

# The Villas of Cave Creek Senior Living

Northwest Corner of 53<sup>rd</sup> Street and Dynamite Boulevard  
Planned Unit Development

Development Narrative

Case Z-61-23-2

1<sup>st</sup> PUD Submittal: September 11, 2023

2<sup>nd</sup> PUD Submittal: October 26, 2023

**CITY OF PHOENIX**

OCT 26 2023

**Planning & Development  
Department**

## **DEVELOPMENT TEAM**

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### ***Developer/Applicant***

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Learsi Capital Group, LLC, Jason Israel  
22044 North 44<sup>th</sup> Street, Suite 118  
Phoenix, AZ 85050  
P. 480.744.4862  
jason@learsicapitalgroup.com

### ***Applicant's Representative***

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Evolve Ventures, LLC, Heather Personne  
4601 North 39<sup>th</sup> Place  
Phoenix, AZ 85018  
P. 602.738-0916  
[hpersonne@evolveventuresphx.com](mailto:hpersonne@evolveventuresphx.com)

### ***Architect***

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Lizard Rock Designs, Thomas McQuillen  
1640 East River Road, Suite 206  
Tucson, AZ 85718  
P. 520.882.4484  
[tmcquillen@lrd-az.com](mailto:tmcquillen@lrd-az.com)

### ***Engineer***

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SWS Engineering, Inc., Adam Muszynski, P.E., C.M.R.P.  
4001 North 3<sup>rd</sup> Street, Suite 165  
Phoenix, AZ 85012  
P. 602.848.0249  
adam.m@sws-engr.com

### ***Landscape Architect***

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TBD

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## **A. PURPOSE AND INTENT**

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### ***Project Overview***

Learsi Capital Group, LLC is pleased to present a proposal for approximately 4.35 gross acres of land (Maricopa County Assessor's Parcel Numbers 211-44-383, 211-44-384, 211-44-385, 211-44-386, 211-44-387, 211-44-388, 211-44-389, 211-44-390, 211-44-391, 211-44-392, 211-44-393, 211-44-394, 211-44-395, 211-44-396, 211-44-397, 211-44-398, 211-44-399, 211-44-400 and 211-44-401) generally located at the northwest corner of 53<sup>rd</sup> Street and Cave Creek Road (the "Property"). The Property is located in the Desert View Village (City Council District 2) in the City of Phoenix, AZ, (see vicinity, aerial and parcel maps accompanying this application). The applicant proposes an assisted living and memory care community in a residential setting. Four (4) separate buildings are designed to provide care to residents. The largest component of the assisted living services is offering assistance with activities of daily living (ADLs) such as bathing, dressing, transferring (moving), eating, and toileting. The memory care components are nearly identical to standard assisted living residents with the exception of tailored services and activities catering to dementia and memory loss residents. A separate two-story administration building with basement, will provide administrative services, a central kitchen and service functions for the community.

This development narrative complements a request to rezone the Property from R1-10 to PUD for the development of a boutique assisted living and memory care center for seniors. The single-story residential designed development will consist of 20 suites under each roof with a footprint of approximately 11,395 square feet per home. A two-story administration building with basement, is located at the entrance to the community and will provide administrative services, a central kitchen and other service functions for the community. Total lot coverage is approximately 28%.

The PUD supports the neighborhood by providing access to senior living in a pocket neighborhood setting. The design has been constructed with attention to the aesthetics of the surrounding neighborhood at large.

Assisted living for the senior population is a residential model, which is well-positioned for areas such as the Property. There are currently more than 30,000 assisted living facilities in the United States which are vital to supporting population centers such as the Desert View Village. These types of residential developments for senior adults have minimal impact on traffic and are designed as social and residential models. The neighborhood is predominantly suburban in nature. It will have no impact on schools as the average age of the typical resident is 80-85 years. Thus, assisted living and memory care residents do not belong in a Village Core or in a commercially designated area. Assisted living and memory care residents are perfectly suited for a residential neighborhood setting.

Unlike skilled nursing care or independent living, assisted living and memory care are better suited for a neighborhood setting. Many existing assisted living units within the Desert View Village are incorporated into Continuing Care Retirement Communities (CCRCs) include independent living, assisted living and skilled nursing components. The proposed development will be strictly a pocket neighborhood assisted living and memory care community.

The PUD proposes the development of a boutique rental assisted living and memory care pocket neighborhood that will serve the Village and provide substantial benefits to the area. The community

will potentially enhance surrounding property values, create new local job opportunities and develop the Property in a manner which is consistent with the neighborhood. The design and nature of the PUD, which has minimal impact on Village services, is an ideal use for the Property.

This PUD is intended to be a stand-alone document of zoning regulations for this particular project. Provisions not specifically regulated by this PUD are governed by the Phoenix Zoning Ordinance. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. This PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City.

### ***Project Goals***

The Villas of Cave Creek Senior Living (PUD) rezones approximately 4.35 gross acres of land located on the northwest corner of 53rd Street and Cave Creek Road. The primary goal of the project is to provide a high-quality residential living environment for those members of the community that have reached an age where they require some assistance in daily activities to maintain their quality of life. With limited options for an amenity-rich living environment in a pocket neighborhood setting currently existing in North Phoenix, the project intends to provide this much-needed service and lifestyle to the surrounding community. The Villas of Cave Creek Senior Living will create an intimate community designed to foster connections and caring relationships amongst other residents.

The intent of the PUD is to ensure compatibility with surrounding properties through the transformation of the Phoenix Zoning Ordinance standard provisions into a tool that facilitates high quality and context specific development while also addressing goals specific to the City of Phoenix General Plan.

### ***Surrounding Area***

The proposed use is compatible with the surrounding area. The zoning on the Property is R1-10 with a permitted height up to two stories and 30 feet (See Case No. Z-45-13). The planned and approved residential development was never built, and the Property remains vacant and undeveloped today. The Property fronts Dynamite Road on the south, 53<sup>rd</sup> Street on the east and 52<sup>nd</sup> Street on the west. There are single-family residential communities to the north and west of the Property.

The PUD's neighborhood is predominantly suburban in nature. The local area is in the mature stage of development as single-family residential land uses are located mostly along secondary and tertiary roadways with commercial and retail concentrations at the intersections of primary and secondary traffic routes. The immediate area surrounding the subject property provides a variety of community support services. There are no anticipated changes to the economic environment that would suggest the location would diminish in its desirability in the future. The most predominant land uses within the immediate area include residential and commercial land uses, which are compatible with the subject property. The subject's design and functionality are visually consistent with neighboring structures.

### ***Overall Design Concept***

The Villas of Cave Creek Senior Living proposes a residential use, as a boutique assisted living and memory care community for senior adults. The development emphasizes cottage homes surrounding open space areas with ramadas, community outdoor patio areas and water features. The community

includes an administrative building to provide administrative services for the project. The private drive serving the community provides separate ingress and egress points on 52<sup>nd</sup> Street. The site design intentionally encourages residents to move about the community without having to navigate potential safety concerns posed by traffic patterns as evidenced in traditionally-designed residential communities. Moreover, each residential building has easy access to outdoor space, encouraging opportunities for neighborly interactions with fellow residents and staff.

The overall design concept centers on the principles of conservation, integration and sustainability. Conservation of the existing, unique Sonoran Desert vegetation, along with preservation of the existing topographical features of the site, is paramount to the neighborhood design. Careful implementation of the development standards and architectural design will ensure that the character of the area is maintained, while also preserving views of the surrounding neighborhood. The residential design and extensive landscaping will ensure this condition. This overall design concept will provide for a high-quality living environment that respects the natural features of the site while also providing for compatible community form.

The project is uniquely designed to foster strong relationships and socialization among its residents. By focusing neighboring homes around a shared courtyard, a “pocket neighborhood” such as the one proposed here, provides the setting for neighbors to develop meaningful relationships beyond family and housemates. The design encourages residents to enjoy the outdoor and common areas where it is easy to engage in conversations with neighbors. These casual conversations help foster caring relationships and a meaningful sense of community.

Sustainability of the proposed development will be achieved through appropriate parking requirements (assisted living residents do not typically drive or have automobiles) to reduce runoff and heat gain, reduced lighting standards to accomplish the dark sky lighting provisions, and the integration of green residential building techniques to greatly conserve valuable energy resources.

Grading and drainage will be accounted for to facilitate adequate detention/retention, absorption and distribution and will meet all the requisite stipulated requirements. Detailed grading and drainage plans will be provided later in the PUD process.

## **B. LAND USE PLAN**

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An integral part of the PUD is the conceptual site plan which demonstrates how the request will be implemented and if the requested development regulations are warranted. The proposed site plan for The Villas of Cave Creek Senior Living illustrates a concerted effort by the development team to integrate the unique and sensitive character of the neighborhood to help maintain a stable regional environment.

The approximate 4.35 gross-acre site is designed to include a total of eighty (80) residential beds. The Villas of Cave Creek Senior Living PUD proposes a less intense use than now permitted under the existing zoning as traffic and noise levels are traditionally less as compared to single-family subdivisions. The maintenance, security, and physical attributes of the proposed development make The Villas of Cave Creek Senior Living an appropriate land use adjacent to single-family residential developments.

### ***Acreage***

The Property is generally located at the northwest corner of 53<sup>rd</sup> Street and Cave Creek Road. The gross lot area is approximately 4.35 acres, and the net lot area is approximately 4.19 acres. See ALTA survey accompanying this application.

### ***Location***

The Property is located at the northwest corner of 53rd Street and Cave Creek Road. See aerial and parcel maps accompanying this application. The Property is vacant land fronting Dynamite Road to the south. To the east is a county island comprised of residential homes. To the north and west are single-family residential neighborhoods (Dynamite Ranch and Diamond Tree Estates). The Villas of Cave Creek PUD provides a complementary and transitional use as a buffer between the surrounding single-family residential developments and Dynamite Road.

### ***Topography***

The site is vacant land, generally sloping from east to west. See attached context plan, site photos and topo survey. The Property is encumbered by overhead power lines and drainage facilities which will be factored into the layout and design.

### **C. LIST OF USES**

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The Phoenix General Plan serves as a policy guide for orderly growth, land use, transportation, infrastructure, and open space in the City, while also serving as a basis for the expenditure of municipal funds. Implementation of the General Plan is based on fostering the overall vision, specific goals, objectives and policies adopted by the community. Zoning of real property is the legal tool frequently used to implement the General Plan vision. While conventional zoning of property is generally reasonable, this type of land use regulation can conversely provide limitations on the ability of a project to creatively promote the goals, objectives and policies of the community.

To successfully and sustainably facilitate the vision for the Property, PUD zoning is proposed. This PUD will allow flexibility and creativity in the type of uses allowed while ensuring appropriate site development regulations are implemented to protect surrounding properties from potential impacts of those uses.

#### ***Permitted Uses***

- Single-family residential uses and home occupations per section 608 of the Phoenix Zoning Ordinance.
- Community Residence Center per section 623 of the Phoenix Zoning Ordinance.
- Hospice
- Nursing Home
- Respite Care
- Office for Administrative Services
- Office for Professional Use, Including Medical Center, Wellness Center, and Counseling Services

#### ***Temporary Uses***

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

#### ***Accessory Uses and Services***

Accessory uses shall be subject to Section 608 of the Phoenix Zoning Ordinance. Accessory uses shall be solely for the use and convenience of the residents and staff of an assisted living residence, shall be wholly within an assisted living facility building and shall have no exterior advertising display. The project's resident-related amenities shall include but are not limited to the following:

- Beauty Shop (no outside access)
- Massage Therapy (no outside access)
- Teaching of Fine Arts (no outside access)
- Restaurant/Kitchen (no outside access)

**D. DEVELOPMENT DATA AND STANDARDS**

Inclusion of Development Standards within the Villas of Cave Creek PUD are designed to promote the health, safety and well-being of individuals needing assistance with activities of daily living and suffering from memory care loss. These standards permit greater flexibility in the development of a higher quality living environment, while preserving the flora and fauna of the site.

Single-family residential development shall be subject to the development standards of the R1-10 zoning district with the following modifications:

- a) The development shall not exceed 15 lots.
- b) Any lot directly adjacent to 5221 East Desert Vista Trail (APN 211-48-113) shall be a minimum of 55 feet in width and shall be limited to one-story in height.

All other uses shall be subject to the development standards of the R-3 zoning district (Table B, Column C, PRD Option) with the modifications below and subject to the design standards of Section E of this PUD.

***Development Standard Comparison***

<i>Standard</i>	<i>PUD</i>	<i>R-3 (column C)</i>
Minimum lot dimensions (width and depth)	None	None
Dwelling unit density (units/gross acre)	18.40 (based on beds/acre)	15.23; 17.40 with bonus
Perimeter standards	25' adjacent to public streets 25' adjacent to property lines	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	25' front, rear and side setbacks	10' front
Maximum height	Maximum 30 Feet Maximum 20 Feet (within 50 feet of the north and west property lines)	2 stories or 30' for first 150; 1' per 5' increase to 48' high, 4-story maximum
Lot coverage	45%	45%
Common areas	Minimum 10%	Minimum 5% of gross area
Allowed uses	Single-family residential uses and home occupations per section 608 of the Phoenix Zoning Ordinance; Community Residence Center per section 623 of the Phoenix Zoning Ordinance; Hospice; Nursing Home; Respite Care; Office for Administrative Services; Office for Professional Use, Including	Single-family attached and multi-family

	Medical Center, Wellness Center, and Counseling Services	
Required review		Development review per Section 507
Street standards	Private street	Public street or street accessway

***Development Standards***

Minimum Perimeter Building Setback Standards	North (Property Line): 25' South (Street): 25' East (Street): 25' West (Street): 25'
Minimum Perimeter Landscape Setback Standards	North: 10' South: 10' East: 10' West: 10'
Building Height	Maximum 30 Feet Maximum 20 Feet (within 50 feet of the north and west property lines)
Lot Coverage Maximum	45%
Common Area Minimum	10%
Maximum Number of Beds	80
Shared Use Path	A 20-foot wide shared-use path easement (SUPE) shall be dedicated along 52 <sup>nd</sup> Street and a minimum 10-foot wide shared-use path (SUP) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
Parking	Per Section 702 of the Phoenix Zoning Ordinance. Minimum 5% of required spaces shall be EV Installed. Maximum of 33 parking stalls required.

***Streetscape Standards***

Streetscape Standards	Minimum
Dynamite Boulevard	As approved by MCDOT
52 <sup>nd</sup> Street	Landscape strip located between back of curb and sidewalk: 8 feet  Landscape strip planting standards: See below  Sidewalk width: 6 feet
53 <sup>rd</sup> Street	As approved by MCDOT

### **Landscape Standards**

Minimum Perimeter Landscape Setback Standards	North: 10' South: 10' East: 10' West: 10'
Perimeter Landscape Setback Planting Standards	50% minimum 2-inch caliper, 50% minimum 3-inch caliper, planted 20 feet on center or in equivalent groupings.
Right-of-Way Planting Standards (between sidewalk and back of curb)	Minimum 2-inch caliper shade trees planted 20 feet on center or in equivalent groupings to provide a minimum of 75% shade at tree maturity.
Parking Lot Landscaping	All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.

### **Amenities**

Unique features of the property reflecting the existing desert theme present an opportunity to enhance the project open space amenities to serve the residents as well as provide an aesthetically pleasing area for the neighborhood.

Outdoor site amenity programming primarily includes walking paths and a spacious interior center courtyard with sitting/lounging areas specifically designed to complement an assisted living and memory care senior population. As such, the amenities will cater to senior adults and consist of nature/interpretive trails and a shaded gazebo.

Some of the indoor site amenities include a dining room, activity room, laundry, beauty and barber salon, library, as well as numerous break-out seating and lounging areas. Support services will be provided to individual residents by qualified service providers.

### **Shade**

All pedestrian pathways, including sidewalks and shared-use paths, shall be shaded by a structure or landscaping at maturity, or a combination of the two, to achieve a minimum of 75% shade, as approved by the Planning and Development Department.

### **Lighting Plan**

Minimization of light pollution for the protection of nighttime views is an important component of the design theme for the project, as well as, for the adjacent neighboring properties. In response, all exterior lighting for common open space areas and development entries are proposed to meet provisions of the Dark Sky Ordinance, Section 23-100, Phoenix City Code. Exterior lighting will meet or exceed provisions set forth in Article VII: Shielding and Filtering Outdoor Lighting, and Section 704: Environmental

Performance Standards of the Phoenix Zoning Ordinance. Consideration is also proposed relative to Section 507, Tab All.A.8.for site lighting.

***Mechanical Equipment***

All screening will be architecturally compatible with the primary structures.

## **E. DESIGN GUIDELINES**

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The purpose of The Villas of Cave Creek Senior Living PUD Design Guidelines is to provide guidance for design elements. These guidelines are also intended to define and preserve the character of the PUD to the greatest extent possible while assuring a compatible and sustainable neighborhood. The Villas of Cave Creek Senior Living will offer the impression of a well-considered senior care, residential community that contributes to the surrounding neighborhood that will not look institutional.

The site will be laid out with four residential buildings, oriented around shared common areas, and connected by walkways to the central administrative building.

The Design Guidelines shall comply with the Design Guidelines provisions of the Phoenix Zoning Ordinance. Section 507, Tab A of the Zoning Ordinance applies to the site.

### ***Outer Appearance and Entry***

Villas of Cave Creek PUD will provide an environment that aesthetically ensures and exemplifies design concepts consistent with the surrounding community. While driving by, the general public will first see modern, southwest style architecture behind a perimeter wall surrounded by landscaping. Design features may include earthen-colored walls. Residents, guests and staff will access the Property from 52<sup>nd</sup> Street and will be visually directed to convenient parking spots tucked from street view by a screen wall and landscaping. Specific parking stalls will be designated as reserved for staff and residents. Handicapped parking stalls will be clearly marked.

The physical design of The Villas of Cave Creek Senior Living is intended to foster connections and caring relationships amongst its residents, while respecting and preserving each individual's need for privacy. The first among several design patterns to support these goals is the Sociability Scale: a development and assessment tool used at primary care facilities. The scale predicts the increasing willingness to gather with others in circles or associations. To achieve this, each residential home will have a limited number of rooms so residents will have a comfortable number of neighbors they can know and relate with on a daily basis.

- Each residential home can accommodate 20 residents.
- Each residential home shall have access into the central common area.
- Entrances to each home shall be clearly marked with a decorative feature.
- Transitions between public and private spaces shall be articulated with design features such as a trellised gateway, landscaped planting border, low wall and porch.

The administrative building is the shared living room of the community, a place for gatherings, occasional shared meals, movie nights, recreational and social activities. Staff offices and supportive services have space in the building. Design-wise, it is the main building – largest in size and centrally positioned, further reinforcing orientation within the community and providing a clear point of arrival for guests.

The Villas of Cave Creek Senior Living proposes to provide the design framework to ensure that it flows within the built environment. The elevations will provide for rooflines, proportion, façade articulation, appropriate detailing, colors and materials to promote design respecting the architectural character of the surrounding built form. The goal of these guidelines is not to dictate or direct architectural style, but to achieve harmony in the built environment.

### ***Building Materials and Form***

#### *Architectural Style*

Modern southwest style elements will be incorporated. The design incorporates natural materials reflecting unique regional conditions.

#### *Architectural Design Elements*

The front entry of the building will be clearly defined and identifiable.

The design will represent four-sided architecture, which includes, but is not limited to, consistent detailing and design for each side of the building.

Windows, trim and accent detailing will incorporate and vary from the primary color and materials of the building. Visual strength and balance will be achieved in all elements of the design. All windows will have appropriate detailing.

#### *Roof Lines*

Rooflines or roof planes will be appealing and reflect the culture of the region.

#### *Color and Materials*

The objective is to use a color palette consistent with the environment in which it is found. Use of accent colors within a scheme will break up massing and create additional visual interest. The buildings will include a mix of materials, with no one material encompassing more than 50% of a particular façade.

#### *Administrative Building*

The design of the administrative building will be compatible with the design of the principal dwellings in materials, colors and architectural style.

### ***Onsite Improvements***

#### *Site Amenities*

Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that virtually contrast parking and drive aisle surfaces.

#### *Open Space*

Open space will be designed with a focus on sustainability and will utilize low-water use landscaping and comply with dark sky ordinance provisions. The Villas at Cave Creek will provide a minimum of 10% open space.

#### ***Complete Streets***

This PUD will improve the convenience and comfort of residents in the surrounding area who can have nearby living options for their aging relatives. This will also improve sustainability and green infrastructure by reducing overall drive time and distance. People can visit their relatives without traveling nearly as far.

The Villas at Cave Creek will provide bicycle parking as well as detached sidewalks.

*Stipulations*

1. A total of 60' of right-of-way shall be dedicated for the north half of Dynamite Boulevard plus a 10' sidewalk easement or as approved by Maricopa County.
2. All street improvements to Dynamite Boulevard and 53<sup>rd</sup> Street are outside of Phoenix City Limits and shall be reviewed and approved by Maricopa County. Documentation of the County review and approval shall be provided prior to Preliminary Site Plan approval.
3. A total of 40' of right-of-way shall be dedicated for the east half of 52<sup>nd</sup> Street.
4. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

**F. SIGNS**

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All sign proposals will be subject to The City of Phoenix Sign Design Review process and in compliance with Section 705.

## **G. SUSTAINABILITY**

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Leadership in Energy and Environmental Design (LEED) Green Building Rating System is presently a voluntary standard for developing high-performance sustainable neighborhoods, and energy and resource efficient buildings that are healthy for its occupants. The developer of The Villas of Cave Creek Senior Living is intent on incorporating these standards where practical. Key design elements to be reviewed in accordance with the LEED philosophy include Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, Design Innovation, and Awareness and Education.

Similarly, the voluntary City of Phoenix Green Construction Code further promotes environmentally responsible and sustainable development practices. Fundamental and complementary principles of energy efficient building design, water resource conservation, light pollution control and indoor environmental quality will be considered for all new construction within the PUD. Sustainability concepts also recognize that projects should seek to integrate within and conform to the character of the existing community and environment.

Fostering environmental stewardship, social responsibility, and leadership in green building techniques, The Villas of Cave Creek Senior Living strongly encourages sustainability principles as approved by the City of Phoenix.

## H. INFRASTRUCTURE

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### ***Circulation***

The PUD is designed with one 26-ft wide ingress and egress connection to 52<sup>nd</sup> Street. Guest circulation is designed to enter through either entrance and circulate through the parking lot, which is gate restricted. Guest parking will be located within this parking area. *Resident, emergency service, and refuse vehicle circulation will utilize the same ingress point as guests; emergency vehicles can also access the site along the north property line and from the east via 53<sup>rd</sup> Street.* The drive aisle will contain on-site parking spaces for use by the residents, staff, guests, and service providers. A circulation plan will be provided later in the process.

The interior circulation is located to ensure residents can walk around the community without the typical concerns associated with pedestrian travel in proximity to streets. The Villas of Cave Creek Senior Living project has intentionally been designed to include safe and comfortable pedestrian walkways leading from each home that surround open spaces and lead to the administrative building. Each home includes clearly marked pedestrian pathways to the administrative building with a path of travel that does not require crossing the private drive.

Vehicular access shall be limited to 52<sup>nd</sup> Street only. The traffic impact for assisted living and memory care facilities is minimal as residents typically don't drive or own cars; therefore, considered highly unusual for residents to drive.

### ***Grading and Drainage***

The Property is generally characterized as flat. A grading and drainage plan will be provided during the site plan review process.

### ***Water and Wastewater***

The City of Phoenix will be the water and sewer provider for the PUD. The onsite water, sewer and fire systems will be private, with proposed connections to the public water and public sewer mains located within adjacent roadways.

The on-site water and sewer system will follow the Uniform Plumbing Code standards, while the on-site fire system will follow the International Fire Code, with City of Phoenix supplements. The proposed gates, if included, will also follow the City of Phoenix Fire Code.

A traffic statement is being submitted concurrently with this application.

## **I. LEGAL DESCRIPTION**

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Lots 1 thru 15 and Tracts A thru D, Final Plat for 53rd St. & Dynamite, according to the plat of record in Book 1488 of Maps, page 31, recorded in the office of the County Recorder of Maricopa County, Arizona.

A portion of the SE Corner of Section 29, Township 5 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

