

Planned Unit
Development Land Use
& Standards Narrative

Pointe 16

East of 16th Street & Morten Avenue



Earl, Curley & Lagarde, P.C.

Case No. Z-35-15

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PLANNED UNIT DEVELOPMENT DISCLAIMER

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 Phoenix 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 the Phoenix 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 abandonments.

This PUD provides the regulatory zoning provision 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 amend various provisions provided by 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.

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PURPOSE & INTENT

The purpose of the Pointe 16 Planned Unit Development (“PUD”) is to create specific standards to guide the development of the site comprised of five (5) parcels located east of 16th Street and Morten Avenue, on both sides of Orangewood Avenue. Given the site’s unique size, orientation and shape, the PUD was intentionally selected because it allows the developer to incorporate standards that encourage urban design for this single-family attached neighborhood while keeping with the character of the area. K Hovnanian Homes (“KHOV”) is proposing to redevelop the site which currently consists of 1 and 2 story office buildings, a church, and the eastern portion of Orangewood, with a contemporary 3-story residential project of (70) single-family attached townhomes. The proposed 3-story/40-foot project is appropriate and will result in a high quality single family townhouse environment with standards that are commensurate with the diverse character of the area, given the existing buildings in the area which range in height between 2 stories and 5-stories. We believe that there is considerable demand for this type of high density single family home ownership product; primarily because of the number of advantages home buyers seek today – principally ownership of their home and the land beneath it. The benefit to the City and the area in general is the removal of outdated and underutilized properties and redeveloping the land with an exciting residential use that furthers balanced growth to support the area. Further, this project will create a meaningful infill living environment with unprecedented quality and is consistent with the desired General Plan land use designations of Commercial and Residential (10-15 du/ac).

Interestingly, the City has long recognized the demand for this type of housing product and as a result, has added the Single-Family Attached (SFA) Development Option to the Phoenix Zoning Ordinance in order to allow for this type of attached living product without requiring variance relief from various development standards. However, the subject site is outside the boundary of this newly created development option, which is allowed by right within the Infill Development District as mapped out in the General Plan and for specifically zoned properties (subject to Use Permit approval) within the designated map found in the Phoenix Zoning Ordinance.

Rezoning the site from the existing Commercial Office - Planned Community District (“C-O PCD”), R-0 (Residential Office) and R1-10 (Single-family) to a comprehensive Planned Unit Development (PUD) zoning designation will accommodate this proposal. There are few developments such as this that have been built within the immediate area which furthers amplifies the need for this type of quality, urban residential use. We believe that a variety of living uses are a critical element in attaining the proper balance of land uses within each village and the City in general. This site setting along Morten Avenue just west of the Piestewa Freeway gives the proposed development the unique opportunity to attract a wide spectrum of residents who seek excellent local and regional access to nearby employment, commercial services and nearby pedestrian-oriented outdoor amenities such as Sumida Park.

Goals

The proposed development meets the City's adopted policies and goals by redeveloping under-utilized properties with a dynamic residential use. The project establishes a transition of land uses amid the broad mix of uses that are adjacent to the site and in the general area which include apartment buildings (ranging in height from five stories to two), commercial shopping/restaurants, hotels/resorts, offices, and single-family homes. This project will allow for the redevelopment of the site so as to contribute to a mix of housing types in the area.

This PUD has been prepared pursuant to Section 671 of the Phoenix Zoning Ordinance of the City of Phoenix in order to establish the regulatory framework for this plan. This land use and development standards narrative is intended to be a stand-alone document comprised of zoning regulations, permitted uses, development standards and design guidelines for the project. Further, this PUD includes general background information to help illustrate the intent of the development. The proposed site plan, building elevations and illustrative photos are conceptual representations of the proposed character and quality of the development. Plans and documents with specific designs will be processed through the City of Phoenix site plan review process in accordance with Section 507. Provisions not specifically regulated by this PUD are governed by the Phoenix Zoning Ordinance. This PUD only modifies the Phoenix Zoning Ordinance regulations and does not modify other city codes or requirements.

OVERALL DESIGN CONCEPT

KHOV has intentionally and carefully orientated their homes in a manner that does not stack them along the western boundary of the southern half of the property (which is adjacent to single-family residential). Instead, the project provides as much landscaped open space buffer as possible, despite the site's challenging "triangle" shape. In addition, the units have been angled away from these single-family homes to open up views and lessen any impacts. Thus, this proposal has been designed to reduce impacts on the adjacent single family neighborhood to the west; those would otherwise exist if homes were backed up directly to those residents under the R1-10 zoning. Additionally, the building architecture draws from the evolving aesthetic context and character of the area with modern elements and contemporary materials that provide textures and several coordinated colors to enhance the exterior elevations. The project proposes (28) 2-bedroom and (42) 3-bedroom townhomes which range in size between +/- 1,400 and 2,000 square-feet. Each home has a 2-car front-facing garage (with an office or flex room for larger units) that is accessed from the interior private accessways, and combines the living and kitchen areas on the 2nd level with the bedrooms on the 2nd and 3rd levels. Each unit has a private backyard. The proposed building architecture and high-end interior finishes that are featured here will provide a distinct yet complimentary environment in keeping with other existing types of uses in the area.

Currently, similar projects are being built in other urban areas of the Valley. The project will result in the removal of older outdated buildings and a significant amount of surface parking areas and will instead internalize the parking with private interior access aisles that lead to residents' to 2-car garages. Further, there are (18) guest surface parking spaces (or a ratio of .25 spaces for every unit) that are interspersed throughout the project. Because this project is an assemblage of (5) parcels on both sides of Orangewood Avenue, it necessitates the City's approval of an abandonment of a portion of the street, which will be fully internal to the site. Primary access will be from Morten (minor collector) with emergency access from Orangewood Avenue.

The overall building layout includes common open spaces and lush landscaped areas thus improving on the existing building setbacks and landscaping. The portion of the proposed 3-story building measuring 32-foot in roof height is strategically located from perimeter property lines that are shared with single-family properties. The building height up to 40-feet is only to house the stairway column to access rooftop decks on select units. We believe that the use and design of this project will have a positive design and economic impact on the surrounding area and will enhance the character of the area. In summary, the proposed architecture creates height and massing at key points, creating a distinctively iconic and unique recognizable residential project for the area.

SITE LOCATION, ACREAGE & CONTEXT

The 5.2 gross/4.9 net acre site is located west of Dreamy Draw Drive and Piestewa Freeway, and is situated on both sides of Orangewood Avenue. This site is located in a diverse area that accommodates both traditional-style single-family homes, townhomes, luxury apartments, office buildings and other non-residential uses which range in heights between 5-stories (adjoining the west side of this site) down to 1-story homes. The existing area is historically older in nature, but it has preserved its unique identity through the years.

TOPOGRAPHY & NATURAL FEATURES

The topography of the site is relatively flat with a wash corridor along the eastern boundary.

GENERAL PLAN LAND USE PLAN & CONFORMANCE

The majority of the site area is currently located within the Squaw Peak Planned Community District (PCD) which was initially approved by City Council in 1976. The original request involved +/- 202 acres bounded by 16th Street to State Route 51 (now Piestewa Freeway) and Myrtle to Northern Avenues. Approved zoning within the PCD includes a variety of residential densities, commercial development, and other amenities. As mentioned, this project complies with the existing Commercial and Residential (10-15 du/ac) General Plan land use designations.

Additionally, the General Plan also encourages new development that fits the scale and character of the surrounding area. The subject site is surrounded by a variety of uses. The character of the area over the recent years has transitioned from a largely single family residential area to a thriving, mixed-use area, where local residents enjoy a variety of services, resort, retail, office and recreational options. The predominant housing adjoining this site is now apartments ranging in height from two to five stories. This project re-introduces high quality home ownership into the mix that will in turn support local businesses, a corresponding positive effect on property values and the balance between the employment-to-population goals envisioned for the Camelback East Village.

Land Use Element

GOAL 1 NEIGHBORHOOD POLICY:

***Policy 6: Ensure that neighborhoods have reasonable access to basic neighborhood support services.**

The proposed townhome neighborhood will usher in a new population of residents with convenient access to the areas support services. This proposal will support the surrounding retail establishments and these new residents will generate significant economic activity for the benefit of Phoenix. Local community businesses have suffered enormously during the past few years. This proposed project can provide hundreds of new customers for the nearby retail, restaurants and businesses. Furthermore, the project's residents will not only potentially work, but also live in this area on a 24-hour, seven-day-a-week basis. It is likely that significant job creation will result from this project and considerable on-going sales tax revenue increase with the spending activity of the future residents.

GOAL 2 EMPLOYMENT & POPULATION BALANCE:

***Policy 11: Promote the development of jobs in employment centers identified in Figure 26 (Area D- Camelback Corridor).**

Future residents of the neighborhood will create a new pool of customers for the nearby retail establishments. This may promote job growth in these establishments. Additionally, future residents may move to this new ownership housing to be closer to employment. The success of housing makes existing businesses thrive and the resulting synergy makes the area more attractive to more and more employers. Revitalization of an area has a positive domino effect on all aspects of the local economy, including making the area more attractive for new businesses and employers. Thus, with the added population which will be introduced into the area from this project and others nearby, the City's goals of having a balance between population and employment will be sustained over the long-term.

GOAL 4 MIXED LAND USE DEVELOPMENT: Mixed land use patterns shall be developed within urban villages and at smaller scales to minimize the number and length of trips.

*** Policy 1: Support healthy urban villages, with a balanced mix of housing employment opportunities and services as a principle means to reduce vehicle trip length and associated emissions.**

*** Policy 2: Strongly encourage within each urban village, mixed-use development projects that include amenities for transit use, ridesharing, bicycling and pedestrian access, which can play a significant role in reducing driving.**

This compact residential neighborhood of home ownership provides residents direct access to nearby public transportation along 16th Street and proposes a new, 4-foot wide granular private pedestrian pathway within a total 6-foot wide easement area for the area's residents to traverse along the western boundary of the site (north of Orangewood Avenue) in order to access the restaurants and amenities of the area including Sumida Park on the east side of the property. Also, the property itself enjoys immediate pedestrian access to a variety of restaurants and other commercial services and establishments which plays a significant role to reduce driving.

GOAL 9: A range of housing choices, densities, and prices in each village should be encouraged.

This high-end townhome development offers ownership opportunities in a more urban setting and will contribute to the diverse housing mix offered in this area. Achieving a greater mix of housing types and price ranges attracts employers and provides greater opportunities for residents to remain in the village. Being able to attract a broader range of income levels to the area will in turn serve to attract more retail development in an area currently under-served by retail.

Neighborhood Element

GOAL 2 COMPATIBLE NEIGHBORHOOD DEVELOPMENT: New development and expansion or redevelopment of existing development in or near residential areas shall be compatible with existing uses and consistent with adopted plans.

*** Policy 3: Create new development/redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.**

The development proposal corresponds to the perimeters of the site which is shared with a variety of uses by virtue of the following: (1) proposed 32-foot building height, (2) minimum 6-foot wide landscape setbacks especially along the western property line adjacent to the existing neighborhood, (3) a large .23 acre open space area at the southern tip of site, (4) a 6-foot wide private pedestrian pathway easement along the

northern western boundary of the site to benefit the area’s residents (5) and the diagonal building layout which creates view corridors through the site. Further, direct vehicular access to the minor collector roadway is proposed, thereby avoiding potential cut-through traffic from local streets. Considering the diverse nature of this area, this development is comparable to the surrounding uses and will add to an already attractive spot for local residents and visitors to enjoy.

ZONING & LAND USE COMPATIBILITY

Pointe 16 PUD is a single-family (attached) townhome development that interfaces with a mixture of uses in the area. The project design is an urban theme which encourages interaction between the various uses and the overall project. This proposal, as illustrated by the accompanying site plan and elevations, will have a positive impact on both the current and future surrounding land uses. Due to the existing mixed-use character within the vicinity and the variety of non-residential uses that are successfully established in this area, the proposed zoning is an appropriate transition between the business-orientated uses along Morten Avenue and the nearby single and multi-family residential uses.

The existing land uses and zoning adjacent to the site are as follows:

Surrounding Land Uses and Zoning		
	Land Use	Zoning
On-site	Offices, Church	C-O PCD; R1-10, R-O
North	Offices, Squaw Peak Hilton Resort	C-2 PCD
South	Multi-family	R-3; R1-10
East	Multi-family, Offices	PCD; R-3; R3-A
West	Single & Multi-family	C-O/M-O; R1-10

LIST OF USES

This PUD seeks approval for the proposed single-family attached residential use, except that if the property at 1741 E. Morten Avenue which is currently zoned C-0 (Commercial Office) is not redeveloped as part of this PUD project, then the property maintains its current C-O zoning entitlements as approved by the City. The C-O permitted uses and developed standards are limited to 1741 E. Morten Avenue only (as shown by the attached exhibit), in order that the legally, conforming zoning use entitlements remain unless the property is redeveloped, then, only the proposed single-family attached permitted uses shall apply. Rooftop amenities shall not be allowed as an option for lots 47, 60, 61 and 70.

DEVELOPMENT STANDARDS & GUIDELINES

The Development Standards and Guidelines for the Pointe 16 PUD that are listed below are intended to allow this residential use in an urban setting given the prominent location. Unless specifically modified by the text below, all standards of the referenced Zoning Districts shall apply to this PUD. The representative images are for illustration purposes only, intended to communicate a general level of quality and design vocabulary and do not represent any specific buildings in the proposed project. Where different standards (more or less restrictive) are specified below, these PUD standards shall prevail over the standards in the Phoenix Zoning Ordinance.

Development Standards and Guidelines for <i>Proposed Single-family Attached Project</i>	
Overall Site Maximum Density	15 du/ac
Overall Site Perimeter Building Setbacks	Minimum 5-feet up to a maximum of 33-feet
Overall Site Building Height	Maximum building height shall be 34-feet to top of roof, except for mechanical equipment and housing for the staircase, which may extend to a maximum of 40-feet.
Overall Site Lot Coverage	28%
Parking and Access	
Front-Facing Garages	140 spaces (or 2 spaces per unit)
Surface/Guest Spaces	18 (or .25 spaces per unit)
Pedestrian access walkways with a minimum of 5-feet width shall be provided on at least one side of the proposed vehicular accessways that are interior to the project boundary.	
Project entries shall be enhanced with specialty lighting or varied building materials.	
Overall Site Minimum Common Open Space	1.3 acres (24.7% of gross area)
Building and Shade	
Developments shall include shading along its entire right-of-way frontage, excluding driveways, loading, and service berths. Shade calculations shall be based on the summer solstice at 12:00 p.m. Shade cast from a building may count towards shade calculations.	
Interior pedestrian route shade	50% minimum

Landscaping Standards & Planting Guidelines	
Minimum Perimeter Landscape Setbacks	
North	25-feet
South	5-feet
East	5-feet
West	5-feet, increasing up to a +/- 6-foot wide private pedestrian trail easement area that is to be installed along the western boundary of the site (north of Orangewood Avenue).
Minimum Planting Requirements Along Perimeter	
(caliper) tree size & ground cover/shrubs	2-inch caliper for 75% of trees and 3-inch caliper for 25% of trees shall be planted 25-foot on center. There shall be a minimum of (3) 5-gallon shrubs for every tree. This shall apply for all perimeter conditions except where the private trail easement occurs on the west side of the site.
An identifiable landscape streetscape shall be provided. Street trees and landscaping treatments shall be used for the entire site exclusive of building(s) and shade provided in accordance with the landscaping requirements in this section, unless there is a conflict with an existing or proposed public utility easement.	
Permeable paving, porous concrete or similar materials shall be installed adjacent to tree wells. The design shall ensure adequate watering and root growth.	
Shade trees planted shall be comprised of Chinese Pistache, Desert Museum, Hybrid Mesquite, Raywood Ash, Empire Oak, Chitalpa and other smaller canopy trees for accent.	
The perimeter shall be developed to have a consistent look with a themed street tree landscape appearance. The perimeter of the site shall also incorporate a mix of low-water use desert/ornamental shrubs and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. Drought tolerant shade trees and architecturally themed perimeter screen walls shall be incorporated along all site edges.	
Provide a private pedestrian trail connection to outdoor amenities such as Sumida Park.	
The development shall designate natural, open space easements.	

Building Design Standards & Guidelines	
1.	All sides of a building shall exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability. Building entrances shall be shaded.
2.	Visible side and rear building façades shall have a level of trim and finish compatible with the front façade.
3.	All sides of a structure shall exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.
4.	Monotonous building elevations shall be avoided, building accents shall be expressed through differing materials or architectural detailing rather than simple applied finishes such as paint, graphics, or forms of plastic or metal panels. Building offsets, reveals, recesses, building projections, columns and other architectural treatments shall be provided.
5.	Multiple buildings on the same site shall borrow and incorporate (not duplicate) architectural styles, materials, forms, features, colors and compatible elements from the same site. These shall include: continuation of distinctive rooflines, covered walkway alignments, consistent detailing of finish, accent features on all visible sides of structures, compatible shapes, material, wall and landscaping treatment.
6.	The orientation of buildings, windows and balcony features shall not significantly reduce or infringe on the existing privacy of adjacent Single-Family or Multifamily residential districts.
7.	Decorative site lighting, signage and wall enhancements shall be provided.
8.	Grouping of structures shall be provided to provide views into the development and create an identifiable building streetscape with curvilinear streets.
Sustainability Standards & Guidelines	
1.	Provide water efficient landscaping (drought tolerant plants).
2.	Utilize a drip irrigation system to minimize water waste.
3.	Utilize low water usage plumbing fixtures.
4.	Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
5.	Encourage the use of water based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
6.	Alternative paving materials such as permeable pavers, porous concrete or similar materials shall be used for on-site hardscaping to reduce urban heat island effect, and to allow natural drainage and filtration.
7.	Active and passive recreation areas shall be provided and shall include (but not be limited to) tot lots, ramadas, splash pads, benches, barbeques, and other appropriate amenities.

Signage Standards	
All signs shall comply with Section 705 of the Phoenix Zoning Ordinance, unless otherwise noted in this PUD.	
Phasing Plan	No Phasing Plan proposed at this time

Development Standards and Guidelines for <u>Existing C-O Property at 1741 E. Morten Avenue</u>	
The below requirements per Section 621.B.2 of the City of Phoenix Zoning Ordinance for C-O zoned property is limited to 1741 E. Morten Avenue (See Attached Exhibit), in order that the legally, conforming development standards remain unless the property is redeveloped, in which case the Proposed Single-family Attached Project standards shall apply.	

- A. No lot shall hereafter be subdivided to provide less than six thousand square feet of lot area nor to have a width of less than sixty feet nor a depth of less than ninety-four feet.
- B. There shall be a front yard having a depth of not less than twenty feet.
- C. There shall be two side yards each having a width of not less than five feet except as provided in Section 701 of the Phoenix Zoning Ordinance.
- D. There shall be a rear yard having a depth of not less than fifteen feet which depth may be measured from the centerline of any existing sixteen-foot or wider rear alley or from what would be the centerline of a full sixteen-foot or wider rear alley where only a one-half or partial alley exists.
- E. The buildings on a lot shall not occupy more than fifty percent of the area of the lot.
- F. The height of the buildings shall be regulated as follows:
 - a. No building shall exceed a height of fifty-six feet.
 - b. The Planning and Development Director, Commission, or City Council may restrict a building height to less than fifty-six feet.

SITE CIRCULATION

The proposed site circulation as depicted by the conceptual site plan subject to approval by the City of Phoenix.

SUSTAINABILITY

Each home will incorporate environmentally sensitive “elements” to increase energy efficiency including but not limited to high efficiency mechanical equipment and water heaters, energy star rated appliances, dual glazed windows, zero VOC interior paints and sealants, reduced flow toilets, enhanced thermal performance of the building envelope opaque elements.

INFRASTRUCTURE

Grading and Drainage

To be submitted as part of the Planning and Development Department Site Plan submittal.

Water and Waste Water

Water and wastewater infrastructure requirements will be determined at the time of the site plan review, when the final land-use and urban design of the property in question have been clearly identified and proposed water demands and wastewater generation and infrastructure locations have been clearly established. The project site may be served by the existing City of Phoenix water and wastewater systems pending capacity review and approval. Infrastructure improvements may be required to provide service. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards, and Policies.

AERIAL OF SUBJECT SITE
EAST OF 16TH ST. & MORTEN AVENUE

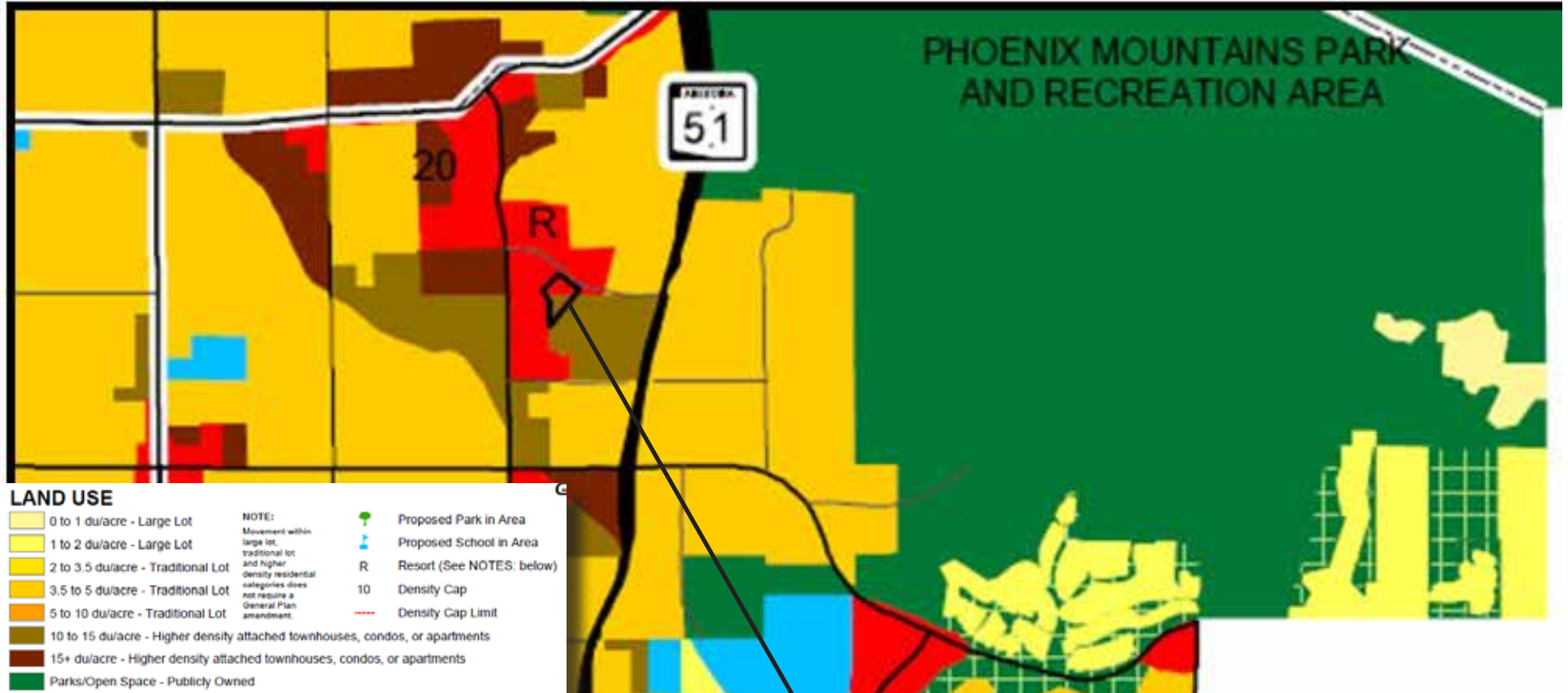


NORTH-NTS

POINTE 16

EXISTING & PROPOSED GENERAL PLAN LAND USE MAP

RESIDENTIAL 10-15 DU/AC



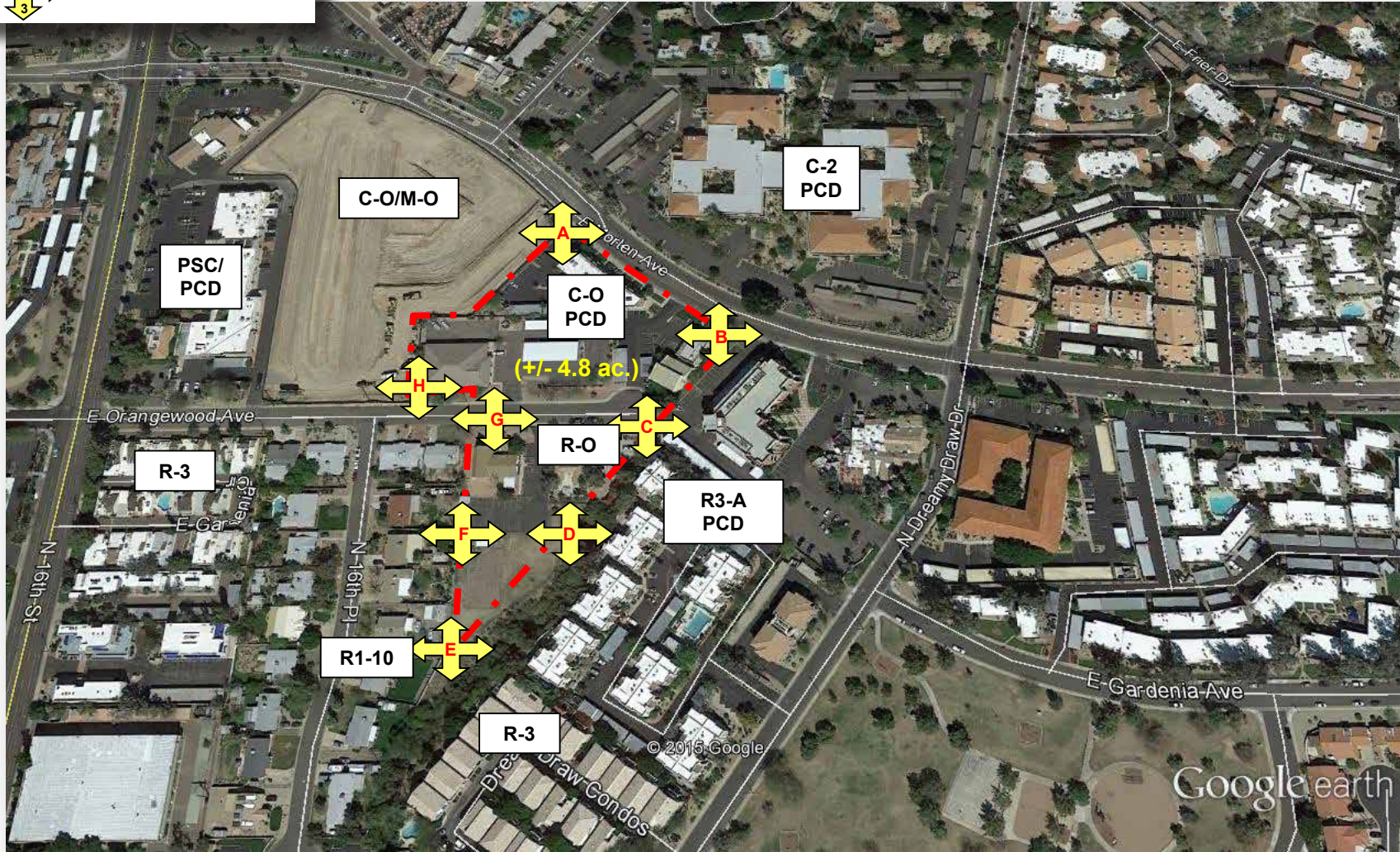
LAND USE

- | | | |
|--|---|-----------------------------------|
| 0 to 1 du/acre - Large Lot | NOTE:
Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment. | Proposed Park in Area |
| 1 to 2 du/acre - Large Lot | | Proposed School in Area |
| 2 to 3.5 du/acre - Traditional Lot | | R Resort (See NOTES below) |
| 3.5 to 5 du/acre - Traditional Lot | | 10 Density Cap |
| 5 to 10 du/acre - Traditional Lot | | Density Cap Limit |
| 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments | | |
| 15+ du/acre - Higher density attached townhouses, condos, or apartments | | |
| Parks/Open Space - Publicly Owned | | |
| Parks/Open Space - Privately Owned | | |
| Future Parks/Open Space or 1 du/acre | | |
| Mixed Use Agricultural | | |
| Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre | | |
| Commercial | | |
| Mixed Use (MU) | | |
| Mixed Use (Areas C, D and Northwest Area only) | | |
| Industrial | | Primary Core |
| Commerce / Business Park | | Secondary Core |
| Public/Quasi-Public | | Canal, Watercourse, Wash |
| Floodplain | | Existing Railroad |
| Undesignated Area | | Arterial and Collector Streets |

SITE LOCATION

CONTEXT PHOTOGRAPHS FOR: EAST OF 16TH ST. & MORTEN AVE. PHOENIX, AZ

KEY REFERENCE:



CONTEXT PHOTOGRAPHS FOR: EAST OF 16TH ST. & MORTEN AVE. PHOENIX, AZ



CONTEXT PHOTOGRAPHS FOR: EAST OF 16TH ST. & MORTEN AVE. PHOENIX, AZ

NORTH-1



EAST-2



WEST-4



SOUTH-3



CONTEXT PHOTOGRAPHS FOR: EAST OF 16TH ST. & MORTEN AVE. PHOENIX, AZ



CONTEXT PHOTOGRAPHS FOR: EAST OF 16TH ST. & MORTEN AVE. PHOENIX, AZ

NORTH-1



EAST-2



WEST-4



SOUTH-3



CONTEXT PHOTOGRAPHS FOR: EAST OF 16TH ST. & MORTEN AVE. PHOENIX, AZ



CONTEXT PHOTOGRAPHS FOR: EAST OF 16TH ST. & MORTEN AVE. PHOENIX, AZ



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CONTEXT PHOTOGRAPHS FOR: EAST OF 16TH ST. & MORTEN AVE. PHOENIX, AZ



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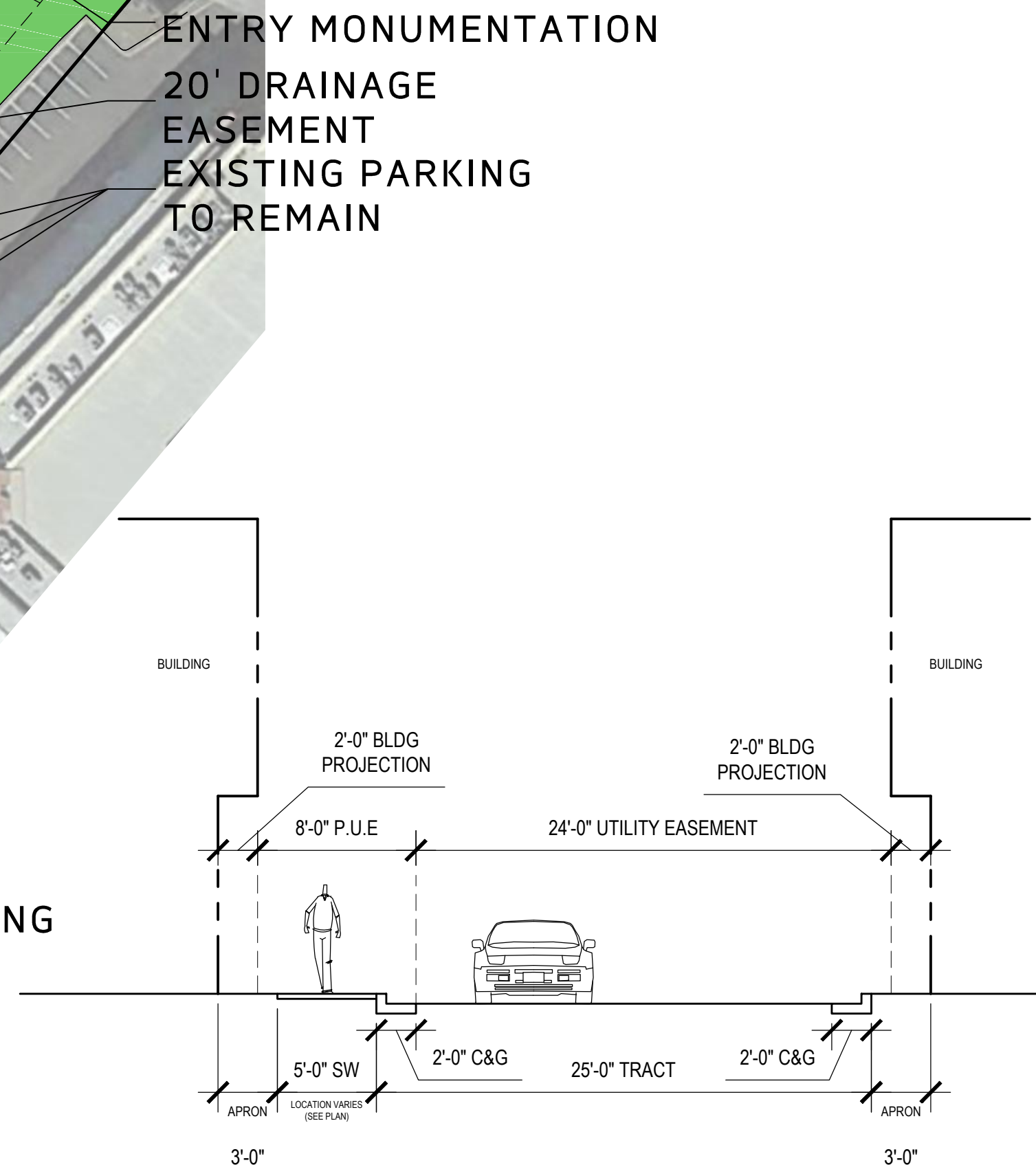
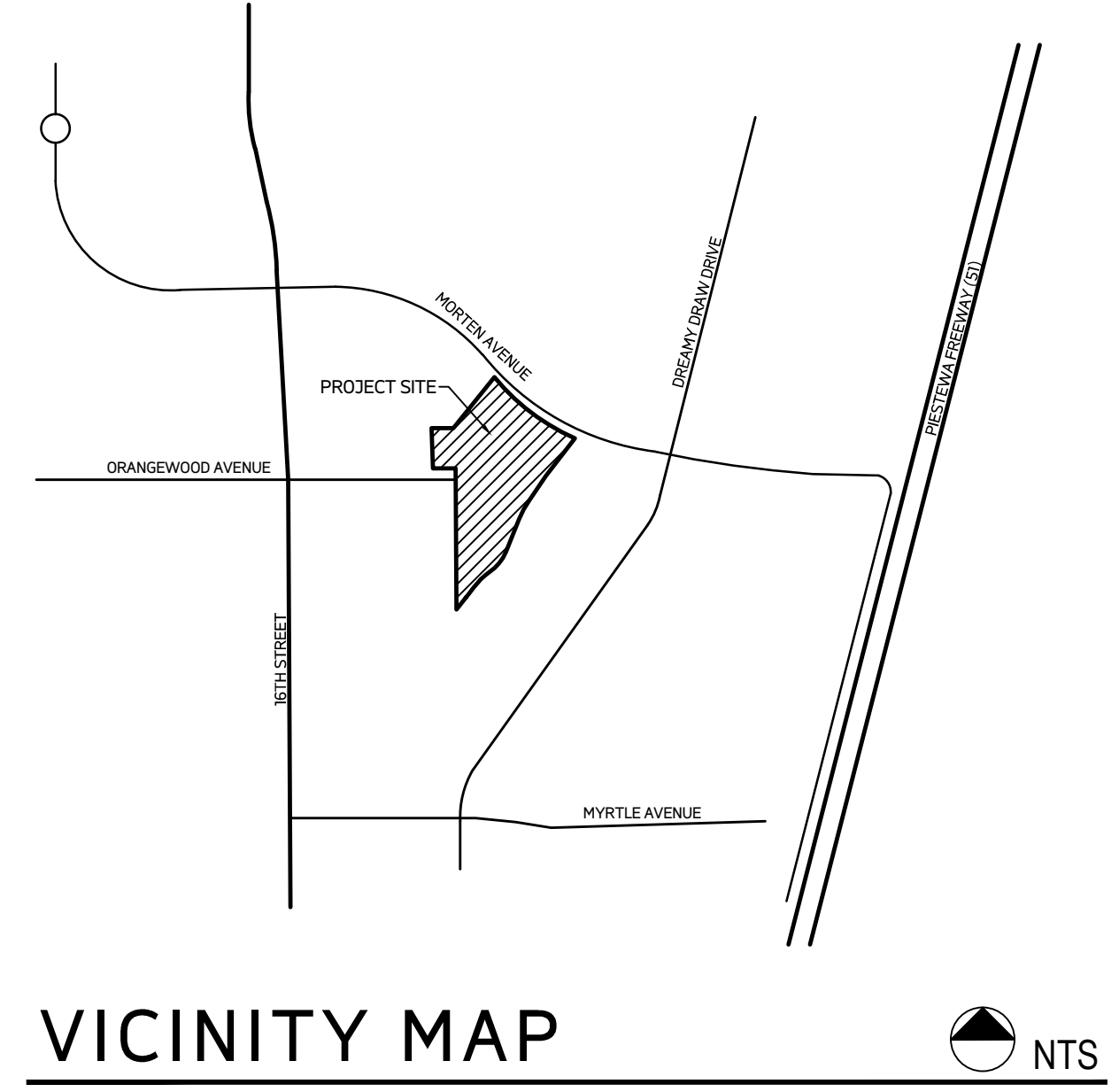
SITE DATA	
Gross Ac.	5.25 Ac.
Net Ac.	4.88 Ac.
Open Space	1.50 Ac. 28.57%
Current Zoning	C-O, R-O, R1-10
Proposed Zoning	PUD

RESIDENTIAL DATA			
Unit Type	Bldgs	Units	Mix
3-Pack	1	3	4.29%
4-Pack	4	16	22.86%
5-Pack	3	15	21.43%
6-Pack	6	36	51.42%
Totals	70	13.33 DU/Ac.	100.00%

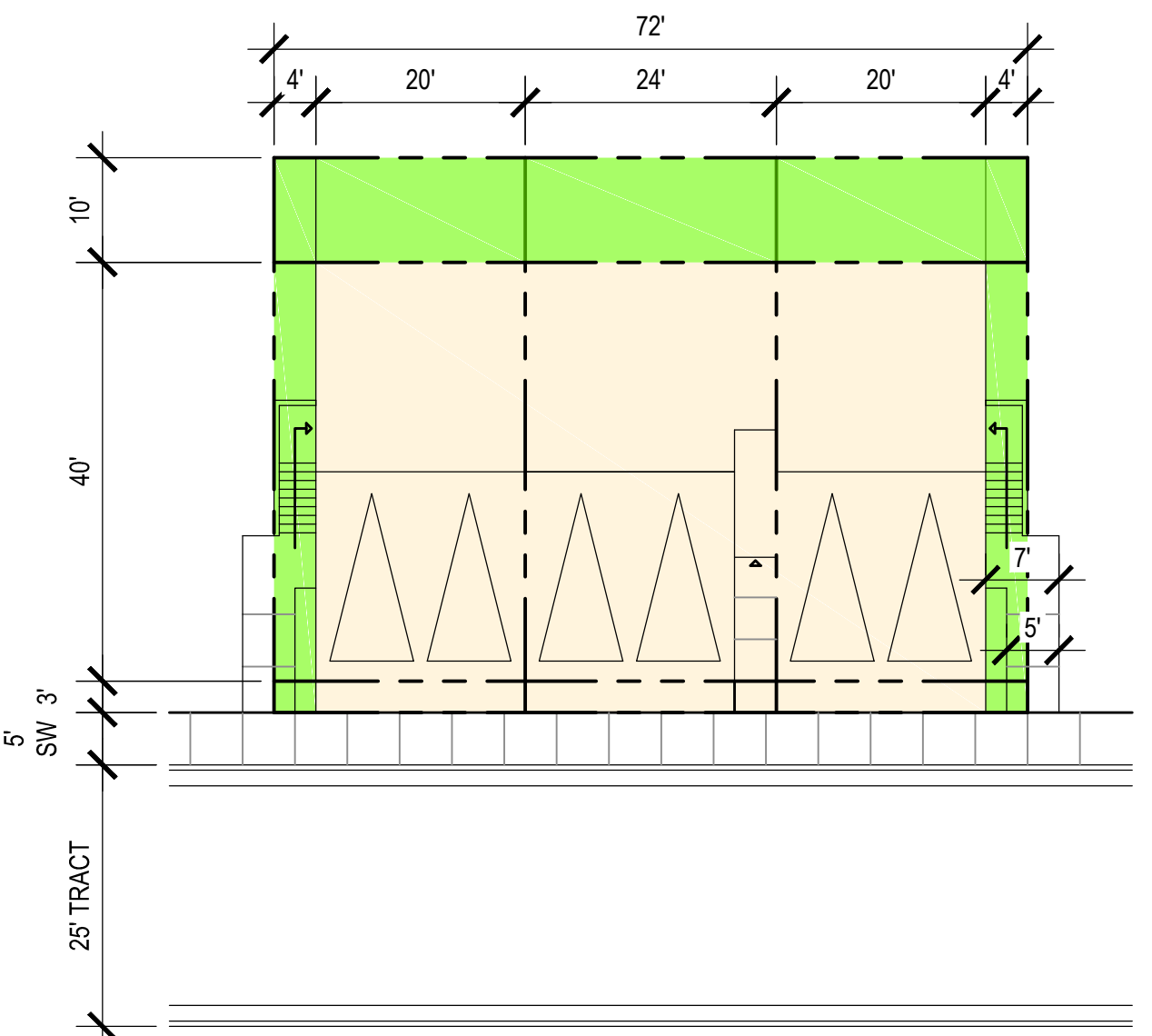
PARKING DATA	
Parking Required (R3-A)	158
*Parking Provided (PUD)	158
Garage	140
90 Degree	18

Development Standards		
Standards	R3-A	PUD
Minimum lot dimensions (width and depth) *4	Individual unit lot: 20' width, no minimum depth +16	no change
Dwelling unit density (units/gross acre)	23.1; 26.4 with bonus +16	no change
Perimeter standards	10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line +16	10' for units fronting street rights-of-way; 8' for units siding street rights-of-way; this area is to be in common ownership or management. 8' building setback to property line, 5' to private drive or parking.
Building setbacks	Individual unit lot: none +16	no change
Maximum height	3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum +16	no change
Lot coverage	100% +16	no change
Common areas	Minimum 5% of gross area +16	no change
Allowed uses	Single-family attached and home occupations	no change
Required review	Development review	no change
Street standards	Development site: Public street or private accessway. Individual unit lot: Private accessway, alley right-of-way or driveway. +16	no change

Lot Coverage			
Gross Acreage	5.25 Ac.		
Net Acreage	4.88 Ac.		
Building Type	Qty.	S.F.	Total S.F.
3-Pack	1	2,560 S.F.	2,560 S.F.
4-Pack	4	3,520 S.F.	14,080 S.F.
5-Pack	3	4,480 S.F.	13,440 S.F.
6-Pack	6	5,440 S.F.	32,640 S.F.
Total	14		62,720 S.F.
Lot Coverage		27.43%	



TYPICAL ROADWAY SECTION - A plan scale: NTS



TYPICAL LOT DIAGRAM plan scale: NTS



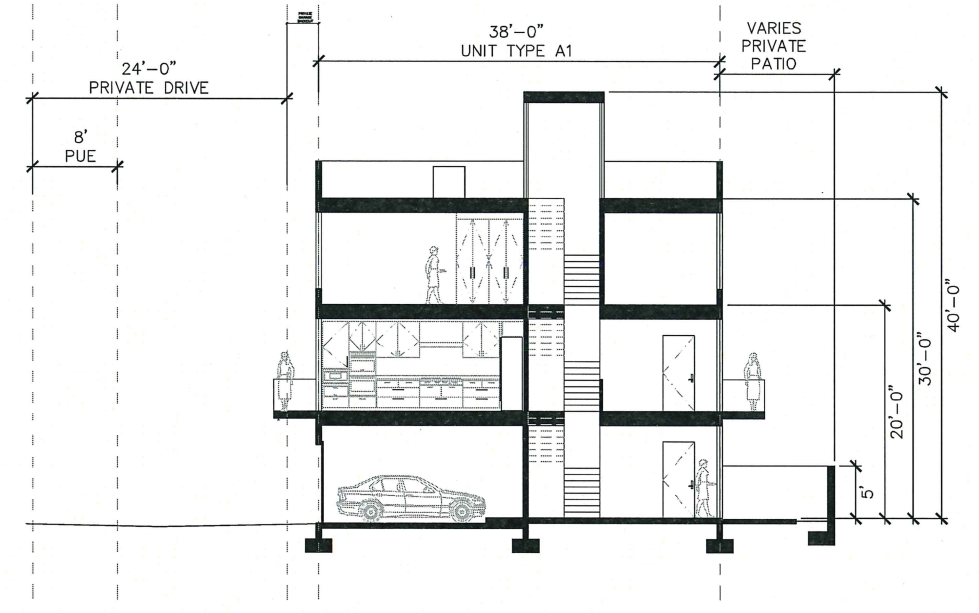
POINTE 16

Site Plan

plan scale 1:40
 date: 07.27.15

andersonbaron
 plan · design · achieve
 50 n. mcclintock drive, ste 1
 chandler, arizona 85226
 p. 480.699.7956 f.480.699.7986

PRECEDENT IMAGERY



1 BUILDING SECTION - TYPICAL
DETAIL

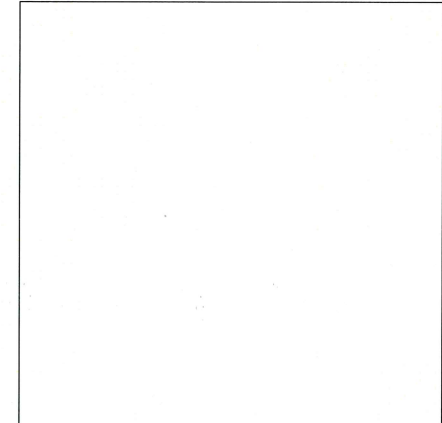
SCALE: 1/8"=1'-0"



2 BUILDING ELEVATION - TYPICAL
DETAIL

SCALE: NTS

RESERVED FOR CITY APPROVAL BLOCK



HammerGlobal Partner
31 WEST THIRD STREET
PHOENIX, AZ 85001
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FAX: (480) 557-6505
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Resources



NO.	DATE	DESCRIPTION

REVISIONS

PRELIMINARY SITE SECTION

06.03.2015



POINT **16**

Plant Materials Legend

Trees	Size	Quantity
Chitalpa tashkinensis	24" Box	
Chitalpa		
Fraxinus angustifolia	24" Box	
Raywood Ash		
Parkinsonia hyb.	24" Box	
'Desert Museum' Palo Verde		
Phoenix dactylifera	24" Box	
Date Palm		
Pistacia chinensis	24" Box	
Chinese Pistache		
Pyrus calleryana 'Bradford'	24" Box	
Bradford Pear		
Quercus virginiana	24" Box	
'Cathedral' Oak		
Thevetia peruviana	24" Box	
Red Oleander		
Extra Large Shrubs		
Bougainvillea 'Ooh La La'	5 gal.	
Bougainvillea		
Caesalpinia pulcherrima	5 gal.	
Red Bird of Paradise		
Cupressus sempervirens	15 gal.	
Italian Cypress		
Tecoma alata 'Orange Jubilee'	15 gal.	
Orange Jubilee		
Vauquelinia californica	15 gal.	
Arizona Rosewood		

Large Shrubs	Quantity
Calliandra californica	5 gal.
Red Fairy Duster	
Cassia artemisioides 'Silver'	5 gal.
Silver Cassia	
Leucophyllum langmaniae 'Rio Bravo'	5 gal.
Rio Bravo Sage	
Leucophyllum frutescens 'Green Cloud'	5 gal.
Green Cloud Sage	
Simmondsia chinensis	5 gal.
Jopba	
Medium Shrubs	Quantity
Leucophyllum frutescens 'compacta'	5 gal.
Compact Texas Sage	
Rosmarinus officinalis 'Collingwood Ingram'	5 gal.
Collingwood Ingram Rosemary	
Xylosma congestum 'Compactum'	5 gal.
Dwarf Shiny Xylosma	
Small Shrubs/Accents	Quantity
Callistemon speciosus	1 gal.
'Little John' Bottlebrush	
Myrtus communis 'compacta'	5 gal.
Dwarf Myrtle	
Pittosporum tobira 'Wheeler's Dwarf'	5 gal.
Wheeler's Dwarf Pittosporum 'Variegated'	
Plumbago Scandens	5 gal.
White Plumbago	
Ruellia brittaniana	5 gal.
Burno Ruella	
Teucrium chamaedrys	1 gal.
Germanier	
Groundcovers/Accent Cont.	Quantity
Acacia redolens	1 gal.
Prostrate Acacia	
Dalvia capitata 'Sierra Gold'	1 gal.
Sierra Gold Daleia	
Hymenoclea acaulis	1 gal.
Angelita Daisy	
Lantana montevidensis	1 gal.
Purple Trailing Lantana	
Lantana montevidensis 'New Red'	1 gal.
Trailing Red Lantana	
Rosmarinus officinalis 'Prostratus'	1 gal.
Trailing Rosemary	
Trachelospermum jasminoides	1 gal.
Dwarf Star Jasmine	
Zephranthes candida	5 gal.
White Rain Lily	
Cactus/Accents	Quantity
Agave americana 'marginata'	5 gal.
Variegated Century Plant	
Agave angustifolia 'Variegata'	5 gal.
Variegated Agave	
Agave geminiflora	5 gal.
Twin Peaks Agave	
Agave salmiana x ferox	15 gal.
Large Leaf Agave	
Agave weberi	5 gal.
Weber's Agave	
Aloe hybrid	5 gal.
'Blas Elf' Aloe	
Bouleoua gracilis 'Blonde Ambition'	1 gal.
Blond Ambition	
Chamaerops humilis	15 gal.
Mediterranean Fan Palm	
Dasylicon quadrangulatum	5 gal.
Mexican Grass Tree	
Dasylicon wheeleri	5 gal.
Desert Spoon	
Euphorbia antisyphatica	5 gal.
Candelilla	
Nolina bigelovii	5 gal.
Beargrass	
Pedicularis macrocarpus	5 gal.
Slipper Plant	
Yucca pallida	15 gal.
Pale Leaf Yucca	
Vine	Quantity
Bougainvillea sp. 'Barbara Karst'	5 gal./espalier
Barbara Karst Bougainvillea	



June 01, 2015
Job No. 150407

**Legal Description
For
Combined Parcel**

A portion of the West half of Section 3, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows;

Commencing at the West quarter corner of said Section 3, being marked by a City of Phoenix brass cap in hand hole from which a City of Phoenix brass cap in hand hole marking the East quarter corner of said Section 3, bears South 87 degrees 53 minutes 45 seconds East a distance of 5267.38 feet (Basis of Bearings);

Thence along the South line of the Northwest quarter of said Section 3, South 87 degrees 53 minutes 45 seconds East a distance of 556.07 feet to the **Point of Beginning**;

Thence North 00 degrees 08 minutes 49 seconds East a distance of 181.29 feet;

Thence South 87 degrees 50 minutes 24 seconds East a distance of 82.03 feet;

Thence North 41 degrees 30 minutes 42 seconds East a distance of 246.07 feet to a point on the Southerly right of way line of E. Morten Avenue;

Thence North 50 degrees 00 minutes 01 seconds East a distance of 35.00 feet to a point on the center line of E. Morten Avenue;

Thence South 39 degrees 59 minutes 59 seconds East a distance of 41.42 feet to the beginning of a non-tangent curve whose center bears North 49 degrees 58 minutes 55 seconds East a distance of 800.00 feet;

Thence along the arc of said curve through a central angle of 24 degrees 06 minutes 41 seconds and an arc length of 336.66 feet;

Thence South 25 degrees 52 minutes 14 seconds West a distance of 35.00 feet to a point on said Southerly right of way line of E. Morten Avenue;

Thence South 40 degrees 08 minutes 38 seconds West a distance of 173.14 feet to a point on said North line of the Northwest quarter of Section 3;

Thence along said North line, North 87 degrees 53 minutes 45 seconds West a distance of 34.82 feet to the Southwest corner of the East half of the Southeast quarter of the Southwest quarter of the Northwest quarter of said Section 3;

Thence along the East line of the West half of the Northeast quarter of the Northwest quarter of the Southwest quarter of said Section 3, South 01 degrees 41 minutes 22 seconds West a distance of 38.52 feet;

Thence South 44 degrees 09 minutes 44 seconds West a distance of 24.63 feet to the beginning of a tangent curve whose center bears South 45 degrees 50 minutes 16 seconds East a distance of 340.92 feet;

Thence along the arc of said curve through a central angle of 19 degrees 57 minutes 47 seconds and an arc length of 118.78 feet;

Thence South 24 degrees 10 minutes 43 seconds West a distance of 136.30 feet to the beginning of a tangent curve whose center bears North 65 degrees 49 minutes 17 seconds West a distance of 152.63 feet;

Thence along the arc of said curve through a central angle of 29 degrees 22 minutes 14 seconds and an arc length of 78.24 feet;

Thence South 53 degrees 33 minutes 05 seconds West a distance of 28.78 feet to the beginning of a tangent curve whose center bears South 36 degrees 26 minutes 55 seconds East a distance of 353.89 feet;

Legal Description
Job No 150407
Combined Parcel
June 01, 2015

Thence along the arc of said curve through a central angle of 12 degrees 53 minutes 52 seconds and an arc length of 79.66 feet;

Thence South 40 degrees 39 minutes 13 seconds West a distance of 97.44 feet to a point on the West line of the West half of the Northeast quarter of the Northwest quarter of the Southwest quarter of said Section 3;

Thence along said West line, North 01 degrees 56 minutes 35 seconds East a distance of 498.30 feet to a point on said North line of the Northwest quarter of Section 3;

Thence along said North line, North 87 degrees 53 minutes 45 seconds West a distance of 82.83 feet to the **Point of Beginning**.

Note: The above described parcel contains 228,606 square feet or 5.2481 acres, more or less.

