

The Gateway School PUD



Case No. Z-27-21-8

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I. PURPOSE AND INTENT

a. Planned Unit Development

The Planned Unit Development (“PUD”) zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix (“Phoenix Zoning Ordinance”). A PUD is intended to be a standalone document that sets forth the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project (“PUD Regulations”). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations or requirements. A PUD may include substantial background information and narrative discussion, including purpose and intent statements, which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and not requirements to be enforced by the City of Phoenix.

The PUD Regulations apply to all property within the PUD project boundary. The PUD Regulations supersede and replace all applicable Phoenix Zoning Ordinance requirements. If there is a conflict between the PUD Regulations and the Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the Phoenix Zoning Ordinance controls.

b. Background

This PUD has been filed on behalf of both the Creighton School District (the “District”) and the Creighton Community Foundation (“CCF”). The District has nine (9) public elementary schools within its attendance boundaries, including the Gateway Elementary School (which is the subject property of this PUD). As explained in more detail in Section I.c of this PUD, the Creighton Community Foundation is a nonprofit organization established in 2013 with the primary mission to support the 96% Title I Creighton School District and the inner-city communities within its east central Phoenix boundaries. In partnership with supporting organizations, the Creighton Community Foundation has administered a variety of service and community events, school social work, youth leadership programs and after school programs to support schools within the Creighton School District.

As a nonprofit organization, the ability for the Creighton Community Foundation to accomplish its community work and undertake programs to support schools within the District is largely based on two components: first, the number of third-party supporting organizations of the Creighton Community Foundation that are like-minded in their pursuit of supporting schools; and second, its funding. As such, the Creighton Community Foundation formed the creative idea of partnering with billboard companies to place a billboard on school properties within the Creighton School District that have freeway frontages, which would allow the Creighton Community Foundation to share in the profits with the billboard company and, in turn, provide a sustainable funding source to be used to support the Creighton School District.

In December of 2020, the Phoenix City Council approved Text Amendment Z-TA-1-19 (filed by the Creighton School District and the Creighton Community Foundation), which amended the Section 705.2.A.2 (regarding off-premise signs) of the Phoenix Zoning Ordinance. The Text Amendment created a limited exception to Section 705.2.A.2 that permits a billboard to be located on smaller school properties if the property is both publicly owned and used for a school for K-12 education. Now that Z-TA-1-19 has been approved, this PUD is the next step in allowing the Gateway Elementary School to have a billboard located on its campus, which will provide an additional funding source that will be used to support the school.

That said, this PUD is not simply a PUD to allow for a billboard but is intended to establish a regulatory framework that will allow portions of the Gateway Elementary School campus to be improved with limited commercial uses in order to increase food and health/support services offered at the Gateway Elementary School.

c. Project Overview and Goals

The Gateway School PUD application seeks to rezone approximately 15.225 gross acres located along the north side of the Loop 202 / Red Mountain freeway generally between N. 34th Street to the west and N. 35th Street to the east within the City of Phoenix (the “Property”). See **Figure 1: Aerial Map of Property** and **Exhibit 1 Legal Description of Property**.



The Property is home to the existing Gateway Elementary School, a public elementary school located within Creighton School District No. 14 (the “Creighton School District” or “District”). As Gateway Elementary School approaches its 23rd anniversary and as area enrollment demographics continue to change, the District is looking towards a future with declining enrollment. As a result of reduced enrollment, there are spaces within the existing Gateway Elementary School campus that are no longer needed primarily for school operations. Instead, these areas can be repurposed in a manner that better supports the Gateway Elementary School and increases the on-campus resources that are offered to students and families in the community.

The quantity and quality of food and the health/support services that can be offered at Gateway Elementary School are vital resources that play a tremendous role in the academic outcome and overall wellbeing of its students. This PUD establishes a regulatory framework that will permit the Creighton School District, in partnership with the Creighton Community Foundation, to redevelop portions of the Gateway Elementary School campus with commercial use spaces. These commercial use spaces will be operated by third parties, increasing the availability of food as well as health and support services for students and families of the Gateway Elementary School.

Established in 2013, the Creighton Community Foundation (CCF) is a 501(c)3 non-profit organization comprised of community leaders whose mission is to support the Creighton School District. Over the last several years, the Creighton Community Foundation has supported the Creighton School District through the following programs and projects:

- **Community Works:** A program comprised of door-to-door conversations, neighborhood clean-ups, home improvements and street light audits, kid and community hot meal service, monthly food bank distributions, spring and summer camps, and open campus events.
- **Refugee Program:** In partnership with schools, local churches and volunteers, CCF helps refugees find identity, purpose, new purposes and belonging in the community through tutoring, mentoring and job skill training opportunities.
- **After school community service projects:** Includes transforming houses of neighbors in need, building a school-connected community garden, serving hot meals and distributing fresh produce.
- **School support:** Tools to help support teachers and staff, including partnerships with community organizations, 1-1 kid services, school supplies, field trips, junior ambassador program funding, school events and teacher mini-grants.
- **Food and nutrition projects:** School-connected community garden initiatives create places of interaction, helping CCF distribute nutritious foods, serve food to communities in need, build nutrition capacity by connecting with culturally relevant culinary influences, and building programs to provide sustainable food resources that are accessible to the neighborhood.

This PUD represents the Creighton Community Foundation's newest project to expand programming and increase opportunities for food and support services for students and families that are part of the Gateway Elementary School community.

Gateway Elementary School is one of the Creighton School District's Title I schools with an overwhelming majority of the students living in low-income communities and households. As is the case for many Title I schools, many of the students who attend Gateway Elementary School will not go on to graduate from high school and significantly fewer will graduate from college. Based on current trends, out of 100 students, 91% will enroll in high school, 51% will graduate from high school, 25% will enroll in college and only 4% will graduate from college. While the Creighton School District has made significant efforts to meet both the academic and support needs of its students, given its unique challenges, the Gateway Elementary School requires additional resources and support from third-party partners, which exceed the limited resources currently available to the District. The Gateway School PUD represents an opportunity to increase on-campus resources as it relates to food and support services, which in turn will support the Gateway Elementary School's desire to become a community-engaged asset that can better connect with students and families in the community to improve academic outcomes and life opportunities for students.

In accordance with Phoenix Zoning Map G10, the Gateway Elementary School campus (defined in this PUD as the Property) is currently zoned a combination of R1-6, R-3 and PAD-13 (Case No. Z-196-83). The Property's existing zoning designations do not allow for portions of the Property to be redeveloped with the commercial uses permitted in this PUD, as these uses (while limited to particular areas on the Property and limited in scope) will be operated by third parties and will exceed typical school operations and functions. The purpose of the Gateway School PUD is therefore to replace the Property's existing zoning designations with a single zoning category, PUD, which will establish a regulatory framework with appropriate flexibility needed to improve the Property with certain commercial uses intended to increase food resources and health/support services offered to students and families at the Gateway Elementary School campus.

The primary goals of the Gateway School PUD are to:

- Support the core mission of the Gateway Elementary School in achieving favorable student life outcomes and opportunity attainment.
- Establish a regulatory framework that will allow for the future improvement of portions of the Gateway Elementary School campus with commercial uses that will increase food resources and health/support services offered at the Gateway Elementary School.
- Invite third parties to develop and operate certain commercial uses on the Property that will increase the availability of food and health/support services for students and families of the Gateway Elementary School.

- Allow for a single billboard to be located on the Gateway Elementary School campus.
- Expand the scope of the Creighton School District’s network of supporting organizations to increase opportunities and resources for students and families belonging to the Gateway Elementary School community.

II. GENERAL PLAN

The City of Phoenix General Plan Land Use Map designates the Property for Higher Density (15+ du/acre) residential use. In order to appropriately reflect the Property’s existing public school use and existing zoning combined with the future commercial uses permitted by this PUD, a minor General Plan Amendment is being requested and processed concurrently with this PUD. The minor General Plan Amendment requests to change the Property’s General Plan land use designation to ‘Public/Quasi-Public’ and Commercial. See **Figure 2: Current General Plan Land Use Map** and **Figure 3: Proposed General Plan Land Use Map**.

Figure 2: Current General Plan Land Use Map

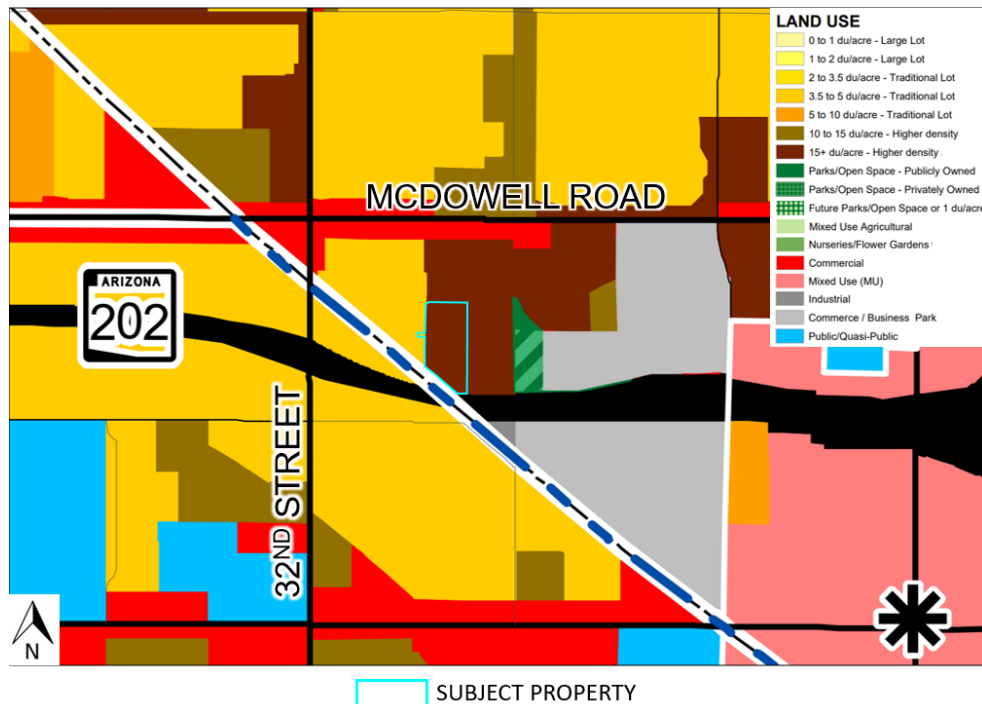
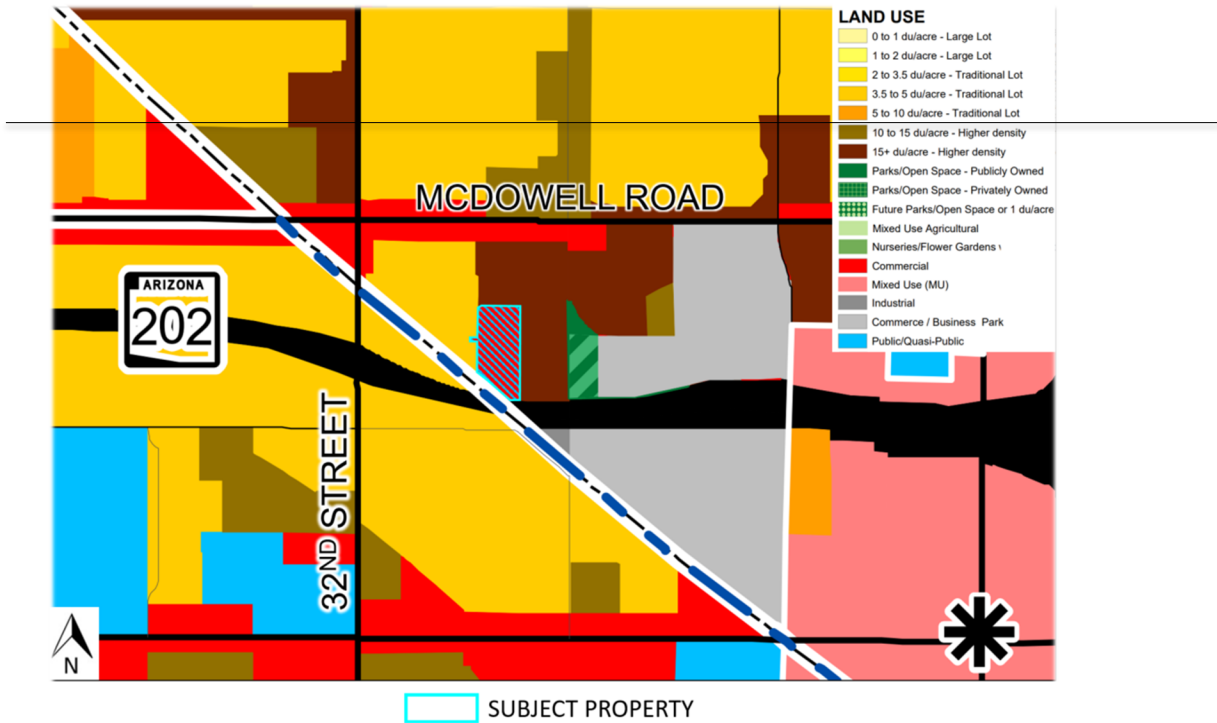
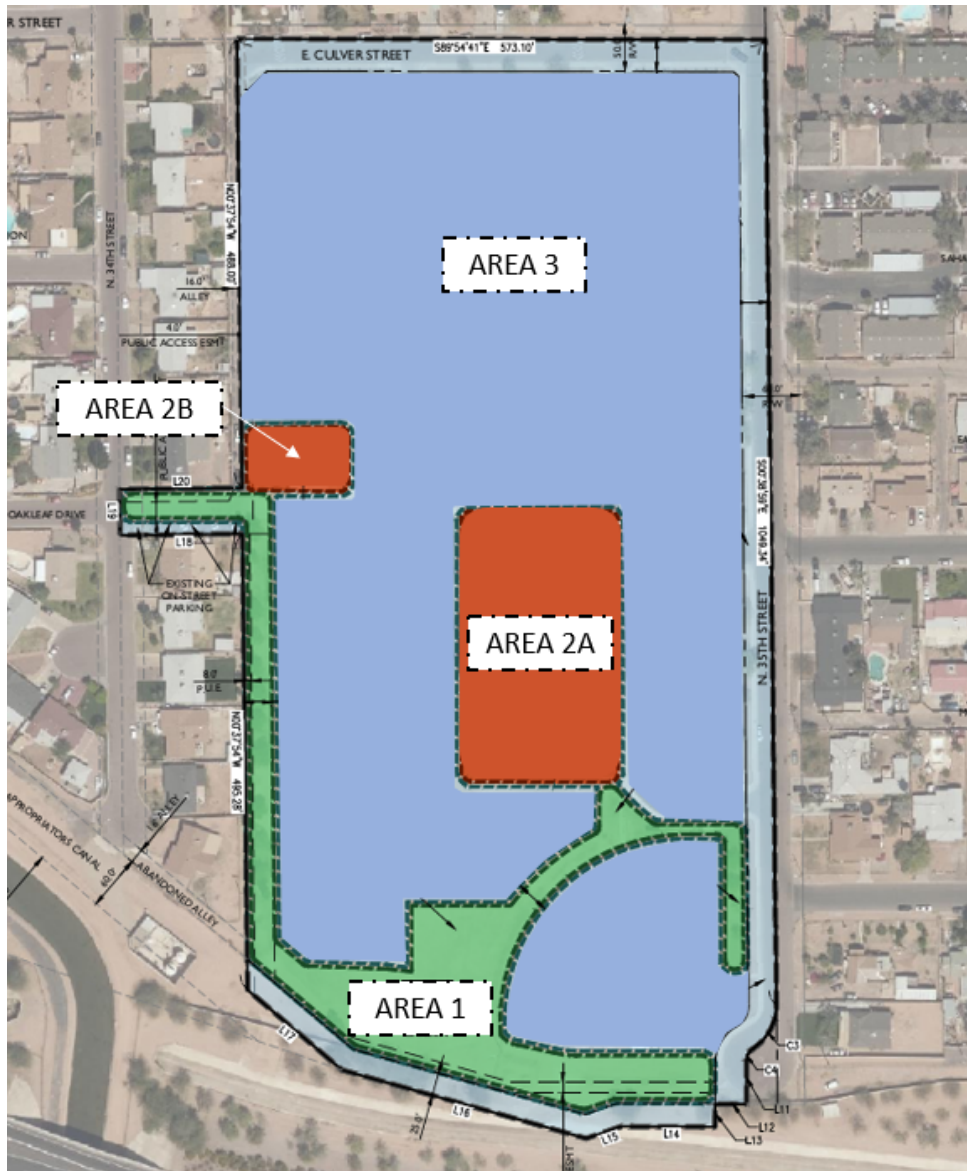


Figure 3: Proposed General Plan Land Use Map



III. LAND USE PLAN

The Gateway School PUD establishes three land use areas on the Property for the planned commercial uses as identified on the **Conceptual Land Use Plan** in **Exhibit 2**: “Area 1”, “Area 2”, and “Area 3”. This PUD establishes particular development standards and permitted uses for each land use area in order to appropriately integrate the commercial uses planned for Areas 1 and 2 with the existing school use in Area 3. Legal descriptions defining the boundaries of each land use area are provided in **Exhibit 3**. See **Exhibit 3(a)** for **Area 1 Legal Description**; **Exhibit 3(b)** for **Area 2 Legal Description**; and **Exhibit 3(c)** for **Area 3 Legal Description**. Any change in the boundaries of the land use areas shall require an amendment to this PUD. The 3 areas are identified as outlined below.



a. Area 1: Gateway School Community Garden

Area 1 will be developed with what is referred to in this PUD as the “Gateway School Community Garden” and is depicted in green in the image above. The designated land area for the Gateway School Community Garden is 1.9354 acres in size, as legally described and depicted in Exhibit 3(a). Area 1 is generally located south of the existing school building along the Property’s west and south property lines, and then wraps around the Property’s existing baseball field. The Gateway School Community Garden will be improved with a wrought-iron fence that surrounds its perimeter and will include two primary gated entrances: an entrance from the Property’s existing parking area to the east and another pedestrian entrance to the west connecting to the surrounding neighborhood. See **Circulation Plan** in **Exhibit 4**.

The purpose of the Gateway School Community Garden is to create a shared community space with outdoor areas for students, families and the surrounding community to gather and engage in activities that center around food production and food consumption. As such, the intent is for the Gateway School Community Garden to include areas for the cultivation of produce and plants, as is customary for a 'Community Garden' use as defined in the Phoenix Zoning Ordinance. However, the Gateway School Community Garden should also include uses for food preparation, consumption and sale, including an outdoor community kitchen area and retail food sales. Together, the uses in the Gateway School Community Garden will provide affordable food and healthy food opportunities for students and families. The uses in the Gateway School Community Garden will be developed and operated by third party partners who are not subject to the typical constraints of the District, such as operating hours, funding and operational support.

The above statements of intent for the Gateway School Community Garden have been composed with specific regard to the goals and policies outlined in the 2025 Food Action Plan recently adopted by the City of Phoenix. An over-arching goal of the Gateway School Community Garden is to transform an underutilized area on the Gateway School Campus into a shared community space where food will be grown and sold, thereby providing the surrounding community with access to locally produced, affordable and healthy food options consistent with the goals of the 2025 Food Action Plan.

See **Exhibit 5** (Conceptual Landscape Design) for imagery of the Gateway School Community Garden.

b. Area 2: Multi-Service Buildings

Area 2, which is connected to the Gateway School Community Garden, will be comprised of what is referred to in this PUD as the "Multi-Service Buildings". The Multi-Service Buildings will consist of two existing school buildings, which will be repurposed and expanded. Two sub-areas, Sub-Areas 2A and 2B, have been established for the Multi-Service Buildings in Area 2 as shown on the Conceptual Land Use Plan in **Exhibit 2** and identified in orange in the image above:

- Sub-Area 2A: Area 2A is 54,779 square feet in size and includes a portion of an existing Gateway Elementary School building located in the center of the Property that is currently used for a cafeteria and four (4) classrooms. In order to accommodate the future commercial uses permitted in Area 2, 4,000 square-feet of the existing school building will be repurposed and an approximately 6,000 square-foot new building expansion will be added (See Area 2A of Conceptual Land Use Plan).
- Sub-Area 2B: Area 2B is 9,321 square feet in size and encompasses an existing school building located near the Property's west entrance, just north of the Gateway School Community Garden (See Area 2B of Conceptual Land Use Plan).

A legal description and graphic depiction for Area 2 (including Sub-Areas 2A and 2B) are provided in **Exhibit 3(b)**. The Multi-Service Buildings may not be located outside of Area 2. In addition, the total gross floor area of the Multi-Service Buildings that may be utilized for the future commercial uses permitted in Area 2 shall not exceed 14,000 square feet.

The Multi-Service Buildings are primarily intended to increase the health and support services offered at the Gateway Elementary School campus. In addition, utilizing existing infrastructure associated with the school cafeteria, the Multi-Service Buildings in Sub-Area 2A will also include food-oriented uses to increase the availability of affordable and healthy food opportunities for students and families. As such, the Multi-Service buildings will include third-party operated uses that will provide counseling, social, medical and/or wellness services for students, families and the surrounding community together with food oriented uses.

It is well understood that the behavioral, social and emotional development of young students plays an important role in the overall growth and academic achievement for students. The growth of students in these areas of child development is often highly dependent on a student's home and community environments as well as the supportive relationships and resources available to students both in and outside the classroom. Over the last 20 years, an overwhelming number of students at the Gateway Elementary School have not had adequate supportive relationships and resources available to them both during and after school hours, in large part due to the limited resources available to the District and overall lack of community support available to students outside of school. The operation of on-site social and counseling services by third-party partners of the District will provide students and families with access to important services that far exceed the capacity of the District to provide these same services.

It is common for schools to provide medical and wellness services for students by maintaining licensed school nurses on staff. For students attending schools located in inner-city communities, often a school nurse is the most consistent point of care a student receives. Ideally, the Multi-Service Buildings will include spaces for third-party partners to operate on-campus clinical facilities with health care professionals, akin to a school nurse, who can help close a gap in healthcare opportunities available to students and families at the Gateway Elementary School. These healthcare professionals can provide students and community-members with a consistent point of contact who can provide out-patient services or manage appointment setting and care coordination for healthcare services by making referrals to and setting appointments with healthcare professionals at other facilities in the State.

In addition to these clinical/medical facilities, the Multi-Service Buildings may also include third-party operated uses allowing for food production and food sales. While the uses within the Multi-Service Buildings will be operated by third parties, the District intends for students, in some capacity, to also take part in the operation of these businesses so that students may practice business and job skills as part of after school programs, which will provide additional vocational opportunities and practicum training for students.

See **Exhibit 5** for Conceptual Imagery of the Multi-Service Buildings.

c. Area 3: Gateway Elementary School

Area 3 consists of the remaining areas of the Gateway Elementary School campus (outside of Areas 1 and 2) and includes existing school buildings, parking areas, a baseball field and playground areas. Area 3 will continue to be used for the operations of the Gateway Elementary School. In addition, Area 3 will provide parking for the future commercial uses in Areas 1 and 2. There are no improvements currently planned for Area 3. Any future improvements within Area 3 will be associated with the existing school use or will be parking-related improvements to provide additional parking for the uses in Areas 1 and 2, as may be required by the standards in this PUD.

The land use area for Area 3 is legally describe and depicted in **Exhibit 3(c)**.

IV. PERMITTED USES

This section defines the land uses allowed within the Gateway School PUD. Land uses have been specifically identified for each of the PUD's three land use areas and are subject to the specified requirements and development standards. The Creighton School District or any tenant/third-party partner within the defined limits of the PUD may request an interpretation of an 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 consistent with standard and customary City of Phoenix procedures.

a. Area 1: Gateway School Community Garden

Primary Uses allowed within Area 1 include the following:

- Public School;
- Community garden, including raising and harvesting of field, tree or bush crops, including flowers for retail sale;
- Bakers and baked goods, retail sales;
- Farmer's market;
 - Hours of operation limited to 9AM to 6pm Saturday and Sunday
 - Farmer's market not permitted Monday-Friday
 - Minimum separation of seventy-five (75) feet from zoning boundary line of a residential zoning district required

Accessory Uses to the above listed Primary Uses allowed within Area 1 include the following:

- Food and beverage dispensed from a vehicle;
- Outdoor retail food sales, not including alcohol ;

- Minimum separation of seventy-five (75) feet from zoning boundary line of a residential zoning district required
- Outdoor food preparation and cooking;
 - Minimum separation of seventy-five (75) feet from zoning boundary line of a residential zoning district required
- Mobile Food vending;
- Outdoor Dining
 - Minimum separation of twenty-five (25) feet from zoning boundary line of a residential zoning district required

Except as provided above, for all commercial uses within Area 1, hours of operation are limited from 8:00 AM to 8:00 PM (12 hours per day) and shall not be located within fifteen (15) feet of the zoning boundary line of a residential zoning district. Hours of operation may be extended subject to obtaining a use permit in accordance with the standards and procedures of Section 307 of the Zoning Ordinance.

b. Area 2: Multi-Service Buildings

Primary Uses allowed within Area 2 include the following:

Sub-Area 2A

- Public School;
- Health and Support Services;
- Professional, Clinic, Medical, Dental and Administrative Offices;
- Restaurant;
- Retail food sales, not including alcohol;
- Indoor Food Preparation and Cooking

Sub-Area 2B

- Public School;
- Health and Support Services;
- Professional, Clinic, Medical, Dental and Administrative Offices

Accessory Uses to the above listed Primary Uses allowed within Area 2 include the following:

- Outdoor retail food sales, not including alcohol ;
 - Minimum separation of seventy-five (75) feet from zoning boundary line of a residential zoning district required
- Outdoor Dining
 - Minimum separation of twenty-five (25) feet from zoning boundary line of a residential zoning district required

For all commercial uses within Sub-Area 2A, hours of operation are limited from 8:00 AM to 8:00 PM (12 hours per day) and shall not be located within one hundred (100) feet of the zoning boundary line of a residential zoning district.

For all commercial uses within Sub-Area 2B, hours of operation are limited from 8:00 AM to 8:00 PM (12 hours per day) and shall not be located within fifteen (15) feet of the zoning boundary line of a residential zoning district.

c. Area 3: Gateway Elementary School

Primary Uses allowed within Area 2 include the following:

- Public School;
- Parking for commercial uses within Areas 1 and 2

V. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within the Gateway School PUD to promote the adaptive reuse of Areas 1 and 2 with uses complementary to the operations of the Gateway Elementary School in order to enhance the food, health and support resources and opportunities available for students, families and the community. Further, the provisions of the PUD will ensure that commercial uses on the Property remain compatible with the surrounding neighborhood.

In accordance with State law, the Property's public school use is exempt from Phoenix Zoning Ordinance standards. The below development standards shall apply only to Areas 1 and 2 of the Gateway School PUD and improvements (e.g. new parking areas) within Area 3 to support commercial uses within Areas 1 and 2.

a. Land Use Development Standards

All uses within Areas 1 and 2 shall meet or exceed the Intermediate Commercial (C-2 – Zoning Ordinance Section 622.E.4.a–d) development standards applicable to non-residential uses.

b. Landscape Requirements

As shown on the **Conceptual Landscape Design** in **Exhibit 6**, generous amounts of landscaping will be provided within the Gateway School Community Garden (Area 1) for a comfortable and aesthetically pleasing environment on the Gateway School campus, and to provide a peaceful buffer, separating the activities within Areas 1 and 2 from the surrounding residential community. All other landscape requirements within Areas 1 and 2 shall adhere to the Intermediate Commercial (C-2 – Zoning Ordinance Section 622.E.4.e) landscape standards, except as enhanced below:

- A minimum 20-foot landscape setback shall be required along the western perimeter in Area 1 to provide an enhanced buffer from the adjacent residences.
- Open Space
- Minimum tree plantings along the western perimeter in Area 1 shall meet the C-2 streetscape standards in Section 623.E.4.e.

c. Parking Standards for Commercial Uses

Currently, there are 128 existing on-site parking spaces on the Property, of which 8 are accessible spaces. The existing number of on-site parking spaces significantly exceeds the current parking demand for the Property based on historical operation of the Gateway Elementary School. In addition, over the last four years, attendance at the Gateway Elementary School has decreased by approximately 20% and will likely continue to shrink due to changes in attendance area demographics, which further reduces parking demand. As such, the actual parking demand for existing and future operations of the Gateway Elementary School is 74 on-site parking spaces, which means there is a surplus of 54 on-site parking spaces to accommodate the parking needs of the future uses within Areas 1 and 2 of the Gateway School PUD.

The Gateway School PUD therefore requires a minimum of 128 on-site parking spaces, which is a continuation of the existing number of on-site parking spaces, provided that the required number of onsite parking spaces for the future commercial uses in Areas 1 and 2 does not exceed 54 spaces using the parking ratios in Section 702 of the Phoenix Zoning Ordinance. If the parking requirement for the future commercial uses in Areas 1 and 2 exceeds 54 spaces, the parking requirement shall be addressed by:

- providing additional on-site parking;
- processing a shared parking model in accordance with Section 702.E.2 of the Phoenix Zoning Ordinance to demonstrate that the provided number of spaces is sufficient to accommodate the parking needs of the mix of uses onsite; and/or
- processing a variance request in accordance with Section 307.A.9 of the Phoenix Zoning Ordinance to reduce the parking amount required.
- The required 74 on-site parking spaces for the school will be reserved for school use only during school hours.

d. Walls and Fences

All screen walls and fences in Areas 1 and 2 and in new parking areas in Area 3 shall comply with the Phoenix Zoning Ordinance Section 703: Landscaping, Fences and Walls.

e. Amenities

The Gateway Elementary School is nestled within the Papago Terrace community in a centralized location and surrounded by residential homes as is customary for school properties. As illustrated in this PUD, the Gateway Elementary School with its new mix of

complementary uses will effectively be in and of itself a centralized and public community amenity.

f. Shade

Sun protection is an essential design element promoting pedestrian comfort. As Areas 1 and 2 will serve as community gathering spaces, these outdoor gathering areas and walkways shall be shaded a minimum of 75% (at maturity). The community garden will not provide 75% shade, as sunlight is needed for growing plants.

g. Lighting

Exterior lighting in Areas 1 and 2 and in new parking areas in Area 3 will meet or exceed the provisions set forth in Section 507. Tab A.II.A.8 of the Phoenix Zoning Ordinance and Phoenix City Code Section 23-100. See **Exhibit 7 for Lighting Plan.**

VI. DESIGN GUIDELINES

The design guidelines in this section establish the minimum design expectations for the Gateway School PUD. Phoenix Zoning Ordinance design guidelines for sustainability, architectural design, site plan design and landscape design, as specified as requirements, presumptions and considerations by Section 507 Tab A, except as otherwise noted in this PUD, apply to Areas 1 and 2 and improvements (e.g. new parking areas) within Area 3 to support commercial uses within Areas 1 and 2. In order to appropriately integrate development of Areas 1 and 2 with the Property's existing school use and to provide a comfortable and aesthetically pleasing environment that will create a strong sense of place, the following design review guidelines, which are listed in Section 507 Tab A of the Phoenix Zoning Ordinance as considerations or presumptions, shall be requirements for applicable development and improvements in the Gateway School PUD:

a. Landscape Architecture

- Development shall minimize the removal of existing, non-native healthy plants (trees 4" caliper in diameter or greater) and cacti (6' high or greater). If removal is necessary, mature trees should be salvaged and utilized on site.
- Any proposed landscape treatment should be compatible with and relate to any established distinctive character in the surrounding context area.
- Trees adjacent to pedestrian walkways should have a minimum canopy clearance of six feet eight inches.
- A minimum 75% of the landscaped area at maturity (excluding hardscape areas) shall be treated with living vegetation including groundcover, shrubs and trees, as well as inorganic material and an automatic irrigation system.
- Commercial pads and freestanding commercial buildings less than 5,000 square feet shall contain usable hardscape for pedestrian circulation and foundation planting to create an attractive visual identity.

b. Open Space/Amenities

- Improved open spaces, plazas and courtyard should be functional in terms of area, dimensions, location and amenities to promote safe human interaction.
- Usable public space should incorporate shading through the use of structures that provide shading, landscaping or a combination of the two unless otherwise prohibited by site visibility triangles or other technical constraints.

c. Building Design/Construction

- For all new buildings, building massing shall be reduced by using at least two (2) of the following techniques: (i) variation in the roofline and form; (ii) use of ground level arcades and covered areas, protected or recessed building entrances; (iii) vertical elements on or in front of expansive blank walls; (iv) use of pronounced wall plan offsets and projections; (v) use of focal points and vertical accents; and (f) inclusion of windows.
- All new buildings shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, tile insets, or stamped designs.
- All new buildings shall incorporate at least two (2) of the following building materials: native stone, burnt adobe, textured brick, wood, slump block, ceramic tile, stucco and exposed aggregate concrete.
- Parapet walls should not extend beyond the building height more than five feet (5') for a building that is twenty (20') or less in height or seven feet (7') for a building above twenty feet in height unless greater height is needed to screen mechanical equipment.
- Multiple buildings on the same site should borrow and incorporate (not duplicate) architectural styles, materials, forms, features, colors and compatible elements from the same site. These include: continuation of distinctive rooflines, covered walkway alignments, consistent detailing of finish, accent features on all visible sides of structures, compatible shapes, material, wall and landscaping treatment.

d. Public Amenities/Environmental Protection

- Pedestrian walkways and gathering areas should be shaded (minimum 75% at maturity) to encourage use.

In addition, the Gateway School PUD will adhere to the following PUD Design Expectations:

Sustainability

- Shade open space areas & public spaces
- Shade building entrances

Architectural Design

- Building articulation
- Varied building heights
- Four-sided architecture

Site Design / Development

- Mitigation of adverse effects

Landscaping Enhancements

- Themed landscape palette
- Low water use plants

VII. SIGNS

Signs, including off-premise signs, are allowed in the Gateway School PUD pursuant to Zoning Ordinance Sections 705 and 705.2 in effect as of the date of this PUD. One (1) off-premise advertising structure is allowed in the Gateway School PUD pursuant to Zoning Ordinance Sections 705.2.A.2 and 705.2.A.5 regarding off-premise advertising structures located on publicly owned land that is used for a school for K-12 education.

VIII. SUSTAINABILITY

As explained in the purpose and intent section, the intent of the Gateway School PUD is to revitalize not only the Gateway Elementary School campus, but also the surrounding community. The Gateway School PUD will facilitate the development of a community garden and a multi-service building that will convert underutilized areas on the Gateway Elementary School campus into community assets with a variety of uses that will provide additional food opportunities and health and support services at the Gateway Elementary School campus. Furthermore, the Gateway School PUD will bring third-party partners together who are like-minded in their pursuit of community-building and supporting academic outcomes and opportunity attainment for students. Developing portions of the Gateway Elementary School campus with complementary commercial uses (centered around food and health/support services) run by third-party partners will increase the available on-campus community resources, which will have a tremendous impact on revitalizing the Gateway Elementary School. Accordingly, in terms of its overall mission, the Gateway School PUD aligns with the practice of sustainability.

The Gateway School PUD will also help further the following goals and strategies of the 2025 Food Action Plan:

Goal 1: Healthy Food for All

- *“All people living in Phoenix should have enough to eat and have access to affordable, healthy, local, and culturally appropriate food.”*

Goal 1 Strategies

- *Strategy 1: “Incorporate agriculture, food processing, and distribution into existing and future land use plans. Collaborate with key partners to facilitate new opportunities for urban-scale gardens, farms, gleaning, and distribution systems.”*

- *Strategy 3: “Partner with schools and others to support and promote education for youth and adults.”*

Goal 2: Strengthen the Local Economy

- *“Businesses that produce, process, distribute, and sell local and health food should be recognized as integral to the economy and encouraged to grow and thrive in Phoenix.”*

Goal 2 Strategies

- *“Recognize food production as a highest and best use of land”*
- *“Incorporate agriculture, food processing, and distribution into existing and future economic development plans.”*

Goal 3: Celebrate Local and Diverse Agriculture

- *“Growing food in Phoenix and the region should be easy and valued whether for personal use or for business.”*

Goal 3 Strategies:

- *“Support the growth of land uses that contribute to a health and sustainable food system (i.e. grocery stores, community gardens, urban farms and other urban agriculture elements).”*

Analysis

The Gateway School PUD will allow for a portion of the Gateway Elementary School campus (Area 1), which is currently underutilized, to be transformed into a community garden. The community garden will be a shared community space where food will be grown and sold, thereby providing the surrounding community with access to locally produced, affordable and healthy food options consistent with the above goals and strategies of the 2025 Food Action Plan. The uses permitted in this PUD for Area 1 will allow for third parties to provide affordable food and healthy food opportunities to students and families well beyond the capabilities of the District, which are subject to typical school-related constraints, such as operating hours, funding and operational support. affordable food and health food opportunities

To further promote sustainability, the following measurable standards shall be enforceable by the City of Phoenix as part of the development of Areas 1 and 2 and for new parking areas in Area 3 of the Gateway School PUD:

- Use low-flow water fixtures to reduce water usage.
- Incorporate LED and energy efficient lighting technology into any and all lighting constructed on the Property, including new parking lots.



- Use roofing materials that specify a high Solar Reflectance Index for a minimum of 75% of the roof surface area.
- Provide locations for secure bike parking, such as visible bike racks.
- Utilize “smart” irrigation control systems.
- Utilize efficient drip irrigation technology.
- Landscape and stormwater management that seeks to retain storm runoff where appropriate and allows it to provide water for landscaping.

IX. INFRASTRUCTURE

Grading and Drainage:

Currently the Property retains storm water runoff in retention basins north, west, and south of the school site. The majority of retention is located at the south end of the site within the ballfields. The parking lot to the north drains to basins along the northwest portion of the Property. The parking lot along the eastern boundary of the Property drains to storm drain inlets. The Property outfalls along its southern boundary to the ADOT channel along the north side of State Route 202.

Proposed improvements will require that the Property retain the specified City of Phoenix 100-year storm onsite prior to outfall. Grading will require all finished floor elevations (existing and proposed) to be elevated above the 100-year storm event.

The proposed addition to the Multi-Service Building in Area 2 will be graded to have a finished floor higher than the 100-year storm event. Grades will fall away from the building to allow storm water to flow to retention basins. The Gateway School Community Garden in Area 1 will contain retaining basins incorporated into its design to provide adequate storage for the 100-year storm event.

Water and Wastewater:

The Property currently receives water and wastewater services through the City of Phoenix. Existing water and sewer mains exist to the Property.

The Multi-Service Buildings in Area 2 will require water service from the City of Phoenix through the existing water meter if the sizing is adequate for the addition. If it is not adequate, an additional water meter may be required.

The Gateway School Community Garden in Area 1 will require landscape water, which will be provided through an existing landscape water meter if the sizing is adequate for the addition of the gardens. If it is not adequate, an additional landscape water meter may be required.

Circulation:

Direct access to the Property will be provided by 35th Street and Culver Street. The existing 35th Street is located along the eastern edge of the Property and provides through access to the north but terminates at a cul-de-sac to the south at the SR 202. The Property currently has three (3) access driveways on 35th Street, all of which are planned to remain. Culver Street is located along the northern edge of the Property and only provides local access. It connects to 35th Avenue to the east and an alley to the west, but does not provide through access. The Property currently has two (2) access driveways on Culver Street, both of which are also planned to remain.

Both 35th Street and Culver Street currently provide one lane in each direction and are undivided with a speed limit of 25 mph. The speed limit on 35th Street is adjusted to 15 mph during school hours. In addition, the speed limit on Culver Street is reduced to 20 mph near the existing speed humps. Parking is also restricted on both roads during school hours in certain areas. Since neither 35th Street nor Culver Street provide continuous through access, the nearby arterial roads are utilized for regional access via 35th Street and other nearby local roads.

See **Circulation Plan** in **Exhibit 4** for an illustration of on and offsite vehicular circulation systems and onsite pedestrian circulation for the Property.

X. COMPARATIVE ZONING STANDARDS

The Property's existing zoning categories of R1-6, R-3 and PAD-13 do not allow for the commercial uses permitted by this PUD. This PUD therefore results in entirely new development standards for the future commercial uses on the Property, which shall be in accordance with the C-1 Neighborhood Retail development standards applicable to non-residential uses in Phoenix Zoning Ordinance Section 622.E.4 as indicated on the below table.

Table 2: Development Standards Comparison Table

	Proposed PUD Zoning Standards for Commercial Uses	Existing Zoning Standards		
		R-3 (Residential uses)	R1-6 (Residential Uses)	PAD-13 (Residential Uses)
DEVELOPMENT STANDARDS				
Min. Building Setback Adjacent to Street	For structures not exceeding 2 stories or 30 feet: average 25 feet, minimum 20 feet permitted for up to 50% of structure including projections	20'	20'	Front: 20' Rear: 15' Side: 10'
Min. Building Setback Not Adjacent to Street	15'	15'	15'	Front: 20' Rear: 15' Side: 10'
Landscape Setbacks	For structures not exceeding 2-stories or 30': minimum 20' permitted for up to 50% of the frontage.	20' adjacent to a public street; this area to be in common ownership unless lots front on the perimeter public street. 15' adjacent to property line	20' adjacent to a public street; this area to be in common ownership unless lots front on the perimeter public street. 15' adjacent to property line	Front: 20' Rear: 15' Side: 10'
Max. Building Height	2-stories and 30-feet	2-stories and 30-feet for first 150'; 1' in 5' increase to 48' high, 4-story maximum.	2-stories and 30-feet	2-stories and 30-feet
Max. Lot Coverage	50% of the net lot area exclusive of the first 6 feet of roof overhang, open carports, covered patios or covered walkways	45%	Primary structure, not including attached shade structures: 40%	45%

			Total: 45%	
Max. Density	Multi-family: 15.23; 17.40 with bonus (R-3) Single-family: 6.5; 12 with bonus (R-3)	15.23; 17.40 with bonus	5.54; 6.34 with bonus	14.50
Signage	Per Zoning Ordinance Section 705 and 705.2	Per Zoning Ordinance Section 705 and 705.2	Per Zoning Ordinance Section 705 and 705.2	Per Zoning Ordinance Section 705 and 705.2
LANDSCAPE STANDARDS				
Streetscape Landscape Setback	For structures not exceeding 2 stories and 30 feet: minimum 20 feet permitted for up to 50% of the frontage.	20' adjacent to a public street; this area to be in common ownership unless lots front on the perimeter public street	20' adjacent to a public street; this area to be in common ownership unless lots front on the perimeter public street	Front: 20' Rear: 15' Side: 10'
Streetscape Trees – Minimum Planting Size	Min. 2-inch caliper (50% of required trees); Min. 3-inch caliper or multi-trunk tree (25% of required trees); Min. 4-inch caliper or multi-trunk tree (25% of required trees)	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A
Streetscape Shrubs – Minimum Planting Size	Min. five (5) 5-gallon shrubs per tree	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A
Perimeter Property Line Landscape Setback	Min. 10 feet	15' adjacent to property line	15' adjacent to property line	Front: 20' Rear: 15' Side: 10'
Perimeter Property Line Trees – Minimum Planting Size	Min. 2-inch caliper (60% of required trees); Min. 1-inch caliper (40% of required trees).	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A
Perimeter Property Line Shrubs – Minimum Planting Size	Min. five (5) 5-gallon shrubs per tree	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A

Adjacent to Buildings	Building facades within 100 feet of the public right-of-way or adjacent to public entries to the building (excluding alleys): Min. 25% of the exterior wall length shall be treated with either a landscaped planter a min. 5' in width or an arcade or equivalent feature	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A
Parking Areas	Interior Surface Area (exclusive of perimeter landscaping and all required setbacks): Min. 10%. Landscaped plants to be provided at ends of each row of parking & approximately every 110'. Landscaped planters for single row of parking: Min. 120sf. Landscaped planters for double row of parking: Minimum 240sf. Additional parking lot landscaping: As needed to meet 10% requirement evenly distributed throughout the entire parking lot. Min. Interior dimension 5' (length and width).	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A
Parking Area Trees	Min. 2-inch caliper (60%) of required trees. Min. 1-inch caliper (40%) or required trees.	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A
Parking Area Shrubs	Minimum 5 shrubs per tree, minimum 5-gallon size.	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A

EXHIBIT 1: LEGAL DESCRIPTION OF PROPERTY



**Legal Description
CREIGHTON SCHOOL SITE**

Job No. 19-1466

November 18, 2021

A PARCEL OF LAND BEING A PORTION OF LOT 1, AS SHOWN ON THE PLAT OF CREIGHTON NEW SCHOOL, AS RECORDED IN BOOK 488, PAGE 22, MARICOPA COUNTY RECORDS, ALSO LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF CULVER STREET, AND 35TH STREET, AS SHOWN ON SAID PLAT OF CREIGHTON NEW SCHOOL, SOUTH 00°38'59" EAST, 1049.34 FEET ALONG THE CENTERLINE OF SAID 35TH STREET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 55.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°07'28", AND AN ARC LENGTH OF 55.80 FEET, TO A TANGENT REVERSE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°13'03", AND AN ARC LENGTH OF 14.98 FEET;

THENCE SOUTH 00°15'26" WEST, 47.51 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF ARIZONA STATE ROUTE 202;

THENCE NORTH 89°44'34" WEST, 33.79 FEET;

THENCE LEAVING SAID RIGHT OF WAY, SOUTH 00°15'26" WEST, 25.00 FEET TO A LINE BEING 25.00' SOUTHWEST OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY;

THENCE ALONG SAID PARALLEL LINE THE FOLLOWING 3 COURSES:

THENCE NORTH 89°44'34" WEST, 101.87 FEET;

THENCE SOUTH 71°05'41" WEST, 40.17 FEET;



THENCE NORTH 74°18'49" WEST, 275.08 FEET TO A LINE BEING 25.00 FEET SOUTHWEST AND PARALLEL TO THE NORTH LINE OF THE APPROPRIATORS CANAL, AS SHOWN ON SAID PLAT;

THENCE LEAVING SAID PARALLEL LINE, NORTH 49°38'10" WEST, 134.42 FEET ALONG SAID LINE BEING PARALLEL WITH SAID CANAL TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1;

THENCE LEAVING SAID PARALLEL LINE, AND ALONG SAID WEST LINE, AND EXTENSION THEREOF NORTH 00°37'54" WEST, 495.28 FEET;

THENCE CONTINUING ALONG SAID WEST LINE AND WEST LINE EXTENDED SOUTH 89°22'06" WEST, 133.00 FEET TO A POINT ON THE CENTERLINE OF 34TH STREET AS SHOWN ON SAID PLAT;

THENCE ALONG SAID CENTERLINE, NORTH 00°37'54" WEST, 50.00 FEET;

THENCE LEAVING SAID CENTERLINE AND ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID LOT 1, NORTH 89°22'06" EAST, 125.00 FEET TO THE WEST LINE OF THAT 16.00 FOOT WIDE ALLEY AS SHOWN ON SAID PLAT;

THENCE ALONG SAID WEST LINE AND ITS NORTHERLY EXTENSION, NORTH 00°37'54" WEST 488.10 FEET TO A POINT ON THE CENTERLINE OF SAID CULVER STREET;

THENCE LEAVING SAID WEST LINE & EXTENSION, AND ALONG SAID CENTERLINE,
SOUTH 89°54'41" EAST, 581.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 666,962 SQ. FT., OR 15.311 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY, AND/OR MUNICIPALITY, OR ANY LAND DIVISION RESTRICTIONS.

EXCEPTIONS 1

A PARCEL OF LAND BEING A PORTION OF LOT 1, AS SHOWN ON THE PLAT OF CREIGHTON NEW SCHOOL, AS RECORDED IN BOOK 488, PAGE 22,



MARICOPA COUNTY RECORDS, ALSO LYING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CULVER STREET, AND 35TH STREET, AS SHOWN ON SAID PLAT OF CREIGHTON NEW SCHOOL, FROM WHICH THE INTERSECTION OF SAID 35TH STREET AND MCDOWELL ROAD BEARS NORTH 00 DEGREES 38 MINUTES 59 SECONDS WEST, 963.01 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS EAST, 1156.58 FEET ALONG THE CENTERLINE OF SAID 35TH STREET;

THENCE LEAVING SAID CENTERLINE NORTH 89 DEGREES 44 MINUTES 34 SECONDS WEST, 67.58 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 44 MINUTES 34 SECONDS WEST, 106.09 FEET;

THENCE SOUTH 71 DEGREES 05 MINUTES 41 SECONDS WEST, 36.61 FEET;

THENCE NORTH 74 DEGREES 18 MINUTES 49 SECONDS WEST, 261.83 FEET;

THENCE NORTH 49 DEGREES 38 MINUTES 10 SECONDS WEST, 150.68 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, 476.16 FEET;

THENCE SOUTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 133.00 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, 36.00 FEET;

THENCE NORTH 89 DEGREES 22 MINUTES 06 SECONDS EAST, 168.00 FEET;

THENCE SOUTH 00 DEGREES 37 MINUTES 54 SECONDS EAST, 489.58 FEET;

THENCE SOUTH 49 DEGREES 38 MINUTES 10 SECONDS EAST, 38.73 FEET;

THENCE SOUTH 87 DEGREES 50 MINUTES 48 SECONDS EAST, 87.42 FEET;

THENCE SOUTH 83 DEGREES 54 MINUTES 59 SECONDS EAST, 21.87 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, 71.82 FEET;



THENCE SOUTH 89 DEGREES 44 MINUTES 34 SECONDS EAST, 113.76 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 231.67 FEET, THE CENTER OF WHICH BEARS SOUTH 55 DEGREES 36 MINUTES 21 SECONDS EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29 DEGREES 50 MINUTES 35 SECONDS, AND AN ARC LENGTH OF 120.67 FEET TO A NON-TANGENT LINE;

THENCE NORTH 00 DEGREES 56 MINUTES 34 SECONDS EAST, 46.18 FEET;

THENCE NORTH 66 DEGREES 53 MINUTES 06 SECONDS EAST, 20.42 FEET;

THENCE SOUTH 46 DEGREES 58 MINUTES 26 SECONDS EAST, 64.03 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 34 SECONDS EAST, 98.54 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS EAST, 166.95 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 34 SECONDS WEST, 30.26 FEET;

THENCE NORTH 00 DEGREES 38 MINUTES 59 SECONDS WEST, 146.29 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 58 SECONDS WEST, 30.44 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 198.20 FEET, THE CENTER OF WHICH BEARS SOUTH 01 DEGREES 04 MINUTES 42 SECONDS WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 94 DEGREES 43 MINUTES 33 SECONDS, AND AN ARC LENGTH OF 327.68 FEET TO A NON-TANGENT COMPOUND CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.76 FEET, THE CENTER OF WHICH BEARS NORTH 48 DEGREES 38 MINUTES 12 SECONDS EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 59 DEGREES 17 MINUTES 08 SECONDS, AND AN ARC LENGTH OF 26.65 FEET TO A NON-TANGENT LINE;



THENCE SOUTH 74 DEGREES 18 MINUTES 49 SECONDS EAST, 32.05 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 66.18 FEET, THE CENTER OF WHICH BEARS NORTH 14 DEGREES 18 MINUTES 43 SECONDS EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 29 MINUTES 19 SECONDS, AND AN ARC LENGTH OF 22.51 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 89 DEGREES 44 MINUTES 34 SECONDS EAST, 150.90 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 26 SECONDS WEST, 57.68 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 84,307 SQUARE FEET, OR 1.9354 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS. THIS LEGAL DESCRIPTION IS NOT REFLECTIVE OF A FIELD SURVEY BY THIS SURVEYOR, AND IS ONLY BASED ON RECORDED DATA.

EXECPTION 2A-2B

A PARCEL OF LAND BEING A PORTION OF LOT 1, AS SHOWN ON THE PLAT OF CREIGHTON NEW SCHOOL, AS RECORDED IN BOOK 488, PAGE 22, MARICOPA COUNTY RECORDS, ALSO LYING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CULVER STREET, AND 35TH STREET, AS SHOWN ON SAID PLAT OF CREIGHTON NEW SCHOOL, FROM WHICH THE INTERSECTION OF SAID 35TH STREET AND MCDOWELL ROAD BEARS NORTH 00 DEGREES 38 MINUTES 59 SECONDS WEST, 963.01 FEET;



THENCE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS EAST, 809.85 FEET ALONG THE CENTERLINE OF SAID 35TH STREET;

THENCE LEAVING SAID CENTERLINE SOUTH 89 DEGREES 21 MINUTES 01 SECONDS WEST, 163.70 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 54 MINUTES 41 SECONDS WEST, 2.68 FEET;

THENCE NORTH 46 DEGREES 58 MINUTES 26 SECONDS WEST, 11.69 FEET;

THENCE SOUTH 66 DEGREES 53 MINUTES 06 SECONDS WEST, 20.42 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 41 SECONDS WEST, 150.38 FEET;

THENCE NORTH 00 DEGREES 38 MINUTES 59 SECONDS WEST, 304.32 FEET TO A POINT, SAID POINT ALSO BEING KNOWN AS POINT A;

THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST, 180.38 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS EAST, 304.24 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 54,779 SQUARE FEET, OR 1.2575 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS. THIS LEGAL DESCRIPTION IS NOT REFLECTIVE OF A FIELD SURVEY BY THIS SURVEYOR, AND IS ONLY BASED ON RECORDED DATA.

COMENCING AT POINT, A;

THENCE LEAVING SAID POINT, A NORTH 89 DEGREES 08 MINUTES 41 SECONDS WEST, 109.23 FEET TO **THE POINT OF BEGINNING**;

THENCE SOUTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 85.61 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, 10.26 FEET;



THENCE SOUTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 35.00 FEET;
THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, 70.00 FEET;
THENCE NORTH 89 DEGREES 22 MINUTES 06 SECONDS EAST, 120.61 FEET;
THENCE SOUTH 00 DEGREES 37 MINUTES 54 SECONDS EAST, 80.26 FEET TO
THE POINT OF **BEGINNING**.

SAID PORTION OF LAND CONTAINING 9,321 SQUARE FEET, OR 0.2140
ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS,
RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE
SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR
MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS. THIS LEGAL
DESCRIPTION IS NOT REFLECTIVE OF A FIELD SURVEY BY THIS SURVEYOR,
AND IS ONLY BASED ON RECORDED DATA.

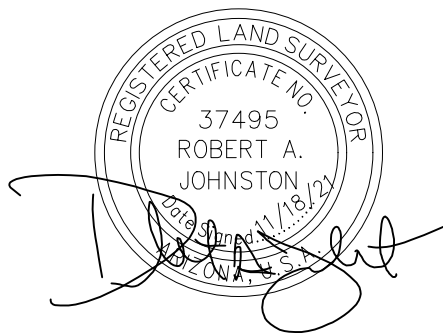


EXHIBIT "A"

N89°56'00"W 2077.85'

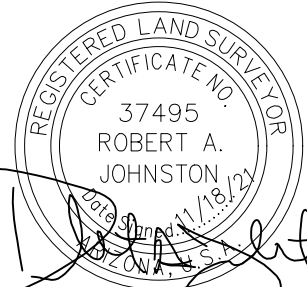
S89°56'00"E 573.00'

McDOWELL ROAD
NORTH LINE OF SEC 1, T1N, R3E

N 1/4 COR
T1N, R3E

NE COR
T1N, R3E

WILLETTA STREET



POINT OF BEGINNING

CULVER STREET

S89°54'41"E 573.10'

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°15'26"W	47.51'
L2	N89°44'34"W	33.79'
L3	S00°15'26"W	25.00'
L4	N89°44'34"W	101.87'
L5	S71°05'41"W	40.17'
L6	N74°18'49"W	275.08'
L7	N49°38'10"W	134.42'
L8	S89°22'06"W	133.00'
L9	N00°37'54"W	50.00'
L10	N89°22'06"E	133.00'

25'
R/W

25'
R/W

35'
R/W

30'
R/W

16' ALLEY

34th STREET

35th STREET

CREIGHTON SCHOOL SITE
663,057 SQ. FT.
15.222 ACRES +-

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	55.80'	55.00'	58°07'28"
C2	14.98'	15.00'	57°13'03"

APPROPRIATORS
GRAND CANAL

120'

N00°37'54"W 495.28'

N00°37'54"W

STATE ROUTE 202
(EAST PAPAGO FREEWAY)

SR 202
NORTH R/W

C1

C2

L1

L2

L5

L4

L3

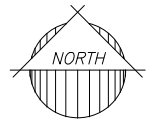


EXHIBIT 2: CONCEPTUAL LAND USE PLAN



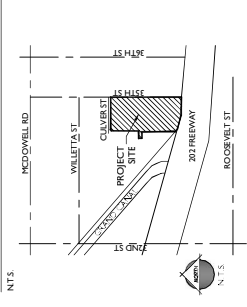
Land Use Plan

Creighton USD
32nd Street & 202 Freeway

03.17.2021



VICINITY MAP



PROJECT TEAM

ARCHITECT:
 CREIGHTON ELEMENTARY SCHOOL
 270 E FLOWER STREET
 DENVER, CO 80202
 TEL: (303) 733-1100
 CONTACT: JEFF BOWLES

CONSULTANT:
 LUBEN ALMA SCHOOL BOARD, SUITE 100
 1100 ALMA SCHOOL ROAD
 DENVER, CO 80202
 TEL: (303) 733-2330
 CONTACT: JORGE VILLANOR

ATTORNEY:
 CANTORACE & BURMAN
 210 CENTRAL AVENUE, 15TH FLOOR
 DENVER, CO 80202
 TEL: (303) 266-0366
 CONTACT: MICHAEL HAMBOWITZ

PROJECT DATA

APPN: 121-02-0041
 PLAT: P14
 PROPOSED ZONING: RESIDENTIAL 15' DUAC
 EXISTING LAND USE: COMMERCIAL
 PROPOSED LAND USE: COMMERCIAL
 GROSS AREA: +/- 1522 ACRES

AREA BREAKDOWN

- AREA 1. GATEWAY SCHOOL, COMMUNITY GARDEN
- AREA 2. COMMUNITY KITCHEN
- AREA 3. MULTISERVICE BUILDINGS TO INCLUDE:
 - OFFICE USES
 - OUTDOOR COVERED BREWERY
 - OFFICE USES
 - OFFICE USES
 - OFFICE USES
- AREA 4. GATEWAY ELEMENTARY SCHOOL
- EXISTING ELEMENTARY SCHOOL
- EXISTING ON-STREET PARKING

LINE TABLE		
LINE	LENGTH	BEARING
L11	47.51'	S00°12'26"W
L12	33.79'	N89°44'34"W
L13	25.00'	S00°15'26"W
L15	40.17'	S71°03'41"W
L17	134.62'	N69°36'00"W
L18	133.00'	S87°22'08"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA



EXHIBIT 3A: AREA 1 LEGAL DESCRIPTION



**LEGAL DESCRIPTION
CREIGHTON SCHOOL SITE
PUD PARCEL 1**

JOB NO. 19-1466

11/16/2021

A PARCEL OF LAND BEING A PORTION OF LOT 1, AS SHOWN ON THE PLAT OF CREIGHTON NEW SCHOOL, AS RECORDED IN BOOK 488, PAGE 22, MARICOPA COUNTY RECORDS, ALSO LYING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CULVER STREET, AND 35TH STREET, AS SHOWN ON SAID PLAT OF CREIGHTON NEW SCHOOL, FROM WHICH THE INTERSECTION OF SAID 35TH STREET AND MCDOWELL ROAD BEARS NORTH 00 DEGREES 38 MINUTES 59 SECONDS WEST, 963.01 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS EAST, 1156.58 FEET ALONG THE CENTERLINE OF SAID 35TH STREET;

THENCE LEAVING SAID CENTERLINE NORTH 89 DEGREES 44 MINUTES 34 SECONDS WEST, 67.58 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 44 MINUTES 34 SECONDS WEST, 106.09 FEET;

THENCE SOUTH 71 DEGREES 05 MINUTES 41 SECONDS WEST, 36.61 FEET;

THENCE NORTH 74 DEGREES 18 MINUTES 49 SECONDS WEST, 261.83 FEET;

THENCE NORTH 49 DEGREES 38 MINUTES 10 SECONDS WEST, 150.68 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, 476.16 FEET;

THENCE SOUTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 133.00 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, 36.00 FEET;

THENCE NORTH 89 DEGREES 22 MINUTES 06 SECONDS EAST, 168.00 FEET;

THENCE SOUTH 00 DEGREES 37 MINUTES 54 SECONDS EAST, 489.58 FEET;



THENCE SOUTH 49 DEGREES 38 MINUTES 10 SECONDS EAST, 38.73 FEET;

THENCE SOUTH 87 DEGREES 50 MINUTES 48 SECONDS EAST, 87.42 FEET;

THENCE SOUTH 83 DEGREES 54 MINUTES 59 SECONDS EAST, 21.87 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, 71.82 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 34 SECONDS EAST, 113.76 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 231.67 FEET, THE CENTER OF WHICH BEARS SOUTH 55 DEGREES 36 MINUTES 21 SECONDS EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29 DEGREES 50 MINUTES 35 SECONDS, AND AN ARC LENGTH OF 120.67 FEET TO A NON-TANGENT LINE;

THENCE NORTH 00 DEGREES 56 MINUTES 34 SECONDS EAST, 46.18 FEET;

THENCE NORTH 66 DEGREES 53 MINUTES 06 SECONDS EAST, 20.42 FEET;

THENCE SOUTH 46 DEGREES 58 MINUTES 26 SECONDS EAST, 64.03 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 34 SECONDS EAST, 98.54 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS EAST, 166.95 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 34 SECONDS WEST, 30.26 FEET;

THENCE NORTH 00 DEGREES 38 MINUTES 59 SECONDS WEST, 146.29 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 58 SECONDS WEST, 30.44 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 198.20 FEET, THE CENTER OF WHICH BEARS SOUTH 01 DEGREES 04 MINUTES 42 SECONDS WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 94 DEGREES 43 MINUTES 33 SECONDS, AND AN ARC LENGTH OF 327.68 FEET TO A NON-TANGENT COMPOUND CURVE, CONCAVE TO THE NORTH,



HAVING A RADIUS OF 25.76 FEET, THE CENTER OF WHICH BEARS NORTH 48 DEGREES 38 MINUTES 12 SECONDS EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 59 DEGREES 17 MINUTES 08 SECONDS, AND AN ARC LENGTH OF 26.65 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 74 DEGREES 18 MINUTES 49 SECONDS EAST, 32.05 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 66.18 FEET, THE CENTER OF WHICH BEARS NORTH 14 DEGREES 18 MINUTES 43 SECONDS EAST;

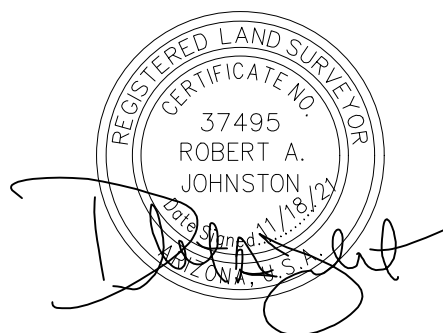
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 29 MINUTES 19 SECONDS, AND AN ARC LENGTH OF 22.51 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 89 DEGREES 44 MINUTES 34 SECONDS EAST, 150.90 FEET;

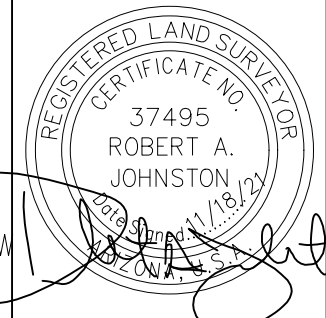
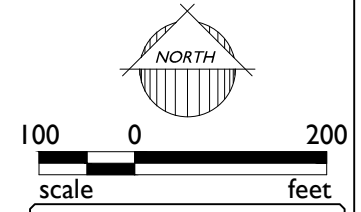
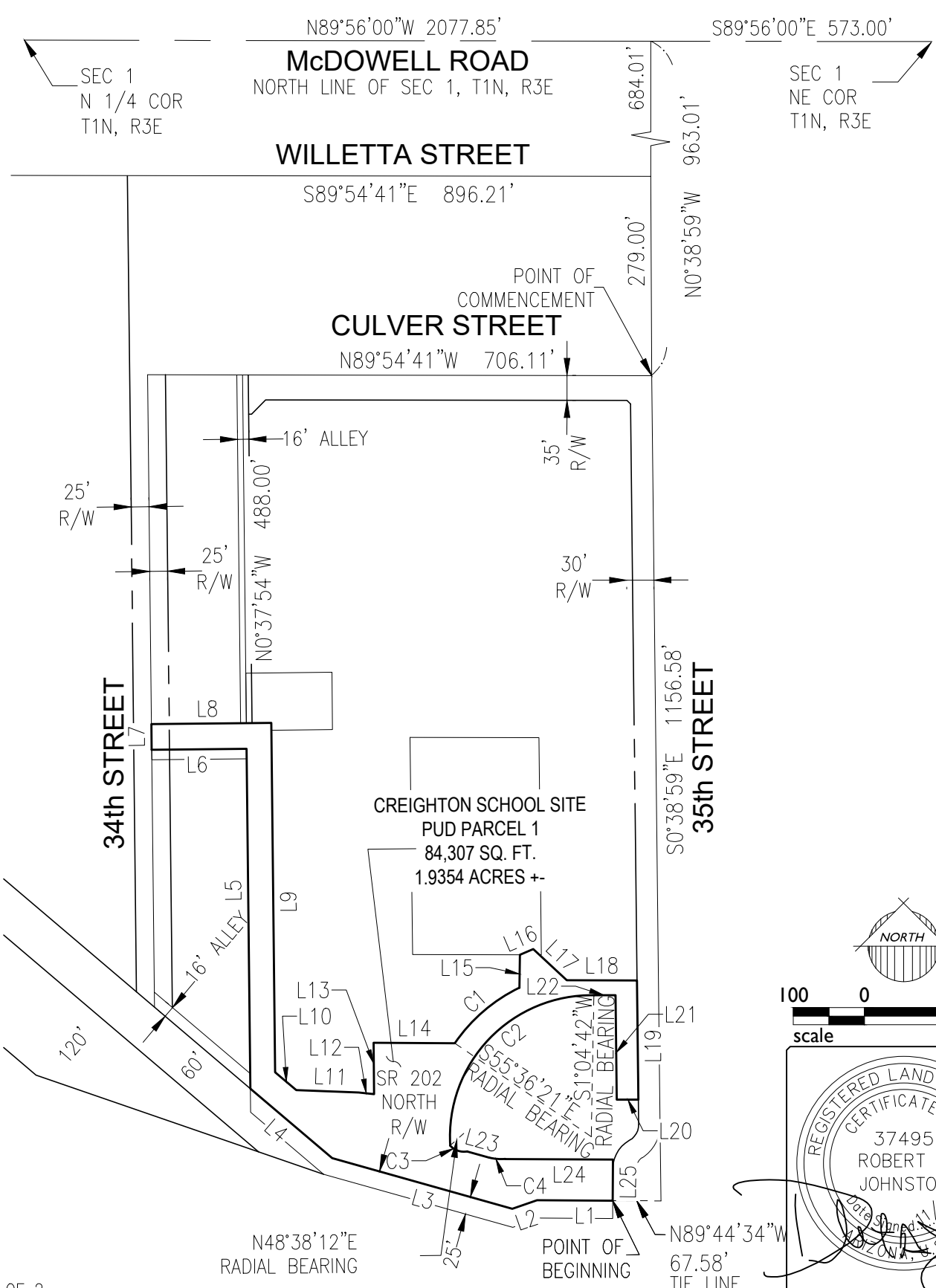
THENCE SOUTH 00 DEGREES 15 MINUTES 26 SECONDS WEST, 57.68 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 84,307 SQUARE FEET, OR 1.9354 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS. THIS LEGAL DESCRIPTION IS NOT REFLECTIVE OF A FIELD SURVEY BY THIS SURVEYOR, AND IS ONLY BASED ON RECORDED DATA.



Nov 18, 2021 2:17pm S:\Projects\2019\19-1466\Land Survey\Legals\19-1466 Creighton site PUD P1.dwg



SHEET 1 OF 2

19-1466	CREIGHTON SCHOOL SITE
	PUD PARCEL 1

2045 S. Vineyard Ave.
Ste. 101 Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°44'34"W	106.09'
L2	S71°05'41"W	36.61'
L3	N74°18'49"W	261.83'
L4	N49°38'10"W	150.68'
L5	N00°37'54"W	476.16'
L6	S89°22'06"W	133.00'
L7	N00°37'54"W	36.00'
L8	N89°22'06"E	168.00'
L9	S00°37'54"E	489.58'
L10	S49°38'10"E	38.73'
L11	S87°50'48"E	87.42'
L12	S83°54'59"E	21.87'
L13	N00°37'54"W	71.82'

LINE TABLE		
LINE	BEARING	LENGTH
L14	S89°44'34"E	113.76'
L15	N00°56'34"E	46.18'
L16	N66°53'06"E	20.42'
L17	S46°58'26"E	64.03'
L18	S89°44'34"E	98.54'
L19	S00°38'59"E	166.95'
L20	N89°44'34"W	30.26'
L21	N00°38'59"W	146.29'
L22	S89°58'58"W	30.44'
L23	S74°18'49"E	32.05'
L24	S89°44'34"E	150.90'
L25	S00°15'26"W	57.68'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	120.67'	231.67'	29°50'35"	61.74'	119.31'	N49°18'57"E
C2	327.67'	198.20'	94°43'33"	215.26'	291.61'	S43°42'55"W
C3	26.65'	25.76'	59°17'08"	14.66'	25.48'	S71°00'22"E
C4	22.51'	66.18'	19°29'19"	11.37'	22.40'	S85°25'56"E



SHEET 1 OF 2

19-1466

CREIGHTON SCHOOL SITE

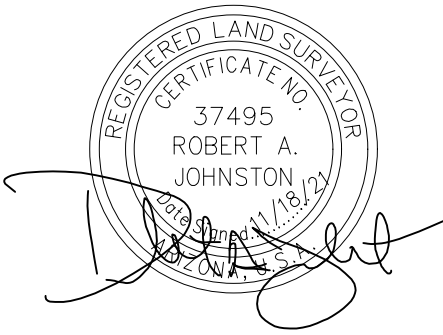
LINE & CURVE TABLES



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EXHIBIT 3B: AREA 2A AND 2B LEGAL DESCRIPTIONS





**LEGAL DESCRIPTION
CREIGHTON SCHOOL SITE
PUD PARCELS 2A AND 2B**

JOB NO. 19-1466

11/16/2021

A PARCEL OF LAND BEING A PORTION OF LOT 1, AS SHOWN ON THE PLAT OF CREIGHTON NEW SCHOOL, AS RECORDED IN BOOK 488, PAGE 22, MARICOPA COUNTY RECORDS, ALSO LYING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CULVER STREET, AND 35TH STREET, AS SHOWN ON SAID PLAT OF CREIGHTON NEW SCHOOL, FROM WHICH THE INTERSECTION OF SAID 35TH STREET AND MCDOWELL ROAD BEARS NORTH 00 DEGREES 38 MINUTES 59 SECONDS WEST, 963.01 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS EAST, 809.85 FEET ALONG THE CENTERLINE OF SAID 35TH STREET;

THENCE LEAVING SAID CENTERLINE SOUTH 89 DEGREES 21 MINUTES 01 SECONDS WEST, 163.70 FEET TO THE **POINT OF BEGINNING, (A)**;

THENCE NORTH 89 DEGREES 54 MINUTES 41 SECONDS WEST, 2.68 FEET;

THENCE NORTH 46 DEGREES 58 MINUTES 26 SECONDS WEST, 11.69 FEET;

THENCE SOUTH 66 DEGREES 53 MINUTES 06 SECONDS WEST, 20.42 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 41 SECONDS WEST, 150.38 FEET;

THENCE NORTH 00 DEGREES 38 MINUTES 59 SECONDS WEST, 304.32 FEET TO A POINT, SAID POINT ALSO BEING KNOWN AS REFERENCE POINT A;

THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST, 180.38 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS EAST, 304.24 FEET TO THE **POINT OF BEGINNING, (A)**.



SAID PORTION OF LAND CONTAINING 54,779 SQUARE FEET, OR 1.2575 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS. THIS LEGAL DESCRIPTION IS NOT REFLECTIVE OF A FIELD SURVEY BY THIS SURVEYOR, AND IS ONLY BASED ON RECORDED DATA.

AND INCLUDING:

COMMENCING AT REFERENCE POINT A, NORTH 89 DEGREES 08 MINUTES 41 SECONDS WEST, 109.23 FEET TO **THE POINT OF BEGINNING, (B)**;

THENCE SOUTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 85.61 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, 10.26 FEET;

THENCE SOUTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 35.00 FEET;

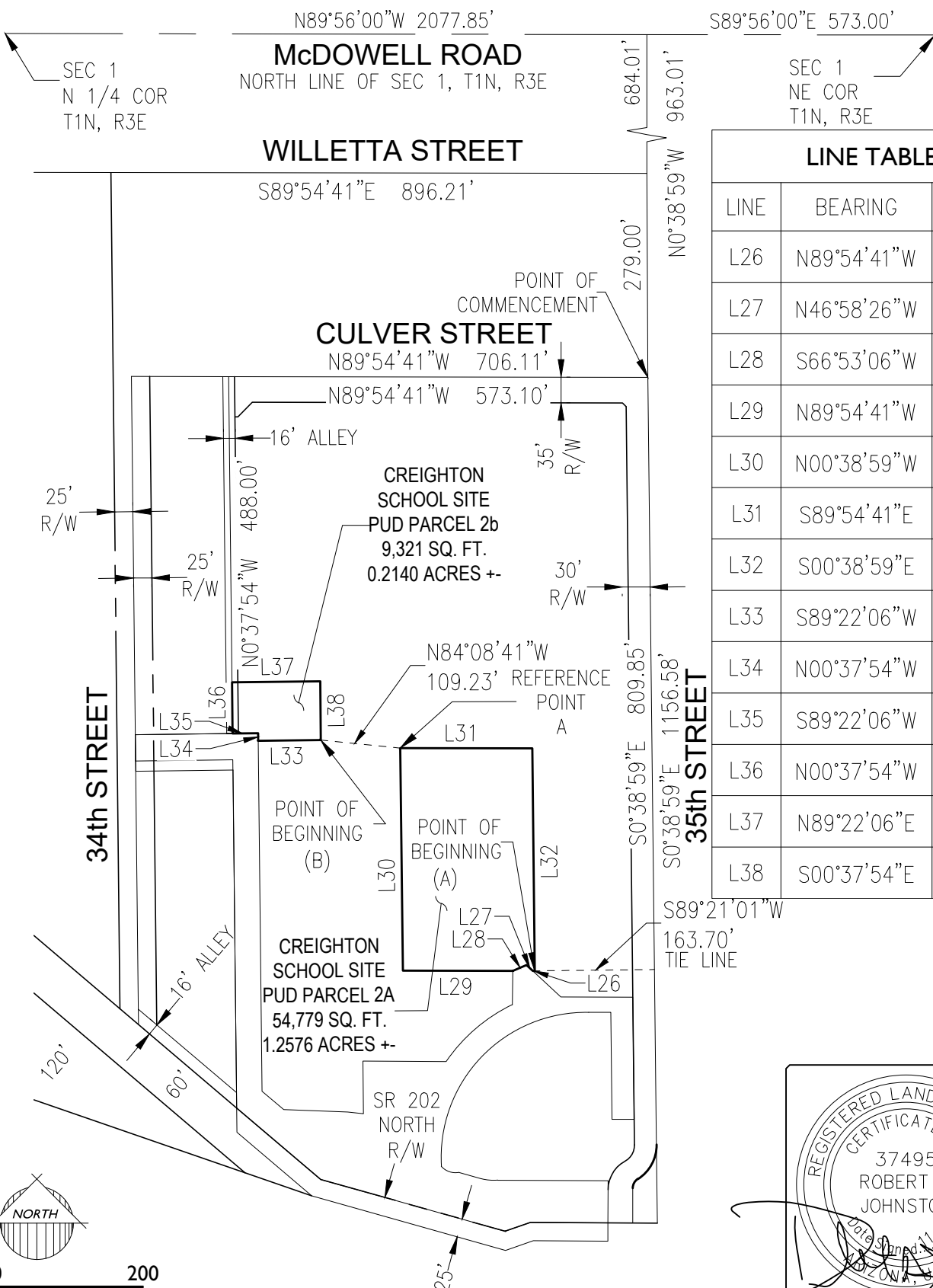
THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, 70.00 FEET;

THENCE NORTH 89 DEGREES 22 MINUTES 06 SECONDS EAST, 120.61 FEET;

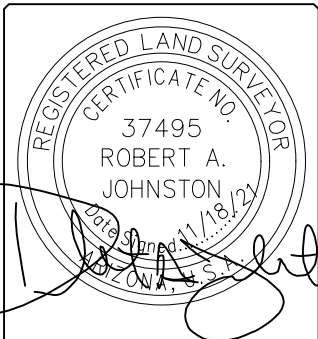
THENCE SOUTH 00 DEGREES 37 MINUTES 54 SECONDS EAST, 80.26 FEET TO **THE POINT OF BEGINNING, (B)**.

SAID PORTION OF LAND CONTAINING 9,321 SQUARE FEET, OR 0.2140 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS. THIS LEGAL DESCRIPTION IS NOT REFLECTIVE OF A FIELD SURVEY BY THIS SURVEYOR, AND IS ONLY BASED ON RECORDED DATA.



LINE TABLE		
LINE	BEARING	LENGTH
L26	N89°54'41"W	2.68'
L27	N46°58'26"W	11.69'
L28	S66°53'06"W	20.42'
L29	N89°54'41"W	150.38'
L30	N00°38'59"W	304.32'
L31	S89°54'41"E	180.38'
L32	S00°38'59"E	304.24'
L33	S89°22'06"W	85.61'
L34	N00°37'54"W	10.26'
L35	S89°22'06"W	35.00'
L36	N00°37'54"W	70.00'
L37	N89°22'06"E	120.61'
L38	S00°37'54"E	80.26'



19-1466

CREIGHTON SCHOOL SITE

PUD PARCELS 2A AND 2B

EPS GROUP

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EXHIBIT 3C: AREA 3 LEGAL DESCRIPTION



**Legal Description
CREIGHTON SCHOOL SITE**

Job No. 19-1466

November 18, 2021

A PARCEL OF LAND BEING A PORTION OF LOT 1, AS SHOWN ON THE PLAT OF CREIGHTON NEW SCHOOL, AS RECORDED IN BOOK 488, PAGE 22, MARICOPA COUNTY RECORDS, ALSO LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF CULVER STREET, AND 35TH STREET, AS SHOWN ON SAID PLAT OF CREIGHTON NEW SCHOOL, SOUTH 00°38'59" EAST, 1049.34 FEET ALONG THE CENTERLINE OF SAID 35TH STREET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 55.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°07'28", AND AN ARC LENGTH OF 55.80 FEET, TO A TANGENT REVERSE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°13'03", AND AN ARC LENGTH OF 14.98 FEET;

THENCE SOUTH 00°15'26" WEST, 47.51 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF ARIZONA STATE ROUTE 202;

THENCE NORTH 89°44'34" WEST, 33.79 FEET;

THENCE LEAVING SAID RIGHT OF WAY, SOUTH 00°15'26" WEST, 25.00 FEET TO A LINE BEING 25.00' SOUTHWEST OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY;

THENCE ALONG SAID PARALLEL LINE THE FOLLOWING 3 COURSES:

THENCE NORTH 89°44'34" WEST, 101.87 FEET;

THENCE SOUTH 71°05'41" WEST, 40.17 FEET;



THENCE NORTH 74°18'49" WEST, 275.08 FEET TO A LINE BEING 25.00 FEET SOUTHWEST AND PARALLEL TO THE NORTH LINE OF THE APPROPRIATORS CANAL, AS SHOWN ON SAID PLAT;

THENCE LEAVING SAID PARALLEL LINE, NORTH 49°38'10" WEST, 134.42 FEET ALONG SAID LINE BEING PARALLEL WITH SAID CANAL TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1;

THENCE LEAVING SAID PARALLEL LINE, AND ALONG SAID WEST LINE, AND EXTENSION THEREOF NORTH 00°37'54" WEST, 495.28 FEET;

THENCE CONTINUING ALONG SAID WEST LINE AND WEST LINE EXTENDED SOUTH 89°22'06" WEST, 133.00 FEET TO A POINT ON THE CENTERLINE OF 34TH STREET AS SHOWN ON SAID PLAT;

THENCE ALONG SAID CENTERLINE, NORTH 00°37'54" WEST, 50.00 FEET;

THENCE LEAVING SAID CENTERLINE AND ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID LOT 1, NORTH 89°22'06" EAST, 125.00 FEET TO THE WEST LINE OF THAT 16.00 FOOT WIDE ALLEY AS SHOWN ON SAID PLAT;

THENCE ALONG SAID WEST LINE AND ITS NORTHERLY EXTENSION, NORTH 00°37'54" WEST 488.10 FEET TO A POINT ON THE CENTERLINE OF SAID CULVER STREET;

THENCE LEAVING SAID WEST LINE & EXTENSION, AND ALONG SAID CENTERLINE,
SOUTH 89°54'41" EAST, 581.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 666,962 SQ. FT., OR 15.311 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY, AND/OR MUNICIPALITY, OR ANY LAND DIVISION RESTRICTIONS.

EXCEPTIONS 1

A PARCEL OF LAND BEING A PORTION OF LOT 1, AS SHOWN ON THE PLAT OF CREIGHTON NEW SCHOOL, AS RECORDED IN BOOK 488, PAGE 22,



MARICOPA COUNTY RECORDS, ALSO LYING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CULVER STREET, AND 35TH STREET, AS SHOWN ON SAID PLAT OF CREIGHTON NEW SCHOOL, FROM WHICH THE INTERSECTION OF SAID 35TH STREET AND MCDOWELL ROAD BEARS NORTH 00 DEGREES 38 MINUTES 59 SECONDS WEST, 963.01 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS EAST, 1156.58 FEET ALONG THE CENTERLINE OF SAID 35TH STREET;

THENCE LEAVING SAID CENTERLINE NORTH 89 DEGREES 44 MINUTES 34 SECONDS WEST, 67.58 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 44 MINUTES 34 SECONDS WEST, 106.09 FEET;

THENCE SOUTH 71 DEGREES 05 MINUTES 41 SECONDS WEST, 36.61 FEET;

THENCE NORTH 74 DEGREES 18 MINUTES 49 SECONDS WEST, 261.83 FEET;

THENCE NORTH 49 DEGREES 38 MINUTES 10 SECONDS WEST, 150.68 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, 476.16 FEET;

THENCE SOUTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 133.00 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, 36.00 FEET;

THENCE NORTH 89 DEGREES 22 MINUTES 06 SECONDS EAST, 168.00 FEET;

THENCE SOUTH 00 DEGREES 37 MINUTES 54 SECONDS EAST, 489.58 FEET;

THENCE SOUTH 49 DEGREES 38 MINUTES 10 SECONDS EAST, 38.73 FEET;

THENCE SOUTH 87 DEGREES 50 MINUTES 48 SECONDS EAST, 87.42 FEET;

THENCE SOUTH 83 DEGREES 54 MINUTES 59 SECONDS EAST, 21.87 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, 71.82 FEET;



THENCE SOUTH 89 DEGREES 44 MINUTES 34 SECONDS EAST, 113.76 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 231.67 FEET, THE CENTER OF WHICH BEARS SOUTH 55 DEGREES 36 MINUTES 21 SECONDS EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29 DEGREES 50 MINUTES 35 SECONDS, AND AN ARC LENGTH OF 120.67 FEET TO A NON-TANGENT LINE;

THENCE NORTH 00 DEGREES 56 MINUTES 34 SECONDS EAST, 46.18 FEET;

THENCE NORTH 66 DEGREES 53 MINUTES 06 SECONDS EAST, 20.42 FEET;

THENCE SOUTH 46 DEGREES 58 MINUTES 26 SECONDS EAST, 64.03 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 34 SECONDS EAST, 98.54 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS EAST, 166.95 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 34 SECONDS WEST, 30.26 FEET;

THENCE NORTH 00 DEGREES 38 MINUTES 59 SECONDS WEST, 146.29 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 58 SECONDS WEST, 30.44 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 198.20 FEET, THE CENTER OF WHICH BEARS SOUTH 01 DEGREES 04 MINUTES 42 SECONDS WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 94 DEGREES 43 MINUTES 33 SECONDS, AND AN ARC LENGTH OF 327.68 FEET TO A NON-TANGENT COMPOUND CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.76 FEET, THE CENTER OF WHICH BEARS NORTH 48 DEGREES 38 MINUTES 12 SECONDS EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 59 DEGREES 17 MINUTES 08 SECONDS, AND AN ARC LENGTH OF 26.65 FEET TO A NON-TANGENT LINE;



THENCE SOUTH 74 DEGREES 18 MINUTES 49 SECONDS EAST, 32.05 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 66.18 FEET, THE CENTER OF WHICH BEARS NORTH 14 DEGREES 18 MINUTES 43 SECONDS EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 29 MINUTES 19 SECONDS, AND AN ARC LENGTH OF 22.51 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 89 DEGREES 44 MINUTES 34 SECONDS EAST, 150.90 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 26 SECONDS WEST, 57.68 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 84,307 SQUARE FEET, OR 1.9354 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS. THIS LEGAL DESCRIPTION IS NOT REFLECTIVE OF A FIELD SURVEY BY THIS SURVEYOR, AND IS ONLY BASED ON RECORDED DATA.

EXECPTION 2A-2B

A PARCEL OF LAND BEING A PORTION OF LOT 1, AS SHOWN ON THE PLAT OF CREIGHTON NEW SCHOOL, AS RECORDED IN BOOK 488, PAGE 22, MARICOPA COUNTY RECORDS, ALSO LYING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CULVER STREET, AND 35TH STREET, AS SHOWN ON SAID PLAT OF CREIGHTON NEW SCHOOL, FROM WHICH THE INTERSECTION OF SAID 35TH STREET AND MCDOWELL ROAD BEARS NORTH 00 DEGREES 38 MINUTES 59 SECONDS WEST, 963.01 FEET;



THENCE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS EAST, 809.85 FEET ALONG THE CENTERLINE OF SAID 35TH STREET;

THENCE LEAVING SAID CENTERLINE SOUTH 89 DEGREES 21 MINUTES 01 SECONDS WEST, 163.70 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 54 MINUTES 41 SECONDS WEST, 2.68 FEET;

THENCE NORTH 46 DEGREES 58 MINUTES 26 SECONDS WEST, 11.69 FEET;

THENCE SOUTH 66 DEGREES 53 MINUTES 06 SECONDS WEST, 20.42 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 41 SECONDS WEST, 150.38 FEET;

THENCE NORTH 00 DEGREES 38 MINUTES 59 SECONDS WEST, 304.32 FEET TO A POINT, SAID POINT ALSO BEING KNOWN AS POINT A;

THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST, 180.38 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS EAST, 304.24 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 54,779 SQUARE FEET, OR 1.2575 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS. THIS LEGAL DESCRIPTION IS NOT REFLECTIVE OF A FIELD SURVEY BY THIS SURVEYOR, AND IS ONLY BASED ON RECORDED DATA.

COMENCING AT POINT, A;

THENCE LEAVING SAID POINT, A NORTH 89 DEGREES 08 MINUTES 41 SECONDS WEST, 109.23 FEET TO **THE POINT OF BEGINNING**;

THENCE SOUTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 85.61 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, 10.26 FEET;



THENCE SOUTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 35.00 FEET;
THENCE NORTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, 70.00 FEET;
THENCE NORTH 89 DEGREES 22 MINUTES 06 SECONDS EAST, 120.61 FEET;
THENCE SOUTH 00 DEGREES 37 MINUTES 54 SECONDS EAST, 80.26 FEET TO
THE POINT OF **BEGINNING**.

SAID PORTION OF LAND CONTAINING 9,321 SQUARE FEET, OR 0.2140
ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS,
RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE
SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR
MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS. THIS LEGAL
DESCRIPTION IS NOT REFLECTIVE OF A FIELD SURVEY BY THIS SURVEYOR,
AND IS ONLY BASED ON RECORDED DATA.

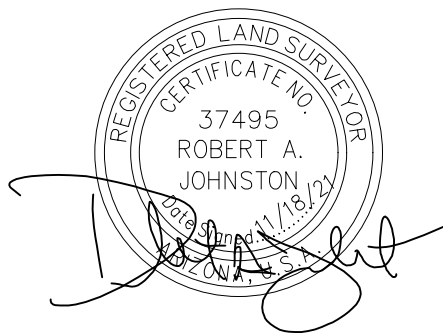


EXHIBIT "A"

N89°56'00"W 2077.85'

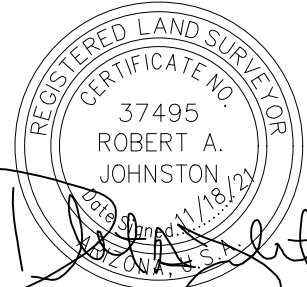
S89°56'00"E 573.00'

McDOWELL ROAD
NORTH LINE OF SEC 1, T1N, R3E

N 1/4 COR
T1N, R3E

NE COR
T1N, R3E

WILLETTA STREET



POINT OF BEGINNING

CULVER STREET

S89°54'41"E 573.10'

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°15'26"W	47.51'
L2	N89°44'34"W	33.79'
L3	S00°15'26"W	25.00'
L4	N89°44'34"W	101.87'
L5	S71°05'41"W	40.17'
L6	N74°18'49"W	275.08'
L7	N49°38'10"W	134.42'
L8	S89°22'06"W	133.00'
L9	N00°37'54"W	50.00'
L10	N89°22'06"E	133.00'

25'
R/W

25'
R/W

35'
R/W

30'
R/W

N00°37'54"W 488.00'

N00°37'54"W 495.28'

S00°38'59"E 1049.34'

34th STREET

35th STREET

CREIGHTON SCHOOL SITE
663,057 SQ. FT.
15.222 ACRES +-

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	55.80'	55.00'	58°07'28"
C2	14.98'	15.00'	57°13'03"

APPROPRIATORS
GRAND CANAL

GRAND CANAL

120'

16' ALLEY

16' ALLEY

SR 202
NORTH R/W

C1

C2

L1

L2

STATE ROUTE 202
(EAST PAPAGO FREEWAY)

L7

L6

L5

L4

L3

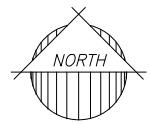


EXHIBIT 4: CIRCULATION PLAN



Circulation Plan

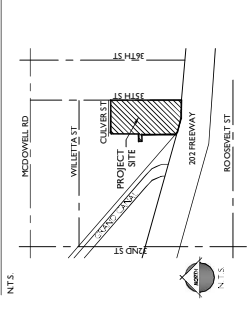
Creighton USD

12.11.2020

32nd Street & 202 Freeway



VICINITY MAP



PROJECT TEAM

ALTITUDE
 CREIGHTON ELEMENTARY SCHOOL
 276 E FLOWER STREET
 TEL: 800.369.1166
 CONTACT: JEFF COLES

CONSULTANT
 LUBEN ALMA SCHOOL ROAD, SUITE 100
 1500 W 15TH STREET
 TEL: 480.493.9230
 CONTACT: JORGE VILLANOR

ATTORNEY
 CARPACCIO & BURMAN
 710 CENTRAL AVENUE, 15TH FLOOR
 TEL: (602) 264-0566
 CONTACT: MICHAEL HAMBOWITZ

PROJECT DATA

APN: 121-02-064
 R14
 PROPOSED ZONING: RESIDENTIAL 15' DUAC
 EXISTING LAND USE: COMMERCIAL
 GROSS AREA: +/- 1522 ACRES

LEGEND

- LOCAL STREET
- PEDESTRIAN PATH
- EXISTING OFF-STREET PARKING
- EXISTING ON-STREET PARKING

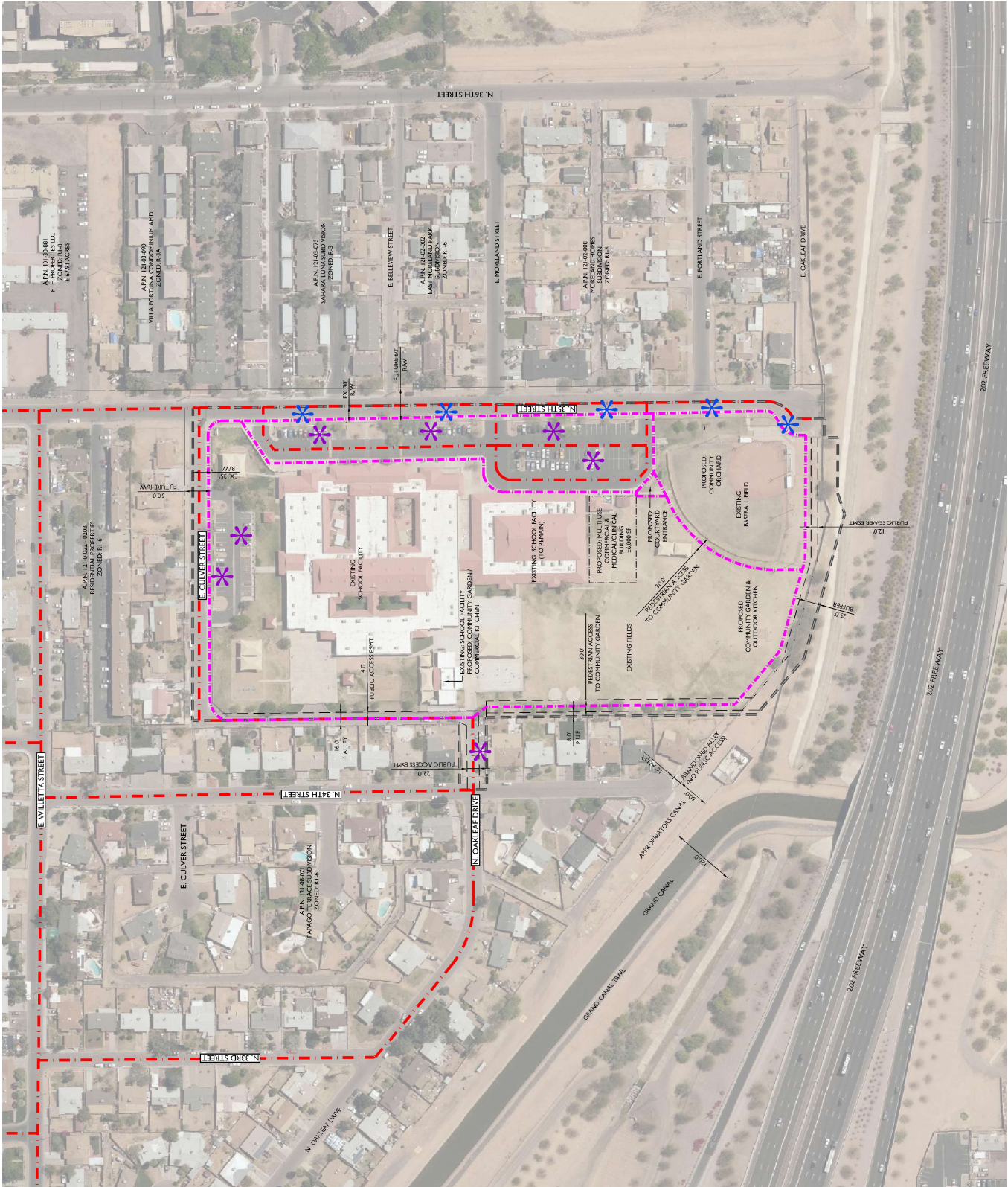
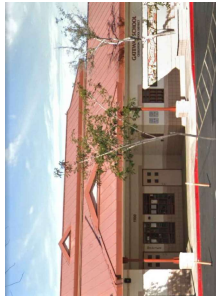


EXHIBIT 5: CONCEPTUAL IMAGERY OF MULTI-SERVICE BUILDINGS



Building Character Imagery



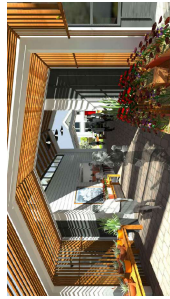
SLOPED METAL CANOPY / AWNING



SLOPED METAL CANOPY / AWNING



SLOPED METAL CANOPY / AWNING



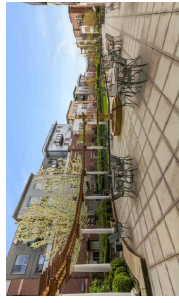
BREEZEWAY



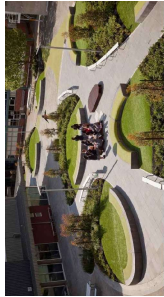
BREEZEWAY



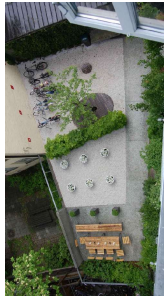
BREEZEWAY



COURTYARD



COURTYARD



COURTYARD



COURTYARD



COURTYARD



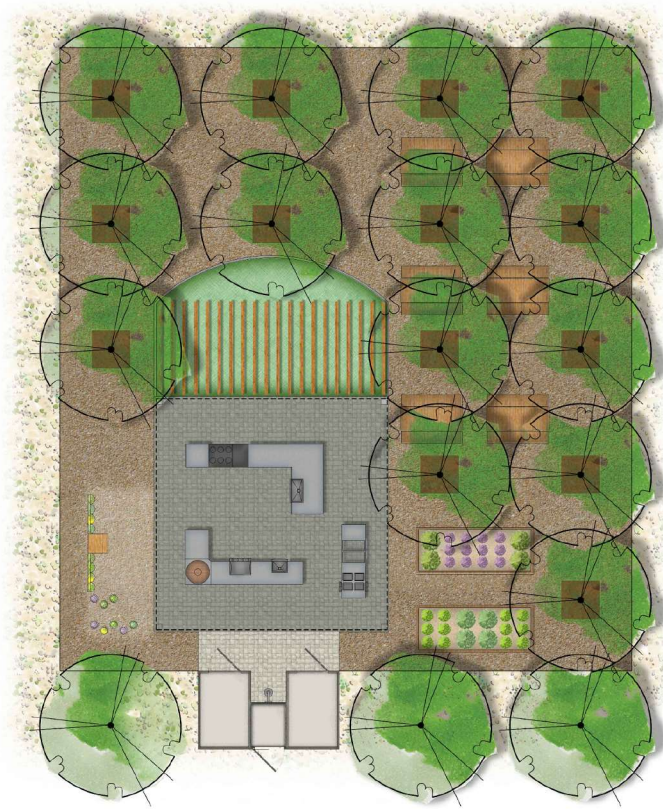
COURTYARD

EXHIBIT 6: CONCEPTUAL LANDSCAPE DESIGN



Creighton USD

Phoenix, Arizona

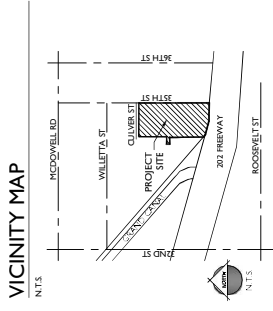


Preliminary Landscape Design Package

December 14, 2020

Resubmittal: August 31, 2021

VICINITY MAP



PROJECT TEAM

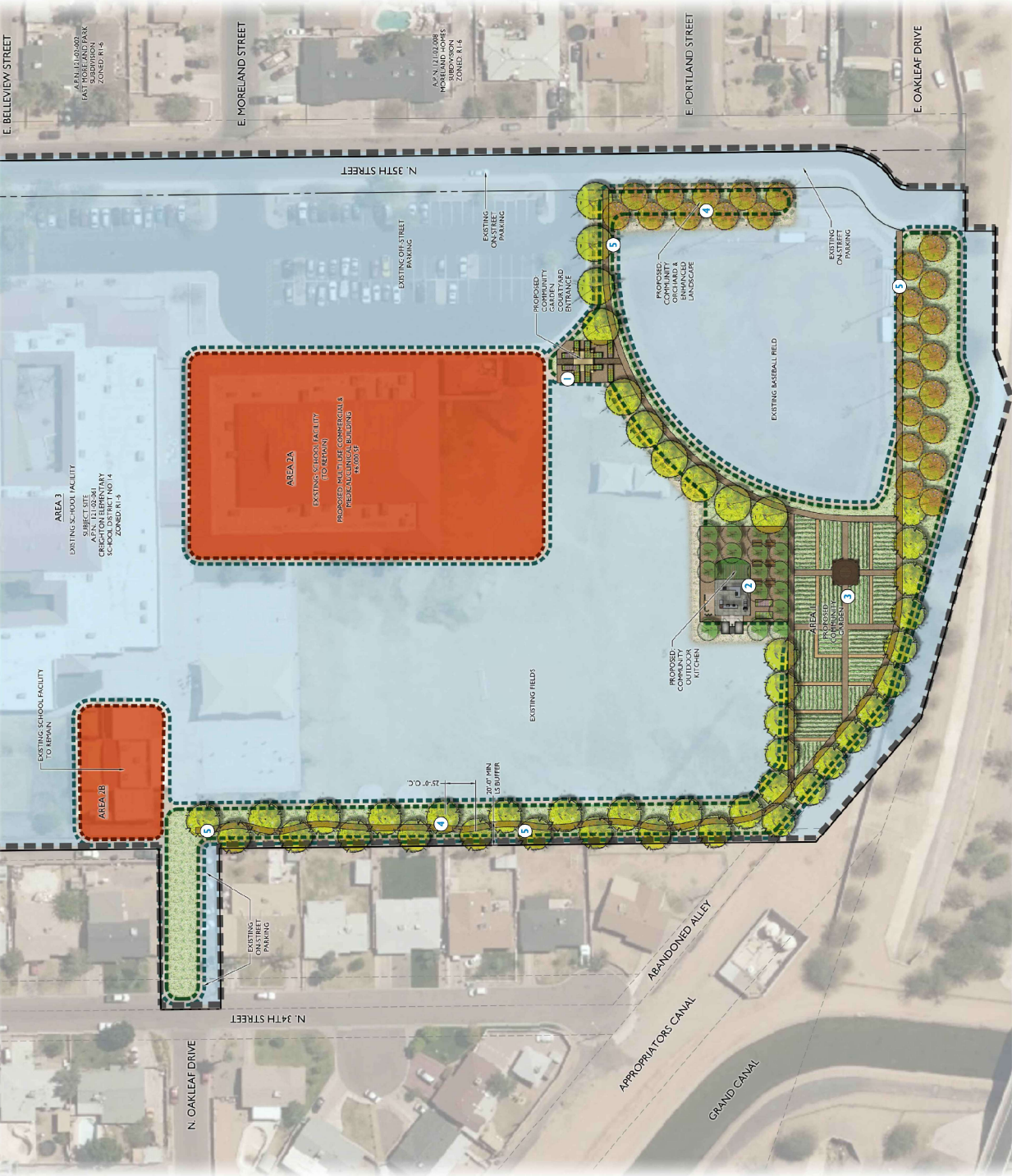
PROPERTY OWNER
CREIGHTON ELEMENTARY SCHOOL
 2702 E FLOWER STREET
 PHOENIX, AZ 85008
 TEL: (602) 369-1360
 CONTACT: JEFF BOLES

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
 1130 N. Alma School Road, Suite 120
 Mesa, AZ 85201
 (480) 503-2250
 Contact: Aliza Sabin, RLA LEED AP
 Aliza.Sabin@epsgroupinc.com

PLANNER:
EPS GROUP, INC.
 1130 N. Alma School Road, Suite 120
 Mesa, AZ 85201
 TEL: (480) 503-2250
 Contact: Josh Hannon
 Josh.Hannon@epsgroupinc.com

CIVIL ENGINEER:
EPS GROUP, INC.
 1130 N. Alma School Road, Suite 120
 Mesa, AZ 85201
 TEL: (480) 503-2250
 Contact: Bryan Kitchen, PE
 Bryan.Kitchen@epsgroupinc.com



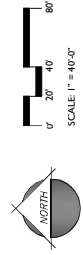


KEYNOTES

- 1 COMMUNITY ENTRY PLAZA WITH DEMONSTRATION GARDEN
- 2 COMMUNITY OUTDOOR KITCHEN WITH DEMONSTRATION GARDEN
- 3 COMMUNITY GARDEN (FIELD CROPS)
- 4 COMMUNITY ORCHARD
- 5 PEDESTRIAN ACCESS

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	<i>Yucca parviflora</i>	Desert Museum Palo Verde	2' Cal
	<i>Yucca parviflora</i>	Desert Museum Palo Verde	2' Cal
	Fruit Trees (Citrus or Similar)	Community Orchard	2' Cal
	Fruit Trees (Citrus or Similar)	Community Orchard	2' Cal





VERTICAL GARDEN



FLEXIBLE LEARNING SPACE



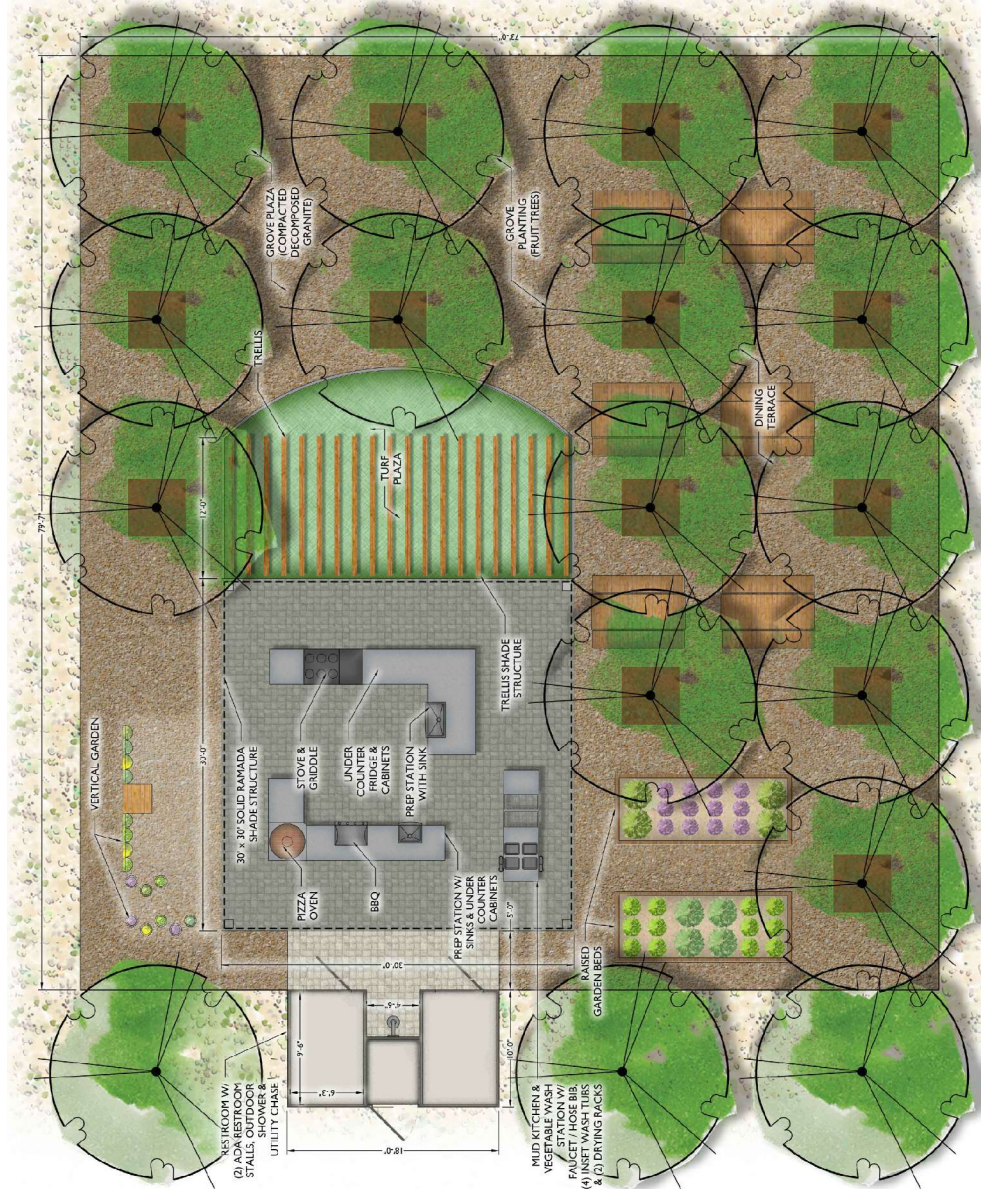
FLEXIBLE LEARNING SPACE



DINING TERRACE



INTERACTIVE LEARNING



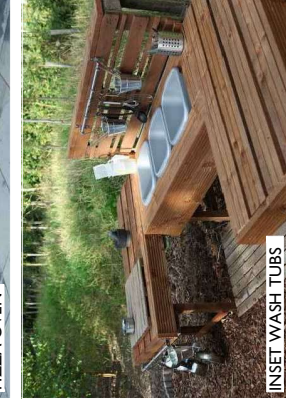
RAISED GARDEN BEDS



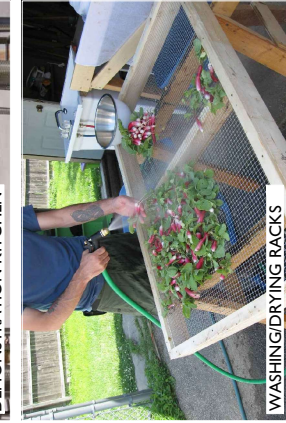
PIZZA OVEN



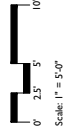
DEMONSTRATION KITCHEN



INSET WASH TUBS

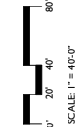


WASHING/DRYING RACKS

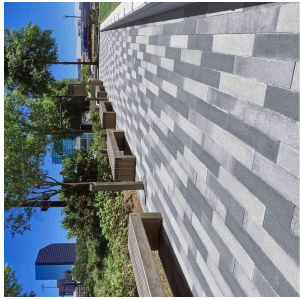


LIGHTING LEGEND

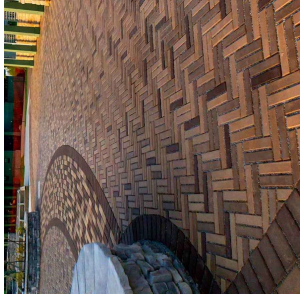
SYMBOL	ITEM
(P)	ENTRY PLAZA LIGHT
(K)	OUTDOOR KITCHEN / PLAZA LIGHT
(B)	BOULARD / PATH LIGHT



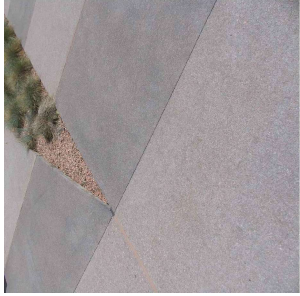
MATERIALS & COLOR BOARD



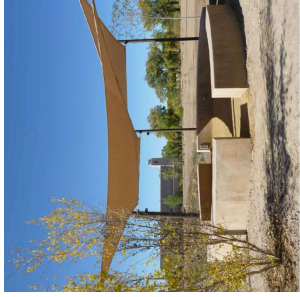
PAVED ENTRY PLAZA



PAVED ENTRY PLAZA



PAVED ENTRY PLAZA



OUTDOOR SHADE SAIL STRUCTURE



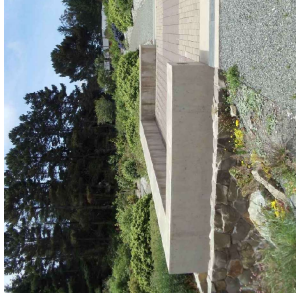
TRELLIS STRUCTURE



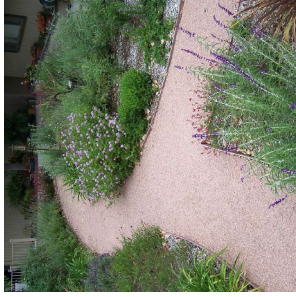
RAISED GARDEN BEDS



RAISED GARDEN BEDS



OUTDOOR SEATING



DG PATH



DG PATH



Creighton Elementary

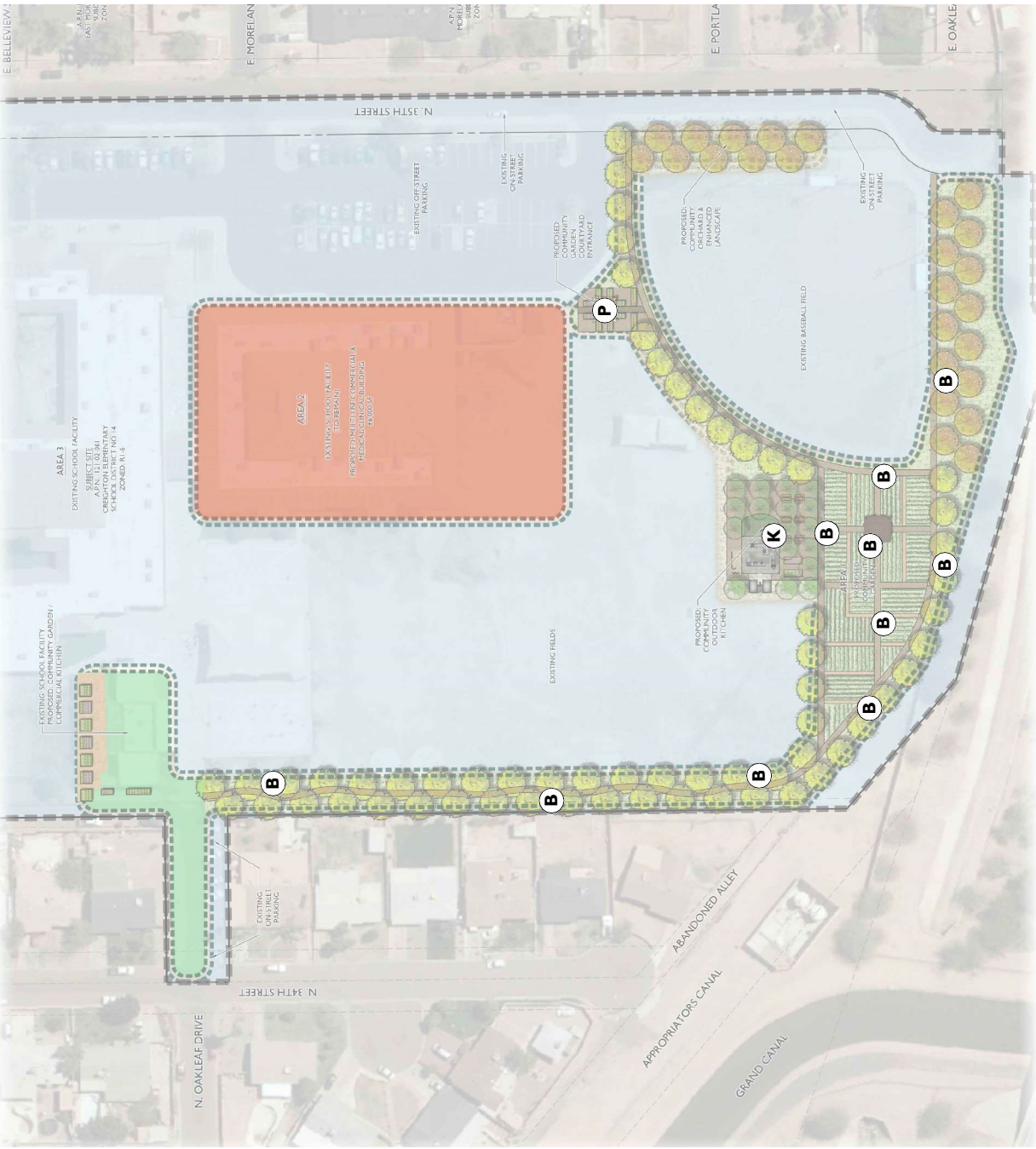
Arizona

Color & Material Board



L-0.04
08.31.2021

EXHIBIT 7: LIGHTING PLAN



LIGHTING LEGEND

SYMBOL	ITEM
(P)	ENTRY PLAZA LIGHT
(K)	OUTDOOR KITCHEN / PLAZA LIGHT
(B)	BOLLARD / PATH LIGHT



L-0.03
12/14/2020

Arizona | Lighting Exhibit

Creighton Elementary

