property is generally bounded by an unpaved dead-end alley on the north, an existing multi-family residential project on the west, 41st Place on the east and McDowell Road on the south. The uniquely situated property enjoys direct access to McDowell Road, an arterial roadway, and nearby access to Hohokam Express parkway (“SR 143”) and the Loop 202 Freeway. The entire +/-1.93 gross acre property is currently designated on the Phoenix General Plan as “Commercial” (which allows commercial and office uses as well as apartments up to 14.5 dwelling units per acre). The rezoning request will rezone the property from the current C-2 zoning district to PUD to allow for an adaptive reuse/mixed-use conversion of an older underutilized existing office development into a unique, creatively designed mixed-use urban re-use development which implements the greater vision of the City of Phoenix for development along the McDowell Road corridor.



Exhibit 1 – VICINITY MAP

Currently, the subject site consists of a 5-story office building with parking wrapping around the north, east and west side of the building and a vacant one-story office building near the northeast corner of the property which has no on-site parking or landscaping. Records show that the 5-story office building was built in 1980 and the smaller building being built in 1970. The property has been in an underutilized condition for some time and has outlived its usefulness. If approved, the smaller single-story building near the northeast corner of the property will be demolished to accommodate this proposal's site amenities.



Existing Building Façade Facing McDowell Road

The owner seeks to redevelop/reuse/convert this property by converting the existing office condominium units to a mixed-use residential condominium community, including neighborhood retail/office and/or residential units on the first floor and residential units on the 2nd-5th floors. The project will also include a new underground parking area and substantial exterior facade and site changes to enhance the subject site creating not only a change of use, but a significant enhancement of the streetscape.

The City has a longstanding goal to revitalize and re-purpose old, infill properties; this project is consistent with that objective. The proposed architecture and open space areas will provide a distinct, up-scale living environment for the residents of this community. The use of various materials and both horizontal and vertical plane movement will emphasize the building's unique urban design both for the residents of the new community and for area residents who are walking or driving past the development. All of the architectural elements will tie together to provide a strong identity for the site that complements the surrounding properties as well as creating an inviting atmosphere for residents and guests. The project provides a design that uses view corridors and architectural focal points to emphasize the interior residential amenities. This well-conceived infill concept offers to add to the diverse housing types in this growing area of the community.

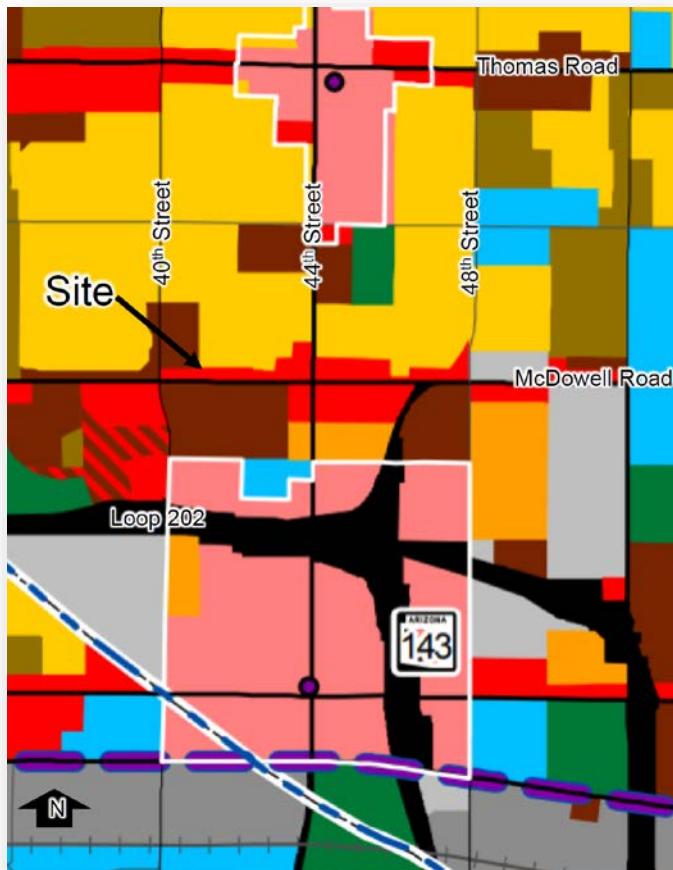
This new mixed-use condominium redevelopment will be far more compatible with the adjoining neighborhood than either of the existing outdated office buildings. The subject

proposal does not create new 5-story building or heights; rather, it enhances and converts the existing office building into a revamped residential project that will be compatible with the existing multi-family and single-family uses to the west and north. The site's primary access will continue to be the existing driveways on McDowell Road and 41st Place. The new underground parking area for the project will be accessed from 41st Place.

The overall project concept is to create an urban-style mixed use development revolving around a high quality multi-family residential community with office and/or retail on the first floor. The plan proposes a residential living community that will complement the mixed-use character of the surrounding area.

B. GENERAL PLAN CONFORMANCE

The current General Plan Land Use designation for the subject property is commercial which allows retail, office and multi-family housing. The requested PUD conforms to the General Plan and the General Plan Land Use map designation of commercial. No amendment is necessary or sought.



***Exhibit 2 –
EXISTING GENERAL PLAN
LAND USE MAP***



The following outlines the relationship between the requested zoning change to Planned Unit Development (“PUD”) and the City of Phoenix General Plan. The General Plan seeks to promote comprehensive direction for the growth, conservation and development of all physical aspects of the City. The proposed rezone meets or exceeds the following goals outlined in the General Plan:

Core Value: Connecting People & Places
Infill

Land Use and Design Principles: Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

This request assembles 2 parcels that are zoned for C-2 (Intermediate Commercial) and combines them into one cohesive project with one common zoning that promotes compatibility with the surrounding area. Records show that the 5-story office building was built in 1980 and the smaller building being built in 1970. While multi-family homes are permitted on these parcels and within these zoning districts, the intent of the proposed PUD zoning districts is to allow the existing 82 office condo units to convert in to 71 residential units associated with apartments style living and 10 office/retail units within the existing 5-story building. Over the last decades, development patterns have changed the McDowell Road corridor in this area. These existing parcels are now situated between multi-story apartments and commercial retail uses. McDowell itself is seeing significant redevelopment with numerous new restaurant venues. This change in development pattern has been a catalyst to seek the adaptive reuse redevelopment of this subject property for apartments and 10 office/retail units to support and take advantage of the vibrant new uses dominating the nearby area.

Most all of these existing apartments are several decades old so the area is ripe for new multi-family living. The revitalization/reuse of the subject property, comprised now of underutilized office rental units, will have a positive domino effect on all aspects of the local economy, including making the area more attractive for new businesses and employers and long-term viability for living in this area. The added population will help the City’s goals of having a balance between population and employment over the long-term.

Core Value: Connecting People & Places
Opportunity Sites

The Goal: To promote development of vacant parcels or redevelopment of underutilized parcels within the developed area of the city that are consistent with the character of the area or within the area’s transitional objectives.

As mentioned, this request merely seeks to convert the existing 82 office units within the existing 5-story office building with 71 newly remodeled residential units and 10 office/retail units within the same foot print of the existing building. A new



community/recreation building and leasing office and a pool area with amenities will also be added. The exterior façade will be substantially enhanced to create a high-quality residential character. The proposed adaptive reuse infill residential/office/retail development rezoning is compatible with the adjacent zoning pattern and the surrounding uses. The General Plan supports increased intensity, respectful of local conditions and surrounding neighborhoods. The City's General Plan Land Use Map shows the surrounding area to the west and east as commercial and to the south as all being designated as "15+ du/acre – Higher density attached townhouses, condos, or apartments" and therefore this request is consistent with the City's desires for multi-family in this area.

The proposed request is consistent with the adjacent zoning pattern for higher density residential units and the evolving character of this area and will help promote the long-term success of the local community and viability of the area. As noted, this request essentially seeks to convert the existing 81 office units into 71 residential units and 10 office/retail units and substantial enhance the exterior elevation and site. This request proposes reuse of an underutilized parcel that fits the area's transitional objectives and compliments the scale and character of this urban area.

C. ZONING & LAND USE COMPATIBILITY

1. Surrounding Land Uses and Zoning

Surrounding Land Uses and Zoning		
	Land Use	Zoning
On site	Office building	C-2
North	Single family residential	R1-6
South	Commercial and office	C-2
East	Inline commercial retail	C-2
West	Multi-Family Residential	C-2

2. Compatibility

The property is situated in an area of the City which includes single story restaurant buildings, one and two-story office buildings, commercial uses, two story multi-family buildings and a mobile home park.

The irregular shaped property has an existing 5-story building which will remain in its current location. The building is located closest to McDowell Road and is adjacent to a 2-story multi-family residential project to the west. To the north is single family residential. Immediately across McDowell Road are commercial and office businesses. There are also 2-story apartments and a mobile home park along the south side of McDowell Road. To the east, beyond 41st Place, is an inline retail development.

While the property is geographically next to single family residential to the north, the existing 5-story building is not being moved or getting closer to the residential. The conversion from office units to multi-family residential units is not out of character with the area as multi-family already exists in the area.

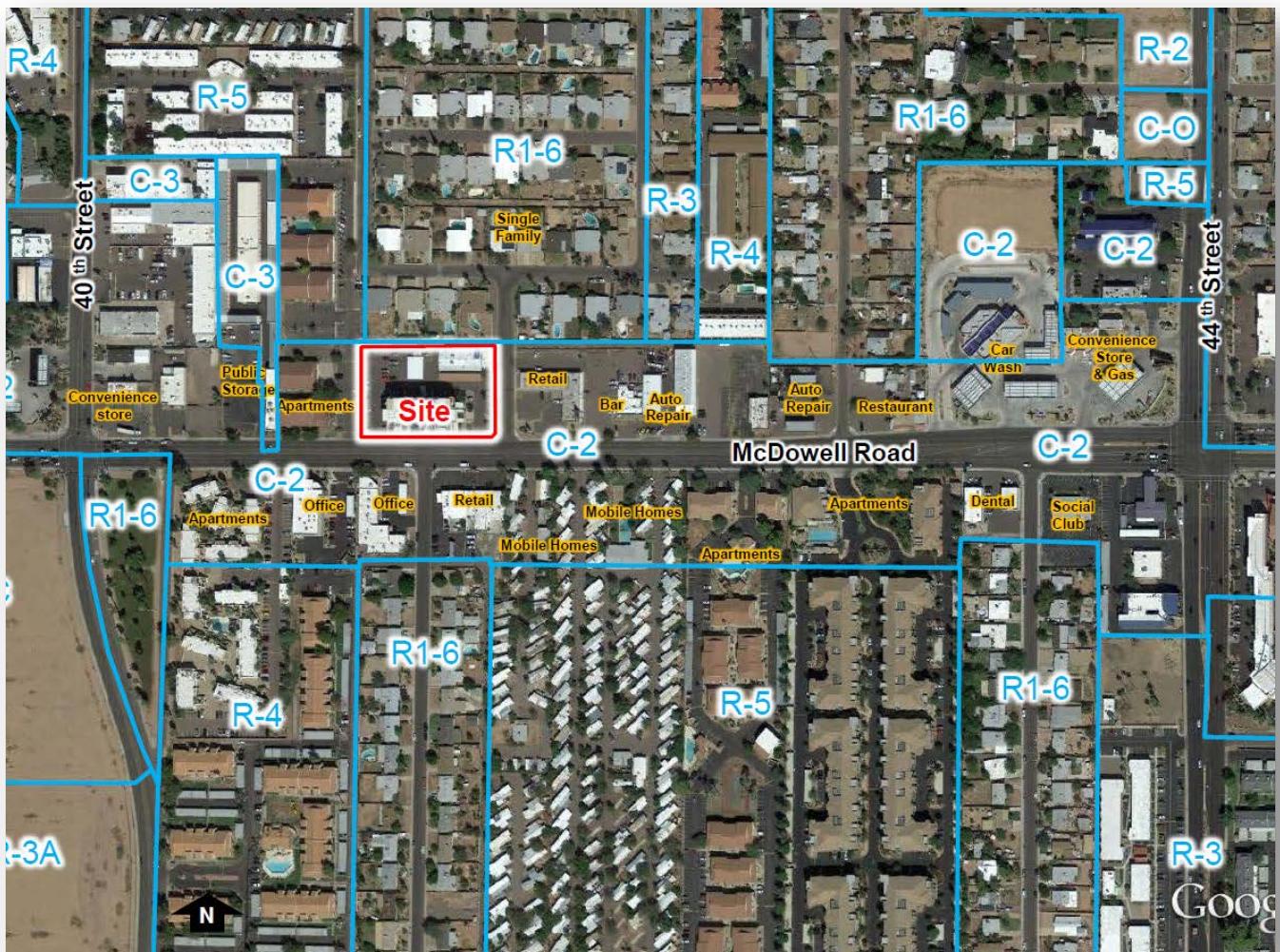


Exhibit 3 – ZONING MAP

D. SITE LOCATION and CONDITIONS

1. Site, Location, Acreage and Surrounding Context

The approximate +/- 1.93-acre site is located at the northwest corner of McDowell Road and 41st Place. The property is generally bounded by a dead-end alley on the north, an existing multi-family residential project on the west, 41st Place on the east and McDowell Road on the south. The uniquely situated property enjoys direct access to McDowell Road, an arterial roadway, and nearby access to Hohokam Express parkway ("SR 143") and the Loop 202 Freeway. The site is approximate ¼ mile west of 44th Street on McDowell Road.

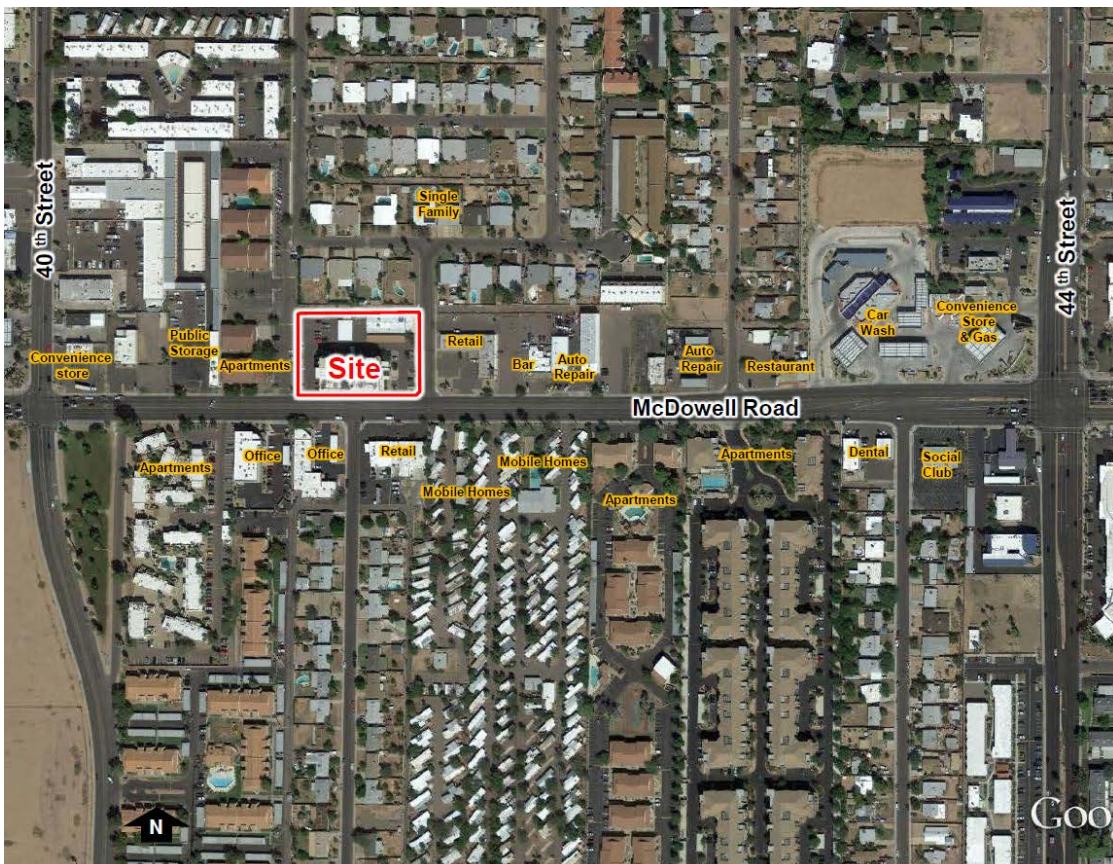


Exhibit 4 - Surrounding Land Uses

2. Topography and Natural Features

Currently the subject site consists of a 5-story office building with parking wrapping around the north, east and west side of the building and a vacant one-story office building which has no on-site parking or landscaping. The existing property topography is relatively flat with a slight slope from the northeast to southwest and with no natural features.

E. LAND USE PLAN



The rezoning request involves approximately 2 acres and will rezone the property from the current C-2 zoning districts to Planned Unit Development (PUD) to allow for an adaptive reuse development of a unique and thoughtfully designed urban residential/office/retail development.

The owner seeks to redevelop/reuse/convert this property by converting the existing 5-story office condominium units to a mixed-use residential community, including retail/office and/or residential units on the first floor and residential units on the 2nd-5th floors. The existing 5-story building height is not changing. The project will also include a new underground parking area and substantial exterior facade and site changes to enhance the subject site-creating not only a change of use, but a significant enhancement of the streetscape.

The existing 5-story office building use will be converted to an urban “building forward” design concept. The 5-story building, setbacks along the south, east and west will remain as will the parking area and circulation. The existing one-story building at the northeast corner of the property will be torn down and replaced with a pool, amenities, club/community building and leasing office. Surface parking and a new underground parking area will be provided for residential units, with additional perimeter surface parking provided for visitors.

The simple fact is that this is an adaptive reuse of an existing building and large suburban setbacks along arterial streets would require a complete rebuild of the site which is not consistent with the City’s vision for urban style development. New apartment projects in the downtown are now mandated to bring forward to “activate the streets.” In many ways this adaptive reuse complies with the City’s desires for reduction in street building setbacks which creates a strong connection at the pedestrian level for the adjacent street(s) and with the adjacent restaurants and nearby retail stores. It also helps to encourage pedestrian interaction and provide shade along street frontages. As shown in the conceptual building elevations, the building design includes manipulation of massing through forms, building articulation, textures, materials and colors. The use of off-sets, reveals and varied forms and material will create an attractive design for residents as well as those driving by the site.

The proposed building architecture and new project amenities will provide a distinct living environment for renters willing to pay higher rents to live in a high end, amenitized and secure setting. Building architecture will provide a distinct living environment and will vary the massing of the building and pedestrian-scale elements. All of the units themselves will include patio space. All of the architectural elements will tie together to provide a strong identity for the site that enhances the surrounding properties and creates an inviting atmosphere for both residents and guests.

The pool area provides a private ambiance for the residential community. Tenants of the property will have use of a state-of-the-art fitness center, spa, outdoor barbecues,



outdoor pool area, and club house reserved for apartment residents. All of these amenities will be for the exclusive use of those renting at the property. The amenity area will be located at the northeast corner of the property. The pool area is centrally located between the community center and the leasing office buildings, thus providing a private, unique, discreet space for apartment dwellers.

The project will attract residents looking for an affordable alternative to single family housing and who prefer to live/work/recreate close to home. This property benefits from having excellent local and regional access that will be convenient for young professionals, business representatives/employees, and other individuals who prefer community shared amenities without the maintenance burdens of typical single-family residential uses. The new multi-family residential residents and their guests offer existing local businesses long-term sustainability and patronage. These urban living units are for people who want to live in an environment with nearby employment opportunities, retail services, open space elements, restaurant venues and with excellent arterial and freeway access.

This document will guide the development of this adaptive reuse property that will create the backbone framework for this multi-family residential/office/retail development.

F. LIST OF USES

The rezoning is intended to allow the redevelopment/reuse/conversion of this property by converting the existing office condominium units to a mixed-use residential community, including retail/office and/or residential units on the first floor and residential units on the 2nd-5th floors. The Master Developer or any property owner within the **40 East PUD** may request an interpretation of analogous use to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below.

The uses permitted within the **40 East PUD** shall be those permitted in Section 623 Commercial C-2 District – Intermediate Commercial of the Phoenix Zoning Ordinance, as amended from time to time, with the following additions and exclusions:

The following additional uses will be allowed:

1. Office for professional, medical, dental and administrative use including clerical or sales representative offices, and including those requiring use permits in R-5.
2. Residential-Multi-family.
3. Live-work units.
4. Accessory Uses shall be permitted in accordance with Section 608.G of the Phoenix Zoning Ordinance.
5. Home Occupations shall be permitted in accordance with Section 608 of the Phoenix Zoning Ordinance.

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

The following uses shall be prohibited:

1. Adult bookstore, adult novelty store, adult theatre, adult live entertainment establishment, erotic dance or performance studio.
2. Agricultural Implements, Distributions and Display, Retail Sales.
3. Assembly Halls, Auditoriums and Banquet Halls.
4. Automobile Parts and Supplies, New Retail and Wholesale.
5. Auto Seat Covers and Trim Shop.
6. Bakers and Baked Goods, Manufacturing Wholesale and Storage.
7. Beer, Ale and Wine Distributor, Wholesale and Storage (no bottling).
8. Blood Banks and Blood Plasma Centers as accessory to a hospital.
9. Building Materials, Retail Sales Only.
10. Bus Terminal.
11. Candy, Wholesale Distribution.
12. Carpet, Rug and Furniture Cleaners.
13. Car Wash.
14. Cigarette Service.
15. Compressed Natural Gas (CNG) Retail Sales.
16. Confectioners, Wholesale.
17. Contractors Equipment and Supplies, Retail Sales.
18. Draperies, Manufacturing.
19. Egg, Storage and Processing.
20. Exhibition Hall.
21. Family Game Center.
22. Farm Implements and Machinery, Retail Sales.
23. Frozen Foods, Wholesale Storage and Distribution.
24. Furniture, Repairing and Refinishing.
25. Furs, Custom Cleaning, Storage.
26. Garage, Repair, Not Body and Fender Shops.
27. Garages, Public.
28. Gas Regulating Equipment, Sales and Service.
29. Glass Shops, Custom.
30. Guns, Retail Sales and/or Repairs.
31. Gymnasiums, Private or Commercial.
32. Hospital.
33. Hotel Equipment, Supplies and Retail Sales.
34. Hotel or Motel.
35. Janitors' Supplies, Storage and Warehouse.
36. Kiddieland.
37. Lawn Furniture, New, Sales.
38. Lawn Mower Repair Shops.

39. Lockers, Food Storage.
40. Machinery Rental.
41. Milliners, Wholesale and Manufacturing.
42. Mineral Water Distillation and Bottling.
43. Miniature Golf.
44. Mirrors, Resilvering; Custom Work.
45. Mortuary.
46. Motion Picture Equipment, Retail Sales and Display.
47. Motion Picture Theatres.
48. Motorcycles, Repairing and Sales.
49. Newspaper Printing.
50. Nonprofit medical marijuana dispensary facility.
51. Oil Burners, Retail Sales and Repairs.
52. Outside Retail Food Sales as an accessory use.
53. Parking Lot, Commercial, Subject to Provisions of Section 702.
54. Pawn Shop.
55. Pool and Billiard Halls.
56. Propane Retail Sales.
57. Propane Retail Sales as an outside accessory use to a retail facility.
58. Public Storage Garages.
59. Public Utility Service.
60. Pumps, Retail Sales and Display.
61. Restaurant Equipment, Supplies and Retail Sales.
62. Road Building Equipment, Retail Sales.
63. Rug Cleaning.
64. Saw Sharpening Shop.
65. School Equipment and Supplies Wholesale.
66. Service Station Equipment, Wholesale.
67. Sign Painters' Shops.
68. Sign Fabrication.
69. Skating Rinks, Indoor.
70. Slip Covers, Custom Manufacturing.
71. Sound Systems, Rentals and Repairs.
72. Sporting Goods, Wholesale.
73. Steam Baths.
74. Swimming Pool, Commercial, Outdoor.
75. Tattoo Shops, subject to securing a use permit pursuant to Section 307.
76. Taxicab Garages.
77. Taxidermists.
78. Theaters.
79. Tire Repairing Equipment and Supplies.
80. Tobacco, Wholesale and Storage.
81. Tombstones, Sales and Display.
82. Tools, Wholesale and Distribution.
83. Tortillas, Manufacturing Wholesale.



84. Towels, Supply Service.
85. Tractors, Retail Sales, Display.
86. Upholsterers, Custom, Retail Sales and Supplies.
87. Veterinary offices.
88. Veterinary Hospitals.
89. Washing Machines, Retail Sales and Display, Custom Repairing.
90. Water or Mineral, Drinking or Curative, Bottling and Distribution.
91. Water Softening Equipment, Service and Repairs.
92. Window Glass Installation Shops.

G. DEVELOPMENT STANDARDS

The purpose and intent of the provisions defined within the **40 East** PUD is to promote the reuse development of unique, urban-style residential development that will provide



opportunities for a high quality residential project with ancillary uses referenced herein through common and compatible design features. The **40 East** PUD will fully comply with the URBAN DESIGN PRINCIPLES set forth in Section 507 Tab A of the Phoenix Zoning Ordinance or as amended herein. This PUD also provides additional supplement design principles which are included in the development.

DEVELOPMENT STANDARDS		
Minimum Lot Width/Depth:	None	
Density:	Maximum 45 du/ac.	
Building Setbacks (measured from property line):	South Property Line (McDowell Road):	4' to primary building; 3' to architectural projections; 6" to balcony edge; 0' to sign face.
	East Property Line (41 st Place):	0-feet
	West Property Line:	0-feet
	North Property Line:	1-story (or 20') 20' 2-story (or 30') 20' 3-story (or 42') 60' 4-story and above (or 56') 100'
Landscape Setbacks:	South Property Line (McDowell Road):	4-feet
	East Property Line (41 st Place):	0-feet
	West Property Line:	0-feet
	North Property Line:	20-feet
Maximum Building Height:	56-feet or 5-story.	
Lot Coverage	50%	

Landscape Standards:

Landscaping within the **40 East** PUD will enable the architecture to fit appropriately to the land. The intent is to promote a landscape plan that is ecologically sensitive to the Southwest environment through the use of regionally appropriate materials, low water plants and thoughtful water harvesting strategies all while still being attractive. The purpose of the Landscape Standards section is to provide a baseline requirement for landscape improvements and establish a common landscape theme for the development as a whole. Landscaping treatment shall be provided for the entire site as addressed herein. The pedestrian experience is fundamental to **40 East** PUD success. Landscaping will soften edges between adjacent public streets and urban architecture, and will provide an abundance of pedestrian shading. The landscaping will strive to provide a pleasant



pedestrian experience by utilizing a combination of drought tolerant shade trees that work in an urban setting. The proposed plant palette is comprised of appropriate species that flourish and endure in our unique climate, allowing the project to not just survive, but thrive. Trees combined with architectural shading features in some locations will attempt to manage the intense heat of a Phoenix summer.

The following standards shall apply:

Landscape Standards – South Property Line (McDowell Road)	
McDowell Road	4-feet
Trees	Minimum 2-inch caliper trees (75% of required trees). Minimum 3-inch caliper trees (25% of required trees).
Shrubs	Minimum five 5-gallon shrubs per tree.
Spacing	Trees shall be placed 20 feet on center or in equivalent groupings, except no trees shall be required in front of the building along McDowell Road.

Landscape Standards – East Property Line (41st Place)	
41 st Place	As shown on the site plan.
Trees	Minimum 2-inch caliper trees (75% of required trees). Minimum 3-inch caliper trees (25% of required trees).
Shrubs	Minimum five 5-gallon shrubs per tree.
Spacing	Trees shall be placed 20 feet on center or as approved by the Planning & Development Services Department.

Landscape Standards – West Property Line.	
West Property Line.	As shown on the site plan.
Trees	Minimum 2-inch caliper trees (100% of required trees)
Shrubs	Minimum five 5-gallon shrubs per tree.
Spacing	Trees shall be placed 20 feet on center or as approved by the Planning & Development Services Department.

No trees are allowed to be planted in the P.U.E., unless otherwise approved by the Planning & Development Services Department. 1 and 5 gallon shrubs can be planted with this easement. Architecturally or artistically integrated public amenities may be provided within the P.U.E. Amenities may include, but not be limited to the following:

- Seating (benches/chairs)
- Structural shade elements (may be cantilevered)
- Public art elements
- Designer light fixtures

Landscape Standards – North Property Line.	
North Property Line.	As shown on the site plan.
Trees	Minimum 2-inch caliper trees (100% of required trees)
Shrubs	Minimum five 5-gallon shrubs per tree.



Spacing	Trees shall be placed 20 feet on center or as approved by the Planning & Development Services Department. No trees are allowed to be planted in the P.U.E., unless otherwise approved by the Planning & Development Services Department. 1 and 5 gallon shrubs can be planted with this easement. Architecturally or artistically integrated public amenities may be provided within the P.U.E. Amenities may include, but not be limited to the following: <ul style="list-style-type: none">- Seating (benches/chairs)- Structural shade elements (may be cantilevered)- Public art elements- Designer light fixtures
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Parking Standards:

Parking Space Dimensions and Calculations. All design elements for the entire project regarding parking space, design and materials shall meet or exceed ADA requirements, when required.

<i>Parking:</i>	RESIDENTIAL PARKING SHALL BE PROVIDED AS FOLLOWS: 1 space per Studio and 1 Bedroom residential unit; 2 spaces per 2 Bedroom, 3 Bedroom or penthouse unit. COMMERCIAL/OFFICE PARKING SHALL BE PROVIDED AS FOLLOWS: 1 space per 300 square feet Parking spaces to be a minimum dimension of eight and one-half (8-1/2) feet by eighteen (18) feet, unless otherwise approved by the Planning & Development Services Department.
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<i>Loading:</i>	Loading shall be provided in front of the leasing office on 41 st Place.
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<i>Bicycle Parking:</i>	A minimum of 6 bicycle and up to 20 bicycle parking spaces shall be provided, unless otherwise approved by the Planning & Development Services Department. The location and
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	dimension of bike racks is subject to the City's approval during the technical site plan review process.
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H. DESIGN GUIDELINES

40 East shall be designed with 4-sided architecture so that it will offer pleasing views and vistas not only for tenants and owners within the project but for potential owners and customers on the adjacent streets. Street level of all buildings will be developed to consider the pedestrian experience and vitality of the project. The Design functions have been created to develop this relationship between the project's urban environment and the internal pedestrian environment.

This PUD shall conform to the conceptual elevation and rendering provided within this PUD and Section 507 Tab A of the Phoenix Zoning Ordinance with additional standards as indicated below.

Building Design	<p>The visual impact of a building depends not only on its size, but also on the relationship between its height, length, and width including such features as prominent entries, windows, color and materials.</p> <p>The building elevations will be in general conformance with the massing and articulation seen in the elevations provided on Exhibits 7, 8, 9, 10, 11, 12 and 13 or as approved by the Planning & Development Services Department.</p> <p>A. <i>Primary Building Finishes.</i></p> <ul style="list-style-type: none"> a. Roof materials: Built-Up roofing, Standing Seam Metal (roof & eaves), and/or stucco parapets. b. Walls, Floors 1-2: Brick Veneer (Minimum 60% of area of the first two floors). c. Walls, Floors 3-4: Metal Siding (+/- 8" pop-out)(Minimum 60% of area of the first two floors). d. Walls, Floor 5: Stucco, Painted (Minimum 60% of area of the first two floors). e. Vertical Articulation Walls (+/- 12" pop-out): Stucco, Contrast Color Paint. f. Vertical Fin (South Side): Contrasting color to match Steel. g. Steel Elements, Door/Window Frames: Dark paint, light accents.
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	<ul style="list-style-type: none"> h. Railing – Dark accent with brushed aluminum (or sim) handrail. i. Exterior Stair Fencing: Metal Open Fence w/ Steel Frame. j. Signage: Metal Pan, Contrasting color per location. k. Signage: Fin (on South Side), Metal Pan, Contrasting Color (aluminum).
	<p><i>B. Clubhouse Building Finishes.</i></p> <ul style="list-style-type: none"> a. Roof materials: Built-Up Roofing or Standing Seam Metal (roof & eaves). b. Walls @ Clubhouse, Floor 1: Brick Veneer (Minimum 60% of area of the first floor). c. Walls @ Maintenance, Floor 1: Stucco (Minimum 60% of area of the first floor), light color to match vertical. d. Walls, Floor 2: Metal Siding (+/- 4" pop-out)(Minimum 60% of area of the second floor). e. Vertical Articulation Walls: Stucco, Contrast Color Paint. f. Deck: Stucco, light color to match. g. Steel Elements, railing & Door/Window Frames: Dark paint, light accents. h. Railing – Dark accent with brushed aluminum (or sim) handrail. i. Signage: Metal Pan, Contrasting color per location.
	<p><i>C. Leasing Office Building Finishes.</i></p> <ul style="list-style-type: none"> a. Roof materials: Built-Up Roofing or Standing Seam Metal (roof & eaves). b. Walls @ South End: Brick Veneer (Approximately 1/3 of main level). c. Walls @ Center & North: Stucco (Approximately 2/3 of main level), light color to match Clubhouse & Main. d. Steel Elements, Door/Window Frames: Dark paint. e. Signage: Metal Pan, Contrasting color per location.
	<p><i>D. Covered Parking Finishes.</i></p> <ul style="list-style-type: none"> a. Roof, Sloped: Standing Seam Metal (roof & eaves). b. Steel Elements (columns): Dark paint.

Balconies

Balconies shall be provided for all residential units 2nd floor and higher.

Awnings/Canopies	<p>Awnings and canopies that suspend over sidewalks may be anchored to an architectural element (i.e. a building) and may be incorporated into the architectural design. Horizontal projected shade awnings/canopies will be mounted a minimum of 8-feet above grade. Awnings (exterior windows shade/design features) can be utilized at every level.</p>
Site Lighting:	<ul style="list-style-type: none"> • All on-site lighting is to be shielded to prevent direct visibility of the light source from adjacent property. • Lighting should be shielded with cut-off fixtures and deflectors to direct light downward and limit on-site lighting levels to a maximum of one (1) foot candle at the property line. • Parking lot and security lighting should not exceed a maximum of twenty (20) feet in height. • Service areas and other screened areas should have proper security lighting. • Lighting fixtures and illumination should be of similar design and character as the project's building components. • Site lighting should be provided to ensure personal safety at building entrance/exits, and in public assembly and parking areas. • Recommended lighting levels and uniformity ratios established by the Illumination Engineering Society of North America (IESNA), as may be modified by the City of Phoenix, should be incorporated in lighting design for on-site non-residential and multi-family development. <ul style="list-style-type: none"> - minimum standards for adequate lighting and safety. - maximum standard to minimize glare and lighting trespass on adjacent uses. • Illuminative gases, LED lights and fiber optics should not be placed on structures which are adjacent to residential property to the north.

<p>Walls/Fences</p>	<p>Thematic walls and fences shall be utilized to provide a cohesive project. The walls and fences for the project will be in general conformance with the design character as shown on the wall plan and details provided on Exhibits 14, 15, 16, and 17 or as approved by the Planning & Development Services Department.</p> <p>The removal and rebuilding of the wall on the northern property line shall be structurally complete prior to any demolition of any portion of the existing office building.</p> <p>Approved wall materials include the following list, unless otherwise approved by the Planning & Development Services Department:</p> <ul style="list-style-type: none"> • Common clay brick veneer. • Granite, Marble, or other natural stone. • Tile cladding. • Concrete masonry unit (provided that surfaces are integrally colored, painted, stained or have attractive exposed aggregate which must be approved as to color and texture). • Architectural metal panels. • Stucco or plaster (synthetic systems simulating stucco or plaster are permitted). • Concrete, pre-cast or poured in place. • Metal panels and/or trim. • Metal and composite panels. • Metals (polished and rusted). • Perforated metals and meshes. • Poured in place, tilt-up or pre-cast concrete, provided that surfaces must be painted or have exposed aggregate finish (color and texture of exposed aggregate must be approved through the Design Review process). • Masonry. • Green-Screen or Green walls including trellises to reduce excessive radiant heat in pedestrian areas and to screen the project from the adjacent dental office.
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I. SIGNS



All signage shall comply with Section 705 of the Phoenix Zoning Ordinance, except the following shall be allowed as described below:

A. Signage

- a. Dark contrasting back-lit metal pan on light/brick walls.
- b. Light contrasting back-lit metal pan on dark walls.
- c. Logo: back-lit metal pan, light & dark combination.
- d. Areas (max) – Primary Building
 - i. East Fin: 95 s.f. "BUILDING NAME" vertical.
 - ii. East Major: 50 s.f. "BUILDING NAME"
 - iii. East Minor: 20 s.f. "ADDRESS" vertical
 - iv. East Minor: 20 s.f. "LOGO"
 - v. South Suite Names: 10 s.f. (x10 suites = 100 s.f.)
 - vi. West Fin: 95 s.f. "BUILDING NAME" vertical
 - vii. West Major: 50 s.f. "BUILDING NAME"
 - viii. West Minor: 20 s.f. "ADDRESS" vertical
 - ix. West Minor: 20 s.f. "LOGO"
 - x. North Entry: 10 s.f. General Signage
- e. Area (max) – Community Building
 - i. General Signage: 100 s.f. max
- f. Area (max) – Leasing
 - i. General Signage: 50 s.f. max
 - ii. Logo: 20 s.f.
- g. Area (max) – Ramp Entrance
 - i. "RESIDENT PARKING": 20 s.f.

J. SUSTAINABILITY

The development is planned as a sustainable development within the community. Energy efficiency and environmentally responsive environments create a better home atmosphere for residents.

This PUD will utilize the following standards that are enforceable by the city:

- Water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system to minimize water waste.
- Reduce heat island with light colored roof and subterranean parking.

This PUD will utilize the following standards that are not enforceable by the city:

- Utilize low water plumbing fixtures.
- Utilize low "e" double pane windows.
- Encourage recycling program.



- Encourage design of buildings HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Encourage the use of water based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.

K. INFRASTRUCTURE

Transportation:

A traffic statement will be submitted for review as part of the Planning and Development Department Site Plan submittal.

Grading and Drainage:

Will be submitted as part of the Planning and Development Department Site Plan submittal.

Water and Waste Water:

Water and wastewater infrastructure requirements will be determined, designed and constructed in accordance with City Code requirements and Water Service Department Design Standards, and Policies.

M. PHASING PLAN

The project will be phased.

O:\INDEX\Real Estate and More\4040 E. McDowell Road\Docs\PUD Narrative_4040 E. McDowell (FINAL)(2nd Submittal)_7.26.2018.docx

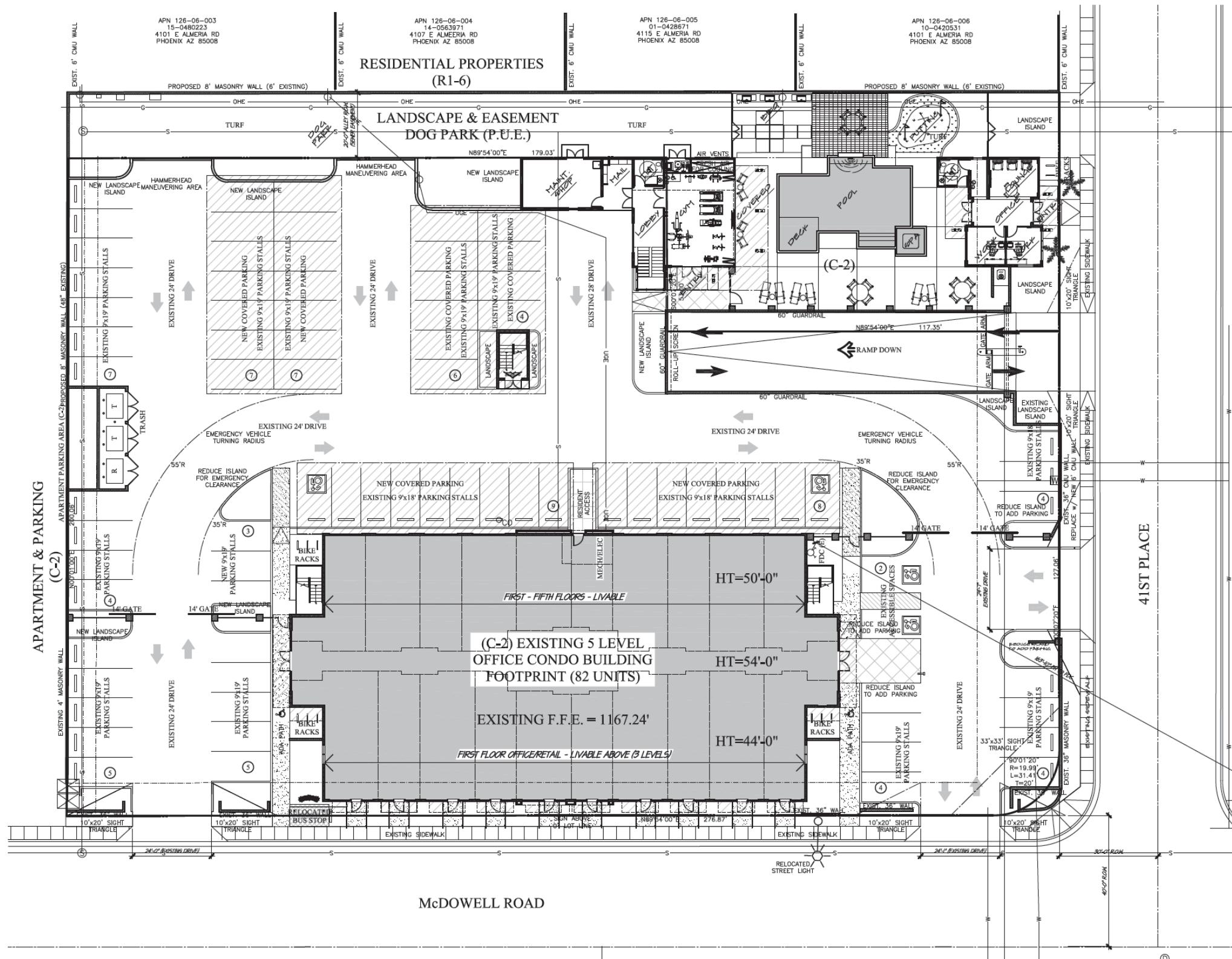
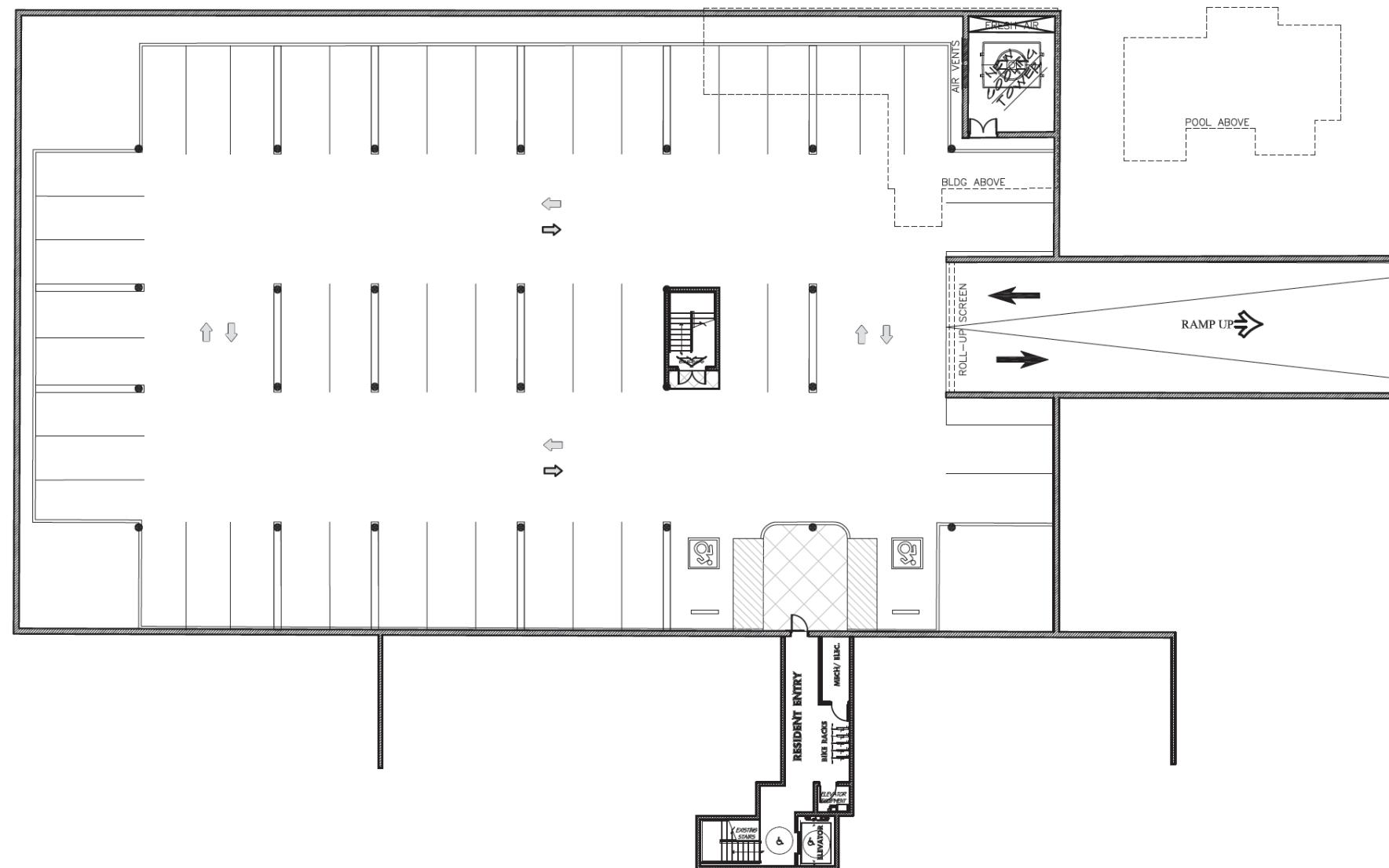


Exhibit 5 - DEVELOPMENT / CONCEPTUAL SITE PLAN



PARKING GARAGE - BELOW GRADE



4040 E McDOWELL RD - Primary Building



Exhibit 6 - CONCEPTUAL BELOW GRADE PARKING PLAN



FRONT ELEVATION



EAST SIDE ELEVATION



4040 E McDOWELL RD - Primary Building



Exhibit 7 – CONCEPTUAL ELEVATIONS (FRONT and EAST)



REAR ELEVATION



WEST SIDE ELEVATION



4040 E McDOWELL RD - Primary Building



Exhibit 8 – CONCEPTUAL ELEVATIONS (REAR and WEST)



FRONT ELEVATION @ BUS STOP



EAST SIDE ENTRY



4040 E McDOWELL RD - Primary Building



Exhibit 9 – CONCEPTUAL ELEVATIONS (FRONT ELEVATION @ BUS STOP and EAST SIDE ENTRY)



STOREFRONT ELEVATION



EAST SIDE CONTEXT



EAST SIDE ELEVATION



WEST SIDE ELEVATION



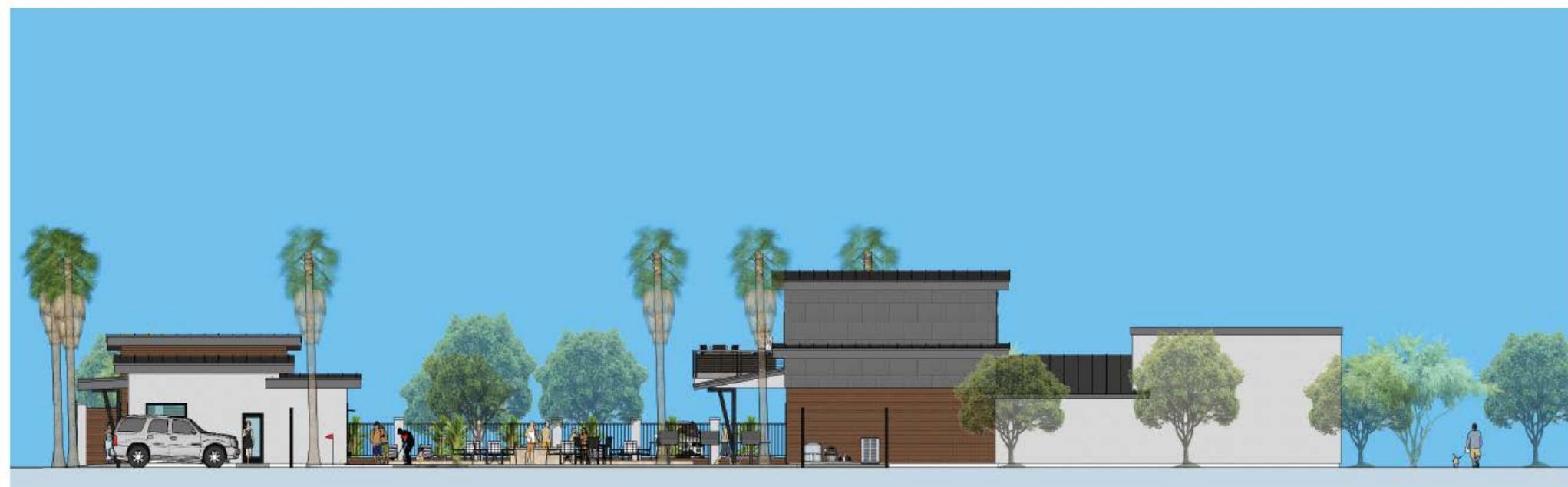
4040 E McDOWELL RD - Community Building



Exhibit 11 – CONCEPTUAL COMMUNITY BUILDING ELEVATIONS (EAST SIDE and WEST SIDE)



SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION



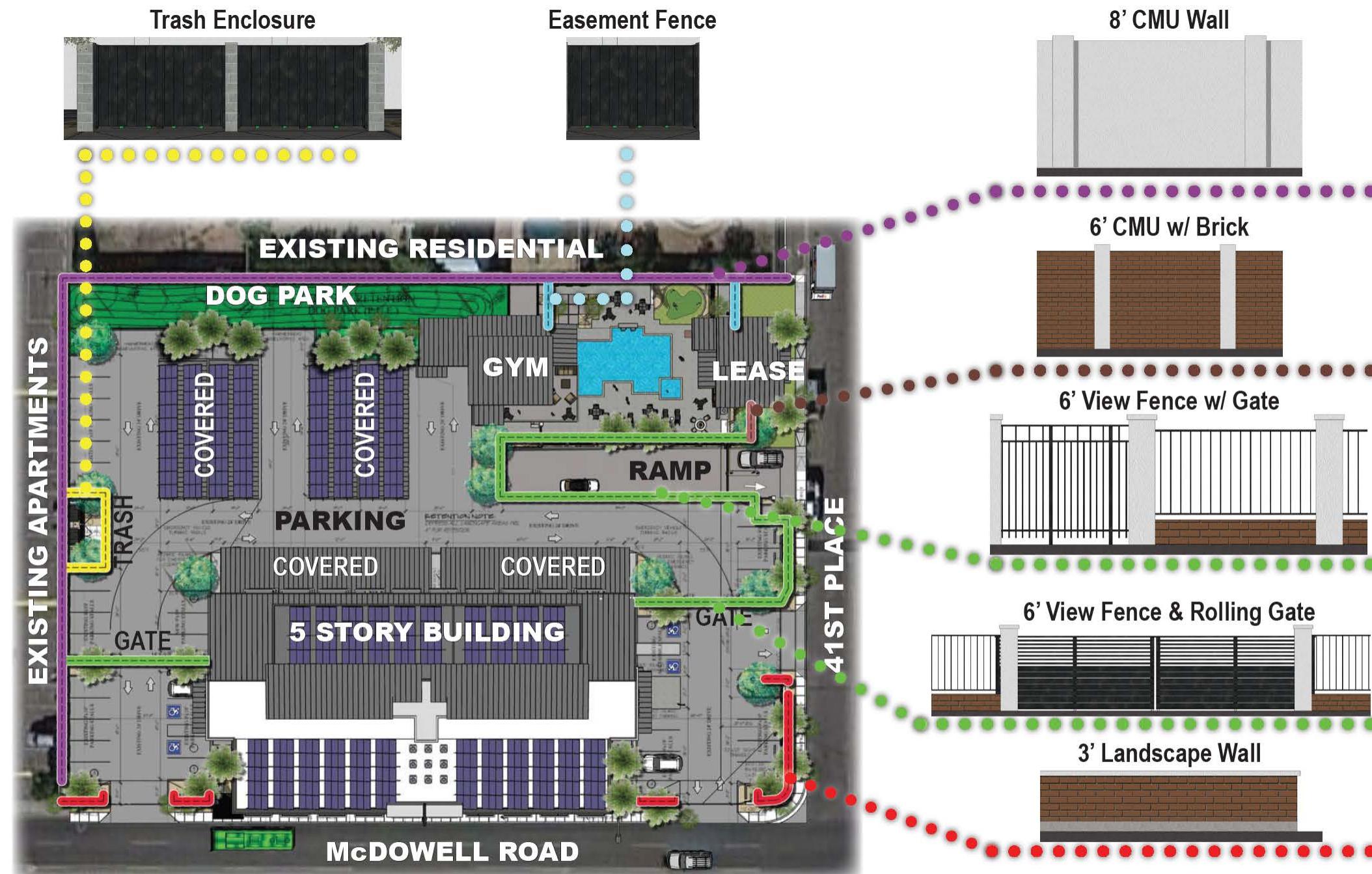
4040 E McDOWELL RD - Community & Leasing

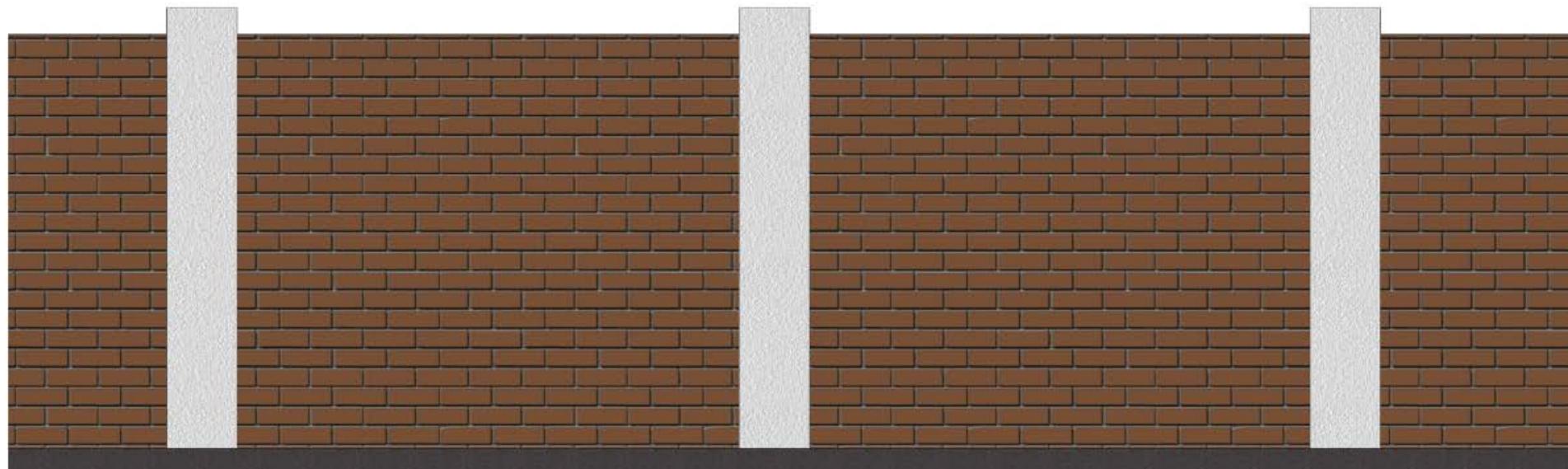


Exhibit 12 – CONCEPTUAL COMMUNITY & LEASING BUILDING ELEVATIONS (SOUTH SIDE and NORTH SIDE)

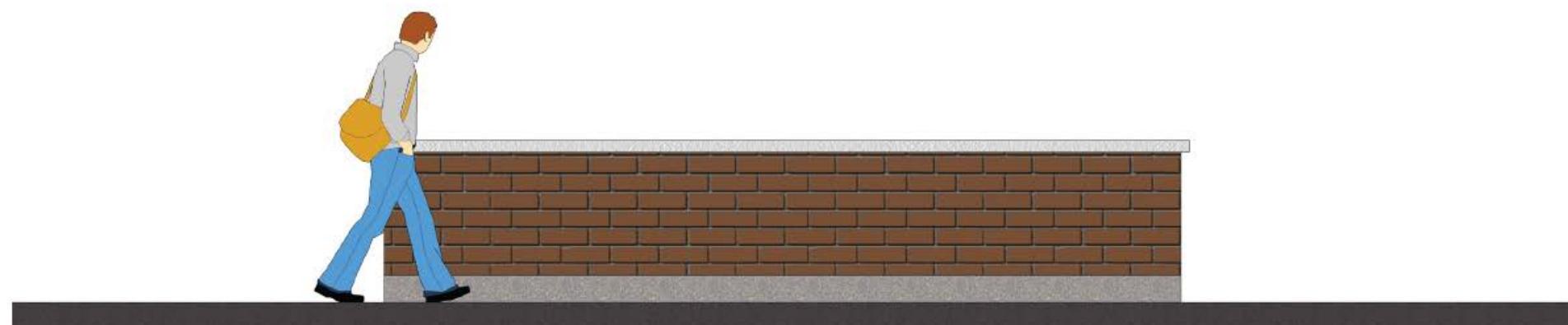


FRONT ELEVATION

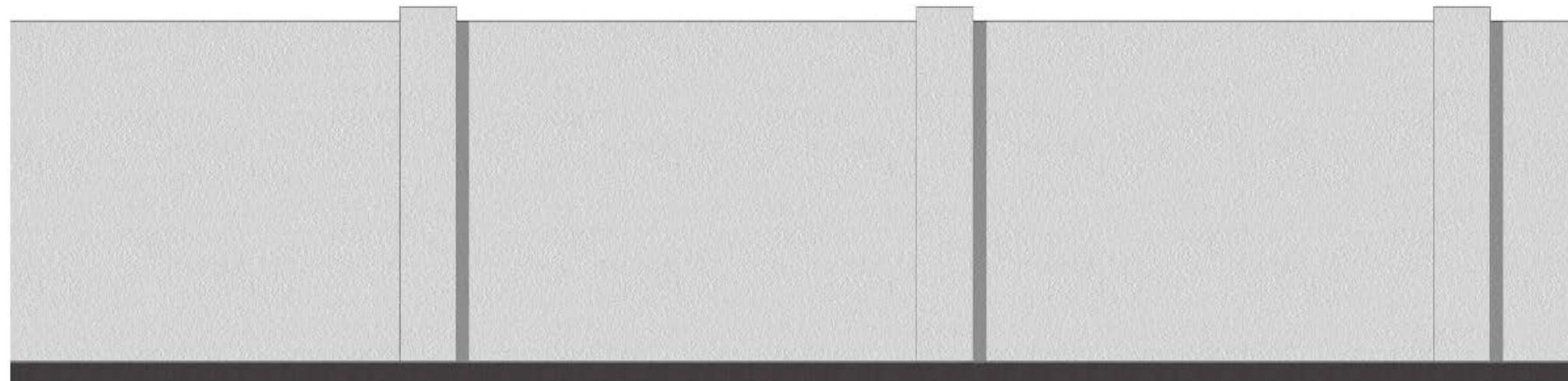




6' PERIMETER WALL



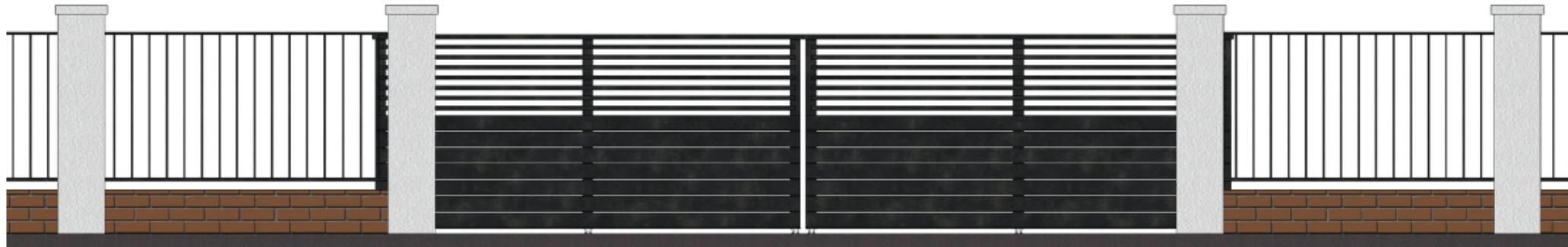
36" SITE WALL



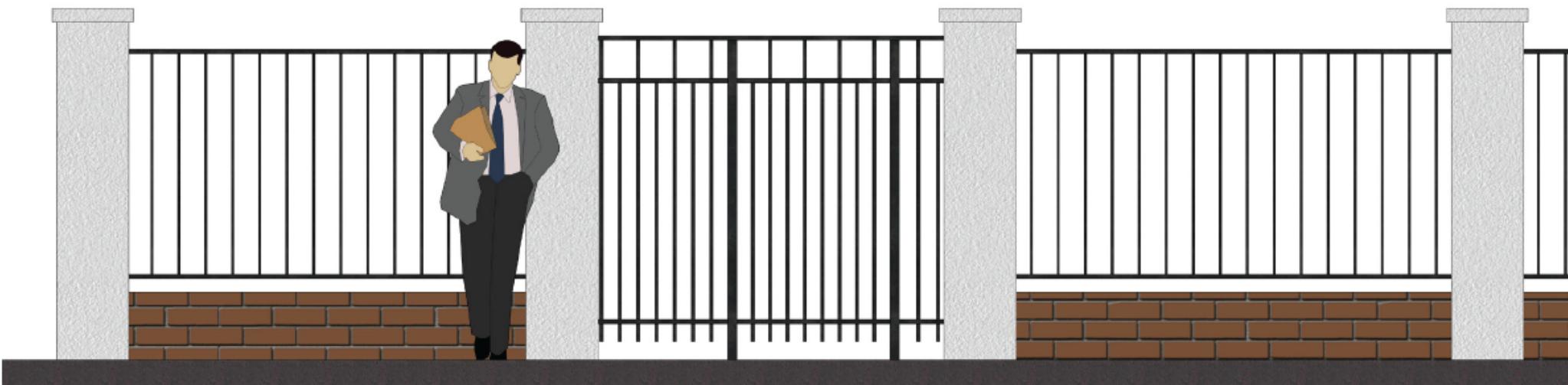
8' SITE WALL



TRASH ENCLOSURE



ROLLING GATE w/ 6' SIGHT WALL



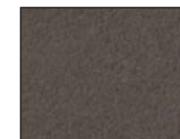
6' SIGHT WALL

MATERIAL LEGEND

SYMBOL	DESCRIPTION
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ROOFING:
ATAS INTERNATIONAL
MONARCH BATTEN SEAM, MRB 160
COLOR: SLATE GREY



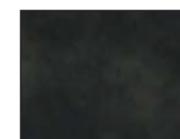
STUCCO:
SAND FINISH SYNTHETIC W/ INTEGRAL COLOR
COLOR: DUNN EDWARDS DET695
GRANGE HALL, LRV: 19



STUCCO:
SAND FINISH SYNTHETIC W/ INTEGRAL COLOR
COLOR: DUNN EDWARDS DET679
FRESH SNOW LRV: 87



METAL SIDING:
ATAS INTERNATIONAL
STYLE: VERSA-LOC 16"x36" (VSL169)
COLOR: SILVERSMITH



METAL SIGNAGE:
ATAS INTERNATIONAL
VERSASEAM, VSS120 W/ $\frac{1}{4}$ " REVEAL
COLOR: DARK BRONZE ANODIZED
LETTERS: BRUSHED ALUMINUM,
2 4" T x 2" RAISED, BACKLIT



BRICK VENEER:
CORONADO STONE
STYLE: WIPE CUT BRICK
COLOR: LA JOLLA BRICK

METAL
(RAILING, WINDOW FRAMES)
COLOR: OIL RUBBED BRONZE



Exhibit 18 - LEGAL DESCRIPTION

NORTHEAST PARCEL:

THE EAST 117.35 FEET OF THE NORTH 53 FEET OF TRACT "B", OF TOWN AND COUNTRY MANOR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 66 OF MAPS, PAGE 47.

CONTAINING 6219.5 SQUARE FEET OR 0.2532 ACRES

SOUTH PARCEL:

TRACT "B", OF TOWN AND COUNTRY MANOR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 66 OF MAPS, PAGE 47,
EXCEPT THE EAST 117.53 FEET OF THE NORTH 53 FEET THEREOF.

CONTAINING 53,021 SQUARE FEET OR 1.2172 ACRES

ALLEY

ALL OF THE ALLEY NORTH OF TRACT "B", OF TOWN AND COUNTRY MANOR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 66 OF MAPS, PAGE 47.

CONTAINING 5,928 SQUARE FEET OR 0.1360 ACRES



EXHIBIT 19 – COMPARATIVE ZONING TABLE

Standard	Proposed PUD Standards		C-2 Development Standards
Minimum Lot Width/Depth:	None		None
Density:	Maximum 45 du/ac.		14.5 du/ac
Building Setbacks (measured from property line):	South Property Line (McDowell Road):	4' to primary building; 3' to architectural projections; 6" to balcony edge; 0' to sign face.	Average 30' adjacent to street; 4-story (or 56'); 150' when adjacent to R1-6;
	East Property Line (41 st Place):	0-feet	
	West Property Line:	0-feet	
	North Property Line:	1-story (or 20')	20'
		2-story (or 30')	20'
		3-story (or 42')	60'
		4-story and above (or 56')	100'
Landscape Setbacks:	South Property Line (McDowell Road):	4-feet	Average 25' for structures not exceeding two stories or 30', minimum 20' permitted for up to 50% of the frontage. Average 30' for structures exceeding two stories or 30', minimum 20' for up to 50% of the frontage.
	East Property Line (41 st Place):	0-feet	0-feet
	West Property Line:	0-feet	0-feet
	North Property Line:	20-feet	10-feet
Maximum Building Height:	56-feet or 5-story.		2 story/30'; 4-story (or 56') with Council Approval.
Lot Coverage	50%		50%

EXHIBIT 20 – CONTEXT PLAN AND PHOTOS





1-North



1-East



1-South



1-West



2-North



2-East



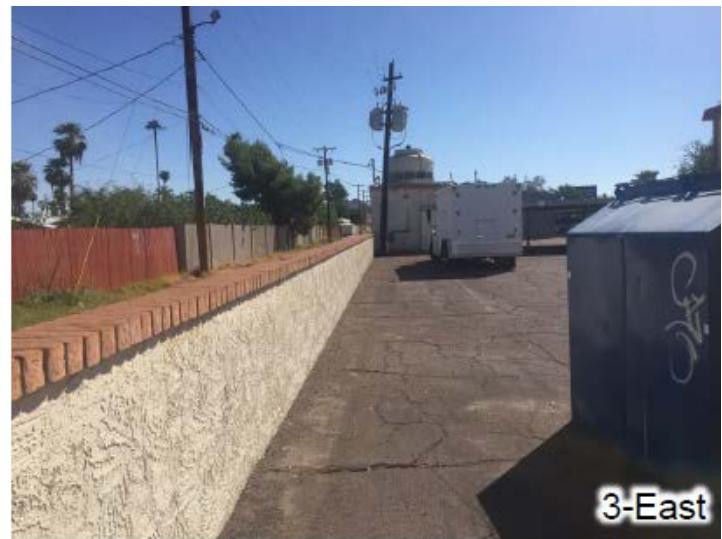
2-South



2-West



3-North



3-East



3-South



3-West



4-North



4-East



4-South



4-West