

a historically modern urban development

the willo lofts

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PLANNED UNIT DEVELOPMENT

City of Phoenix | Zoning Case No. Z-92-18-4

First Submittal: December 24, 2018

Hearing Draft: March 22, 2019

City Council Adopted: June 5, 2019

NWC 1st Avenue & Virginia Avenue

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The Willo Lofts

**Planned Unit Development
with WU T4:3 as a Guide - Midtown
with consideration for the Willo Neighborhood Conservation Plan**
Land Use and Development Standards

NWC 1st AVENUE and VIRGINIA AVENUE
PHOENIX, ARIZONA

CASE#: Z-92-18-4

First Submittal: December 24, 2018

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Prepared by:

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Planned Unit Development Disclaimer

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

Zoning Ordinance Applicability

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

Reinvent Phoenix and the Walkable Urban Code

This PUD has been prepared under the guidance of the Reinvent Phoenix Policy Plan and provisions of the T4:3 Transect within the Walkable Urban Code. Due to the consideration of the Willo Neighborhood Conservation Plan and the early feedback provided by residents of the Willo Neighborhood, as well as some very permissive standards contained within the Walkable Urban Code, the Applicant decided to seek approval of PUD Zoning as a means of promoting development predictability for surrounding land owners, through perhaps the provision more restrictive development standards, negotiated and defined within the PUD. It is the intent of the Application team to work through a public participation process to promote land use and design compatibility with the Willo Neighborhood and to utilize the PUD as a means of documenting the anticipated commitments intended to promote land use and development predictability. However, even though the PUD zoning district has been selected to provide zoning and development standards for the subject property, this PUD has been prepared to maximize the use of the Walkable Urban Code, T4:3 Transect as the basis for design considerations and development regulations.

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Planned Unit Development *Land Use and Development Standards*

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A. DEVELOPMENT PLAN

This PUD rezoning request involves approximately 2.44 acres and will rezone the property from C-O zoning to PUD. The PUD has been prepared to promote a unique and thoughtfully designed urban residential development plan that has been inspired by the Reinvent Phoenix Plan and the Walkable Urban Code. The Willo Lofts development plan will include 16 detached homes and 12 attached homes in the form of 2-unit duplex style buildings. All of the homes are planned to be on individual for-sale subdivided lots.

See Exhibit 1 - Conceptual Development Plan for a depiction of the proposed development site configuration and design elements.

The 16 detached homes will be located along the north, south and west project edges with front yards facing both Virginia Avenue, Cambridge Avenue or the internal pedestrian court. All units will be constructed with two-car garages. Unit garage doors will be oriented internally to the project with vehicular access taken from 1st Avenue only onto two private lanes. This design configuration will allow for a traditionally inspired residential streetscape that will not introduce a garage-dominant street scene along the Virginia Avenue or Cambridge Avenue frontages. The detached residential units are generally proposed at two-story (30-foot) maximum height with planned roof-top terraces.

The 12 attached homes will be located internally within the core area of the development plan with unit front entries oriented inward towards a common open corridor space / pedestrian court. The pedestrian court will lead residents to individual front patio spaces and unit entries, then terminate at a gated resident entry connected to the new public detached sidewalk along 1st Avenue. All attached units will be provided with two-car garages. The attached unit garage doors will also be oriented internally with access taken from the shared private lanes providing garage access to the detached units as well. The attached residential units are proposed at three-story (36-foot) maximum height with planned roof-top terraces. The third story building element of the attached units will be in the form of a roof access structure and an optional 3rd story bonus room that will be made available to future home buyers as a third bedroom or flexible space.

Two separated private lanes are proposed internal to the project which will connect to 1st Avenue and be gate-controlled for resident only vehicular access. Each private lane will provide access to 14 resident garages. The private lanes will be constructed with alternate paving materials such as decorative concrete pavers, pervious block, or stamped concrete to further enhance the project character and quality.

A primary common area has been designed internal to the project which is centralized in the western portion of the development plan for convenient access by all residents. This open space will be improved with passive type amenity elements such as a shaded gathering ramada or outdoor fire pit and will be planted with lush landscape treatment. The location of this primary amenity space will provide a terminus to the central resident pedestrian court and is strategically placed to manage stormwater retention and utility routes to the adjacent public alley. A secondary open space is planned at the northeast corner of the project which is also envisioned as a passive space with turf area for resident enjoyment.

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The proposed residential architecture will be distinct to The Willo Lofts. The design will intentionally incorporate period revival residential design forms observed throughout the adjacent neighborhood with a modern urban residential design approach. Traditional front porch / patio elements will face into the adjacent historic neighborhood which will provide a strong character tie-in.

See Exhibits 2 and 3 - Conceptual Development Plan and Conceptual Building Elevations for depictions of the proposed building character.

The conceptual plan and building design have been developed in concert with feedback from the adjacent historic neighborhood representatives through on-going discussions. The development plan represents a responsible and marketable approach to this transitional residential project which, will not only be positive attribute for local home values, but will be bringing forth a unique and high-quality residential offering.

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WILLO LOFTS

UNIT A CONCEPTS

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EXHIBIT 3

CONCEPTUAL BUILDING ELEVATIONS (ATTACHED UNITS)

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UNIT B CONCEPTS

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B. LAND USES

This PUD is intended to replace the former Commercial Office zoning with a development plan intended for residential land use. The uses permitted with the Willo Lofts PUD shall be limited to the following:

- 1. Permitted Land Uses
 - A. Single-family Detached Residential
 - B. Single-family Attached Residential

Note: The property owner 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.

- 2. Accessory Land Uses
 - A. All accessory uses as permitted by Section 608 of the Zoning Ordinance

C. DEVELOPMENT STANDARDS

The purpose and intent of the regulatory provisions defined within the Willo Lofts PUD is to promote the development of an urban infill plan which must fit into an established context as a truly transitional residential development. The standards contained within promote a responsible balance of use and design for a transitionally located property existing between the bustling Central Avenue Commerce Corridor and the well-established historic Willo Neighborhood. Inspired by provision contained within the Walkable Urban Code and the Willo Neighborhood Conservation Plan, the following PUD development standards have been prepared to acknowledge the unique setting of this project and respond to its contextual conditions.

- 1. Development Standards (Yard, Height and Area Requirements)

The Development Standards table below has been divided into three sections with provisions to be applied to the overall development, the detached-unit lots and the attached-unit lots. The standards are defined separately as certain standards may vary for each proposed product type. See Appendix B – Comparative Zoning Table for a comparison of the proposed PUD development standards and Walkable Urban Code development standards which may be viewed as most applicable to the project proposal.

TABLE 1 - DEVELOPMENT STANDARDS (Overall Development)	
Minimum Lot Width / Depth:	None
Maximum Density:	12 du/acre

The Willo Lofts

Minimum Perimeter Building Setbacks:	North & South Property Lines (Virginia Ave. & Cambridge Ave. Frontages):	20' to primary building; 12' to covered patio or architectural projection
	East Property Line (1 st Ave. Frontage):	12-feet
	West Property Line	3' (for lot fronting on to Cambridge Avenue); 4' (for lot fronting on to Virginia Avenue)
Minimum Perimeter Landscape Setback:	North & South Property Lines (Virginia Ave. & Cambridge Ave.):	None. Landscape within front yards of lots and within the public right-of-way.
	East Property Line (1 st Avenue):	8-feet
	West Property Line	None. Landscape within side yards of lots and within common area.
Maximum Lot Coverage*	50%	
Open Space / Common Area:	5% Minimum	
<p>*Lot Coverage shall be prepared per the following formula:</p> $\frac{\text{Gross Site Area} - \text{Perimeter Right-of-Ways}}{\text{Net Site Area}} = \text{Net Site Area}$ $\frac{\text{Net Site Area} (.50)}{\# \text{ of Units}} = \text{Max. Building Footprint Area per Lot}$		
Development Standards - (Detached Units - Type A)		
Minimum Lot Setbacks:	Front:	14' to primary building ⁽¹⁾ ; 8' to covered patio or architectural projection ⁽¹⁾
	Sides:	4-feet
	Rear:	3-feet
Maximum Building Height	Three-Stories or 36-feet ⁽²⁾	
Development Standards - (Attached and Detached Units - Type B)		
Minimum Interior Lot Setbacks:	Front:	3-feet
	Sides:	3-feet & 0-feet

	Rear:	3-feet
Maximum Building Height:	Three Stories or 36-feet	
Vehicular Parking	Per Zoning Ordinance Section 702.	
Bicycle Parking	All required resident parking shall be provided as secured parking. There shall be a minimum of four (4) guest bicycle parking spaces. All other standards per Zoning Ordinance Section 1307.H.	
Sign	Per Zoning Ordinance Section 1308.	
General Provisions	Structures may be built on lot which front on a public street or which front on a common Pedestrian Court and back onto a Private Lane.	

- (1) See the Conceptual Development Plan. For the lots indicated with an asterisk (*) on the Conceptual Development Plan, the front yard setback is lessened to minimum seven (7) feet to a front porch, and minimum eight (8) feet for the primary structure.
- (2) Up to 30% maximum of the unit roof area of Unit Type A may include the additional height for a third story element intended to allow stair or minor livable area providing roof access and a roof top exterior space. The primary height is permitted up to thirty (30) feet maximum for 70% of the residential unit building footprint and the additional height is permitted up to thirty-six (36) feet maximum for no more than 30% of the building footprint. Additionally, any structural or non-structural design element that is intended to promote shade on the roof shall not contribute to the 30% maximum roof area calculation.

2. Defined Terms

A. Pedestrian Court - A common pedestrian access route intended to serve the pedestrian access to multiple residential units and with common landscape improvements. A Pedestrian Court may also include a utility easement to accommodate water, power or communications utilities to residential units served by the Pedestrian Court.

3. Landscape Standards (Yard, Height and Area Requirements)

Landscaping within the Willo Lofts project is a key part of the project character and transition to the existing contextual element of the historic Willo Neighborhood. The purpose of the Landscape Standards section is to provide a minimum requirement for landscape improvements and establish a landscape theme for the overall project. Landscape improvements for the project shall be provided for the entire site at the time of construction and all landscaping commonly maintained by the future Homeowner’s Association. The pedestrian level experience is an essential part of the Willo Lofts development. The landscape treatment will promote enhanced streetscapes and meaningful

interior spaces which will be regularly used by the residents. The plant palette for the project will be comprised of appropriate species that will speak to project character and design intent while respecting the project context.

a) 1st Avenue Frontage Landscape

1st Avenue will serve as the primary vehicular entry access point with two proposed private lanes which will be gate-controlled. The Willo Lofts project will install a new 5-foot wide detached, public sidewalk which is consistent with the existing condition to the south along 1st Avenue. Because the existing half street right-of-way is 25-feet wide, the new sidewalk will be placed outside of the existing right-of-way and within a combined public utility and sidewalk easement. The development condition has been planned with street trees located between the existing street curb and new detached sidewalk to effectively shade the new sidewalk and provide a streetscape appropriate for the project entry route. Street trees will be planted at a spacing of one tree per twenty (20) lineal feet of street frontage.

b) Virginia Avenue and Cambridge Avenue Frontage Landscape

Both Virginia and Cambridge Avenue landscape treatment will promote the provision of pedestrian shade be a well-planned design which will not only include required street trees and shrubs, but will introduce integrative elements, such as turf, which tie back the historic Willo Neighborhood character. Street trees will be planted at a spacing of one tree per twenty (20) lineal feet of street frontage.

c) Private Open Space / Common Area

The internalize common areas proposed within the Willo Lofts development plan shall be landscaped as appropriate to create inviting, safe and visible spaces while protecting the planned wastewater pipes from root intrusion. Turf may be provided in common areas.

d) Existing Landscape Materials

Presently, approximately 13 mature palm trees are located within this vacant property. It is anticipated that these palm trees will not be salvaged for reuse due to the marginal condition of these trees. However, because palm trees are intermittently located within the Willo Neighborhood, the landscape plans, supporting the other development plans for the construction of Willo Lofts, will include the placement of new, healthy palms at appropriate location around the periphery of the property.

The following Landscape Standards shall apply to the project:

TABLE 2 - LANDSCAPE STANDARDS	
North and South Property Lines - (Virginia Ave. & Cambridge Ave.) ⁽¹⁾	
Trees:	Minimum 1-inch caliper trees (25% of the required trees). ⁽²⁾ Minimum 2-inch caliper trees (50% of required trees).

	Minimum 3-inch caliper trees (25% of required trees).
Shrubs:	Minimum five 5-gallon shrubs per tree
Spacing:	Trees shall be placed 20 feet on center or as approved by the Planning and Development Department Landscape Architect.

East Property Line - (1st Avenue.) ⁽¹⁾	
Trees:	Minimum 2-inch caliper trees (75% of required trees). Minimum 3-inch caliper trees (25% of required trees)
Shrubs:	Minimum five 5-gallon shrubs per tree
Spacing:	Trees shall be placed 20 feet on center, or as approved by the Planning and Development Department Landscape Architect.

West Property Line / Common Area	
Trees:	Minimum 2-inch caliper trees (75% of required trees). Minimum 3-inch caliper trees (25% of required trees)
Shrubs:	Minimum five 5-gallon shrubs per tree
Spacing:	Trees shall be placed 20 feet on center or in equivalent groupings within the common area. Trees will be planted in locations that reduce the risk of wastewater line intrusion.

- (1) Landscape requirements may be planted within the public right-of-way, on private property, or distributed across the public realm and private property.
- (2) The landscape parkway between the back of curb and the detached public sidewalk along Cambridge Avenue is only three (3) feet wide. Because of this dimensional constraint, one (1) inch caliber trees are proposed for the initial planting to promote the success of establishing street trees in this narrow space.

4. Parking Standards

The parking requirement for the Willo Lofts will be two interior spaces per unit. Each residential unit within the Willo Lofts development will be provided with a a two-car garage which is intended to satisfy the requirement of Zoning Ordinance Section 702.

Access to the internal unit garages will be restricted to residents only. Therefore, guest parking is intended to occur along the three bordering public streets. The community design anticipates guest parking locations along these streets will be determined by the particular unit orientation the guest is visiting. Guests visiting the residents whom own homes that face Virginia or Cambridge Avenue are expected to park on those respective streets with walkways leading to the front porches and front doors. Guests vising the residents whom own homes that face the Pedestrian Court are expected to park on 1st Avenue and use the Pedestrian

Court to access the internal porches and front doors associated with the internal units.

Bicycle parking shall be provided in conformance with Section 1307.H. Bicycle parking shall be secured and provided in the form of permanently installed “U-shaped” racks. Four minimum racks shall be provided to accommodate a minimum of 8 bicycle parking spots.

5. Walls and Fences

Walls and fences, which contribute to the theme and character of the development, will be placed in appropriate locations. While the overall development will maintain an open feeling with no internalized subdivision walls for individual lots, strategic locations have been selected along 1st Avenue adjacent to the vehicular entry gate and along the western edge adjacent to the public alley to place walls or view fencing. The intent is to deter pedestrian foot traffic from cutting through the project or entering the project commons areas without invitation. A 6-foot continuous CMU walls will be constructed, or supplemented, along the west property boundary as necessary to establish a barrier along the entire western edge with the exception of placing a gate to the public alley to accommodate access to alley refuse facilities. Walls, Fences and Gates will conform with the character images shown on **Exhibit 4D - Conceptual Character Details** and in locations depicted on **Exhibit 1 - Conceptual Development Plan**.

6. Amenities

Common area amenities with the Willo Lofts development will be developed in conformance with the Conceptual Development Plan. The plan envisions a central picnic ramada with outdoor cooking facilities and small areas for active recreation intended to be improved with natural turf or synthetic turf.

7. Shade

70% minimum shade shall be provided on public sidewalks along 1st Avenue, Virginia Avenue and Cambridge Avenue as measured at noon on the summer solstice. A landscape plan will be prepared to demonstrate compliance with these shade standards.

8. Signs

The Willo Lofts development shall conform to the WU Code, Section 1308, Transect T4 sign standards.

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EXHIBIT 4A

VIRGINIA AVE PEDESTRIAN PORTAL DETAIL



NORTH

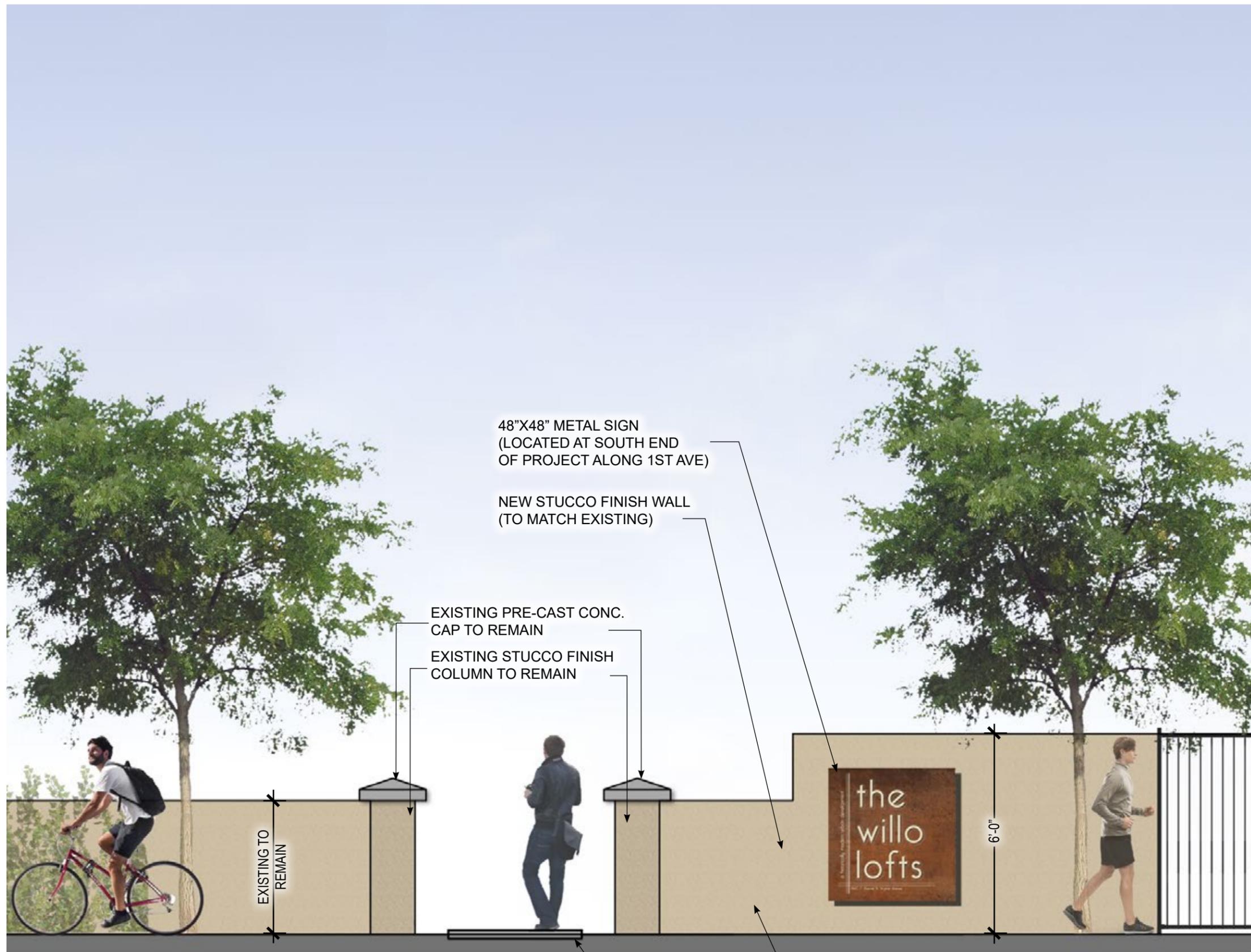
SCALE: NTS

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1ST AVENUE AND VIRGINIA -
PEDESTRIAN PORTAL (LOOKING WEST)

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EXHIBIT 4B

VEHICULAR ENTRY GATE & WALL DETAIL



NORTH

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RESIDENTIAL UNIT

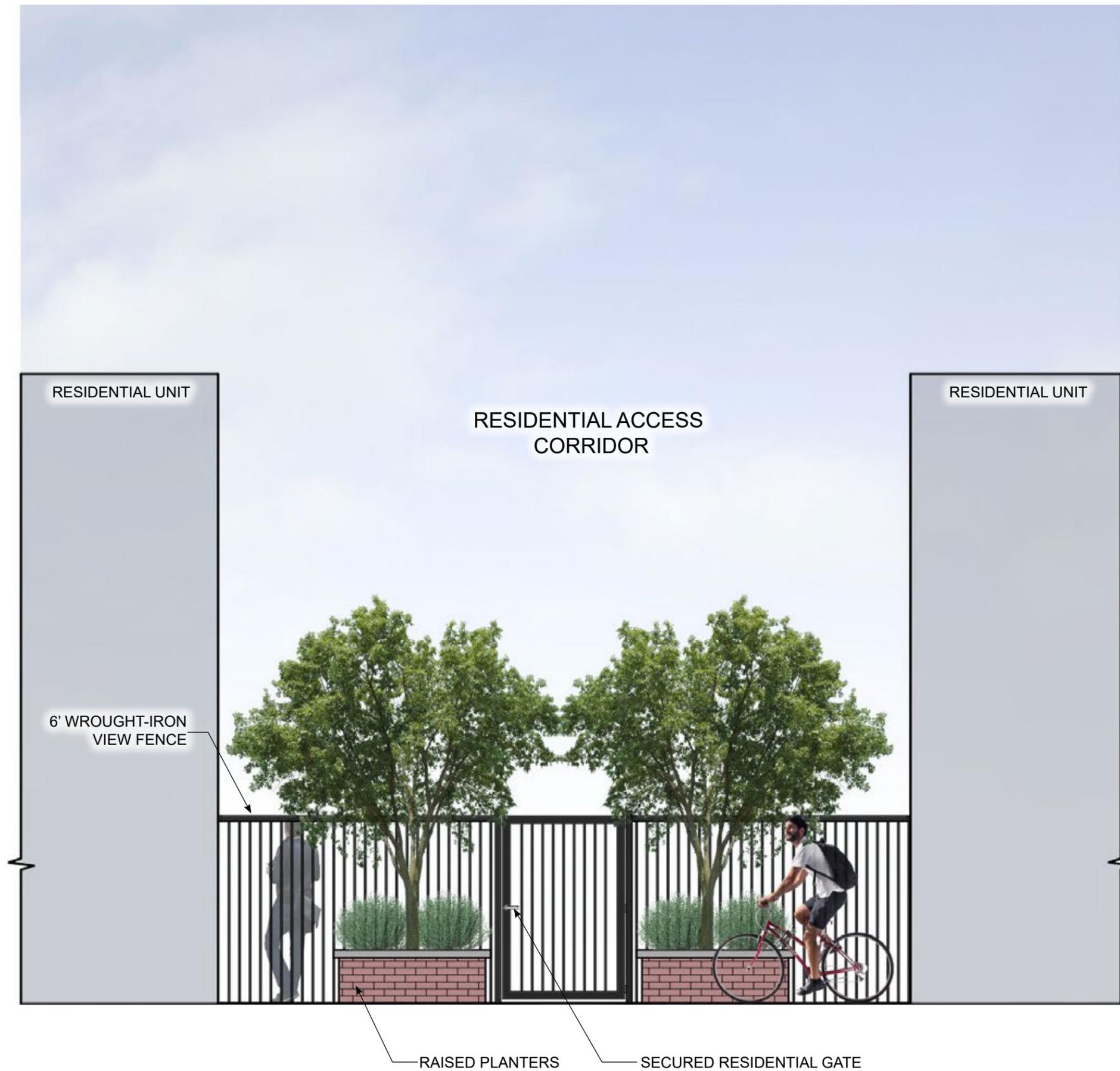
RESIDENTIAL UNIT

NEW STREET TREES

PRE-CAST CONC. CAP (TYP.)

6' WROUGHT-IRON
VIEW FENCE

IRON AUTOMATIC GATES



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EXHIBIT 4C

PEDESTRIAN ACCESS GATE DETAIL (ALONG 1ST AVE)



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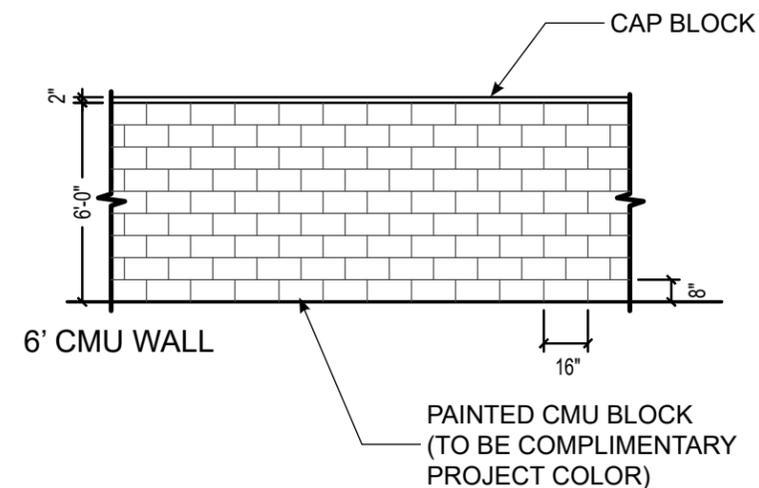
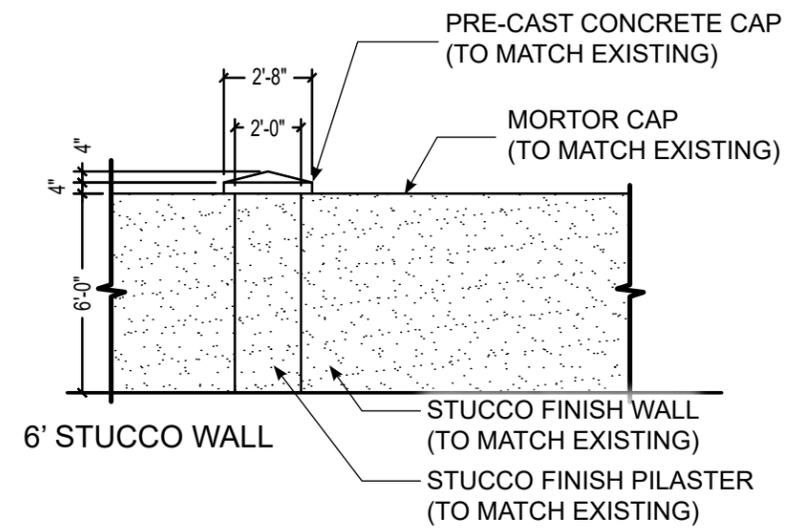
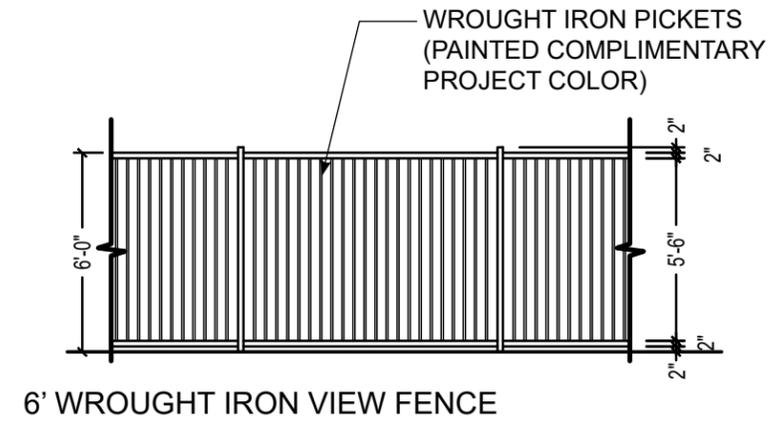
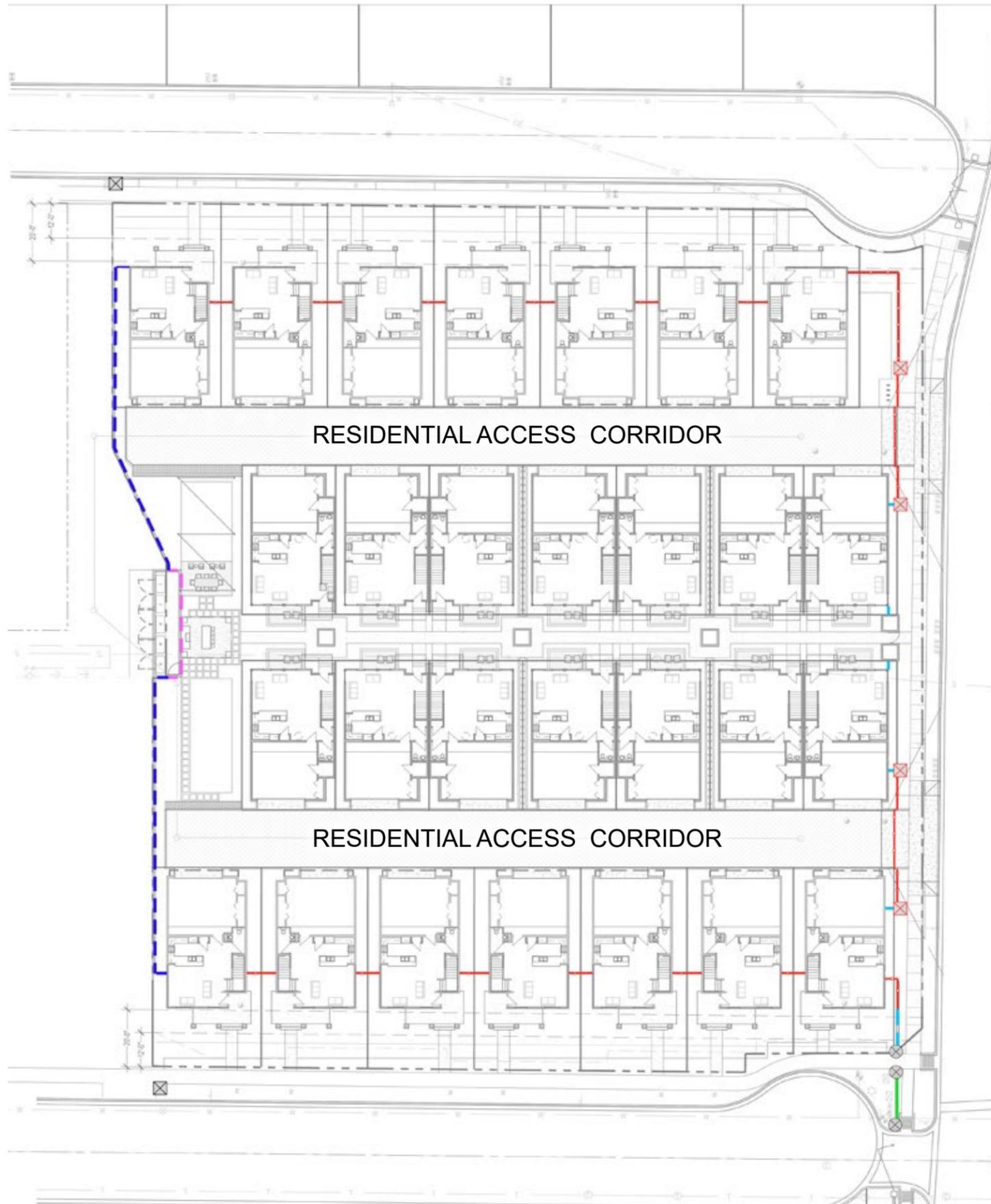


EXHIBIT 4D

WALL PLAN & DETAILS

LEGEND

- 6' WROUGHT IRON VIEW FENCE
- 6' BUILDER WALL
- 8' CMU WALL
- 6' STUCCO WALL
- EXISTING WALL TO REMAIN
- PROPOSED COLUMN
- PEDESTRIAN PORTAL
- EXISTING COLUMN TO REMAIN



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LEGEND

- OPEN SPACE AREA
5,706 sq. ft. (5.4%)
- PASSIVE OPEN SPACE
297 sq. ft.
- SETBACK LANDSCAPE
2,361 sq. ft.

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EXHIBIT 4E

OPEN SPACE PLAN



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9. Site Lighting Standards

- a) Lighting fixtures should be of similar design and character as the project building design.
- b) Select landscape features, specimen trees and project identification may be illuminated throughout the project with up-lighting, back lighting and/or up-lighting fixtures.
- c) All on-site lighting shall be shielded to prevent direct visibility of the light source from an adjacent property.

D. DESIGN GUIDELINES

The Willo Lofts residential units shall be design with four-sided architecture as the project will have visual exposure from all neighboring properties. The architectural design quality of the residential units is a fundamental element in the overall project character. The conceptual building elevations provided with the PUD represents an evolution of design considerations and continued collaboration with the Willo historic neighborhood representatives.

1. City Administered Design Guidelines

The City of Phoenix Zoning Ordinance Guidelines for Design Review (Section 507 Tab A) shall apply to The Willo Lofts development to the extent the design guidelines do not conflict with the provisions of this PUD.

2. The Willo Lofts Design Guidelines

The following design guidelines are proposed to supplement the City-wide design guidelines as necessary to address land use and design compatibility between the new Willo Lofts plan and the well-established housing within the WILLO Neighborhood. These guidelines help to maintain development implementation goals expressed within the Willo Neighborhood Conservation Plan, as well as, opportunities and concerns expressed by the nearby stakeholders (homeowners on Virginia and Cambridge Avenues).

A. Substantial Site Plan Conformance

Development shall be in Substantial Conformance with the conceptual development plan provided as Figure 5 within this PUD. (R)

Rationale: The WILLO Neighborhood Conservation Plan promotes an expectation of expressed conformance to plans in support of rezoning requests.

B. Roof Deck Privacy

Roof decks proposed on any of the four (4) western-most residential units must provide privacy screening on the western exposure as necessary to prevent a direct line of sight to the adjacent existing homes to the west of the Willo Lofts community. (P)

Rationale: Other than the privacy intrusion created by the distant office buildings along Central Avenue to the east, the existing homes within the

The Willo Lofts

WILLO Neighborhood have enjoyed privacy in the rear yard outdoor spaces. As the Willo Lofts development plan anticipates the construction of roof decks as a standard or optional component of construction of these new homes to cater to the future residents thereby providing for private outdoor spaces for Willo Lofts residents, privacy must be maintained through thoughtful design for potential lines of sight.

C. Pervious Lanes

The two private lanes providing vehicular access to all residential lots/units, will be improved with a pervious material that promotes water infiltration thereby reducing the impervious area of the developed plan. (P)

Rationale: Alternative pavement materials allowing infiltration of water will promote an alternative look from standard asphalt contributing to unique aspects of the planned homes.

D. Lighting Character and Placement

Private lanes will be lit with coach lights placed at each individual garage entrance and seven (7) feet above the finished grade; Common areas will be lit with lighting mounted in the apex of the roof of the shade canopy and will bollard lighting along pathways; Roof deck lighting should be designed to shield all light sources. (P)

Rationale: Lighting should be provided to promote night-time pedestrian movements within the Willo Lofts property while bring careful not to allow light to spill beyond property lines and onto the western adjacent properties.

E. Porches (semi-private realm)

Front porches, elevated a minimum of 7-inches from adjacent walkways or sidewalks, should be provided for all residential units within the Willo Lofts community. Exterior front porches (those adjacent to Virginia Avenue and Cambridge Avenue) should be a minimum 64 square feet and interior lots (those facing the Pedestrian Court) should be a minimum 36 square feet in area. (R)

Rationale: A pattern of front porches has been established in the Willo Neighborhood. The Willo Lofts community should contribute to that pattern.

F. Solar Orientation (Reflective Glare)

The homes within the Willo Lofts community will maintain a north / south orientation promoting preferred solar orientation, however, the glazing on western facades should be managed to minimize reflective glare onto adjacent Willo Neighborhood properties by including low reflectivity glazing, window screens, or some other means of minimizing reflective glare. (P)

Rationale: Reflective glare could create a nuisance condition for existing and adjacent residential properties.

G. Color and Materials

Building, roof, wall, and hardscape colors and materials should be consistent with the depicted colors and materials provided on Exhibit **5, Colors and Materials**. (P)

Rationale: Colors and materials have been selected to reflect design compatibility with the contextual area while promoting a distinct and unique design for the Willo Lofts community. The colors and materials have been shared with the area stakeholders as a part of the public review process to gain understanding and predictability for the community design.

H. Residential Housing Diversity for Residential Type A

The housing design will incorporate the following diversity elements:

- Roof form - include a variety of roof forms including gable, hip and flat;
- Material - utilize a combination of brick, stucco, clap board, and other as approved by the Design Advisor;
- Windows - incorporate divided light windows;
- Avoid the adjacency of two identical facades that utilize the same color, material, or roof form combination.

E. SUSTAINABILITY

The Willo Lofts development is envisioned as a sustainable development within the community. Elements of community sustainability are expected to include the following characteristics, that like the Willo Neighborhood, should put the design, materials, function, and community governance elements in place to promote sustainable living for many generations to come.

- A community association and common maintenance of all landscaped areas within the community to promote a consistent treatment of plant materials and community amenities;
- Design characteristics expressing a diverse approach to architecture;
- Design characteristics and optional housing elements that should attract a diverse population of residents;
- A walkable environment inclusive of shade and streetscape elements;
- Modern building techniques and materials that will promote living comfort, the efficient use of power and water.

Energy efficiency and environmentally responsible design elements will promote a better neighborhood environment for future residents.

The implementation of this PUD shall utilize a minimum of six (6) of the following sustainability standards with a minimum of three (3) being enforceable by the City and a minimum of three (3) being enforced by the builder and/or by the Homeowners Association once established.

Note: The following notations define application and enforcement responsibility:

C = City through plan review of development construction documents

The Willo Lofts

B = Builder or Homeowners Association through construction documents, specifications, CC&R's or other

STUCCO (FINE SAND)
PAINT COLOR:
DUNN EDWARDS
DE6372 "LACE VEIL"

CEMENT BOARD TRIM
PAINT COLOR:
DUNN EDWARDS
DEW379 "IGLOO"

ASPHALT SHINGLE ROOF
OWENS CORNING:
OAKRIDGE SERIES
"ESTATE GRAY"

DOOR
PAINT COLOR:
DUNN EDWARDS
DET413 "FOLKLORE"

STUCCO (FINE SAND)
UNIT 'B' PAINT COLOR:
DUNN EDWARDS
DE6371 "BLACKJACK"

STUCCO (FINE SAND)
UNIT 'B' PAINT COLOR:
DUNN EDWARDS
DEA187 "BLACK"

THIN BRICK
SUMMIT BRICK
ALASKAN PUEBLO 256

UNIT 'A' (DETACHED) CEMENT BOARD
SIDING OPTIONS - JAMES HARDIE BOARD

PAINT: DUNN EDWARDS
DET699 "BURBON TRUFFLE"

PAINT: DUNN EDWARDS
DE5922 "PENCIL LEAD"

PAINT: DUNN EDWARDS
DE5720 "DEEP IN THE JUNGLE"

PAINT: DUNN EDWARDS
DE6390 "CHOCOLATE PUDDING"



VINYL WINDOW SYSTEM: AMSCO
ARTISAN RENAISSANCE
SIGNATURE SERIES
COLOR: WHITE

The Willo Lofts

EXHIBIT 5

COLORS AND MATERIALS



NORTH

SCALE: NTS

DATE: 03.22.2019

901 East Madison Street
Phoenix, Arizona 85034
P 602.254.9600

www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Branding

MATERIALS WILLO LOFTS

CCBG
Architects, Inc.

Water Conservation -

- Utilize programmable (or smart) automatic irrigation controller systems for project irrigation. This requirement may be enforced through the review and approval of future landscape and irrigation construction plans. (C)
- Utilize a drip irrigation line system to minimize water waste. This requirement may be enforced through the review and approval of future landscape and irrigation construction plans. (C)
- Utilize low water use fixtures and water circulation pumps to minimize the waste of water resources. This requirement may be enforced through the review and approval of future building construction plans (plumbing plans). (B)

Energy Conservation -

- Buildings will be designed to incorporate materials and insulating methods suitable for the desert climate. This requirement may be enforced through the review and approval of future building construction plans. (B)
- Building will be designed to incorporate smartglass technology to promote energy efficiency and resident privacy. This requirement may be enforced through the review and approval of the building construction plans and the home window schedule call outs. (B)
- LED type light fixtures will be used for common areas and private lane lighting. This requirement may be enforced through the review and approval of future site electrical construction plans. (C)
- Design for effective use of energy efficient appliances and HVAC systems. This requirement may be enforced through the review and approval of future building plans and energy compliance reporting. (B)

Environment -

- Private lanes are to be surfaced with pervious block or pervious pavement. This requirement may be enforced through the review and approval of the site grading and drainage plan. (C)
- Prepare community CC&R's that call for all landscape areas, within common areas and on private lots, will be maintained by the Homeowners Association and fees collected as necessary to promote this maintenance program. (B)

Senior Living -

- Buildings will be designed to allow the inclusion of Vacuum Powered Elevators as an optional design and development choice of a home to promote multistory living for seniors within the Willo Lofts community. This requirement may be enforced through the review and approval of future building construction plans (structural and mechanical plans). (B)

APPENDICES

APPENDIX A
PUD LEGAL DESCRIPTION
Gross Area

LEGAL DESCRIPTION

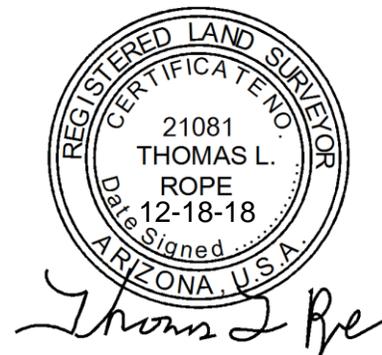
ZONING EXHIBIT

That portion of the Northwest quarter of Section 32, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the North quarter corner of said Section 32;
Thence South 00° 00' 00" East (Basis of Bearings) along the North-South mid-section line of said Section 32 and the monument line of Central Avenue a distance of 965.19 feet to an intersection with the monument line Cambridge Avenue;
Thence North 89° 23' 31" West along the monument line of Cambridge Avenue a distance of 440.09 feet to an intersection with the realigned monument line of 1st Avenue as shown of the plat of BLR PLAZA as recorded in Book 317 of Maps, page 2, Official Records and the **POINT OF BEGINNING**;
Thence South 14° 24' 38" West, calculated (South 14° 24' 58" West, record) along said monument line a distance of 68.77 feet to the beginning of a tangent curve, whose radius bears South 75° 35' 22" East a distance of 100.00 feet;
Thence southerly along said curve through a central angle of 14° 22' 19" a distance of 25.08 feet to a to a point of tangency;
Thence continuing South 00° 02' 19" West, calculated (South 00° 02' 39" West, record) along said monument line a distance of 263.52 feet to an intersection with the monument line of Virginia Avenue;
Thence North 89° 24' 24" West, measured (North 89° 24' 30" West, record) along said monument line a distance of 285.57 feet, calculated (285.27 feet, record) to an intersection of the southerly projection of the West line of Lot 1 of said BLR PLAZA;
Thence North 00° 02' 13" East, measured (North 00° 04' 38" East, record) along said West line a distance of 165.13 feet, measured (165.07 feet, record);
Thence South 89° 24' 01" East a distance of 4.45 feet, measured (4.00 feet, record);
Thence North 00° 03' 54" East, measured (North 00° 04' 12" East, record) along the West line of said Lot 1 a distance of 39.94 feet, measured (40.00 feet, record);
Thence North 24° 25' 50" West, measured (North 24° 28' 06" West, record) along the West line of said Lot 1 a distance of 44.10 feet, measured (43.97 feet, record);
Thence North 00° 01' 33" East, measured (North 00° 04' 12" East, record) along the West line of said Lot 1 and its northerly projection a distance of 110.20 feet, measured (110.28 feet, record) to an intersection with the monument line of Cambridge Avenue;
Thence South 89° 23' 31" East, measured (South 89° 23' 33" East, record) along said monument line a distance of 319.61 feet to the **POINT OF BEGINNING**.

Containing 103,769 sq. ft. or 2.3822 acres

Land Survey Services PLC
3160 N. 302nd Lane
Buckeye, AZ 85396



Job No. 17086

ZONING EXHIBIT

A PORTION OF THE NORTHWEST QUARTER OF SECTION
32, T2N, R3E, G&SRBM, MARICOPA COUNTY, ARIZONA



N1/4 COR
SEC 32

POINT OF
BEGINNING

965.19'

S89°23'33"E (R)
S89°23'31"E (M)

319.61'(C)

440.09'

25'

CAMBRIDGE AVENUE

110.28'(R) 110.20'(M)

N00°04'12"E (R)
N00°01'33"E (M)

N24°28'06"W (R)
N24°25'50"W (M)
43.97'(R) 44.10'(M)

$\Delta=14^{\circ}22'19''$ (R)
R=100.00'(R)
L=25.08'(R)

N00°04'12"E (R)
N00°03'54"E (M)
40.00'(R) 39.94'(M)

**LOT 1
BLR PLAZA
BK 317, PG 2**

1ST AVENUE

68.77'(C)
S14°24'58"W (R)
S14°24'38"W (C)

263.52'(R)

AVENUE

2638.68'

135.07'(R)
135.13'(M)

S89°24'01"E (R&M)
4.00'(R) 4.45'(M)

N00°04'38"E (R)
N00°02'13"E (M)

R/W VARIES

1ST AVENUE

S00°02'39"W (R)
S00°02'19"W (C)

CENTRAL AVENUE

355.04'

500°00'00"E (R)(BASIS OF BEARINGS)

VIRGINIA AVENUE

N89°24'30"W (R)
N89°24'24"W (M)

285.27'(R)
285.57'(C)

CENTER
SEC 32

QS-14-27

**APPENDIX B
COMPARATIVE ZONING TABLE**

COMPARATIVE ZONING TABLE			
Development Standard	The Willo Lofts PUD		WU (Transect 4:3)
Minimum Lot Width / Depth:	No Standard		No Standard
Maximum Density:	12 du/acre		No Standard
Perimeter Building Setbacks:	North & South Property Lines (Virginia Ave. & Cambridge Ave.):	14' to primary building; 8' to covered patio or architectural projection	Primary Frontage: 20-foot maximum
	East Property Line (1 st Avenue):	12-feet	Secondary Frontage: 8-foot maximum
	West Property Line	3' (for lot fronting on to Cambridge Avenue); 4' (for lot fronting on to Virginia Avenue)	Side Lot Line: 0-foot minimum
Perimeter Landscape Setback:	North & South Property Lines (Virginia Ave. & Cambridge Ave.):	No Standard	No Standard
	East Property Line (1 st Avenue):	8-feet	No Standard
	West Property Line	No Standard	No Standard
Lot Coverage*	50% Maximum		70% Maximum
Common Area:	5% Minimum		No Standard
<p>*Lot Coverage calculation shall be prepared per the following formula:</p> <p>Gross Site Area - Perimeter Right-of-Ways = Net Site Area</p> <p>Net Site Area (.50) / # of Units = Max. Building Footprint Area per Lot</p>			
Development Standards - (Detached Residential Units)			WU (Transect 4:3)

The Willo Lofts

Lot Setbacks:	Front:	14' to primary building; 8' to covered patio or architectural projection	No Standard is defined.
	Sides:	4-feet	0-foot minimum
	Rear:	3-feet	0-foot minimum
Maximum Building Height	Two-Stories or 30-feet (1)		40-foot maximum
Development Standards - (Attached Residential Units)			WU (Transect 4:3)
Lot Setbacks:	Front:	3-feet	No Standard
	Sides:	3-feet & 0-feet	0-foot minimum
	Rear:	3-feet	0-foot minimum
Maximum Building Height:	Three Stories or 36-feet		40-foot maximum

(1) Exception - Up to 20% of the unit roof area of detached units may include additional height for a third story element intended to allow stair for rood access and a roof top exterior space. The additional height is permitted up to thirty-six (36) feet.