

# Wonderview at Highland

Southwest corner of Highland Avenue and 14<sup>th</sup> Place, Phoenix

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

1st Submittal: October 10, 2023

**CITY OF PHOENIX**

OCT 10 2023

**Planning & Development  
Department**

**PLANNED UNIT DEVELOPMENT STATEMENT**

A Planned Unit Development ("PUD") is intended to be a stand-alone set of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. A PUD includes substantial background information to illustrate the intent of the development. However, these purpose and intent statements are not necessarily requirements to be enforced by the City. The PUD only modifies zoning ordinance regulations to fit the unique character of the project, site characteristics and location.

This PUD will provide the set of regulatory zoning provisions designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein shall amend the various noted provisions of the City of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

**PRINCIPALS & DEVELOPMENT TEAM**

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## A. PURPOSE AND INTENT

### 1. PROJECT OVERVIEW

The intent of this application is to rezone approximately 2.57 gross acres from R1-6 (Single Family Residences) to PUD (Planned Unit Development) to allow a mixed-use project that combines local office, small business commercial uses, and residential uses on a Property that is prime for redevelopment. This PUD application has been specifically tailored to establish development standards and guidelines that will ensure a high-quality, mixed use and residential community that contributes to and enhances the surrounding neighborhood. The site is located at the southwest corner of Highland Avenue and 14<sup>th</sup> Place, with a southern boundary of Meadowbrook Avenue, as seen on the Vicinity & Aerial Map at **Exhibit A**.

The Property is made up of three (3) parcels including 155-02-005A, 155-02-002J, and 155-02-002K. The Property is currently zoned R1-6 and previously was developed as a trailer park that has been on the Property since the 1950's. See Zoning Map at **Exhibit B**. The general plan land use designation on the Property is split between Residential 15+ du/acre to the north, and Residential 10-15 du/acre to the south, as seen on the General Plan Map at **Exhibit C**.

The trailer park on the site has been in disgrace for many years and somewhat of an eyesore and source of conflict for the neighborhood. In recent years, the neighborhood west of 16th Street has seen new residential and commercial opportunities and this proposal will continue to provide small commercial/retail/micro food and beverage, office, and additional residential options to serve the neighborhood. The proposed residential development will fulfill a piece of the local market that desire highly designed and quality units that provide a unique living condition than traditional mixed-use apartment developments. In addition, the office and small commercial/retail opportunities is intended to attract local businesses to the project.

The proposal will provide a uniquely designed mixed-use project that will cleanup a former trailer park site and bring an infill project to serve the neighborhood. The concept and scale of the project, and the mix of uses fosters a shared community on the Property will be a major asset to the area. This project will enhance the neighborhood in a positive way.

## 2. OVERALL DESIGN CONCEPT

The Applicant is proposing three (3) two-story buildings of local commercial/office uses located on the northern portion of the site toward Highland Avenue. The 42 residential units will be a mix of one-story duplexes and two-story 8-plexes. The residential community will enjoy a pool amenity and a community building with space for additional amenities. The nature of the mixed-use proposal and the unique, narrow configuration of the lot make it ideal for the PUD zoning district.

Wonderview is an architecturally distinct, mixed-use (re)development project that is sensitive in scale, massing and density. Commercially, the project will consist of three detached, independently local owned, office condominiums with shared responsibility for common area maintenance. The office building along Highland will have a micro retail space intended as a small food + beverage purveyor with independent ownership. The project will also include a low-rise housing development, one- and two-story buildings, that lie between the mid-rise, three to five-story, multi-family apartment complexes to the east near 16th Street and Highland Avenue and the neighboring single-family detached residential homes zoned R1-6 to the west. The 42 residences, inspired by 1950's multi-family courtyard buildings in Phoenix, will consist of five single story duplex structures, for a total of ten units, along 14th Place with private dedicated outdoor courtyards. Along the west property line will be four two-story 8-plex structures, for a total of 32 units, with garden courtyards between them. The residential development will include a community pool area with shade structure and amenities for resident use. A pedestrian path is located throughout the site.

The buildings will become a backdrop to the lush landscaping and outdoor spaces. Wonderview will deliver a compelling living environment that encourages indoor/outdoor Arizona living. The medium density residential and office allow for a shared parking model that allows for residential tenants to use commercial parking spaces during off hours.

Access to and from the site will be accessed from Highland Avenue and Meadowbrook Avenue.

See Conceptual Site Plan / Landscape Plan at **Exhibit D** and Conceptual Elevations at **Exhibit E**.

## B. HISTORY

The former use on the Property was a trailer park that was in operation since the 1950's. The trailer park has been in decline for some time and due to deterioration of the structures they have since been removed from the Property.

## C. GENERAL PLAN

The development, as proposed, meets many of the 2015 Phoenix General Plan goals and policies, as outlined below:

### **Core Value: Connect People and Places**

*Infill: Vacant and underdeveloped land in the older parts of the city should be developed or redeveloped in a manner that is compatible with viable existing development and the long-term character and goals for the area.*

The proposed project will enhance a property that has long been in deterioration and redevelop into a property with architecturally distinct residential and relevant neighborhood scale office & commercial opportunities.

*Opportunity Sites: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.*

The scale, height, massing, and density of the project is in a manner that is respectful and harmonious with adjacent properties and the character of the neighborhood.

### **Core Value: Strengthen Local Economy**

*Local and Small Business: Support live/work developments where appropriate throughout the city.*

The goal of this development is to provide local and small businesses spaces for office space as well as accompanying local, micro food/beverage and commercial space.

### **Core Value: Celebrate Our Diverse Communities & Neighborhoods**

*Certainty & Character: Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood.*

This neighborhood is just west of 16<sup>th</sup> Street, which has experienced growth and redevelopment. This site will provide an appropriate transition and neighborhood scale commercial uses and some housing that reinforces the eclectic and unique neighborhood.

*Connected Neighborhoods: Locate neighborhood retail to be easily accessible to neighborhoods.*

The proposed commercial uses and housing will be easily accessible to the neighborhoods. In addition, the office and commercial uses are located along Highland Avenue which is a key east/west spine to and from the neighborhood.

*Diverse neighborhoods: Communities should consist of a mix of land uses to provide housing, shopping, dining, and recreational options for residents.*

The proposed mixed-use development will provide housing, micro commercial, and local business office spaces within the Property. In addition, the commercial opportunities will be available to residents in and around the property who currently do not have that similar spaces that are walkable to and from their homes.

## D. LAND USE PLAN

### 1. LAND USE CATEGORIES

The approximately 2.55 gross acre site is designed to allow multifamily residential, and office uses with shared amenities and the opportunity for local, commercial uses. Parcel A is anticipated for the office/commercial uses, but potential for mixed-use development, while the remaining Property is intended for the multifamily residential uses and associated amenities. There will be shared access and parking between the two parcels.

Please see **Exhibit F** with Parcel A identified.

### 2. CONCEPTUAL SITE PLAN

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



## E. LIST OF USES

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this section, as authorized by Zoning Ordinance Section 307.A.3.

### 1. PERMITTED USES

The entire Property shall allow all uses permitted in the Multiple Residence District (R-3A) zoning district per Section 616 of the Phoenix Zoning Ordinance. In addition, Parcel A shall allow all uses permitted in the Neighborhood Retail (C-1) zoning district per Section 622 of the Phoenix Zoning Ordinance but excluding those uses included in the Prohibited Use Section within the PUD.

### 2. ACCESSORY USES

Accessory uses to the residential uses shall be subject to Section 608 of the Phoenix Zoning Ordinance.

Accessory Uses permitted for commercial uses shall be subject to Section 622 of the Phoenix Zoning Ordinance.

### 3. TEMPORARY USES

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

### 4. PROHIBITED USES

- Army and Navy Good, Retail Sales, New
- Auctioneer's Office (only)
- Auto Title Loan Establishments
- Automated Collection Center
- Automobile Parts and Supplies, Retail
- Bingo
- Bird Sales, Retail
- Boarding House
- Bonding Companies
- Butcher Shops
- Cesspool Builders and Service, Office
- Christian Science Reading Rooms
- Cleaning and Dyeing Outlets

- Coin Dealers
- Collection Agencies
- Electrical Appliance Service
- Environmental Remediation Facility
- Freight Traffic Service Offices
- Furnaces, Display and Sales, Retail
- Furs, Retail Sales and Repairing
- Gas Appliances Service
- Gas Stations
- Group Home
- Hospice
- Hospital
- Indexing Systems and Supplies, Retail Sales
- Laundries, Self Help, Hand
- Linoleum Sales, Retail
- Milk Distribution Stations, Retail
- Newspaper Distribution Center
- Pipe Line Companies, Office Only
- Railroad Agents
- Range and Stoves Service
- Refrigerators Service
- Service Stations, Automobile
- Temporary Environmental Remediation Facilities

## F. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within this PUD to promote the development of a quality mixed use project. The provisions of this PUD will ensure compatibility with surrounding properties. The development standards and design guidelines are reflective of the environment envisioned for the project.

Commercial uses shall be subject to the development standards of Section 622 of the Zoning Ordinance, as modified below. Multifamily residential development shall be subject to Section 616 of the Zoning Ordinance, as modified below.

### 1. DEVELOPMENT STANDARDS TABLE

GENERAL REQUIREMENTS	
Maximum Building Height	2 stories or 35 feet
Maximum Lot Coverage	Per zoning ordinance standards

<b>Maximum Density</b>	Per zoning ordinance standards, Section 616
<b>Minimum Building Setbacks</b>	
Highland Avenue	20 feet
Meadowbrook Avenue	20 feet
14 <sup>th</sup> Place	8 feet
Interior	5 feet
<b>Minimum Open Space</b>	3%

## 2. LANDSCAPE STANDARDS TABLE

GENERAL REQUIREMENTS	
<b>Minimum Landscape Setbacks</b>	
Highland Avenue	20 feet
Meadowbrook Avenue	20 feet
14 <sup>th</sup> Place	8 feet
Interior	5 feet
<b>Planting Standards</b>	
<b>Plant Type</b>	<b>Minimum Planting Size</b>
Streetscape	Per zoning ordinance standards
<b>Parking Lot Area Landscape standards:</b> Interior surface area (exclusive of perimeter landscaping and all required setbacks)	Per zoning ordinance standards

## 3. AMENITIES

The amenities for the project will include:

- Community pool
- Shade pavilion
- Bicycle parking
- Shared courtyards
- Micro-retail or food/beverage
- Lush drought tolerant landscaping
- BBQ

Lawn/Turf will not be provided in the open space areas.

#### 4. PARKING

##### VEHICLE PARKING

The development will provide the following parking:

- Multifamily: 42 spaces including 2 accessible spaces.
- Office/Commercial: 22 spaces including 1 accessible space

Parking for the Property will be shared and unreserved.

##### BICYCLE PARKING

The development shall provide 1 bicycle space per 10 vehicle parking spaces.

#### 5. SHADE

Public sidewalks shall have a minimum of 75% shade at tree maturity.

#### 6. LIGHTING

Lighting standards from Section 507 Tab A.II.A.8 and Section 23-100 of the City Code shall apply.

#### 7. FENCES AND WALLS

Fences and Walls shall comply with all applicable requirements in Section 703 of the Zoning Ordinance.

### G. DESIGN GUIDELINES

Wonderview's design and site layout takes queues and inspiration specific to Central Phoenix neighborhoods. Sensitively woven into the neighborhood fabric, attention and priority were placed on designing a complimentary, mixed-use project focusing on appropriate uses, scale, massing, density and a balance of indoor/outdoor relationships between structures and adjacent properties.

Key features:

- Neighborhood appropriate and complimentary commercial uses such as office and micro retail, are oriented along Highland Ave, providing walkable food & beverage amenity to the community.
- Gentle density providing Missing Middle Housing typology.
- Mid-century inspired Garden Courtyard Apartment architectural design.

- Compelling indoor / outdoor relationships & spaces dedicated to each unit and structure.
- Community pool and shade pavilion in similar design and scale.
- Attention to sensitive pedestrian and street frontage relationships.
- Public and Private Courtyards for both Commercial and Residential structures.
- Appropriate contextual scale for both Commercial and Residential structures.
- Sensitive building placement and orientation to respect impact on neighboring properties.
- Lush desert sensitive landscaping.
- Widening and infrastructure improvement of 14th place and Meadowbrook to facilitate neighborhood vehicular and pedestrian traffic, access, and on street parking.

## H. SIGNS

Signage for residential development on the site shall be governed by Section 705 in the Phoenix Zoning Ordinance, specific to multifamily residential land use.

Signage for non-residential development shall be governed by Section 705 of the Phoenix Zoning Ordinance, specific to nonresidential uses in a residential area.

Wall signs for multifamily residential, office and commercial uses may include projecting/blade signs perpendicular to the building facade and placed no closer to the roofline than one-half the vertical dimension of the sign, subject to the area limitations for wall signs in Section 705 of the Phoenix Zoning Ordinance.

## I. SUSTAINABILITY

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

- a. City Enforceable Standards
  - Reduce heat island effect with minimum shade requirement for sidewalks.
  - Encourage recycling through the inclusion of recycling bins.
  - Encourage water conservation through the selection of drought tolerant landscaping.
  - Encourage water conservation through drip irrigation system.
  - Encourage the use of recycling collection.
- b. Additional Non-Enforceable Standards

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

## **J. INFRASTRUCTURE**

### **1. GRADING AND DRAINAGE**

There are available water, sewer, electric power, CATV, and gas utilities services adjacent to the site. There is no plan for extension or upgrade of any public utilities.

All finished floor elevations of the proposed buildings will be set 14" above the ultimate outfall and 6" above the adjacent high curb elevations. No offsite flows impact the site. Street flows generated by 100-year storm event are contained within the public right of way. On-lot retention will be provided for the Pre vs Post development or First Flush condition, whichever is greater. The required stormwater storage volumes will be provided through underground storage connected to dry wells and surface retention basins. Stored water will be disposed of within 36 hours of the storm event. Site grading will slope away from the buildings and will be directed to surface retention basins designed for each tributary area and catch basins leading to the underground storage. The property is not located in a special FEMA flood zone and will not require additional reviews and approvals through FEMA and COP Flood Management Department.

Storm Water Management and Pollution Prevention Plan will be submitted as a part of the civil engineering design scope in accordance with the ADEQ and COP requirements. Contractor or owner will obtain Notice of Intent permit through ADEQ. All BMP details shown on the approved SWMP will be installed in place and inspected prior to start of any grading activities.

### **2. WATER AND WASTEWATER**

There are available water and wastewater services adjacent to the site. There is no plan for extension or upgrade of any public utilities.

### **3. CIRCULATION SYSTEMS**

Access to the proposed development would be from three (3) new driveways, with one (1) new driveway on Highland Avenue, one (1) new driveway on Meadowbrook Avenue, and one (1) new driveway on 14th Place.

Highland Avenue is a two (2) lane roadway, classified as a minor collector, with one (1) lane of travel in each direction within the vicinity of the site. East of 16th Street, the roadway widens to a four (4) lane roadway that provides access to SR-51. The roadway begins west at 7th Street and terminates on 24th Street within the vicinity of the site. The posted speed limit is 30 mph within the vicinity of the site.

Meadowbrook Avenue is a two (2) lane unstriped residential roadway with one (1) lane of travel each direction. The roadway begins to the west at 4th Street and terminates at 17th Street. The posted speed limit is 25 mph within the vicinity of the site.

14th Place is a two (2) lane unstriped residential roadway with one (1) lane of travel in each direction. The roadway begins to the south at Campbell Avenue and terminates to the north at Highland Avenue. The posted speed limit is 25 mph within the vicinity of the site.

#### **4. COMPLETE STREETS**

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

##### Design for Context

The development and streetscape is scaled appropriately for the area and the building massing is harmonious with development in the area.

##### Design for Safety

Trees and streetscape landscaping will provide safety to and from our property. In addition, there will be appropriate signage so visitors and residents can easily find the building from the road.

##### Design for Comfort and Convenience, Sustainability and Connectivity

Shading along the sidewalks will be essential for this development and will create an inviting and comfortable experience for pedestrians.

## K. COMPARATIVE ZONING TABLE

### Multifamily Residential

GENERAL REQUIREMENTS	R-3A PRD	Proposed in PUD
<b>Maximum Building Height</b>	3 stories or 40' for 150'  1' in 5' increase to 48', 4-story maximum	2 stories or 35 feet
<b>Maximum Lot Coverage</b>	45%	45%
<b>Maximum Density</b>	23.1 du/acre	23.1 du/acre
<b>Minimum Building Setbacks</b>		
Highland Avenue	20' adjacent to a public street	20 feet
Meadowbrook Avenue	20' adjacent to a public street	20 feet
14 <sup>th</sup> Place	20' adjacent to a public street	8 feet
Interior	15' adjacent to property line	5 feet
<b>Minimum Open Space</b>	5%	3%

### Commercial/Office

GENERAL REQUIREMENTS	C-1	Proposed in PUD
<b>Maximum Building Height</b>	4 story (or 56')*  *Additional one foot setback shall be provided for each additional one foot of height.	2 stories or 35 feet
<b>Maximum Lot Coverage</b>	50%	50%
<b>Minimum Building Setbacks</b>		



Highland Avenue	Average 25'	20 feet
14th Place	Average 25'	8 feet
Interior	15 feet	5 feet

## L. LEGAL DESCRIPTION

THAT PORTION OF LOT 18 OF "LINCOLN PLACE" RECORDED IN BOOK 3 OF MAPS, PAGE 65, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA LYING WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21 BEING MARKED DOWN BY A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE (0.60' DOWN), FROM WHICH 3-INCH CITY OF PHEONIX BRASS CAP FLUSH MARKING THE CENTER OF SAID SECTION 21 BEARS NORTH 89 DEGREES 53 MINUTES 07 SECONDS WEST 2662.29 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 53 MINUTES 07 SECONDS WEST 1331.23 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING SOUTHWST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE NORTH 00 DEGREES 21 MINUTS 56 SECONDS EAST 659.89 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SID SECTION 21 BEING MARKER BY A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH, ALSO BEING THE SOUTH LINE OF SAID LOT 18;

THENCE SOUTH 89 DEGREES 52 MINUTES 24 SECONDS EAST 120.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST 80. 00 FEET OF THE WEST 200.00 FEET OF SAID LOT 18 AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 21 MINUTES 56 SECONDS EAST 329.93 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 18;

THENCE SOUTH 89 DEGREES 52 MINUTES 02 SECONDS EAST 86.95 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST 126.00 FEET OF THE WEST 112.00 FEET OF THE WEST HALF OF SAID LOT 18;

THENCE NORTH 00 DEGREES 21 MINUTES 39 SECONDS EAST 329.92 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE SOUTH 89 DEGREES 51 MINUTES 40 SECONDS EAST 126.00 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF SAID LOT 18;

THENCE SOUTH 00 DEGREES 21 MINUTES 39 SECONDS WEST 659.82 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LOT 18;

THENCE NORTH 89 DEGREES 52 MINUTES 24 SECONDS WEST 212.98 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

COMPRISING 111, 8.32 SQUARE FEET MORE OR LESS.

**M. EXHIBITS**

Vicinity Map & Aerial Map	<b>A</b>
Zoning Map	<b>B</b>
General Plan Map	<b>C</b>
Conceptual Colored Site Plan & Landscape Plan	<b>D</b>
Conceptual Colored Elevations/ Renderings	<b>E</b>
Land Use Parcel Exhibit	<b>F</b>

# EXHIBIT A

Vicinity Map



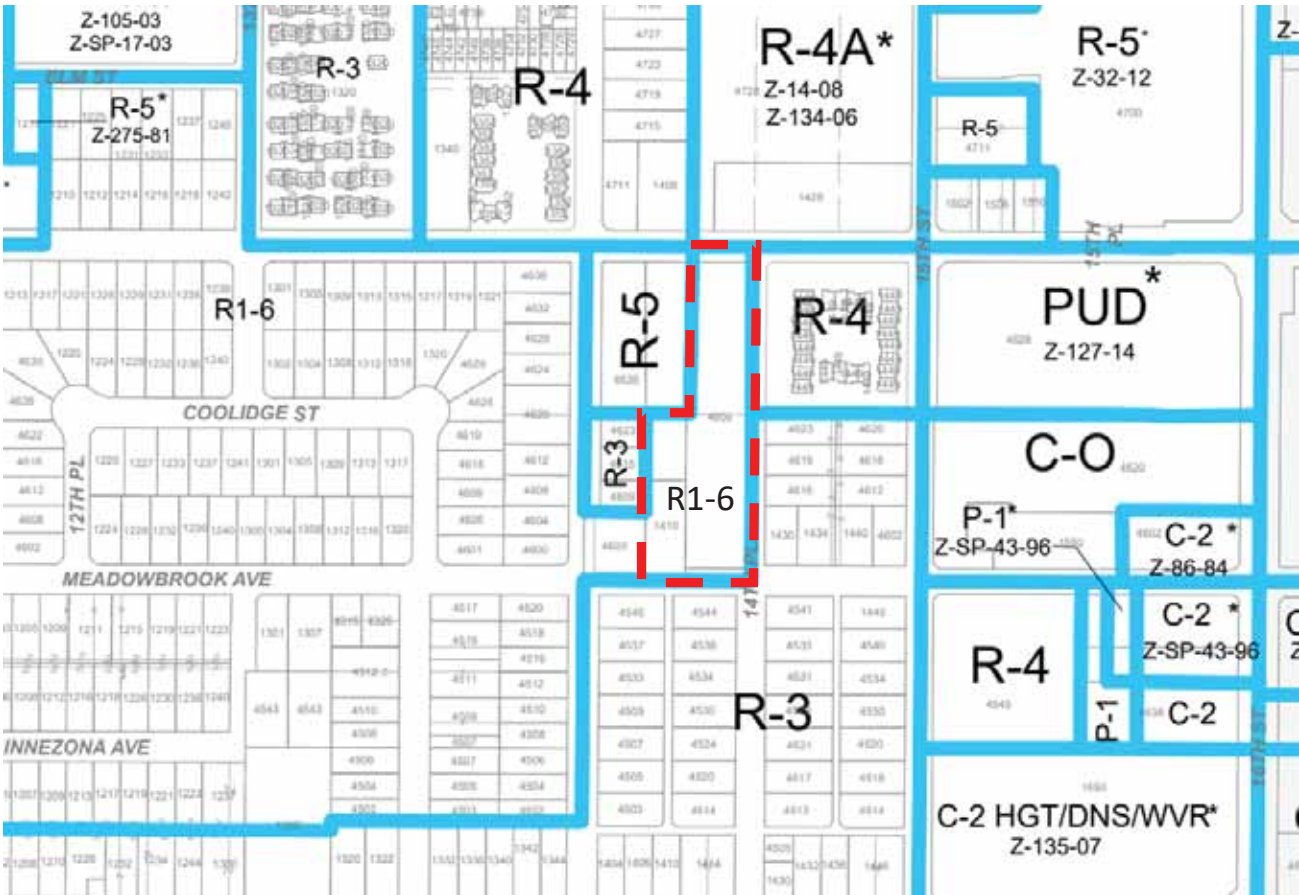
SWC 14<sup>th</sup> Place and Highland Avenue





# EXHIBIT B

Zoning Map

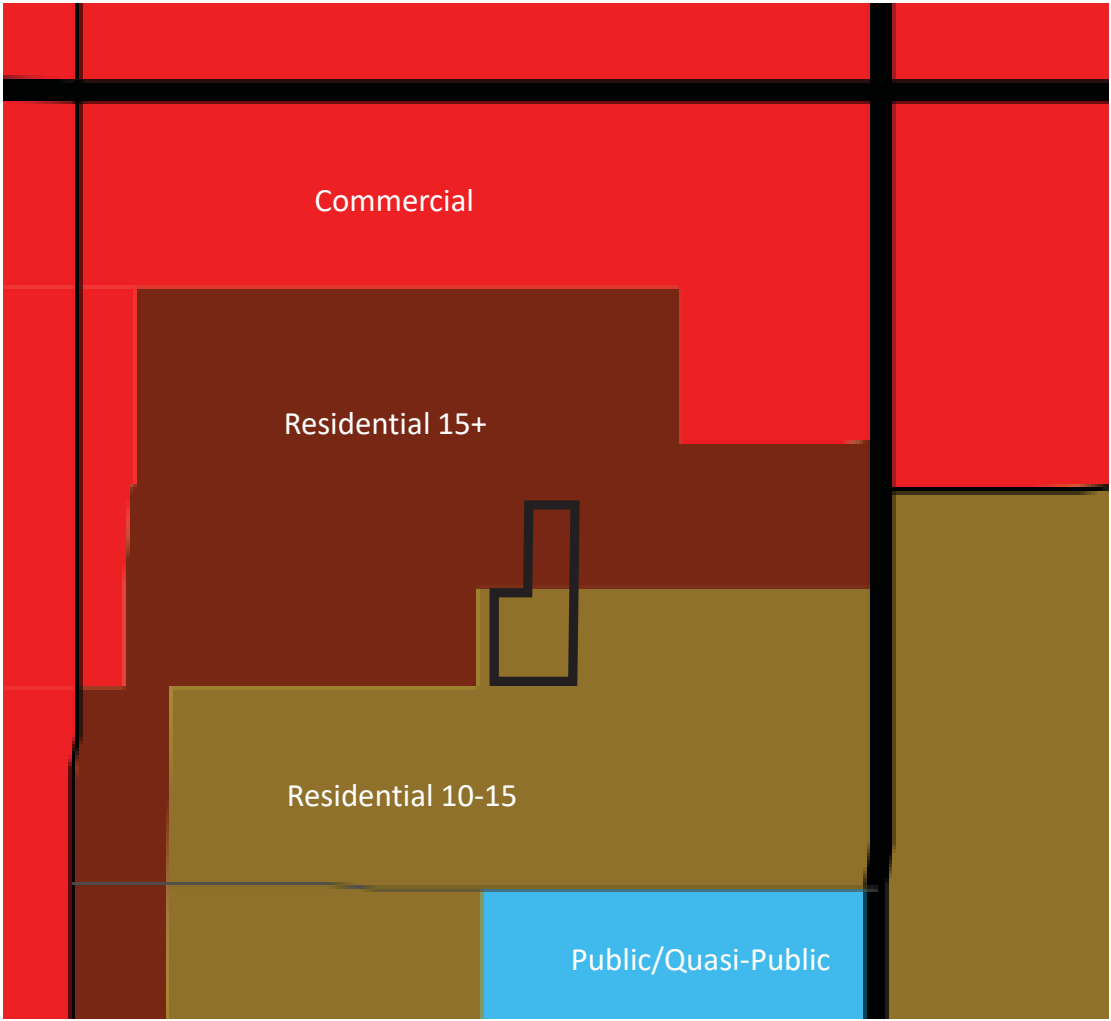


SWC 14<sup>th</sup> Place and Highland Avenue



# EXHIBIT C

General Plan Map



SWC 14<sup>th</sup> Place and Highland Avenue

# EXHIBIT D



# EXHIBIT E





