

# 52<sup>ND</sup> STREET CONDOMINIUMS

## PLANNED UNIT DEVELOPMENT

Land Use and Development Standards

Case: Z-51-17-6

1<sup>st</sup> Submittal: August 11, 2017

2<sup>nd</sup> Submittal: September 19, 2018

3<sup>rd</sup> Submittal: October 9, 2018

4<sup>th</sup> Submittal: October 15, 2018

Hearing Draft: October 22, 2018

CITY OF PHOENIX

OCT 22 2018

Planning & Development  
Department

Approximately 125 feet north of the northwest corner of 52<sup>nd</sup> Street and Virginia Avenue



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

## DEVELOPMENT TEAM

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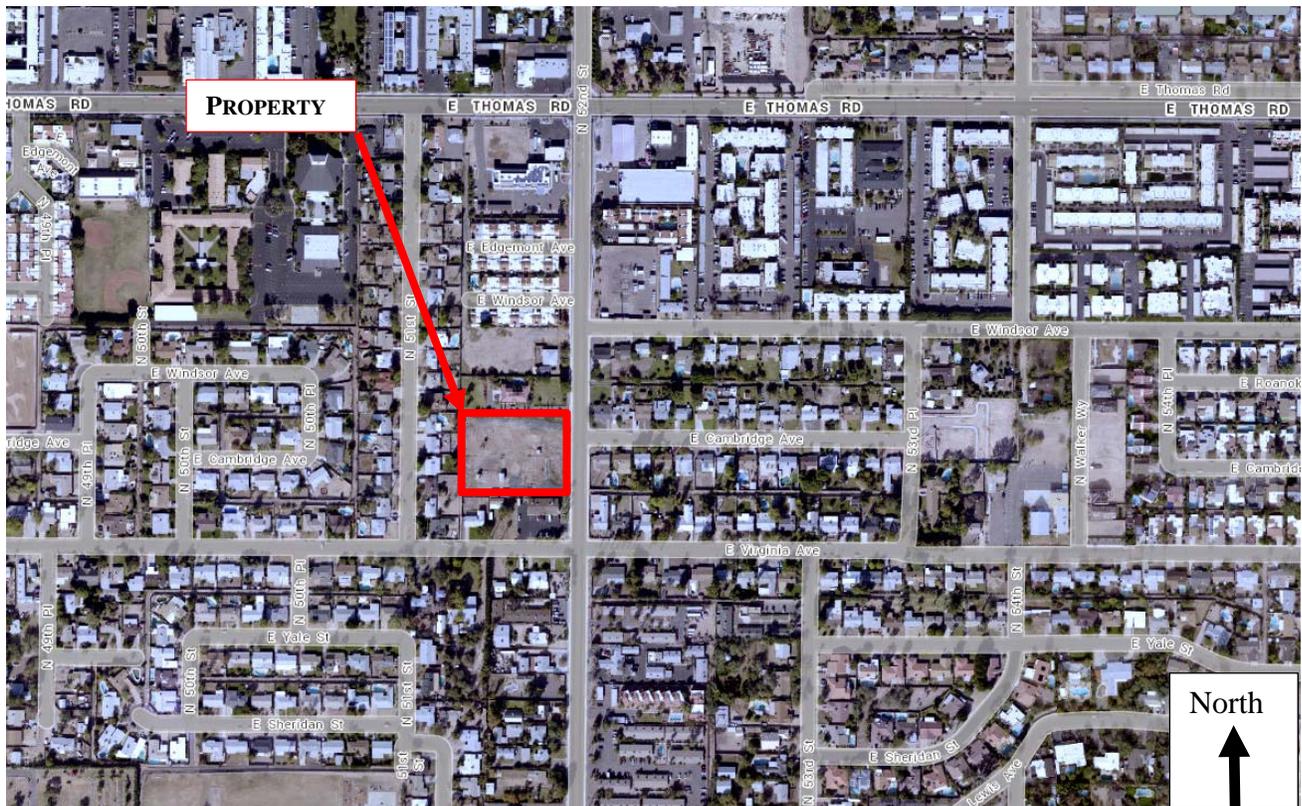
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## EXECUTIVE SUMMARY

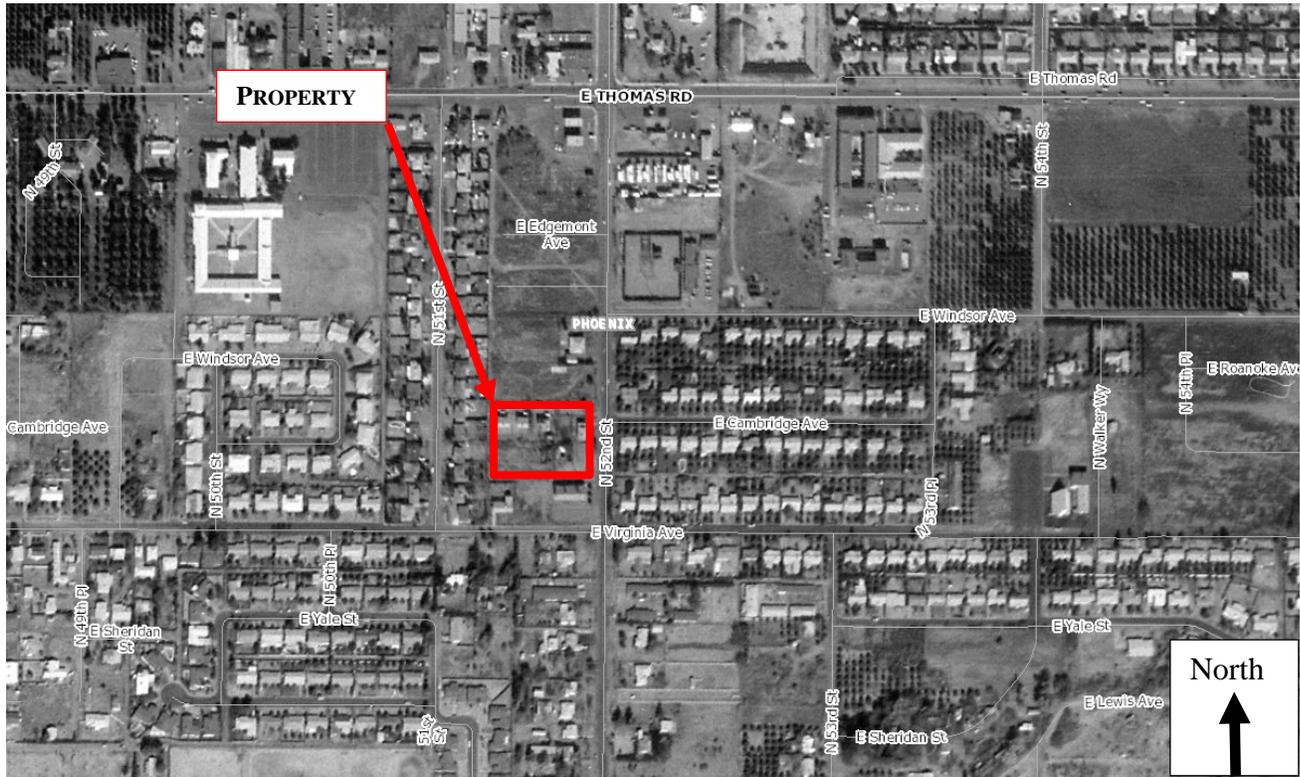
The proposed 52<sup>nd</sup> Street Condominiums Planned Unit Development (“PUD”) located approximately 125-foot north of the northwest corner of 52<sup>nd</sup> Street and Virginia Avenue, consisting of two (2) parcels: 126-15-001A and 126-15-003A or approximately 1.98 gross acres (the “Property”) will establish the regulatory framework necessary to facilitate this proposed condominium and transitional redevelopment project within the Camelback East Village abutting 52<sup>nd</sup> Street. The 52<sup>nd</sup> Street Condominiums PUD will complement, protect, and enhance the existing and future infrastructure/amenities/multi-modal transportation and development occurring within this area and the Camelback East Village. There is a need for additional high-quality, medium density residential developments in the area, which are sought-after. The City of Phoenix has invested significant infrastructure resources towards encouraging and providing a sustaining, stable, and long-term residential component as well as retail/commercial, employment, recreational, and transportation components within this area. The proposed development will capitalize on and broaden the residential types and living opportunities offered in this area as well as support existing/new businesses along with being a catalyst for additional sustainable and appropriate development/redevelopment in whatever form that may take (i.e., residential, retail, office, retail, etc.). The aerial map (See **Figure 1** below & **Exhibit M-1**; Context Aerial Map) and context plan/photos (See **Exhibit M-2**; Context Plan and Photos) provide a visual overview of the Property.

**Figure 1** (Context Aerial Map)



The *52nd Street Condominiums PUD* represents the evolution of this Property from a low-scale rural/agricultural/suburban residential area, which is no longer economically or physically sustainable, to a highly sought-after residential area and retail/commercial/employment corridor within the Phoenix metropolitan area. (See **Figure 2** below, Maricopa County Historical Aerial Photograph from January - March, 1969)

**Figure 2** (Maricopa County Historical Aerial Photograph from January - March, 1969)



The proposed PUD is designed to allow for the flexibility to provide a high-quality, medium density residential development (15.65 du/acre) that is compatible with the existing R-3 (Multifamily Residence District) zoning along 52<sup>nd</sup> Street north of the subject site, while protecting adjacent residential homes, and promoting sustainability. Thus, the *52nd Street Condominiums PUD* provides for a consistent/appropriate residential use/type, albeit at a medium density and slightly greater height. However, the proposed development standards and design guidelines are designed to provide a buffer and transition that mitigates potential impacts on existing residences. (**Note:** The adjacent property at the immediate northwest corner of 52<sup>nd</sup> Street and Virginia Avenue is zoned single-family residential and developed as a church). In summation, this proposed development will fulfill both the needs of the City of Phoenix and the immediate area in many ways (i.e., new development, new housing type, reinvestment, quality, increased revenue, and greater security).

#### A. PURPOSE AND INTENT

The *52nd Street Condominiums PUD* is being proposed by MAS Holdings, LLC (“MAS Holdings”), who is currently under contract to purchase the Property. MAS Holdings is a

boutique real estate development team focusing on residential opportunities throughout the Phoenix metropolitan area. The individuals associated with MAS Holdings are a design conscious firm with a focus on defining themselves as a quality builder, seller, and owners of residential properties. MAS Holdings delivers market based/designed residential products with a long term/sustainable perspective for both their residents and the community.

As such, the proposed PUD will allow for the development of this Property with an appropriate-scaled high-quality/sustainable design comprising of five (5) buildings with a total of 31-units strategically placed on the Property to provide both communal and recreational open space as well as fronting 52<sup>nd</sup> Street to provide greater visual interest along the street frontage and to keep the buildings as far away from the existing homes to the west in order to maintain a desirable spacing or open area, and transition. Moreover, the buildings are proposed to be 3-story (32-feet) in height in order to allow for 2-car garages to be “tucked-under” each of the individual units, which is typical in the housing market within the area. The 3-story (32-feet) height is just 5-feet over what is allowed in single-family residential zoning districts (30-feet). Moreover, the roof lines for these five (5) buildings are proposed to be flat parapets with undulation providing relief and diversity in the building massing. It is also worth noting that strategic siting of buildings on the Property with a circular driveway (25-feet) and including landscape setbacks helps minimize windows and balconies looking directly into the backyards of the existing residential homes. Thus, the 25-foot rear yard building setback (west property line) and 50-foot side yard building setback (south property line) with trees along the property lines provides a nice transition/buffer for those existing residences. The result is the creation of greater openness as well as privacy for both the abutting homes and future residents of the proposed development.

As previously mentioned the Property is underutilized and somewhat out-of-place fronting 52<sup>nd</sup> Street; especially since there is existing R-3 zoning to the north and/or compatible zoning along the 52<sup>nd</sup> Street corridor with higher density residential type housing being built since the mid-1970’s and early 1980’s. The proposed *52nd Street Condominiums PUD* encourages the development of the Property to be compatible/marketable residential units with the surrounding area both when it is developed and in to the future. As reflected by the Conceptual Site Plan (See **Exhibit M-3**; Conceptual Site Plan) the five (5) buildings with a total of 31-units (15.65 du/acre) that are strategically placed on the Property to provide good vehicular access and onsite circulation as well as a large central open space area for recreational opportunities. In addition, there are nine (9) units located and fronting onto 52<sup>nd</sup> Street, which provides visual interest and a sense of urbanity as well as the potential for increased walkability by having “eyes on the street” as opposed to parking. Placing these nine (9) units as close as possible to the street frontage helps to open up the interior of the Property, which helps keep the other internal buildings setback from the existing homes to the west/south in order to maintain a desirable open area, and transition from those existing homes, while still maintaining an economically viable project and critical mass of people in order to maintain a long-term, successful, and sustainable residential development. This design will respect the neighborhood to the west while activating the 52<sup>nd</sup> Street frontage. Moreover, the architectural palette and design intent is proposed to be contemporary with midcentury design elements that are mindful of the Property’s location to ranch style homes built during the late 1950’s.

The goal of this PUD is to revitalize the Property and to further promote a sustainable concept of living, working, commuting, dining, recreating, and shopping.

With that said, the purpose/intent of this PUD is as follows:

1. Work closely with the abutting property owners (i.e., the neighborhood) towards creating a mutually beneficial and symbiotic development.
2. Ensure compatibility with the adjoining neighborhood by limiting the proposed PUD rezoning to residential use and a compatible/allowable density associated with the R-3 zoning district.
3. Preserve, buffer, and transition with an appropriately designed/sized residential development that is setback away from the existing residences west and south by providing 40 to 50-foot building setbacks (respectively) and maintaining a compatible single-family height (i.e., 32-feet).
4. Strategic siting of buildings on the Property with a circular driveway (25-feet) and including landscape setbacks help minimize windows and balconies directly facing into the backyards of the existing residential homes. The result is the creation of greater openness as well as privacy for both the abutting homes and future residents of the proposed development. The proposed buildings will also have flat parapets with undulation providing relief and diversity in the building massing. Additionally, proposed 25 foot (west) and 50 foot (south) building setbacks will preserve views and provide light for those abutting residences. Finally, the central open space/amenity area is wrapped by the buildings to shield any errant noises that may arise from the residents using this central area.
5. Continue to enhance and improve upon the neighborhood by providing a high-quality, contemporary, economically sustainable, and long standing design that will provide a residential type/option needed in the area.
6. Enhance upon the Property's attributes (e.g., view of Camelback Mountain) by fronting nine (9) units along 52<sup>nd</sup> Street, which also will create an interesting street frontage, a more enjoyable walking experience, and a sense of urbanity.
7. Promote sustainable elements associated with the development; such as connecting seamlessly into the existing physical built environment (e.g., sewer, water, streets, etc.); enhance social connections (e.g., community pool, etc.); proximity to recreational amenities (e.g., Papago Park, Phoenix Zoo, etc.); encourage walkability with landscaping and shade along 52<sup>nd</sup> Street; being in close proximity to bus service and bike lanes (i.e., multi-modal opportunities); provide for solar photovoltaic outdoor lighting equipment, and overall economic reinvestment (i.e., tax generating) into an area.

With that said, the *52nd Street Condominiums PUD* will provide for development standards regarding landscaping, screening, design, open space, parking, and a building setback to buffer/transition from the existing residential homes while still allowing the opportunity to provide a medium density/compatible project within close proximity to existing services, employment, amenities, shopping/dinning, and transportation options (e.g. Arcadia Crossing retail center, McDowell and 44<sup>th</sup> Street office corridors, Papago Park/golf course, parks, Cross Cut Canal park/trail, State Route 143/202 freeways, bicycle lanes, etc.). In summation, the PUD will ensure compatibility with surrounding properties and promote the development of this vacant site that will generate new tax revenues/reinvestment for the City of Phoenix and the area.

## **1. REGULATORY PROVISIONS.**

The PUD has been prepared pursuant to Section 671 of the Zoning Ordinance of City of Phoenix, Arizona (Planned Unit Development) to establish the regulatory framework for the *52nd Street Condominiums PUD* by creating development standards specific to the context of the Property.

The PUD is a stand-alone document comprised of project specific zoning regulations, including permitted uses, conditions/limitations, development standards, building heights, landscaping, screening, outdoor storage/uses, driveway locations, and signage. This PUD includes substantial background information to help illustrate the intent of the proposed development. However, the purpose and intent statements are not requirements that will be enforced by the City. Moreover, zoning provisions not specifically regulated by the PUD are governed by the Zoning Ordinance of the City of Phoenix, Arizona. In the event of a conflict between a provision of the PUD and a provision of the Zoning Ordinance of the City of Phoenix, the PUD prevails. The PUD does not modify other City Code provisions or requirements.

The provisions of the PUD apply to all land located within the Property's legally described boundary. (See **Exhibit M-5**; Legal Description) A final site plan for the proposed development project on the Property will be processed in the future through the City of Phoenix site plan review process.

## **2. ZONING ORDINANCE APPLICABILITY.**

The intended regulatory applicability of the Zoning Ordinance of the City of Phoenix, Arizona, as adopted and periodically amended is applicable to the *52nd Street Condominiums PUD* except as modified by the standards contained within this Planned Unit Development.

## **B. LAND USE PLAN/OVERALL DESIGN**

The Property has been designed with the best and highest standards possible in mind while considering the City's Guidelines for Design Review and Zoning Ordinance requirements. Although the proposed PUD and ultimate development plan will deviate from some of the City's design paradigms and Ordinance requirements, it is the intent of this PUD to foster an atmosphere consistent with a vision of providing a quality/compatible residential development that will build upon/retain the residential component along with encouraging architectural variety

and a residential density that is unique, but will be attractive and provide stability for the area and the future residents.

## **1. THE CONCEPTUAL SITE PLAN.**

The Property's Conceptual Site Plan (the "Plan") has been designed to buffer the proposed buildings from single-family residential homes to the west and to create connectivity onsite (i.e., central open space/amenities) and offsite (i.e., 52<sup>nd</sup> Street). (See **Exhibit M-3**; Conceptual Site Plan)

Key elements of the Plan include:

- The establishment of a clear and well-designed entry and streetscape into the development for both pedestrians and automobiles.
- The establishment of pedestrian connections from 52<sup>nd</sup> Street with direct access to units fronting the street and internally.
- Incorporating design features along the buildings' bases (e.g., faux brick panels, pedestrian level windows, window sills, patios, and low-level light fixtures) to blend with the neighborhood architectural vernacular while providing a pleasant, human scale environment.
- Greater open space (i.e., 7%) which will include both hardscape and landscape areas in order to create openness preserving views and enhancing privacy onsite and offsite. This prevents the impression of congestion, but provides for a density that is sustainable and adapts well with an area built in the 1950's.
- Limiting the number of buildings on the west side of the property and maintaining a minimum 40-foot building setback. Within the 25-foot building setback there will be a drive-aisle and landscaping.
- The Plan will also provide low-level lighting that will blend with the overall design theme providing a safe and inviting environment for the residents and their visitors. Lighting will conform to City of Phoenix Zoning Ordinance and not impact the existing homes (i.e., spill beyond the property lines).
- Landscaping and fronting the one (1) building (i.e., 9-units) along 52<sup>nd</sup> Street to provide a sense of place, activity, urbanity, and interest along this street frontage.
- Incorporating sustainable elements into the overall design (e.g., buildings orientation/screening to minimize solar gain, solar lighting in common areas, heat reflective roof surfaces, shade with trees at 2" - 4" caliper sizes, reclaimed or FSC-certified wood siding, etc.).

In summation, MAS Holdings and their design team has maximized every feasible opportunity for creating a safe, functional, appealing, and stylish development plan while buffering and screening those around the Property with a mixture of landscape and hardscape details; non-invasive lighting; building locations; and appropriately located ingress and egress points for vehicles and pedestrians. Again, the ultimate goal is to create an overall cohesive residential development environment that will be urban/pedestrian in nature, but will also support/identify the Property as a unique place to live while also encouraging/supporting those investments made and future investments in the area o grow multi-modal transportation options (e.g., bike lanes, bus/transit lines, etc.).

## **2. THE ARCHITECTURE.**

The proposed residential development design is reflective of a contemporary architecture with midcentury modern elements indicative of this area’s growth in the 1950’s, which will both complement the area’s design influence as well as the market today and into the future as a quality design. Four (4) sided/pedestrian architecture was a priority in creating the architectural vernacular and to provide visual interest on all sides of the buildings, as well as the use of colors/materials consistent with the area and market today. The proposed buildings encompass many of the surrounding design elements, such as brick, siding, roof/balcony overhangs, contemporary windows, ornamental metal, etc., while clearly maintaining a unique urban identity. (See **Exhibit M-6**; Conceptual Elevations, and Floorplans & **Exhibit M-7**; Colors/Materials Palette) Moreover, the provision of limiting the number of buildings on the west side of the property and maintaining a minimum 25-foot building setback was an important component in the design of these buildings along with providing as much privacy as possible for those existing homes and future residents of this development.

It is worth noting that the proposed three (3) story buildings provide for a mix of materials, shading elements, roof undulation, building massing guidelines, and colors to “break up” the appearance of the buildings. The proposed 32-foot maximum building height is just over the 30-foot maximum height permitted in single-family residential zoning districts, such as the R1-6 (Single-Family Residence District) zoned properties adjacent to the PUD to the west. The property to the south, although zoned R1-6, is developed with a church use.

Thus, to provide for an appropriate and more semi-dense urban development within a suburban type zoning ordinance, like Phoenix’s for this area, the PUD zoning district is an appropriate tool to allow this flexibility by creating building setbacks and height based on a property’s surrounding context and the City’s goals for future development as expressed in the General Plan. The City is focused on developing vacant and underutilized lots within the developed areas of the City, reinvestment efforts that promote sustainable development, and support for new businesses and employment opportunities within the developed areas of the City.

To that end, the proposed site plan and elevations take these concerns into account by; for example, providing windows/balconies that capture views of Camelback Mountain and Papago Park while also working to maintain view corridors for adjacent properties through enhanced building setbacks along the west and south property lines. Further, it is important to note that the current market demand is for garages and as such the proposed buildings include 2-car garages “tucked-under” each of the 31-units, which increases the building height.

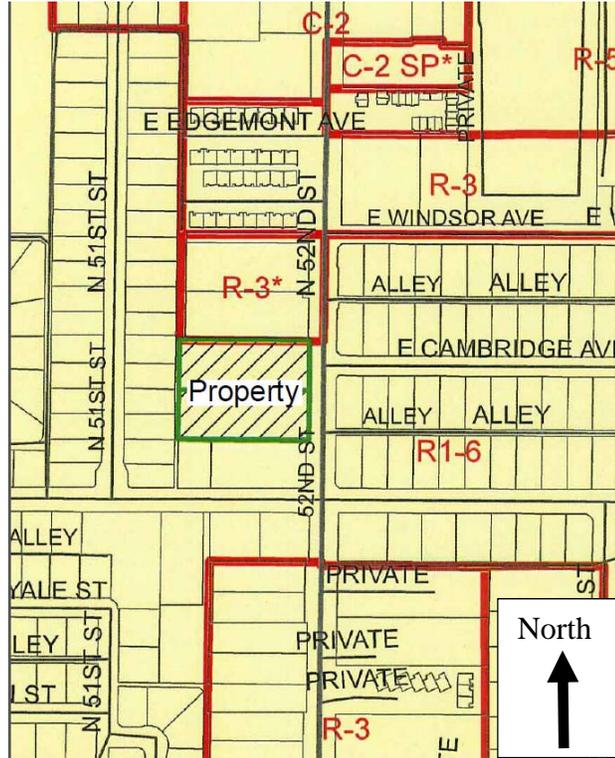
Finally, the building’s design concepts incorporate pedestrian scale details/materials that make for a more tactile and pleasant social/human connection along the ground plane. The proposed incorporation of patios and landscaping will also enhance the pedestrian experience particularly within the interior central open space/amenity area and along 52<sup>nd</sup> Street. The end result will be a visually interesting and tactile design that incorporates some of the key objectives outlined in the City’s Guidelines for Design Review and Zoning Ordinance requirements and better connectivity to the expanding urban fabric.

### **3. BUILDING HEIGHT.**

As discussed, the proposed three (3) story buildings (32-feet) will not be out of scale with the surrounding context and/or the abutting properties. The proposed buildings provide for a mix of materials, shading elements, roof undulation, building massing, and colors to “break up” the appearance of the buildings. Moreover, these buildings are just over the allowance of 30-feet for property zoned single family; specifically the R1-6 (Single-Family Residence District) zoning district to the west. In addition, the property to the north is zoned R-3 which would allow up to 4-stories (48-feet) with increased setbacks. The property to the south, although zoned R1-6, is developed with a Church use. Thus, the site design takes these factors into account. (See **Figure 5**; City of Phoenix Zoning Map on the next page & **M-10**; Zoning Maps)

*[This area intentionally left blank.]*

**Figure 5** (City of Phoenix Zoning Map)



In the highly competitive residential market within this area and along the Camelback corridor, Arcadia, and south Scottsdale/north Tempe areas, it is necessary to address resident’s expectations by building homes that embody the most current and forward thinking trends, which the *52nd Street Condominiums PUD* and ultimate development proposes to do. MAS Holdings proposes to offer the next generation and empty nesters a living environment which is highly sought-after; i.e., the lock-and-go, diverse, communal, maintenance free living. This type of living is seen as a way to attract the Creative Class and millennials as well as empty nesters seeking to be close and accessible to existing and growing amenities that a city has and can offer as opposed to the suburbs. Thus, a contemporary 3-story residential development designed for today’s market and beyond necessitates the need for the building height on the Property and at the density proposed for long-term economic sustainability.

#### **4. THE LANDSCAPE DESIGN.**

The primary goal of the Conceptual Landscape Plan (the “Landscape Plan”) was to include the creation of aesthetically pleasing and rewarding spaces for vehicular and residents/pedestrians both onsite and offsite. Thus, the proposed Landscape Plan reveals a lush/open impression with massing of trees providing shade along walkways and shrubs in groupings along with the use of ground coverings. (See **Exhibit M-8**; Conceptual Landscape Plan)

In addition, unity, water conservation, and continuity within the Landscape Plan will be accomplished by utilizing the Phoenix AMA Low Water Use/Drought Tolerant Plants list of approved low water use plants. This will also include the massing of trees and shrubs into groups with uneven spacing in order to present a more natural appearance to the viewer walking and driving along 52<sup>nd</sup> Street. Earth grading and shaping is also achieved along the street frontage in a manner that will create natural and aesthetically pleasing ground forms. Furthermore, and most importantly, the design does provide the most efficient, low-maintenance irrigation systems with the use of grading techniques to preserve and use runoff water effectively in order to increase the potential for plant survival and growth.

The main central gathering space and recreational area will be wrapped by the buildings to shield any errant noises and provide a main focal point for communal and recreational open space. This area will include the pool/spa, barbeque areas, grass areas, and ramadas. This area and common areas are proposed to include the use of solar lighting.

In summation, plenty of open space with “lush” landscaping (i.e., larger caliper trees) will be provided throughout the Property to minimize heat gain, provide a respite for the residents living within the development, and creates/enhances the impression of a mature landscaped environment. The overall result is the most effective means of creating a pleasing, water sensitive environment that meets the many goals of the City for new residential development.

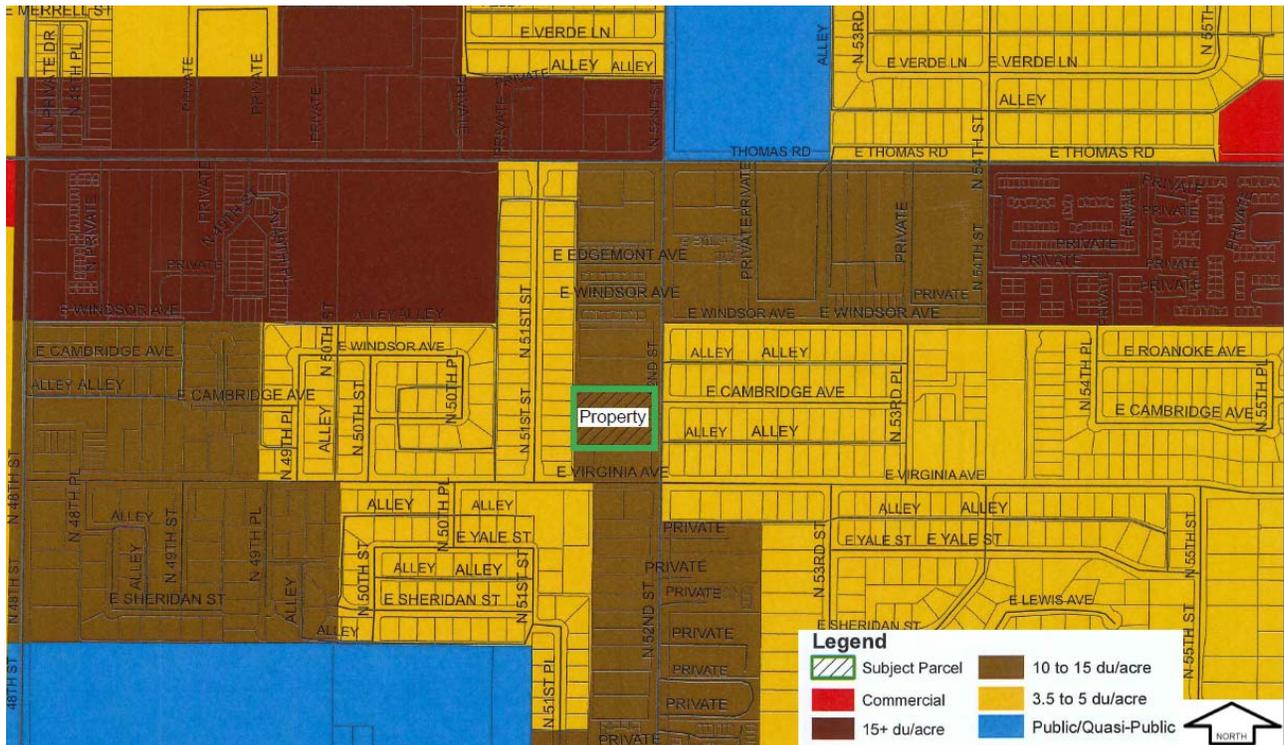
### **C. SITE CONDITIONS AND LOCATION**

The 52<sup>nd</sup> Street Condominiums PUD is located approximately 125-feet north of the northwest corner of 52<sup>nd</sup> Street and Virginia Avenue, consisting of two (2) parcels: 126-15-001A and 126-15-003A or approximately 1.98 gross acres. The Property is generally bounded by 52<sup>nd</sup> Street, a collector street to the east; existing residential homes to the west; church use and one (1) residence to the south, and one (1) 2-story residence to the north. The entire Property, which is currently vacant, is owned by the same entity and is under contract to be purchased by MAS Holdings for the proposed residential development previously outlined. Finally, the Property is relatively flat with a gentle slope from the north to south.

### **D. GENERAL PLAN CONFORMANCE**

A significant goal of the General Plan is to encourage integration of compatible uses so as to provide a cohesive environment that is in harmony with the existing character of the general area. The subject Property is located within the Camelback East Village and the current General Plan Land Use designation for the Property is 10 to 15 du/acre (Higher density attached townhouses, condos, or apartments) as noted by the City of Phoenix General Plan, which will accommodate multifamily residential uses or this proposed development. (See **Figure 6** on the next page & **Exhibit M-9**; City of Phoenix General Plan Map)

**Figure 6** (City of Phoenix General Plan Map)



The *52nd Street Condominiums PUD* meets several of the 2015 voter approved General Plan’s Vision, Community Benefits, and 5 Core Values. They are:

**Vision** (emphasis added)

“Phoenix will continue to be like no other city in the world – a place steeped in history, defined by its beautiful desert landscape, **activated by unique neighborhoods and businesses and embodied by a pervading sense of opportunity and equity.** Phoenix will become an even greater city by **building on its existing wealth of assets and by enhancing residents’ opportunities to connect to these assets and each other.** By **becoming a more “connected” city,** Phoenix **residents will benefit with enhanced levels of prosperity,** improved health and a thriving natural environment. Bringing the great people and places of this flourishing desert metropolis together is what will solidify Phoenix’s identity as the Connected Oasis.”

The above vision clearly defines the proposed *52nd Street Condominiums PUD* by creating a residential PUD development that will provide a desirable and needed housing option for this area of Phoenix, which will accommodate today’s and the long-term market. The *52nd Street Condominiums PUD* will provide/add to the diversity of housing/densities within close proximity to retail/employment corridors; will blend and be compatible with the existing fabric of the area; encourage transit/multi-modal opportunities by having an increased density of people in an area for future bus lines and bike lane extensions; help enhance economic development and

reinvestment (i.e., new tax revenues); and support recreational amenities. In summation, the PUD will build upon the local assets/infrastructure/amenities within the area, ensure compatibility/connectivity, and activate/"infill" a Property that is underutilized in today's market and vision of the City.

### **Community Benefits**

*Prosperity* (emphasis added)

"Providing for a robust and healthy climate for both large and small businesses, enhancing the skills of our workforce, and **ensuring that the costs associated with building and maintaining our great City do not place an economic burden on our residents**, are just some of the challenges we face in becoming a more prosperous city. **Phoenix has made strategic investments in transportation and education over the last decade that have already begun to provide for more job growth and educational opportunities for its residents. Continuing to build on these investments provides for a more prosperous future for the City.**"

The proposed *52nd Street Condominiums PUD* provides the opportunity to provide a medium density/compatible project within close proximity to existing services (i.e., water/sewer and street network), employment, amenities, shopping/dinning, and transportation options, such as: Arcadia Crossing retail center, McDowell and 44th Street office corridors (i.e., Gateway), Papago Park/golf course, parks, Cross Cut Canal park/trail, State Route 143/202 freeways, bicycle lanes, etc. This area of Phoenix is recognized as one of the City's premier employment/retail spines and is considered a significant concentration of employment, retail, and medium/high residential densities. The proposed residential PUD provides a unique opportunity to build on the City's investments in transit, streets, sewer/water, etc. to live, work, and play and thus recoup and build on their tax base. Thus, the proposed *52nd Street Condominiums PUD* will not be an economic burden, but a benefit for the residents living in the area in many ways.

*Health* (emphasis added)

"Phoenix's beautiful desert setting **provides tremendous amenities that allow residents to live an active and healthy lifestyle**. Few cities in the world can have the combination of climate and open space that Phoenix enjoys. Protecting and enhancing Phoenix's natural elements will not only **provide recreational opportunities but improve residents' health with cleaner air, soil and water**. Phoenix also serves as the medical epicenter for the state of Arizona. Its hospital and health care education infrastructure contribute to helping make the City healthier."

The development of this underutilized vacant Property along 52<sup>nd</sup> Street (i.e., collector street) within the City limits will provide stability for the area and a healthier environment by minimizing (where possible) or shortening automobile trips and expanding upon transit (bus)/bicycling/walking due to the existing streets, bicycle lanes, and bus service already in place as well as the amenities (e.g., Papago Park, Phoenix Zoo, etc.) provided for by the City. With that said, this is an optimal location to realize the proposed residential development. Thus,

refocusing and recalibrating development to already established areas within the City, as the City and General Plan promotes, is important in that it limits sprawl, auto dependency, supports infrastructure/recreational/transit use, and improves landscaping and building techniques to help reduce the “heat island” effect along with greater energy/water efficiencies. Thus, the end result is improvements to everyone’s health with cleaner air, soil, and water. Finally, MAS Holdings’ proposed residential development will help attract and/or maintain residents and may contribute to employers expanding or relocating to Phoenix due to a diverse housing product.

*Environment* (emphasis added)

“Creating a thriving city in the desert has taken centuries of ingenuity and innovation by generations of Phoenix residents. We will need to continue to call upon this ingenuity and innovation if we are to address the challenges we face regarding our natural resources. Phoenix has long been a leader in the environmental movement. From its commitment to having **new facilities meet or exceed Leadership in Energy and Environmental Design (LEED) standards**, to its ongoing efforts to acquire and preserve thousands of acres of desert and mountain areas. By continuing to celebrate and harness its natural assets, Phoenix will continue to build a sustainable future.

MAS Holdings is committed to the “Leadership in Energy and Environmental Design” (LEED) Green Building Rating System which is presently a voluntary standard for developing high-performance sustainable buildings. With that said, MAS Holdings proposes to develop the Property with energy efficiencies. Many of the elements associated with LEED design principles will be incorporated within the conceptual building design (e.g., glass/windows, materials, shade, buildings orientations, solar lighting in common areas, heat reflective roof surfaces, etc.) and the Conceptual Site Plan design (e.g., providing shaded walkways, capturing runoff for irrigation, minimizing overall lot coverage, a central common open space area providing passive cooling, etc.).

**CORE VALUE: CONNECT PEOPLE & PLACES**

*Complete Streets* (emphasis added)

“Since the founding of Phoenix, the grid system has been a critical part of our City’s physical layout. Phoenix residents love the grid system, but **want more bicycle, pedestrian and transit infrastructure**. Existing streets were built with a focus on the automobile, but other modes are equally important, and infrastructure should be repurposed to support these needs. Complete Streets are streets which are planned, designed, operated and maintained to **support and encourage walking, bicycling and transit use** while promoting safe and effective operations for users of all ages and abilities.”

**Goal:** “Create a system of streets which encourage and facilitate active transportation, support investment in transit, foster social engagement and community pride, improves safety for all transportation modes, supports the local economy and

property values, and **improve the livability and long-term sustainability of our region.**

**Design:** **Locate parking to the rear of a site to create a more pedestrian environment, when adequate shielding from noise and light can be provided to adjacent established neighborhoods.** On-street parking in some areas may also promote a pedestrian environment.

The *52nd Street Condominiums PUD* represents the evolution of the Property from historically low intensity rural, agricultural, and suburban residential uses which are no longer economically or physically sustainable for the property. The Property is now best suited for a desirable high-quality, medium density residential development.

The PUD will allow the project to plug into and contribute to the multimodal transportation system in the surrounding area by promoting pedestrian, bicycle, and bus access and opportunities. Current planned projects include a new bicycle route along Oak Street, ¼ mile to the south that will connect into Scottsdale and a bus-rapid transit line along Thomas Road, ¼-mile to the north.

The PUD also contributes to an enhanced pedestrian environment by shading 52nd Street with trees, shielding internal parking by having buildings fronting 52<sup>nd</sup> Street, and placing 2-car garages “tucked-under” each unit interior to the property. Finally, the central open space and amenity area is wrapped by the buildings to shield errant noises and low-level lighting will be utilized that will not “spill” on to abutting properties.

*Bicycles* (emphasis added)

“Bicycles have long been a popular mode of transportation for Phoenix citizens. As a City, we will ensure the community has the proper infrastructure necessary for bicyclists to safely, and efficiently travel from home to work, from work to school, and from school to a park or other recreational activities. **Bicyclists**, from those using the infrastructure to commute, to those using bicycles as a form of recreation are in **need of a variety of different types of infrastructure**, from the macro level bike-way system, to the **micro level specifics such as bike lockers** or showers.”

**Goal:** “Develop the City’s bike-way system into an accessible, efficient, connected, safe and functional network which **promotes bicycling** and quick access to any destination. Establish a network of bicycle amenities at major destinations.”

**Design:** **“Development should include convenient bicycle parking.”**

The *52nd Street Condominiums PUD* will provide sufficient space within the garages to store bicycles. More importantly, there is an existing bicycle lane on 52<sup>nd</sup> Street and a bicycle lane is also proposed along Oak Street (¼-mile south), which even without a bicycle lane and due to the low traffic allows for easy access to the Cross Cut Canal park/trail.

*Public Transit* (emphasis added)

“Many Phoenix and surrounding community’s residents rely on Phoenix’s mass transit system as their primary source of transportation for work, school and other purposes. Our mass transit system is made up of buses and rail, but also includes our airport infrastructure, a crucial transportation link to the rest of the world. The system should be efficient, reliable, frequent and comprehensive. While the Phoenix system has and continues to provide a high level of service, improvements should be made to **encourage ridership and provide relief to the local street and freeway systems.**”

**Goal:** “Develop the Phoenix transit system into an efficient multi-modal transportation system which will allow for the movement of people safely and efficiently, **connecting the many activity and employment centers and neighborhoods throughout the City.** Meet the demand for the range of services needed, **connecting neighborhoods to local bus routes, rapid transit,** and fixed guideway transit systems.”

**Design:** “Develop **transit facilities** in appropriate cores, centers and **corridors to facilitate trip reductions and use of mass transit.**”

**Design:** “**Development should be designed** or retrofitted, as feasible, to **facilitate safe and convenient access to transit facilities by all existing and potential users.**”

The *52nd Street Condominiums PUD* is designed to encourage/promote transit ridership due to the style of living being more urban in nature, the buildings fronting the street, existing bicycle lane along 52<sup>nd</sup> Street to connect to bus lines and a bus line ¼-mile from Thomas Road which is within easy walking distance. Adding residential units and shade along 52<sup>nd</sup> Street provides shade/security (i.e., “eyes on the street”), which helps provide a more pleasant/safe environment for walking.

**CORE VALUE: STRENGTHEN OUR LOCAL ECONOMY**

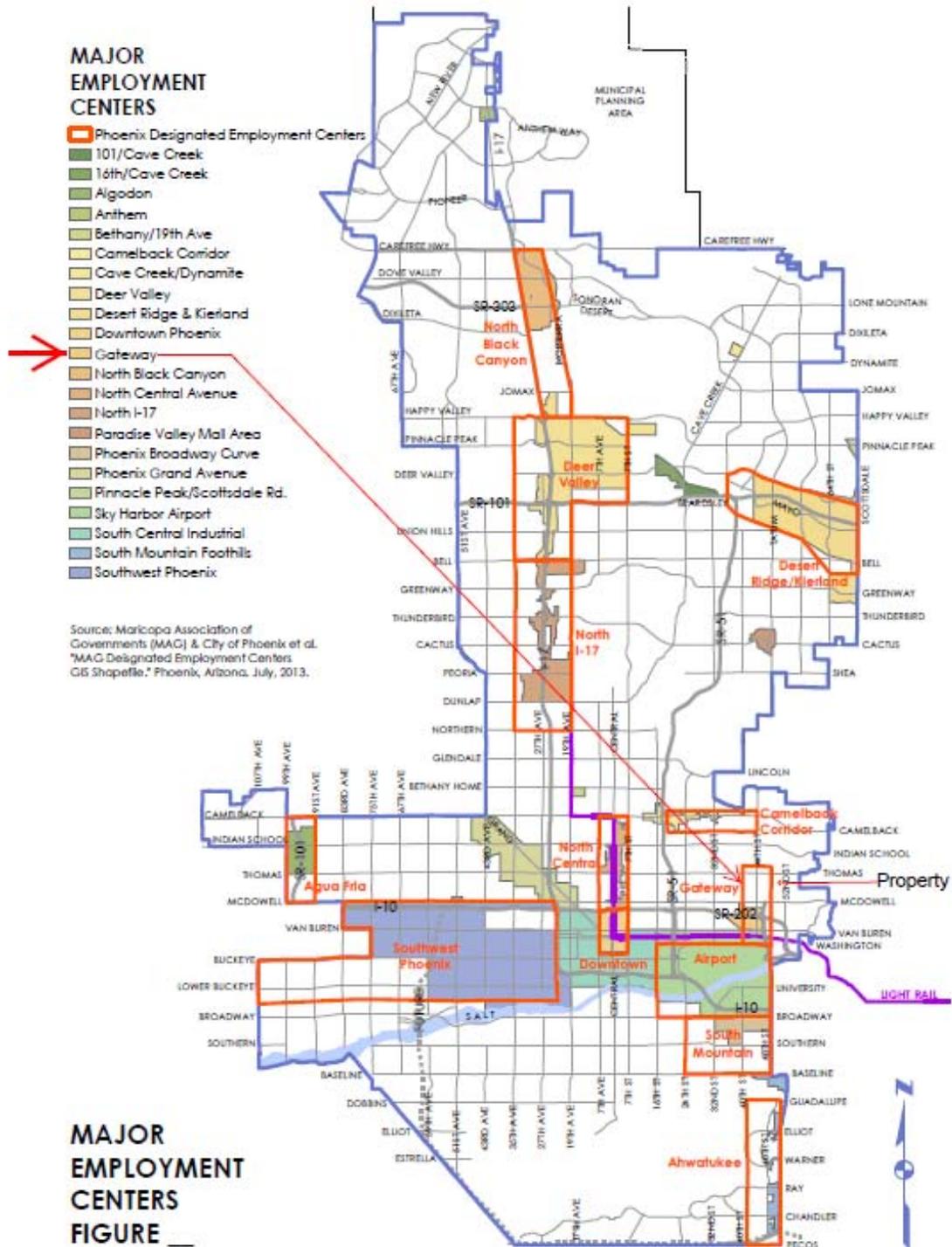
*Job Creation (Employers)* (emphasis added)

“For the average Phoenix resident, our economy ultimately comes down to one thing: jobs. A resident’s economy is really only as strong as its economic base. A strong job market builds on itself by creating more disposable income which in turn creates more jobs. **As a City, it is crucial that we continue to improve and support our employment sector.**”

**Goal:** “Our major employers and established employment centers will continue to grow and provide high quality, wealth generating employment opportunities. **Facilitate job creation in targeted high-growth/high-wage industry sectors and targeted trade industry sectors.**”

The *52nd Street Condominiums PUD* is located close to the City's Major Employment Centers (i.e., Gateway) (See **Major Employment Centers Map** on next page.) and with the subsequent development of the Property will contribute to providing another residential product type (i.e., walk-up condominiums) within the area as well as new units for this area. As employers look to expand and/or relocate one of the factors they take into account is proximity to diverse housing types in the area for their employees. The Gateway area has seen a tremendous growth and viability due to its proximity to freeways, transit (buses and light-rail) the airport, Camelback corridor, Arcadia, and amenities. With that being said, MAS Holdings proposes to support the growth and next generation of office space being sought-after by the Creative Class, biotech firms, high-tech firms, start-ups, etc. in this area of Gateway by providing said housing.

*[This area intentionally left blank.]*



*Entrepreneurs Emerging Enterprises* (emphasis added)

“Our community’s creative entrepreneurs and emerging enterprises drive our City’s small businesses. **The world’s largest companies started with an innovative vision, a drive, and a lot of hard work from an entrepreneur.** To assist entrepreneurs, access to other small businesses, suppliers and support facilities are crucial to their success. **New businesses need support to increase the likelihood of their sustained success.**”

**Goal:** “Establish a robust entrepreneurial and innovative eco-system that **supports local/organic growth as well as having an appeal to attract national/global interests.**”

**Land Use:** **“Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.”**

The *52nd Street Condominiums PUD* is ideally located to provide housing options for employees of the small businesses and start-ups that are increasingly locating in the surrounding area and similar vibrant, established and redeveloping areas with access to multi-modal transportation options. In addition, small start-up restaurants and retail are supported by density of people close-by, which this development will help provide as well. Residents and employers want to be within and adjacent to dynamic, diverse, and growing popular areas such as this one. Moreover, the potential growth and success of locally owned businesses, or any business, is driven in many ways by areas with synergy/connectivity of people, uses, and amenities that cater to diverse populations. Thus, it is envisioned that the proposed residential development, as designed, will indeed help attract potential incubators of new businesses or expanding locally owned businesses or in the alternative more new/diverse housing.

**CORE VALUE: CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS**

*Certainty and Character* (emphasis added)

“What makes a city **a great place to live are its robust vibrant neighborhoods.** There is a level of certainty one expects to have and quality of life one expects to maintain while living in a great city. The **goals and policies that are outlined in the General Plan were created so residents have a reasonable expectation and level of certainty while living in our great City;** certainty in regards to quality of life and compatibility. **The success, stability and certainty our neighborhoods can provide only strengthen our City and region’s vitality and prosperity.** A city’s identity is not only created by unique places and spaces, but by the residents who live within its borders. The cultural diversity, **rich architectural style and truly unique neighborhoods** (from large lot rural communities to suburban and urban neighborhoods) **help define its character.**”

**Goal:** “Every neighborhood and community should have a level of certainty. **Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood.**”

- Land Use:** “Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.”
- Land Use:** “New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.”
- Design:** “Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.”
- Design:** “Provide impact-mitigating features (such as extra width or depth, single story units, or landscape buffering) when new residential lots abut existing non-residential uses or are adjacent to arterial streets or freeway corridors. Dissimilar land uses often require additional separation or other measures to achieve compatibility.”
- Design:** “Require appropriate transitions/buffers between neighborhoods and adjacent uses.”

The *52nd Street Condominiums PUD* is compatible with the City’s General Plan Land Use Map designation of 10 to 15 du/acre which permits higher density attached townhouses, condos, or apartments, with adjacent properties zoned R-3 (Multifamily Residence District) which permit 17.4 du/acre in the PRD development option, and the adjacent neighborhood. The PUD standards and proposed Conceptual Site Plan will not be out-of-scale with surrounding context, as it is designed to have a high-quality/sustainable design comprising of five (5) buildings with a total of 31-units (15.65 du/acre) strategically placed on the Property to provide both communal and recreational open space as well as fronting 52<sup>nd</sup> Street to provide greater visual interest along the street frontage and to keep the buildings as far away from the existing homes. Moreover, the buildings are proposed to be 3-story (32-feet) in height in order to allow for 2-car garages to be “tucked-under” each of the individual units, which is typical in the housing market within the area. The 3-story (32-feet) height is just 5-feet over what is allowed in single-family residential zoning districts (i.e., 30-feet). In addition, the “tucked-under” garages provide for more openness with lot coverage at 26% as opposed to 40%-45% for the R1-6 residential zoning.

The proposed buildings will have flat parapets with undulation to provide visual relief and diversity within the building massing, along with the 25, 30 and 50-foot building setbacks around the perimeter, will help preserve views and provide light for those abutting residences located to the west. Trees will also be planted along the west property line to aid in privacy for both the abutting homes and future residents.

*Safe Neighborhoods – Traffic* (emphasis added)

**“Residents want to live in neighborhoods that do not have cut through or high volumes of vehicular traffic.** Road traffic crashes pose public health challenges. Communities wish to work with traffic engineers to mitigate and prevent serious injuries caused by vehicle to vehicle collisions and vehicle collisions with other roadway users (pedestrians, cyclists, runners).”

**Goal:** “The **community should be protected from the negative effects** of the volume, speed and **cut-through traffic** in neighborhoods.”

**Land Use:** “Minimize traffic through lower-density residential areas by **locating heavy traffic generating land uses on or near arterial streets.**”

The *52nd Street Condominiums PUD* will have no impact on the abutting residences to the west or east since the only point of access (driveway) is from 52<sup>nd</sup> Street, which will allow for ease of movement both north/south and then east/west movements within ¼-mile north (Thomas Road) or south (Oak Street) or to McDowell Road (i.e., ¾-mile south) to be handled at the signalized intersections of Oak Street, Thomas Road or McDowell Road. A traffic impact statement (See **Exhibit M-12**; Traffic Impact Statement) was completed and the statement states there are no concerns with this development, aside from moving the driveway to not conflict with Cambridge Avenue, as well as no significant impacts on the surrounding street network due to the low number of trips (i.e., 15 weekday AM peak hour trips and 17 weekday PM peak hour trips).

*Clean Neighborhoods* (emphasis added)

**“Clean and well maintained neighborhoods** are an indication of an area’s character and helps **support private investment to provide a safe and healthy community to live.**”

**Goal:** “The preservation, maintenance and improvement of property conditions should be promoted to mitigate or **eliminate deterioration or blight conditions** and to help **encourage new development and reinvestment** within our communities.”

**Land Use:** **“Support new compatible land uses that remove extremely deteriorated structures, excessive trash and debris, and other blight in neighborhoods.”**

The *52nd Street Condominiums PUD* will revitalize this Property from an underutilized vacant Property within the city limits to a stable and healthy development for the neighborhood, which will invigorate and contribute to the continued success of the neighborhood. Not to mention, the Property’s construction tax, fees, etc. will generate new tax revenues as will the new residents’ spending.

**CORE VALUE: BUILD THE SUSTAINABLE DESERT CITY**

*Green Building* (emphasis added)

**“Incorporating sustainable practices, materials and energy efficient projects saves energy and money while protecting our environment and contributing to our City’s sense of place.** The City will be proactive in creating more resource-efficient, durable and energy efficient buildings for new city projects and for **new construction and remodeling for private projects.**”

**Goal:** “Establish Phoenix as a **leader in green/sustainable building** through the use of **green/sustainable building techniques in private** and public **development.**”

**Design:** **“Encourage bioclimatic designs of buildings and approved natural materials for construction.”**

**Design:** **“Encourage high-performance building designs that conserve resources, while balancing energy-efficient, water-efficient, cost-effective and low-maintenance engineering solutions** and construction products through whole building life cycle assessment.”

**Design:** “Promote site development and land use which **protects the natural environment by preserving vegetation** and surface water, minimizes disturbances to the existing terrain and greenfields, and encourages development of brownfields in synergy to our the desert climate.”

MAS Holdings is committed to developing the Property with energy efficiencies in mind. Many of the elements associated with LEED design principles will be incorporated within the final building design (e.g., glass/windows, materials, shade, buildings orientations, solar lighting in common areas, heat reflective roof surfaces, etc.) as well as the Conceptual Site Plan design (e.g., providing shaded walkways, capturing runoff for irrigation, minimizing overall lot coverage, a central common open space area providing passive cooling, etc.). Some of the other items they will be installing within the development are:

- Mechanical equipment that exceeds the Energy Star ratings.
- On demand gas water heaters.
- Low-VOC interior paints.
- Prime spray foam (i.e., recycled paper) for insulation in walls, floors, and interior common walls.
- Kitchen and bath fixtures to be low flow/energy efficient.

*Trees & Shade* (emphasis added)

**“Investment in trees and shade is one of the best things Phoenix can do to improve the City’s overall health, prosperity and environment. By integrating trees and shade into the built environment, issues such as storm water management and the urban heat island can be addressed.”**

**Goal:** **“Create a network of trees and shade that integrate with the built environment to conserve ecosystem functions and provide associated benefits to residents.”**

**Design:** **“Integrate trees and shade into the design of new development and redevelopment projects** throughout Phoenix.”

**Design:** **“Plant drought tolerant vegetation and preserve existing mature trees in new development and redevelopment.”**

**Design:** **“New development should minimize surface parking areas** and provide an abundance of shade through either trees or structures on any planned parking areas.”

The *52nd Street Condominiums PUD’s* Conceptual Landscape Plan creates aesthetically pleasing and rewarding spaces for vehicular and residents/pedestrians both onsite and offsite. The proposed landscape plan reveals a lush/open impression with massing of trees providing shade along walkways and shrubs in groupings along with the use of ground coverings. In addition, a large central open space area for recreational opportunities is positioned to become the focal point of the community. (See **Exhibit M-8**; Conceptual Landscape Plan) Furthermore, the massing of trees and shrubs into groups with uneven spacing along the street frontage and throughout the development will give a more natural appearance to the viewer. Most importantly, the design does provide the most efficient, low-maintenance irrigation systems with the use of grading techniques to preserve and use runoff water effectively to increase the potential for plant survival and growth.

It should be noted, there are only seventeen (17) visitor surface parking spaces with the required parking being provided via garages. However, even those seventeen (17) visitor surface parking spaces will be well shaded with trees or buildings (i.e., the 2 ADA parking spaces at the entrance area).

The overall result is a pleasing water sensitive landscaped environment.

*Energy Infrastructure* (emphasis added)

“Phoenix has taken the charge to promote sustainable change by reducing energy consumption through public private partnerships, thus making our energy supply cleaner and more affordable. With endless amounts of sunshine and an abundance of local materials, Phoenix’s workforce is better equipped than most. **A central strategy for**

**improving our energy system is to reduce energy consumption in existing buildings, which is the most cost-effective way to reduce Green House Gas emissions.** Efficiency improvements will save money and energy, while also creating skilled, local jobs.”

**Goal:** “**Continually seek and promote energy efficiency** and emerging energy strategies.”

The *52nd Street Condominiums PUD* proposes many of the elements associated with energy efficiency, such as: promoting alternative modes of transportation by developing along a bicycle route and its proximity to bus lines, use of recycled materials, landscaping, buildings orientations, and providing for a comfortable pleasing environment. The use of shade, solar lighting in common areas, heat reflective roof surfaces, and a central common open space area providing passive cooling combine to create a comfortable, sustainable, and a long-term economic viable residential development.

#### **E. ZONING AND LAND USE COMPATIBILITY**

The proposed rezoning is compatible with the adjacent zoning pattern and the surrounding uses. (See **Exhibit M-1**; Context Aerial Map, **Exhibit M-9**; General Plan Map, **Exhibit M-10**; Zoning Maps, & **Table 1** on the next page)

The *52nd Street Condominiums PUD* request clearly represents the highest and best use for the Property as it provides opportunities for a greater/marketable use of the land and re-establishes/improves the Property for the immediate neighborhood. The common elements proposed in this PUD will provide for a comprehensive small scale residential development that will blend and buffer its existing environment as needed. This PUD will ensure compatibility with surrounding properties and promote the development of this vacant site that will generate new tax revenues/reinvestment for the City of Phoenix and the area.

*[This area intentionally left blank.]*

**Table 1** (Surrounding General Plan Designations, Zoning Districts and Existing Land Uses.)

Location	General Plan	Zoning	Existing Land Use
R1-6 (Existing)/ PUD (Proposed)	10 to 15 du/acre	Single-Family Residence District (R1-6)	Vacant.
North	10 to 15 du/acre	Multifamily Residence District (R-3)	Existing 2-story single- family home.
South	10 to 15 du/acre	Single-Family Residence District (R1-6)	Existing church, single- family residence.
East	3.5 to 5 du/acre	Single-Family Residence District (R1-6)	Existing single-family homes.
West	3.5 to 5 du/acre	Single-Family Residence District (R1-6)	Existing single-family homes.

**F. LIST OF USES**

The *52nd Street Condominiums PUD* is limited to permit only multifamily residential land uses. The spirit/intent of this PUD is to provide a measure of certainty and assurance to the surrounding neighborhood by limiting permitted land uses in a manner consistent and compatible with adjacent residential properties.

The developer(s) or any property owner within the defined limits of the 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.

**1. PERMITTED PRINCIPAL USE LIST.**

- a. Multifamily Residential

**2. ACCESSORY USES.**

- a. Home Occupations – Per Section 608 of the Zoning Ordinance.
- b. Model Home/Sales Office – Per section 608 of the Zoning Ordinance.

**3. TEMPORARY USES.**

- a. Temporary uses shall be permitted pursuant to regulations and standards for temporary uses specified by Section 708 of the Zoning Ordinance.

**G. DEVELOPMENT STANDARDS**

The proposed PUD residential development standards are consistent and appropriate with the surrounding area. (See **Table 2** below; Development Standards)

For illustrative purposes, a comparative zoning standards table is included as an exhibit to show the contrast, and improvements, between the existing R1-6 Planned Residential Development (“PRD”) option, Table B; R-3 PRD option, Table B, and the proposed PUD zoning’s development standards. (See **Exhibit M-11**; Comparative Zoning Standards Table) With that being said the proposed development standards for the *52nd Street Condominiums PUD* will not be out-of-scale with surrounding context and sufficient relief/buffering has been put in place to protect those existing uses.

**Table 2 (Development Standards)**

<b>DEVELOPMENT STANDARDS</b>	
<b>Density</b>	<p>15.65 density units per gross acre – Maximum</p> <ul style="list-style-type: none"> <li>• There shall be a maximum of five buildings on the Property.</li> </ul>
<b>Building Setbacks</b>	<p><b>North:</b> 30 feet – Minimum</p> <ul style="list-style-type: none"> <li>• Except that within 100 feet of 52<sup>nd</sup> Street, a minimum 5-foot setback is permitted.</li> </ul> <p><b>South:</b> 50 feet – Minimum</p> <p><b>East (52<sup>nd</sup> Street):</b> 25 feet – Minimum</p> <ul style="list-style-type: none"> <li>• <b>Within 100 feet of the east property line:</b></li> </ul> <p>There shall be a minimum of one building with primary unit entrances fronting 52<sup>nd</sup> Street.</p>

	<p><b>West:</b> 25 feet – Minimum</p> <ul style="list-style-type: none"> <li>• <b>Within 100 feet of the west property line:</b></li> </ul> <p>There shall be no more than five garages oriented towards the west property line.</p> <p>Facing the west property line, no single building shall exceed 100 feet in length and a minimum 10-foot separation shall be provided between buildings.</p>
<b>Landscape Setbacks</b>	<p><b>North:</b> 5 feet – Minimum</p> <p><b>South:</b> 7 feet – Average</p> <p><b>East (52<sup>nd</sup> Street):</b> 15 feet – Minimum</p> <p><b>West:</b> 5 feet – Minimum</p>
<b>Building Height</b>	32 feet Maximum
<b>Lot Coverage</b>	30% - Maximum
<b>Open Space</b>	<p>7% of gross area – Minimum</p> <ul style="list-style-type: none"> <li>• Open space shall include, but is not limited to, one centrally located open space with a minimum area of 4,000 square feet.</li> </ul>
<b>Pedestrian Pathways</b>	All units shall be connected to common areas and internal and perimeter sidewalks via minimum 4-foot wide sidewalks or pedestrian pathways.
<b>PARKING STANDARDS</b>	
<b>Resident Parking</b>	Shall comply with Section 702
<b>Guest Parking</b>	Shall comply with Section 702
<b>Bicycle Parking</b>	<p>0.25 spaces for each unit.</p> <p>Minimum three bicycle spaces shall be located within 80 feet from 52<sup>nd</sup> Street.</p>

	Bicycle racks shall be an inverted-U design and be installed per the requirements of Section 1307.H.
<b>PLANTING STANDARDS</b>	
<b>East (52<sup>nd</sup> Street)</b>	<p><b><u>Rows</u></b></p> <p>Minimum 1 row of trees</p> <p><b><u>Spacing</u></b></p> <p>20 feet on center or in equivalent groupings</p> <p><b><u>Tree Size</u></b></p> <p>Minimum 2-inch caliper (50% of required trees)  Minimum 3-inch caliper (25% of required trees)  Minimum 4-inch caliper (25% of required trees)</p> <p><b><u>Shrubs</u></b></p> <p>Minimum five (5) 5-gallon shrubs per tree</p> <p><b><u>Groundcover</u></b></p> <p>Minimum 50% living groundcover</p>
<b>North, South, and West Property Lines</b>	<p><b><u>Rows</u></b></p> <p>Minimum 1 row of trees</p> <p><b><u>Spacing</u></b></p> <p>20 feet on center or in equivalent groupings</p> <p><b><u>Tree Size</u></b></p> <p>Minimum 2-inch caliper (50% of required trees)  Minimum 3-inch caliper (50% of required trees)</p>

	<p><b><u>Shrubs</u></b></p> <p>Minimum five (5) 5-gallon shrubs per tree</p> <p><b><u>Groundcover</u></b></p> <p>Minimum 50% living groundcover</p>
<p><b>Central Common Area</b></p>	<p><b><u>Trees</u></b></p> <p>Minimum 1 tree per 400 square feet of area.</p> <p><b><u>Tree Size</u></b></p> <p>Minimum 1-inch caliper (50% of required trees)  Minimum 2-inch caliper (50% of required trees)</p> <p><b><u>Shrubs</u></b></p> <p>Minimum five (5) 5-gallon shrubs per tree</p> <p><b><u>Groundcover</u></b></p> <p>Minimum 50% living groundcover which may include grass.</p>
<p><b>ADDITIONAL STANDARDS</b></p>	
<p><b>Detached Sidewalk</b>  - Along 52<sup>nd</sup> Street</p>	<p><b><u>Width</u></b></p> <p>The detached sidewalk shall be a minimum width of 5 feet and comply with ADA requirements.</p> <p><b><u>Landscape Strip</u></b></p> <p>The detached sidewalk shall include a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb.</p> <p><b><u>Landscape Strip Planting Standard</u></b></p> <p>One row of trees containing a minimum of 2-inch caliper shade trees shall be planted at a minimum of 20 feet on center or in equivalent groupings.</p>

	This standard shall be in addition to the landscape planting standards for the 52 <sup>nd</sup> Street frontage.
<b>Refuse Enclosures (Setbacks)</b>	<p><b>North &amp; South:</b> 5 feet – Minimum</p> <p><b>East (52<sup>nd</sup> Street):</b> 150 feet – Minimum</p> <p><b>West:</b> 8 feet – Minimum</p>
<b>Shade</b>	<p>Minimum of 50% of public sidewalks, pedestrian pathways, and common amenities areas shall be shaded through the use of landscaping, architectural features or projections, or other stand-alone structural shading devices.</p> <p>Shade calculations shall be based on the summer solstice at 12:00 p.m.</p>

**H. DESIGN GUIDELINES**

Unless specifically modified herein, the *52nd Street Condominiums PUD* shall conform to the City of Phoenix Zoning Ordinance Design Guidelines, *Section 507, Tab A*.

**SPECIFIC DESIGN FEATURES.**

**Site**

1. The proposed PUD shall provide a minimum of five (5) amenities, which may include but are not limited to the following:
  - a. Swimming pool.
  - b. Barbeque.
  - c. Ramada – Minimum dimension 200 square feet.
  - d. Grass – Minimum dimension 300 square feet.
2. The use of special color paving or stamping of asphalt/concrete delineating the pedestrian/ADA crossings internal to the Property shall be used.

**Architecture**

1. All sides of a residential building shall exhibit 4-sided architecture and contain multiple exterior accent materials such as brick veneer/ wood siding/ stucco and

- ornamental steel that exhibit quality and durability. Each unit within a residential building varies in the amount of brick and wood siding to enhance architectural interest and decrease repetition.
2. Along 52<sup>nd</sup> Street, a minimum of 26% of the residential building façade will be brick veneer, and a minimum of 26% of the façade will be wood siding.
    - a. Visible sides and rear facades (i.e., south, west, and north elevations) of the residential building on 52<sup>nd</sup> Street shall be compatible with the front (east) façade on 52<sup>nd</sup> Street as to colors, materials and design.
  3. All the units will have a minimum of four balconies, to be provided on the front and rear facades of the 2<sup>nd</sup> and 3<sup>rd</sup> floors, with a minimum of 36 square feet in area for each balcony.
    - a. Ornamental steel balcony covers will provide shade for the 3<sup>rd</sup> level balconies.
    - b. Outward facing French double-hung doors shall be provided on a minimum of two (2) balconies per unit.
  4. Cornice types: overall there will be two (2) different cornice types that range from 1-foot to 2-foot overhangs.
  5. No parapet wall will terminate without a cornice.
  6. The residential buildings facades visible from the public streets and adjacent to residential property shall not exceed 50-feet horizontally without architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, balconies, windows fenestration, and overhangs/ canopies.
  7. The residential buildings parapets/roof lines will not be in excess of 50-feet in length of continuous run and will step no less than 1-foot in height at the ends and beginning of the run.
  8. The residential buildings façades will not be a singular plane. The façades will move in and out. There will not be a distance of greater than 50-feet of uninterrupted flat wall on the façade without a 1-foot to 5-foot offset.
  9. There will be a minimum of four (4) different exterior colors throughout the development enhancing the change in elevation of the various elements of the residential buildings façades. (See **Exhibit M-7**; Colors/Materials Palette)
  10. All glass windows and doors shall consist of a divided-lite or double hung design.
  11. Each unit shall have a private entrance gate leading to a private entrance vestibule a minimum of 36 square feet in area.

- a. The vestibule shall be the primary building entry point.
  - b. Shall provide a minimum depth of 6-feet.
  - c. The vestibule shall be enclosed on each side by a fence (open, closed, or combination of both) or solid wall no higher than 40-inches.
12. Each unit shall have a two (2) car enclosed garage.
- a. Garage door designs shall incorporate the following features or similar alternatives, as approved by the Planning and Development Department: windows (opaque, clear or a combination of both), raised or recessed panels, architectural trim, single garage doors, and/or architectural treatments above the garage door.

### **Landscaping**

The *52<sup>nd</sup> Street Condominiums PUD* landscaping shall utilize the Phoenix AMA Low Water Use/Drought Tolerant Plants list of approved low water use plants. The Phoenix AMA Low Water Use/Drought Tolerant Plants list is not all inclusive, but provides a starting point for the *52<sup>nd</sup> Street Condominiums PUD* development and may be supplemented, as approved by the City.

### **I. SIGNAGE**

Signs shall conform to the requirements for multifamily residential land use standards in Section 705 of the Phoenix Zoning Ordinance.

### **J. SUSTAINABILITY**

There are many ways to define sustainability, but the simplest and most fundamental is the ability to "sustain" oneself or project or the "the capacity to endure." The proposed *52<sup>nd</sup> Street Condominiums PUD* and the residential development propose to do just that: to "endure" for many years as a high-quality, economically sustainable residential development that will stand the "test" of time. That is why MAS Holdings is committed to develop the Property with energy efficiencies. Many of the elements associated with LEED design principles will be incorporated within the overall design (e.g., glass/windows, materials, shade, building orientations, solar lighting in common areas, heat reflective roof surfaces, etc.) as well as providing shaded walkways, capturing runoff for irrigation, minimizing overall lot coverage, a central common open space area providing passive cooling, etc.

As stated, the *52nd Street Condominiums PUD* already encourages many sustainability principles throughout. However, at a minimum, the implementation of the following additional sustainability principles shall be required and enforced by the City of Phoenix.

- The provision of recycling collection area(s) onsite shall be identified on the site plan at the time of the site plan review process and collocated with the regular refuse areas/enclosures. A minimum of two (2) recycle containers to service the development shall be provided as approved by the Planning and Development Department.
- Use of solar lighting fixtures or lighting fixtures connected to a solar generator within the common areas shall be provided.
- Incorporate “Smart” irrigation control systems into the landscape design.
- Use of roofing materials that specify a high Solar Reflectance Index with a minimum Solar Reflectance (SR) value of 0.25 or higher.

## **K. INFRASTRUCTURE**

The *52nd Street Condominiums PUD* is a residential development, which has an opportunity to tap into the existing built infrastructure while spurring further economic activity closer to the City’s developed areas as opposed to the outskirts where new infrastructure would need to be installed. This type of development is also encouraged by the City of Phoenix, because the development/reinvestment of property within developed areas reduces the amount and distance that people travel in their cars; utilizes what is already built; provides and encourages better access to multi-modal forms of transportation; improves air quality; greater energy efficiency, and can even help reduce the “heat-island” effect. Finally, increasing the mix and diversity of uses (i.e., housing, employment, retail, transportation, and recreational) helps create a stable, healthy, and complete neighborhood.

### **1. CIRCULATION SYSTEM (TRAFFIC).**

The subject site is located adjacent to 52nd Street, which is a collector street. There are signalized intersections along 52<sup>nd</sup> Street at Oak Street, Thomas Road and McDowell Road. Moreover, the Property is well served by an internal circular drive aisle, which provides efficient internal circulation. Any necessary street dedications, improvements, which include pavement, driveway curb cuts, attached or detached sidewalks, landscaping, and streetlights adjacent to this Property will be reviewed/discussed during the rezoning and the formal processes and procedures required by the City of Phoenix during its development review process.

A traffic impact statement (TIS) was also completed by Southwest Traffic Engineering, LLC to establish an understanding of the potential future traffic impacts of the proposed development. The TIS stated that there are no concerns with this development, aside from moving the driveway to not conflict with Cambridge Avenue. Additionally, the TIS stated that there are no anticipated significant impacts on the surrounding street network

due to the low number of trips (i.e., 15 weekday AM peak hour trips and 17 weekday PM peak hour trips). (See **Exhibit M-12**; Traffic Impact Statement)

## **2. GRADING AND DRAINAGE.**

Water retention for the residential development will be provided within common retention areas servicing the overall development. Retention areas may be either via surface basins, underground storage, storm drains (if available) or a combination thereof and will be determined during the formal processes and procedures required by the City of Phoenix during its development review process.

## **3. WATER AND SEWER SERVICE.**

Development will be adequately served by the existing water and sewer systems. Infrastructure capacity requirements will be provided during the site plan review process and will comply with City of Phoenix Water and Sewer Design Standards, Codes and Policies.

### **L. PHASING PLAN**

No phasing is anticipated at this time.

### **M. EXHIBITS**

1. Context Aerial Map (**page 38**)
2. Context Plan and Photos (**page 40**)
3. Conceptual Site Plan (**page 46**)
4. Legal Description (**page 48**)
5. Conceptual Elevations, and Floorplans (**page 50**)
6. Colors/Materials Palette (**page 55**)
7. Conceptual Landscape Plan (**page 57**)
8. City of Phoenix General Plan Map (**page 59**)
9. Zoning Maps (Existing and Proposed) (**page 61**)
10. Comparative Zoning Standards Table (**page 64**)
11. Traffic Impact Statement (**page 71**)

# M-1

# Context Aerial

APN's: 126-15-001A & 126-15-003A



# M-2



**CONTEXT PHOTOS & KEY MAP**  
**2610 & 2620 N. 52<sup>nd</sup> STREET, PHOENIX, AZ 85008**  
**APN #: 126-15-003A & 126-15-001A**





**PHOTO 1 – LOOKING NORTH**



**PHOTO 2 – LOOKING EAST**



**PHOTO 3 – LOOKING SOUTH**



**PHOTO 4 – LOOKING WEST**



**PHOTO 5 – LOOKING NORTH**



**PHOTO 6 – LOOKING EAST**



**PHOTO 7 – LOOKING SOUTH**



**PHOTO 8 – LOOKING WEST**



**PHOTO 9 – LOOKING NORTH**



**PHOTO 10 – LOOKING EAST**



**PHOTO 11 – LOOKING SOUTH**



**PHOTO 12 – LOOKING WEST**



**PHOTO 13 – LOOKING NORTH**



**PHOTO 14 – LOOKING EAST**

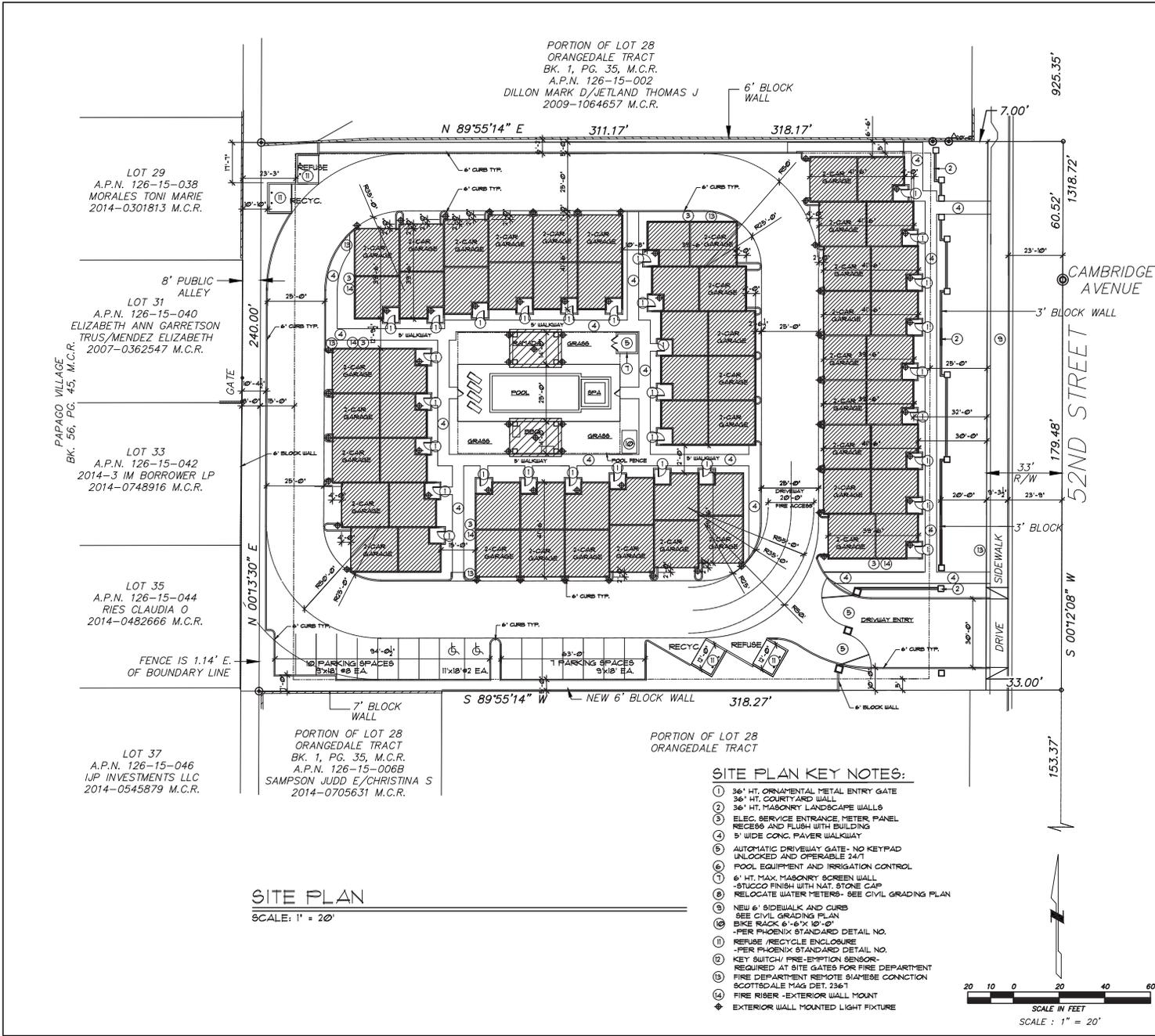


**PHOTO 15 – LOOKING SOUTH**



**PHOTO 16 – LOOKING WEST**

# M-3



**OWNER:**  
ANACONDA CAPITAL GROUP LLC  
315 S. 48TH STREET TEMPE AZ 85281  
602-633-1960 C/O JEFF HANRATH

**PROJECT DESCRIPTION:**  
DEMOLISH EXISTING BUILDINGS  
CONSTRUCT NEW THREE STORY CONDOMINIUMS

**ZONING:**  
CURRENT ZONE = RI-6  
REZONE = PUD

**BUILDING SETBACK:**  
Per PUD Narrative (Case: Z-51-17-6)

**LANDSCAPE SETBACK:**  
Per PUD Narrative (Case: Z-51-17-6)

**BUILDING HEIGHT: 32'-0"**

**PROJECT DATA:**

2-BEDROOM w/ OFFICE 1683 SQ. FT. LIVABLE	TOTAL 22 UNITS
2-BEDROOM w/ LOFT 1550 SQ. FT. LIVABLE	TOTAL 9 UNITS
<b>TOTAL UNITS:</b>	<b>31 UNITS/22 GROSS AC. / 155 UNITS PER AC.</b>
<b>DENSITY:</b>	<b>16.313 SQ. FT. (1.92 AC.)</b>
<b>GROSS:</b>	<b>26715.6 SQ. FT. (2.0 AC.)</b>
<b>LOT:</b>	<b>NET: 16.313 SQ. FT. (1.92 AC.)</b>
<b>GROSS:</b>	<b>26715.6 SQ. FT. (2.0 AC.)</b>
<b>LOT COVERAGE:</b>	<b>49% MAX.</b>
<b>TOTAL COVERAGE:</b>	<b>26660 SQ. FT. + 26% PROVIDED</b>
<b>OPEN SPACE:</b>	<b>8631 SQ. FT. (243'x353') - 78 SURFING POOL AND BARBECUE PICNIC AREAS.</b>

**PARKING DATA:**

PARKING REQ. = 31 TWO BEDROOM UNITS + 2.0 SPACES (31 x 2.0 = 62 SPACES)

TOTAL SPACES REQUIRED = 48 SPACES INCLUDING 2 ADA PARKING SPACES + 5%

TOTAL SPACES PROVIDED = 62 GARAGE SPACES AND 11 SITE SPACES + 1%

**PARENT DESCRIPTION**

THE SOUTH 120 FEET OF THE NORTH 385 FEET OF THE EAST HALF OF LOT TWENTY-EIGHT (28), ORANGDALE TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 1 OF MAPS, PAGE 35, AND

THE SOUTH 120 FEET OF THE NORTH 505 FEET OF THE EAST HALF OF LOT TWENTY-EIGHT (28), ORANGDALE TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 1 OF MAPS, PAGE 35.

**RESULTANT DESCRIPTION**

A PORTION OF THE EAST HALF OF LOT 28, ORANGDALE TRACT, BOOK 1 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN FLUSH MARKING THE NORTH QUARTER CORNER OF SAID SECTION 32 FROM WHICH A BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE MONUMENT LINE OF VIRGINIA AVENUE BEARS SOUTH 00 DEGREES 12 MINUTES 08 SECONDS WEST 1319.72 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION:

THENCE SOUTH 00 DEGREES 12 MINUTES 08 SECONDS WEST 925.35 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO THE EASTERN PROLONGATION OF THE NORTH LINE OF THE SOUTH 120.00 FEET OF THE NORTH 385.00 FEET OF SAID LOT 28;

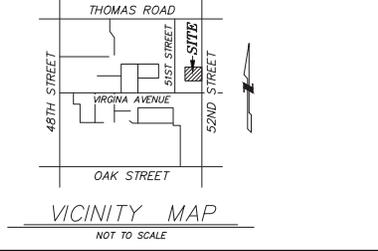
THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS WEST 33.00 FEET ALONG SAID PROLONGATION TO THE WEST LINE OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2008-061840, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 12 MINUTES 08 SECONDS WEST 240.00 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 505.00 FEET OF SAID LOT 28;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS WEST 318.27 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST HALF OF SAID LOT 28;

THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 240.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 120.00 FEET OF THE NORTH 385.00 FEET OF SAID LOT 28;

THENCE NORTH 89 DEGREES 55 MINUTES 14 SECONDS EAST 318.17 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.



**REVISIONS:**

ALL REVISIONS ON THIS SHEET SHALL BE MADE IN ACCORDANCE WITH THE STANDARD PRACTICES OF THE ARCHITECTURAL PROFESSION. NO REVISIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

**2610 AND 2620 N. 52ND STREET PHOENIX, ARIZONA**

**ARANCIA AT ARCADIA SOUTH**

**FIRE PLANES DESIGNS**  
RESIDENTIAL DESIGN SERVICE  
480 921 0629

**DRAWN BY: M.S.M.**  
**DATE: 12/21/17**  
**JOB: 171021**

**S-1**

**\*\*Conceptual\*\***

M-4

**Z-51-17-6**  
**LEGAL DESCRIPTION**

A portion of the Northwest quarter of Section 32, Township 2 North, Range 4 East of MCR DAF:

**PARCEL 1:**

The South 120 feet of the North 385 feet of the East half of Lot 28, ORANGEDALE TRACT, according to Book 1 of Maps, page 35, records of Maricopa County Arizona.

Except the East 3 feet of the South 120 feet of the North 505 feet of the East half of Lot 28, ORANGEDALE TRACT, according to Book 1 of Maps, page 35, as shown in order recorded in Recording No. 08-661840, of Official Records.

**PARCEL 2:**

The South 120 feet of the North 505 feet of the East half of Lot 28, ORANGEDALE TRACT, according to Book 1 of Maps, page 35, records of Maricopa County Arizona.

Except the East 3 feet of the South 120 feet of the North 505 feet of the East half of Lot 28, ORANGEDALE TRACT, according to Book 1 of Maps, page 35, as shown in order recorded in Recording No. 08-661840, of Official Records.

# M-5

**MATERIALS LIST:**

- 1 - STUCCO, SAND FINISH I.C.C. EBR 1601 (PAINT 1-BODY)
- 2 - STUCCO POP OUTS (PAINT 2- POPOUTS)
- 3 - ORNAMENTAL METAL AND TRIM (PAINT 3)
- 4 - FAUX CEDAR SIDING (SIDING 1)
- 5 - FAUX BRICK PANELS (SIDING 2)
- 6 - FINISH GRADE



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"

REVISIONS:

ALL DESIGNS AND ARRANGEMENTS ON THIS SHEET ARE THE PROPERTY OF FINE LINE DESIGNS. NO REPRODUCTION OR OTHER USE OF THIS SHEET OR ANY PART THEREOF IS PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF FINE LINE DESIGNS. THESE DRAWINGS REMAIN THE EXCLUSIVE PROPERTY AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE DRAWINGS.

2610 AND 2620 N. 52ND STREET  
PHOENIX, ARIZONA

NEW CONDOMINIUMS  
FOR  
MAS HOLDINGS LLC

FINE LINE  
DESIGNS  
RESIDENTIAL DESIGN SERVICE  
480.921.0629  
4215 N. BROWN AVE., SUITE E SCOTTSDALE, AZ. 85251

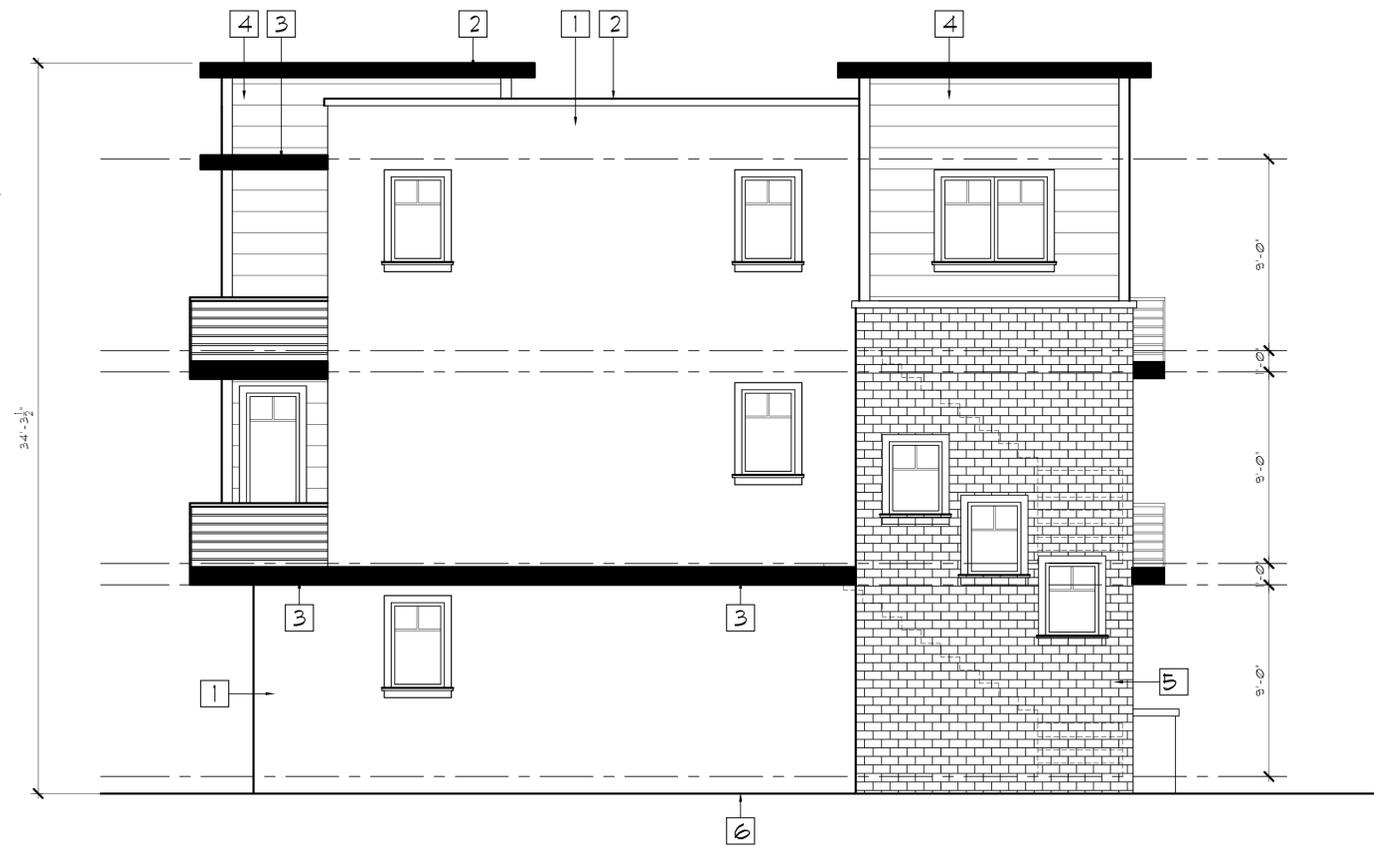
DRAWN : M.S.M.  
DATE : 5/10/17  
JOB : 17001

D4

**\*\*Conceptual\*\***

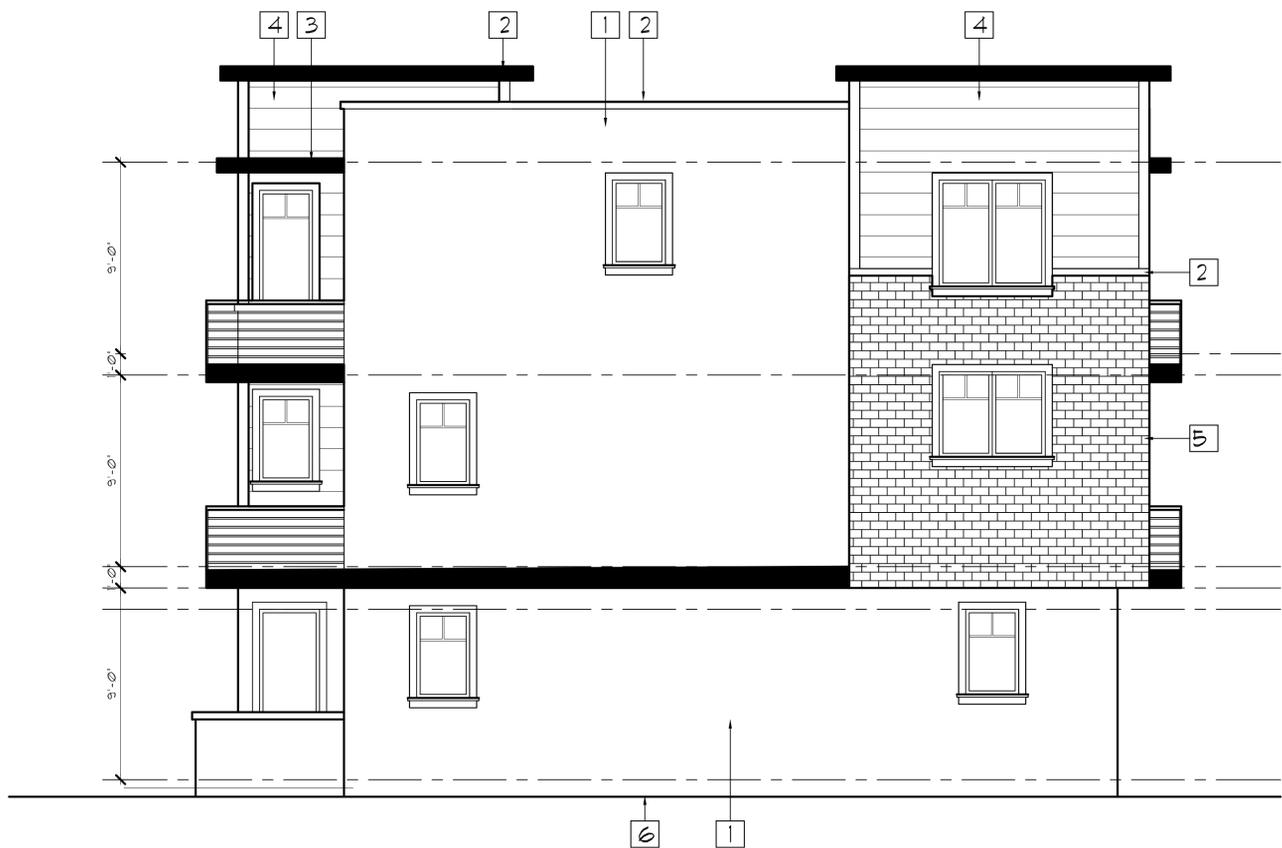
**MATERIALS LIST:**

- 1 - STUCCO, SAND FINISH 1/2" C.C. ESR 1601 (PAINT 1-BODY)
- 2 - STUCCO POP OUTS (PAINT 2- POPOUTS)
- 3 - ORNAMENTAL METAL AND TRIM (PAINT 3)
- 4 - FAUX CEDAR SIDING (SIDING 1)
- 5 - FAUX BRICK PANELS (SIDING 2)



**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

REVISIONS:


ALL DESIGNS AND ARRANGEMENTS ON THIS SHEET ARE THE EXCLUSIVE PROPERTY OF FINE LINE DESIGNS. NO REPRODUCTION OR OTHER USE OF THIS DESIGN WITHOUT THE WRITTEN CONSENT OF FINE LINE DESIGNS. THESE DRAWINGS SHALL REMAIN THE EXCLUSIVE PROPERTY OF FINE LINE DESIGNS.

2610 AND 2620 N. 52ND STREET  
PHOENIX, ARIZONA

NEW CONDOMINIUMS  
FOR  
MAS HOLDINGS LLC

**FINE LINE DESIGNS**  
RESIDENTIAL DESIGN SERVICE  
480.921.0629  
4215 N. BROWN AVE., SUITE E SCOTTSDALE, AZ. 85251

DRAWN : M.S.M.  
DATE : 5/10/17  
JOB : 17001

D5

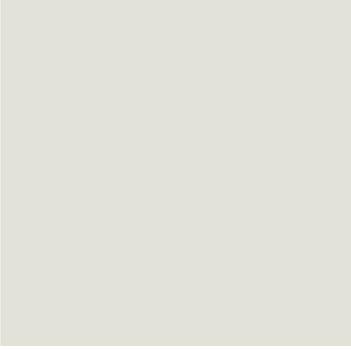
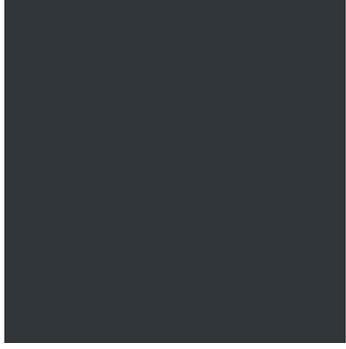
**\*\*Conceptual\*\***





# M-6



PRODUCT	DESCRIPTION	
<b>PAINT 1 - BODY</b>	SHERWIN WILLIAMS ETHEREAL WHITE SW 6182	
<b>PAINT 2 - POP OUTS</b>	SHERWIN WILLIAMS PEPPERCORN SW 7674	
<b>PAINT 3 METAL &amp; TRIM</b>	SHERWIN WILLIAMS INKWELL SW6992	
<b>SIDING 1</b>	ALLURA USA FAUX CEDAR SIDING  <u>MATERIAL</u> FIBER CEMENT	
<b>SIDING 2</b>	WWW.BUILDDIRECT.COM STRONGSIDE BRICK SIDING FAUX BRICK PANELS  <u>MATERIAL</u> HIGH-IMPACT POLYPROPYLENE	

M-7

PORTION OF LOT 28  
ORANGEDALE TRACT  
BK. 1, PG. 35, M.C.R.  
A.P.N. 126-15-002  
DILLON MARK D/JETLAND THOMAS J  
2009-1064657 M.C.R.

LOT 29  
A.P.N. 126-15-038  
MORALES TONI MARIE  
2014-0301813 M.C.R.

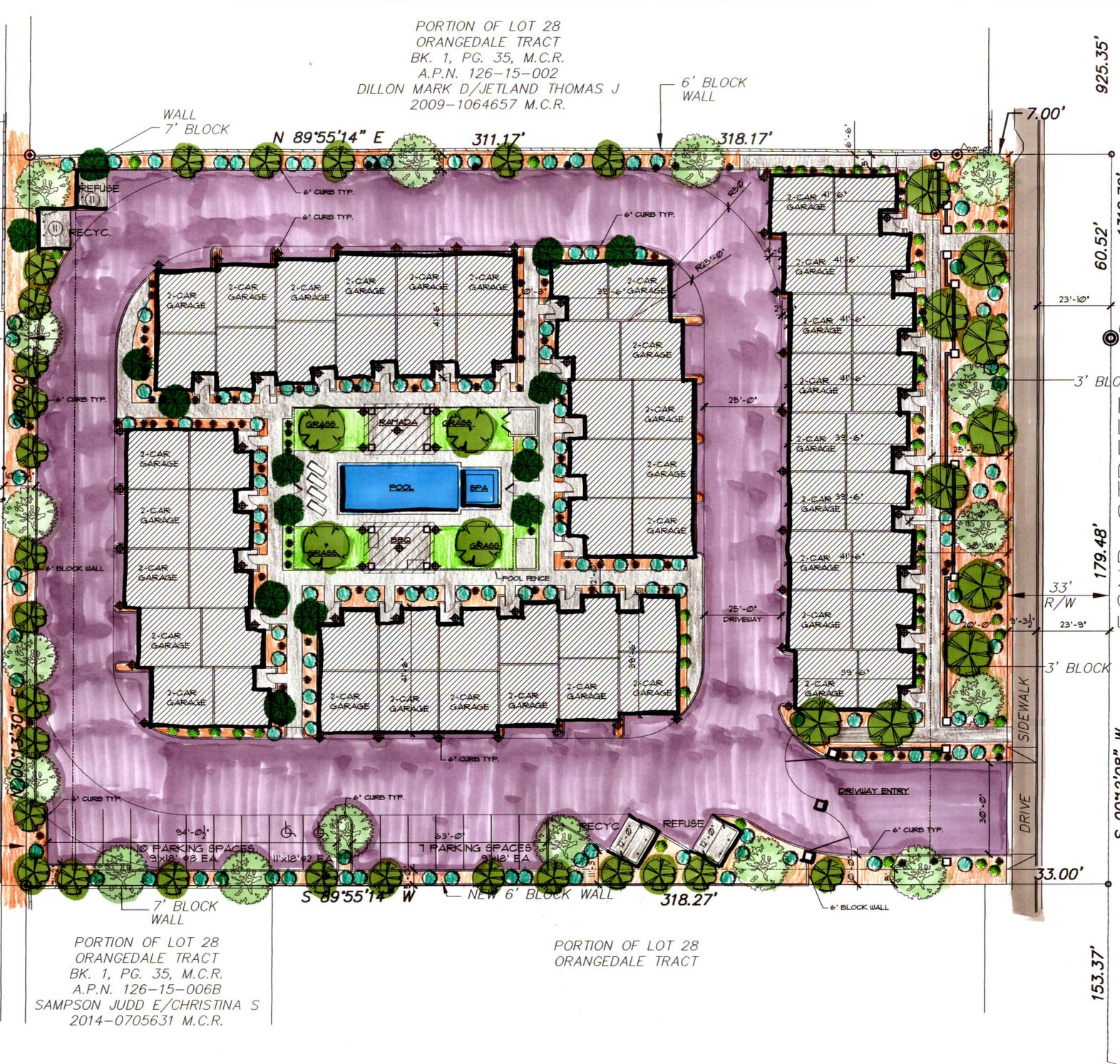
LOT 31  
A.P.N. 126-15-040  
ELIZABETH ANN GARRETSON  
TRUS/MENDEZ ELIZABETH  
2007-0362547 M.C.R.

PAPAGO VILLAGE  
BK. 56, PG. 45, M.C.R.

LOT 33  
A.P.N. 126-15-042  
2014-3 IM BORROWER LP  
2014-0748916 M.C.R.

LOT 35  
A.P.N. 126-15-044  
RIES CLAUDIA O  
2014-0482666 M.C.R.

LOT 37  
A.P.N. 126-15-046  
IJP INVESTMENTS LLC  
2014-0545879 M.C.R.



CONCEPTUAL LANDSCAPE PLAN  
SCALE: 1" = 20'

- LEGEND  
CONCEPTUAL PLANT LEGEND
- 16' PHOENIX-DATE PALM
  - 36' BOX TREE
  - 24' BOX TREE
  - 24' BOX TREE
  - 5 GAL. SHRUBS
  - 5 GAL. GROUND COVER
  - 5 GAL. ACCENTS

REVISIONS:


ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX PLANNING AND ZONING ORDINANCES AND THE CITY OF PHOENIX PLANNING AND ZONING DEPARTMENT'S DESIGN STANDARDS MANUAL. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF FINE LINES DESIGNS.

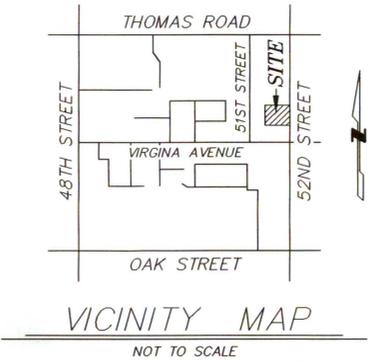
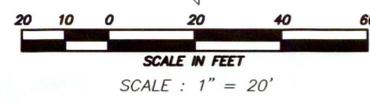
2610 AND 2620 N 52ND STREET  
PHOENIX, ARIZONA

ARANCIA AT ARCADIA SOUTH

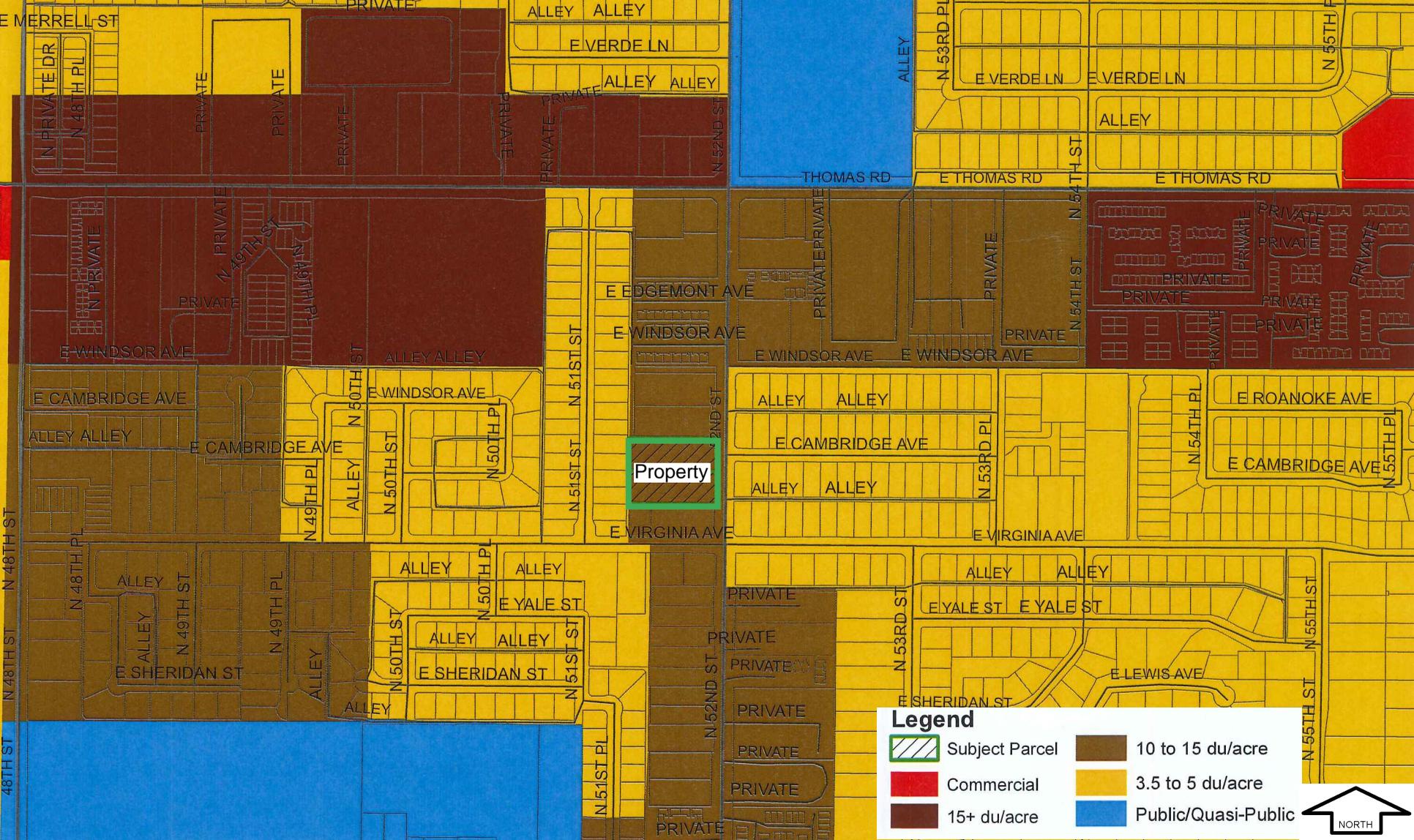
FINE LINES  
DESIGNS  
RESIDENTIAL DESIGN SERVICE  
480 921 0629  
4215 N. BROWN AVE. SUITE E SCOTTSDALE, AZ 85251

DRAWN : M.S.M.  
DATE : 12/21/17  
JOB : 170101

**\*\*Conceptual\*\***



# M-8



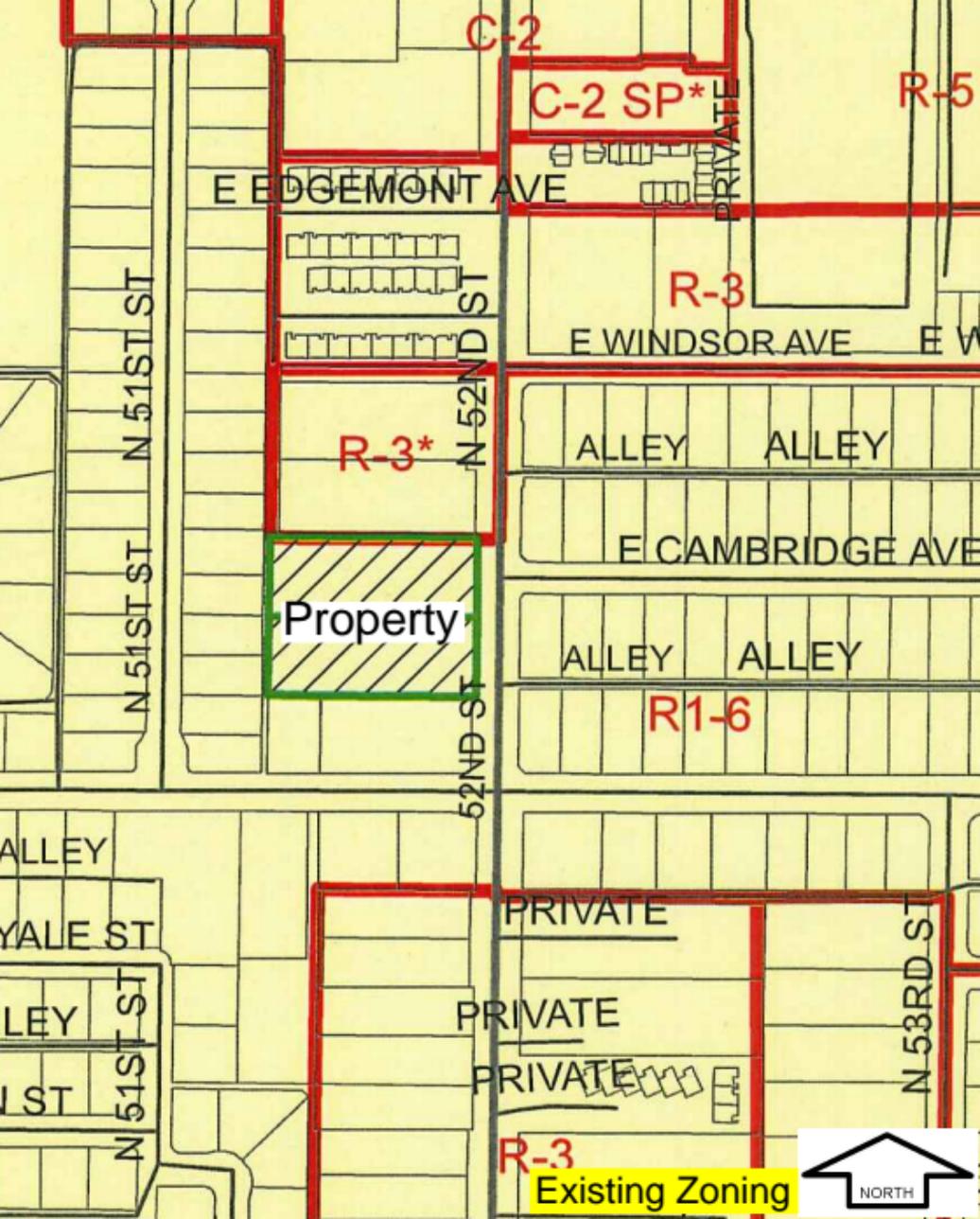
Property

**Legend**

	Subject Parcel		10 to 15 du/acre
	Commercial		3.5 to 5 du/acre
	15+ du/acre		Public/Quasi-Public



# M-9



C-2

C-2 SP\*

R-5

E EDGEMONT AVE

PRIVATE

R-3

E WINDSOR AVE

E W

N 51ST ST

N 52ND ST

R-3\*

ALLEY

ALLEY

E CAMBRIDGE AVE

Property

ALLEY

ALLEY

R1-6

N 51ST ST

N 52ND ST

ALLEY

YALE ST

ALLEY

I ST

N 51ST ST

PRIVATE

PRIVATE

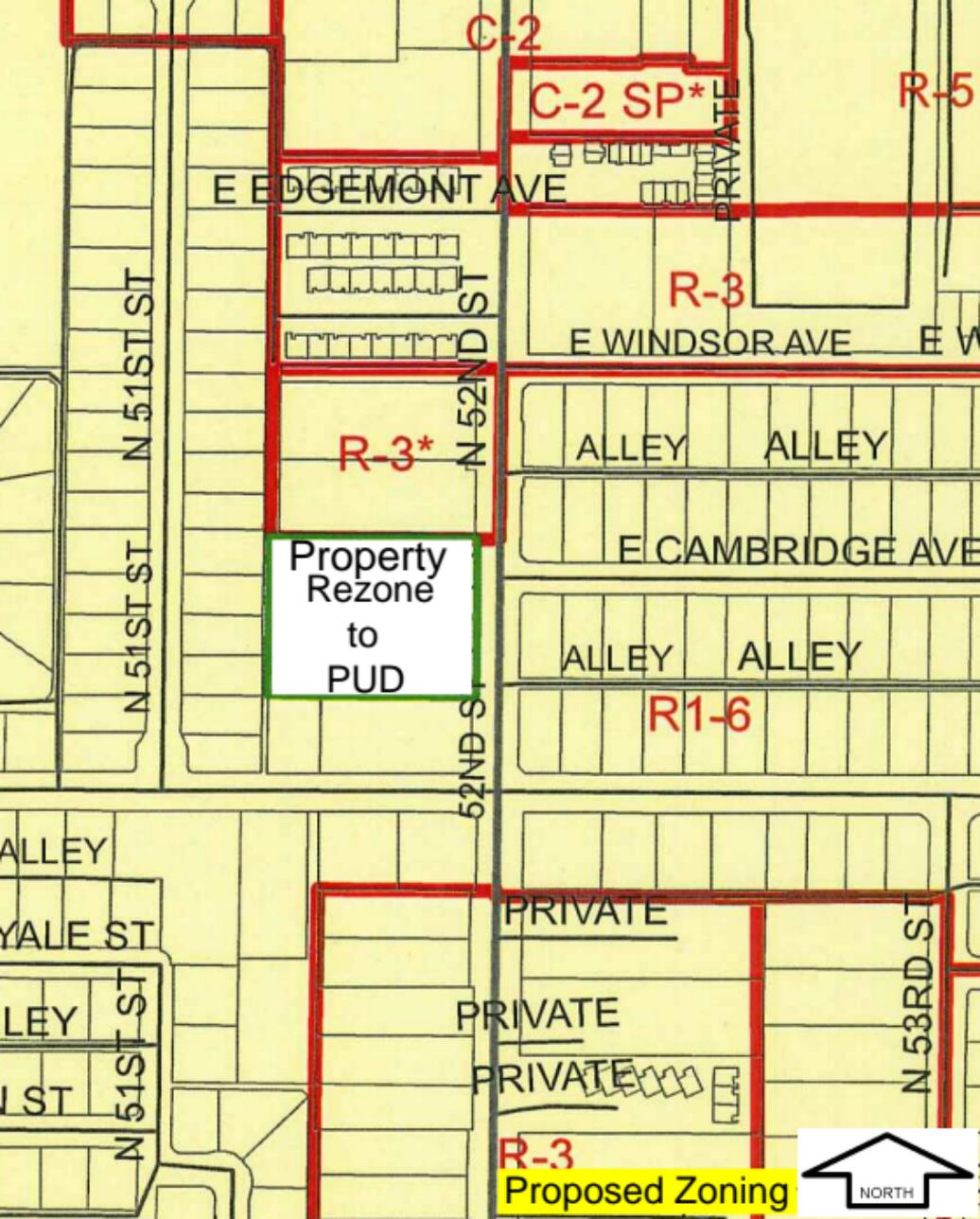
PRIVATE

R-3

N 53RD ST

Existing Zoning





C-2

C-2 SP\*

R-5

E EDMONT AVE

PRIVATE

N 51ST ST

N 52ND ST

R-3

E WINDSOR AVE

E W

R-3\*

ALLEY

ALLEY

Property  
Rezone  
to  
PUD

E CAMBRIDGE AVE

ALLEY

ALLEY

R1-6

ALLEY

YALE ST

LEY

ST

N 51ST ST

52ND ST

PRIVATE

PRIVATE

PRIVATE

R-3

N 53RD ST

Proposed Zoning



# M-10

## Comparative Zoning Standards Table

Standard	R-3 (PRD Table B)	PUD (Proposed)
<b>DEVELOPMENT STANDARDS</b>		
<b>Density</b>	15.23 du/ac. max. & 17.4 w/ Bonus	15.65 density units per gross acre – Maximum <ul style="list-style-type: none"> <li>• There shall be a maximum of five buildings on the Property.</li> </ul>
<b>Building Setbacks</b>	<p><b>North:</b> 15 feet - Minimum</p> <p><b>South:</b> 15 feet - Minimum</p> <p><b>East (52<sup>nd</sup> Street):</b> 20 feet - Minimum</p> <p><b>West:</b> 15 feet - Minimum</p>	<p><b>North:</b> 30 feet – Minimum</p> <ul style="list-style-type: none"> <li>• Except that within 100 feet of 52<sup>nd</sup> Street, a minimum 5-foot setback is permitted.</li> </ul> <p><b>South:</b> 50 feet – Minimum</p> <p><b>East (52<sup>nd</sup> Street):</b> 25 feet – Minimum</p> <ul style="list-style-type: none"> <li>• <b>Within 100 feet of the east property line:</b></li> </ul> <p style="padding-left: 40px;">There shall be a minimum of one building with primary unit entrances fronting 52nd Street.</p> <p><b>West:</b> 25 feet – Minimum</p> <ul style="list-style-type: none"> <li>• <b>Within 100 feet of the west property line:</b></li> </ul> <p style="padding-left: 40px;">There shall be no more than five garages oriented towards the west property line.</p> <p style="padding-left: 40px;">Facing the west property line, no single building shall exceed 100 feet in length and a minimum 10-foot separation shall be provided between buildings.</p>

<b>Landscape Setbacks</b>	<p><b>North:</b> 5 feet - Minimum</p> <p><b>South:</b> 5 feet - Minimum</p> <p><b>East (52<sup>nd</sup> Street):</b> 20 feet - Minimum</p> <p><b>West:</b> 5 feet - Minimum</p>	<p><b>North:</b> 5 feet – Minimum</p> <p><b>South:</b> 7 feet – Average</p> <p><b>East (52<sup>nd</sup> Street):</b> 15 feet – Minimum</p> <p><b>West:</b> 5 feet – Minimum</p>
<b>Building Height</b>	<p>2 stories or 30' for first 150'; 1' in 5' increase to 48' high, 4-story maximum</p> <ul style="list-style-type: none"> <li>15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.</li> </ul>	32 feet Maximum
<b>Lot Coverage</b>	45%	30% - Maximum
<b>Open Space</b>	Minimum 5% of gross area	<p>7% of gross area – Minimum</p> <ul style="list-style-type: none"> <li>Open space shall include, but is not limited to, one centrally located open space with a minimum area of 4,000 square feet.</li> </ul>
<b>Pedestrian Pathways</b>	n/a	All units shall be connected to common areas and internal and perimeter sidewalks via minimum 4-foot wide sidewalks or pedestrian pathways.
<b>PARKING STANDARDS</b>		
<b>Resident Parking</b>	Per Section 702	Shall comply with Section 702
<b>Guest Parking</b>	Per Section 702	Shall comply with Section 702

<b>Bicycle Parking</b>	n/a	<p>0.25 spaces for each unit.</p> <p>Minimum three bicycle spaces shall be located within 80 feet from 52nd Street.</p> <p>Bicycle racks shall consist of an inverted-U design and be installed per the requirements of Section 1307.H.</p>
<b>PLANTING STANDARDS</b>		
<b>East (52<sup>nd</sup> Street)</b>	<ul style="list-style-type: none"> <li>• One minimum fifteen-gallon drought resistant tree for each five hundred square feet of required setback area, less driveways and sidewalks.</li> <li>• One minimum five-gallon drought resistant shrub for each one hundred square feet of required setback, less driveways and sidewalks</li> </ul>	<p><b><u>Rows</u></b></p> <p>Minimum 1 row of trees</p> <p><b><u>Spacing</u></b></p> <p>20 feet on center or in equivalent groupings</p> <p><b><u>Tree Size</u></b></p> <p>Minimum 2-inch caliper (50% of required trees)  Minimum 3-inch caliper (25% of required trees)  Minimum 4-inch caliper (25% of required trees)</p> <p><b><u>Shrubs</u></b></p> <p>Minimum five (5) 5-gallon shrubs per tree</p> <p><b><u>Groundcover</u></b></p> <p>Minimum 50% living groundcover</p>

<p><b>North, South, and West Property Lines</b></p>	<ul style="list-style-type: none"> <li>• One minimum fifteen-gallon tree for each twenty feet of linear distance;</li> <li>• One minimum five-gallon shrub for each five feet of linear distance.</li> </ul>	<p><b><u>Rows</u></b></p> <p>Minimum 1 row of trees</p> <p><b><u>Spacing</u></b></p> <p>20 feet on center or in equivalent groupings</p> <p><b><u>Tree Size</u></b></p> <p>Minimum 2-inch caliper (50% of required trees)  Minimum 3-inch caliper (50% of required trees)</p> <p><b><u>Shrubs</u></b></p> <p>Minimum five (5) 5-gallon shrubs per tree</p> <p><b><u>Groundcover</u></b></p> <p>Minimum 50% living groundcover</p>
<p><b>Central Common Areas</b></p>	<p>n/a</p>	<p><b><u>Trees</u></b></p> <p>Minimum 1 tree per 400 square feet of area.</p> <p><b><u>Tree Size</u></b></p> <p>Minimum 1-inch caliper (50% of required trees)  Minimum 2-inch caliper (50% of required trees)</p>

		<p><b><u>Shrubs</u></b></p> <p>Minimum five (5) 5-gallon shrubs per tree</p> <p><b><u>Groundcover</u></b></p> <p>Minimum 50% living groundcover which may include grass.</p>
<b>ADDITIONAL STANDARDS</b>		
<p><b>Detached Sidewalk</b> - Along 52<sup>nd</sup> Street</p>	n/a	<p><b><u>Width</u></b></p> <p>The detached sidewalk shall be a minimum width of 5 feet and comply with ADA requirements.</p> <p><b><u>Landscape Strip</u></b></p> <p>The detached sidewalk shall include a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb.</p> <p><b><u>Landscape Strip Planting Standard</u></b></p> <p>One row of trees containing a minimum of 2-inch caliper shade trees shall be planted at a minimum of 20 feet on center or in equivalent groupings.</p> <p>This standard shall be in addition to the landscape planting standards for the 52<sup>nd</sup> Street frontage.</p>
<p><b>Refuse Enclosures (Setbacks)</b></p>	n/a	<p><b>North &amp; South:</b> 5 feet – Minimum</p> <p><b>East (52<sup>nd</sup> Street):</b> 150 feet – Minimum</p> <p><b>West:</b> 8 feet – Minimum</p>

<b>Shade</b>	Pedestrian walkways and gathering areas should be shaded (minimum 50% at maturity) to encourage use.	<p>Minimum of 50% of public sidewalks, pedestrian pathways, and common amenities areas shall be shaded through the use of landscaping, architectural features or projections, or other stand-alone structural shading devices.</p> <p>Shade calculations shall be based on the summer solstice at 12:00 p.m.</p>
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# M-11

**Traffic Impact Statement**  
Submitted Under Separate Cover  
By Southwest Traffic Engineering, LLC