

ANTERRA PUD



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A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as but not limited to right-of-way abandonment.

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Purpose and Intent

The *Anterra* development proposes to apply the Planned Unit Development (PUD) District in the context of a high quality infill for-sale residential redevelopment on 1.56 gross acres located on the west side of 40th Street south of Elm Street. This PUD, as outlined by the City of Phoenix Zoning Ordinance, is intended to permit 16 dwelling units that will provide a sense of place within the community and sensitive to its environmental surroundings, encouraging a more creative approach to redevelopment of the property. The result is a more efficient, aesthetic and desirable balance of flexibility in design, placement of building, use of open areas, pedestrian-friendly oriented circulation, parking areas and utilization of the site's special features of geography, topography, size and/or shape to their best potentials creating an environmentally sustainable design.

The two parcels comprising the 1.56 acres currently contain two aging single-family houses and associated out-buildings. The two parcels are physically isolated from the developments to the north, west and south, and redevelopment of this site cannot be incorporated into those neighboring developments. The zoning standards outlined within this PUD, at 10.25 dwelling units/acre, are most closely related to that of an R-2 Planned Residential Development (*See Exhibit A.1 for comparative R-2 PRD v. PUD table*). The goal of this development is to create a unique multi-family environment established on the principles of Smart Development (*See Exhibit D.29 for smart development*), creating a sense of place including sustainable environmental principles identifying with the surrounding community and possessing qualities consistent with its location.

The proposed multi-family development consists of units ranging from 2245 – 3390 gross square feet, 1495 – 2375 livable square feet, providing a range of units from 2-bedroom/2-baths to 3-bedroom/3-baths (*See Exhibit D.28 for statistics program and site*). Attached 2-car garages are provided for each unit. A total of 16 units make up this one of a kind complex, which opens up to a central courtyard lush with vegetation, utilizing shade and the sight and sound of pools for recreation as well as for visual enjoyment.

Similar to the adjacent multi-family development to the south, the focus of this development is to create a smaller community within a community that will take

advantage of the surrounding neighborhood amenities and promote pedestrian and bicycle use for frequenting the variety of dining, shopping and recreation opportunities available within one mile of *Anterra*. These characteristics reinforce the significance and appropriate application of this type of redevelopment in this location.

Redeveloping this site as two single family houses or even a small subdivision of single family homes would be a missed opportunity to embrace the value of sensitive and progressive development as proposed with this application to take advantage of the mix of land uses and mass transit access that effectively reduce dependence on automobiles for everyday essential needs. A great deal of effort is being placed on building configuration, orientation, material and design to incorporate energy conscious and environmentally sensitive practices while promoting the quality of the living environment.

(See Exhibits D.1-D.10 for vicinity & property, aerial, and site context maps, site photos, etc. and see Exhibits D.11-D.13 for site plan at each level)

Land Use Plan

Located within the Camelback East Village, *Anterra* intends to integrate itself into this community and provide a transition from 40th Street to the adjacent 1-2 story detached single-family residences in a complex similar to the Bridgewood community directly adjacent to the south. This development proposes a medium-density 2-story multi-family townhouse or townhouse-like condo development with 2 car garages, guest parking and a central common area intended to promote community interaction within the development, as well as within the Village.

(See Exhibits D.11 – D.13 for site plan at each level)

Site Conditions and Location

The properties total 1.56 gross/1.30 net acres located on the west side of 40th Street, just south of Elm Street and 0.2 miles south of Camelback Road. A bus stop is located just south of the site on the east side of 40th Street across from the Bridgewood complex at the corner of Coolidge Street. The site is also within ¼ mile walking distance to Campbell Street and the La Grande Orange grocery, a variety of restaurants, fitness and art galleries, as well as the canal to the east with biking, walking and jogging opportunities. The recreational activities at Kachina Park are only 0.6 miles to the southeast.

(See Exhibits D.5 & D.6 for context map and existing conditions map)

The natural topography of the site is relatively flat and slopes toward the west side of the property with a difference in grade of about 2 feet. A one-story house occupies each of the two properties. The south lot home has a rundown detached garage/shed. The landscape consists mainly of patchy grass, overgrown in areas and has an asphalt and gravel drive in modest condition. A 5-foot concrete masonry wall separates the south side of the property from the Bridgewood complex, and tall oleanders line the west property line providing visual privacy. A chainlike fence borders the other sides of the property and separates the north lot from the south lot. The north lot home is not in as much disrepair but nonetheless is in need of revamping. The landscape consists mainly of dirt and xeriscaping with a gravel circular driveway. Tall overgrown oleanders line the east entrance and provide privacy from the adjacent single family homes on the north and west side of the property.

(See Exhibits D.7-D.10 for site photo tour)

Currently the two single-family lots stand-alone and have no connection with any subdivisions within the neighborhood and no affiliation with the surrounding Village character. The isolation of the site further emphasizes the need for redevelopment as a PUD that will create a community within the greater Camelback East Village community.

(See Exhibit B for legal description)

General Plan Conformance

Although the proposed PUD does not match the General Plan Map designation of Residential 3.5-5 dwelling units/acre, this is a relatively small redevelopment site, and *Anterra* meets and exceeds a variety of the objectives, policies, and design guidelines outlined in the General Plan, such as the following:

Growth Area Element

Goal 1 – Maintain high quality of life and economically healthy community

By promoting infill housing to support central area employment centers and integrate land use to encourage transit planning, the proposed development creates a more desirable live/work community by reducing commute times and promoting pedestrian and public transportation. Its proximity to the major Central employment zones such as the Camelback Corridor and Gateway Center within the Camelback East Village, and being located within the Central commute zone, emphasizes the goal supporting a greater impact on the growth of the employment center and promotes the transit system as key to improving air quality and minimizing travel distances, thus providing a higher quality of life and healthy community.

Land Use Element

Goal 6 – pedestrian-oriented development

Focusing on the pedestrian, the project intends to enhance the pedestrian link between the development and the community and promote links to other areas of the Village within proximity of *Anterra*.

Goal 9 – diverse housing mix

The proposed PUD provides a variety of housing within the Village by creating a new high-quality medium-density development. This development also provides more residents for embracing the opportunity to live and work within the Village and remain in the Village close to friends and families.

Goal 12 – enhance Village character

Having a central location within the Village, the proposed development maintains a residential use. The medium density multi-family development strengthens the diversity of residential options in the Village and the new construction provides enhancements of the residential areas.

Circulation Element*Goal 3 – to encourage greater use of transit, reduce traffic congestion, improve air quality, and conserve energy*

By creating a medium density infill redevelopment within walking distance of transit stops, the PUD encourages and promotes the use of the public transit system, thus reducing dependence on automobiles and potentially improving air quality and conserving energy.

Goal 3C – improving pedestrian and bicycle access to transit facilities

The proposed development has designed an environment that is more hospitable to both pedestrians and transit riders by providing a clear, convenient, visually distinguishable pedestrian access to the public way as a connection to the closest transit stop on 40th Street and Coolidge Street.

Goal 4 – Promote an increase in the proportion of short trips, social and recreational trips taken by riders and pedestrians

The proposed PUD intends to promote alternatives for transit, thereby decreasing the number and length of trips due to proximities of commercial districts, and minimizing dependence on the automobile. Its location is within the recommended two miles outlined in the General Plan for bicycling and walking distances of frequented short trips to places such as the grocery store, movie rental, businesses, restaurants, recreational parks and the canal, which can help relieve roadway congestion for short trips. All of these Village amenities are within one mile of the project site.

Goal 4A – pedestrian circulation: providing safe, convenient and enjoyable walking environment

The PUD outlines the proposed design to incorporate appropriate lighting for safety and providing a significant amount of the pedestrian paths to be equipped with shading devices and/or mature landscaping creating an enjoyable experience for pedestrians.

Bicycling Element

Goal 2 – increase bicycle ridership

With direct connection to the existing bikeway system, the development plans to promote bicycle use as an integral part of the complex providing guest bicycle parking and encouraging homeowners to utilize pedestrian and bicycle use.

Housing Element

Goal 2 – provide a diverse choice of housing

Promoting the live/work environment, the proposed development provides a diverse selection of housing within the Village by providing a medium density multi-family community that transitions to single-family and is adjacent to existing medium density multi-family housing. The development is also within reasonable proximity to Village Cores, further emphasizing the live/work environment.

Goal 6 – enhance the character of the urban village

The development intends to further emphasize the Land Use Element in Goal 12, Village character discussed earlier.

Neighborhood Element

Goal 1 – safe, well-maintained, pedestrian-oriented, desirable places to live

The proposed development emphasizes creating a sense of place reinforcing existing landscaping and character of the area, protects the views and privacy of adjacent neighbors, promotes community interaction through the intimately sized common area, promotes a connection among neighbors, promotes convenient pedestrian access to transit stops and other local amenities, provides visual interest and distinctive character by designing with ample movement in the facades, and creates a streetscape that is pedestrian friendly and not focused on the vehicle.

Goal 2 – compatible with existing uses

The proposed development intends to be sensitive to the existing uses by maintaining its use for “residential” and by creating a high-quality development that is design sensitive to the scale and character of the surrounding neighborhoods.

Goal 4 – character and identity

Through the use of creative and flexible design standards, varied architecture, streetscape themes, and clear entrance markers, the development intends to be sensitive to the unique character of the immediate surroundings.

Goal 5 – safe, direct and pleasant paths for pedestrians and bikers

A separate pedestrian and vehicular entrance is clearly defined. Through the use of shading devices, the pedestrian path has a direct link to the main entrance. The change in architectural materials clearly denotes pedestrian usage to ensure safety.

Redevelopment Element

Goal 5 – eliminate deterioration and blight

The existing two single-family homes have deteriorated and are beyond the point of desirability. The innovative design of the proposed development will help strengthen and improve the neighborhood.

Environmental Planning Element

Goal 6 – encourage green building

The emerging design explores the use of energy and environmental green principles such as passive solar strategies, orientation of the building, use of shading devices, promoting recycling, mitigate flooding and erosion damage, reclamation of rain water and promoting alternative transportation use through a pedestrian friendly design in order to minimize potential negative impacts to the surrounding environment.

Water Resources Element

Goal 1B – Reclaimed water use

The PUD is to provide a form of rainwater harvesting, giving due consideration to water quality, public acceptability, cost, and reliability of service.

Zoning and Land Use Compatibility

The two lots proposed within the PUD comprise 1.56 gross acres with single-family homes and outbuildings currently located on each lot. The lots directly adjacent to the north and west are zoned R1-10. Directly adjacent to the south is a PAD-10, 2 story multi-family development. The lots on the east side across 40th Street are also R1-10.

The site is isolated from and incapable of being connected to any adjacent development. A connection between the existing character of the two single-family houses to the surrounding neighborhood village is lacking, having no affiliation with any of the surrounding subdivisions. The two existing houses are also in need of revamping.

As outlined in the *General Plan's Land Use element*, the Camelback East Village's prominent natural landmark closest to the proposed site is Camelback Mountain. Views to Camelback Mountain are taken advantage of from the roof deck terraces, as well as the upper level of the units along 40th Street.

This Village promotes strong neighborhoods with a balance of jobs, resident workforce and higher-density housing near employment and retail as is compatible with established neighborhoods. The policies on which the PUD focuses are diversity, redevelopment, pedestrian-oriented development, neighborhoods, infill, and Village character encouraging the design to promote a sense of place and community within the Village and the larger City.

The core component of the PUD focuses on a pedestrian-oriented land use and encouraging neighborhoods for residential areas in order to maximize the opportunities to live and work in the same or adjacent Villages. The neighborhood policies include a mix of housing types and densities that support a broad range of lifestyles. The PUD offers this mixture as well as enhances the character by providing a development compatible in scale, design and appearance. The proposed medium-density housing development has proximity to employment, shopping and transportation facilities to support and encourage pedestrian, bicycle and transit trips.

(See Exhibit D.11 Site Descriptions #2 for pedestrian entrance and #13-14 for pedestrian link)

List of Uses

Permitted Use	Residential multi-family
Temporary Use	Storage incidental to a construction project located on the project site Sales office
Accessory Use*	Surface Parking Residential garages Private Swimming Pools

Detached Accessory Structures

*Detached accessory structures for open parking carports shall be setback five (5) feet and be limited to a maximum height of ten (10) feet, as approved by the Development Services Department.

Development Standards *(See Exhibit A.1 for PUD Table)*

Residential

Minimum lot width/depth	None
Density	11units/acre, 10.25units/acre provided
Perimeter Standards	Twenty (20) feet adjacent to a public street; this area is to be in common ownership; Fifteen (15) feet measured from centerline of a fully dedicated alley. If a fully dedicated alley does not exist, the setback shall be measured from the property line.
Landscape setbacks	20' front *1; 4' north *2; 5' west*2 and 5' south*3
Height	2 stories*4 25' average roof deck height 26' – 29' top of perimeter parapet walls 30' & 31' maximum top of roof deck patio screen walls*5 35' top of roof deck shade structures
Lot coverage	45% maximum; 44% provided
Signs	Comply with City of Phoenix Zoning Ordinance
Landscape Standards	Comply with City of Phoenix Zoning Ordinance
Common Areas	5% minimum common area; 10% provided
Parking	2 enclosed garage spaces per unit
Dwelling Unit/Multi-Family	11 guest spaces*6
Projections	An open projection may project to the property line on the northern side of the property for a maximum

length of forty (40) feet and a maximum height of fifteen (15) feet.

Walls

A water wall shall be permitted on the northern lot line for a maximum length of forty (40) feet and maximum height of ten (10) feet.

- *1 Permeable driveway surfaces are permitted not to exceed 10 feet of encroachment in the front yard landscape setback for a length not to exceed 35 feet at the northeast drive court (subject to the Zoning Administrator's approval). An Art Form Fence varying in height not greater than 6 feet in the form of 2" square or round metal posts spaced 6 inches on center shall be permitted within the front yard landscape setback (See page 9 of PUD Narrative Design Guidelines Streetscape 3rd bullet point for rationale and Exhibit D.25 Design Element for illustrations)
- *2 Pedestrian path and vehicle maneuvering area may encroach 2' -6" into the landscape setback at the north and west corner of the property.
- *3 Guest vehicular & bicycle parking areas and emergency turnaround surfaces are permitted to encroach no more than 2' -6" within the south landscape setback provided that there is at least a 5-foot wall separating the parking from adjacent property, permeable surfaces are utilized and not to exceed a length of 15' . Guest parking spaces shall be a length of 15' -6" plus being permitted to utilize the landscape setback for a 2' -6" vehicular overhang.
- *4 Two fully enclosed stories plus roof deck patios and shade structures.
- *5 31' areas are limited to north and northwest roof deck patio screens. See exhibit D.13 Roof Deck Level for locations and page 9-10 of PUD Narrative Design Guidelines Height, Bulk, and Area 3rd bullet point for rationale.
- *6 3 additional guest spaces are being provided above what is the City of Phoenix's policy to provide 0.5 spaces per unit, which would total 8 spaces, one of which is accessible.

Amenities

The *Anterra* development will provide a quality presence, intended to enhance the special quality of the neighborhood and to reinforce the City of Phoenix' s progressive design objectives. The architectural character is intended to be progressive and dynamic, appropriate and complementary to the adjacent built environments, incorporating advanced and sustainable design features and materials.

This multi-family community creates visual interest through manipulation of massing, innovative textures, material and colors, building offsets, reveals, recesses, projection columns masonry and other architectural treatments. Distinct entry features are utilized by using trellises that not only provide shade but also direct pedestrians to the main entry and through the complex. The site is further enhanced with decorative signage and lighting.

The interior portion of the site creates a designed courtyard space at a more intimate scale promoting more community interaction and helps to encourage the use of the space with its public amenities (i.e. swimming pool, gathering and barbeque areas). Shading structures such as ramadas, trellis and fabric canopies as well as natural landscaping provides shade while the water features (pool, pond and fountains) not only provide aesthetics of sight and sound but thermal comfort as well. These water features are incorporated into locations of pedestrian activity for purposes not only of thermal comfort but also for potential water reclamation.

Architectural and Design Features

- Provide area within the common space for gathering and a barbeque area. Along property wall at the gathering area provide an approximately 10ft high water wall feature to provide sound and privacy to adjacent neighbors to the north. (R)
- Provide shading devices along pedestrian paths consisting of but not limited to ramadas, trellis' and fabric canopies (R)
- Provide water features that consist of but are not limited to fountains, a swimming pool, and pond to provide thermal comfort and sound. (R)

(See Exhibit D.26 Site Element – vignette for gathering area illustration)

Design Guidelines

The design guidelines and standards outlined within this PUD reflect the desire for a heightened quality of materials, pedestrian-oriented access and use, sustainable design elements, and architectural character of the Camelback East Village District. The general guidelines outlined in the City of Phoenix Zoning Ordinance shall apply. If the guidelines outlined here within this section conflict with the City of Phoenix Zoning Ordinance, the guideline requirements of this PUD shall prevail.

Site Development

Streetscape

- Provide site wall enhancements within the front yard setback along 40th Street not to exceed 45 feet in length without an architectural enhancement through the use of staggering segments of the wall, change in material, height and/or depth. (R)
- Provide landscaping between public sidewalk and site walls within front yard. (R)
- Provide decorative sculpture fencing not greater than 6 feet in height in the form of 2" round or square metal posts spaced 6 inches on center and provide landscape berming within the front yard to create a barrier from the public right-of-way along 40th Street. (P)
Rationale: Provide a level of security and privacy for the units with frontage on 40th Street yet still allow for views into the site.
- Provide a clear pedestrian entrance and link from street to main entry of the facility. (R)
- The pedestrian entrance and link is located along the north side of the east-west driveway and extends in a well delineated and partially shaded environment from the main entrance to the center courtyard. (R)
- Ways to enhance pedestrian link include:
 - Use of permeable paving treatments with use of accent paving (P)

- (P) Use of accent design features to utilize shade covering along paths
- Use of site walls complying with City of Phoenix Ordinance

Parking/Circulation

- Provide alternative paving surfaces (subject to the Zoning Administrator's approval) for all or portion of the private shared driveways and guest parking spaces. (R)

Types of permeable paving surfaces to choose from:

Use of porous asphalt

Use of porous concrete

Use of open-jointed blocks (concrete or stone units; optional interlocking)

- Provide pedestrian paths with accent treatments for all like features, such as crosswalks, intersections, and borders. (P)

Open Spaces

- Provide no less than 10% for common spaces and incorporate enhancements such as water features, shade from landscaping and shading devices, private pool and gathering areas. (R)
- Provide common spaces focused toward a sense of community and a scale appropriate for pedestrian interaction. (R)

(See Exhibits D.14 & D.21 for landscape plan and landscape imagery)

(See Exhibit D.11 Site description #2 for pedestrian entrance and #13-14 for pedestrian link)

(See Exhibit C A-6 – A.8 for Auto Maneuvering studies)

Building Design

Placement and Orientation

- Design shall focus toward sustainable applications with respect to climate conditions. (R)
- Garage door orientation towards 40th Street is required to have minimal appearance from the street. Garages shall be varied in orientation to face north, south and east, and shall provide upper level overhangs generally as shown on Exhibit D.11 Site Plan. (R)

Height, Bulk, and Area

- Building design shall respect adjacent buildings with regard to scale. A portion of the roof top area shall be habitable by utilizing shade and green roof gardens. (R)
- Roof top decks shall be arranged to not impact the adjacent properties' privacy and be oriented toward the central common area to insure privacy of *Anterra's* surrounding neighbors. (R)
- Roof deck patios directly adjacent and closest to the north and west properties shall be constructed with solid screen walls that extend 72 inches (6 feet) above finish roof deck. All other perimeter roof deck patio screen walls shall be constructed with a variety of design materials such as landscaping, trellis screens, solid walls and louvered walls that extend 60 inches (5-feet), but not screening the interior courtyard of *Anterra*. (R)
Rationale: Locations of 6 feet solid screen walls (at 31' total) are discontinuous sections located along the north and northwest property lines only and do not extend for a length greater than 40' to provide additional privacy for the adjacent properties.
- Parapets and extensions in addition to the overall building height shall not be permitted unless greater height is needed to screen or shade roof decks and/or mechanical equipment provided that the above does not exceed a height greater than 6 feet above the allowable building height. (R)

(See Exhibit D.27 for site section & images)

Architecture

- Provide continuity of design architectural theme with features including materials, finishes, and geometries to encourage visual interest. (R)
- Building facades shall be designed to provide a sense of human scale and clear architectural articulation through the use of change in wall plans, projecting or recessed architectural elements and varying rooflines. (R)
- Implement strategies to reduce the 'heat island' effect. (R)

Building Elements

- Exterior wall surfaces shall incorporate but not be limited to masonry and stucco. (R)
- Glazing shall be double pane low-E with a percentage of appropriate reflectance. (R)
- Roofing for flat or low slope roofs shall be light-colored in order to implement strategies to reduce the 'heat island' effect. (R)
- Canopies, trellis and awnings shall be provided over a significant amount of the pedestrian paths and incorporated into the design of the building. All canopies shall have a minimum height clearance of 8 feet over pedestrian areas. (P)

Colors

- A variety of earth tones complimentary to the desertscape and surrounding Village character shall be implemented to create visual interest and differentiate materials and dwelling units. (R)

(See Exhibits D.15- D.24 for elevations, renderings and design imagery)

Shade

A minimum of 75% shade (based on Summer Solstice, noon) on all public sidewalks and private walkways shall be provided by means of vegetation (at maturity) or shade structures or a combination of both. The developer will also provide a combination of shaded and open areas. A minimum of 50% of the landscaped common area will be shaded. (R)

Signs

Signage shall comply with the regulations applicable to the City of Phoenix Zoning Ordinance.

Lighting Plan

Lighting shall comply with the regulations applicable to lighting in the City of Phoenix Zoning Ordinance and in accordance with industry standard guidelines such as ASHRAE/IESNA. The goal shall be to promote energy efficiency through sustainable applications and integrate the lighting design with other features such as landscaping, architectural design, signage etc. A photometric study shall be submitted to the Development Services Department as required.

Sustainability Standards

The emerging design explores the use of energy efficient and environmental principles in order to minimize potential negative impacts from or to the surrounding environment. Examples include broad, expansive overhangs appropriate for controlling direct summer sun and the use of fabric tensile structures providing filtered daylight spaces and channeling pedestrian traffic throughout the exterior common areas of the facility as well as the roof top terraces. These shading devices not only provide thermal comfort for users but also reduce the ‘heat island’ effect.

The building orientation plays a key role in utilizing passive solar strategies and energy efficiency techniques. The development is oriented to the south with the large expanses of glazing at the main entrances to each unit directed to the north and utilizing natural day lighting techniques. Solar tubes allow the design to promote natural day light into the interior spaces within each unit that have limited area of view toward the exterior.

Water ingenuity through the use of rain water harvesting from the roof, xeriscaping and use of native vegetation, underground site retention and permeable surface applications in certain areas all play an important role in protecting the site, conserving water and reducing run off.

Alternative transportation is another sustainable aspect *Anterra* intends to promote. The site has proximity to commercial districts, park systems, canal trails as well as existing bike paths and access to nearby bus stops aids to help create a pedestrian friendly environment.

Finally, *Anterra* intends to connect with the surrounding communities by providing a mixture of housing types within the neighborhood, promoting positive development, reinforcing the health and integrity of the environment, and promoting a sense of community focusing on a pedestrian friendly environment.

Infrastructure

Circulation

The main entrance to the proposed development is located on 40th Street. A shared private access way wraps around the perimeter of the site (east, south and west sides) directing the homeowners to their drive court and garage. In addition to the 2-car garage provided with each unit, guest parking is provided at the south end of the site adjacent to the main entry drive and to the main courtyard entry into the facility.

The site is clearly denoted with a sculptural fence and undulating low decorative site walls along the public right-of-way and sidewalk on 40th Street. Pedestrian access is defined on the north side of the vehicular entrance with an opening in the decorative site walls and an overhead trellis feature. This trellis feature is used in sections not only to provide shade for pedestrians but also to link the path to the main entrance into the courtyard.

The closet bus stop for public transportation is located within roughly 175 feet from the main entrance to the south on the east side of 40th Street. By encouraging alternative modes of transportation such as walking, bicycling and bus use, the additional site traffic demands for the proposed medium density residential development are not expected to generate a significant impact to the 40th Street traffic.

(See Exhibit D.11 for site plan ground level)

Grading and Drainage

Onsite drainage is accomplished through a combination of surface and underground storm water and retention systems, enhanced with perimeter landscaping.

Water and Wastewater Services

Water and wastewater services will be provided by the City of Phoenix. It is our belief that an additional 14 dwelling units (16 total dwelling units replacing 2 existing single-family homes) will not cause any meaningful impact on the water and wastewater infrastructure existing in the area.

(See Exhibit C for site plan and drainage study, under separate cover)

Phasing Plan

N/A

Conclusion

This PUD provides the opportunity to redevelop an isolated 1.56 acres with a high-quality, innovative community of 16 dwelling units that will provide housing diversity and a meaningful transition from 40th Street. The creative site planning, architecture, common areas and sustainable features will create a sense of place and community on this challenging urban infill site. Consistent with the purpose of PUDs, the end result will be a superior built environment that is tailored to this site and a complement to the area.

Development Team Profile

MSC Partners, LLC was formed primarily for the purpose of acquiring the subject property.

Charles Sidi, 39, originally from the UK has specialized in construction and property development for the past 20 yrs and has won awards for design and construction in Europe. Charles moved to Scottsdale, Arizona in December of 2006 with his family after purchasing Arizona Custom Home Builders, a well-established residential construction company of 30 yrs. In addition to this, Charles is developing luxury homes under Quinta Property Investments LLC.

Michael R. Cabano, 44, is Vice-President of Real Estate Investment Partners, Inc., a diversified real estate investment company with offices in Deerfield, Illinois and Scottsdale, Arizona. Over the past 14 years with the Company, Michael has been involved in all facets of the business, including property search and acquisition, due diligence investigation, raising investor capital, financing, and management supervision of the portfolio properties.

Michael S. Madden, 47, is a currently a Realtor with Realty Executives and Owner of Cookies In Bloom, a specialty bakery in Phoenix, Arizona. Prior to moving to Arizona in 1991, Michael worked in sales and marketing for The Dallas Morning News and American Airlines in Dallas, Texas. Michael has successfully assisted buyers and sellers of residential real estate, while continuing his education in the field. Most recently, his focus has been on real estate development.

References

Zoning Ordinance of the City of PHOENIX, ARIZONA. Codified through Ordinance No. G-5181 (TA-3-08), adopted June 4, 2008, effective July 4, 2008. (Supplement No. 13, Update 1). Tuesday, August 19, 2008.

<<http://www.municode.com/Resources/gateway.asp?pid=13534&sid=3>>

Swaback, Vernon D. Creating Value: Smart Development and Green Design. Washington DC: ULI-the Urban Land Institute, 2007.

Addendum One

Abandonment of Right of Way

An Abandonment application has been filed requesting the abandonment of 3 feet of Right of Way along 40th street. If the abandonment is approved by the Abandonment Hearing Officer and the City Council, the Anterra building and associated improvements (as shown on Anterra’s “current” exhibits) may shift approximately 3 feet to the east and such shift may occur without amending the PUD.

Revised items, if Abandonment is approved:

Perimeter Standards	18’ west side measured from center of fully dedicated alley
Landscape Setback	5’ west side omits footnote *2. No encroachment is necessary.
Area Calculations	
Net Area:	57,289.45 sf 1.31
acres	
Lot Coverage Calculations	
Max. Allowable:	45% (25,780.25 sf)
Provided:	43.3% (24,803.11 sf)
Open Space Calculations	

Required:	5% (2,864.47
sf)	
Provided:	11.1%
(6,400.48 sf)	