



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-25-12-6
August 31, 2012

Camelback East Village Planning Committee Meeting Date	September 11, 2012
Planning Commission Hearing Date	October 9, 2012
Request From:	R1-10 (1.89 acres), C-2 HGT/WVR (5.88 acres), C-1 (.77 acres), C-O (.01 acres), P-2 (.68 acres)
Request To:	PUD (9.23 acres)
Proposed Use	Planned Unit Development with various uses (Multi-family residential, retention of existing retail center, new neighborhood retail development)
Location	200 feet south of the southwest corner of 44th Street and Camelback Road
Owner	44th & Camelback Property, LLC
Applicant/Representative	Nick Wood, Snell and Wilmer, LLP
Staff Recommendation	Approval subject to stipulations

General Plan Conformity

General Plan Land Use Designations				Commercial
Street Map Classification	Camelback Road	Arterial	55-57 foot south half street	
	44th Street	Major Arterial	42-50 foot west half street	
NEIGHBORHOOD ELEMENT: GOAL 1, POLICY 22: PROTECT AND ENHANCE THE CHARACTER OF EACH NEIGHBORHOOD AND ITS VARIOUS HOUSING LIFESTYLES THROUGH NEW DEVELOPMENT THAT IS COMPATIBLE IN SCALE, DESIGN AND APPEARANCE				
As proposed in the PUD Development Narrative, the residential development is compatible with the area along two arterials in terms of its design, scale and appearance.				
HOUSING ELEMENT, GOAL 1, HOUSING DEVELOPMENT: ALL HOUSING SHOULD BE DEVELOPED AND CONSTRUCTED IN A QUALITY MANNER.				
The proposed building construction is of quality design and includes amenities and usable open space to be utilized by the adjacent neighborhood.				

LAND USE ELEMENT, GOAL 1, NEIGHBORHOOD POLICY 1: INCLUDE A MIX OF HOUSING TYPES AND DENSITIES THAT SUPPORT A BROAD RANGE OF LIFESTYLES.

This proposal is designed to attract working professionals who choose to live and work close to employment along the Camelback corridor and surrounding areas.

BACKGROUND

1. The subject site was part of an approved rezoning case in 2007 (Z-38-07-6) that proposed a mixed-use development that included 42 multi-family residential units; 84,457 square feet of office; 90,046 square feet of retail; and a 125 room hotel. The zoning was primarily utilizing the C-2 (Intermediate Commercial) zoning district with a Height Waiver.

SUBJECT SITE

2. The site is comprised of 16 parcels with existing commercial, office and single-family residential uses. The proposed PUD area encompasses 9.23 acres wrapped around the existing Londen Center, a 4-story office building at the southwest corner of Camelback Road and 44th Street.
3. The site's orientation and point of access is to 44th Street but does maintain frontage on Camelback Road along its northern boundary, Calle Tuberia to the southwest and Calle Feliz to the south. The site currently takes access from multiple driveway locations along 44th Street and Camelback Road.
4. The General Plan designation for the parcel is Commercial. Although the entire proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.
5. The *44th Street Corridor Specific Plan* is a non-regulatory policy document for approximately ¼ mile on each side of the 44th Street corridor extending from just north of Camelback Road, south to the Phoenix Sky Harbor Airport. The plan is vague about recommended future land uses for the corridor stating "In general, the land uses reflect existing conditions and previously approved development projects". The plan designates this site as office and retail. The Land Use map in the plan specifically identifies an area with four single family homes, to be included in commercial development for the southwest corner. Additionally, the plan notes the deficiency of available neighborhood level park areas or similar recreational space in this area.

SURROUNDING USES & ZONING

6. **North**
Directly north of the parcel is zoned C-O, C-2 and P-1 and has a mix of retail and office.

West

The parcel directly to the west of the subject site is multi-family residential with R-3 zoning.

South

To the south of this parcel is a single-family residential development built in the 1960's and is zoned R1-10.

East

Single-family residential developments and office are across 44th Street, east of the subject parcel. The parcels are C-1, R-4, R-O and R1-10 zoning.

PROPOSAL

7. The proposal includes a 4-story, 340 unit multi-family residential development on approximately 5 acres. The multi-family development includes residential units and an above grade parking garage. The proposal also includes commercial uses at the northwest portion (approximately 1.3 acres) of the site along Camelback Road and the southeast portion (approximately 1 acre) of the site along 44th Street. A 1.71 acre open space area on the southwestern portion of the site will not only buffer the adjacent single-family neighborhood, but will serve as an amenity for both the project and the adjacent neighborhood.
8. Below is a summary of the proposed standards for the subject site as described in the attached PUD narrative date stamped August 29, 2012, Attachment B.

Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision will be applied.

Land Use

The narrative proposes permitted uses that are generally consistent with the C-2 zoning district including, but are not limited to, commercial/retail, office and multi-family residential.

Performance Standards

Performance standards are provided to address additional requirements for specific land uses. The performance standards may include a requirement for a use permit through the public hearing process, limit hours of operation, or provide a buffer.

Development Standards

The building heights are up to 30 feet for the commercial parcel along Camelback Road and 15 feet for the commercial parcel along 44th Street. The multi-family development goes up to 48 feet in maximum height. An 8,500 square foot fitness center/clubhouse is proposed over the parking garage with a maximum height of 56 feet. Staff has stipulated that the Development Narrative describe the height only in feet, not describe as number of stories in order to

clarify the visual impact to the surrounding area.

The commercial parcel along Camelback Road can also allow up to 17 residential units, while the commercial parcel along 44th Street can allow up to 13 units. The main residential development can allow up to 340 units.

Interior property line building setbacks are at a minimum of 10 feet. The commercial and residential setbacks along 44th Street, Camelback Road and Calle Feliz are established at 15 feet, except adjacent to existing residential, which is at 25 feet.

Landscape Standards

Landscape standards vary throughout the project from the project entry, 44th Street, Camelback Road and the community open space and are described in detail in the date stamped Development Narrative.

Parking

Sufficient parking has been proposed for the site by meeting the minimum parking requirements for the individual uses. Parking space dimensions have been reduced from 9½ feet in width to 9 feet for retail and office, and 8½ feet for residential. The applicant has proposed to reduce the overall parking compared to ordinance standards. After staff analysis, staff has confirmed the proposed parking standards are appropriate.

Shade

The narrative proposes that 50 percent of all pedestrian walkways and sidewalks be shaded by a combination of shade trees, building canopies, overhangs, arcades, or other shade methods as measured at 12 noon on the summer solstice.

Design Guidelines

The Development Narrative does not propose any new design guidelines, therefore, all applicable design guidelines set forth in Section 507 Tab A of the Zoning Ordinance will apply.

Phase

Specific phases are currently not being considered by the applicant.

Signage

Sign Matrix on page 47 of the Development Narrative describes in detail the sign package for this request. In the event of a conflict between a provision of the PUD and a provision of Section 705 of the city of Phoenix Zoning Ordinance, the PUD prevails. In the event that the PUD is silent regarding a specific sign standard, the city of Phoenix Zoning Ordinance prevails.

Sustainability

The narrative proposes several options to incorporate sustainability principles which include the use of reused building materials, high roof solar reflective index and design for effective water use. A minimum of three of the items listed in the Development Narrative shall be implemented with the development of each parcel.

STREETS AND TRAFFIC

9. A Traffic Impact Study was submitted to the Street Transportation Department on August 16, 2012, for review. A stipulation has been added to address any recommendations from that study.
10. The proposed development of the subject property will require local street right-of-way, public alley and public utility easement abandonments, as well as utility relocation. These abandonments are described on page 10 of the date stamped Development Narrative.

MISCELLANEOUS

11. Water and wastewater infrastructure requirements are determined at the time of site plan review by the Water Services Department when final land uses and urban design of the property have been clearly identified and proposed water demands and wastewater generation and infrastructure locations and attributes have been established. While some information on infrastructure issues may be provided as part of the PUD application process, access to water and wastewater services is granted as part of the site plan approval process.

For water, there is an existing 8-inch water main in Camelback Road and in 44th Street served from a 16-inch and a 20-inch water transmission main in Camelback Road. There is also a 6-inch water main in Calle Tuberia. This area is in the city's water pressure zone 3B.

For sewer, this site is currently being served by an 8-inch sewer tap located on 42nd Place. Per the proposed plan, the sewer connection may require to be relocated. Specific requirements shall be addressed during the site plan review process.

The parcel may be served by the existing COP water and sewer system pending capacity review and approval during the site plan review process. Design and construction of any needed facilities will be the responsibility of the developer.

12. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposal would provide a mix of high quality residential, retail and office uses.
2. The proposal provides a mix of housing to support various lifestyles.
3. Impacts to adjacent properties are buffered by the proposed open space with amenities.

Stipulations

1. An updated Development Narrative for the Residences at Camelback PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped August 30, 2012, as modified by the following stipulations.
2. The Development Narrative shall be modified as follows:
 - a. Development Standards – e.) Building Height, Page 36 - The building height shall only be described in feet not stories, as shown below:
 - 1) Planning Area A1: ~~Two (2) stories and~~ thirty (30) feet maximum height.
 - 2) Planning Area A2: ~~One (1) story and~~ fifteen (15) feet maximum height.
 - 3) Planning Area B: ~~Four (4) stories and~~ forty-eight (48) feet maximum height for multi-family buildings; ~~five levels and~~ forty-eight (48) feet for a parking structure, and fifty-six (56) feet maximum height for an 8,500 square foot fitness center/clubhouse over the parking garage.
 - 4) Planning Area C: ~~One (1) story and~~ twenty (20) feet maximum height.
 - b. The building setbacks along the northern portion of “Area B”, abutting the existing C-2 property (Londen Center), shall be a minimum of 10 feet.
 - c. The landscape setbacks along the northern portion of “Area B”, abutting the existing C-2 property (Londen Center), shall be a minimum of five feet.

- d. Figure 2, Page 5 – Conceptual Development Plan: Add street name Calle Feliz and show entire area of parcel A2. Show fitness center/clubhouse on top of garage. Remove note at bottom of figure, as it blocks out the map. Remove triangle portion on the northwest portion of the site that is not part of the application.
 - e. All Figures – Delineate what cross hatching means near entrances and between property lines
 - f. Update Appendix B to show proper segment lines from metes and bounds
 - g. Describe within the narrative how the multi-family development will interact with the design of the proposed open space
 - h. The applicant is to submit legal descriptions for all specific sub-areas including the portion of the fitness center/clubhouse at 56-feet.
3. Applicant is to submit an alley turnaround/access configuration for the modified alignment of the alley access off of 44th Street to the Planning and Development Department and Street Transportation Department at the time of abandonment.
 4. A minimum of one driveway cut shall be allowed on parcel “Area A1” once redevelopment occurs, as approved by the Planning and Development Department.
 5. The applicant shall be responsible for any dedications and required improvements as recommended by the approved Traffic Impact Study and as approved by Planning and Development Department and the Street Transportation Department.
 6. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

Writer

Jacob Zonn

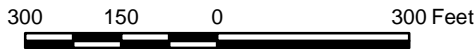
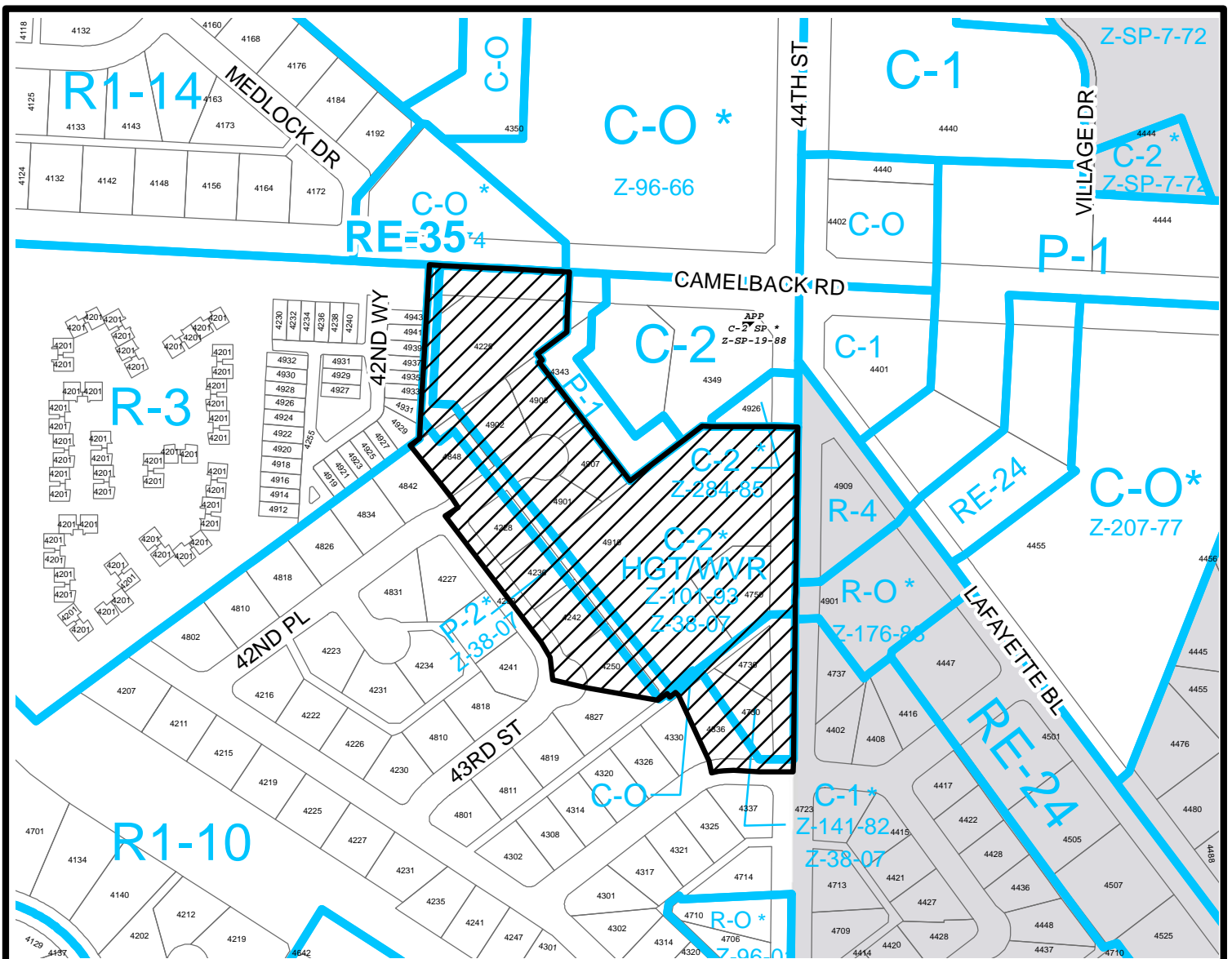
08/31/12

Joshua Bednarek

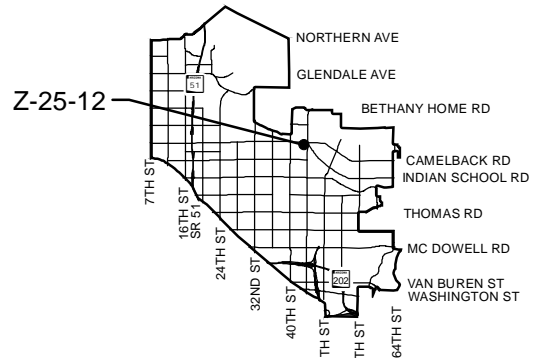
Attachments

Attachment A: Sketch Map

Attachment B: Residences at Camelback PUD Narrative date stamped August 30, 2012



CITY OF PHOENIX PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: JLB Partners, LP		REQUESTED CHANGE: FROM: R1-10, (1.89 a. c.) C-2 HGT/WVR, (5.88 a. c.) C-1, (0.77 a. c.) C-O, (0.01 a. c.) P-2, (0.68 a. c.) TO: PUD, (9.23 a. c.)	
APPLICATION NO. Z-25-12	DATE: 07/16/12	REVISION DATES: 08/15/12	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 9.23 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q18-37	<small>ZONING MAP</small> H-10
MULTIPLES PERMITTED R1-10, C-2, C-1, C-O, P-2 PUD		CONVENTIONAL OPTION 5, 85, 11, N/A, N/A	
		* UNITS P.R.D. OPTION 8, 102, 13, N/A, N/A 370 Total Units	

* Maximum Units Allowed with P.R.D. Bonus

Residences at Camelback

SWC 44th Street & Camelback Road

A Luxury Residential and Retail Services Community

PLANNED UNIT DEVELOPMENT

Land Use and Development Standards

Case# Z -25-12-6

Submitted: June 20, 2012

Resubmitted: August 6, 2012

Public Hearing Draft Submitted: August 30, 2012

Final City Council Approval: TBD



JLB
PARTNERS



LVA



Snell & Wilmer
L.L.P.
LAW OFFICES
Character comes through.*



JLB Partners

Residences at Camelback

SWC 44th Street & Camelback Road

A Luxury Residential and Retail Services Community

PLANNED UNIT DEVELOPMENT

Land Use and
Development Standards

Case# Z-25-12-6

Submitted: June 20, 2012

Resubmitted: August 7, 2012

Public Hearing Draft Submitted: August 30, 2012

Final City Council Approval: TBD

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

Development Team

PROPERTY OWNERS: 44th & Camelback Property LLC
(At time of application) 44th & Camelback Lenders LLC

Parkway Bancorp, Inc. (Lender / Owner
through pending foreclosure)

DEVELOPER: **JLB Realty LLC**
7434 East McDonald Road
Scottsdale, Arizona 85250
(480) 717-6575

Kevin L. Ransil
kransil@jlbpartners.com

**APPLICANT/
LEGAL
REPRESENTATIVE:** **Snell & Wilmer PLLC**
One Arizona Center
Phoenix, Arizona 85004
(480) 382-6000 office

Nick Wood
nwood@swlaw.com

**PLANNING/
LANDSCAPE
ARCHITECTURE:** **LVA Urban Design Studio, LLC**
120 S. Ash Avenue
Tempe, Arizona 85281
(480) 994-0994 office

Alan Beaudoin, Planning
abeaudoin@lvadesign.com

Joe Young, Landscape
jyoung@lvadesign.com

CIVIL ENGINEER: **Kimley Horn**
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020
(602) 906-1374 office

Michael Delmarter
mike.delmarter@kimley-horn.com

TRAFFIC ENGINEER: **CivTech**
10605 North Hayden Road, Suite 140
Scottsdale, Arizona 85260
(480) 659-4250 office

Dawn Cartier
dcartier@civtech.com

ARCHITECT: **GD&A Southwest**
27621 North 18th Drive
Phoenix, Arizona 85085
623-243-9953

Elias Flake
elias@detodarch.com

**COMMUNITY
OUTREACH:** **Sovereign Consultants**

Joe Villasenor
jvillasenor@cox.net

Residences at Camelback
Planned Unit Development
Land Use and Development Standards

Table of Contents

EXECUTIVE SUMMARY.....	V
A. PURPOSE AND INTENT	1
1. REGULATORY PROVISIONS.....	1
2. ZONING ORDINANCE APPLICABILITY.....	1
B. DEVELOPMENT PLAN	3
1. LOCATION AND ACCESS.....	3
2. LAND USE	3
3. DEVELOPMENT STANDARDS	3
C. SITE LOCATION AND CONDITIONS.....	8
1. SITE LOCATION AND CONDITIONS	8
2. TOPOGRAPHY AND PHYSICAL FEATURES.....	8
3. SURROUNDING CONTEXT.....	8
4. INFRASTRUCTURE AND SERVICES.....	10
D. GENERAL PLAN CONFORMANCE.....	12
1. A STATEMENT OF CONFORMITY	12
2. CONFORMANCE WITH GENERAL PLAN GOALS.....	12
3. 44 TH STREET CORRIDOR SPECIFIC PLAN.....	14
E. ZONING AND LAND USE COMPATIBILITY.....	15
1. SURROUNDING ZONING AND LAND USE	15
F. LAND USES.....	18
1. PERMITTED PRINCIPAL USES	18
2. PERMITTED ACCESSORY USES.....	18
3. PERMITTED USES SUBJECT TO PERFORMANCE STANDARDS.....	18
G. PERFORMANCE AND DEVELOPMENT STANDARDS.....	27
1. PERFORMANCE STANDARDS.....	27
2. DEVELOPMENT STANDARDS (YARD, HEIGHT AND AREA REQUIREMENTS)	32
a) Density Standards	32
b) Building Setbacks	32
c) Landscape Setbacks.....	33
d) Building Separation.....	36
e) Building Height	36
f) Lot Coverage.....	36
g) Common Area Open Space	36
3. LANDSCAPE STANDARDS	36
a) Planning Area B Frontage Landscaping	39
b) Planning Area A1 and A2 Street Frontage Landscaping.....	40
c) Project Entry Landscaping.....	40
d) Planning Area B Parking Area Landscaping	41

e)	Planning Area A1 and A2 Parking Area and Interior Site Landscape	41
f)	Private Open Space	42
g)	General Landscape Requirements.....	45
h)	Landscape Sustainability	45
4.	OFF-STREET PARKING & LOADING STANDARDS	45
a)	Parking Stall Dimensions.....	45
b)	Vehicular Drive Isles.....	45
c)	Off-street Loading Spaces.....	45
5.	SHADE.....	45
6.	LIGHTING STANDARDS.....	46
a)	Landscape Lighting (All uses)	46
7.	CITY ADMINISTERED DESIGN GUIDELINES	47
8.	WALLS AND FENCES.....	47
9.	SIGN STANDARDS	47
a)	Sign Standards Matrix for Specific Types of Signs.....	47
10.	SUSTAINABILITY GUIDELINES.....	48
11.	INFRASTRUCTURE STANDARDS.....	48
a)	Circulation System	48
b)	Stormwater / Grading and Drainage.....	48
c)	Water and Wastewater Service	49
d)	Dry Utilities	49
APPENDICES		51
Appendix A:	PUD Area Legal Description	
Appendix B:	Planning Area Legal Descriptions	
Appendix C:	Definitions	
Appendix D:	Reserved - Traffic Impact Analysis	
Appendix E:	Reserved - Citizen Participation Efforts and Summary	
Appendix F:	Reserved - Phoenix City Council Meeting Hearing Minutes	
Appendix G:	Reserved - PUD – Conditions of Zoning Approval	

List of Figures

Figure 1:	Regional Context Exhibit	vi
Figure 2:	Conceptual Development Plan.....	5
Figure 3:	Conceptual Building Elevations	6
Figure 4:	Zoning Planning Areas	7
Figure 5:	Existing Site Conditions	9
Figure 6:	Project Context and Vicinity	11
Figure 7:	Current General Plan Land Use	13
Figure 8:	Existing Zoning	16
Figure 9:	Proposed Zoning	17
Figure 10:	Building Setback Standards.....	34
Figure 11:	Landscape Setback Standards.....	35
Figure 12:	Landscape Zones	38
Figure 13:	Private Open Space Conceptual Plan	44

List of Tables

Table 1:	Surrounding Zoning	15
Table 2:	Permitted Use List.....	18
Table 3:	Parking Ratios.....	45
Table 4.1:	Wall Sign Standards.....	47
Table 4.2:	Ground and Combination Sign Standards	47

Executive Summary

The *Residences at Camelback* Planned Unit Development (“PUD”) establishes the regulatory framework necessary to facilitate the proposed development of a luxury oriented residential and retail services community within the well established Camelback East Village area of the City of Phoenix. See **Figure 1, Regional Context Exhibit**. The Residences at Camelback PUD compliments the existing character of the Camelback East Corridor by integrating commercial and luxury multi-family residential with nearby employment uses. The uses are oriented to adjacent arterial roadways, and provide extensive buffering to adjacent neighborhoods through meaningful open space. The project represents an assemblage of sixteen parcels, currently owned by multiple associated entities and anticipates re-development of the PUD area. This PUD includes thoughtfully crafted development standards and guidelines that will ensure that the project minimizes impacts to adjacent properties.

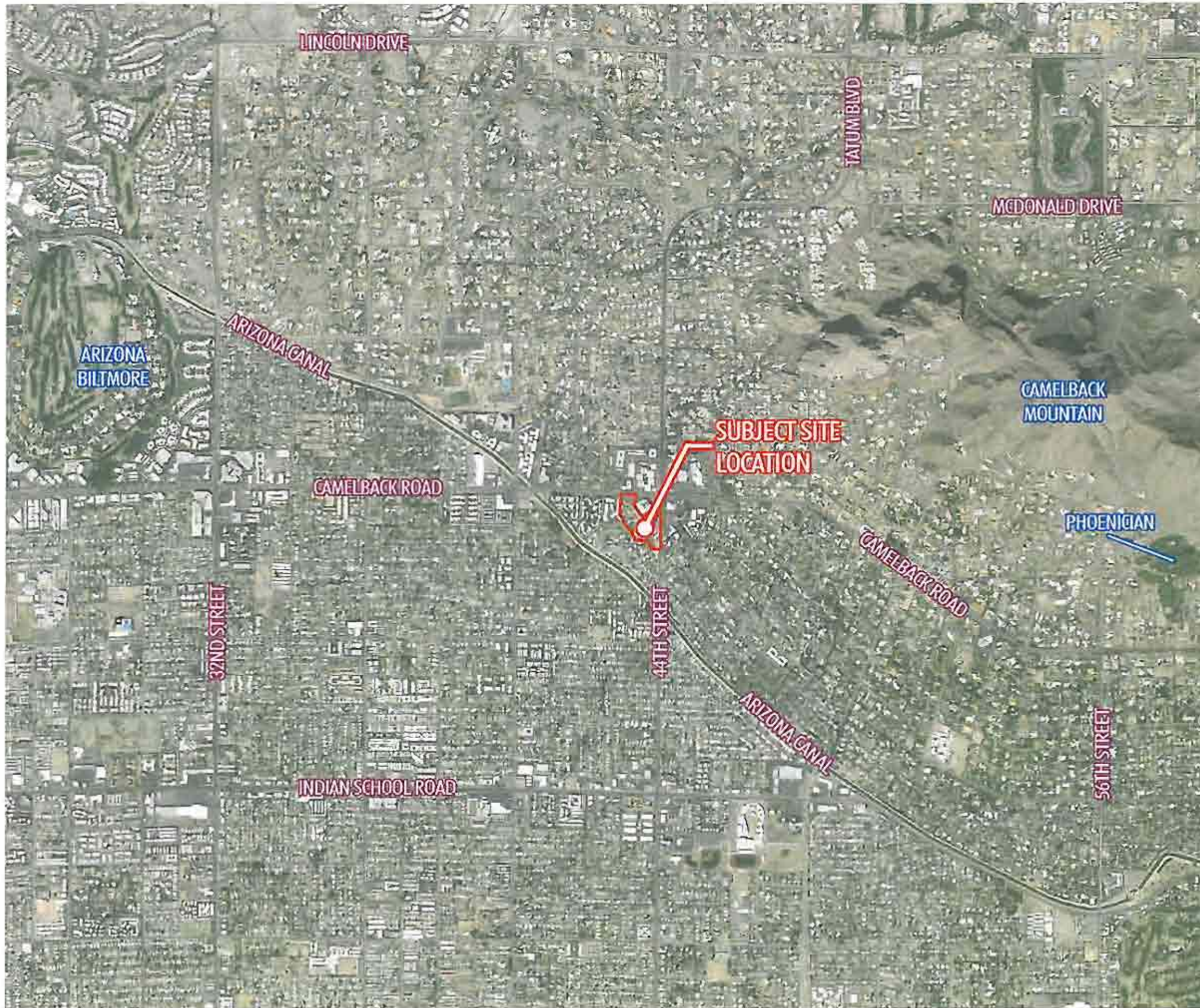
The Residences at Camelback property is located on approximately 9 acres surrounding the existing 4-story Londen Center office (not a part) building on the southwest corner of 44th Street and Camelback Road. Both roadways are classified as arterial roadways by the City of Phoenix and are presently constructed to their ultimate improved width. Zoning for the property is a combination of C-2 / Height Waiver, C-1, C-O and R1-10 with existing commercial, office and residential uses. The site is surrounded by a combination of existing retail, office and residential properties with non-residential uses on all four corners of the intersection. The project benefits from a high level of employment within the Camelback East Village, which hosts one of the highest jobs to population ratios in the City.

The Residences at Camelback planned development is proposed as a luxury multi-family project with integrated structured parking, component retail and a large private open space that provides an opportunity to be utilized by the adjoining neighborhood and which provides a significant transitional community buffer.

The Residences at Camelback PUD provides a complimentary mix of high quality residential housing and revenue generating retail uses that help fulfill needs in the adjacent neighborhood for community commercial uses. The project is situated in an area with access to robust public utility and roadway infrastructure. The project also meets many of the goals of the 44th Street Corridor Specific Plan and Camelback East Village Plan by reinforcing high quality housing options and mixed use development along high activity corridors.

Residences
AT
Camelback
44th St. & Camelback Rd.
Planned Unit Development

FIGURE 1
REGIONAL CONTEXT EXHIBIT



NOT TO SCALE



PRELIMINARY-NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
Date: 06.18.12 Project No. 1214



Snell & Wilmer
LLP
ATTORNEYS



A. Purpose and Intent

The Residences at Camelback Planned Unit Development (“PUD”) facilitates development of a mixed use development that is planned to include luxury residential living at the core of the plan with neighborhood retail services as the “book ends” to the envisioned development plan. This development proposal represents a highly visible site located within a stable but growing area of the City of Phoenix. The primary goals of the PUD are to:

1. Facilitate the development of a residential community with significant and unique community amenities;
2. Preserve existing retail services on Camelback Road and 44th Street while promoting a set of use and development standards that would ensure logical and appropriate development and / or redevelopment over time;
3. Promote the development of a private community open space designed to provide buffering and an opportunity to provide the adjoining Arcadia Villa Neighborhood with access to the space;
4. Create flexible, quality driven development standards and design guidelines that promote the City’s goals for the Camelback East Village and the Camelback Corridor.

This PUD will promote land use compatibility with surrounding properties; provide for appropriate development standards developed through public input and consensus and promote neighborhood services. Through the implementation of the Plan, the process will promote new jobs; and generate new tax revenues to the City of Phoenix.

The intent of the PUD is to transform the standard provisions of the Zoning Ordinance of the City of Phoenix into a tool that facilitates high quality, context specific development, which addresses the needs of the surrounding community and fulfills the City’s goals for the Camelback and 44th Street Corridors.

1. Regulatory Provisions

The PUD has been prepared pursuant to Section 671 of the Zoning Ordinance of City of Phoenix, Arizona (Planned Unit Development) to establish the regulatory framework for the Residences at Camelback development by defining appropriate land uses, creating development standards, and design guidelines specific to the context of the project site.

The PUD is a stand-alone document comprised of project specific zoning regulations, including permitted uses, performance standards, development standards, building heights and design guidelines. Zoning provisions not specifically regulated by the PUD are governed by the Zoning Ordinance of the City of Phoenix, Arizona. In the event of a conflict between a provision of the PUD and a provision of the Zoning Ordinance of the City of Phoenix, the PUD prevails. The PUD does not modify other City Code provisions or requirements.

The provisions of the PUD apply to all property within the project boundary (see Appendix A, PUD Area Legal Description).

The existing neighborhood commercial development (described herein as Planning Area A1) which comprises part of the PUD zoning application is not a part of the current conceptual development plan and shall be allowed to remain as a pre-existing legal non-conforming use until such time of site redevelopment or significant new development within this planning area occurs.

Future development or redevelopment of the commercial parcels (Planning Area A1 & A2) will require the property owner (or their authorized agent) to submit a specific site plan(s) for City of Phoenix review for PUD zoning compliance and conformity.

2. Zoning Ordinance Applicability

The intended regulatory applicability of the Zoning Ordinance of the City of Phoenix as adopted and periodically amended, is applicable to the Residences at Camelback PUD except as

modified by the Development Standards contained within this Planned Unit Development. Specifically, the applicability of Zoning Ordinance Provisions is defined as follows:

- Chapter 1 Purpose and Applicability: All provisions are applicable to this PUD.
- Chapter 2 Rules of Construction and Definitions: The defined terms within Chapter 2 are applicable except as modified by Appendix D.
- Chapter 3 Decision Making and Administrative Bodies: All provisions are applicable to this PUD.
- Chapter 4 Planning Documents: All provisions are applicable to this PUD.
- Chapter 5 Development Review Procedures: All provisions are applicable to this PUD.
- Chapter 6 Zoning Districts: All provisions are replaced and superseded by this PUD.
- Chapter 7 Development Standards of General Applicability: All provisions are applicable except as modified by PUD Subsections G.2, G.4 and G.9.
- Chapter 8 Historic Preservations: All provisions are not applicable to this PUD.
- Chapter 9 Nonconformities: All provisions are applicable to this PUD.
- Chapter 10 Enforcement: All provisions are applicable to this PUD.
- Chapter 11 Severability: All provisions are applicable to this PUD.
- Chapter 12 Downtown Core: All provisions are not applicable to this PUD.
- Appendix A Zoning Fee Schedule: All fees are applicable to this PUD as amended.

B. Development Plan

The Residences at Camelback PUD is designed to integrate high-quality multi-family housing and commercial uses at the intersection of two arterial roadways, promoting the revitalization of the property from its existing residential and non-residential uses. The development concept for the site proposes the eventual redevelopment of existing commercial uses, a 4-story 340 unit multi-family component, and a 1.7 acre private open space area that will serve as an amenity for both the project and the adjacent neighborhood. Commercial uses will encompass approximately 2.5 acres within the overall site and be generally consistent with the C-2 Intermediate Commercial zoning district. The multi-family component includes residential units and an above grade parking garage on approximately 5 acres. The multi-family development standards and uses are generally consistent with the R-5 Multiple Family Residence zoning district. The development plan promotes flexibility in uses and design, while providing consistent development regulations to ensure compatibility with existing and adjacent uses.

The primary project access is from a single driveway on 44th Street. The commercial component along the Camelback Road frontage will maintain the current access driveway locations and is not planned for near-term redevelopment. Due to site constraints caused by the existing location of structures on the north parcel, internal vehicular cross-access is not planned nor possible between the northernmost portion of the project and the remainder of the site. Pedestrian connectivity will be provided to link the site. See **Figure 2, Conceptual Development Plan** for a reference of site land use and circulation.

- **Location and Access**

Residences at Camelback is a 9-acre planned development comprised of approximately sixteen assembled parcels located on the southwest corner of Camelback Road and 44th Street west and south of the existing Londen Center commercial tower. The project's primary orientation and point of access is to 44th Street, but does maintain frontage on Camelback Road along its northern boundary, Calle Tuberia to the southwest, and Calle Feliz to the south. The site currently takes access from multiple driveway locations along 44th Street and Camelback Road.

- **Land Use**

The Residences at Camelback planned development is segmented into three primary land use types. **Figure 4, Zoning Planning Areas** illustrates four (4) land use areas within the project. Area A, comprised of two separate areas located at the north and south ends of the project, are generally defined for commercial use types consistent with C-1 and C-2 zoning districts. Area B comprises the core of the project and is planned for high density luxury residential uses (See **Figure 3, Conceptual Residential Building Elevations** for proposed residential development building character).. Planning Area C along the site's southwestern perimeter is designated for common private open space and will provide an amenitized transitional buffer to the adjacent neighborhood. In addition the adjoining neighbors in the Arcadia Villa Neighborhood will be provided with the opportunity to utilize the community open space area.

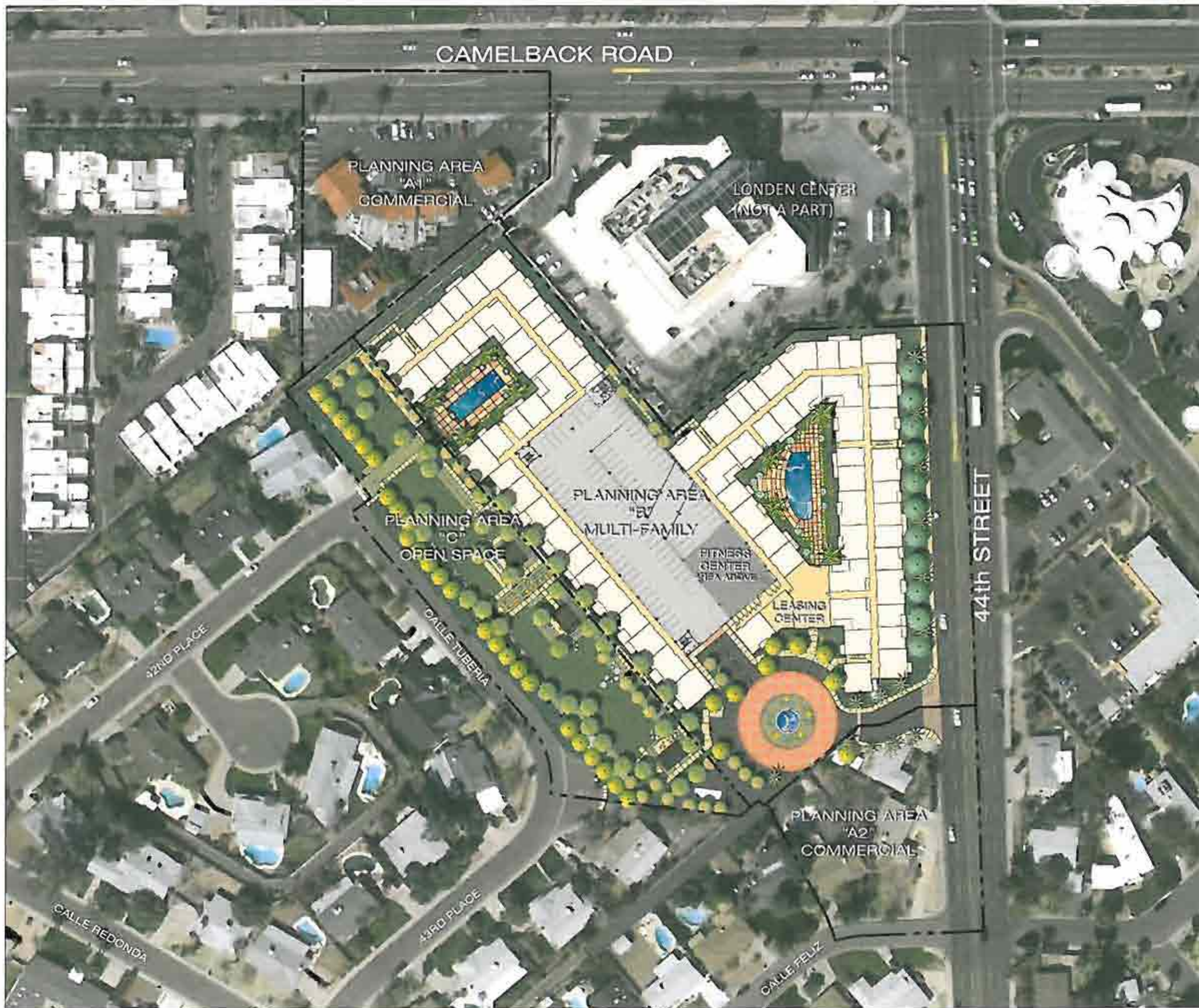
A comprehensive list of land uses has been developed that includes permitted uses, permitted accessory uses, and permitted uses subject to certain performance standards. Performance standards are additional conditions upon permitted uses, and are intended to promote compatibility with surrounding properties and adjacent land uses.

- **Development Standards**

Development standards for Residences at Camelback are provided in Section G of this document. In general, the development standards seek to maintain the City's C-2 Intermediate Commercial district standards and design guidelines within the planned commercial areas (Planning Area A). Within the multi-family area (Planning Area B), the proposed development standards are generally consistent with the R-5 district of the zoning ordinance.

Strategic changes have been made to the development standards where appropriate given the proposed development plan and context of the site. Detailed sign standards are included within

the PUD to provide certainty to the sign element of the project and foreclose the need for a future comprehensive sign plan. The Residences at Camelback PUD allows appropriate flexibility in the types of land uses and overall site design, but is carefully constrained by context specific design guidelines and performance standards that address neighborhood compatibility and buffering needs.



Residences

AT

Camelback 44th St. & Camelback Rd.

Planned Unit Development

FIGURE 2

CONCEPTUAL DEVELOPMENT PLAN

(Refer to PUD Figure 4 for Zoning Planning Area designations and acreages)

(Refer to PUD Section G for complete project site Development Standards)

CONCEPTUAL PLAN DATA

TOTAL GROSS ZONING AREA: 9.23 AC.
TOTAL NET SITE AREA: 7.83 AC

RESIDENTIAL AREA (Planning Area B)

TOTAL # OF UNITS: 340
MAX. LOT COVERAGE (As defined by PUD Section G.2.f)
MAX. RESIDENTIAL BUILDING HEIGHT: 48- FEET
MAX. HEIGHT OF FITNESS CENTER: 56- FEET
(Refer to PUD Section G.2.e)

PARKING REQUIRED: (As defined by PUD Section G.4)

COMMERCIAL AREAS (Planning Areas A1 & A2)

MAX. LOT COVERAGE (As defined by PUD Section G.2.f)
MAX. BUILDING HEIGHT: (As defined by PUD Section G.2.e)
PARKING REQUIRED: (As defined by PUD Section G.4)

LEGEND

--- PUD BOUNDARY

NOT TO SCALE

NORTH



PRELIMINARY-NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
Date: 06.18.12 Project No. 1214
Revised: 08.28.12

JLB
PARTNERS

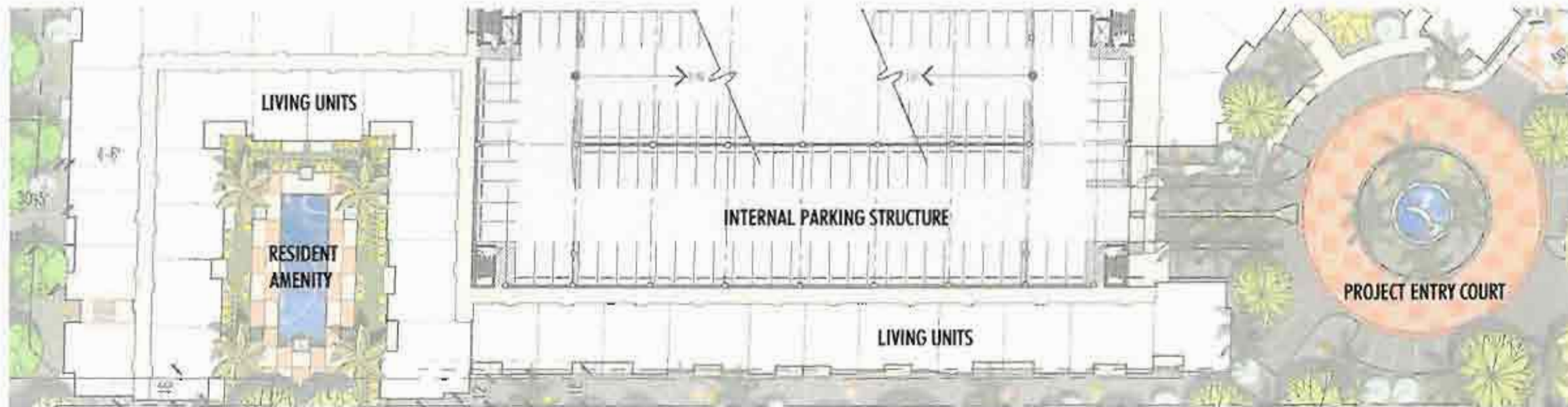
GDA

Snell & Wilmer
L.L.P.
LAW OFFICES

LVA

Residences
 AT
 Camelback
 44th St. & Camelback Rd.
 Planned Unit Development

FIGURE 3
 CONCEPTUAL RESIDENTIAL BUILDING
 ELEVATION (SOUTHWEST SIDE)



PARTIAL SITE PLAN



SOUTHWEST ELEVATION

NOT TO SCALE

PRELIMINARY-NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, LLC
 Date. 07.30.12 Project No. 1214



Snell & Wilmer
 L.L.P.
 LAW OFFICES



Residences
AT
Camelback
44th St. & Camelback Rd.
Planned Unit Development

FIGURE 4
ZONING PLANNING AREAS



LEGEND

--- PUD BOUNDARY

PLANNING AREA A

PLANNING AREA B

PLANNING AREA C

NOT TO SCALE

NORTH



PRELIMINARY-NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
Date: 06.18.12 Project No. 1214
Revised: 08.03.12

JLB
PARTNERS

GDA

Snell & Wilmer
L.L.P.
LAW OFFICES

LVA

C. Site Location and Conditions

1. Site Location and Conditions

The Residences at Camelback PUD is an assemblage of sixteen (16) existing parcels of existing commercial, office and single-family residential uses. The PUD area encompasses approximately 9 gross acres wrapping around the existing office/retail use on the southwest corner of Camelback Road and 44th Street (See **Figure 5, Existing Site Conditions**). The legal description for the PUD is provided in Appendix A.

The subject property was subject to a rezoning approval in 2007 (Z-38-07-6) that proposed the development of an intensive mixed use development that included multi-family residential, retail, office and hotel uses primarily utilizing the C-2 district with a Height Waiver.

2. Topography and Physical Features

The Residences at Camelback property does not contain any unusual physical or topographic conditions that would compromise the redevelopment suitability of the site. Topographic relief on the site is minimal with a subtle downward slope in the southwesterly direction.

The properties that surround the site reflect a developed commercial, multi-family and single-family land use pattern. In addition, there are no adjacent natural or vacant/undeveloped properties proximate to the property.

3. Surrounding Context

Neighboring properties in the immediate vicinity of the Residences at Camelback site are fully developed with a variation of land use types. Single family residential surrounds the property to the south and west developed in the early 1960's. A multi-family development (circa 1974) is located adjacent to the north-west portion of the property, and the Londen Center commercial and office building (circa 1986) is positioned on the immediate intersection corner. A combination of retail and office uses are located along 44th Street and Camelback Roads, adjacent to the project site. (Refer to **Figure 6, Project Context and Vicinity**.)

Proximate to the property, the Arizona Canal extends in a northwest to southeast direction, providing regional trail connectivity to other portions of the Camelback East Village. The project is located approximately two miles south of the Town of Paradise Valley and 2-1/2 miles east of the Camelback East Village Core near 24th Street and Camelback Road.



Residences
 AT
 Camelback
 44th St. & Camelback Rd.
 Planned Unit Development

FIGURE 5
 EXISTING SITE CONDITIONS

--- PUD ZONING
 BOUNDARY

NOT TO SCALE



PRELIMINARY-NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 Date: 06.18.12 Project No. 1214
 Revised: 07.30.12



Snell & Wilmer
 L.L.C.
 LAW OFFICES



4. Infrastructure and Services

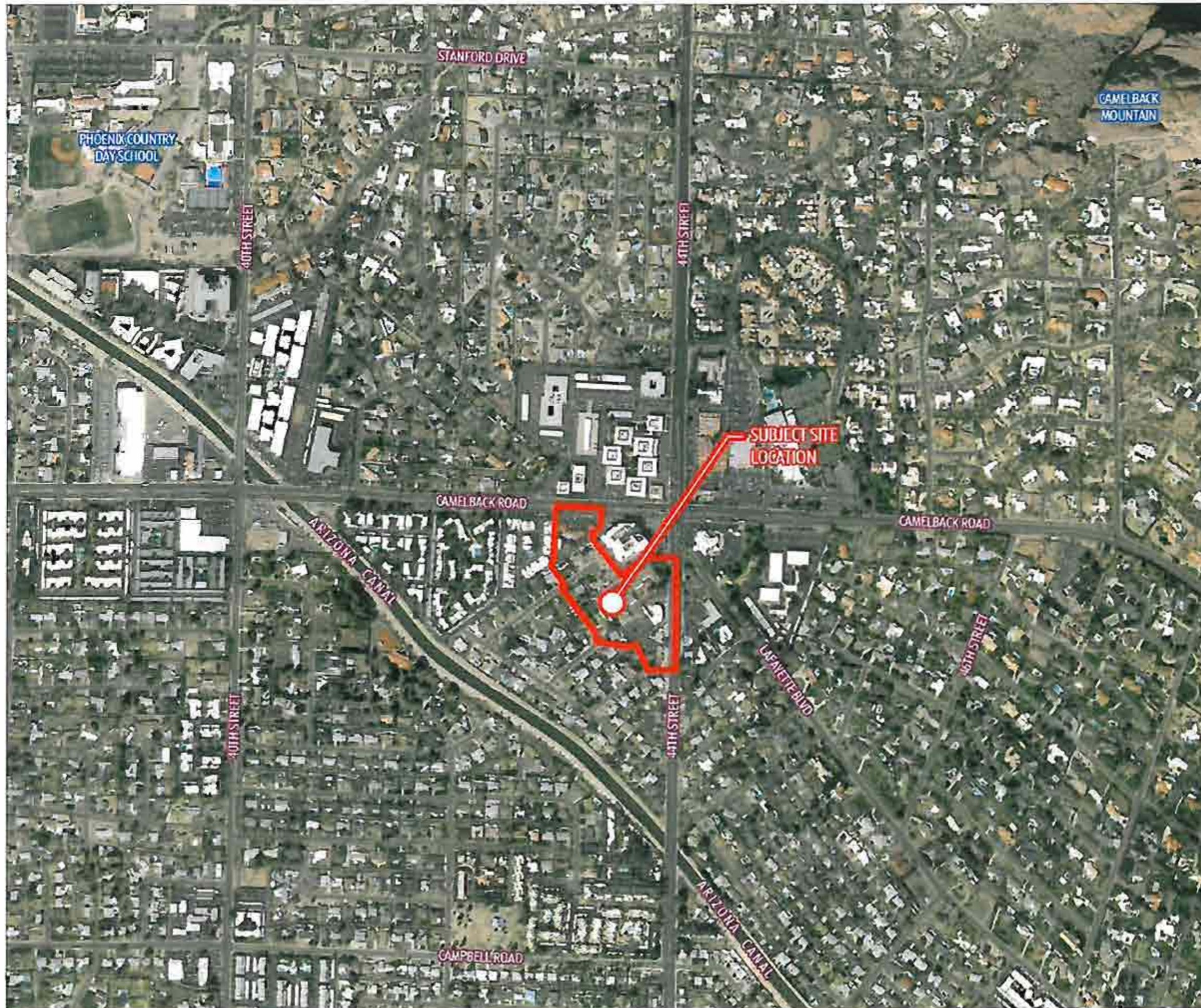
The site has frontage along 44th Street and Camelback road. Both of these arterial roadways provide existing public trunk water and sewer infrastructure. Both 44th Street and Camelback road are identified on the Phoenix Streets Classification Map as arterial roadways, serving as major regional facilities for traffic conveyance.

A traffic impact analysis has been prepared in support of this Planned Unit Development Zoning request. The analysis reviews the existing traffic conditions on 44th Street and on Camelback Road within the context area to the subject site. The analysis investigates the traffic contributions affiliated with the existing land use on the subject site as well as the potential traffic volumes affiliated with full development of the subject site under the development density and intensity defined by the PUD. The report assumes the traffic flow and morning and evening peak traffic flow conditions affiliated with 340 luxury residential units while assuming development and redevelopment of planning areas A1 and A2 as retail services. While we assume retail uses within these planning areas, this portion of the planned development could also develop with office as a primary land use. The traffic impact analysis assumed and analyzes retail use due to the greater traffic demand affiliated with the use. The traffic impact analysis reports traffic flow and level of service findings affiliated with the planned residential units and the assumed retail uses and is provided under a separate cover in support of the proposed PUD intensity and density.

Public water and wastewater services are available to the property through existing on-site service lines or trunk infrastructure within 44th Street and Camelback Road. This PUD will not require new major regional public infrastructure. However, the preparation of the subject property for redevelopment will require local street right-of-way, public alley and public utility easement abandonments, as well as some utility relocation. These public right-of-way and public alley abandonments are further defined as follows:

- 42nd Place (a public local Street) to be abandoned in full with all utilities relocated.
- The Northwest aligned Public Alley at the rear of lots 61, 62, 63 and 64, within the Arcadia Villa Plat 3 Subdivision, to be abandoned in full with all utilities relocated.
- The Northeast aligned Public Alley at the rear property line of lots 3 and 4, within the Camelhead Ranch Subdivision, right-of-way (access rights) to be abandoned with public utility easement retained.
- A modified alignment for the Northeast aligned Public Alley at the rear property line of 8, 9 and 10 within the Regents Park Subdivision with relocated utilities as necessary to follow the new alignment.

Following the formal public review and the Abandonment Hearing Officer public hearing, affiliated with the above described public right-of-way and public alley abandonment, it is anticipated sewer, electric, gas, cable and phone services will be abandoned. Those utilities not relocated to alternative service alignments will be removed and properly cut and caps or otherwise terminated.



Residences
 AT
 Camelback
 44th St. & Camelback Rd.
 Planned Unit Development

FIGURE 6
 PROJECT CONTEXT AND VICINITY

NOT TO SCALE



PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, LLC.
 Date: 06.18.12 Project No. 1214
 Revised: 07.30.12



D. General Plan Conformance

1. A Statement of Conformity

The City of Phoenix General Plan designates the Residences at Camelback property as a combination of Large Lot Residential (2 to 3.5 du/acre) and Commercial, representative of existing uses on the property. The Residences at Camelback PUD seeks to modify the uses depicted on the General Plan by providing a combination of Open Space, Multi-Family Residential and Commercial land uses. These land uses are consistent with many of the goals and policies outlined in the City of Phoenix General Plan and the 44th Street Corridor Specific Plan. (Refer to **Figure 7, Current General Plan Land Use.**)

2. Conformance with General Plan Goals

Growth Element - Strategic View of Growth

Maintain a high quality of life and economically healthy community by providing employment growth and retail opportunities close to residential areas.

The Residences at Camelback project will provide high quality residential development within a portion of the city that is economically vibrant and is proximate to concentrations of existing retail and employment uses. The project will maintain existing commercial uses along Camelback Road and introduce new commercial and employment opportunities near the southern end of the project to serve surrounding communities. The combination of proposed multi-family residential and commercial uses will result in an increase in the local sales tax base.

Land Use Element - Goal 2 - Employment and Population Balance

Development of each Village's potential should be encouraged by distributing a diversity of employment and housing in a way that achieves a balanced citywide plan and that is consistent with commute travel patterns and the current character of each developed Village.

Development of jobs so that residents can live and work in the same village is a fundamental goal of the urban village model. The Camelback East Village is currently one of the most diversified Villages, with one of the City's highest employment to population ratios. Projections in the City's General Plan indicate that this ratio will strengthen over the next decade, establishing an overall community in which there are opportunities to live and work with minimal commute and consistent with City growth goals.

Land Use Element - Goal 8 - Incompatible Land Uses

Housing adjacent or within the vicinity of incompatible land uses should be protected from the impacts of those land uses, to the greatest extent possible

The Residences at Camelback planned development is bounded by existing single family residential along its south-western boundary. To ensure that the proposed development minimizes impacts to these existing uses, the project includes a significant private open space component that will provide an amenity opportunity for the existing neighborhood. This amenity will strengthen social interaction within the community and satisfy a key neighborhood use that does not currently exist.

Project access is also oriented to direct all ingress/egress traffic to arterial roadways. This orientation will prevent project traffic from impacting adjacent neighborhoods. Cross-access opportunities for pedestrian circulation will be addressed by the site plan to encourage community interaction.

Residences
 AT
Camelback
44th St. & Camelback Rd.
 Planned Unit Development

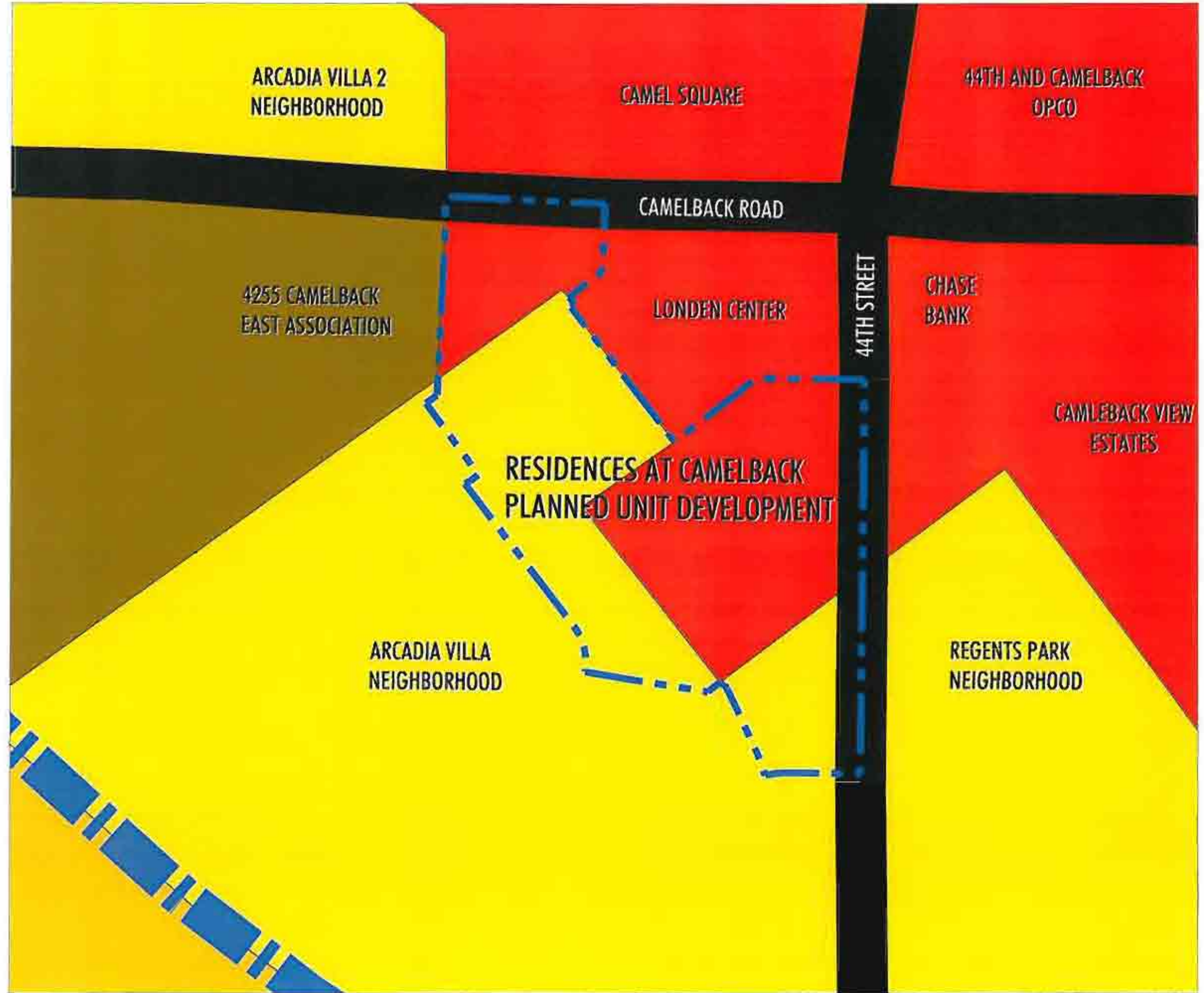


FIGURE 7

CURRENT GENERAL PLAN LAND USE

LEGEND

- | | |
|---|--|
| 0 to 1 du/acre - Large Lot | Industrial |
| 1 to 2 du/acre - Large Lot | Commerce/Business Park |
| 2 to 3.5 du/acre - Traditional Lot | Public/Quasi-Public |
| 3.5 to 5 du/acre - Traditional Lot | Floodplain |
| 5 to 10 du/acre - Traditional Lot | Undesignated Area |
| 10 to 15 du/acre - Higher Density | PUD Boundary |
| 15+ du/acre - Higher Density | Canal, Watercourse, Wash |
| Parks/Open Space - Publicly Owned | |
| Parks/Open Space - Privately Owned | |
| Future Parks/Open Space or 1 du/acre | |
| Mixed Use Agricultural | |
| Nurseries/Flower Gardens w/ alt. 3.5 to 5 du/acre | |
| Commercial | |
| Mixed Use (MU) | Mixed Use (Areas C, D, and NW Area only) |

NOT TO SCALE



PRELIMINARY-NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 Date: 06.18.12 Project No.: 1214
 Revised: 07.30.12



Land Use Element – Goal 9 – Diverse Housing Mix

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

The Camelback East Village represent an extremely diverse community with a strong balance of established neighborhoods, high intensity employment and retail corridors, and newer high density housing opportunities. The success of higher-density residential uses is a result of proximity to jobs and access to regional transportation. The Residences at Camelback site is located at the intersection of two significant transportation corridors and an existing employment center and proposes uses that will complement the existing neighborhood. The project will provide a new “class A” level multi-family residential living opportunity which has not been developed along the Camelback East corridor for nearly 30 years.

Land Use Element - Goal 11 - General Plan Land Use Map and Zoning Conformity

Zoning granted subsequent to the adoption of the General Plan or any amendment shall be in conformity with the land use category shown and defined on the General Plan.

The City of Phoenix General Plan designates the subject property as a mix of Commercial and Traditional Lot residential. While the Residences at Camelback project seeks to increase to General Plan residential density, it concurrently seeks a slight reduction in the existing commercial designation and will supplement the overall property with an open space use. The City’s General Plan allows for limited adjustments to the Land Use categories depicted on the General Plan Land Use Map if these adjustments do not exceed 10 acres in overall area. The adjustments proposed with this PUD do not trigger a General Plan Amendment and are considered in conformance with the General Plan document.

Land Use Element - Goal 12 - Village Character

The unique character and image of each village should be retained and enhanced.

The Residences at Camelback property is located within the Camelback East Village. The East Camelback Village characteristics include: prominent natural landmarks, the Camelback core, strong established neighborhoods, a balance of jobs and resident workforce, and higher density housing near employment and retail that is compatible with established neighborhoods. The Residences at Camelback PUD provides opportunity for multi-family housing along the 44th Street corridor, and complements the mixed-use character of the area by simultaneously introducing retail and housing uses.

3. 44th Street Corridor Specific Plan

The 44th Street Corridor Specific Plan was drafted and approved in 1991. During the creation of this plan, the City recognized the growth potential for non-residential uses in the Arcadia area and developed a Land Use Plan that supported this future growth. Today, the 44th Street corridor and the East Camelback Village maintain some of the most robust employment concentrations in the city. The intensity of high-quality employment and lifestyle along the 44th Street and Camelback corridors has prompted a demand for multi-family development. The development of multi-family housing reinforces the goal of locating residences close to employment, whereby reducing demand on transportation infrastructure.

The 44th Street Corridor Specific Plan Land Use Plan identifies office uses on the southwest corner of 44th Street and Camelback Road. This designation was largely reflective of existing uses and was intended to encourage office uses to expand upon the existing Londen Center office on the immediate corner. The Residences at Camelback community seeks to provide balance between the existing office and retail uses, by providing opportunities for multi-family residences in proximity to existing office on both the southwest and northwest corners of the intersection. This balance of uses will mitigate peak traffic flows from the property and contribute to diversified retail commercial services within the community.

E. Zoning and Land Use Compatibility

1. Surrounding Zoning and Land Use

The existing zoning on the Residences at Camelback property is C-2/Height Waiver, C-1, C-O and R1-10. (Refer to **Figure 8, Existing Zoning.**)

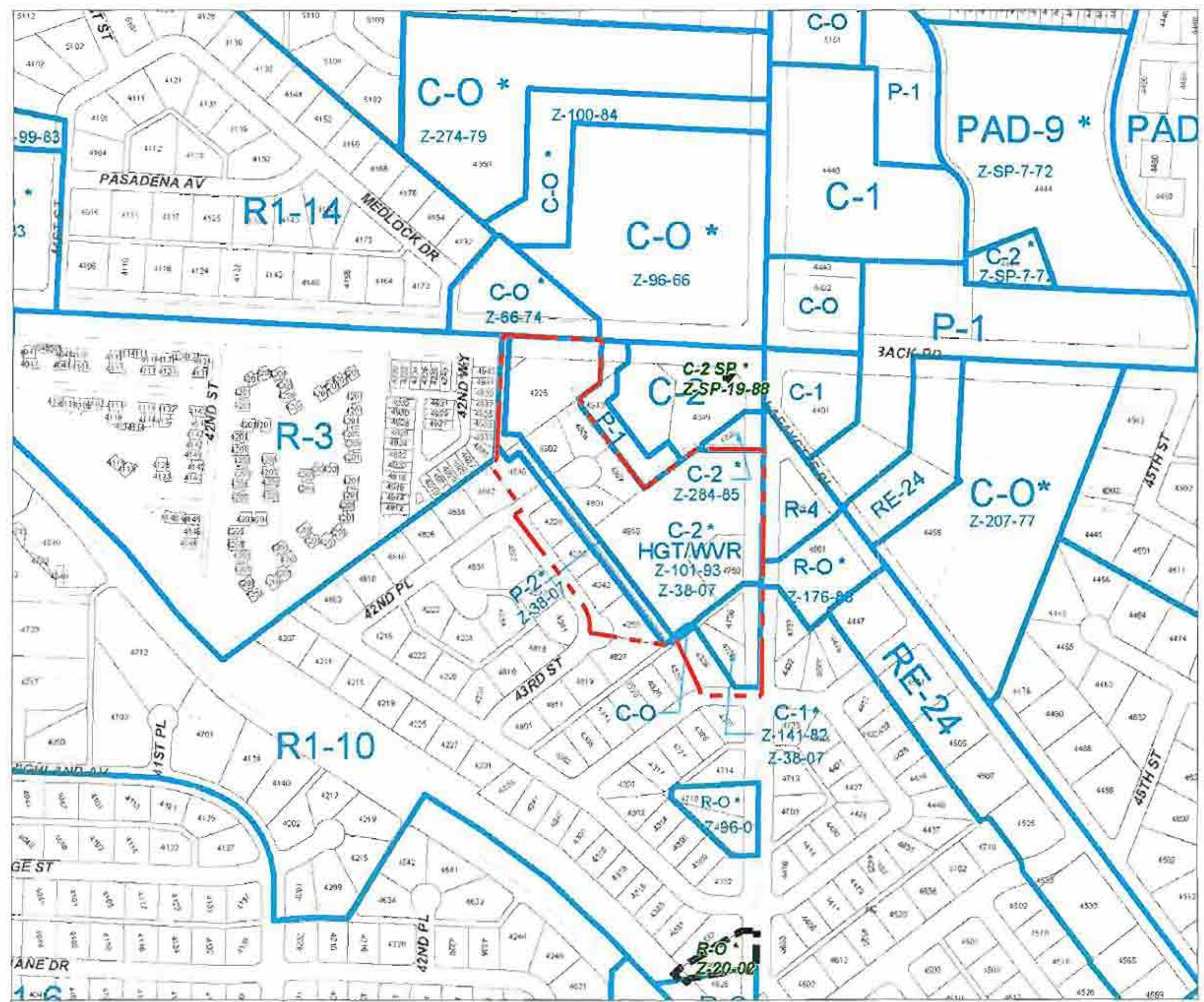
Table 1: Surrounding Zoning

Location	Ownership	General Plan	Zoning	Land Use
North	Camel Square	Commercial	C-O <i>(Z-66-74, Z-96-66)</i>	Commercial Office
South	Private Residential Ownership	2 – 3.5 DU/Ac Traditional Lot Residential	R1-10 P-2 C-1 <i>(Z-38-07, Z-141-82)</i>	Single-Family Residential
East	Private Ownership	Commercial Office; 2 – 3.5 DU/Ac Traditional Lot Residential	C-1 R-4 R-O R1-10 <i>(Z-176-88)</i>	Commercial Office; Single Family Residential
West	Private Residential Ownership	10 – 15 DU/Ac Higher Density; 2 – 3.5 DU/Ac Traditional Lot Residential	R-3 R1-10	Multi-Family Residential; Single-Family Residential

Properties adjacent to the Residences at Camelback site are developed with commercial, multi-family residential, single family residential and office development at varied intensities. The 17 acre Camel Square development on the Northwest corner of the intersection was recently re-entitled to allow for increased intensity and height under a C-O zoning designation. The Londen Center office building adjacent to the project maintains C-2 zoning and more than 100,000 square feet of office use on approximately 2.2 acres. To the west, the Camelback East multi-family townhome community (R-3 zoning) and Arcadia Villa single family neighborhood (R1-10 zoning). (Refer to **Figure 9, Proposed Zoning.**)

Residences
 AT
 Camelback
 44th St. & Camelback Rd.
 Planned Unit Development

FIGURE 8
 EXISTING ZONING



--- SITE ZONING BOUNDARY

NOT TO SCALE

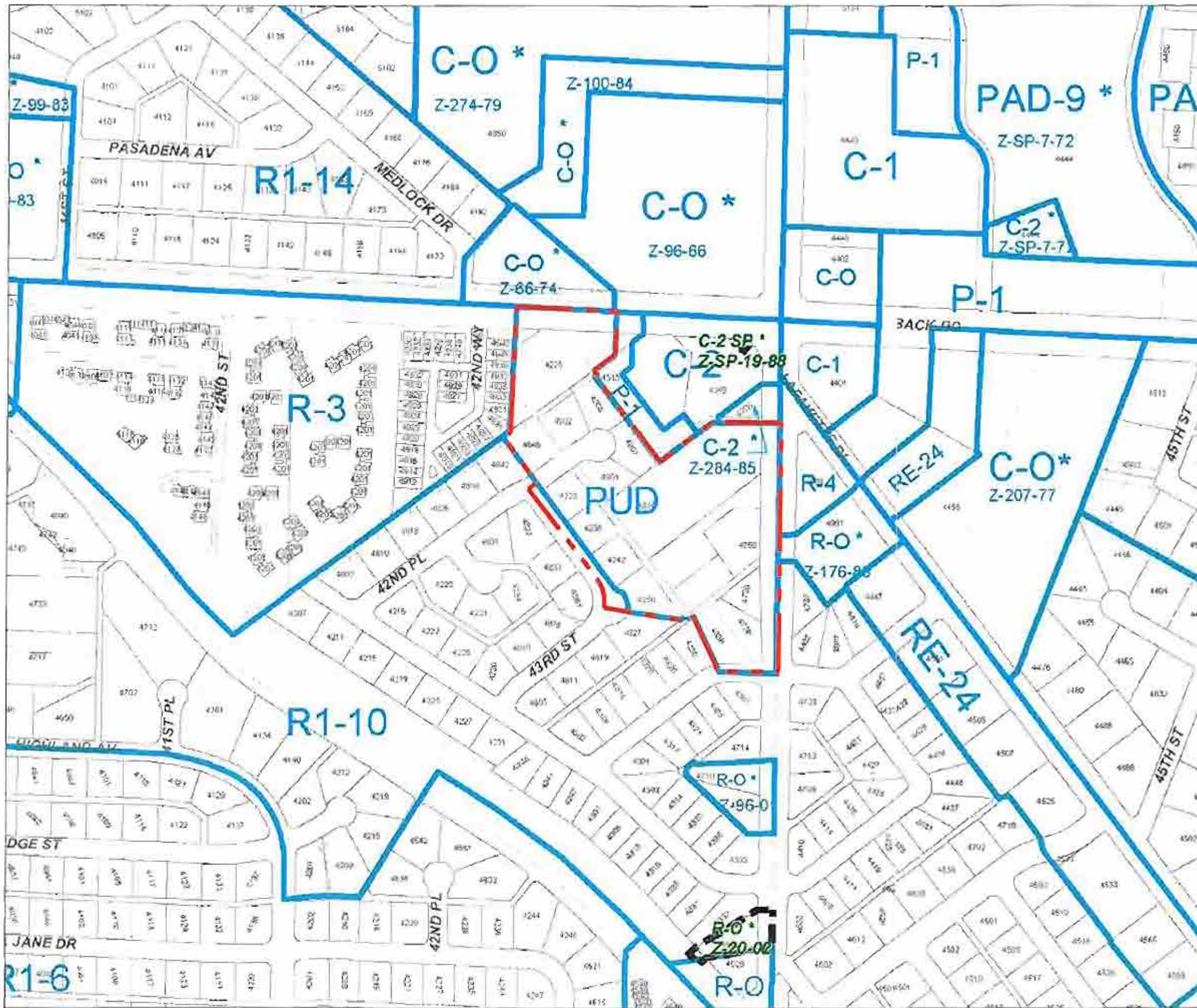


PRELIMINARY-NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 Date: 06.18.12 Project No. 1214
 Revised: 07.30.12



Snell & Wilmer
 L.L.C.
 LAW OFFICES





Residences
 AT
 Camelback
 44th St. & Camelback Rd.
 Planned Unit Development

FIGURE 9
 PROPOSED ZONING

 SITE ZONING BOUNDARY

NOT TO SCALE



PRELIMINARY-NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 Date: 06.18.12 Project No. 1214
 Revised: 07.30.12



Snell & Wilmer
 L.L.C.
 LAW OFFICES



F. Land Uses

The following list of uses (**Table 2: Permitted Use List**) defines permitted principal uses, uses permitted as an accessory use, and uses subject to Performance Standards allowed within the Residences at Camelback PUD. All permitted uses are allowed within the planning sub-areas subject to applicable Performance Standards and development standards. The developer(s) or any property owner within the defined limits of the PUD may request an interpretation of analogous use to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below. A brief description of the three types of permitted uses is defined below.

- **Permitted Principal Uses**

Uses specifically permitted or analogous to those specifically permitted as determined by the City of Phoenix Zoning Administrator.

2. Permitted Accessory Uses

Uses specifically permitted as an accessory to a permitted principal use. Permitted accessory uses are only allowed as an accessory to a permitted principal use and may not be developed as a stand alone use. Permitted accessory uses that are allowed as accessory to any permitted principal use are located in the “Accessory” land use group within Table 2. Permitted accessory uses that are only allowed as accessory to a specific permitted principal use are enumerated directly beneath the permitted principal use.

3. Permitted Uses Subject to Performance Standards

Uses specifically permitted subject to Performance Standards as set forth in **Section G** of this PUD. Performance Standards are specific for each individual use as defined within this section of the PUD. Some uses subject to performance standards may also require a Use Permit which is processed in accordance with the provisions of the City of Phoenix Zoning Ordinance (as amended). See the PUD Performance Standards, Section G for the application of this entitlement provision.

Table 2: Permitted Use List

PLANNING AREAS A ₁ and A ₂		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
ACCESSORY USES – Land Use Group				
1.	Automated Teller Machine		■	
2.	Farmer’s Market		■	
3.	Outdoor Display of Merchandise		■	■
4.	Outdoor Retail Sales <i>accessory to general retail uses only</i>		■	■
5.	Parking Lot or Structure		■	
6.	Promotional Events		■	■
COMMERCIAL RETAIL / SERVICES – Land Use Group				
7.	Antique Shop, Retail and Wholesale	■		
8.	Architects’ Supplies	■		
9.	Army and Navy Goods, Retail Sales, New	■		
10.	Art Gallery, Commercial Sales	■		

PLANNING AREAS A ₁ and A ₂		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
11.	Artist Supplies, Retail	■		
12.	Awnings, Custom Fabrication and Sales	■		
13.	Baby Shops	■		
14.	Bakers and Baked Goods, Retail Sales	■		
15.	Banks and Trust Companies <i>with the following accessory use:</i>	■		
16.	Barbers	■		
17.	Barbers' Supplies, Retail and Wholesale	■		
18.	Bathroom Accessories, Display and Retail Sales Only	■		
19.	Beauty Shop <i>with the following accessory use:</i>	■		
20.	Bicycles, New and Used, Retail Sales and Repairs	■		
21.	Bird Sales, Retail	■		
22.	Blueprinting	■		
23.	Bonding Companies	■		
24.	Booksellers and Rentals, except adult bookstores	■		
25.	Braces, Orthopedic, Sales Retail	■		
26.	Brushes, Retail Sales	■		
27.	Building Materials, Retail Sales Only	■		
28.	Burglar Alarm Equipment Sales and Service	■		
29.	Business Machines, Distribution and Retail Sales, Repair and Service, Storage and Wholesale	■		
30.	Butchers Shops (no slaughtering)	■		
31.	Camera Shops	■		
32.	Candy Shops, Retail	■		
33.	Canvas Goods Sales, Retail	■		
34.	Caterers	■		
35.	Cigar Stores	■		
36.	Cigarette Service	■		
37.	Cigars Manufacturing, Custom Hand Rolled	■		

PLANNING AREAS A₁ and A₂		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
38.	Cigars, Wholesale and Storage	■		
39.	Clothing, Retail Sales	■		
40.	Coffee, Wholesale and Storage, No Roasting	■		
41.	Coin Dealers	■		
42.	Collection Agencies	■		
43.	Confectioneries, Retail Sales	■		
44.	Contractors Equipment and Supplies, Retail Sales	■		
45.	Convenience Market	■		
46.	Conveyors, Retail Sales	■		
47.	Crockery Sales, Retail	■		
48.	Curio Shops	■		
49.	Dairies, Retail Sales of Products	■		
50.	Delivery Service Office	■		
51.	Department Stores	■		
52.	Desks, Sales, Retail	■		
53.	Detective Agencies	■		
54.	Draperies, Manufacturing	■		
55.	Draperies, Sales	■		
56.	Drawing Materials, Retail Sales and Wholesale	■		
57.	Dressmakers, Custom	■		
58.	Drive-Up Facilities for Permitted Uses, Freestanding or Kiosk			■
59.	Driving Schools, Auto	■		
60.	Drugs, Retail Sales	■		
61.	Dry Cleaners	■		
62.	Dry Goods, Retail, Wholesale and Storage	■		
63.	Electric Equipment, Retail Sales and Repair	■		
64.	Electrical Appliances, Retail Sales and Service	■		

PLANNING AREAS A ₁ and A ₂		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
65.	Employment Agencies, not Including Day Labor Hiring and Transportation Centers	■		
66.	Engravers	■		
67.	Fire Protection Equipment and Supplies, Retail Sales and Service	■		
68.	Fish Markets, Retail Sales	■		
69.	Floor Coverings, Retail and Wholesale	■		
70.	Florists, Retail Sales	■		
71.	Furniture, Display and Sales, Retail	■		
72.	Furs, Retail Sales and Repairing	■		
73.	Garage Equipment, Retail Sales	■		
74.	Gas Appliances, Retail Sales and Service	■		
75.	Gas Regulating Equipment, Sales and Service	■		
76.	Gift Shops	■		
77.	Glass Shops, Custom	■		
78.	Groceries, Retail Sales <i>with the following accessory use:</i>	■		
79.	Guns, Retail Sales and/or Repairs			■
80.	Gymnasiums, Private or Commercial	■		
81.	Hardware, Retail Sales (New)	■		
82.	Health Club, Fitness Center	■		
83.	Health Food Products, Retail Sales	■		
84.	Heating and Ventilating Sales, Retail	■		
85.	Hemstitching	■		
86.	Hobby Goods Stores	■		
87.	Hotel	■		
88.	House Furnishings, Retail Sales	■		
89.	Household Moving Center	■		
90.	Ice Cream Shops	■		
91.	Ice, Package, Sales	■		
92.	Imported Goods, Retail Sales	■		

PLANNING AREAS A ₁ and A ₂		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
93.	Indexing Systems and Supplies, Retail Sales	■		
94.	Indian Goods, Retail Sales	■		
95.	Interior Decorators, Display, Retail Sales and Fabrication, Custom	■		
96.	Jewelers, Manufacturing and Wholesale	■		
97.	Jewelers, Retail Sales and Repairs	■		
98.	Lawn Furniture, Retail Sales	■		
99.	Leather Goods: Repairing, Sales, Custom or Handicraft Manufacturing	■		
100.	Linen Supply Laundry Service	■		
101.	Linens, Retail Sales	■		
102.	Linoleum Sales, Retail	■		
103.	Liquor, Package Retail Sales			■
104.	Liquor, Storage and Wholesale	■		
105.	Lithographers	■		
106.	Locksmiths' Repair Shops	■		
107.	Machinery Dealers, Retail Sales and Showrooms	■		
108.	Machinery Rental	■		
109.	Magazines, Retail Sales, except adult bookstores	■		
110.	Merchandise Brokers Office and Display	■		
111.	Messenger Service	■		
112.	Milliners, Custom and Retail Sales	■		
113.	Mimeographing and Multigraphing, Commercial	■		
114.	Mirrors, Resilvering; Custom Work	■		
115.	Monuments, Retail Sales and Display	■		
116.	Motion Picture Equipment, Retail Sales and Display	■		
117.	Music Studios	■		
118.	Musical Instruments, Retail Sales New and Used <i>with the following accessory use:</i>	■		
119.	Needlework	■		

PLANNING AREAS A ₁ and A ₂		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
120.	News Dealers	■		
121.	Notions, Retail Sales	■		
122.	Novelties, Retail & Wholesale	■		
123.	Nut Shop	■		
124.	Office Furniture Equipment and Supplies, Retail Sales and Showroom	■		
125.	Optical Goods, Manufacturing and Sales	■		
126.	Paint and Varnish, Retail Sales	■		
127.	Painting Equipment and Supplies, Retail Sales	■		
128.	Pet Care Facility			■
129.	Pet Day Care Facility, Indoor Only			■
130.	Pet Day Care Facility, With Outdoor Accessory Uses			■
131.	Pet Grooming	■		
132.	Pet Shops, Retail Sales Only	■		
133.	Pharmacy	■		
134.	Phonograph Records, Sales, Retail	■		
135.	Photo-Engraving Company	■		
136.	Photographers, Commercial Studios	■		
137.	Photographic Developing and Printing	■		
138.	Photographic Equipment and Supplies, Retail Sales	■		
139.	Physical Therapy Equipment, Retail and Wholesale	■		
140.	Picture Framing, Custom	■		
141.	Plant Nurseries, Indoor	■		
142.	Plant Nurseries, Outdoor			■
143.	Plastic and Plastic Products, Retail and Wholesale	■		
144.	Playground Equipment Sales	■		
145.	Plumbing Fixtures and Supplies, Display and Retail Sales	■		
146.	Poster Illustration, Studio	■		

PLANNING AREAS A ₁ and A ₂		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
147.	Pottery and Ceramics, Retail Sales & Wholesale	■		
148.	Precision Instruments, Custom Repair	■		
149.	Printers	■		
150.	Publicity Service	■		
151.	Pumps, Retail Sales and Display	■		
152.	Radio and Television, Retail Sales and Service	■		
153.	Radio Repair Shop	■		
154.	Range and Stoves, Retail Sales and Service	■		
155.	Refrigerators, Retail Sales and Service	■		
156.	Restaurants	■		
157.	Restaurants, Bars and Cocktail Lounges <i>(as defined in Appendix D)</i>			■
158.	Restaurants, with Drive Through Facilities			■
159.	Riding Equipment Sales	■		
160.	Rug Sales	■		
161.	Saddlery Shops, Custom, Handmade	■		
162.	Safes, Repairing and Sales	■		
163.	Second Hand/Used Merchandise, Sales	■		
164.	Sewing Machines, Commercial and Industrial Type, Retail Sales and Repairing	■		
165.	Sewing Machines, Household Sales and Service	■		
166.	Shoe Repairing	■		
167.	Sound Systems and Equipment Sales	■		
168.	Sound Systems, Rentals and Repairs	■		
169.	Sporting Goods, Retail Sales & Wholesale	■		
170.	Stamp Dealers	■		
171.	Stationers, Retail Sales	■		
172.	Surplus Stores	■		
173.	Tailors, Custom	■		
174.	Tanning Salon	■		

PLANNING AREAS A₁ and A₂		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
175.	Tapestries	■		
176.	Tea Room	■		
177.	Tents and Awnings, Retail Sales	■		
178.	Tire Repairing Equipment and Supplies	■		
179.	Towels, Supply Service	■		
180.	Toys, Retail Sales	■		
181.	Upholsterers, Custom, Retail Sales and Supplies	■		
182.	Vacuum Cleaners, Retail Sales	■		
183.	Variety Stores, Retail	■		
184.	Veterinarians' Supplies, Retail and Wholesale	■		
185.	Wall Paper, Sales and Display	■		
186.	Washing Machines, Retail Sales and Display, Custom Repairing	■		
187.	Watches, Sales and Repairing	■		
188.	Water Softening Equipment, Service and Repairs	■		
189.	Weaving, Handicraft, Custom	■		
EDUCATIONAL / RELIGIOUS / ASSEMBLY – Land Use Group				
190.	Libraries, Private, Rental	■		
191.	Lunch Rooms	■		
192.	Preschool	■		
193.	Teaching of Fine Arts	■		
MEDICAL & HEALTH – Land Use Group				
194.	Ambulance Service Office	■		
195.	Clinic, Medical or Dental Offices <i>(as defined in Appendix ?)</i>	■		
196.	Emergency Medical Care Facility (24 Hour Service) <i>with the following accessory uses: (as defined in Appendix ?)</i>	■		
197.	Health and Support Services	■		
198.	Medical Supplies, Retail Sales and Rentals	■		
OFFICE – Land Use Group				

PLANNING AREAS A ₁ and A ₂		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
199.	Adjusters, Insurance	■		
200.	Brokerage House	■		
201.	Burglar Alarm Watching Service	■		
202.	Express Companies, Offices Only	■		
203.	Finance Companies and Loan Offices	■		
204.	Gas Companies' Offices	■		
205.	Labor Unions, Offices	■		
206.	Market, Stock and Bond	■		
207.	Motor Freight Co., Offices Only	■		
208.	News Service	■		
209.	Newspaper Advertising Sales Office	■		
210.	Offices, General, Administrative, Professional and Medical	■		
211.	Publishers' Offices	■		
212.	Travel Bureau	■		
213.	Veterinary Offices			■
PUBLIC / QUASI-PUBLIC – Land Use Group				
214.	Wireless Communication Facility			■
RECREATIONAL / ENTERTAINMENT – Land Use Group				
215.	Family Game Center	■		
216.	Pool and Billiard Halls	■		
217.	Theaters	■		
RESIDENTIAL – Land Use Group				
218.	Residential, Multi-Family <i>(as defined in Appendix D)</i>	■		■

PLANNING AREA B		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
ACCESSORY USES – Land Use Group				
1.	Automated Teller Machine		■	
2.	Community Pool or Similar Outdoor Amenity		■	

PLANNING AREA B		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
3.	Convenience Retail		■	■
4.	Health Club, Fitness Center, <i>Use of the facility shall be open to multifamily residents only and prohibited to commercial sales of non-residents.</i>		■	
5.	Parking Lot or Structure		■	
6.	Promotional Events		■	■
PUBLIC / QUASI-PUBLIC – Land Use Group				
7.	Wireless Communication Facility		■	■
RESIDENTIAL – Land Use Group				
8.	Residential , Multi-Family <i>(as defined in Appendix D)</i>	■		

PLANNING AREA C		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
ACCESSORY USES – Land Use Group				
1.	Community Gardens		■	
2.	Recreational / Social Ramada / Arcade House		■	
3.	Fruit Orchards		■	
4.	Sport Courts		■	
5.	Special Events			■
PRIVATE RECREATION – Land Use Group				
7.	Community Green	■		

G. Performance and Development Standards

1. Performance Standards

The Uses Subject to Performance Standards as defined in **Section F.3** and listed in **Table 2** identify the proposed uses allowed within the subject PUD requiring additional development or operational standards to minimize the effects to the community from hazards, nuisances and other negative factors; to ensure that land uses are not operated in such a manner as to cause a detrimental impact on adjacent properties or the ambient community environment; and to preserve and enhance the lifestyle of existing and future residents through the protection of the public health, safety and general welfare. The following restrictions shall apply to all applicable properties within this PUD.

- a) Drive-Up Facilities for Permitted Uses, Freestanding or Kiosk:
Standards:

- (1) Drive-up or drive-through facilities housing permitted uses are allowed in a free-standing or "kiosk" type service building of no more than two hundred fifty (250) square feet in size. If there are more than two such facilities proposed for any one site, they may be required to be grouped for common access as a condition of approval.

b) Guns, Retail Sales and/or Repairs:

Standards:

Guns, Retail Sales and/or Repairs, subject to the following limitations:

- (1) Commercial loading of small arms ammunition for on-site retail sale shall be permitted as an accessory use upon compliance with the following conditions:
 - a. A maximum of five thousand (5,000) cartridges loaded per day.
 - b. Ammunition loading and component storage activity shall not occupy more than two hundred (200) square feet, or ten (10) percent (10%) of the gross building area, whichever is less.
- (2) Commercial loading of small arms ammunition for on-site retail sale in excess of the standards listed in subsection 1 above shall be permitted subject to the following limitations:
 - a. A maximum of ten thousand (10,000) cartridges loaded per day,
 - b. Ammunition loading and component storage activity shall not occupy more than five hundred (500) square feet, or twenty-five (25) percent (25%) of the gross building area, whichever is less, and
 - c. A use permit shall be obtained subject to the provisions of the City of Phoenix Zoning Ordinance.
 1. The quantities, arrangement, distance requirements for the storage of propellant powder, primers, and percussion caps shall be in accordance with the Fire Code.
 2. A permit to load ammunition shall be obtained from the Fire Department.
 3. In addition to applicable requirements listed above, the loading of specialty or custom ammunition shall be subject to obtaining a use permit.

c) Liquor, Package Retail Sales:

Standards:

Liquor, Package Retail Sales, subject to the following conditions or limitations:

- (1) Package liquor sales as a primary use or as an accessory use to a convenience market shall require a use permit in accordance with the standards and procedures of the Phoenix Zoning Ordinance if the lot or parcel on which the use is conducted is less than three hundred (300) feet from a residential district, including undeveloped residentially zoned property. The use permit shall specifically address noise from the use, including parking lot noise, screening of lighting from vehicle headlights and light standards on site, parking access, and access to adjacent neighborhoods but shall not address issues which are the purview of the Arizona Department of Liquor Licenses and Control, such as the number of liquor licenses in the area. Package liquor sales as an accessory use to other uses shall not require a use permit.
- (2) Drive-through windows for sale of alcohol shall be located at least three hundred (300) feet from a residential district, including undeveloped or residentially developed property, and shall have primary access to Camelback Road or 44th Street.
- (3) Retail sales of liquor as an accessory use shall be subject to the following conditions:
 - a. Selling and display space for alcoholic beverages shall be limited to a maximum of twenty percent (20%) of total selling space.
 - b. All displays of alcoholic beverages shall be located a minimum of five (5) feet from the entrance to the primary use.

d) Outdoor Display of Merchandise:

Standards:

Outdoor display of merchandise is permitted as an accessory use subject to the following:

- (1) A maximum three hundred (300) square feet of display area, can be located anywhere along the building except as noted in 2 below;
- (2) No display or sale is permitted within ten (10) linear feet of either side of the building entrance or exit;
- (3) The depth, measured from the front facade of the building, may not exceed ten (10) feet unless otherwise approved by the Planning and Development Department upon a determination that a greater depth does not interfere with any pedestrian passage;
- (4) Payment for the products displayed must occur indoors;
- (5) Outdoor display or sales shall not be located within any required setbacks or in the parking lot.

e) Outdoor Retail and Food Sales:

Standards:

Outdoor Retail and Food Sales as an accessory use to a general retailer, including outdoor garden centers, subject to the following limitation:

- (1) The outdoor sales area shall not exceed 500 square feet.
- (2) The outdoor sales area must be enclosed within a perimeter screen wall and/or decorative fence to ensure the proper screening of stock merchandise as approved by the Planning and Development Department. Plant materials are excluded from this requirement and may be displayed without solid screening.

f) Pet Care Facility:

Standards:

Pet Care Facility, subject to the following limitations:

- (1) A use permit shall be obtained in accordance with the standards and procedures of the Phoenix Zoning Ordinance.
- (2) Shall be constructed so that direct unaccompanied access by animals to outside areas of the buildings is not allowed.
- (3) Animals must be accompanied by a facility employee or pet owner at all times when outside the building. All walks and exercise periods must take place on facility grounds.
- (4) When located adjacent to a residential district, every building and every outdoor animal exercise run shall be set back at least one hundred (100) feet from any lot line abutting such residential district.
- (5) A solid masonry wall or fence seven (7) feet in height shall be constructed along the perimeter of all outdoor runs.
- (6) Solid waste shall be removed from outdoor exercise areas every five (5) hours at a minimum during time periods when these areas are in use.
- (7) The average noise level, measured at the property line, shall not exceed fifty-five DB (one LDN) when measured on an "A-weighted" sound level meter. Noise will be measured with an IEC (International Electrotechnical Commission) or ANSI S1.4-1983 (R2006)/ANSI S1.4A-1985 (R2006) (American National Standards Institute) Type I sound level meter with "A-weighted" impulse response.

g) Pet Day Care Facility, Indoor Only:

Standards:

Pet Day Care Facility, Indoor Only, subject to the following limitation:

- (1) Operation shall be limited to the hours between 6:00 a.m. and 10:00 p.m.
- (2) The average noise level, measured at the property line, shall not exceed fifty-five DB (one LDN) when measured on an "A-weighted" sound level meter. Noise will be measured with an IEC (International Electrotechnical Commission) or ANSI S1.4-1983 (R2006)/ANSI S1.4A-1985 (R2006) (American National Standards Institute) Type I sound level meter with "A-weighted" impulse response.

h) Pet Day Care Facility, With Outdoor Accessory Uses:

Standards:

Pet Day Care Facility, with Outdoor Accessory Uses, subject to the following limitations:

- (1) A use permit shall be obtained in accordance with the standards and procedures of the Phoenix Zoning Ordinance.
- (2) Shall be constructed so that direct unaccompanied access by animals to outside areas of the buildings is not allowed.
- (3) Animals must be accompanied by a facility employee or pet owner at all times when outside the building. All walks and exercise periods must take place on facility grounds.
- (4) When located adjacent to a residential district, every building and every outdoor animal exercise run shall be set back at least one hundred feet from any lot line abutting such residential district.
- (5) A solid masonry wall or fence seven feet in height shall be constructed along the perimeter of all outdoor runs.
- (6) Solid waste shall be removed from outdoor exercise areas every five hours at a minimum during time periods when these areas are in use.
- (7) The average noise level, measured at the property line, shall not exceed fifty-five DB (one LDN) when measured on an "A-weighted" sound level meter. Noise will be measured with an IEC (International Electrotechnical Commission) or ANSI S1.4-1983 (R2006)/ANSI S1.4A-1985 (R2006) (American National Standards Institute) Type I sound level meter with "A-weighted" impulse response.
- (8) Operation shall be limited to the hours between 6:00 a.m. and 10:00 p.m.
- (9) Some review period of the use permit may be established should a neighborhood protest occur at the use permit hearing.

i) Plant Nurseries, Outdoor:

Standards:

- (1) The outdoor sales area must be enclosed within a perimeter screen wall and/or decorative fence to ensure the proper screening of stock merchandise as approved by the Planning and Development Department. Plant materials are excluded from this requirement and may be displayed without solid screening.

j) Promotional Events:

Standards:

- (1) Promotional events are allowed for all permitted principal uses within **Table 2** pursuant to the regulations within the City of Phoenix Zoning Ordinance and subject to the City's Standard review and approval procedures.
- (2) Promotional events such as carnivals, fairs, and petting zoos are permitted. Temporary promotional events such as leasing or sales events are permitted.

k) Residential, Multifamily Convenience Retail:

Standards:

- (1) A residential convenience market is permitted as an accessory use to a multiple-family development, subject to the following conditions:
 - a. The development shall contain a minimum of two hundred-seventy five (275) dwelling units.
 - b. The market shall not exceed two thousand (2,000) square feet in total floor area (display and storage).
 - c. No parking spaces shall be required or permitted for the market except for spaces designated for deliveries or handicapped individuals.

l) Restaurants, Facilities; Restaurants, Bars and Cocktail Lounges:

Standards:

Restaurants, Bars and Cocktail Lounges, subject to the following conditions or limitations:

- (1) Music or entertainment shall be permitted subject to the following regulations:
 - a. The stage or performance area shall be a maximum of eighty (80) square feet unless a use permit is obtained.
 - b. The average noise level, measured at the property line, shall not exceed 55dB (1 DN) when measured with an IEC (International Electrotechnical Commission) or ANSI S1.4-1983 (R2006)/ANSI S1.4A-1985 (R2006) (American National Standards Institute) Type I sound level meter with “A-weighted” impulse response. An increase not to exceed 5 dB for five continuous seconds or less shall not be deemed a violation of this section.
 - c. Nothing in this section shall be construed to include an adult use.
- (2) Patron dancing shall be permitted only upon securing a use permit.
- (3) Outdoor recreation uses, outdoor dining, outdoor alcoholic beverage consumption shall be permitted as accessory uses only upon securing a use permit if within five hundred (500) feet of a residential district zoning line. This distance shall be measured from the exterior wall of the building, or portion thereof, in which the business is conducted or proposed use to be conducted closest to the residential district zoning line.
- (4) Drive-through facilities as an accessory use to a restaurant, subject to the following conditions:
 - a. Access to the site is to be from a Camelback Road or 44th Street.
 - b. Securing a use permit if the queuing lane for the drive-through facility is less than three hundred (300) feet from a residential district zoning line. This distance shall be measured from the point of the queuing lane closest to the residential district zoning line.
- (5) Any bar or cocktail lounge which exceeds five thousand (5,000) square feet in gross floor area and is located on a lot or parcel within three hundred (300) feet of a residential district, shall be permitted only upon securing a use permit. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed use to be conducted closest to the residential district zoning line.
- (6) Outdoor food preparation and cooking shall be permitted as an accessory use subject to the following conditions:
 - a. Securing a use permit.
 - b. The regularly used cooking area inside the establishment shall be of equal or greater size than the outdoor cooking area.
 - c. The outdoor cooking area shall be located within fifty (50) feet of a building entrance from where the restaurant is operated. This distance shall be measured from the appliance in the outdoor cooking area closest from the building entrance from where the restaurant is operated.
 - d. The outdoor cooking area shall be setback a minimum of three hundred (300) feet from a residential district. This distance shall be measured from the appliance in the outdoor cooking area closest to the residential district zoning line.

m) Special Events:
Standards:

Special events, such as community gatherings, sport tournaments, charity fund raising, and wedding or other social ceremonies may occur within the Community Green subject to the following conditions:

- (1) These types of events are restricted to the residents and guests of the Residences at Camelback Community or to the invitation of the Arcadia Villa Neighborhood residents. The responsible sponsor of these events must ensure participant parking is properly managed. This condition is intended to specifically ensure a Residence at Camelback sponsored event must manage all vehicular parking on the Residence at Camelback property and events sponsored to the invitation of an Arcadia Villa residents must be properly managed and retained within the Arcadia Villa Neighborhood.

- (2) The public gathering of special event participants is permitted between the hours of 8:00 A.M. to 11:00 P.M.

n) Veterinary Offices:

Standards:

Veterinary offices subject to the following conditions:

- (1) Veterinary offices shall be so constructed and operated as to prevent objectionable noise and odor outside the walls of the office as approved by the Planning and Development Department.
- (2) Keeping or boarding of animals shall not occupy more than twenty-five percent (25%) of the gross floor of the office.
 - a. There shall be no outdoor kennels or runs.
 - b. There shall be no direct outside exit from any room containing kennels.

o) Wireless Communication Facility:

Standards:

Wireless communication facilities must adhere to the standards for disguised or concealed facilities as set forth within the City of Phoenix Zoning Ordinance.

2. Development Standards (Yard, Height and Area Requirements)

To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between land uses, authorized under this Planned Unit Development, and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged. The standards identified herein pertain to density, building setbacks, landscape setbacks, building separation, building height, lot coverage and private common area open space.

a) Density Standards

This PUD is limited to a maximum of three hundred seventy (370) dwelling units as may be approved by the City of Phoenix through the Development Review process under the residential unit allocation defined below. The specific residential density (unit per gross acre) is otherwise not restricted.

1. Planning Area A₁ – A maximum of 17.0 residential dwelling units.
2. Planning Area A₂ – A maximum of 13.0 residential dwelling units.
3. Planning Area B – A maximum of 340.0 residential dwelling units.
4. Planning Area C – Residential is not a permitted use.

b) Building Setbacks

Perimeter property line building setbacks, for each of the respective Planning Areas, shall be in accordance with **Figure 10, Building Setback Standards** below.

Interior property line building setbacks, affiliated with any future subdivided parcel shall be a minimum of ten (10) feet from a property line established by the Subdivision Plat or Land Split processes.

Commercial and residential setbacks along 44th Street, Camelback Road and Calle Feliz are established at 15 feet to promote a consistent appearance along these pedestrian edges. Landscape treatment along these edges will enhance the transition to the development edge.

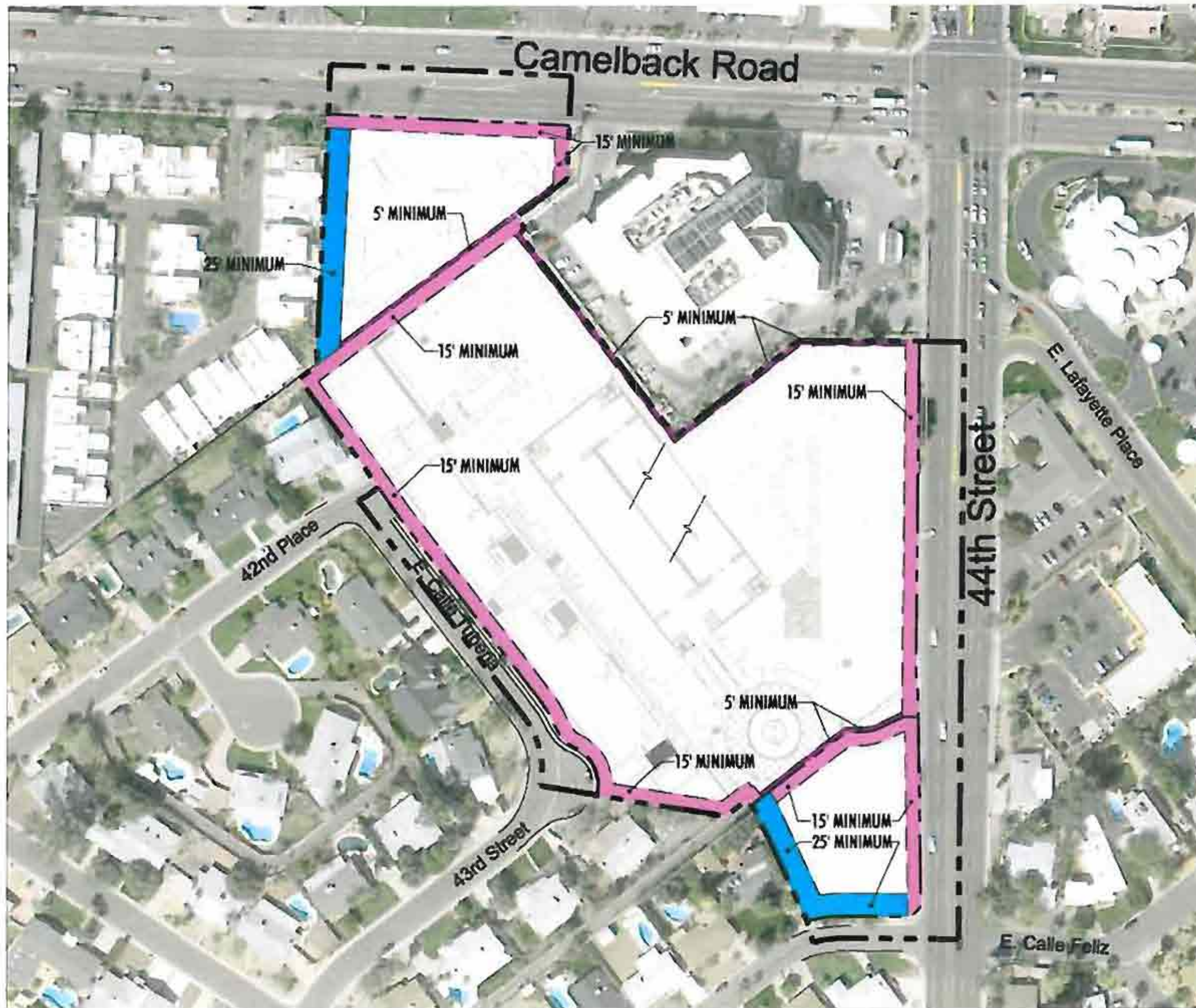
c) Landscape Setbacks

Perimeter landscape buffers and interior street landscape setbacks, for each of the respective Planning Areas, shall be in accordance with **Figure 11, Landscape Setback Standards** below.

Interior property line landscape setbacks, affiliated with any future subdivided parcel shall be a minimum of five (5) feet from a property line established by the Subdivision Plat or Land Split processes.

Residences
AT
Camelback
44th St. & Camelback Rd.
Planned Unit Development

FIGURE 10
BUILDING SETBACK STANDARDS



LEGEND

- PUD BOUNDARY
- 25' MINIMUM SETBACK
- 15' MINIMUM SETBACK
- 5' MINIMUM SETBACK

NOT TO SCALE



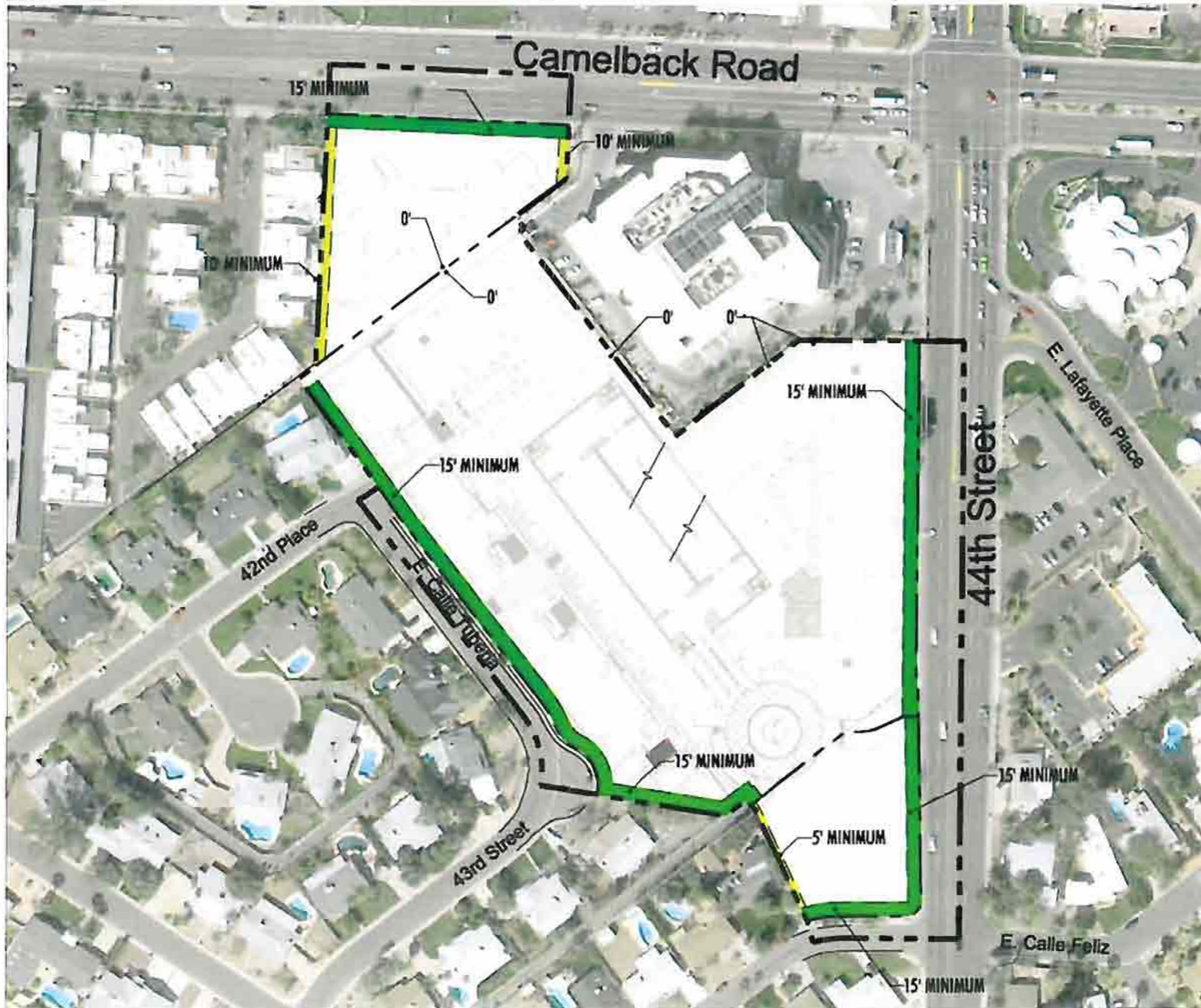
PRELIMINARY NOT FOR CONSTRUCTION
Date: 06.18.12
Revised: 08.03.12

COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
Project No. 1214



Snell & Wilmer
L.L.P.





Residences
 AT
 Camelback
44th St. & Camelback Rd.
 Planned Unit Development

FIGURE 11
 LANDSCAPE SETBACK STANDARDS

LEGEND

- PUD BOUNDARY
- █ 15' MINIMUM SETBACK
- █ 10' MINIMUM SETBACK
- █ 5' MINIMUM SETBACK

NOT TO SCALE

NORTH



PRELIMINARY NOT FOR CONSTRUCTION
 Date: 06.18.12
 Revised: 07.30.12

COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 Project No. 1214



Snell & Wilmer



d) Building Separation

Building separation shall be regulated by the International Building Code or per City of Phoenix adopted modifications to the Code, as amended.

e) Building Height

Maximum building heights shall be in accordance with the Planning Area standards provided below. It is the intent of this provision of the PUD to express the maximum building heights as a measurement of total feet and as an expression of total number of stories with both standards being applicable to development within this Planned Unit Development regulatory development area. Height standards shall be measured in accordance with the defined term for building height provided within Chapter 2 of the Phoenix Zoning Ordinance.

1. Planning Area A₁: Two (2) stories and thirty (30) feet maximum height. ⁽¹⁾
2. Planning Area A₂: One (1) story and fifteen (15) feet maximum height. ⁽¹⁾
3. Planning Area B: Four (4) stories and forty-eight (48) feet maximum height for multi-family buildings; five levels and forty-eight (48) feet for a parking structure, and fifty-six (56) feet maximum height for an 8,500 square foot fitness center/clubhouse over the parking garage. ⁽¹⁾
4. Planning Area C: One (1) story and twenty (20) feet maximum height.

(1) Height Limit Exception: The building height limitations defined by this PUD Ordinance shall not apply to spires, signs, belfries, cupolas, domes, monuments, chimneys, flues, vents, flagpoles, radio and television towers, bulkheads, elevators, or stairway penthouses or similar structure used solely as an auxiliary space for amenity, equipment and machinery of the mechanical, electrical, or utility systems of the building and which do not occupy more than twenty-five percent of the roof area nor exceed twelve (12) additional feet of building height.

f) Lot Coverage

The maximum building coverage on any subdivided lot shall not exceed the following standards as defined for each Planning Area.

1. Planning Area A₁ – Sixty (60) Percent of Net Lot Area (defined in Appendix B)
2. Planning Area A₂ – Fifty (50) Percent of Net Lot Area (defined in Appendix B)
3. Planning Area B – Seventy (70) Percent of the PUD defined Planning Area (defined in Appendix B)
4. Planning Area C – Fifteen (15) Percent of the PUD defined Planning Area (defined in Appendix B)

g) Common Area Open Space

Common area open space is required for any residential development. For these uses, a minimum of ten percent (10%) of the development parcel net site area shall be devoted to open space use and improvements in accordance with the defined term provided within Appendix C.

3. Landscape Standards

The purpose of the Landscape Standards section is to identify the baseline requirements for landscape improvements, and establish a common landscape theme for the project as a whole. These standards are intended to define an appropriate aesthetic that will contribute to the qualities of the urban context of the project, sensitivity to the unique character of the surrounding Arcadia neighborhood, and provide a distinctive character that is unique to this PUD.

Thoughtful design ideals begin with the understanding of “Place”. The area that was once a sprawling citrus orchard has been developed over time into one of the oldest established communities in central Phoenix. The Arcadia area has become an enclave of unique,

neighborhoods, with varying lot sizes and architectural styles, and has a common thread of the remaining stands of citrus groves, on individual lots, throughout. As part of the development of this project, an important goal is to create a sense of “place” that compliments the area and showcases sustainable and environmentally sensitive landscape design. With the implementation of these standards, this PUD shall ensure continuity with the special character of the Arcadia community. The Plan provides provisions that are designed to reduce the use of valuable energy and water resources, while also aiding in the efficient operation of the buildings and their systems. Additional provisions for the preservation and utilization of the existing mature landscape materials, and re-vegetation, where feasible, are also encouraged.

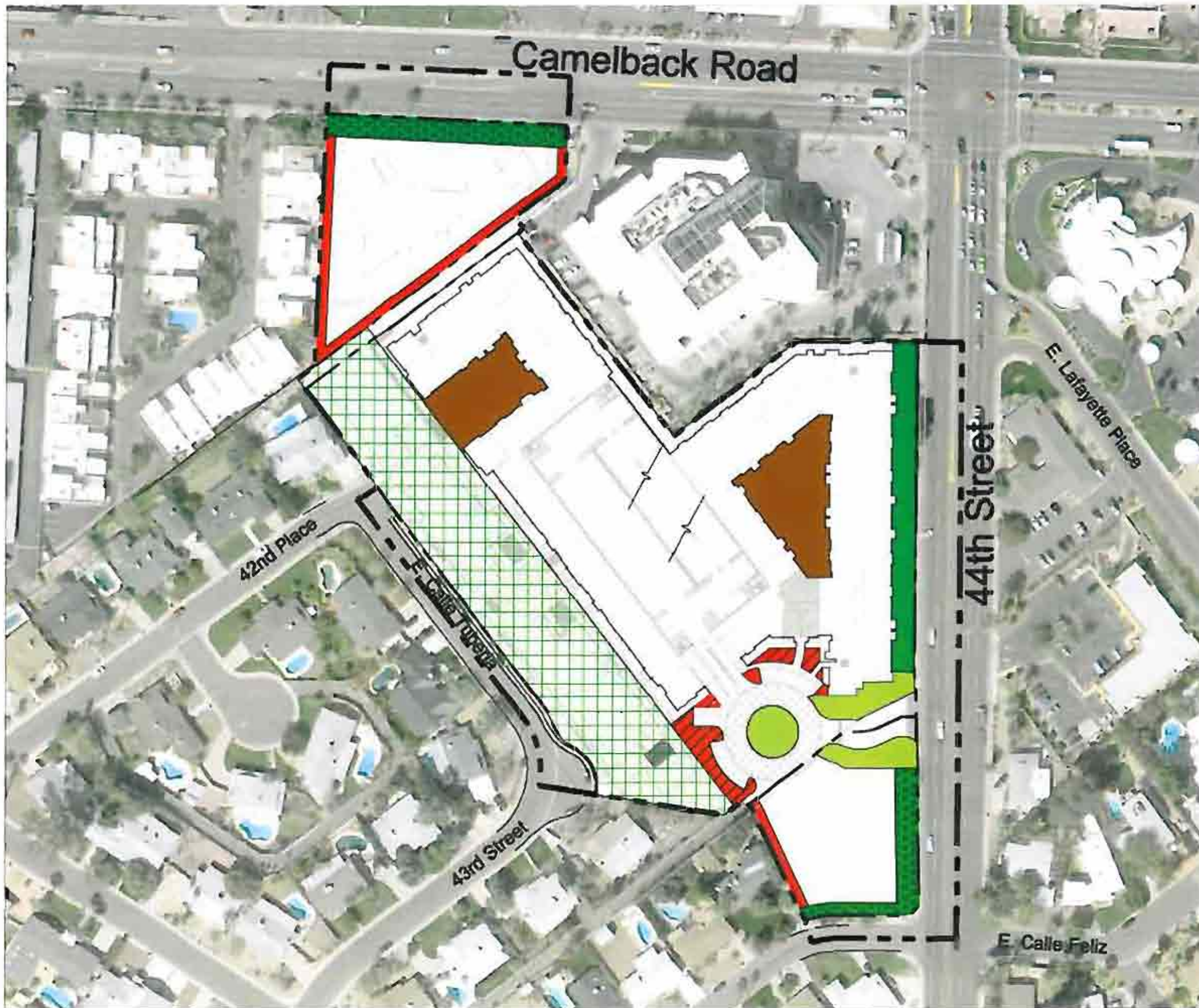
The landscape areas on the site will require varying levels of treatment appropriate to their use and functionality. These are defined by the following categories: (see **Figure 12, Landscape Zones**).

- a. Planning Area B - Street Frontage Landscaping
- b. Planning Areas A1 and A2 - Street Frontage Landscaping
- c. Project Entry Landscaping
- d. Parking Area Landscaping (Planning Area B)
- e. Commercial Parcel Parking Area and Interior Site Landscaping
- f. Community Green

In addition to the described landscape categories, there shall be general landscape requirements and provisions for sustainable design. These are described as:

- g. General Landscape Requirements
- h. Landscape Sustainability

The permitted plant species, for use within the landscape category zones, shall be referenced to the City of Phoenix Approved Plant list and Arizona Department of Water Resources Drought Tolerant Plant List. In addition to these referenced lists, the *Citrus* species may also be permitted outside the public right-of-way



Residences
AT
Camelback
44th St. & Camelback Rd.
Planned Unit Development

FIGURE 12
LANDSCAPE ZONES

LEGEND

-  PUD BOUNDARY
-  PLANNING AREA B - STREET FRONTAGE
-  PLANNING AREA A1 & A2 - STREET FRONTAGE
-  PROJECT ENTRY
-  PARKING AREAS (PLANNING AREA B)
-  COMMERCIAL PARCEL PARKING AREAS/
PERIMETER
-  COMMUNITY GREEN
-  PRIVATE RESIDENT AMENITY

NOT TO SCALE

NORTH



PRELIMINARY NOT FOR CONSTRUCTION
Date: 06.18.12
Revised: 08.03.12

COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
Project No. 1214

JLB
PARTNERS

GDA

Snell & Wilmer

LVA

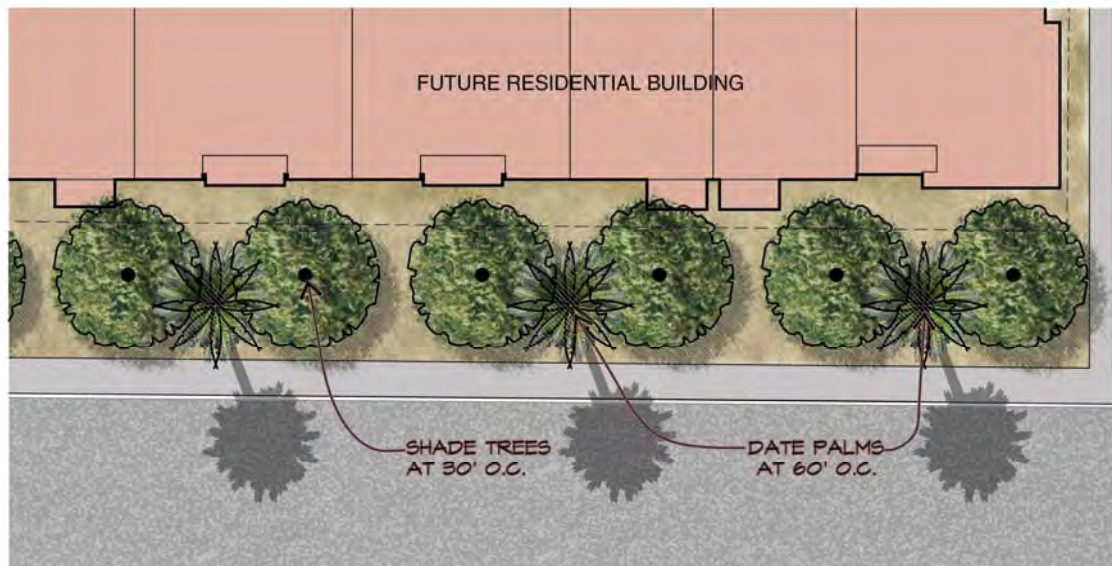
a) Planning Area B – Street Frontage Landscaping

Frontage landscaping along 44th the Street will set the tone for the development’s appearance, from the public’s vantage point, and differentiate the residential component of the project from the commercial areas. Date Palms, shade trees, and a mix groundcover, accent plants, and shrubs will be provided between the building and the back of sidewalk to promote an attractive, and distinctive, edge treatment along with a comfortable pedestrian environment. In order to soften the landscape, turf may be utilized in key locations to reinforce the “residential” character that has traditionally been a part of the Arcadia community. Shade trees along this perimeter will provide sun and heat protection to building facades and windows, contributing to energy efficiency and building sustainability. The use of date palms (*Phoenix dactylifera*) will blend this project with the surrounding area and a nearby date palm grove.

The following standards shall apply:

- (1) Landscaping along frontage landscape areas shall incorporate a single species of shade trees.
- (2) Shade trees will be spaced at an interval that is thirty (30) feet on center, average, with a planting supplement of five (5) shrubs per tree and a minimum fifty percent (50%) coverage of groundcover.
- (3) Date Palms will be spaced at sixty (60) feet on center, have a matched size, and trimmed uniformly at the time of planting.
- (4) Shade trees will be specified and planted with a minimum of two (2) inch caliper in accordance with the Arizona Nurseryman’s Association Standards.
- (5) Frontage Landscape buffer dimensions will vary based on adjacent land use conditions and site development constraints. Refer to **Figure 11, Landscape Setback Standards** for locations of various setbacks.

Refer to the planting concept plan below for the typical average street frontage landscaping for Planning Area B.



Street Frontage Landscape – Planning Area B

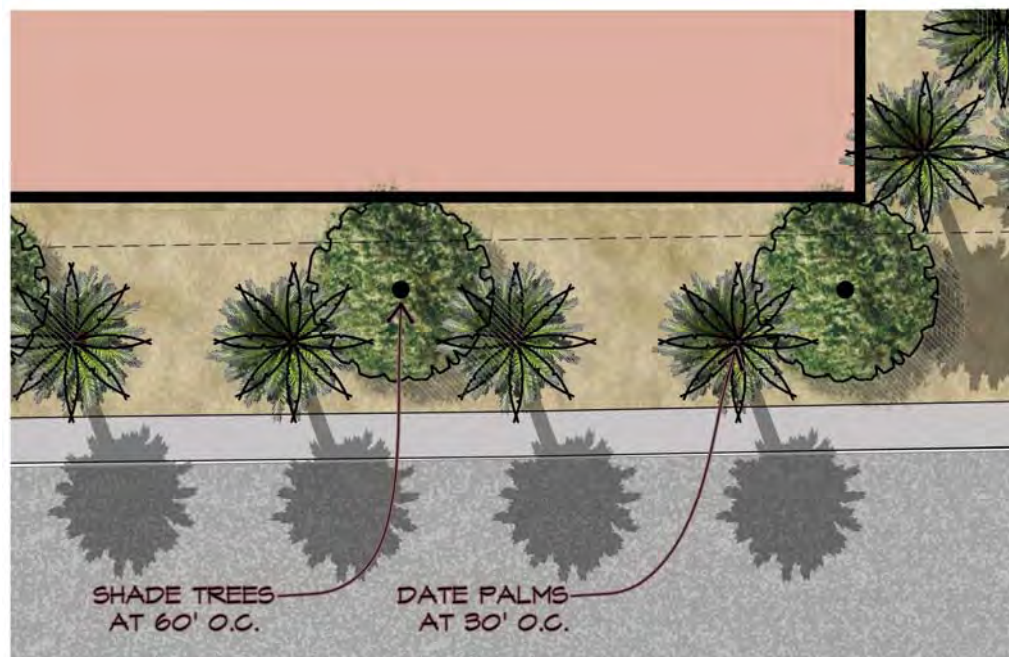
b) Planning Area A1 and A2 - Street Frontage Landscaping

Frontage landscaping for Planning Areas A1 and A2 will be treated to allow greater visibility into the planned commercial areas. Date palms, shade trees, and a mix groundcover, accent plants, and shrubs will be provided between the building and the back of sidewalk. Shade trees along these frontages will provide sun and heat protection to building facades and windows, contributing to energy efficiency and building sustainability. The use of date palms (*Phoenix dactylifera*) will blend this project with the surrounding area and a nearby date palm grove.

The following standards shall apply:

- (1) Landscaping along street frontage areas will incorporate a single species of shade trees. The species of tree will match the tree variety utilized for Planning Area B, street frontage landscaping.
- (2) Trees will be spaced at sixty (60) feet on center, average, with a supplement of five (5) shrubs per tree, and a minimum fifty percent (50%) coverage of groundcover.
- (3) Date palms will be spaced at thirty (30) feet on center, have a matched size, and trimmed uniformly at the time of planting.
- (4) Shade trees will be specified and planted with a minimum two (2) inch caliper in accordance with the Arizona Nurseryman's Association Standards.
- (5) Frontage Landscape buffer dimensions will vary based on adjacent land use conditions and site development constraints. Refer to **Figure 11, Landscape Setback Standards** for locations of various setbacks.
- (6) Turf is discouraged along Planning Area A1 and A2 street frontages.

Refer to conceptual planting plan below for the typical average street frontage landscaping for Planning Areas A1 and A2.



Street Frontage Landscape – Planning Areas A1 and A2

c) Project Entry Landscaping

The project entry is defined by the primary project “gateway” entry at the 44th Street frontage. This gateway entrance is planned as the primary access point to the Planning Area A2 and B sites and will be designed to create an enhanced sense of arrival. The Project Entrance will be distinguished by a heightened level of landscape design, entry monumentation, enhanced hardscape, lighting, and characteristic plant material selections.

The use of these elements is intended to contribute to the project sense of arrival. Landscape treatments shall be comprised of mature specimen shade trees, date palms (*Phoenix dactylifera*), landscape lighting and dense plantings of flowering shrubs, groundcover, and accent plantings.

The following standards shall apply:

- (1) Landscaping entry landscape areas will incorporate a mix of shade trees species.
- (2) The shade trees used in this area will be a minimum of three (3) inch caliper in accordance with the Arizona Nurseryman's Association Standards.
- (3) Date palms will be used at appropriate locations, have a matched size, and will be trimmed uniformly at the time of planting.

d) Parking Area Landscaping (Planning Area B)

Landscape islands will be dispersed evenly throughout the parking areas to promote shade. Landscaping located within parking lots help to reduce the heat island effect and provide refuge from intense heat and direct sunlight for the parked vehicles. These shaded areas increase the user's comfort and promote additional green space that enhances the site's quality aesthetical character.

The following standards shall apply:

- (1) Parking islands shall be a minimum of one hundred twenty (120) square feet for single row parking and two hundred forty (240) square feet for double row parking.
- (2) Ten percent (10%) of the total surface parking lot area shall be landscaped exclusive of landscaped setbacks.
- (3) Trees selected for parking islands shall be of the same species and selected to provide abundant shade. An accent tree may be considered at main driveway corridors.
- (4) Trees used in parking islands shall be a minimum of two (2) inch caliper in accordance with the Arizona Nurseryman's Association Standards.
- (5) Trees and shrubs shall be included at one (1) tree and five (5) shrubs (five (5) gal) per parking island row.
- (6) Turf shall not be used in parking islands.

e) Planning Area A1 and A2 - Parking Area and Interior Site Landscape

Landscape islands will be dispersed evenly throughout the parking areas to promote shade. Landscaping located within parking lots helps in reducing the heat island effect and provides refuge from intense heat and sunlight for the parked vehicles. This landscaping also provides "green" space within the parking fields to break up the expanses of asphalt and concrete. Pedestrians should also have quick access to shaded walkways located throughout the parking areas. These shaded areas increase the user's comfort and provide additional green space that enhances the site's character. Interior site landscaping will be placed in all landscape areas and incorporate a mix of shade tree species; and a mix groundcover, accent plants, and shrubs.

The following standards shall apply:

- (1) Parking islands will be a minimum of one hundred twenty (120) square feet for single row parking and two hundred forty (240) square feet for double row parking.
- (2) Ten percent (10%) of the total surface parking lot area will be landscaped exclusive of landscaped setbacks.
- (3) Trees selected for parking islands will be of the same species and selected to provide abundant shade. An accent tree may be considered at main driveway corridors, roundabouts, and focal points.
- (4) Trees used in parking islands will be a minimum of two (2) inch caliper in accordance with the Arizona Nurseryman's Association Standards.
- (5) Trees and shrubs will be included at one (1) tree and five (5) shrubs (five (5) gal) per parking island row.

- (6) Turf shall not be used in parking areas.
- (7) Landscaping within the interior site landscape areas will incorporate a mix of shade trees species.
- (8) Trees, shrubs, and groundcovers will be included at minimum of fifty percent (50%) live coverage in all interior site landscape areas.
- (9) Trees in interior site landscape areas will have a minimum caliper size per of two (2) inch caliper in accordance with the Arizona Nurseryman's Association Standards.

f) Community Green

The Community Green will serve as the primary open space for the development and be located between the main residential building and the existing adjacent single family residential neighborhood. This open space buffer will provide opportunities for the provision of community amenities, as well as, both active and passive open space. The provisions of this open space are intended to promote quality of life for residents.

Landscaping within the open space area will include a mix of canopy trees, groundcover, shrubs and active turf areas. The use of citrus trees is encouraged, specifically permitted, and will be used in clustered grove arrangements throughout the open space area. The use of this plant material is intended to identify with the historic citrus agricultural production that was once the primary use of the subject site. The Community Green will include two or more of the following amenities:

- a common vegetable garden,
- flower garden,
- shade structure(s),
- pedestrian walkways
- seating furniture
- open turf area (minimum 200 square feet in area)
- open air pavilion
- sand volleyball court, and / or
- sport court

Stormwater retention will also be a component of the Community Green including both surface and sub-surface retention methods. It is the intent of this PUD to encourage the development of this space to include active and passive areas, tree lined walkways, seating areas, and interesting arrangements of shrub and groundcover plantings in dense plant massings. In providing these elements, the common areas will promote a pleasant pedestrian environment, function as a centralized open-space for residents and provide a visual and physical buffer between the multifamily residential homes and the existing neighborhood. The landscape in these areas will be designed so that the plant material utilizes storm water runoff to supplement the irrigation system, while promoting groundwater recharge. In areas that are cluster planted with citrus trees, site grading will be contoured to promote the collection of storm water runoff (both site and building roof) as appropriate to supplement potable irrigation. Refer to **Figure 13, Community Green Conceptual Plan.**

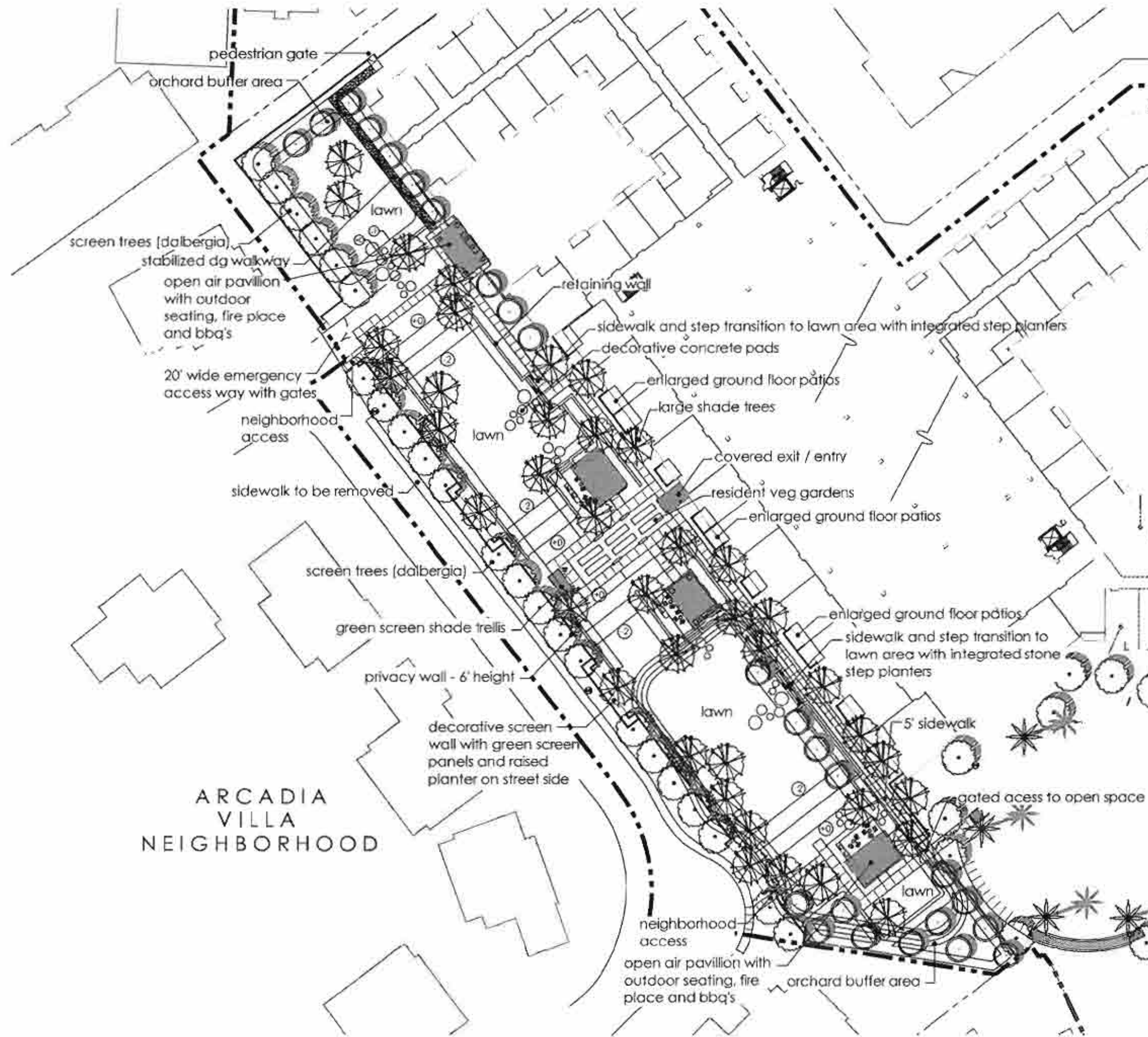
The following standards shall apply:

- (1) Common areas, and all common area amenities, within this PUD will be owned, managed and maintained by the land owners (or property management group) of the multi-family community.
- (2) Landscaping within Community Green, common area, will incorporate a mix of shade trees species.
- (3) Trees, shrubs, and groundcover will provide a minimum of fifty percent (50%) live coverage throughout the Community Green.

- (4) Trees will have a minimum caliper size per of two (2) inch caliper in accordance with the Arizona Nurseryman's Association Standards.
- (5) A landscape setback, measured from property line to the face of a Community Green perimeter wall placed parallel to Calle Tuberia, shall be a minimum of six (6) feet in depth.
- (6) A barrier (perimeter wall and / or fence) shall be constructed adjacent to Calle Tuberia for the length of the Community Green adjacent to this public street. The wall and / or fence will incorporate jogs and offsets as necessary to promote visual interest and the clustering of planting on the street side of the subject wall.
- (7) The barrier will be designed to incorporate two points of pedestrian access (pedestrian gates) to promote pedestrian access to and through the Community Green for residents of the Arcadia Villa Neighborhood, as well as a vehicular gate to accommodate emergency access to the Community Green and to development within Planning Area B.
- (8) A landscape buffer will be provided and maintained adjacent to Calle Tuberia including the planting of 3 inch caliper Sissoo trees planted twenty (20) feet on center for the length of the Community Green property line that is common with the Arcadia Villa subdivision. Pedestrian and vehicular access locations are exempt from the placement of the tree spacing standard as necessary to promote and maintain sufficient access.
- (9) The public sidewalk along Calle Tuberia and adjacent to the Community Green shall be demolished and replaced with landscape improvements inclusive of shrubs and groundcover within the public right-of-way.

Residences
 AT
 Camelback
 44th St. & Camelback Rd.
 Planned Unit Development

FIGURE 13
 COMMUNITY GREEN PLAN



ARCADIA
 VILLA
 NEIGHBORHOOD



NOT TO SCALE

PRELIMINARY-NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 Date: 06.20.12 Project No. 1214
 Revised: 07.30.12

Logos for JLB PARTNERS, GDA (A Sustainable Planning Design), Snell & Wilmer L.L.C. LAW OFFICES, and LVA.

g) General Landscape Requirements

The following items shall be incorporated into all spaces of the site that are developed as landscape areas:

- (1) All landscape areas are to be treated with an appropriate top dressing material for dust control and aesthetic treatment. Areas within parking lots and adjacent to public spaces near buildings may use decomposed granite top dressing, one-half (½) inch minus, two (2) inch minimum thickness.
- (2) A minimum of fifty percent (50%) of all landscape areas shall be covered with trees, shrubs or groundcover.
- (3) Berms shall not exceed a ratio of four (4): one (1) side slopes.
- (4) Basins shall not exceed a ratio of three (4): one (1) side slopes.
- (5) All landscape areas are to have an automatic irrigation system. Trees, shrubs and groundcover shall be watered by a drip irrigation system and turf areas shall incorporate high efficiency spray heads.

h) Landscape Sustainability

Sustainable landscape and irrigation design practices shall be considered. A minimum of three (3) of the six (6) items described below shall be implemented with the development of each parcel.

- (1) Capture storm water discharge from the site and re-use for landscape irrigation.
- (2) Utilize “Smart” irrigation control systems.
- (3) Utilize efficient drip irrigation technology.
- (4) Locate plant material in or near storm water drainage swales or basins to maximize water benefit for landscape areas.
- (5) Use low water use plant material.
- (6) Provide slope stabilizing plant material where appropriate to limit erosion.

4. Off-Street Parking & Loading Standards

Refer to the Off-Street Parking and Loading Standards of the Phoenix Zoning Ordinance for the required parking and loading standards with the following exceptions:

a) Parking Stall Dimensions

Perpendicular parking space dimensions are modified for the following uses:

- (1) Retail and Office Use: Nine (9) feet wide by eighteen (18) feet deep.
- (2) Residential Use: Eight and one-half (8 ½) feet wide by eighteen (18) feet deep.

b) Vehicular Drive Isles

Vehicular drive aisle width for a loaded parking aisle shall be twenty-four (24) foot circulation drives throughout the PUD area. When a drive aisle is not loaded with parking stalls, the minimum width shall be twenty-two (22) feet.

c) Calculation

The total number of off-street parking spaces shall be provided as follows:

- The sum of all individual uses, calculated floor area multiplied by the standards provided within Table 3 below as supplemented by parking ratios defined by land use within the Phoenix Zoning Ordinance.

Table 3: Parking Ratios

Land Use	Number of Required Parking Spaces
Residential	Total Required Parking

Dwelling Unit	<p>1.5 spaces per one (1) bedroom unit and 1.75 spaces per two (2) or more bedroom unit.</p> <p>Unreserved Parking Ratio</p> <p>When some of the required parking is reserved for residents, unreserved parking is required as follows: 0.25 spaces per each one (1) bedroom unit, and 0.5 spaces per each two (2) bedroom unit and 1.0 space per each three (3) or more bedroom unit. Unreserved parking shall be distributed throughout the site.</p> <p>Note: Any unreserved parking spaces required by this section may be counted toward the total required parking count.</p>
All other Uses	Refer to the Phoenix Zoning Ordinance, Parking Requirements.

- No off-street parking spaces are required for floor area exclusively used and maintained for elevators, stairways, restrooms, electrical or mechanical equipment rooms, and employee only kitchens, lunchrooms, exercise, or locker rooms.

d) Off-street Loading Spaces

Off-street loading spaces are required based on the following standards:

- (1) Stall dimensions shall be ten (10) feet wide and thirty (30) feet deep.
- (2) Planning Area A: Provide Zero (0) stalls if development is less than 25,000 gross square feet. Provide One (1) stall if development is more than 25,000 gross square feet.
- (3) Planning Area B: Provide two (2) stalls
- (4) Planning Area C: Area C is exempt from this standard.

5. Shade

All pedestrian walkways shall be shaded by a combination of shade trees building canopies, overhangs, arcades, or other shade method as measured at noon on the Summer Solstice with minimum 50% coverage provided at the anticipated full maturity as demonstrated on the landscape improvement plans.. Surface parking lots will provide 50% minimum shade cover through a combination of shade trees and/or shade canopies per the City of Phoenix general requirements at the time of PUD approval.

6. Lighting Standards

To promote safety and continuity in design of the fixtures as well as the color and intensity of light, this PUD shall comply with lighting standards as defined within the Environmental Performance Standards and the Guidelines for Design Review Section of the Phoenix Zoning Ordinance except as modified below.

a) Landscape Lighting (All uses)

The Preliminary Landscape Plan and Landscape Construction documents for each phase of development within this PUD shall promote landscape lighting in accordance with the following:

- (1) Select landscape features, specimen trees and directional signage will be highlighted throughout the project with “up-light” and/or floodlight fixtures.

- (2) Lighting will emphasize the informational and dramatic elements within the landscape (monument signs, groups of trees and shrubs and architectural features) rather than uniform, flat lighting of the entire development.
- (3) Special attention will be given to lighting the project entries and building entries.

7. City Administered Design Guidelines

Development within this PUD area will be required to comply with all Design Guidelines as defined within Development Review of the Phoenix Zoning Ordinance.

8. Walls and Fences

Along the south PUD boundary bordering the existing Arcadia Villa neighborhood view fencing shall be allowed. View fencing shall be a maximum of six-foot high. Perimeter walls or view fencing shall vary by a minimum of four feet every four-hundred lineal feet to visually reflect a meandering or staggered appearance; or design features should be used to break up the appearance of a long, straight wall or fence. Such design features may include planters, pilasters or dense landscaping adjacent to the wall or fence.

9. Sign Standards

The sign regulations associated with the Residences at Camelback PUD shall be in conformance with Section 705 of the City of Phoenix Zoning Ordinance except as described below. The sign standards included within this PUD are intended to replace and supersede the comparable sign standards contained within the City of Phoenix Zoning Ordinance. In the event of a conflict between a provision of the PUD and a provision of the City of Phoenix Zoning Ordinance, the PUD prevails. In the event that the PUD is silent regarding a specific sign standard, the City of Phoenix Zoning Ordinance.

a) Sign Standards Matrix for Specific Types of Signs

This section includes specific sign standards for ground signs, combination signs, and wall signs.

Table 4.1: Wall Sign Standards

Wall Signs		
Land Use	Height	Area
<i>Commercial, Office & Non-Residential</i> ²	25'	<ul style="list-style-type: none"> • 1 square foot / each linear feet • minimum 24 square feet
<i>Multi-Family Residential</i> ³	56' or less	<ul style="list-style-type: none"> • 1.25 square feet per lineal foot per elevation • minimum 50 square feet

Table 4.2: Ground & Combination Sign Standards

Ground and Combination Signs			
Land Use & Type of Sign	Number of Signs & Spacing	Maximum Height	Maximum Area
Individual Development Project and Tenant Signage			
<i>Multifamily Residential</i> ¹	<ul style="list-style-type: none"> • 1 per driveway • 150 foot spacing 	8 feet	50 square feet

Ground and Combination Signs			
Land Use & Type of Sign	Number of Signs & Spacing	Maximum Height	Maximum Area
<i>Commercial, Office & Non-Residential¹</i>			
Primary Sign ²	<ul style="list-style-type: none"> • 1 sign permitted per 300 lineal feet of street frontage • minimum of 1 regardless of street frontage 	16 feet	110 square feet

¹ Spacing of ground signs for multifamily residential may be reduced to one hundred (100) feet from ground signs on an adjacent commercially zoned property.

² One (1) sign on a multiple-use parcel shall include center identification (i.e. the name of the center).

³ Building signs may be placed along the upper section of a building elevation, but shall not be closer to the parapet than half the height of the largest letter. Building signs may be placed on any wall surface and are not required to be placed directly over the space occupied by the use identified by the sign.

10. Sustainability Guidelines

This PUD should be a development that recognizes the trend to incorporate sustainable development practices where feasible. The concept of sustainability recognizes that projects should seek to integrate within, and conform to the character, of the existing community. The Arcadia and Camelback East neighborhoods have a rich history of agriculture and citrus and date palm orchards that are still prevalent throughout many of the surrounding neighborhoods. The private open space area will seek to integrate many of the character components borrowed from historic rural agrarian elements. In addition, more modern sustainability practices can be implemented throughout the project through consideration of the following. A minimum of three of the items listed below shall be implemented with the development of each parcel.

- a) Recognizing that sustainability methods are continually improving and evolving over time, incorporate state-of-the-art sustainability methods and products as the project is phased.
- b) Design for effective water usage and conservation methods in buildings by using low flow plumbing fixtures using minimal amounts of potable water for property landscape.
- c) Design for the capture of nuisance water discharge from buildings for reuse as landscape irrigation.
- d) Incorporate “Smart” irrigation control systems into the design and development of the development phase.
- e) Design for effective use of energy efficient appliances and HVAC systems by demonstrating reductions in on-going power consumption.
- f) Building designs should respond to the harsh southwest climate by incorporating materials and design methods suitable for the region.
- g) Use roofing materials that specify a high Solar Reflectance Index for a minimum of 75% of the roof surface area.
- h) Use recycled and/or salvaged, non-hazardous, construction and demolition materials. Develop and implement a construction waste management plan to identify the materials to be diverted from disposal and whether the materials will be sorted on-site or comingled

11. Infrastructure Standards

a) Circulation System

Street classifications of the roadway network adjacent to the study area were determined according to the *City of Phoenix Street Classification Map, dated January 20, 2010*. Camelback Road is classified as an arterial roadway and 44th Street is classified as a major arterial roadway.

The proposed development is expected to generate 2,424 daily external trips at build-out with 177 occurring in the AM peak hour and 216 occurring in the PM peak hour. The site currently generates 128 AM peak hour trips and 239 PM peak hour trips which will no longer exist once the re-development occurs.

The proposed development will provide one (1) full movement main access from 44th Street.

b) Stormwater / Grading and Drainage

Historically the site drains from northeast to southwest. No offsite flows appear to impact the property. Currently, the site appears to retain storm water on-site in a combination of landscaping and paved areas with overflow/outfall spilling into the subdivision to the west.

There are existing public storm drain systems in Camelback Road and in the former alley located northwest of the site; however due to a lack of Camelback Road frontage and the alley storm drain line discharging into an active SRP canal, it is anticipated that neither the City of Phoenix storm drain system nor the SRP canal can be connected to.

The City of Phoenix requires that each site retain the 100-yr, 2-hr storm event. This stormwater must be discharged within 36-hours via bleed-off pipes, drywells, etc.

Floodplain

Per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 04013C1690G, dated September 30, 2005, this property is located in the flood Zone "X": areas of 500-year flood; areas of the 100-year flood with average depths of less than 1-foot or with drainage areas less than 1-square mile; and areas protected by levees from the 100-year flood.

c) Water and Wastewater Service

Water Infrastructure:

There is an existing 8" water main in 44th Street and existing 16" and 8" water mains in Camelback Road. A flow test was performed by the City of Phoenix on Nov. 10, 2011. This test indicated an available 5,497 gpm at 72 psi. These results will be utilized for the water modeling to verify that adequate pressure is available to the upper floors of the proposed development, and determine whether mechanical pumps will be required. While a single point of connection will likely be suffice to serve the domestic needs of the site, a second connection may be necessary to meet fire sprinkler demands.

Wastewater Infrastructure:

It is anticipated that Sewer connections will be available at multiple locations around the western and southern sides of the site.

There is an existing 10" sewer main in the existing alley which crosses the southeast portion of the site that flows to the southwest. The sewer in the existing alley is approximately 5.3 feet deep.

There is an existing 8" sewer main in the former alley which crosses the northwest portion of the site that flows to the southwest. The sewer in the existing alley is approximately 5.7 feet deep.

There is an existing 8" sewer main in the 42nd Place that flows to the southwest. This sewer serves the adjacent commercial building and residences. It is anticipated that this sewer will need to be abandoned and the associated flows re-routed to a manhole located on the aforementioned northern. The sewer in the 42nd Place is approximately 5.6 feet deep.

Aaron Laroque with the City of Phoenix Water Services Dept has indicated that the downstream sewer system has adequate capacity to serve this project.

d) Dry Utilities

The project site will be served by SRP (power), Century Link Communications (telephone), Cox (cable) and Southwest Gas (natural gas).

Appendices

Appendix A: PUD Area Legal Description

**LEGAL DESCRIPTION
44TH STREET & CAMELBACK
GROSS ZONING PARCEL
PHOENIX, ARIZONA**



DATE 06-08-12
Job No.2011-150
Page 1 of 1

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE NORTH QUARTER CORNER OF SAID SECTION 19, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 19 BEARS NORTH 87 DEGREES 16 MINUTES 00 SECONDS WEST A DISTANCE OF 2616.50 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 11 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19A DISTANCE OF 274.08 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 30 MINUTES 11 SECONDS WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 661.12 FEET;

THENCE NORTH 89 DEGREES 28 MINUTES 54 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 129.82 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 00 DEGREES 02 MINUTES 36 SECONDS EAST, A RADIAL DISTANCE OF 112.36 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16 DEGREES 15 MINUTES 32 SECONDS, A DISTANCE OF 31.88 FEET;

THENCE NORTH 16 DEGREES 18 MINUTES 08 SECONDS WEST, A DISTANCE OF 24.83 FEET;

THENCE NORTH 25 DEGREES 09 MINUTES 48 SECONDS WEST, A DISTANCE OF 134.80 FEET;

THENCE NORTH 37 DEGREES 32 MINUTES 13 SECONDS WEST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 52 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 2.67 FEET;

THENCE NORTH 37 DEGREES 41 MINUTES 34 SECONDS WEST, A DISTANCE OF 8.07 FEET;

THENCE SOUTH 52 DEGREES 18 MINUTES 26 SECONDS WEST, A DISTANCE OF 27.00 FEET;

THENCE NORTH 80 DEGREES 52 MINUTES 46 SECONDS WEST, A DISTANCE OF 144.73 FEET;

THENCE NORTH 80 DEGREES 31 MINUTES 38 SECONDS WEST, A DISTANCE OF 63.19 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 80 DEGREES 31 MINUTES 38 SECONDS WEST, A RADIAL DISTANCE OF 100.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 09 MINUTES 56 SECONDS, A DISTANCE OF 82.32 FEET;

THENCE NORTH 37 DEGREES 41 MINUTES 34 SECONDS WEST, A DISTANCE OF 300.76 FEET;

THENCE NORTH 62 DEGREES 18 MINUTES 45 SECONDS EAST, A DISTANCE OF 10.46 FEET;

THENCE NORTH 53 DEGREES 20 MINUTES 06 SECONDS EAST, A DISTANCE OF 16.57 FEET;

THENCE NORTH 35 DEGREES 01 MINUTES 03 SECONDS WEST, A DISTANCE OF 25.26 FEET;

THENCE NORTH 36 DEGREES 39 MINUTES 54 SECONDS WEST, A DISTANCE OF 123.75 FEET;

THENCE NORTH 53 DEGREES 20 MINUTES 06 SECONDS EAST, A DISTANCE OF 23.35 FEET;

THENCE NORTH 02 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF 334.62 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OR SAID SECTION 19;

THENCE SOUTH 87 DEGREES 16 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 268.39 FEET;

THENCE SOUTH 02 DEGREES 48 MINUTES 52 SECONDS WEST, DEPARTING SAID NORTH LINE A DISTANCE OF 114.77 FEET;

THENCE SOUTH 53 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 70.01 FEET;

THENCE SOUTH 37 DEGREES 41 MINUTES 34 SECONDS EAST, A DISTANCE OF 16.00 FEET;

THENCE SOUTH 53 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 37 DEGREES 41 MINUTES 34 SECONDS EAST, A DISTANCE OF 285.05 FEET;

THENCE NORTH 52 DEGREES 23 MINUTES 11 SECONDS EAST, A DISTANCE OF 173.75 FEET;

THENCE SOUTH 89 DEGREES 28 MINUTES 29 SECONDS EAST, A DISTANCE OF 133.41 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 402,090 SQUARE FEET OR 9.231 ACRES, MORE OR LESS.



NW. COR.
SEC. 19 T2N, R4E

N. 1/4 COR.
SEC. 19 T2N, R4E
POINT OF COMMENCEMENT

CAMELBACK ROAD
N87°16'00"W 2616.50'



1908.29'

268.39'

439.82'

274.08'

POINT OF BEGINNING

L23 L24

L22

S00°30'11"W 2664.11'

44TH STREET

661.12'

**GROSS ZONING
PARCEL**

1728.91'

CENTER OF
SEC. 19 T2N, R4E

N.T.S.
LINE TABLE

LINE	BEARING	LENGTH
L1	N89°28'54"W	129.82
L2	N16°18'08"W	24.83
L3	N25°09'48"W	134.80
L4	N37°32'13"W	8.00
L5	S52°27'47"W	2.67
L6	N37°41'34"W	8.07
L7	S52°18'26"W	27.00
L8	N80°52'46"W	144.73
L9	N80°31'38"W	63.19
L10	N37°41'34"W	300.76
L11	N62°18'45"E	10.46
L12	N53°20'06"E	16.57
L13	N35°01'03"W	25.26
L14	N36°39'54"W	123.75
L15	N53°20'06"E	23.35
L16	N02°38'14"E	334.62
L17	S02°48'52"W	114.77
L18	S53°20'06"W	70.01
L19	S37°41'34"E	16.00

LINE	BEARING	LENGTH
L20	S53°20'06"W	8.00
L21	S37°41'34"E	285.05
L22	N52°23'11"E	173.75
L23	S89°28'29"E	133.41
L24	S89°30'30"E	50.00

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD
C1	16°15'32"	112.36	31.88	S81°49'38"W 31.78
C2	47°09'56"	100.00	82.32	N14°06'36"W 80.01

SIG

**SURVEY INNOVATION
GROUP, INC**

**44TH STREET & CAMELBACK
GROSS ZONING PARCEL
PHOENIX, ARIZONA**

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
7301 EAST EVANS ROAD, SCOTTSDALE, AZ 85260

JOB#2011-150	DWG: ZONING LEGALS	DATE: 06/08/12
SCALE: N.T.S.	DRAWN: RMH	CHK: JAS
		SHEET: 1 OF 1

Appendix B: Planning Area Legal Descriptions

LEGAL DESCRIPTION
44TH STREET & CAMELBACK
ZONING PARCEL A1
PHOENIX, ARIZONA

DATE 06-08-12
Job No.2011-150
Page 1 of 1

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE NORTH QUARTER CORNER OF SAID SECTION 19, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 19 BEARS NORTH 87 DEGREES 16 MINUTES 00 SECONDS WEST A DISTANCE OF 2616.50 FEET;

THENCE NORTH 87 DEGREES 16 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 439.82 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 02 DEGREES 48 MINUTES 52 SECONDS WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 114.77 FEET;

THENCE SOUTH 53 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 346.38 FEET;

THENCE NORTH 02 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF 334.62 FEET TO A POINT ON SAID NORTH LINE;

THENCE SOUTH 87 DEGREES 16 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 268.39 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 60,247 SQUARE FEET OR 1.383 ACRES, MORE OR LESS.



NW. COR.
SEC. 19 T2N, R4E

N. 1/4 COR.
SEC. 19 T2N, R4E
POINT OF COMMENCEMENT

CAMELBACK ROAD
N87°16'00"W 2616.50'

1908.29'

268.39'

439.82'

POINT OF BEGINNING



ZONING PARCEL A1

274.08'

L3

L2

ZONING PARCEL B

415.47'

S00°30'11"W 2664.11'
44TH STREET

ZONING PARCEL C

ZONING PARCEL A2

245.65'



N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°48'52"W	114.77
L2	S53°20'06"W	346.38
L3	N02°38'14"E	334.62

CENTER OF
SEC. 19 T2N, R4E

1728.91'

SIG

**SURVEY INNOVATION
GROUP, INC**

**44TH STREET & CAMELBACK
ZONING PARCEL A1
PHOENIX, ARIZONA**

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
7301 EAST EVANS ROAD, SCOTTSDALE, AZ 85260

JOB#2011-150	DWG: ZONING LEGALS	DATE: 06/08/12
SCALE: N.T.S.	DRAWN: RMH	CHK: JAS
		SHEET: 1 OF 1

**LEGAL DESCRIPTION
44TH STREET & CAMELBACK
ZONING PARCEL A2
PHOENIX, ARIZONA**



DATE 06-08-12
Job No.2011-150
Page 1 of 1

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE NORTH QUARTER CORNER OF SAID SECTION 19, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 19 BEARS NORTH 87 DEGREES 16 MINUTES 00 SECONDS WEST A DISTANCE OF 2616.50 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 11 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 689.55 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING SOUTH 00 DEGREES 30 MINUTES 11 SECONDS WEST, CONTINUING ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 245.65 FEET;

THENCE NORTH 89 DEGREES 28 MINUTES 54 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 129.82 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 00 DEGREES 02 MINUTES 36 SECONDS EAST, A RADIAL DISTANCE OF 112.36 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16 DEGREES 15 MINUTES 32 SECONDS, A DISTANCE OF 31.88 FEET;

THENCE NORTH 16 DEGREES 18 MINUTES 08 SECONDS WEST, A DISTANCE OF 24.83 FEET;

THENCE NORTH 26 DEGREES 09 MINUTES 48 SECONDS WEST, A DISTANCE OF 134.80 FEET;

THENCE NORTH 37 DEGREES 32 MINUTES 13 SECONDS WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 52 DEGREES 27 MINUTES 47 SECONDS EAST, A DISTANCE OF 131.75 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.82 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 55.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 42 MINUTES 26 SECONDS, A DISTANCE OF 23.72 FEET;

THENCE NORTH 65 DEGREES 17 MINUTES 34 SECONDS EAST, A DISTANCE OF 28.82 FEET;

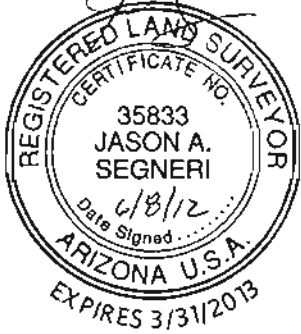
THENCE SOUTH 89 DEGREES 29 MINUTES 49 SECONDS EAST, A DISTANCE OF 63.13 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 44,712 SQUARE FEET OR 1.026 ACRES, MORE OR LESS.

NW. COR.
SEC. 19 T2N, R4E

N. 1/4 COR.
SEC. 19 T2N, R4E
POINT OF COMMENCEMENT

CAMELBACK ROAD
N87°16'00"W 2616.50'



1908.29'

268.39'

439.82'

274.08'

ZONING PARCEL A1

ZONING PARCEL B

ZONING PARCEL C

415.47'

S00°30'11"W 2664.11'
44TH STREET

POINT OF BEGINNING

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°28'54"W	129.82
L2	N16°18'08"W	24.83
L3	N25°09'48"W	134.80
L4	N37°32'13"W	8.00
L5	N52°27'47"E	131.75
L6	N90°00'00"E	15.82
L7	N65°17'34"E	28.82
L8	S89°29'49"E	63.13

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	16°15'32"	112.36	31.88	S81°49'38"W 31.78
C2	24°42'26"	55.00	23.72	N77°38'47"E 23.53

CENTER OF
SEC. 19 T2N, R4E

245.65'

1728.91'

SIG

**SURVEY INNOVATION
GROUP, INC**

**44TH STREET & CAMELBACK
ZONING PARCEL A2
PHOENIX, ARIZONA**

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
7301 EAST EVANS ROAD, SCOTTSDALE, AZ 85260

JOB#2011-150	DWG: ZONING LEGALS	DATE: 06/08/12
SCALE: N.T.S.	DRAWN: RMH	CHK: JAS
		SHEET: 1 OF 1

**LEGAL DESCRIPTION
44TH STREET & CAMELBACK
ZONING PARCEL B
PHOENIX, ARIZONA**



DATE 06-08-12
Job No.2011-150
Page 1 of 1

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE NORTH QUARTER CORNER OF SAID SECTION 19, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 19 BEARS NORTH 87 DEGREES 16 MINUTES 00 SECONDS WEST A DISTANCE OF 2616.50 FEET;

THENCE NORTH 87 DEGREES 16 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 439.82;

THENCE SOUTH 02 DEGREES 48 MINUTES 52 SECONDS WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 114.77 FEET;

THENCE SOUTH 53 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 70.01 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 37 DEGREES 41 MINUTES 34 SECONDS EAST, A DISTANCE OF 16.00 FEET;

THENCE SOUTH 53 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 37 DEGREES 41 MINUTES 34 SECONDS EAST, A DISTANCE OF 285.05 FEET;

THENCE NORTH 52 DEGREES 23 MINUTES 11 SECONDS EAST, A DISTANCE OF 173.75 FEET;

THENCE SOUTH 89 DEGREES 28 MINUTES 44 SECONDS EAST, A DISTANCE OF 133.41 FEET;

THENCE SOUTH 89 DEGREES 29 MINUTES 49 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 00 DEGREES 30 MINUTES 11 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 415.47 FEET;

THENCE NORTH 89 DEGREES 29 MINUTES 49 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 63.13 FEET;

THENCE SOUTH 65 DEGREES 17 MINUTES 34 SECONDS WEST, A DISTANCE OF 28.82 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 42 MINUTES 26 SECONDS, A DISTANCE OF 23.72 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.82 FEET;

THENCE SOUTH 52 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 134.42 FEET;

THENCE NORTH 37 DEGREES 41 MINUTES 34 SECONDS WEST, A DISTANCE OF 8.07 FEET;

THENCE SOUTH 52 DEGREES 18 MINUTES 26 SECONDS WEST, A DISTANCE OF 12.00 FEET;

THENCE NORTH 37 DEGREES 41 MINUTES 34 SECONDS WEST, A DISTANCE OF 671.10 FEET;

THENCE NORTH 53 DEGREES 20 MINUTES 06 SECONDS EAST, A DISTANCE OF 204.97 FEET TO
THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 222,567 SQUARE FEET OR 5.109 ACRES, MORE OR LESS.



NW. COR.
SEC. 19 T2N, R4E

N. 1/4 COR.
SEC. 19 T2N, R4E
POINT OF COMMENCEMENT

CAMELBACK ROAD
N87°16'00"W 2616.50'

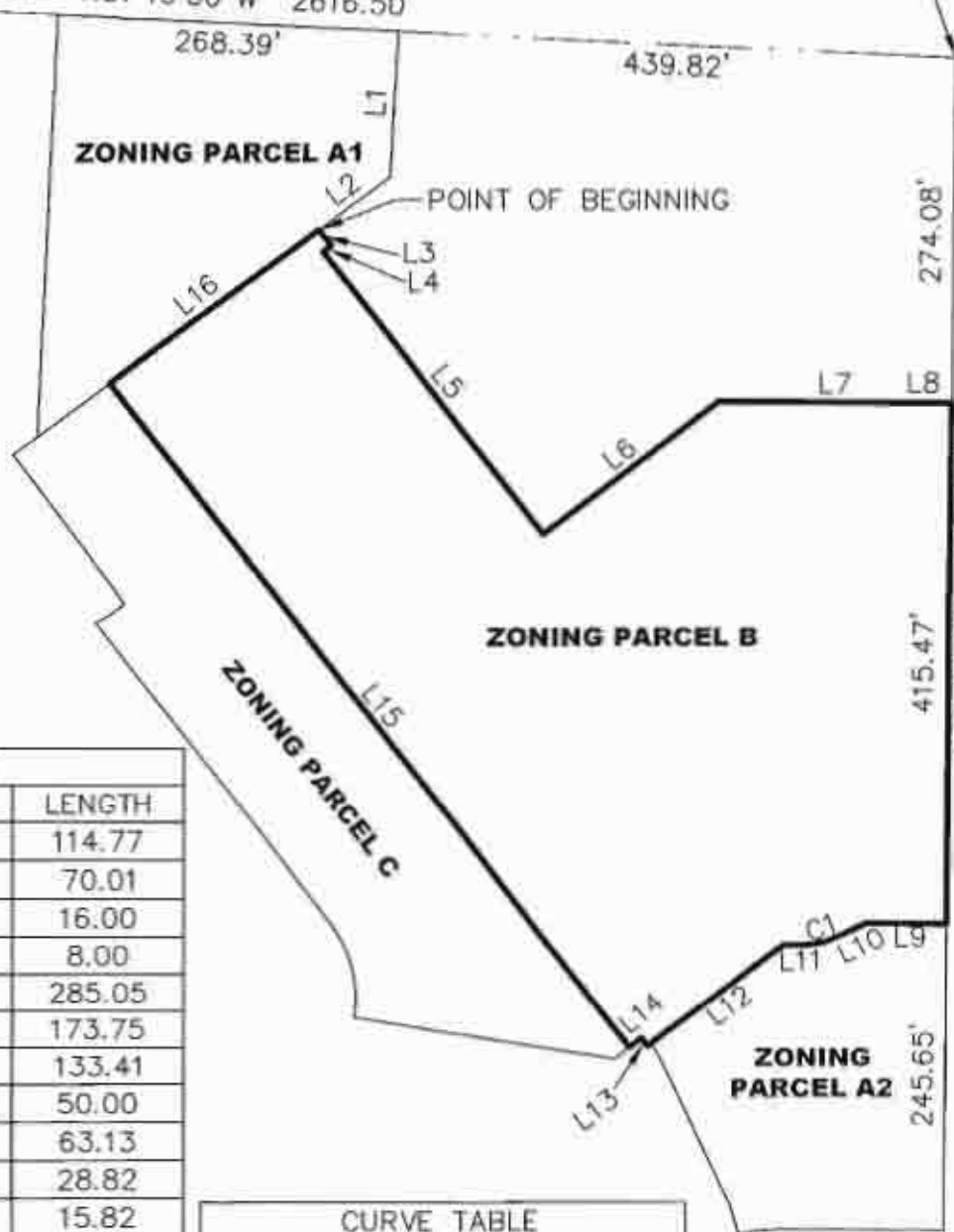


N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°48'52"W	114.77
L2	S53°20'06"W	70.01
L3	S37°41'34"E	16.00
L4	S53°20'06"W	8.00
L5	S37°41'34"E	285.05
L6	N52°23'11"E	173.75
L7	S89°28'44"E	133.41
L8	S89°29'49"E	50.00
L9	N89°29'49"W	63.13
L10	S65°17'34"W	28.82
L11	S90°00'00"W	15.82
L12	S52°27'47"W	134.42
L13	N37°41'34"W	8.07
L14	S52°18'26"W	12.00
L15	N37°41'34"W	671.10
L16	N53°20'06"E	204.97

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	24°42'26"	55.00	23.72

CENTER OF
SEC. 19 T2N, R4E



SIG
SURVEY INNOVATION
GROUP, INC

**44TH STREET & CAMELBACK
ZONING PARCEL B
PHOENIX, ARIZONA**

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
7301 EAST EVANS ROAD, SCOTTSDALE, AZ 85260

JOB#2011-150	DWG: ZONING LEGALS	DATE: 06/08/12
SCALE: N.T.S.	DRAWN: RMH	CHK: JAS
		SHEET: 1 OF 1



LEGAL DESCRIPTION
44TH STREET & CAMELBACK
ZONING PARCEL C
PHOENIX, ARIZONA

DATE 06-08-12
Job No.2011-150
Page 1 of 1

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE NORTH QUARTER CORNER OF SAID SECTION 19, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 19 BEARS NORTH 87 DEGREES 16 MINUTES 00 SECONDS WEST A DISTANCE OF 2616.50 FEET;

THENCE NORTH 87 DEGREES 16 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 439.82;

THENCE SOUTH 02 DEGREES 48 MINUTES 52 SECONDS WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 114.77 FEET;

THENCE SOUTH 53 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 274.98 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 37 DEGREES 41 MINUTES 34 SECONDS EAST, A DISTANCE OF 671.10 FEET;

THENCE SOUTH 52 DEGREES 18 MINUTES 26 SECONDS WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 80 DEGREES 52 MINUTES 46 SECONDS WEST, A DISTANCE OF 144.73 FEET;

THENCE NORTH 80 DEGREES 31 MINUTES 38 SECONDS WEST, A DISTANCE OF 63.19 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 80 DEGREES 31 MINUTES 38 SECONDS WEST, A RADIAL DISTANCE OF 100.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 09 MINUTES 56 SECONDS, A DISTANCE OF 82.32 FEET;

THENCE NORTH 37 DEGREES 41 MINUTES 34 SECONDS WEST, A DISTANCE OF 300.76 FEET;

THENCE NORTH 62 DEGREES 18 MINUTES 45 SECONDS EAST, A DISTANCE OF 10.46 FEET;

THENCE NORTH 53 DEGREES 20 MINUTES 06 SECONDS EAST, A DISTANCE OF 16.57 FEET;

THENCE NORTH 35 DEGREES 01 MINUTES 03 SECONDS WEST, A DISTANCE OF 25.26 FEET;

THENCE NORTH 36 DEGREES 39 MINUTES 54 SECONDS WEST, A DISTANCE OF 123.75 FEET;

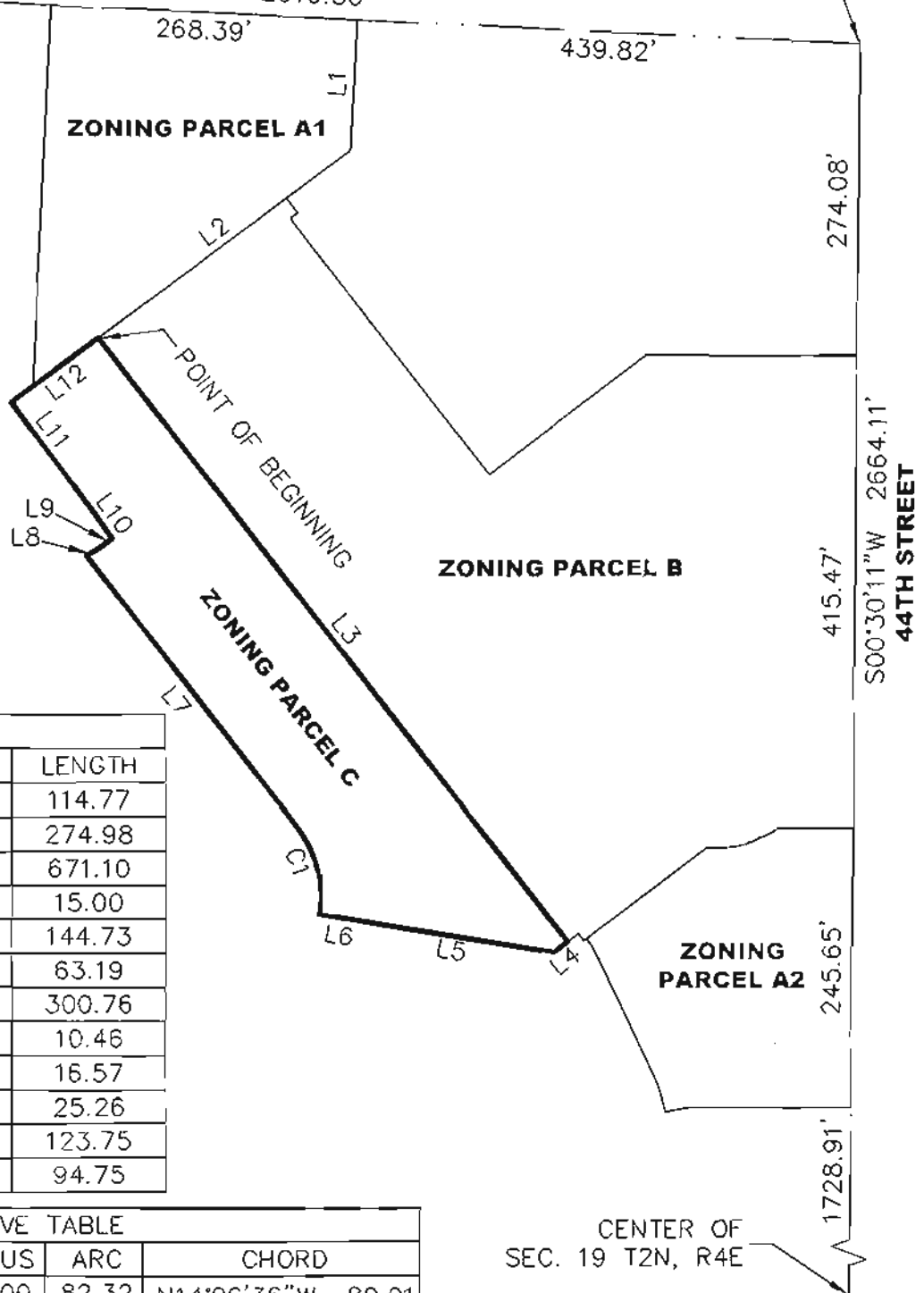
THENCE NORTH 53 DEGREES 20 MINUTES 06 SECONDS EAST, A DISTANCE OF 94.75 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 74,565 SQUARE FEET OR 1.712 ACRES, MORE OR LESS.

NW. COR.
SEC. 19 T2N, R4E

N. 1/4 COR.
SEC. 19 T2N, R4E
POINT OF COMMENCEMENT

CAMELBACK ROAD
N87°16'00"W 2616.50'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°48'52"W	114.77
L2	S53°20'06"W	274.98
L3	S37°41'34"E	671.10
L4	S52°18'26"W	15.00
L5	N80°52'46"W	144.73
L6	N80°31'38"W	63.19
L7	N37°41'34"W	300.76
L8	N62°18'45"E	10.46
L9	N53°20'06"E	16.57
L10	N35°01'03"W	25.26
L11	N36°39'54"W	123.75
L12	N53°20'06"E	94.75

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	47°09'56"	100.00	82.32	N14°06'36"W 80.01

CENTER OF
SEC. 19 T2N, R4E

SIG
SURVEY INNOVATION
GROUP, INC

44TH STREET & CAMELBACK
ZONING PARCEL C
PHOENIX, ARIZONA

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
7301 EAST EVANS ROAD, SCOTTSDALE, AZ 85260

JOB#2011-150	DWG: ZONING LEGALS	DATE: 06/08/12
SCALE: N.T.S.	DRAWN: RMH	CHK: JAS
		SHEET: 1 OF 1

Appendix C: Definitions

Definitions

Bar/Night Club: A drinking, dancing and entertainment establishment which includes the sale of spirituous liquor to be consumed on the premises, and which may or may not serve food. This use may include a dance floor, a DJ booth or other form of recorded or live music.

Common Area Open Space: Land within or related to a private development, not dedicated for public use, that is designated and intended for the common use or enjoyment of the residents and their guests of the development and may include such complementary structures and improvements as are necessary and appropriate.

Community Green:

Private open space with passive and active recreational amenities, gardens and pedestrian paths intended for the use and enjoyment of the Residence at Camelback residents and guests as well as the Arcadia Villa residents at the invitation of Residence at Camelback.

Residential, Multifamily: A building or buildings attached to each other and containing two or more dwelling units. The term multi-family dwelling is intended primarily to apply to such dwelling types as condominiums, apartments, and buildings where any dwellings have their primary access to a common internal hallway, external corridor and/or common stair or semi-private entrances.

Special Events:

The public assembly of Residence at Camelback residents and guests or of Arcadia Villa residents and guests when such gatherings exceed thirty (30) participants within the Community Green for activities such as community gatherings, sports tournaments, charity fund raising, wedding or other social ceremonies or other analogous activities as determined through the interpretation of the City of Phoenix Zoning Administrator.

Appendix D: Traffic Impact Analysis Executive Summary

(This section is reserved for placement of the Traffic Impact Analysis once approved by the City of Phoenix Streets Transportation Department)

Appendix E: Citizen Participation Efforts and Summary (Reserved)

Appendix F: Conditions of Zoning Approval Minutes (Reserved)

Appendix G: PUD – Conditions of Zoning Approval (Reserved)