CITY OF PHOENIX
NOV 14 2022
Planning & Development Department

22nd & Indian School Planned Unit Development

Case Number: Z-56-22

1st Submittal: July 7, 2022
2nd Submittal: November 14, 2022

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 articulate 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.

DEVELOPMENT TEAM

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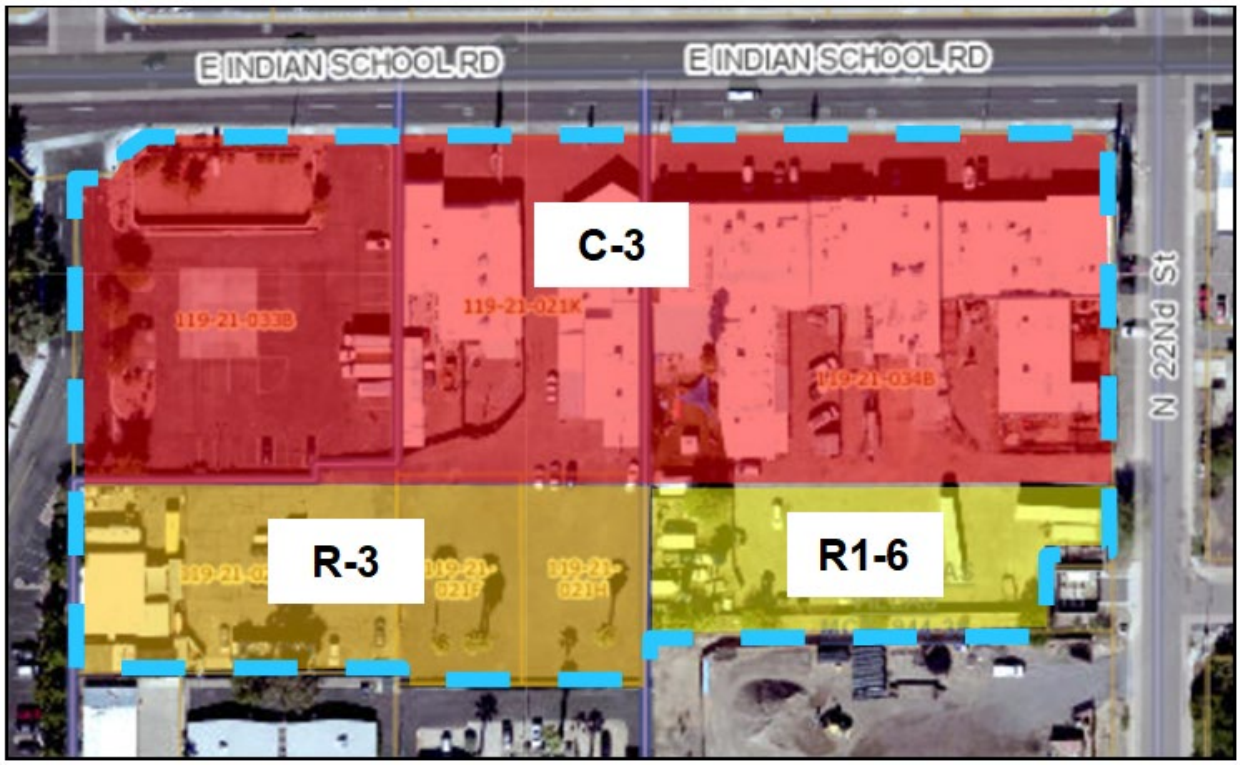
A. PURPOSE & INTENT

The purpose of this application is to rezone an approximate 5.664-gross-acre (4.809-net-acre) site located at the southwest corner of 22nd Street and Indian School Road (the "Site"). The Site is comprised of six parcels, identified as Maricopa County Assessor parcel numbers 119-21-034B, 119-21-021K, 119-21-003B, 119-21-026K, 119-21-021F, and 119-21-021H, as depicted on the aerial below. Also shown on the below aerial, the subject Site is part of a larger 7.720-gross-acre (6.544-net-acre) site that will include a townhome development that is already entitled.

As shown below, the Site is mostly vacant but consists of structures used for various retail shops, including an auto dealership, with associated parking. The majority of the Site is zoned General Commercial ("C-3"), while the remainder is zoned Muti-Family Residential ("R-3") and Single-Family Residential ("R1-6"). This is a request to rezone the Site from C-3, R-3, and R1-6 to Planned Unit Development ("PUD") to allow for a four-story multifamily development on the Site.



The proposed PUD development standards will be based on the R-5 Multi-Family Residential zoning district standards. The Site is located within Council District 4 (Vice Mayor Laura Pastor) and is within the Camelback East Village. The majority of the Site is designated as Commercial while the remainder is designated as Residential 3.5 to 5 du/ac on the City of Phoenix General Plan ("General Plan").

To the north of the Site, across Indian School Road, are retail shops zoned C-2. To the east, across 22nd Street, is a motorcycle accessory shop zoned C-2, and single-family

residences zoned R1-6. To the south is an undeveloped lot zoned R-2 and a small apartment complex zoned R-3. To the west is a church, a retail pool store, and associated parking, all of which are zoned C-3.

The proposed design will bring a new housing option to the corner of 22nd Street and Indian School Road by offering a synergistic land use to the surrounding area while being respectful of the existing neighbors to the east and south.

B. LAND USE PLAN

The Site proposes a multifamily residential development. The multifamily use is compatible with the surrounding zoning and uses in the area and will be complementary with surrounding developments. The development consists of a four-story, for-rent apartment building with a parking garage. The proposed apartment structure is designed to wrap around the parking garage to minimize the appearance from the public right-of-way. The Site proposes a unique unit mix of approximately 227 one-bedroom, 89 two-bedroom, and 4 three-bedroom units, for total of 320 apartment units. The overall gross density for the Site is proposed to be 56.50 du/ac.

The primary entrance into the Site will be located on Indian School Road, a major arterial road. A secondary access point into the parking garage is also accessed from Indian School Road and is located at the northwest corner of the Site. There is no vehicular access to or from the Site on 22nd Street. On-site parking will primarily be located within the 4.5-level parking garage. Approximately 479 garage parking spaces are proposed, as well as 6 surface spaces for a total of 485 parking spaces.

The Site will feature several desirable amenities including, but not limited to, a community club house, pool and spa, fitness center, open space landscape court with dog park, and a leasing office and mail lounge. The pool and open space landscape court provide approximately 20,325 square feet of common open space. The overall open space is comprised of approximately 7% of the Site, where only 5% open space is required.

C. LIST OF USES

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

1. Permitted Uses shall be limited to the permitted use provisions in Section 618 of the Phoenix Zoning Ordinance.

2. Temporary Uses shall be limited to the temporary use provisions in Section 708 of the Phoenix Zoning Ordinance.

3. Accessory Uses shall be limited to the accessory use provisions in Section 618 of the Phoenix Zoning Ordinance.

D. DEVELOPMENT STANDARDS

The Development Standards and Guidelines of this PUD listed below shall apply to the proposed multifamily land use. The proposed multifamily development standards are based upon the R-5 zoning district with some modifications where appropriate for this context. Development standards not modified by the 22nd & Indian School PUD shall comply with the R-5 section of the Phoenix Zoning Ordinance, Section 618.

LOT DEVELOPMENT STANDARDS

	PUD STANDARD
Maximum Density	57 du/gross ac
Maximum Height	
Indian School Road & Interior Property Lines	60 feet
22nd Street	60 feet; Maximum 35 feet in height for first 65 feet when adjacent to single-family uses (65-foot distance to be measured from the center line of 22nd Street)
Maximum Lot Coverage	70%
Minimum Lot Width and Depth	N/A
Open Space	Minimum of 7% of gross site area
Minimum Building Setbacks	
Indian School Road	20 feet
22nd Street & Interior Property Lines	10 feet
Parking Standards	
Vehicle Parking Ratio	Shall comply with Section 702 of the Zoning Ordinance
Bicycle Parking	Shall comply with Section 1307.H.6 of the Zoning Ordinance
Bicycle Parking Location	Secure resident bicycle storage shall be located within the first level of the parking garage for no less than a total of 32 bicycles, and no less than 18 visitor bicycle parking spaces to be distributed throughout the Site

Sidewalk Standards	
Public – Indian School Road	Minimum 6 feet wide and detached a minimum of 6 feet from back of curb
Public – 22nd Street	Minimum 5 feet wide and detached a minimum of 5 feet form back of curb
Private	Minimum 4 feet wide
Shade Standards	
Public Sidewalks	Minimum of 75%
Private Walkways	Minimum of 50%

LANDSCAPING AND STREETSCAPE STANDARDS

The primary goal of the conceptual landscape plan is to create aesthetically pleasing and inviting street frontages and internal amenitized open spaces. A strong sense of place will be defined along the street frontages using a combination of plantings and hardscape material finishes that complement the architecture of the building.

On the interior of the development, a landscape court and pool court will be contained within the Site. Both private resident open space areas will provide detailed plantings and shade in the form of trees and/or shade structures order to improve resident comfort while they utilize the development's amenities.

LANDSCAPE STANDARDS

	PUD STANDARD
Minimum Landscape Setbacks	
Indian School Road	20 feet
22nd Street & Interior Property Lines	10 feet
Landscape Planting	
North (Indian School Road)	Landscape Setback: Minimum 60% 2-inch and 40% 3-inch caliper trees planted a minimum of 20 feet on center or in equivalent groupings, except where utility conflicts exist. In areas where 20 feet on center cannot be met, trees shall be planted to achieve public sidewalk shading standard set forth in Section D. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment. Minimum five 5-gallon drought

	resistant shrubs per tree. Minimum 50% live groundcover coverage, excluding areas within utility clearance zones. Landscape Strip: Minimum 6-foot-wide Landscape Strip between back of curb and sidewalk. Minimum 50% live groundcover coverage, excluding areas within utility clearance zones. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
East (22nd St.)	Landscape Setback: Minimum 75% live groundcover coverage, excluding areas within utility clearance zones. Landscape Strip: Minimum 5-foot-wide Landscape Strip between back of curb and sidewalk. Minimum 75% 2-inch and 25% 3-inch caliper trees planted as needed to achieve public sidewalk shading standard as set forth in Section D. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment. Minimum five 5-gallon drought resistant shrubs per tree. Minimum 50% live groundcover coverage, excluding areas within utility clearance zones.
West	Landscape Setback: Minimum 2-inch caliper trees planted a minimum of 20 feet on center or in equivalent groupings, except where utility conflicts exist. In areas where 20 feet on center cannot be met, trees shall be planted to achieve shading standard set forth in Section D. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment. Minimum five 5-gallon drought resistant shrubs per tree. Minimum 50% live groundcover coverage, excluding areas within utility clearance zones.
South	Landscape Setback: Minimum 2-inch caliper trees planted a minimum of 20 feet on center or in equivalent groupings, except where utility conflicts exist. In areas where 20 feet on center cannot be met, trees shall be planted to achieve shading standard set forth in Section D. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment. Minimum five 5-gallon drought resistant shrubs per tree. Minimum 50% live groundcover coverage, excluding areas within utility clearance zones.

E. DESIGN GUIDELINES

The design guidelines of the 22nd and Indian School PUD take into consideration the Site's orientation among a residential neighborhood and commercial community. These design guidelines are intended to capture the design aesthetic of the neighboring areas, celebrate the historic quality of the Site by preserving the historic sign on Indian School Road, and create a compatible design with the surrounding commercial and residential areas. Design Guidelines not modified by 22nd and Indian School PUD shall comply with Section 507.Tab A of the Phoenix Zoning Ordinance.

PUD STANDARD	
Exterior Materials	The four sides of each elevation shall contain a minimum of 3 of the following materials: Stucco, Natural and/or Manufactured Veneer Stone, Non-reflective Metal, Brick, Concrete and Tile.
Material Percentages	Stucco will constitute maximum 90% of elevations facing 22nd Street and Indian School Road. Any elevation more than 25% stucco must utilize stucco in minimum 3 distinct colors. Brick, Natural Stone and/or Manufactured stone will constitute minimum 10% of elevations facing 22nd Street and Indian School Road.
Fenestration	Walls to extend a maximum of 30 ft horizontally without fenestration or change in depth. All walls within 60 feet of the centerline of Indian School Road or within 50 feet of the centerline of 22nd Street must have fenestration at least every 15 feet, both horizontally and vertically, measured to centerline of window or door.
Color Palette	Primarily earth tones with warm accent colors. See the colors and material on Elevation Plans.
Site Amenities	The proposed PUD will provide a minimum of five (5) amenities, which may include, but are not limited to, the following: • Community Clubhouse • Pool and Spa • BBQ • Lounge Deck • Fitness Center • Conference Room(s) • Seating Areas • Dog Park • Lawn Games
Private Balconies	90% of residential units will have balconies or patios that are minimum 40 square feet. 100% of residential units facing 22nd Street or Indian School Road will have balconies or patios.

	50% of residential units facing Indian School Road must have balconies minimum 100 square feet.
Corner Features	All outside building corners will be designed to be architecturally distinct and contain a minimum of 3 elements defined below. Building corners that face Indian School Road must include a minimum of 5 elements. • Balcony located at corner with railings facing both elevations. • Continuous horizontal and/or vertical projection that visually defines corner. Element must project minimum 2 feet from façade and be an accent color. • Change in façade material. • Change in material color. • Change in window pattern. • Change in building height.
Forecourt	Building frontage along Indian School Road must be interrupted by a forecourt. Forecourt to be primary vehicular and pedestrian entry to project, including entry to Artist Incubator Space and residential leasing office. Must be minimum 80 feet wide along Indian School Road and minimum 80 feet deep.
Existing Sign	If possible, the development will incorporate the unique existing sign located on Indian School Road into the design at location visible along Indian School Road.
Neighborhood Design	In order to respect architectural design of surrounding neighborhood, project must be designed in Mid Century Modern style, reflecting design of single family residential development in Phoenix and other western US areas in the period 1945-1975. Elements of Mid Century Modern design include but are not limited to: low sloped and flat roofs, masonry veneer used to create the perception of solid volumes, emphasis on horizontal lines, minimalistic detailing, emphasis on balconies and other outdoor spaces, use of natural colors, etc.
Shade	Shade along 22nd Street and Indian School Road will be accomplished with shade trees and building structure, providing 75% shade coverage over the public sidewalks. Shade in the interior open spaces will be provided through the use of natural elements (shade trees), structural elements (shade canopies) and the four-story structure. The project proposes approximately 65% lot coverage with most of the parking located in the parking garage. Landscaping will be strategically placed on the interior of the development to provide 50% shade coverage over private walkways, excluding the pool deck area.

F. SIGNS

The existing 'Beall's' sign located on Indian School Road will be repurposed and relocated to the main entrance to the Site along Indian School Road. All other signage shall comply with Section 705 of the City of Phoenix Zoning Ordinance.

G. SUSTAINABILITY

At a minimum, consideration and implementation of at least three (3) of the following enforceable Design Review Standards or other sustainability principles, as approved by the Planning and Development Department, shall be incorporated into the development.

1. Incorporate architectural features that shade the building and reduce energy consumption.
2. Utilize a drip irrigation system for landscaping to minimize water waste.
3. Utilize energy efficient lighting to reduce energy consumption.
4. Use of drought tolerant plants to reduce water consumption.
5. Provide a minimum of two electric vehicle charging spaces.
6. Minimum 75% shade on public sidewalks will be provided.
7. Provide rideshare pickup and waiting area on property.
8. Offer a bike repair station for resident use.

H. INFRASTRUCTURE

Grading & Drainage

Flood Plain Designation

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) coverage for the Site is provided on FIRM panel 04013C2210L (FEMA, October 16, 2013). According to this FIRM all of the Site resides within flood hazard Zone X. FEMA defines this flood hazard zone as follows: Areas of 0.2% annual flood chance; areas of 1% annual chance of flood with average depth of less than 1 foot or with drainage areas less than 1 square mile.

Onsite Flows & Retention

Runoff generated internal to the Site will be routed to onsite storage facilities. All facilities must be constructed in accordance with the City of Phoenix Storm Water Policies and Standards (2013).

For the site area north of Amelia Avenue, the project will be developed with a retention system capable of storing the greater of the post development increase in runoff (Pre vs. Post retention) or first flush volume (0.5 inches of direct runoff). For the site area south of Amelia Avenue, the project will be required to retain the full 100-year 2-hour rainfall runoff. The retention basins will be designed to overflow into the public right of way and dewater through new drywells.

Water and Wastewater

Water

There is an existing 12-inch DIP waterline that runs east and west in Indian School Road adjacent to the northern boundary of the site. An existing 6-inch DIP runs alongside an existing 36" DIP transmission line in 22nd Street adjacent to the east side of the Site. There is also another 6-inch CIP water line that runs east and west in Fairmount Avenue along the southern border of the Site.

It is anticipated that fire and domestic taps will be made for services to the new buildings from Indian School Road and 22nd Street.

Wastewater

An existing 8-inch VCP sewer line runs adjacent to the northwest boundary of the Site in Indian School Road. In addition, there are existing 8-Inch VCP lines in 22nd Street, Fairmont Avenue and two lines within easements running through the property that connect in 22nd Street. For the two sewer lines located in easements on the property, the northern line will be abandoned, and the southern line will remain to continue to serve the property to the east. Service for the project will be from the line in Indian School Road and to the line in 22nd Street.

Circulation

There are two access points to the Site provided on Indian School Road, the primary entrance and a secondary entry that is accessed from a shared driveway with the property to the west. The primary entrance brings residents into the forecourt where they can enter into the gated parking garage. In addition to the parking garage entry, the forecourt caters to deliveries, guest and future resident parking, and access to the mail lounge. The secondary entry into the Site leads provides access into the second gated parking garage entrance. Parking spaces for loading and unloading are located outside the gated entrance into the garage.

Complete Streets

The City's Complete Streets policy further advances the City's goal to create a more sustainable transportation system that is safe and accessible for everyone. Complete Streets are implemented incrementally through new development projects and retrofit projects. Because of this, the City of Phoenix Complete Streets Design Guidelines include

guidelines to be considered for new development, some of which pertain to the development proposed herein.

Design for Safety. *Where practical, consolidate driveways to minimize modal conflicts and increase opportunities for infrastructure that supports Complete Street principals.* The proposed project features a singular, main vehicular entrance along Indian School that will provide access to a forecourt with parking for guests and deliveries, as well as an entrance to the internal, wrapped parking structure. This main entry design will result in the reduction of several driveways along Indian School Road associated with the existing commercial businesses, allowing for reduced modal conflicts along this roadway frontage.

Design for Comfort and Convenience. *Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.* The landscape design for the project will create aesthetically pleasing and inviting street frontages by featuring a lush planting design that emphasizes the importance of shade along the adjacent public rights-of-way. Private resident open spaces within the project will also provide detailed plantings and shade in the form of threes and/or shade structures in order to improve resident comfort while they utilize the development's amenities. See Section D: Shade Standards, which requires that public and private sidewalks be shaded a minimum of 75 percent and 50 percent, respectively.

Design for Comfort and Convenience. *Expand the availability of public seating and bicycle racks.* See Section D: Bicycle Parking, which sets forth a bicycle parking standard for the proposed development, as well as Section D: Bicycle Parking Location, which specifies the minimum number of visitor bicycle parking spaces to be distributed throughout the Site.

Design for Connectivity. *Design and connect neighborhoods via streets, sidewalks, and trails.* The proposed development will improve the eastern half of 22nd Street adjacent to the Site. Once constructed, 22nd Street will feature a new, 5-foot-wide detached sidewalk and 5-foot-wide landscape strip between the back of curb and sidewalk. The new design of 22nd Street will improve the overall connection of neighborhoods providing new infrastructure that encourages active transportation further north and south along 22nd Street. In addition, four of the southernmost ground level units immediately adjacent to 22nd Street will also feature direct connections to the detached sidewalk to activate the streetscape and add architectural interest to the pedestrian experience adjacent to the Site. The project also proposes to widen the sidewalk along Indian School Road to provide a more comfortable pedestrian environment than what currently exists at the property today.

I. COMPARATIVE ZONING STANDARDS TABLE

	R-5 PRD Standards	Proposed PUD Standards
Minimum Lot Width/Depth		
	N/A	N/A
Building Height		
	Max. 48’	60 feet; Maximum 35 feet in height for first 65 feet when adjacent to single-family uses (65-foot distance to be measured from the center line of 22nd Street)
Density		
	52.2 du/ac	57 du/ac
Lot Coverage		
	Max. 50%	70%
Building Setbacks		
Indian School Road	Min. 20’	Min. 20’
22nd Street	Min. 20’	Min. 10’
All Other	Min. 10’	Min. 10’
Landscape Setbacks		
Indian School Road	Min. 20’	Min. 20’
22nd Street	Min. 20’	Min. 10’
Interior	Min. 5’	Min. 10’
Open Space		
Common Areas	5%	7%

J. LEGAL DESCRIPTION

22ND AND INDIAN SCHOOL
MULTI-FAMILY PROPERTY

LEGAL DESCRIPTION

A portion of land being situated within Lot 1 of the Final Plat of "Sams Club" per Book 458, Page 08, Records of Maricopa County, Arizona, a portion of land being situated within Lot 1 & 2 of the Final Plat of "Tres Agua Villas" per Book 944, Page 38, Records of Maricopa County, Arizona, and a portion of the Northeast quarter of Section 27, all being within the Northeast quarter of Section 27, Township 2 North, Range 3 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 3 inch City of Phoenix Brass cap flush, RLS 33374, dated 2011, accepted as the centerline intersection of 22nd Street and Fairmount Avenue from which a found 3 inch City of Phoenix Brass cap flush accepted as the centerline intersection of 20th Street and Fairmount Avenue thereof bears South 89°34'03" West, 1327.67 feet;

Thence North 00°00'38" West, 287.67 feet along the centerline of 22nd Street;

Thence leaving said centerline, South 89°59'22" West, 25.00 feet to the **POINT OF BEGINNING**;

Thence South 89°59'54" West, 286.82 feet to the east line of Parcel no. 1 per Special Warranty Deed as recorded in Document no. 2015-0757528, Records of Maricopa County, Arizona;

Thence along said east line, South 00°00'02" West, 5.00 feet to the south line of Parcel no. 1 and Parcel no. 2 of said Special Warranty Deed;

Thence leaving said east line and along said south lines, South 89°34'03" West, 154.00 feet to the west line of said Parcel no. 2;

Thence leaving said south line and along said west line, North 00°00'02" East, 7.00 feet to the south line of Parcel 2 per Special Warranty Deed as recorded in Document no. 2015-0755506, Records of Maricopa County, Arizona;

Thence along said south line, South 89°34'03" West, 198.01 feet to the east line of said Final Plat of "Sam's Club";

Thence along said east line and the northerly prolongation thereof, North 00°00'02" East, 306.89 feet to the north line of said Final Plat;

Thence along said north line the following 4 courses;

Thence North 85°14'37" East, 19.95 feet;

Thence North 89°31'58" East, 8.12 feet;

Thence North 00°00'02" East, 8.11 feet;

Thence North 44°31'58" East, 16.81 feet to the south right of way line of Indian School Road;

Thence along said south Right of Way line, North 89°31'58" East, 578.82 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 20.00 feet;

Thence southwesterly along said curve, through a central angle of 90°27'24", an arc length of 31.58 feet to a tangent line also being the east line of Lot 1 of said Final Plat of "Tres Agua Villas";

Thence along said east line, South 00°00'38" East, 244.36 feet to the north line of the Warranty Deed as recorded in Document no. 2009-0673314, Records of Maricopa County, Arizona;

Thence leaving said east line and along said north line, South 89°34'03" West, 40.33 feet to the west line of said Warranty Deed;

Thence leaving said north line and along said west line, South 00°00'38" East, 39.25 feet to the south line of said Warranty Deed;

Thence leaving said west line and along said south line, North 89°34'03" East, 40.33 feet to the east line of Lot 2 of said Final Plat of "Tres Agua Villas";

Thence along said east line, South 00°00'38" East, 29.16 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 209,534 sq. ft. (4.8102 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 2429
Date: June 2022

EXHIBIT A
Vicinity Map

NORTH

0 175 350 700
SCALE

EMBREY

22ND STREET & INDIAN SCHOOL ROAD | VICINITY MAP

11/09/2022

BERRY RIDDELL LLC | HDK ARCHITECTS | HILGARTWILSON | NORRIS DESIGN
Planning | Landscape Architecture | Branding

EXHIBIT B
Aerial Parcel Map

AERIAL PARCEL MAP

HEDK ARCHITECTS
EMBREY
HILGARTWILSON
NORRIS DESIGN
Planning | Landscape Architecture | Branding

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22ND STREET & INDIAN SCHOOL ROAD

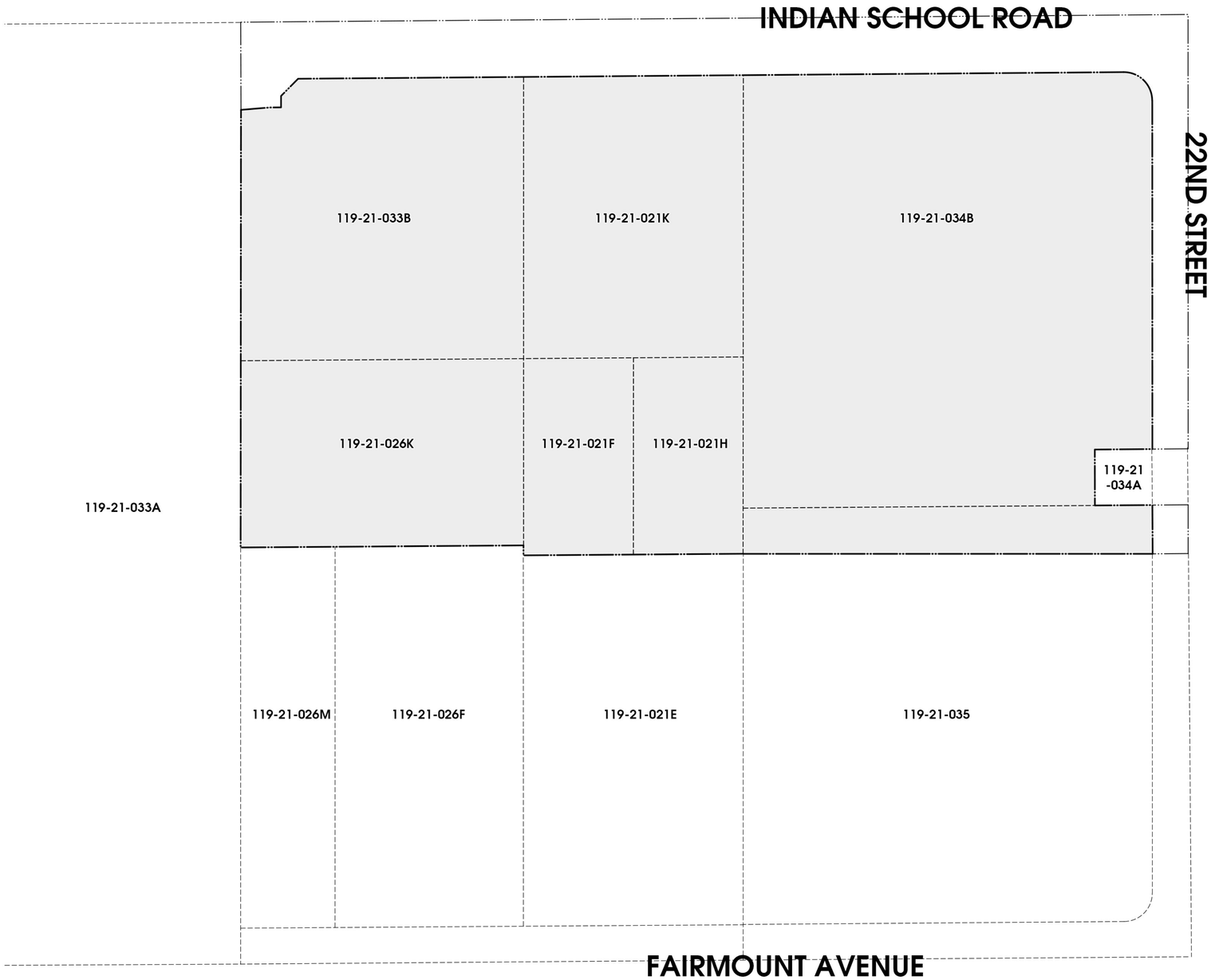
#22111
11/09/2022

N

SCALE 1"= 40'
0' 40' 80'

EXHIBIT C
Parcel Map

PARCEL MAP



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HEDK ARCHITECTS. EMBREY HILGARTWILSON NORRIS DESIGN Planning | Landscape Architecture | Branding

22ND STREET & INDIAN SCHOOL ROAD

#22111
11/09/2022

N

SCALE 1"= 40'

EXHIBIT D
Existing & Proposed Zoning Map

EXISTING & PROPOSED ZONING

EXISTING: C-3
(NOT A PART)

EXISTING: C-3
(NOT A PART)

INDIAN SCHOOL ROAD

EXISTING: C-3
PROPOSED: PUD

EXISTING: C-3
PROPOSED: PUD

EXISTING: C-3
PROPOSED: PUD

22ND STREET

EXISTING: C-2
(NOT A PART)

EXISTING: C-3
(NOT A PART)

EXISTING: R-3
PROPOSED: PUD

EXISTING: R-3
PROPOSED: PUD

EXISTING: R-3
PROPOSED: PUD

EXISTING: R1-6
PROPOSED: PUD

EXISTING: R1-6
(NOT A PART)

EXISTING: R2
PROPOSED: PUD

EXISTING: R-3
(NOT A PART)

EXISTING: R2
(NOT A PART)

EXISTING: R1-6
(NOT A PART)

FAIRMOUNT AVENUE

EXISTING: R1-6
(NOT A PART)

EXISTING: R1-6
(NOT A PART)

HEDK ARCHITECTS

EMBREY

HILGARTWILSON

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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22ND STREET & INDIAN SCHOOL ROAD

#22111
11/09/2022

N

SCALE 1"= 40'

EXHIBIT E
Conceptual Site Plan

SITE PLAN

PROJECT DATA

SITE AREA: 4.843 NET AC.
5.641 GROSS AC.

BUILDING & SITE INFORMATION

GROSS BLDG AREA:	548715 SF
F.A.R. (NET)	2.67
F.A.R. (GROSS)	2.23
LOT COVERAGE (NET)	
ALLOWABLE MAX.:	70 %
PROVIDED:	63 %
LOT COVERAGE (GROSS)	54.1 %
BUILDING SETBACKS:	
INDIAN SCHOOL ROAD	MIN. 20 FT
ALL OTHER PROP. LINES	MIN. 10 FT
BUILDING HEIGHT:	
ALLOWABLE MAX.:	60 FT
APARTMENTS:	APPROX. 46 FT
GARAGE STAIR TOWER:	APPROX. 57 FT

COMMON OPEN SPACE

REQUIRED:	17200 FT
	7 %
PROVIDED: APPROX.	20500 FT
	8 %

UNIT TABULATION

1 BEDROOM UNITS:	231 72.41%
2 BEDROOM UNITS:	84 26.33%
3 BEDROOM UNITS:	4 1.25%
TOTAL UNITS:	**319 UNITS**
	65.87 DU/NET AC
	56.55 DU/GROSS AC

PARKING TABULATION

REQUIRED:	481 SPACES
1.5 P/1BED + 1.5P/2BED + 2.0P/3BED	
PROVIDED:	
SURFACE PARKING:	6 SPACES
PARKING GARAGE:	479 SPACES
TOTAL PARKING:	**485 SPACES**
ACCESIBLE PARKING:	
REQUIRED:	10 SPACES
PROVIDED:	10 SPACES

VICINITY MAP

HEDK ARCHITECTS. EMBREY HILGARTWILSON NORRIS DESIGN Planning | Landscape Architecture | Branding

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22ND STREET & INDIAN SCHOOL ROAD

#22111
11/09/2022

N

SCALE 1"= 40'
0' 40' 80'

EXHIBIT F

Conceptual Elevation Plans

CONCEPTUAL ELEVATIONS

NORTH (INDIAN SCHOOL ROAD) ELEVATION

EAST (22ND STREET) ELEVATION

SOUTH ELEVATION

WEST ELEVATION

MATERIAL PALETTE

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22ND STREET & INDIAN SCHOOL ROAD

SCALE 1"= 20'

#22111
10/28/2022

N

0' 80' 160'

EXHIBIT G

Conceptual Open Space Plan

COMMON OPEN SPACE:

GROSS AREA = ±245,720 S.F. (5.64 AC)

POOL COURTYARD | ±11,500 S.F.
AMENITY COURTYARD | ±6,500 S.F.

TOTAL OPEN SPACE | ±18,000 S.F.

PERCENTAGE OF REQUIRED OPEN SPACE: 7%
TOTAL PERCENTAGE OF OPEN SPACE: 7%

EMBREY

22ND STREET & INDIAN SCHOOL ROAD | CONCEPTUAL LANDSCAPE PLAN

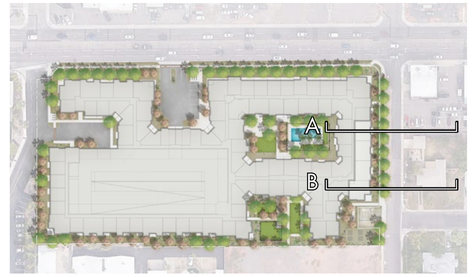
11/09/2022

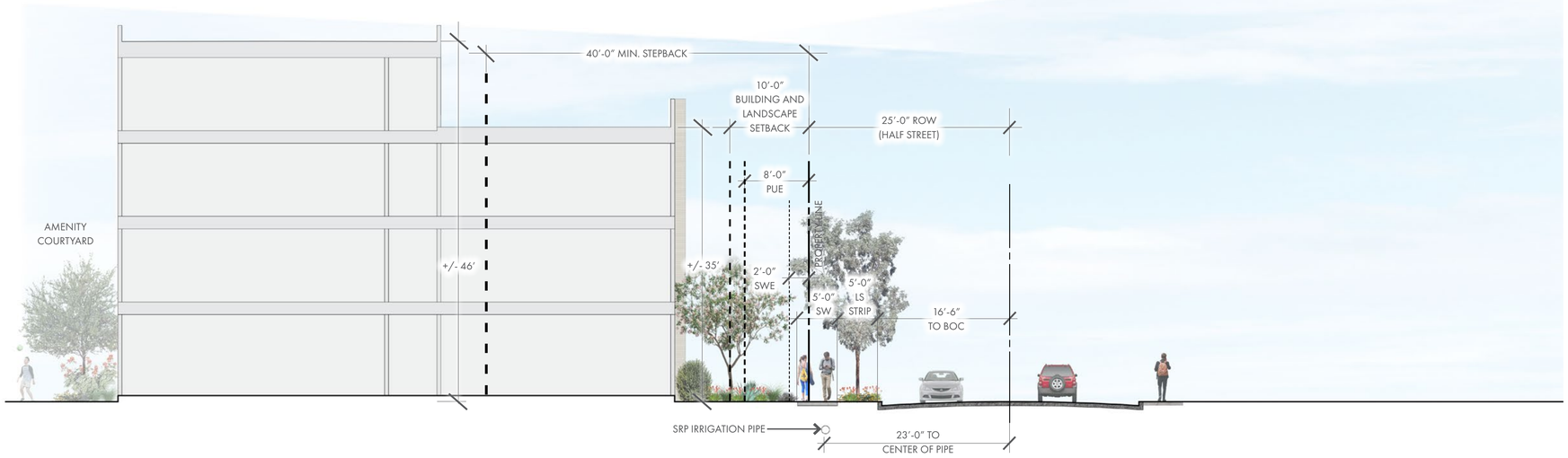
BERRY | RIDDELL LLC
HDK ARCHITECTS
HILGARTWILSON
NORRIS DESIGN
Planning | Landscape Architecture | Branding

EXHIBIT H

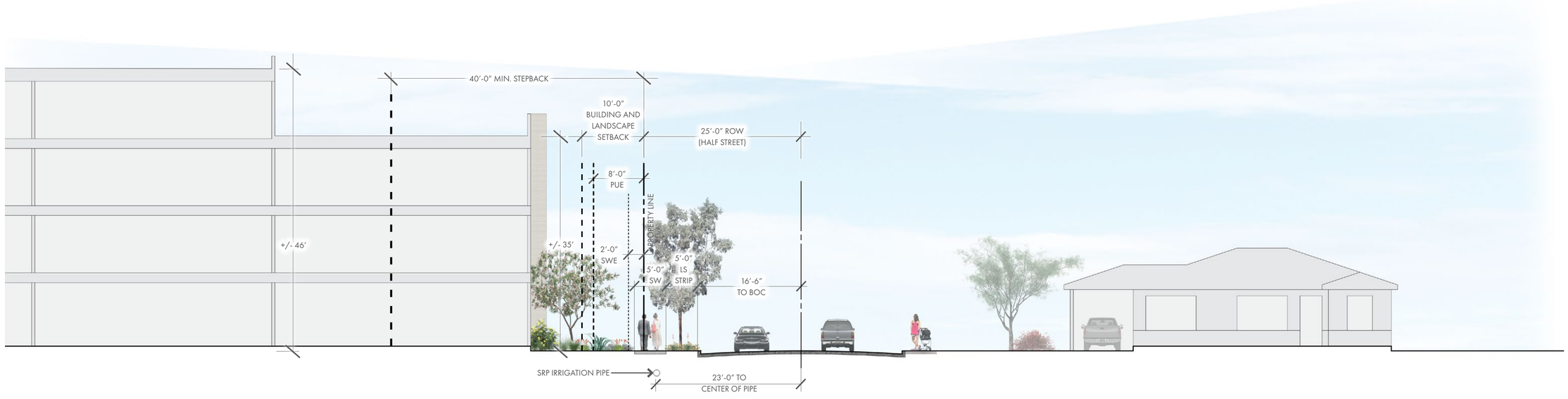
Streetscape Cross Sections

KEY MAP



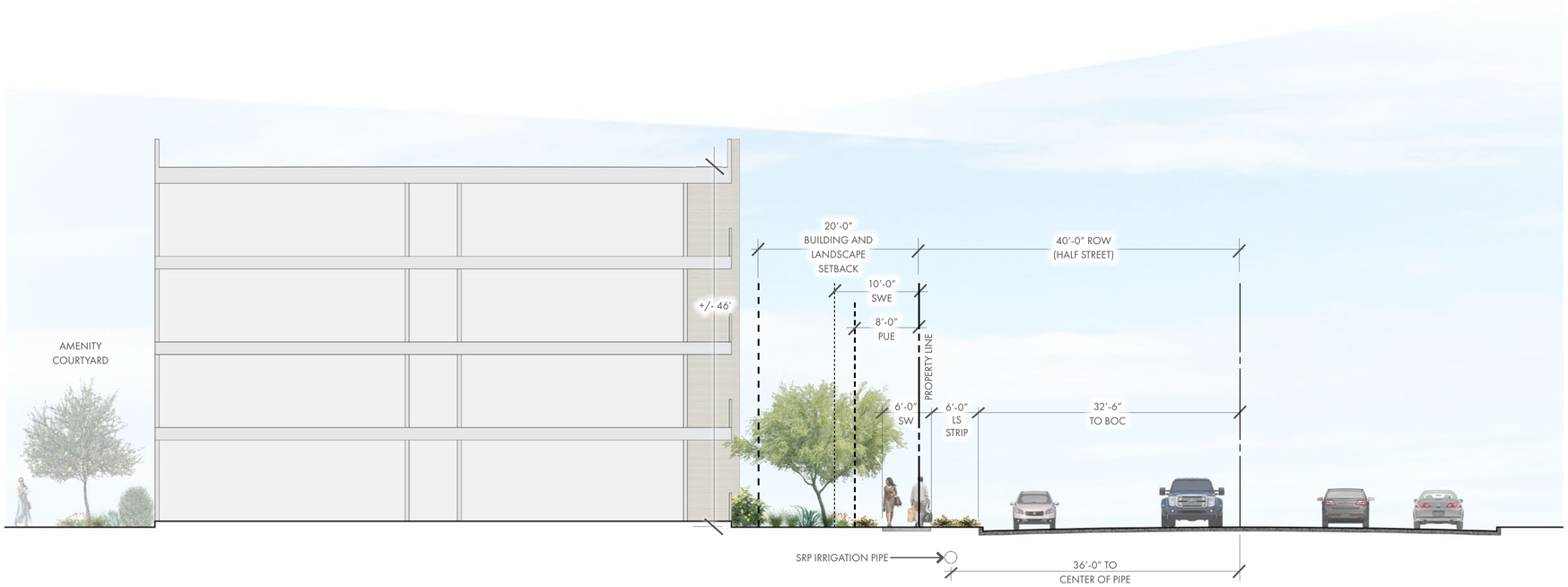


22ND STREET SECTION A



22ND STREET SECTION B

KEY MAP



INDIAN SCHOOL ROAD SECTION