

MORNINGSTAR OF NORTH PHOENIX

PLANNED UNIT DEVELOPMENT



DEVELOPMENT NARRATIVE

EAST ROBERT E LEE STREET AND NORTH TATUM
BOULEVARD



CASE Z-72-18

FIRST SUBMITTAL: OCTOBER 15, 2018
SECOND SUBMITTAL: DECEMBER 21, 2018

PRINCIPALS AND DEVELOPMENT TEAM

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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 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.

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MORNINGSTAR OF NORTH PHOENIX PLANNED UNIT DEVELOPMENT NARRATIVE

A. PURPOSE AND INTENT

1. PROJECT OVERVIEW

TB-AZ Management Company, LLC is requesting to rezone the 3.44-acre parcel (APN #215-12-663) located at the southwest corner of East Robert E Lee Street and N Tatum Boulevard (the "Property"). The site is currently zoned R1-18 and is located in the Paradise Valley Village and Council District 2 of the City of Phoenix. The Property directly fronts onto Tatum Boulevard and is currently home of the New Vision Spiritual Growth Center.

This Development Narrative outlines the request to rezone the Property from R1-18 to Planned Unit Development ("PUD") for the development of an Independent Living/Assisted Living/Memory Care facility ("MorningStar of North Phoenix"). The four-story development is composed of 3 neighborhoods (independent living, assisted living and memory care) in a single building specially designed to provide care for the specific needs of its residents as they age and/or their care needs change. The building interior design provides for an abundance of amenities, which include the following: common dining spaces and serving areas, activity areas, art studio, theater, chapel, cafés, lounges, a fitness and activity center, spa/pool area, beauty salon/barber shop, private dining for family events and a central kitchen for chef-inspired meals. The Independent and Assisted Living neighborhoods are joined by shared common use "core" areas in the center of the development. The Independent Living and Assisted Living neighborhoods each have an individually landscaped courtyard. The look and feel of the community will integrate effortlessly with the adjacent neighborhood. In addition to the physical structure, MorningStar of North Phoenix's operations are designed around the residents' individualized needs.

MorningStar of North Phoenix services overview:

MorningStar of North Phoenix is an independent and assisted living community which provides housing and personalized health care services to individuals who require assistance with daily living activities. The Assisted Living and Memory Care areas are licensed by the Arizona Department of Health Services. Assisted Living and Memory Care communities are highly regulated by laws and regulations through the initial licensing process and periodic inspections.

Specific services of the assisted care unit:

MorningStar of North Phoenix offers supportive living for Adults typically over the age of 60 where they can experience 24-hour general monitoring, 7 days per week by trained staff. Among many other things, the community provides living accommodations, utilities, meals

and snacks, supervision, security, 24-7 staff, emergency call systems, assistance with activities of daily living, medication management, personal hygiene, grooming, dressing and undressing, transferring, bowel and bladder management and dining assistance. To further support a greater sense of well-being the community provides social activities, transportation, meals, and housekeeping. MorningStar of North Phoenix offers services which are designed to encourage independence, freedom, and privacy.

Specific services of the memory care unit:

For residents with Alzheimer's disease and other dementia-related conditions, we offer a gentle home in our secure Reflections Neighborhood. We serve residents who are experiencing the onset of this disease or in advanced phases, each requiring additional therapeutic approaches to care. In our Reflections Neighborhood, we provide all the services available in assisted living. We enhance these services to provide the resident with individualized multi-sensory cues (including aromatherapy) to calm and to awaken memories, to support capabilities and, above all, to affirm dignity and value. Recreational and purposeful activities, including music, life skills, art, entertainers and exercise are created specifically for the residents. They continue to have daily health monitoring, Executive Chef prepared meals and scheduled outings and special events. We have added safe, gracious functional spaces, including strolling paths and porches. In Reflections, it is important that each resident continues to enjoy apartment-style living utilizing their own furniture and mementos.

Number of anticipated residents in each category:

Independent Living Units 90 units, Assisted Living 45 units, Memory Care (Reflections) 25 units; total expected residents: 210.

Employee types of a MorningStar of North Phoenix facility:

Executive Director, Hospitality Director, Business Office Manager, Concierge, Director of Community Relations (marketing and sales), Community Relations Associate, Life Enrichment Coordinator, Life Enrichment Associate, Executive Chef, Cooks, Dishwasher, Dining Room Servers, Maintenance Director, Housekeepers, Wellness Director (licensed nurse), LPNs, Medication Care Managers, Resident Care Managers.

Typical resident activities:

MorningStar University (MSU) offers a variety of intellectual, physical and spiritual activities which encourage resident attendance resulting in an overall improved sense of accomplishment, satisfaction, and well-being. Residents participate in a variety of events (musical performances, dances, church services, visits from schools, the zoo, bookmobile, sports events etc. held in the MorningStar community as well as enjoy outings (dining, museum, theatre, church attendance, library visits, and shopping) into the community at large. Independent Living, Assisted Living and Memory Care residents have a dedicated Life

Enrichment calendar created uniquely for them based on past, present and desired future experiences. Life Enrichment activities are scheduled and available 7 days per week. Transportation to external events and appointments is provided.

Who are the residents?

The typical resident of an Assisted Living community is a woman, approximately 85 years of age, who is mobile but needs assistance with approximately two to three activities of daily living (ADLs). She would have two to three chronic conditions. Forty-four percent of assisted living residents are 85 years or older; Twenty-seven percent are 75-84 years old; Nine percent of residents are between 65 and 74 years, and eleven percent are younger than 65 years old. Seventy-four percent assisted living residents are female; Twenty-six percent are male. Assisted living residents move into the community come from a variety of settings. They may be native to the city or state or recently moved back home due to advanced age or poor health. They often move towards their adult children's place of residence. Medical professionals, hospitals, skilled nursing facilities, and independent care communities often refer residents to assisted living. Residents of our Independent Living units are typically more self-sufficient than Assisted Living residents, but still want a sense of community and security along with all the amenities that MorningStar of North Phoenix provides.

Anticipated potential local vendor needs?

All utilities, telephone, cable, dairy and produce, linen, contracted services, electrical and machinery repairs, entertainers, volunteers, doctors and medical professionals, hospitals, skilled nursing facilities, independent living communities, home health agencies, fitness trainers, nutritionists, physical therapy providers, occupational therapy providers, local chapters of the Alzheimer's Association and similar type organizations.

Anticipated economic impacts?

The project will create over 100 new jobs totaling over \$2.5mm in annual payroll. In addition, annual taxes and operating expenses exceeding \$2.5mm will stimulate local vendors and service providers. Construction and development costs are expected to exceed \$50mm which will significantly stimulate the local economy through construction jobs and goods/supplies purchased.

Reasons for choosing this site.

This site ideally provides a combination of easy access from Piestewa Freeway via E. Bell Rd and State Route 101 via N Tatum Blvd. In addition, the site is near commercial areas frequented by residents and families to encourage visits as often as possible. The lack of recent residential development on Tatum Blvd also lends to this site as an ideal location for the more commercial use as a senior living community. Senior living developments have minimal impact on traffic, schools, adjacent neighborhoods and surrounding city services.

MorningStar of North Phoenix will serve the City of Phoenix and will meet a growing need for senior living options while providing substantial benefits to the area. Besides meeting an unmet demand for senior living options, it will improve the site with developed, lush landscaping and high-quality professional architecture, which will potentially enhance surrounding property values, create new local job opportunities, and reinvigorate the dated Property in a manner consistent with the neighborhood and surrounding area. We feel strongly that this is an ideal use for the Property.

2. DEVELOPMENT TEAM

The development team, comprised of MorningStar Senior Living and N-Shea Group, represents a unique combination of experience, both locally and nationally. As an integrated developer and operator of award-winning senior living communities, MorningStar's portfolio includes over 4,000 units in 30 properties across the Western US, comprised primarily of ground-up developments very similar to MorningStar of North Phoenix. Headquartered in Scottsdale, N-Shea Group is a full-service real estate investment and development company which owns and develops commercial real estate throughout the Southwest. MorningStar of North Phoenix will be the fifth (5th) MorningStar community in the Phoenix area and the third (3rd) community completed in partnership with N-Shea.

3. PROJECT GOALS

MorningStar of North Phoenix's primary goal is to meet the unmet demand of independent living, assisted living and memory care in the area, while preserving the character of the adjacent neighborhood and surrounding properties. The goal is to establish a development that will be aesthetically pleasing, improve the site, and meet the needs of surrounding area residents and their families who can benefit from a new, resort-style senior living community.

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

The PUD tool lays out a concrete plan and standards created only to develop an independent living, assisted living and memory care facility. No other uses besides independent living, assisted living and memory care will be allowed on the site which will ensure compatibility and protection for the neighbors for years to come.

4. OVERALL DESIGN CONCEPT

This PUD creates development standards and design guidelines that produce a Senior Living Center on a site designed to look and feel like a large, connected community. It is designed as a four-story residential building that will include 210 beds within 160 units under a single roof. The building incorporates a maximum building height of 49-feet 9-inches, the views from the adjacent single-family residences will not be affected by the height since we have placed the building in the middle of the site, to minimize any impact on the adjacent North

and South residences. The design mirrors the theme of the area, including contemporary Southwest character building and landscape elements. The overall design includes adequate parking with above and beyond streetscape and open space landscaping. The parking will be throughout the site, with the majority on the south end of the site. The building has been designed and oriented so that it faces N Tatum Blvd.

5. DESIGN THEME

The look and feel will make the residents feel at home. Along with this design, screening from adjacent properties is also essential to the design. Careful implementation of the development standards and architectural design will ensure that the character of the area is maintained, while also preserving views of the surrounding area. The building design and extensive landscaping will ensure this condition.

The development will incorporate a number of sustainable and green building features. The landscaping and redevelopment of the site will integrate with the character of the neighborhood to the west. The overall design concept will provide for a high-quality living environment that reflects the neighborhood and will serve as a nice entrance from the east.

B. LAND USE PLAN

The approximately 3.44 gross acre site will allow an independent living, assisted living and memory care center with accessory uses.

C. LIST OF USES

1. PERMITTED USES

- a. **Independent Living;** The part or section of a property that provides independent living services. As part of the monthly fee, access to meals and other services, such as housekeeping, linen service, transportation, and social and recreational activities, is provided to residents. Independent living does not provide assistance with Activities of Daily Life (“ADLs”).
- b. **Assisted Living;** The part or section of a property that provides assisted living services, not including memory care, and is regulated by the state. The same services are provided as in independent living, but supportive care from trained employees is also provided to residents who are unable to live independently and require assistance with ADLs.
- c. **Memory Care;** The part or section of a property that provides services to persons with Alzheimer’s disease or other forms of dementia. These are generally separate or secured areas, with specific programming for persons with memory impairment in addition to services provided for persons in assisted living.

2. TEMPORARY USES

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

3. ACCESSORY USES

Accessory Uses are for the employees and residents listed under the Permitted Uses and are not available to the general public.

- a. Fitness and Activity room
- d. Spa
- e. Salon/Barber shop
- f. Private Dining Room
- g. Office Space
- h. Theater
- i. Open/Exhibition Kitchen: Commercial kitchen prep stations and dish cleaning will not be visible to residents. Open/Exhibition Kitchen will be visible to residents in the dining room, and features plating, warming, minor food preparation and a pizza oven.
- j. Conference Room/Art Studio
- k. Pool/Hot Tub
- l. Yoga Room
- m. Therapeutic Massage Room is restricted to residents only
- n. Juice Bar

D. DEVELOPMENT STANDARDS

Inclusion of Development Standards within the MorningStar of North Phoenix PUD protects not only the adjacent property owners, but creates standards reflective of a high-quality site and development. These standards permit greater flexibility in the development of a higher quality living environment, as well as benefit public health, safety and welfare of the citizens of the City of Phoenix. They also promote an appropriate transition and compatible land use relationships with the adjacent properties.

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1. DEVELOPMENT STANDARDS TABLE

a. Density & Number of Dwelling Units	- 46.5 du/acre for a total of 160 units
b. Minimum Lot Length & Width	- The building overall length (north-south) is 370'-4". - The building overall width (east-west) is 167'-7"
c. Primary Structures/Building Setbacks i. North ii. South iii. East iv. West	- 104-feet minimum - 100-feet minimum - 59-feet minimum - 9-feet minimum
d. Building Setbacks/Accessory Garage Structures i. North ii. South iii. East iv. West	- 0-feet minimum - 0-feet minimum - 0-feet minimum - 0-feet minimum
e. Landscape Setbacks i. North ii. South iii. East iv. West	- 20-feet average - 18-feet average - 5-feet average - 5-feet minimum
f. Building Separation	- None
g. Building Height (Stories/Feet)	- Max building heights has been reduced by more than 10 feet. Max height proposed is 4 stories and 49'-9". Height currently measured from Entry Level Finish Floor. Site Grading will be close to current elevation as site grading will be minimized
h. Maximum Lot Coverage	- 45%
i. Division of Uses	- Primary Building - Accessory Garage Structures

2. LANDSCAPE STANDARDS TABLE

a. Streetscape	
i. Trees	- Min 2-inch caliper (50% of required trees) - Min 3-inch caliper or multi-trunk tree (25% of required trees) - Min 4-inch caliper or multi-trunk tree (25% of required trees)
ii. Shrubs	- Min five (5) 5-gallon shrubs per tree

b. Perimeter Property Lines	
j. Trees	<ul style="list-style-type: none"> - Min 2-inch caliper (60% of required trees) - Min 1-inch caliper (40% of required trees)
ii. Shrubs	<ul style="list-style-type: none"> - Min five (5) 5-gallon shrubs per tree
c. Adjacent to Buildings	
i. Trees	<ul style="list-style-type: none"> - Min 2-inch caliper (60% of required trees) - Min 1-inch caliper (40% of required trees)
ii. Shrubs	<ul style="list-style-type: none"> - Min five (5) 5-gallon shrubs per tree
d. Parking Areas	<ul style="list-style-type: none"> - 10% minimum
i. Trees.	<ul style="list-style-type: none"> - Min 2-inch caliper (60% of required trees) - Min 1-inch caliper (40% of required trees)
ii. Shrubs	<ul style="list-style-type: none"> - Min five (5) 5-gallon shrubs per tree
e. Common Area/Retention	<ul style="list-style-type: none"> - Min 5% of gross area. Gross Lot Area is Area 3.43 Acres (149,678 SF)
1) The plant palette will primarily be composed of drought tolerant and regionally adapted trees, shrubs, accents, and groundcovers.	
2) All plant material shall be in compliance with the Department of Water Resources low water use plant list as approved by the City of Phoenix Planning and Development Department.	
3) All plant materials shall be planted so that at maturity the edge of the plant will be no closer than 3-feet to any fire hydrant or fire suppression device.	
4) All mechanical equipment, wall mounted electrical meters and similar utility devices shall be screened from public view with appropriate plantings.	
5) All plant materials shall be irrigated by an appropriate automatic underground irrigation system.	
6) All irrigation systems shall be designed, constructed and maintained to promote water conservation and prevent water overflow or spray onto streets, sidewalks or parking areas.	
7) Landscape irrigation and domestic water services shall be metered separately.	
8) Each irrigation service point of connection shall have a reduced pressure back flow prevention device installed and maintained in accordance with the requirements of the City of Phoenix or approved equivalents.	
9) A minimum of fifty percent (50%) coverage shall be maintained in all landscape areas at maturity with living trees, shrubs, accent plantings, and vegetated ground cover.	
10) Dust control products, such as decomposed granite, river rock, and ground cover, will be installed at a minimum of two-inches thick in all landscape areas.	
11) The Emergency Generator and Transformer (Exhibit 9-Site Plan, key note 15) shall be screened with a solid wall.	

3. PARKING

The parking and loading for this PUD shall comply with Section 702 of the City of Phoenix Zoning Ordinance. The current Zoning Ordinance requirement for Assisted Living Centers is 1 parking space per 2 resident/patient beds. In the case of the PUD, it proposes a maximum of 210 beds, which would reflect the need for 105 parking spaces.

Parking Provided: Minimum 113 parking spaces, 74 surface parking and 39 Accessory Garage.

The majority of the parking for the project is located along the south portion of the site, with additional shared spaces at the north. Garages are located on the south, east, and north of the site. The main access is off N Tatum Blvd. at the center of the site. Secondary accesses can be found at the SE, along N Tatum Blvd and NW from E Robert E Lee St. Emergency access shall be allowed from either N Tatum Blvd or E Robert E Lee St.

4. FENCES/WALLS

3 foot masonry screen wall with stucco finish along Tatum Blvd. 6 foot masonry screen wall with stucco finish on south portion of site. With adjacent owner's permission, would propose a 3 foot masonry screen wall with stucco finish.

5. AMENITIES

Outdoor site amenities are based around the spacious interior courtyards at the north and south portions of the building in each wing. The courtyards are designed specifically for the enjoyment of the assisted and independent living populations.

An exterior covered patio for each wing is located adjacent to the amenity spaces within the courtyard for resident safety and enjoyment (see key note on site plan). The two courtyards contain a series of vertically stacked native stones with drilled cores serving as a bubbler fountain for acoustical and cooling benefits. The water feature also encourages opportunities to view birds and butterflies. Each courtyard contains a potting bench replete with a raised plant bed for resident use while growing flowers or vegetables.

At each courtyard, wire-framed 6ft high vegetative walls with flowering vines will be provided for visual screen and landscape color.

The building's main entry area is along the eastern façade and includes a large (50 ft. x 35 ft.) ramada for residents, friends and families to enjoy.

Immediately adjacent to the central core of the building a pergola has been provided for evening barbeques and outdoor gatherings (refer to the site plan and building elevations).

Security is achieved by code compliant site lighting, an electronic security system and 24/7 staffing who carry call devices and are readily available for emergencies. Each courtyard will be fully enclosed by the building so the environment will remain safe and comfortable for

elderly residents. The memory care residents will have a private exterior terrace on the second floor, with a protective wall at 7 ft. tall.

6. SHADE

A minimum of 50% of the common and open space areas will be shaded at maturation per City of Phoenix Zoning Ordinance Section 507 Tab A.II.B.6.1. As required by the City, shade calculations will be based on the Summer Solstice at 12:00 noon.

7. LIGHTING PLAN

The project proposes a lighting plan providing both safety and comfort while also enhancing the building's architectural features, contextual landscaping and other unique project features. Photometric plans shall be submitted with the site plan review. The value of the light foot candles at the property lines shall not exceed 1.0 foot-candle. The light layout and fixtures shall adhere to City Code Section 23-100. The project's final light fixture sections shall be provided at the time of final design.

E. DESIGN GUIDELINES

Neighborhood compatibility is achieved in site planning and building design. The new independent living, assisted living, and memory care center will be four stories in height. The building has been positioned on the site to allow for privacy as well as to enhance the visual impact.

1. Site Layout

The objective of the site design for the project is to enhance the visual impact of the site as well as integrate into the existing community. This is done through orientation, placement, vegetation, and open space. A large portion of the current site is parking lot, so the intention is to improve the visual impact of the site for the surrounding community. The site design elements shall comply with the City of Phoenix Zoning Ordinance Section 507, Tab A (Guidelines for Design Review) and shall include the following elements:

- a. Main entrance will be on the east facing N Tatum Blvd.
- b. Pedestrian connectivity with the public walkway along N Tatum Blvd. will be provided to the main entry serving the building.
- c. Fire truck access via both N Tatum Blvd. and E Robert E Lee St. and align with an internal private driveway system with compliant access widths and turning radii to accommodate fire apparatus. The height of the vegetated overhang will exceed the fire code requirement of 13'-6".

- d. The development will include decorative signage and decorative site lighting to enhance the landscaping and architecture.
- e. The site trash and recycling enclosure has a net 162 sq. ft. The enclosure is designed to be 8' high and fully screen the containers within. The enclosure will be composed of CMU with an exterior finish of stucco to match the exterior of the main building. The access gates are to be fully obscured with solid metal panels and painted to match one of the building colors.
- f. Utility vaults are underground but have plant groups screening the ground surface cover plates while careful field placement should allow access for maintenance purposes

2. Architectural Design

The design of the community will integrate into the existing single-family community while providing an improved entrance into the neighborhood. Please see Conceptual Elevations at **Exhibit 10**. The design is to blend single-family residence elements and forms into a larger building for compatibility with the existing homes in the area, as well as gives residents the feeling of "home". Stucco colors will be compatible with adjacent structures.

The PUD shall comply with the development standards in the City of Phoenix Zoning Ordinance Section 507, Tab A (Guidelines for Design Review). Additionally, the PUD will include the following design standards to break up the building massing:

Building Façade

- a. The development shall have four-sided architecture.
- b. A minimum of 30% of the building façade will be dedicated to architectural features.
- c. There shall be an architectural feature located every 40 lineal feet along the building including, but not limited to a building off set, column or shade structure. The building shall contain a mixture of all of the following shape sizes:
 - i. Rectangular
 - ii. Clerestory
 - iii. Square

Building Entrances

- d. Solid roof/Porte Cochere will be provided at main entrance.
- e. Trellis sun shades will be provided at the secondary entrances and egress stairways.

- f. Internal Courtyards to have various trellis shade structures to shade residents

Roof Forms

- g. The roof shall consist of a low slope roof (Type 1/4" per 1'-0" slope with a membrane roof material) concealed by a stucco parapet to match the wall color below.
- h. Roof heights and associated parapet heights will be dynamic across the frontage of the building. Roof heights frequently change at bump outs
- i. Detailing at the parapet may include architectural coping and shade structures.
- j. Horizontal bump outs will be minimum of 2'-0", with vertical parapet offsets will be 1'-0" minimum.

Site Walls

- k. Wall requirements shall comply with Section 703 of the Phoenix Zoning Ordinance.

Window Standards

- l. There will be a variety of window shapes and sizes surrounding all sides of the development that have architectural detailing around the windows and wall mounted shading devices.

Shade

- m. The project will incorporate shading elements such as covered parking areas, and landscape shaded pathways.
- n. Additionally, the project proposes to incorporate building overhangs and recesses, awnings, shade trellises, trees, and other shade structures on the building and in the two courtyards.

3. Open Space

The PUD shall provide a minimum of 5% of gross building square footage of open space.

F. SIGNS

All signage shall comply with the multifamily district standards of Section 705 of the Zoning Ordinance on page 20.

All permanent signs shall be compatible with the design of buildings and sites, reflecting the architectural style, building materials, textures, colors, and landscape elements of the project.

G. SUSTAINABILITY

The Senior Living community will incorporate a number of voluntary standards where practical. The intent of the building and site design is to further promote environmentally responsible and sustainable development practices. Fundamental principles of energy efficient building design, water resource conservation, light pollution control and indoor environmental quality will be considered for the development.

1. Practices/Techniques that Will be Incorporated Include:

a. City Enforced

- i. Building orientation that responds to climate and enables passive/active solar strategies and energy efficiency techniques.

b. Non-City Enforced

- i. Shaded open space areas and public spaces with vegetation, building design and overhangs.
- ii. Shaded parking lots with vegetation.
- iii. Shaded building entrances with vegetated pergolas.
- iv. Site will include Xeriscaping – use of drought-tolerant plants
- v. Construction Waste Management – Will achieve end-of-project rates for recycling of 50 percent by weight of total non-hazardous solid waste generated by the work.
- vi. Practice efficient waste management in the use of materials in the course of the work.
- vii. Use all reasonable means to divert construction and demolition waste from landfills and incinerators. Facilitate recycling and salvage of materials.
- viii. Meet the objective of Sustainable Neighborhoods that provide a variety of housing opportunities within the same community (Elderly suffering from dementia can stay in the neighborhood where spouse, family, and friends are nearby).

H. INFRASTRUCTURE

1. GRADING AND DRAINAGE

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

2. WATER AND SEWER

Water and wastewater infrastructure requirements will be determined at the time of the site plan review, when the final land-use and 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. If not, 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.

3. CIRCULATION

The primary vehicular entry shall be from the center portion of the site along N Tatum Blvd. New curbing and entry points will be installed.

I. LEGAL DESCRIPTION

PARCEL NO. 1:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 65 FEET; AND

EXCEPT THAT PART OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 65 FEET;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID EAST 65 FEET TO A POINT, DESIGNATED HEREIN AS POINT "A", IN THE SOUTH LINE OF THE NORTH 30 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE CONTINUING SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF 10 FEET;

THENCE NORTHWESTERLY TO A POINT IN SAID SOUTH LINE WHICH IS 10 FEET WESTERLY OF SAID POINT "A";

THENCE NORTHERLY, AT RIGHT ANGLES TO SAID SOUTH LINE, A DISTANCE OF 30 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; AND

EXCEPT A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID EAST HALF;

THENCE SOUTH 00 DEGREES 02 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF 30.00 FEET TO THE SOUTH LINE OF THE NORTH 30.00 FEET OF SAID EAST HALF AND THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 52 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE 255.21 FEET;

THENCE SOUTH 44 DEGREES 58 MINUTES 02 SECONDS EAST 14.16 FEET TO THE WEST LINE OF THE EAST 65.00 FEET OF SAID EAST HALF;

THENCE SOUTH 00 DEGREES 03 MINUTES 08 SECONDS EAST ALONG SAID WEST LINE 120.00 FEET;
THENCE NORTH 89 DEGREES 52 MINUTES 57 SECONDS WEST 39.50 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 08 SECONDS WEST 75.50 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 57 SECONDS WEST 225.72 FEET TO THE WEST LINE OF SAID EAST HALF;

THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG SAID WEST LINE 54.50 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 65 FEET.

PARCEL NO. 3:

DRAINAGE AND SIGNAGE EASEMENT AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED AS 2003-0608767 OF OFFICIAL RECORDS.

EXHIBIT 1

COMPARATIVE ZONING STANDARDS TABLE EXHIBIT

STANDARDS	R1-18 PRD OPTION	R-3 Zoning With Community Residence Center Special Regulations (Table B – Subdivision)	PUD Zoning
Maximum Lot Coverage (%)	30%	25% per Use Permit	45%
Minimum Primary Building Setbacks	R1-18 PRD	R-3	PUD
<u>East:</u>	Street (front, rear or side): 25'	10-foot	59-foot
<u>West:</u>	Property line: 15'	3-foot	9-foot
<u>North:</u>	Street 15'	15-foot	104-foot
<u>South:</u>	Property 15'	25-foot	100-foot
Maximum Height (feet/stories)	2 stories and 30-foot	2 stories and 30-foot	4 Stories and 49-foot nine-inches
Landscape Setback:	R1-18 PRD	R-3	PUD
<u>Street side:</u>	<u>East, North and South:</u> 15-foot average 10-foot minimum	<u>North:</u> 15 feet <u>South:</u> 25 feet <u>East:</u> 10 feet	<u>North:</u> 0-foot average <u>South:</u> 0-foot average <u>East:</u> 0-foot Average
<u>Adjacent to property:</u>	<u>West:</u> None	<u>West:</u> 5-foot	<u>West:</u> 5-foot minimum
Minimum Open Space/Common Area	5%	A minimum of 100 square feet of usable outdoor open space per bed	5%
Vehicular Access	N/A	Special Regulations requires vehicular access from an arterial or collector street	Primary access will be onto N. Tatum Blvd and Secondary access will be onto E. Robert E Lee Street

EXHIBIT 2

LEGAL DESCRIPTION: Real property in the County of Maricopa, State of Arizona, described as follows:

PARCEL NO. 1:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 65 FEET; AND

EXCEPT THAT PART OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 65 FEET;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID EAST 65 FEET TO A POINT, DESIGNATED HEREIN AS POINT "A", IN THE SOUTH LINE OF THE NORTH 30 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE CONTINUING SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF 10 FEET

;

THENCE NORTHWESTERLY TO A POINT IN SAID SOUTH LINE WHICH IS 10 FEET WESTERLY OF SAID POINT "A";

THENCE NORTHERLY, AT RIGHT ANGLES TO SAID SOUTH LINE, A DISTANCE OF 30 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; AND

EXCEPT A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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THENCE SOUTH 44 DEGREES 58 MINUTES 02 SECONDS EAST 14.16 FEET TO THE WEST LINE OF THE EAST 65.00 FEET OF SAID EAST HALF;

THENCE SOUTH 00 DEGREES 03 MINUTES 08 SECONDS EAST ALONG SAID WEST LINE 120.00 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 57 SECONDS WEST 39.50 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 08 SECONDS WEST 75.50 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 57 SECONDS WEST 225.72 FEET TO THE WEST LINE OF SAID EAST HALF;

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PARCEL NO. 2:

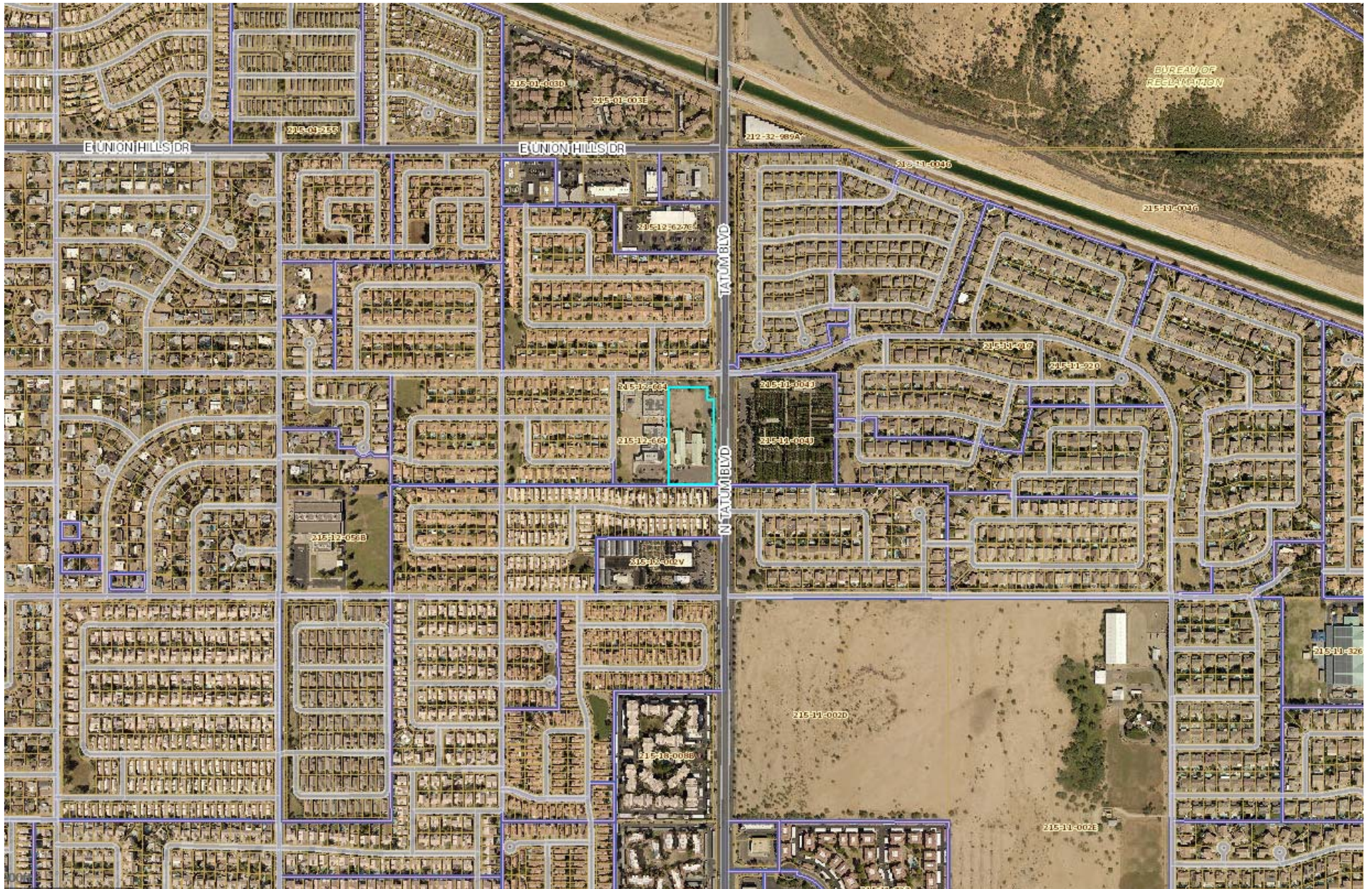
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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PARCEL NO. 3:

DRAINAGE AND SIGNAGE EASEMENT AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED AS 2003-0608767 OF OFFICIAL RECORDS.

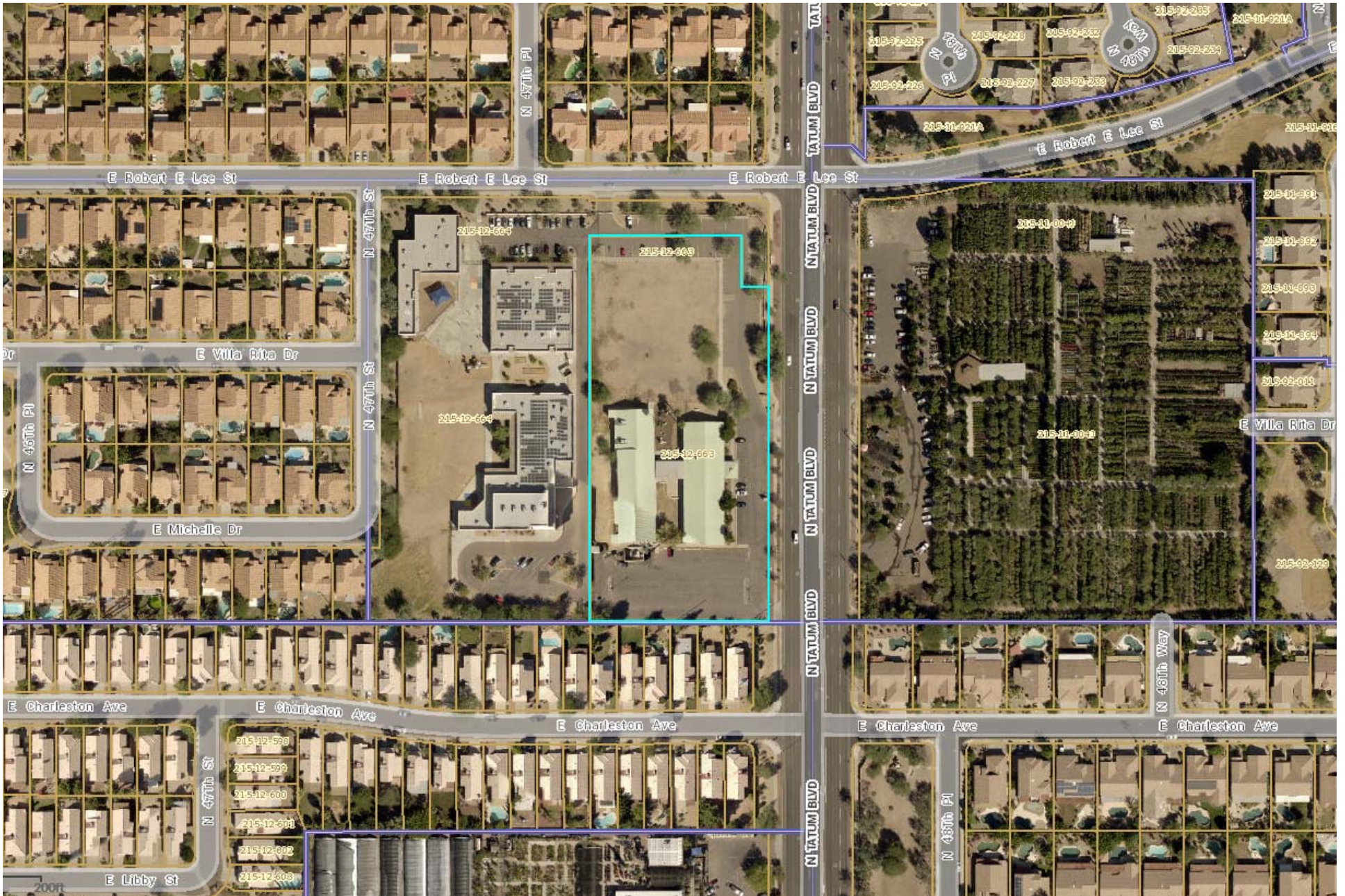
EXHIBIT 3



Aerial Vicinity Map

18010 N Tatum, Phoenix, AZ 85032

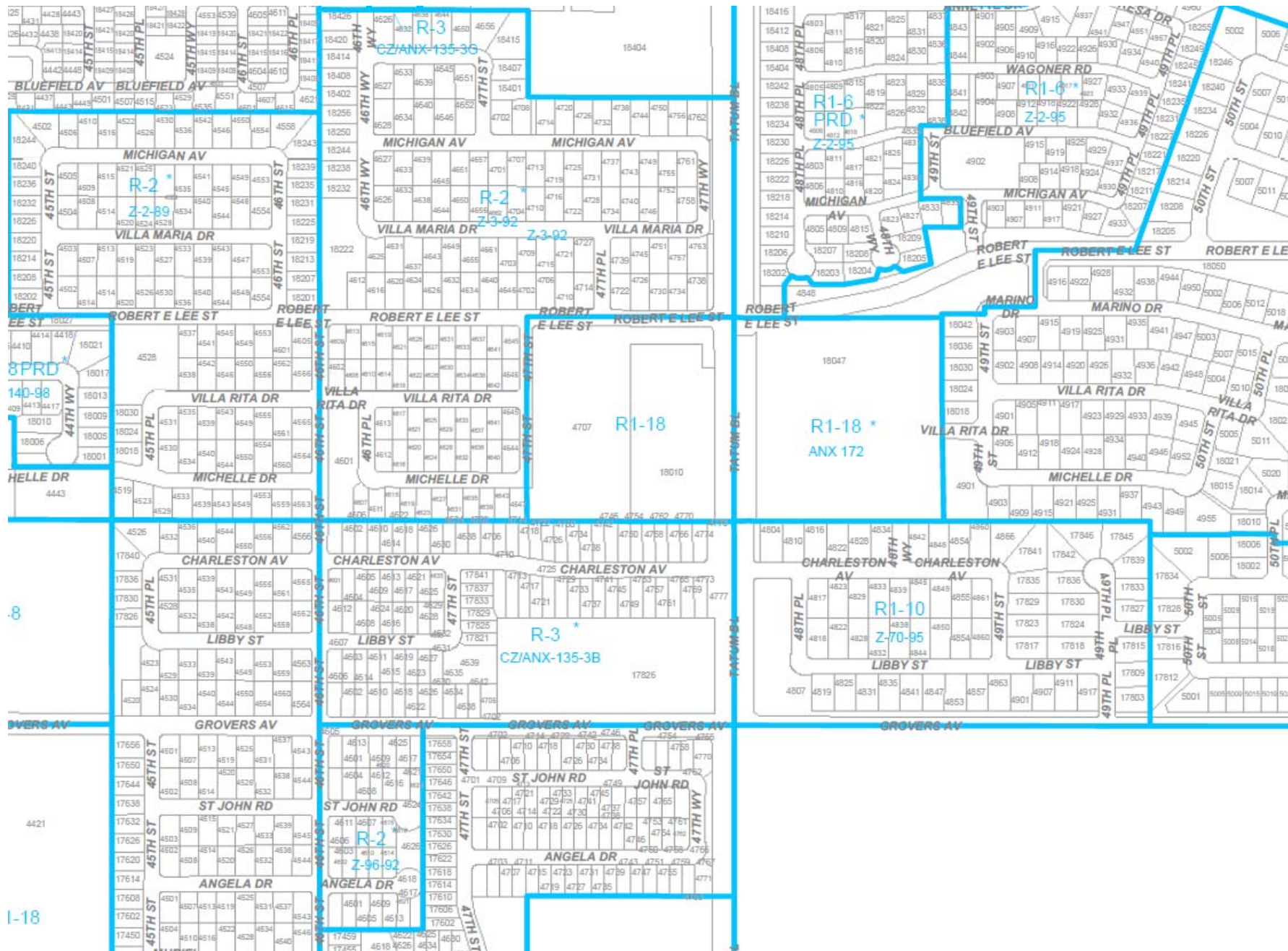
EXHIBIT 4



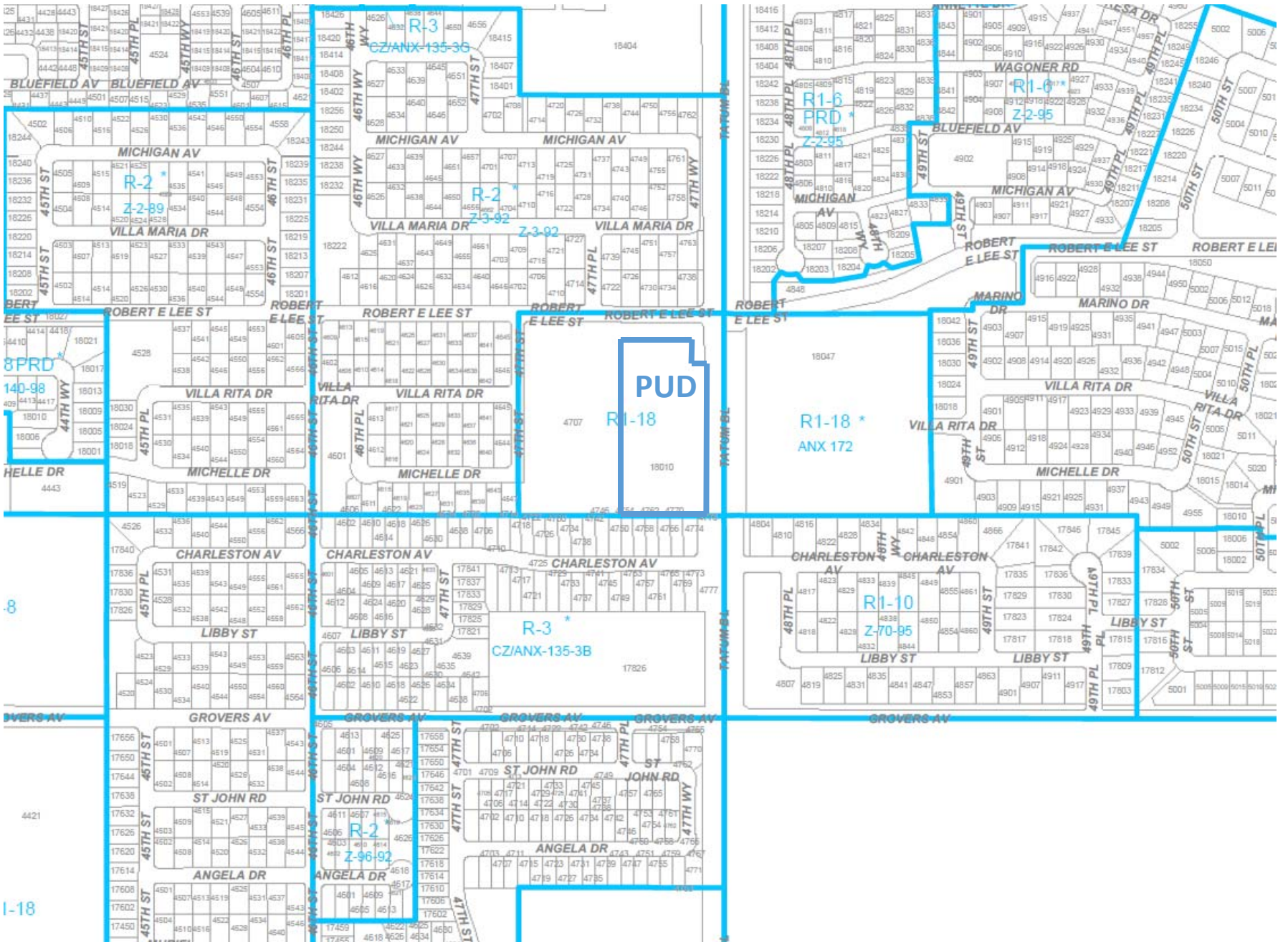
Site Aerial

18010 N Tatum, Phoenix, AZ 85032

EXHIBIT 5



City of Phoenix Existing Zoning Map
 18010 N Tatum, Phoenix, AZ 85032



City of Phoenix Proposed Zoning Map
 18010 N Tatum, Phoenix, AZ 85032

EXHIBIT 6



Context Photos

18010 N Tatum, Phoenix, AZ 85032



Photo 1



Photo 2



SPEED
LIMIT
45

MILESTON
CHARTER SCHOOL

Photo 3

**MILESTONES
CHARTER SCHOOL**

Photo 4



Photo 5

INDUSTRIAL
PAVING



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

PHOENIX FIRE CODE



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

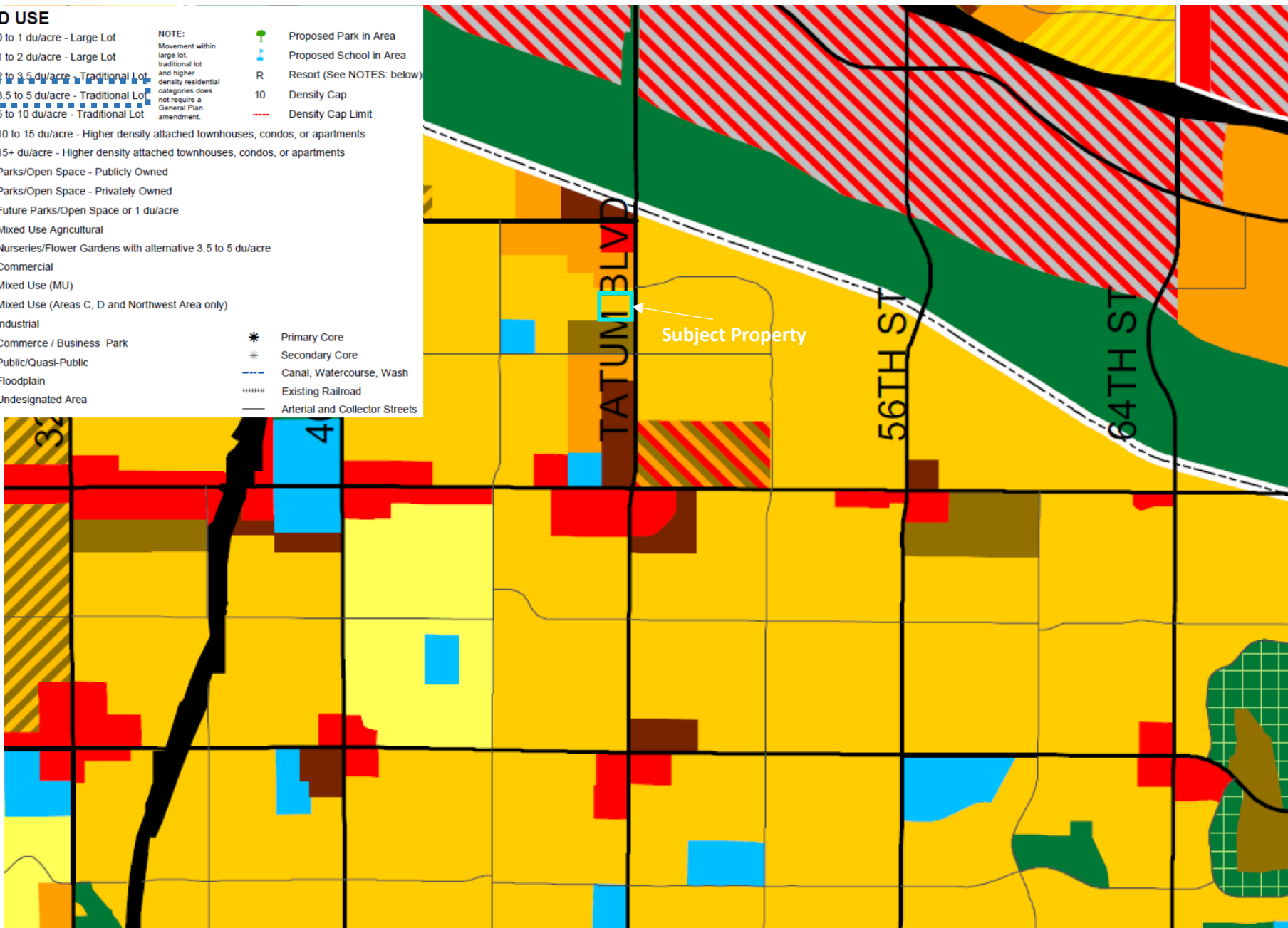


Photo 29

EXHIBIT 7

LAND USE

- 0 to 1 du/acre - Large Lot
 - 1 to 2 du/acre - Large Lot
 - 2 to 3.5 du/acre - Traditional Lot
 - 3.5 to 5 du/acre - Traditional Lot
 - 5 to 10 du/acre - Traditional Lot
 - 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
 - Commerce / Business Park
 - Public/Quasi-Public
 - Floodplain
 - Undesignated Area
- NOTE:**
Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.
- Proposed Park in Area
 - Proposed School in Area
 - R Resort (See NOTES: below)
 - Density Cap
 - Density Cap Limit
- * Primary Core
 - Secondary Core
 - Canal, Watercourse, Wash
 - Existing Railroad
 - Arterial and Collector Streets



City of Phoenix General Plan Map
18010 N Tatum, Phoenix, AZ 85032

EXHIBIT 8

LEGAL DESCRIPTION

PARCEL NO. 1:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 65 FEET; AND

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EXCEPT THE EAST 65 FEET.

PROJECT DESCRIPTION

THE DEVELOPMENT NARRATIVE SUBMITTED IN CONJUNCTION WITH THIS SITE PLAN REQUESTS THE REZONING OF THE EXISTING ZONED R1-18 PROPERTY TO A PLANNED UNIT DEVELOPMENT FOR THE CONSTRUCTION OF 210 BED INDEPENDENT LIVING/ASSISTED LIVING/MEMORY CARE FACILITY.

CONCEPTUAL SITE PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

JARRETT ENGINEERING STANDARD NOTES

1. SHOULD THE CONTRACTOR/SUBCONTRACTOR DISCOVER THAT ANY PORTION OF THIS PROJECT CANNOT BE CONSTRUCTED TO PLAN, HE SHALL CONTACT JARRETT ENGINEERING, LLC. IMMEDIATELY FOR RESOLUTION.
2. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
3. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS BASED ON INFORMATION PROVIDED TO THE ENGINEER BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE ENGINEER AND/OR OWNER CANNOT GUARANTEE ANY LOCATIONS SHOWN ON THESE PLANS OR THESE OMITTED FROM SAME.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
5. CONTRACTOR SHALL REPLACE OR REPAIR TO ACCEPTABLE QUALITY STANDARDS AT HIS COST DAMAGED EXISTING IMPROVEMENTS THAT BECOME DAMAGED OR ALTERED IN THE COURSE OF CONSTRUCTION.
6. THIS PLAN IS NOT INTENDED TO BE A DEMOLITION PLAN. CERTAIN ITEMS MAY EXIST ON THE PROJECT SITE, INCLUDING CURBING, ASPHALT, TREES, CONCRETE, ETC. WHICH REQUIRE REMOVAL AND ARE NOT DEPICTED ON THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A FIELD INSPECTION, REVIEW THE TOPOGRAPHIC SURVEY, AND DETERMINE THE EXTENT OF REMOVALS REQUIRED AND PREPARE THEIR BID ACCORDINGLY.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
8. ALL PROPOSED GRADES AS SHOWN ON THIS PLAN ARE FINISHED GRADES. THE CONTRACTOR SHALL DIRECT THE SURVEY STAKING CREW TO STAKE LANDSCAPE AREAS TO BE OVERCUT AS DEEMED APPROPRIATE SO THAT THE FINISHED GRADES WILL MATCH THOSE GRADES AS SHOWN ON THE PLANS AFTER COMPLETION OF THE LANDSCAPING. SPECIAL CARE SHALL BE EXERCISED TO ENSURE PROPER FINISHED GRADES IN THE RETENTION AREAS AND DRAINAGE SWALES.
9. ANY QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO PLACING BIDS.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID BASED THEREON. IMPORTED FILL MATERIAL, HAULING/HANDLING AND COMPACTION TO BE INCLUDED IN THE EARTHWORK BID.

SURVEYOR INFORMATION

TOPOGRAPHY SURVEY WAS PERFORMED BY JEFFREY M. FLAHERT R.L.S. 34711 DURING THE MONTH OF APRIL, 2018.

FLAHERT BROTHERS COMPANIES, INC.
1747 N. ACACIA
MESA, AZ 85213
P: 602-376-8630
email: jmf.fbc@cox.net

SURVEY NOTES

1. UNDERGROUND UTILITIES WERE NOT LOCATED ON THE SURVEY PROVIDED TO JARRETT ENGINEERING, LLC.
2. THE SURVEY WAS PREPARED WITHOUT TITLE RESEARCH. ONLY THE EASEMENTS SHOWN ON THE PLAT ARE SHOWN HEREON.

ZONING

EXISTING: R1-18
PROPOSED: PUD

LOT AREA

GROSS LOT AREA: 3.43 ACRES (149,678 S.F.)
NET LOT AREA: 3.43 ACRES (149,678 S.F.)

DENSITY

NET LOT AREA: 3.43 ACRES
UNITS: 160 UNITS
DENSITY PROVIDED: 160 UNITS/3.43 ACRES = 46.64 UNITS PER ACRE

BUILDING AREAS/LOT COVERAGE

DESCRIPTION:	BLDGS:	SQ. FT	TOTAL SQ. FT
PORTICO	1	1,647	1,647
'B1' BLDG TYPE	1	52,177	52,177
'G1' BLDG TYPE	3	2,493	7,479
'G2' BLDG TYPE	1	2,140	2,140
'G3' BLDG TYPE	1	1,819	1,819
'G4' BLDG TYPE	2	1,244	2,488
'EG1' BLDG TYPE	1	502	502
TOTAL BLDG AREAS/SQ FT			68,252
LOT COVERAGE: 68,252 SF/149,678 SF = 45.5%			
NOTE: LOT COVERAGE CALCULATIONS INCLUDES 1ST FLOOR ONLY. THIS IS A 4 STORY COMPLEX.			

OPEN SPACE

NET LOT AREA: 3.43 ACRES 149,678 S.F.
OPEN SPACE PROVIDED 37,095 SF/149,678 S.F. 24.7%

LANDSCAPE AREA

NET LOT AREA: 3.43 ACRES 149,678 S.F.
LANDSCAPED AREA PROVIDED 25,192 SF/149,678 S.F. 16.83%

PARKING ANALYSIS

PER CITY OF PHOENIX ZONING ORDINANCE 702.C

PARKING REQUIRED: 1 SPACE PER 2 RESIDENT/PATIENT BEDS
210 BEDS / 2 = 105 SPACES

PARKING PROVIDED: 113 SPACES (74 SURFACE + 39 GARAGE)

ACCESSIBLE PARKING REQUIRED: 5 SPACES (TABLE 1 702.G.1.C)

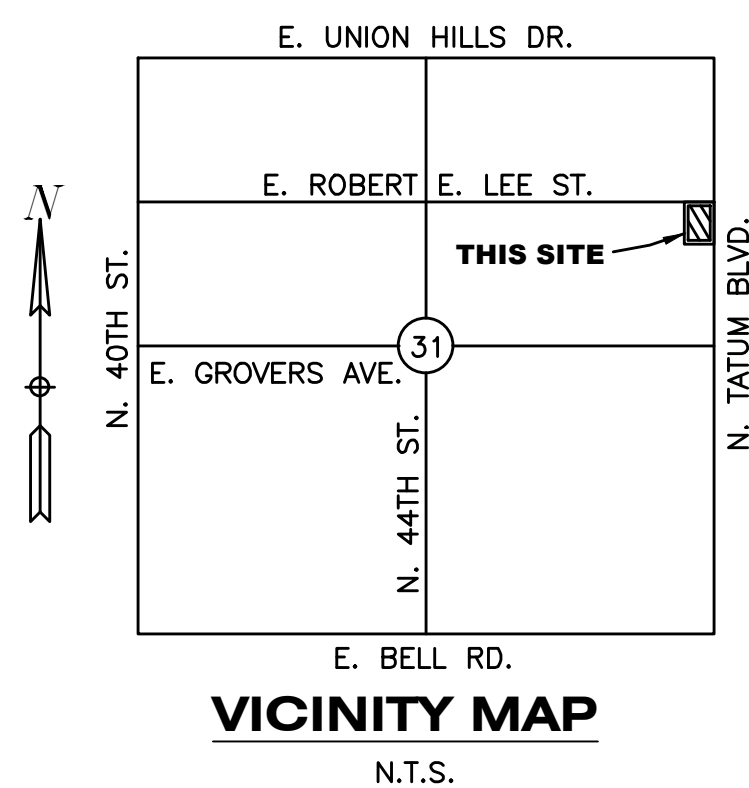
ACCESSIBLE PARKING PROVIDED: 5 SPACES

SETBACKS

FRONT (EAST) 0'
REAR (WEST) 2'
SIDE (NORTH) 12'
SIDE (SOUTH) 7'

DISTANCE TO MAIN BUILDING:

FRONT (EAST) 59'
REAR (WEST) 9'
SIDE (NORTH) 104'
SIDE (SOUTH) 153'



SHEET INDEX

COVER SH1
SITE PLAN SH2

OWNER

NEW VISION SPIRITUAL GROWTH CENTER
18010 N. TATUM BLVD.
PHOENIX, AZ 85032

APPLICANT/DEVELOPER

TB-AZ MANAGEMENT COMPANY, LLC
14555 N. SCOTTSDALE RD., STE 240
SCOTTSDALE, AZ 85254

ARCHITECT

DON ROSEMANN
2809 LARIMER ST.
DENVER, CO 80205

CIVIL ENGINEER

JARRETT ENGINEERING, LLC
7650 S. MCCLINTOCK DR. STE 103
PMB #285
TEMPE, AZ 85284
P: 480-900-8530
F: 480-900-8531
EMAIL: rob@jarrettengineering.net

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF 48TH ST (TATUM) AND UNION HILLS DRIVE.
ELEVATION = 1522.92 (C.O.P. NGVD 29 DATUM)

SITE DATA

18010 N. TATUM BLVD
PHOENIX, AZ 85032
APN: 215-12-663
ZONING: R1-18
TOTAL NET AREA = 149,678 S.F.
= 3.4361 AC

FEMA CERTIFICATION

THIS SITE LIES IN FLOOD ZONE "X" AS STATED IN FEMA MAP NO. 04013C1315L DATED 10-16-2013.

REVISIONS

NO.	DATE

EXPIRES 03-31-20

JARRETT ENGINEERING, LLC.

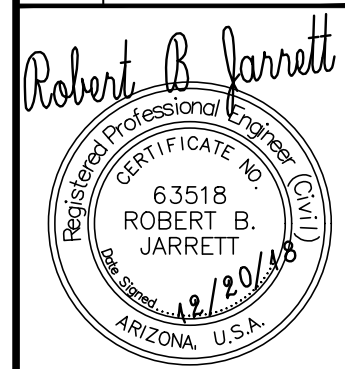
63518 ROBERT B. JARRETT
Tempe, Arizona 85284
PH (480) 900-8530 FAX (480) 900-8531

CONCEPTUAL SITE PLAN

MORNINGSTAR OF NORTH PHOENIX
18010 N. TATUM BLVD.
PHOENIX, AZ 85032

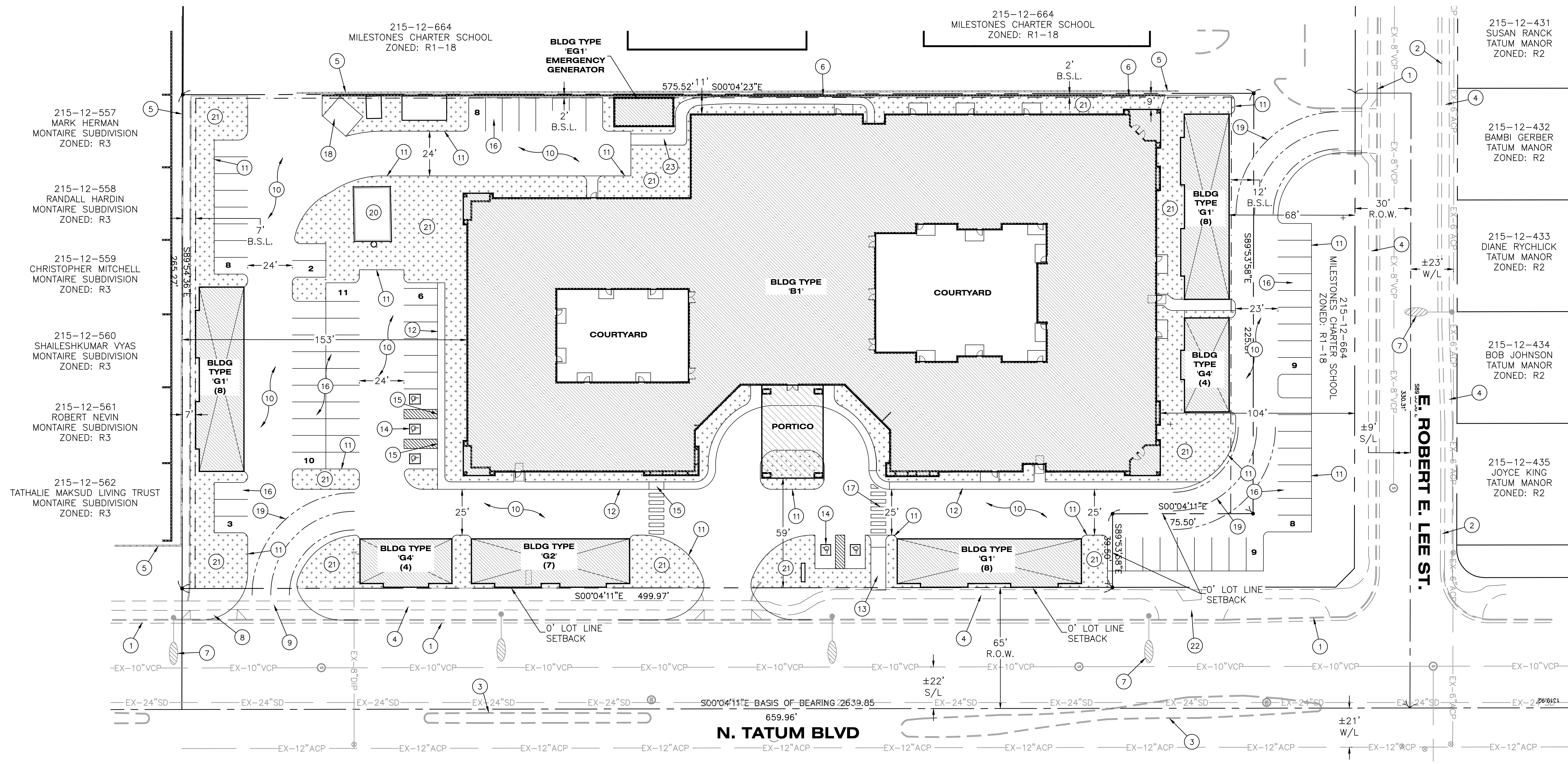
JOB NO.	10193
DRAWING	COVER
DRAWN	RBJ
CHECKED	RBJ
DATE	12-20-18

REVISIONS	
NO.	DATE


JARRETT ENGINEERING, LLC.
 7650 S. McClintock Dr., Ste 103 - PMB 285
 Tempe, Arizona 85284
 PH (480) 900-8530 FAX (480) 900-8531

CONCEPTUAL SITE PLAN
MORNINGSTAR OF NORTH PHOENIX
18010 N. TATUM BLVD.
PHOENIX, AZ 85032

JOB NO. 10193
 DRAWING SITE
 DRAWN RBJ
 CHECKED RBJ
 DATE 12-20-18
 SHEET 2 OF 2



KEYED NOTES

- | | |
|---|---|
| <p>(1) EXISTING 6" VERTICAL CURB AND GUTTER.</p> <p>(2) EXISTING ROLL CURB.</p> <p>(3) EXISTING SINGLE CURB.</p> <p>(4) EXISTING CONCRETE SIDEWALK.</p> <p>(5) EXISTING 6' CMU WALL.</p> <p>(6) CONSTRUCT NEW 6' CMU WALL.</p> <p>(7) EXISTING STREET LIGHT (TYP).</p> <p>(8) EXISTING DRIVEWAY ENTRANCE TO BE REMOVED.</p> <p>(9) CONSTRUCT NEW DRIVEWAY ENTRANCE.</p> <p>(10) CONSTRUCT AC PAVEMENT.</p> <p>(11) CONSTRUCT 6" EXTRUDED CURB.</p> <p>(12) CONSTRUCT NEW MONOLITHIC CURB AND SIDEWALK.</p> <p>(13) CONSTRUCT NEW 8' SIDEWALK.</p> <p>(14) CONSTRUCT ADA PARKING. (11' WIDE x 18' LONG W/ 5' ACCESS AISLE)</p> <p>(15) CONSTRUCT ACCESSIBLE RAMP.</p> <p>(16) CONSTRUCT STANDARD PARKING STALL. (9' WIDE x 18' LONG)</p> <p>(17) CONSTRUCT PEDESTRIAN CROSSWALK WITH RAMP.</p> | <p>(18) CONSTRUCT TRASH BIN ENCLOSURE.</p> <p>(19) 20' FIRE LANE & 35' INNER RADIUS (TYP).</p> <p>(20) EXISTING CELL TOWER.</p> <p>(21) LANDSCAPE AREA (TYP).</p> <p>(22) EXISTING BUS STOP.</p> <p>(23) CONSTRUCT NEW 4' SIDEWALK.</p> |
|---|---|

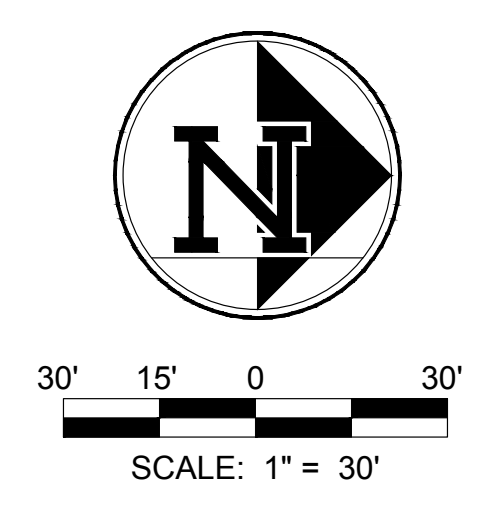
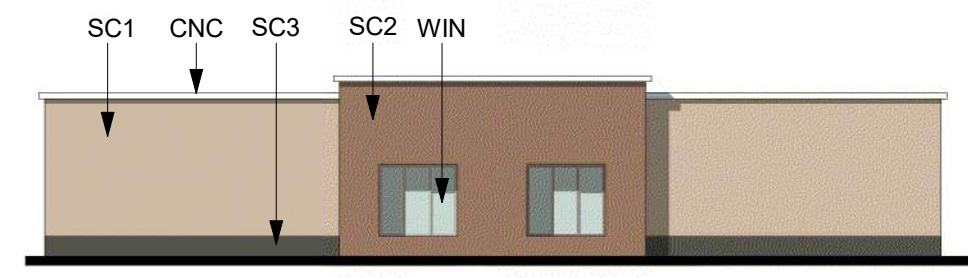


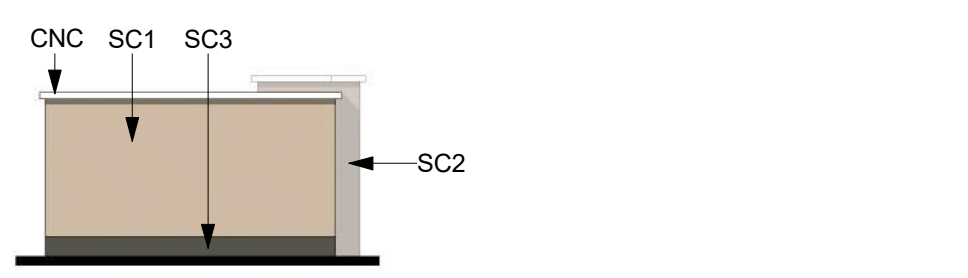
EXHIBIT 9



C Typ. Garage Elevation - Back
1/16" = 1'-0"



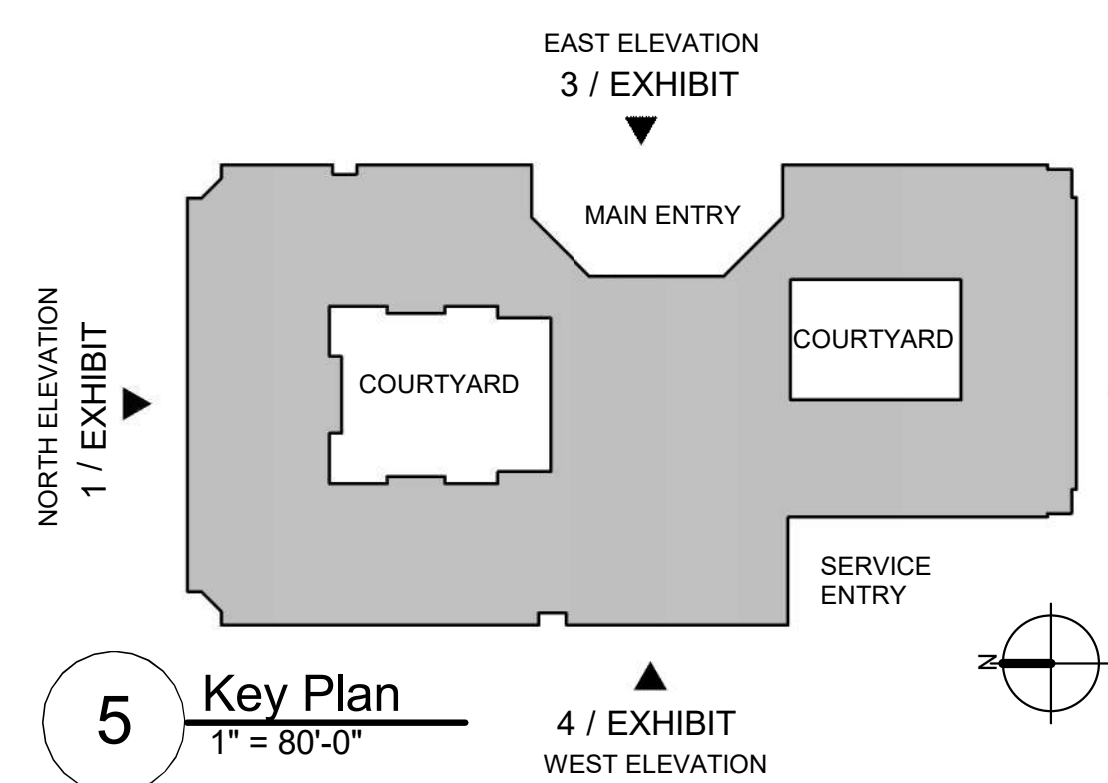
B Typ. Garage Elevation - Front
1/16" = 1'-0"



A Typ. Garage Elevation - Side
1/16" = 1'-0"

ELEVATION MATERIALS

- CBF CORBEL, WOOD
- CNC STUCCO CORNICE, COLOR - WHITE
- RA-S STEEL RAILING, COLOR - BLACK
- SC1 STUCCO, COLOR - LIGHT TAN
- SC2 STUCCO, COLOR - MEDIUM TAN
- SC3 STUCCO, COLOR - OLIVE
- SCC STUCCO TRIM, COLOR - WHITE
- TRS TRELLIS, WOOD
- WIN WINDOW



1 North Elevation
1/16" = 1'-0"

- MAX PARAPET HT. 49' - 9"
- ROOF BRG 42' - 0"
- T.O. 4TH SUBFLR 33' - 0"
- T.O. 3RD SUBFLR 22' - 4"
- T.O. 2ND SUBFLR 11' - 8"
- T.O. 1ST FLR 0' - 0"



2 South Elevation
1/16" = 1'-0"

- MAX PARAPET HT. 49' - 9"
- ROOF BRG 42' - 0"
- T.O. 4TH SUBFLR 33' - 0"
- T.O. 3RD SUBFLR 22' - 4"
- T.O. 2ND SUBFLR 11' - 8"
- T.O. 1ST FLR 0' - 0"



3 East Elevation
1/16" = 1'-0"

- MAX PARAPET HT. 49' - 9"
- ROOF BRG 42' - 0"
- T.O. 4TH SUBFLR 33' - 0"
- T.O. 3RD SUBFLR 22' - 4"
- T.O. 2ND SUBFLR 11' - 8"
- T.O. 1ST FLR 0' - 0"



4 West Elevation
1/16" = 1'-0"

- MAX PARAPET HT. 49' - 9"
- ROOF BRG 42' - 0"
- INDEPENDENT LIVING
- T.O. 4TH SUBFLR 33' - 0"
- ASSISTED LIVING
- T.O. 3RD SUBFLR 22' - 4"
- MEMORY CARE
- T.O. 2ND SUBFLR 11' - 8"
- ASSISTED LIVING
- T.O. 1ST FLR 0' - 0"

PRINTS ISSUED
12/20/18
REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

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**MORNINGSTAR OF
NORTH PHOENIX**
N. TATUM BLVD & E. ROBERT
E. LEE ST,
PHOENIX, AZ 85032

SHEET TITLE
CONCEPTUAL ELEVATIONS

PROJECT NUMBER: 18039

SHEET NUMBER:

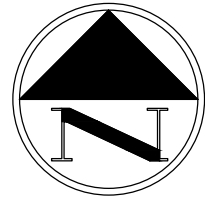
EXHIBIT

12/20/2018 4:55:55 PM
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EXHIBIT 10

MORNINGSTAR PHOENIX

215-12-664
MILESTONES CHARTER SCHOOL
ZONED: R1-18



N.T.S.

12' B.S.L.

0' LOT LINE
SETBACK

2' B.S.L.

215-12-664
MILESTONES CHARTER SCHOOL
ZONED: R1-18

18010 N. TATUM BLVD
PHOENIX, AZ 85032
APN: 215-12-663
ZONING: R1-18

N. TATUM BLVD.

0' LOT LINE
SETBACK

7' B.S.L.

SETBACK EXHIBIT

**JARRETT
ENGINEERING, LLC.**

7650 S. McClintock Dr, Ste 103 - PMB 285
Tempe, Arizona 85284
PH (480) 900-8530 FAX (480) 900-8531

JOB NO. 10193

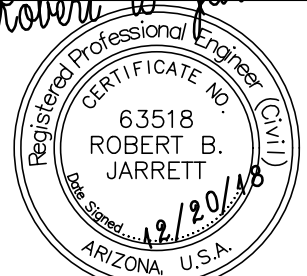
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DRAWN RBJ

CHECKED RBJ

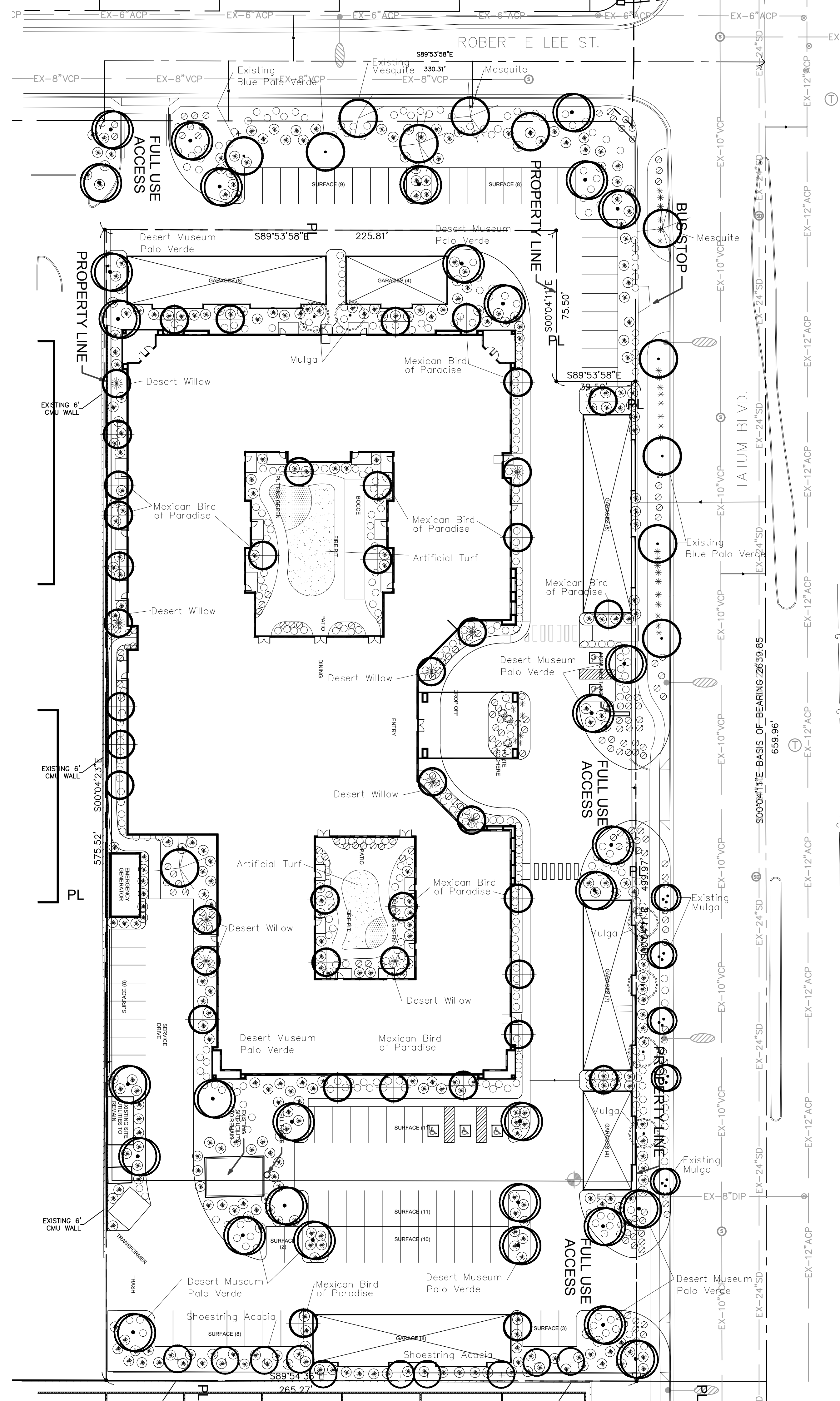
DATE 12-20-18

Robert B Jarrett



EXPIRES 03-31-20

EXHIBIT 11



PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, & Caliper)
TREES		
	Acacia aneura Mulga	Existing to remain in place
	Cercidium floridum Blue Palo Verde	Existing to remain in place
	Prosopis hybrid 'Phoenix' Thornless Hybrid Mesquite	Existing to remain in place
TREES		
	Acacia aneura Mulga	24" Box 7' 4" 1.5" 36" Box 10' 8" 2.5" Double-Staked Typ.
	Acacia stenophylla Shoestring Acacia	24" Box 9' 4" 1.5" Double-Staked Typ.
	Parkinsonia h. 'Desert Museum' 'Desert Museum' Palo Verde	24" Box 7.5' 4" 1.5" 36" Box 10' 8" 2.5" Double-Staked Typ.
	Chilopsis linearis Desert Willow	24" Box 7' 4" 1.25" 36" Box 10' 8" 2.25" Double-Staked Typ.
	Coesalpinia mexicana Mexican Bird of Paradise	24" Box 9' 4" 1.25" 36" Box 12' 6" 2.5" Double-Staked Typ.
	Prosopis hybrid 'Phoenix' Thornless Hybrid Mesquite	24" Box 8' 4" 1.5" 36" Box 10' 8" 2.5" Double-Staked Typ.
LARGE SHRUBS		
	Eremophila 'Valentine' Valentine Bush	5 Gallon
	Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon
	Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon
MEDIUM AND SMALL SHRUBS		
	Calliandra californica Baja Red Fairy Duster	5 Gallon
	Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon
	Ruellia peninsularis Baja Ruellia	5 Gallon
GROUNDCOVERS		
	Convolvulus cneorum Bush Morning Glory	1 Gallon
	Lantana m. 'New Gold' New Gold Lantana	1 Gallon
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon
ACCENTS		
	Agave geminiflora Twin Flower Agave	5 Gallon
	Hesperaloe parviflora Red Yucca	5 Gallon
LANDSCAPE MATERIALS		
	Decomposed Granite	1/2" size screened
	Desert Gold	2" Deep
	Surface Select Granite Boulders	20 tons of various size boulders
	Artificial Turf	

PRELIMINARY LANDSCAPE PLAN

SCALE 1"=30'-0"



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18052
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Morning Star Senior Housing
North Tatum Blvd.
Phoenix, Arizona

Preliminary Landscape Plan

	Job No.: 18052
	File: 18052XP
	Drawn: DRC
	Checked: DRC
Scale: PER PLAN	
Date: 12.12.18	

Revisions:	Sheet Number
	L1.0

EXHIBIT 12



MorningStar of North Phoenix

Trip Generation Estimate

10/11/2018

The following information pertains to the estimated trip generation for the proposed senior living community, MorningStar at North Phoenix (“MSNP”), to be located in Phoenix, AZ. MSNP will comprise 90 Independent Living units, 45 Assisted Living units, and 25 Memory Care units, for a total of 160 units and 210 beds.

Data from the Institute of Transportation Engineers’ (“ITE”), Trip Generation Manual - 9th Edition, was used to estimate Daily Trips and Trip Ends during Peak Hours to and from MSNP. The ITE Land Used Code 254, Assisted Living, was used to represent MSNP in the following calculations.

Assisted Living is a low traffic generator, and for comparison purposes, the Land Use Code 710: General Office, and Code 820: Shopping Center, have been added to the following table.

Land Use	Intensity	ITE Code	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Assisted Living	210	254	559	20	11	30	20	27	46
General Office	76,000 SF	710	1,070	136	18	154	28	136	164
Shopping Center	43,400 SF	820	3,950	58	36	94	164	178	342

The estimated trips added to the adjacent street system from MSNP’s 210 beds, and assuming all beds are occupied, a traditional 76,000 SF Office Building, and 43,000SF Shopping Center are 46, 164 and 342 respectively.

In summary the development of MSNP will not drastically impact traffic on N Tatum Blvd and be significantly less impactful on traffic compared to an office or shopping center.

Casting a new light.