

16th & OCOTILLO

PLANNED UNIT DEVELOPMENT

CASE NO. Z-13-15-6

First Submittal Date: April 3, 2015
Second Submittal Date: July 21, 2015
Third Submittal Date: August 19, 2015
City Council Approval Date: October 28, 2015

16th & Ocotillo

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2. Conceptual Site Plan
3. Regional (page 1) and Local Context Plan (page 2)
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5. Building Elevations, Floor Plans and Roof Plans (pages 1-3)
6. Legal Description
7. Development Standards Comparison Table
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- A. General Plan Goals & Policies (pages 1-6) and Land Use Map (page 7)
- B. Zoning Maps – Current (page 1) and Proposed (page 2)

**PUD FOR
16th & OCOTILLO**

A. PURPOSE AND INTENT.

This PUD is located on approximately 3.25 gross acres at the southwest corner of 16th Street and Ocotillo Road, one-quarter mile south of Glendale Avenue ("Site"). A vicinity map and aerial exhibit are provided as Exhibit 1. The purpose and intent of this PUD is to enable the redevelopment of this infill site with a high-quality, gated, 22-home single family detached neighborhood that will be compatible with adjacent residential properties. This PUD includes development standards and design guidelines that respond to the surrounding environment better than conventional zoning districts (such as R1-6 and R-2). The end result is a site that is rezoned with standards and guidelines specifically crafted and tailored for this Site and the proposed single family detached residential use. The requested PUD results in a modest increase in overall residential density of the Site from that allowable under the present R1-6 Zoning District, resulting in a unique, high quality residential setting that complements the existing mix of residential uses and densities within the 16th Street Corridor and addresses an underserved niche within the community. Furthermore, this PUD is consistent with quality redevelopment of a site that was formerly occupied by a dilapidated and poorly maintained house on a large, overgrown infill site, and is consistent with the emerging redevelopment trends occurring within the 16th Street Corridor.

The 16th Street Corridor is experiencing a renaissance of new, high quality residential and commercial redevelopment. This trend is driven by strong urban amenities such as shopping, dining and entertainment, proximity to the Camelback Corridor's major office employment and the 16th Street Corridor's location within two overlapping, upscale housing submarkets - North Central to the west and the Biltmore area to the east. The 16th Street Corridor also benefits from direct freeway access to Downtown Phoenix, Sky Harbor Airport and the northern suburbs via the adjacent 51 Freeway.

B. LAND USE PLAN.

The Conceptual Site Plan depicts a 22-home single family detached neighborhood, with access to and from Ocotillo Road. The Conceptual Site Plan is provided as Exhibit 2. A regional and local Context Plan is provided as Exhibit 3. The land use plan includes a gated entry, a distinctive perimeter theme wall, and a central neighborhood open space/gathering place that will provide a peaceful "oasis" setting for residents. Use of multiple hardscape materials such as exposed aggregate banding of driveways and private lanes and color accent concrete pavers will provide visual interest and character to the neighborhood. The land plan minimizes the number of homes located along the west and south perimeter and provides tree-lined streetscapes along both 16th Street and Ocotillo Road. The Conceptual Landscape Plan is provided as Exhibit 4.

There are three (or more) floor plans and three building elevations available. The currently proposed Floor Plans, Roof Plan, & Elevations are provided at Exhibit 5.

C. LEGAL DESCRIPTION AND AERIAL PHOTOGRAPH.

The legal description of the Site is provided as Exhibit 6. Aerial exhibits of the Site and surrounding area are provided at Exhibit 1.

D. GENERAL PLAN AND ZONING.

The Site is designated "Residential (3.5 – 5 du/ac) - Traditional Lot" on the General Plan Land Use Map.¹ A GPA is not required. A summary of compliance with various General Plan Goals and Policies are provided at "A" in the Appendix. Specifically, Appendix "A" discusses 16th & Ocotillo's furtherance of at least 15 Goals and Policies of the General Plan – 6 in the Land Use Element, 1 in the Circulation Element, 6 in the Neighborhood Element, and 2 in the Conservation, Rehabilitation and Redevelopment Element.

The Site is currently zoned R1-6, which allows 5.0 du/ac and up to 6.5 du/ac (under the PRD Option with maximum Bonus). The PUD's 22 homes at 6.77 du/ac is only slightly over the R1-6 PRD with maximum Bonus of 6.5 du/ac.

E. USES AND INTENT.

The permitted use is single-family residential.

The intent of this PUD is to provide a high-quality, gated, single family detached home neighborhood, featuring three (or more) different plans, four-sided architectural design and details, attractive use of exterior materials and colors, variation of one and two story design and roof elements on individual homes, varied paving materials and garage orientations/locations to enhance the internal streetscape, creation of useful and attractive common areas, private exterior spaces, and an attractive perimeter theme wall and landscaping.

F. DEVELOPMENT STANDARDS.

The Development Standards for the proposed development are provided in Table 1 below:

TABLE 1 - DEVELOPMENT STANDARDS

Standard	PUD for 16TH & OCOTILLO
Minimum lot width	50 feet
Minimum lot depth	65 feet
Maximum Dwelling unit density (units/gross acre)	6.8
Common area landscaped setback adjacent to perimeter streets	5' minimum
Minimum perimeter landscape setback	5' from property line

¹ An enlargement of the relevant portion of the current General Plan Land Use Map is provided at "A" in the Appendix.

Standard	PUD for 16TH & OCOTILLO
Minimum perimeter building setbacks Adjacent to a Street Not Adjacent to a Street	5' (front, rear, or side) 5' (front, rear, or side)
Minimum interior building setbacks	Front: 5'; rear: 5'; street side: 5'; side: 5'
Maximum height	2 stories and 30'
Lot coverage (entire development)	Primary structure, not including attached shade structures: 40%. Total: 50%
Common areas	Minimum 5% of gross area
Allowed uses	Single-family
Parking	Minimum two (2) per unit; Unreserved Guest Parking shall be provided at a minimum of 0.6 spaces per unit. The development's on-street parking adjacent to and along the same side of a public, local or collector street may be counted toward parking requirements.
Required review	Development review per Section <u>507</u> , or subdivision plat (whichever is applicable)
Street standards	Private drives will be built to non-public geometric standards.
Landscape standards	Perimeter common: trees spaced a maximum of 30 feet on center, and a minimum of 20 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

**** A Development Standards Comparison Table comparing this PUD to the R1-6 Zoning District is provided at Exhibit 7.**

G. DESIGN GUIDELINES.

1. Signage. All signs shall comply with Section 705 of the Zoning Ordinance.

2. Parking. Resident parking will be provided onsite with guest spaces provided onsite and offsite. There will be 66 onsite parking spaces (within driveways and garages) plus 4 additional onsite parking spaces for guests. Approximately 13 additional offsite parking spaces will be provided along the south side of Ocotillo Road for guests. Of the 66 onsite parking spaces, 44 spaces are provided in private garages and 22 spaces are provided on driveways that are at least 18' in length. Of the three floor plans offered, only Plan 2 has a driveway that is less than 18' long -- and that driveway is only 5' in length purposely to prevent parking on it. Furthermore, we have gone to great length to have diversely designed and placed garages -- with conventional 2 car

side-by-side garages, deep stagger 2 car garages, and 90 degree rotations of two separate 1 car garages.

3. Trash and Refuse. Trash and recycle bins will be stored in an appropriate location behind the return wall on each lot. A "Trash Day Exhibit" is provided at Exhibit 8. The Trash Day Exhibit identifies the pickup locations for 44 trash and recycle bins (2 bins for each of 22 homes) along the private drives. Each pickup location is a reasonable distance for residents to wheel their containers to and from on pickup day.
4. Perimeter Wall Heights. The perimeter wall heights shall be: (i) 16th Street – 7 feet; (ii) all other perimeter walls – 6 feet.
5. Common Areas, Amenities, and Entry Feature. The common areas and amenities shall be in general conformance to those shown on the Conceptual Site Plan at Exhibit 2 and the Open Space Plan at Exhibit 9. The common area amenities may include (for example):
 - Trees, shrubs, turf and other landscaping
 - Seating areas
 - Shade structures and or shade trees
 - Community pool and/or Jacuzzi
 - Barbeque grill(s), etc.

The entry to the gated single-family community will be similar to the entry feature shown at Exhibit 10.

6. This PUD is superior to conventional zoning districts and design guidelines by:
 - Providing substantially wider lots than would be required in a conventional R1-6 subdivision design, which is more compatible with the existing neighborhood character, enables considerably more architectural design character and avoids garage dominance of the street scene.
 - Providing enhanced architectural articulations on the front elevations of the homes, specifically with respect to garage treatments.
 - Providing four-sided architecture that incorporates wall plane variations and roofline variations greater than the minimum requirements of conventional zoning districts.
 - Providing roofline variations that minimizes massing and enhances the Site's view corridors.
 - Reducing "active" rear yards, side yards, and common areas located proximate to the existing adjacent homes along the south and west property lines and concentrating "active" spaces within the interior areas of the community. Thus, creating a more compatible environment with the adjacent properties.
 - Providing meaningful common area open space areas compared to conventional lot design that would favor more yard space within individual lots.
 - Providing a cohesive infill neighborhood that represents a moderate density transition from larger lots west of the Site to existing higher density multifamily

developments along the 16th Street corridor, without compromising average home size.

H. SUSTAINABILITY.

- Common Area turf areas will utilize a high quality, synthetic turf zero water-use system.
- Common area landscape areas will utilize xeriscape, low water use consumptive shrubs and ground covers, arid climate adapted trees, and decomposed granite to significantly reduce water consumption.
- Low flow water fixtures will be used to reduce water consumption.
- A shaded walkway (minimum 50% at maturity) will be provided internal to the Site that connects to the shaded walkway along Ocotillo Road.
- Shaded walkways will be provided along 16th Street and Ocotillo Road to reduce heat gain and encourage pedestrian use along the 16th Street corridor to nearby dining, shopping and entertainment areas.
- This infill Site is located adjacent to southbound (SEC of 16th Street and Ocotillo) and northbound (NEC of 16th Street and Ocotillo) Bus Stops.
- This infill Site is located within walking or bicycling distance of exercise and recreational opportunities provided along the Arizona Canal Trail and the Phoenix Mountain Preserve.

I. INFRASTRUCTURE.

This PUD is for the redevelopment of an infill property that is located on an existing arterial street (16th Street) and Ocotillo Road and is serviced with existing utilities and infrastructure. There will be a new 5' sidewalk constructed on Ocotillo Road and a new detached 6' sidewalk constructed along 16th Street.

J. PHASING.

All subdivision improvements shall be built in one phase. Individual homes will be developed as market demand dictates.

K. TRAFFIC.

This 22-home infill redevelopment Site is located at the intersection of 16th Street (arterial) and Ocotillo Road and the nearby State Route 51, and is on a bus route. Street carrying capacity exists and, pursuant to this PUD's Development Plan Pre-App Review, no street improvements are required. A traffic statement has been submitted with this PUD.

L. CONCLUSION.

This PUD provides the opportunity to redevelop a small (approximately 2.75 net/3.25 gross acres) underutilized infill site that is located at the southwest corner of 16th Street and Ocotillo Road. The Conceptual Site Plan, Conceptual Landscape Plan and Building Elevations, coupled with the architectural design, materials, features and colors, will create a

safe, secure, low-intensity, architecturally attractive, well-landscaped and compatible single-family neighborhood on this urban infill Site. Consistent with the purpose of PUDs, the end result will be a superior built environment that is tailored to this Site, consistent with redevelopment trends within the 16th Street Corridor, compatible with neighboring properties, and a compliment to the area.

Exhibit 1

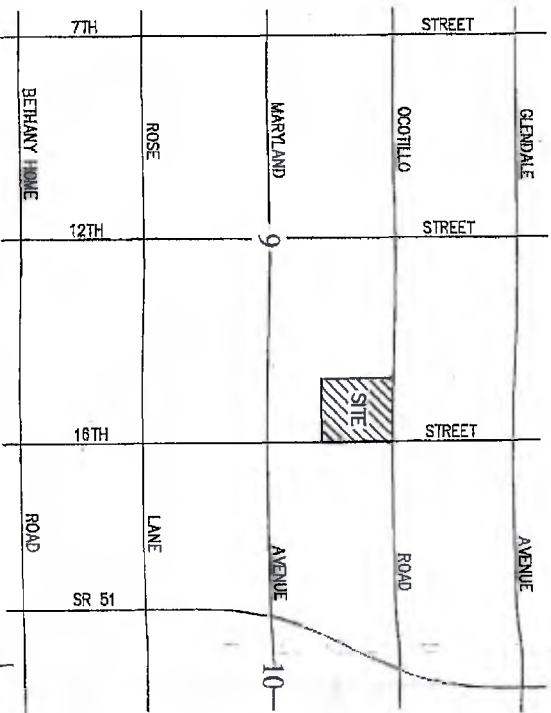
REVIEWED BY _____ DATE _____
 DRAFTED BY _____ DATE _____
 CHECKED BY _____ DATE _____



PERSPECTIVE VIEW

NOTE: STRUCTURES SHOWN ON SITE HAVE BEEN DEMOLISHED, AND NO LONGER EXIST.

**AERIAL EXHIBIT
 FOR
 16TH & OCOTILLO**
 A PORTION OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 3 EAST,
 OF THE GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.



VICINITY MAP:
 SECTION 9, & PART SECTION 10
 T-2-N, R-3-E
 NOT TO SCALE



OWNER/APPLICANT
 WATT MEMLEIF - 16COTILLO, LLC
 5920 N. 24TH AVENUE, SUITE 100
 SCOTTSDALE, AZ 85250
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 CONTACT: STEVE PRUTUSKY

ENGINEER
 HOSKIN RYAN CONSULTANTS, INC.
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 PHOENIX, AZ 85016
 TEL: (602) 252-8384
 FAX: (602) 252-8384
 CONTACT: MATTHEW J. HANON, P.E.
 EMAIL: MATH@HOSKINRYAN.COM

BIRD'S EYE VIEW

NOTE: STRUCTURES SHOWN ON SITE HAVE BEEN DEMOLISHED, AND NO LONGER EXIST.



16TH & OCOTILLO

AERIAL EXHIBIT

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



Hoskin • Ryan Consultants, Inc.
creative engineering solutions

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 Office (602) 252-8384 | Fax (602) 252-8384 | www.hoskinryan.com

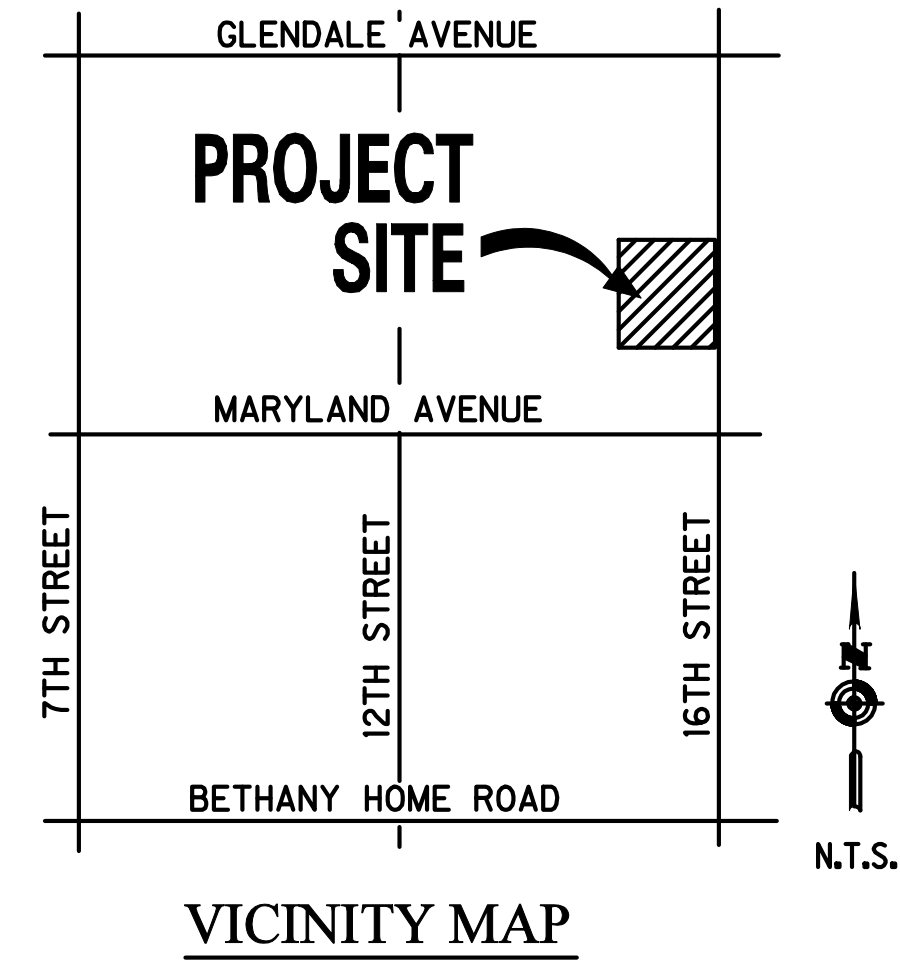
DESIGNED BY: MAM
 DRAWN BY: MAM
 CHECKED BY: MAM
 DATE: 08/20/14
 SHEET: 1 OF 1
 PROJECT NO.: 14-024-02

Exhibit 2

REZONING SITE PLAN FOR 16TH AND OCOTILLO

A PORTION OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 3 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

LEGEND	
---	ADJACENT PARCEL LINE
---	CENTER LINE
---	EASEMENT LINE
---	R/W LINE
---	REZONE BOUNDARY LINE
---	LOT LINE
⊕	CENTERLINE
PUE	PUBLIC UTILITY EASEMENT
TYP	TYPICAL
F/C	FACE OF CURB
R/W	RIGHT OF WAY
SWE	SIDEWALK EASEMENT
(TYP)	TYPICAL
B/C	BACK OF CURB
COP	CITY OF PHOENIX
D/W	DRIVEWAY
S/W	SIDEWALK
①	10' x 20' SIGHT VISIBILITY TRIANGLE
②	33' x 33' SIGHT VISIBILITY TRIANGLE



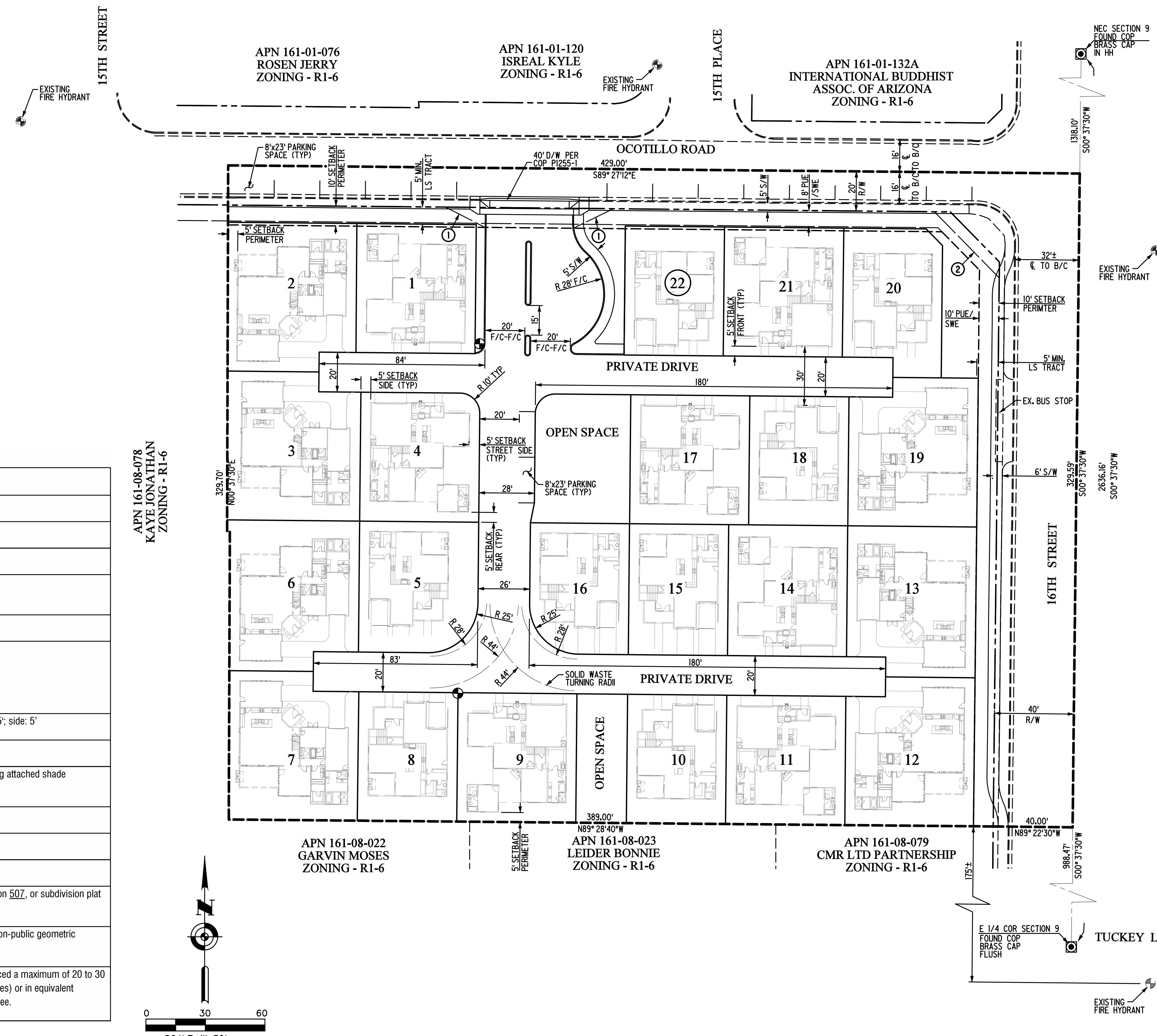
OWNER/APPLICANT
WATT NEWLEAF - 160COTILLO, LLC
 8300 N. HAYDEN ROAD, SUITE A118
 SCOTTSDALE, AZ 85261
 TEL (480) 922-4590
 CONTACT: STEVE PRITULSKY

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 FAX (602) 252-8384
 CONTACT: MATTHEW J. MANCINI, P.E.
 EMAIL: MATTM@HOSKINRYAN.COM

PROJECT DESCRIPTION
 THIS PROJECT IS PROPOSED AS A DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH PRIVATE DRIVES, AND PROPOSES A GROSS DENSITY OF 6.77 DU/AC.

- UTILITIES**
- POLICE PROTECTION - CITY OF PHOENIX
 - FIRE PROTECTION - CITY OF PHOENIX
 - TELEPHONE - CENTURYLINK/COX
 - ELECTRIC - ARIZONA PUBLIC SERVICE
 - SEWER - CITY OF PHOENIX
 - WATER - CITY OF PHOENIX
 - GAS - SOUTHWEST GAS CORPORATION
 - CABLE TV - COX CABLE

- SITE DATA**
- PARCEL #S - 161-08-049
 - TOTAL LOTS - 22
 - GROSS AREA - 3.25 ACRES
 - (incl. R/W of 16th St. & Ocotillo Rd.)
 - GROSS DENSITY - 6.77 LOTS/ACRE
 - MAX. BLDG. HEIGHT - 30-FOOT (2 STORIES)
 - LOT SETBACKS - FRONT - 5-FT, SIDE - 5-FT, REAR - 5-FT
 - AREA OF LOTS - 1.99 ACRES
 - AREA OF OPEN SPACE - 0.33 ACRES
 - AREA OF PRIVATE DRIVES - 0.44 ACRES
 - AREA OF R/W - 0.49 ACRES
 - NET AREA - 2.76 ACRES
 - LOT SALES PROPOSED - YES
 - PARKING PROVIDED - 66 SPACES (D/Ws & GARAGES)
 - 2 - ALONG CENTER DRIVE AISLE
 - 13 - ALONG OCOTILLO ROAD
 - TOTAL - 81
- PROPOSED ZONING** - PUD



DEVELOPMENT STANDARDS	
Standard	PUD for 16TH & OCOTILLO
Minimum lot width	50'
Minimum lot depth	65'
Maximum Dwelling unit density (units/gross acre)	6.8
Common area landscaped setback adjacent to perimeter streets	5' minimum
Minimum perimeter landscape setback	5' from property line
Minimum perimeter building setbacks	
Adjacent to a Street	5' (front, rear, or side)
Not Adjacent to a Street	5' (front, rear, or side)
Minimum interior building setbacks	Front: 5'; rear: 5'; street side: 5'; side: 5'
Maximum height	2 stories and 30'
Lot coverage (entire development)	Primary structure, not including attached shade structures: 40%. Total: 50%
Common areas	Minimum 5% of gross area
Allowed uses	Single-family
Parking	Minimum two (2) per unit
Required review	Development review per Section 507, or subdivision plat (whichever is applicable)
Street standards	Private drives will be built to non-public geometric standards.
Landscape standards	Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

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16TH STREET & OCOTILLO

RE-ZONING SITE PLAN

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying

EXPIRES 12/31/15

DESIGNED: MM
DRAWN: STAFF

CHECKED: MM PLOT DATE: 1/17/2015

SHEET 1 OF 1

PROJECT NO. 14-024-04

PROJ. NO. 14-024-04

EXPRES 12/31/15

DRAWN: STAFF

CHECKED: MM PLOT DATE: 1/17/2015

SHEET 1 OF 1

PROJECT NO. 14-024-04

INTERNAL TRACT'S AND STREET NAMES TO BE DETERMINED AT TIME OF SITE PLAN APPLICATION



TWO WORKING DAYS BEFORE YOU DIG
CALL FOR THE BLUE STAKES
1-800-STAKE-IT
Blue Stakes Center
1401-792-5348

Exhibit 3



10000166-0000-0000-0000-000000000000

PROJECT CONTEXT MAP

16TH STREET AND OCOTILLO

SAC OF 16TH STREET AND OCOTILLO
FEBRUARY 4, 2015





OCOTILLO ROAD

16TH STREET



PROJECT CONTEXT MAP

16TH STREET AND OCOTILLO

SAC OF 16TH STREET AND OCOTILLO
FEBRUARY 4, 2015

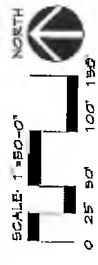
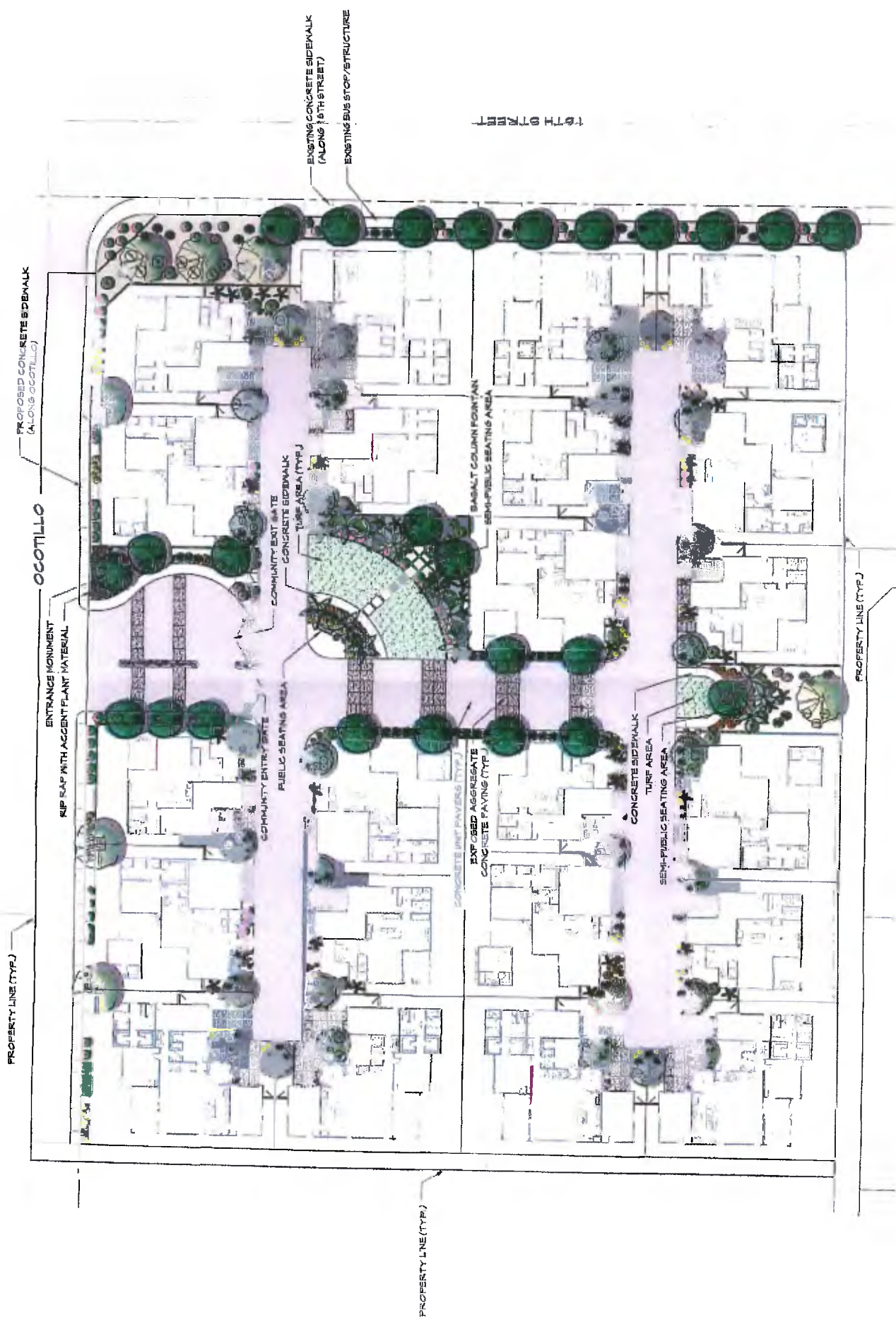
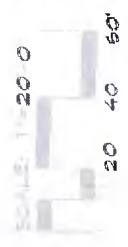


Exhibit 4



16TH STREET

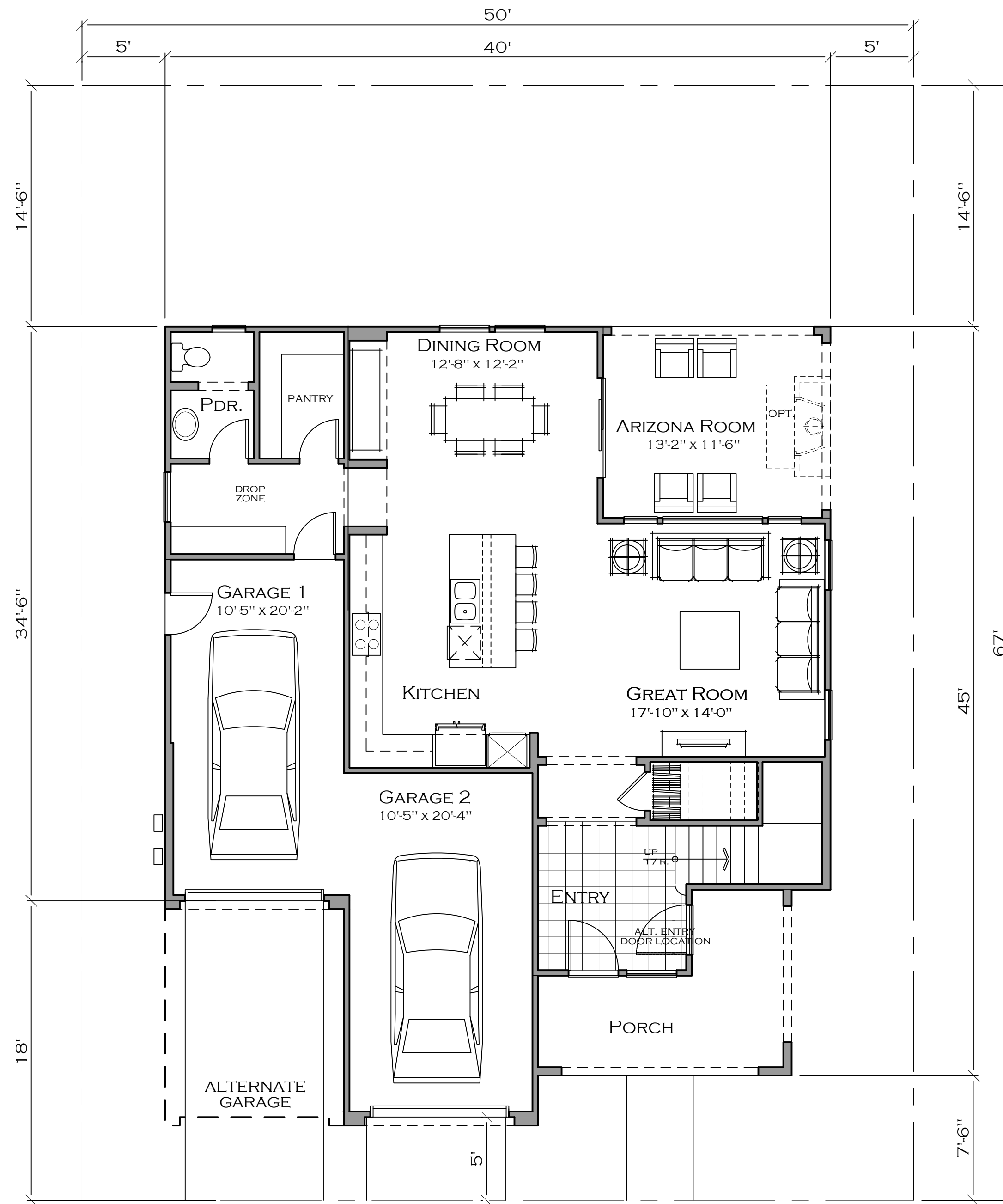
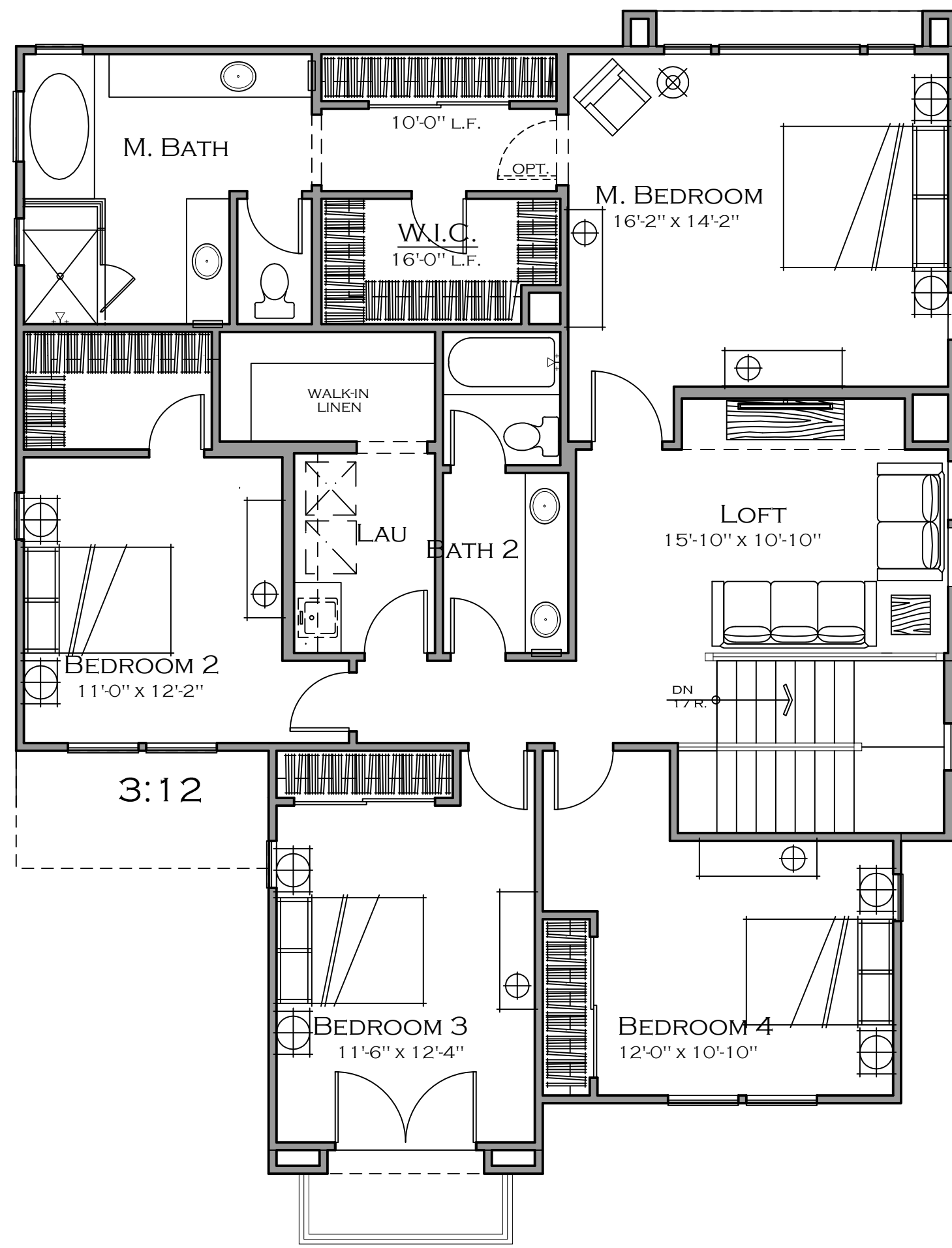


16TH STREET AND OCOTILLO

SWC OF 16TH STREET AND OCOTILLO
JANUARY 28, 2015

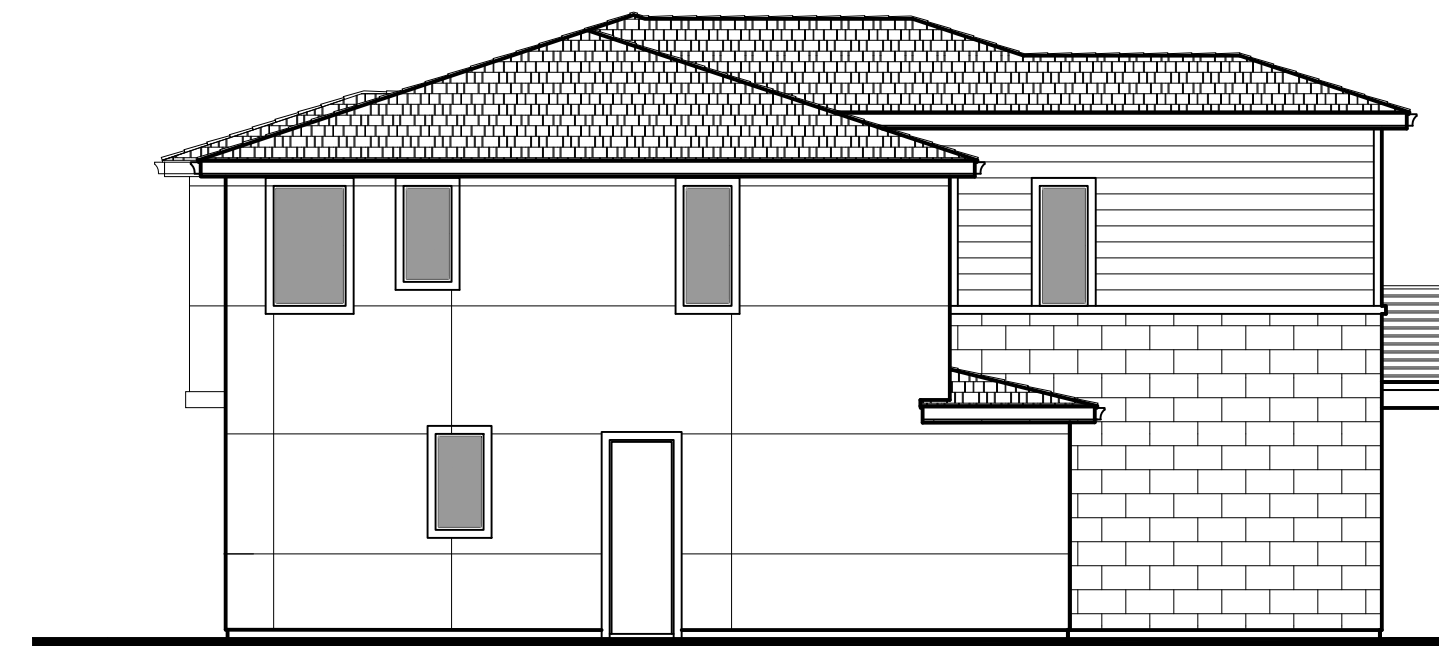


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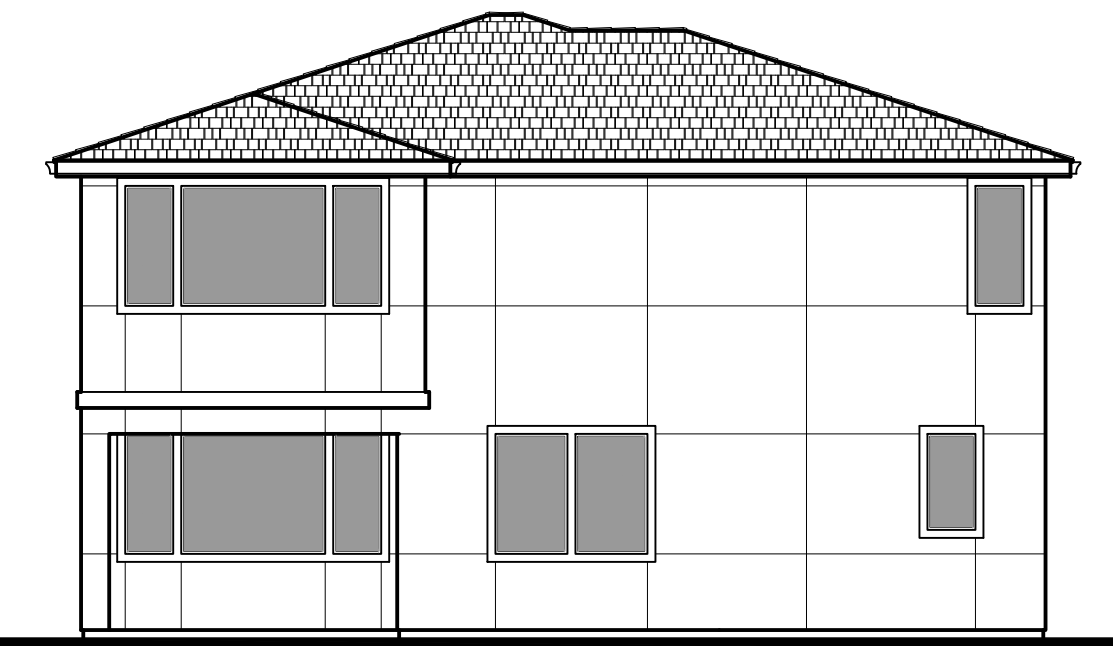


MATERIAL LEGEND
 STUCCO
 SCREEDS
 SIDING
 FLAT TILE ROOFING
 METAL RAIL BALCONY
 STONE VENEER
 TRIM

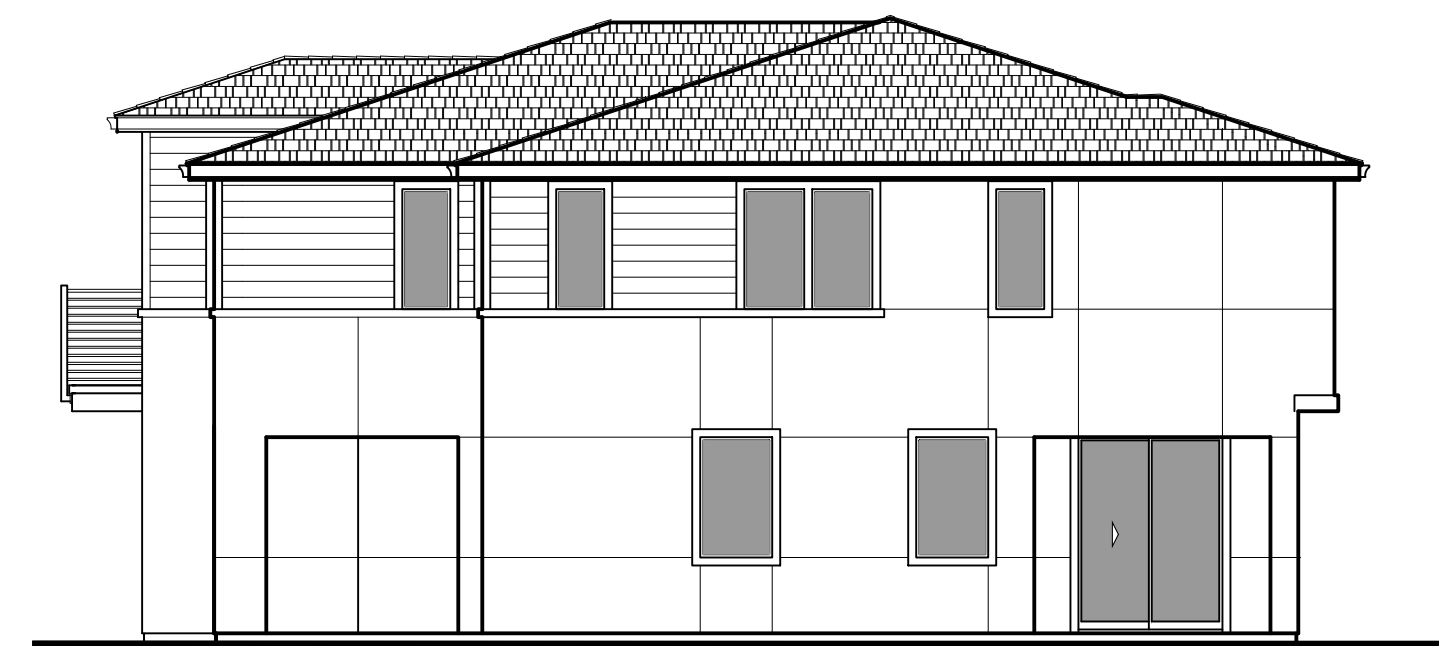
PLAN I FRONT ELEVATION
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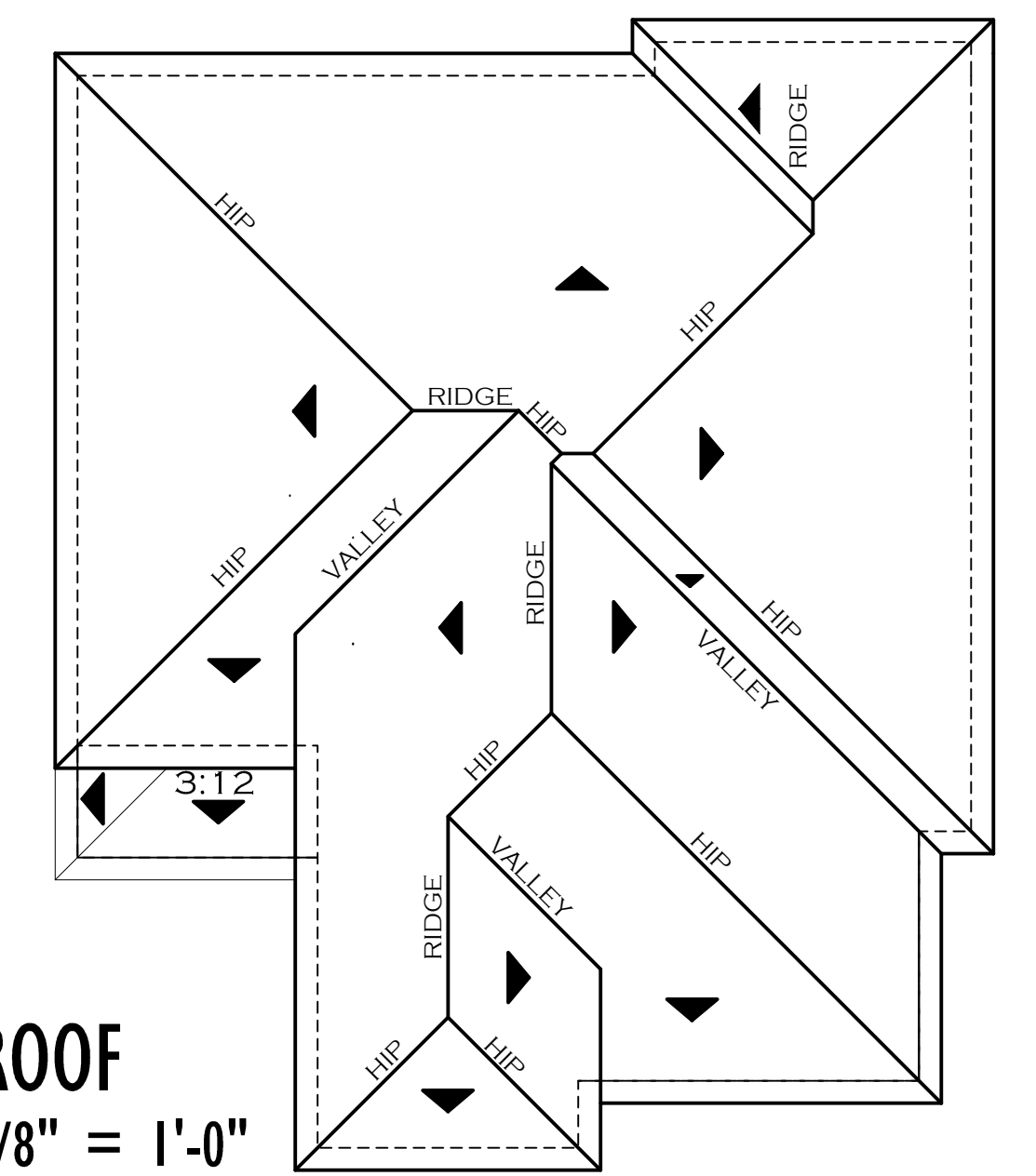
LEFT
1/8" = 1'-0"



REAR
1/8" = 1'-0"



RIGHT
1/8" = 1'-0"



16th and Ocotillo



8300 North Hayden Road Suite A-118
 Scottsdale, AZ 85258
 480 386 50259

Plan I - 2,508 SF

PHOENIX, AZ

KTGY # 2014-0513

7.17.2015

KTGY Group, Inc.
Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



A1.2

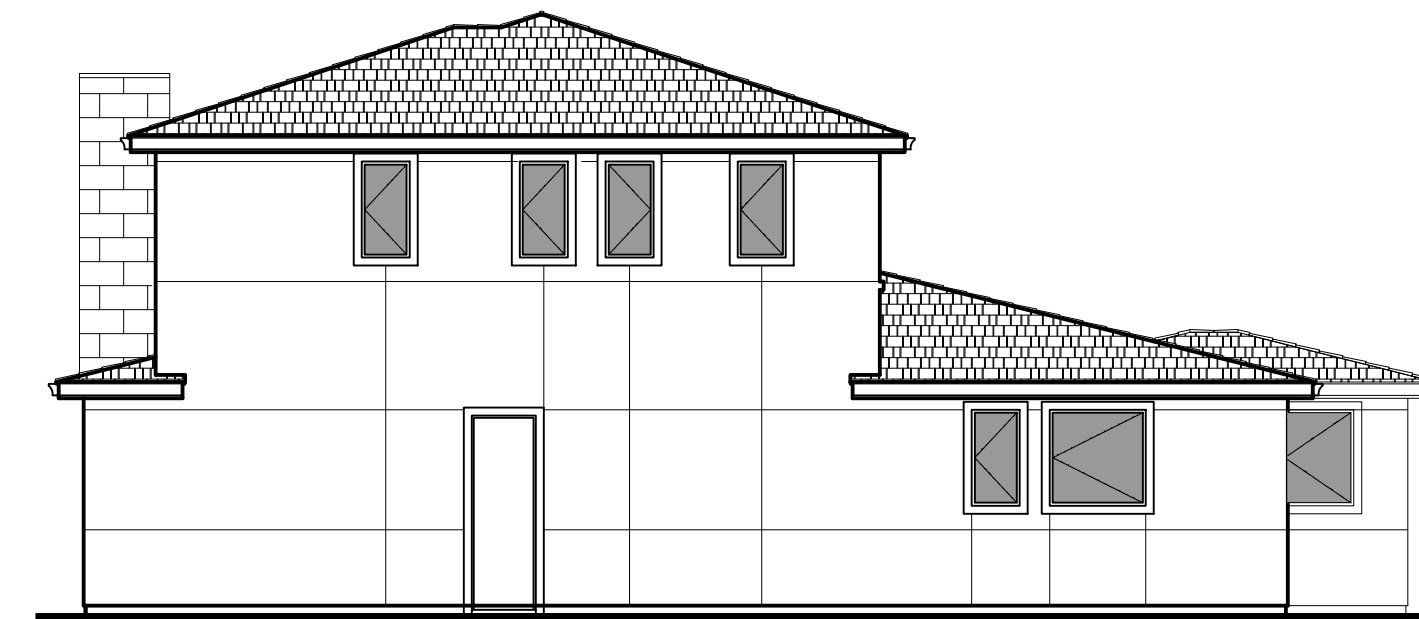
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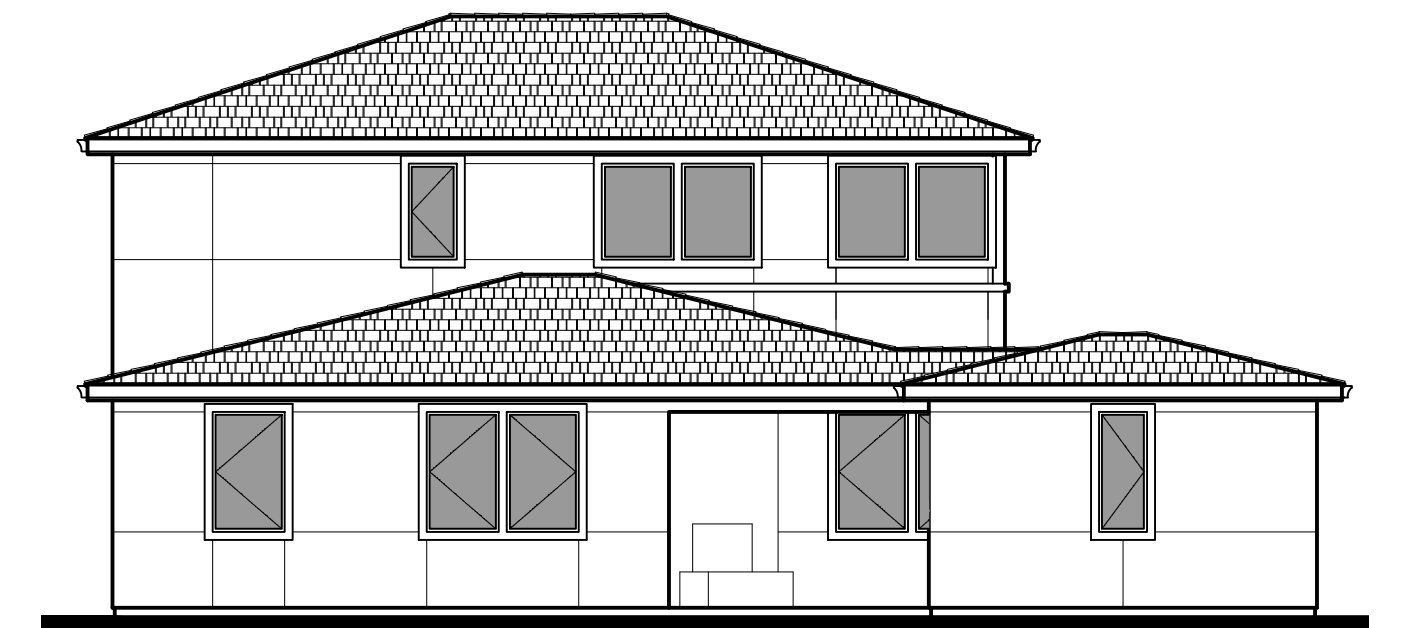
PLAN 2 FRONT ELEVATION
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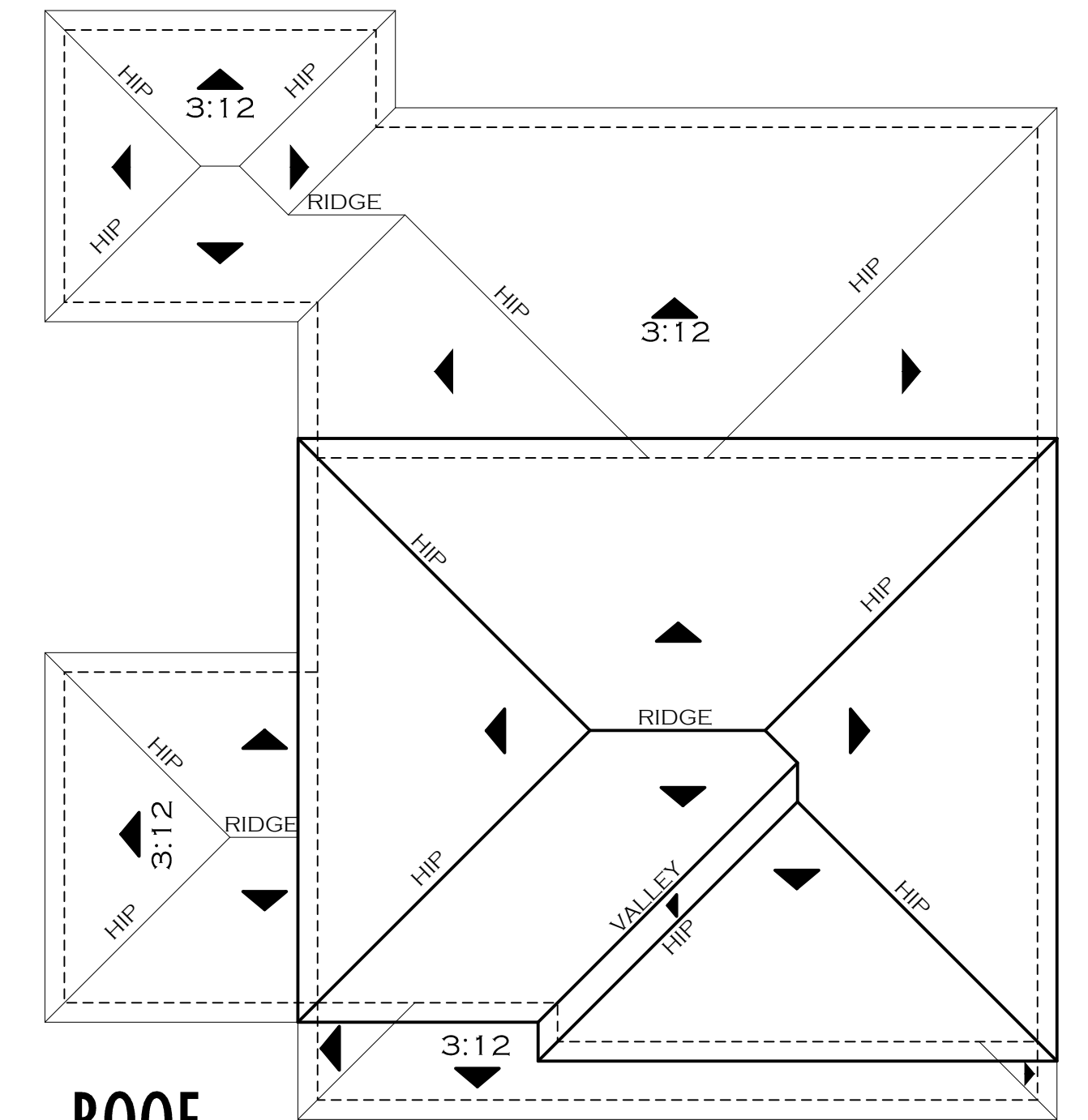
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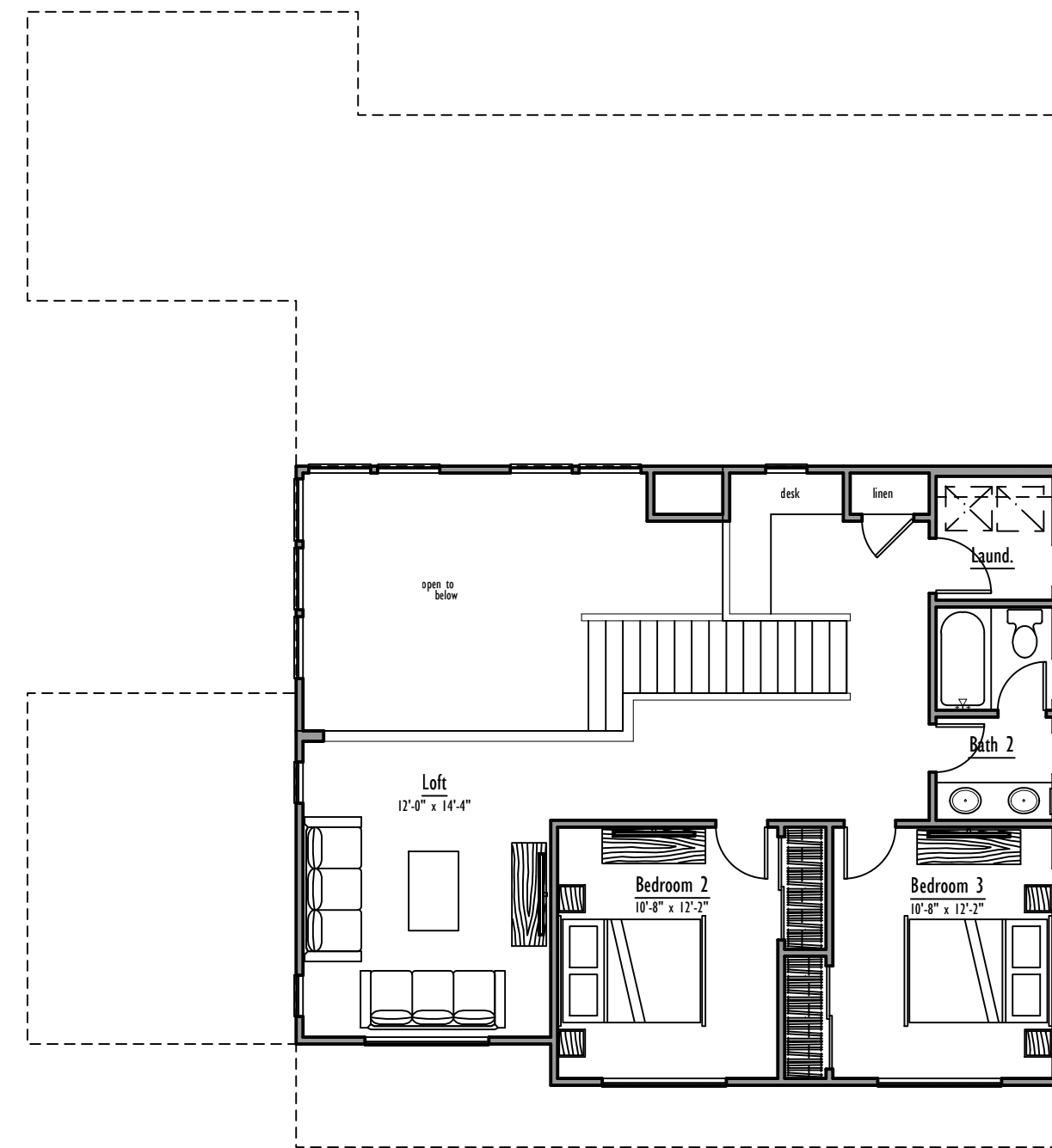
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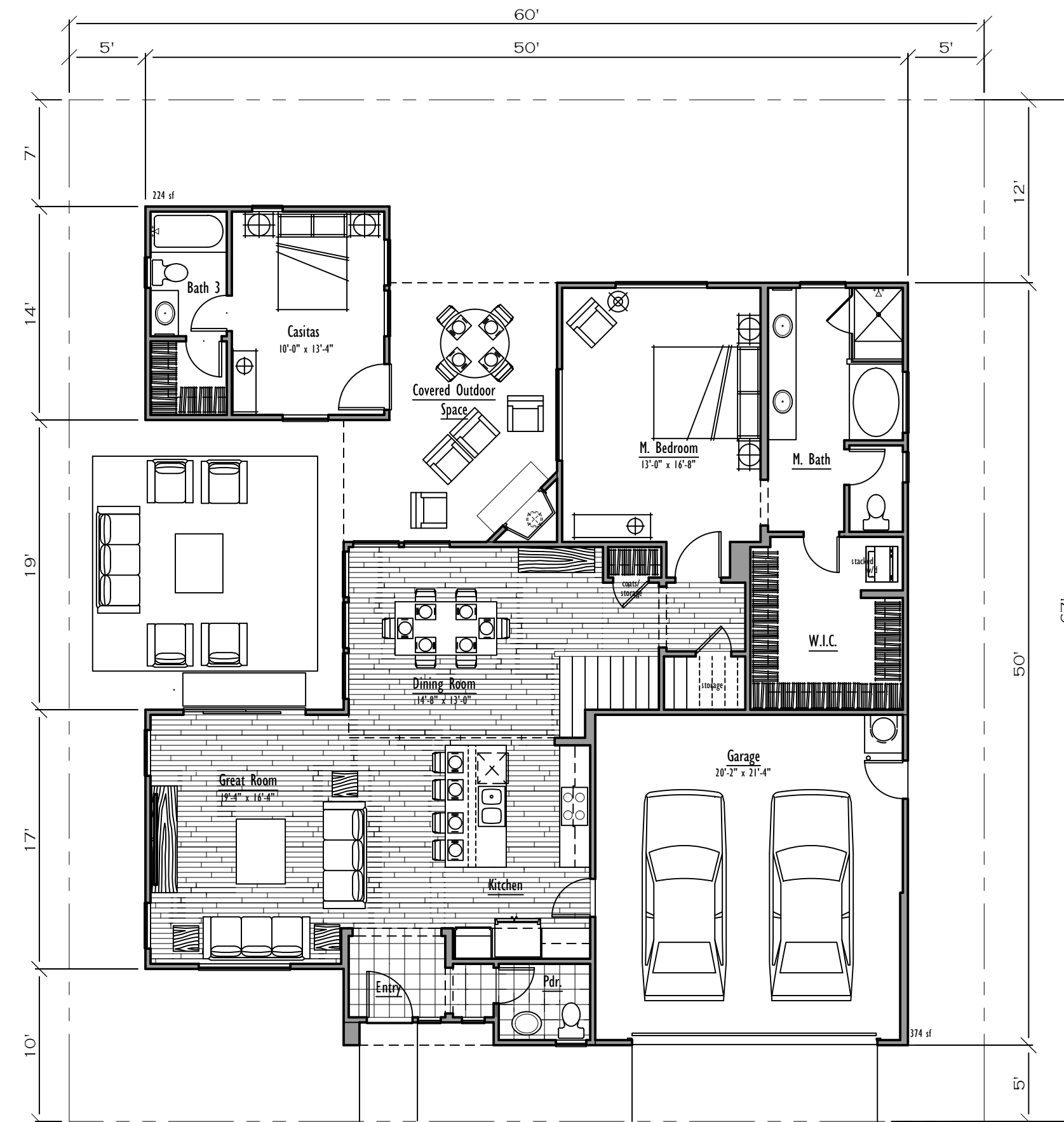
REAR
 1/8" = 1'-0"



ROOF



SECOND FLOOR
 1/8" = 1'-0"



FIRST FLOOR
 1/8" = 1'-0"

16th and Ocotillo



8300 North Hayden Road Suite A-118
 Scottsdale, AZ 85258
 480 386 50259

PLAN 2 - 2,406 S.F.

PHOENIX, AZ

KTGY # 2014-0513

3.4.2015

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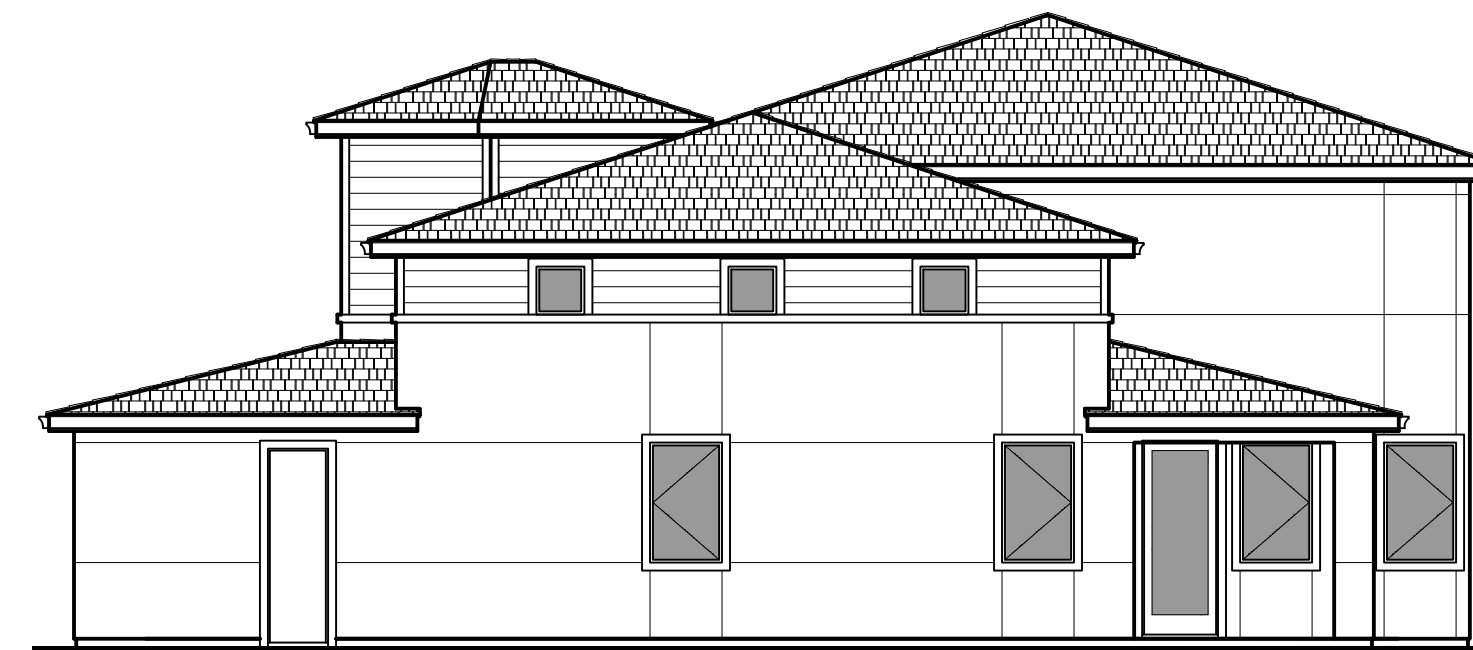




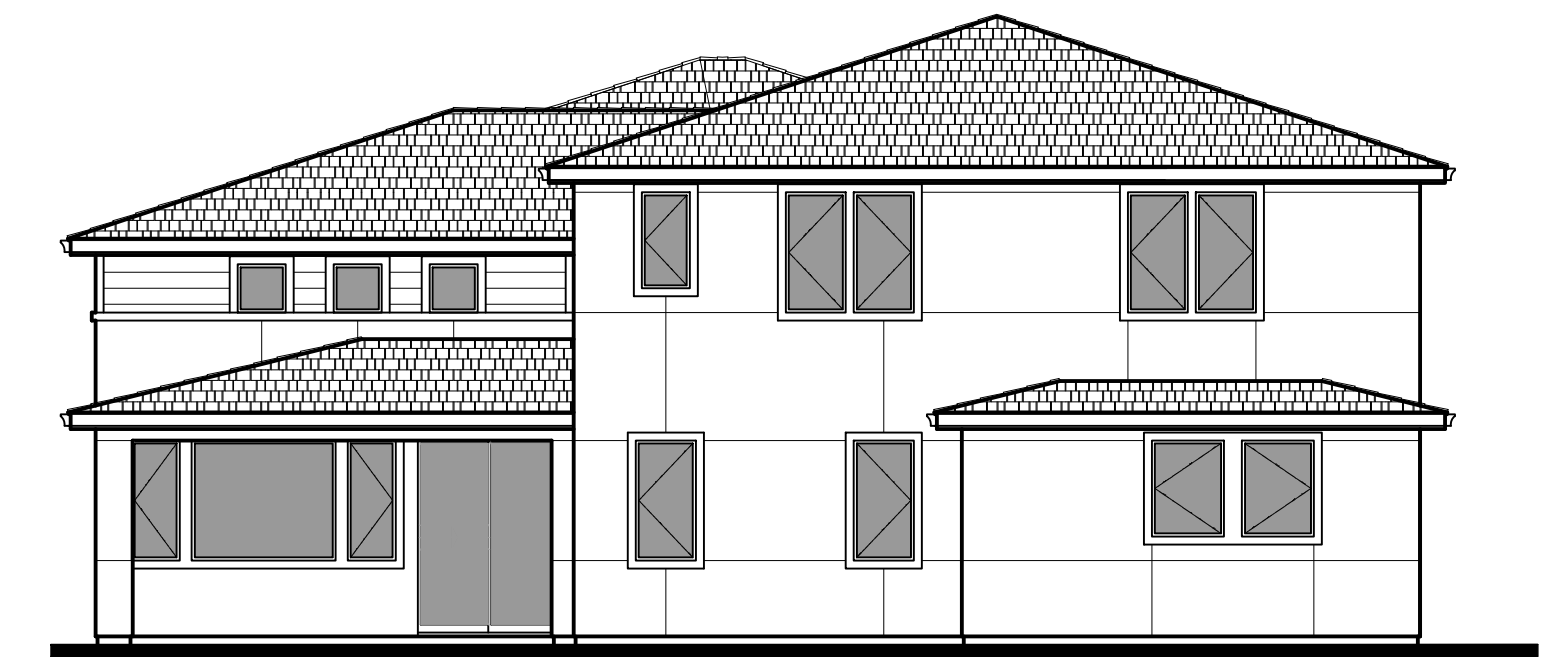
PLAN 3 FRONT ELEVATION
3/16" = 1'-0"



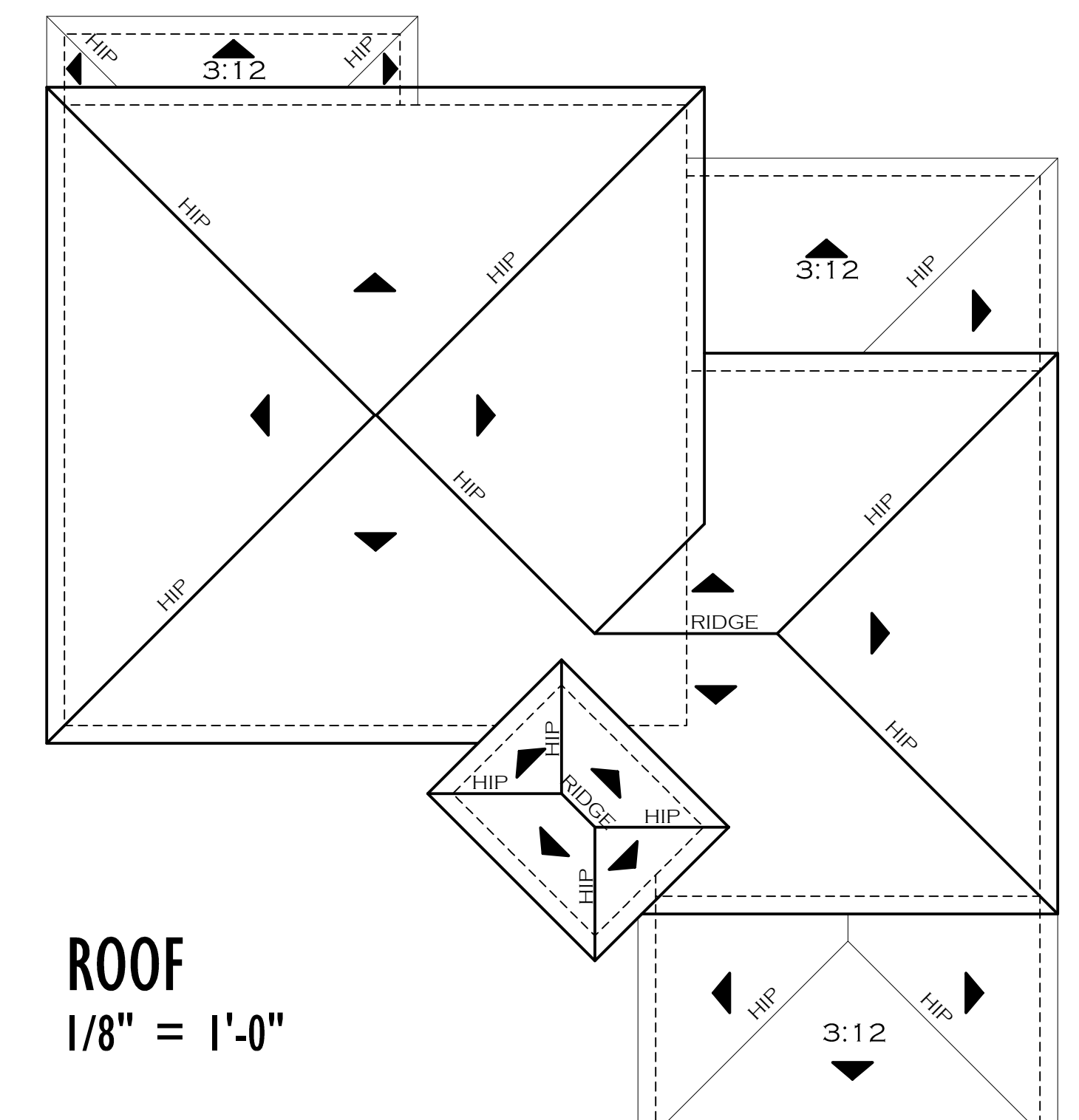
LEFT
1/8" = 1'-0"



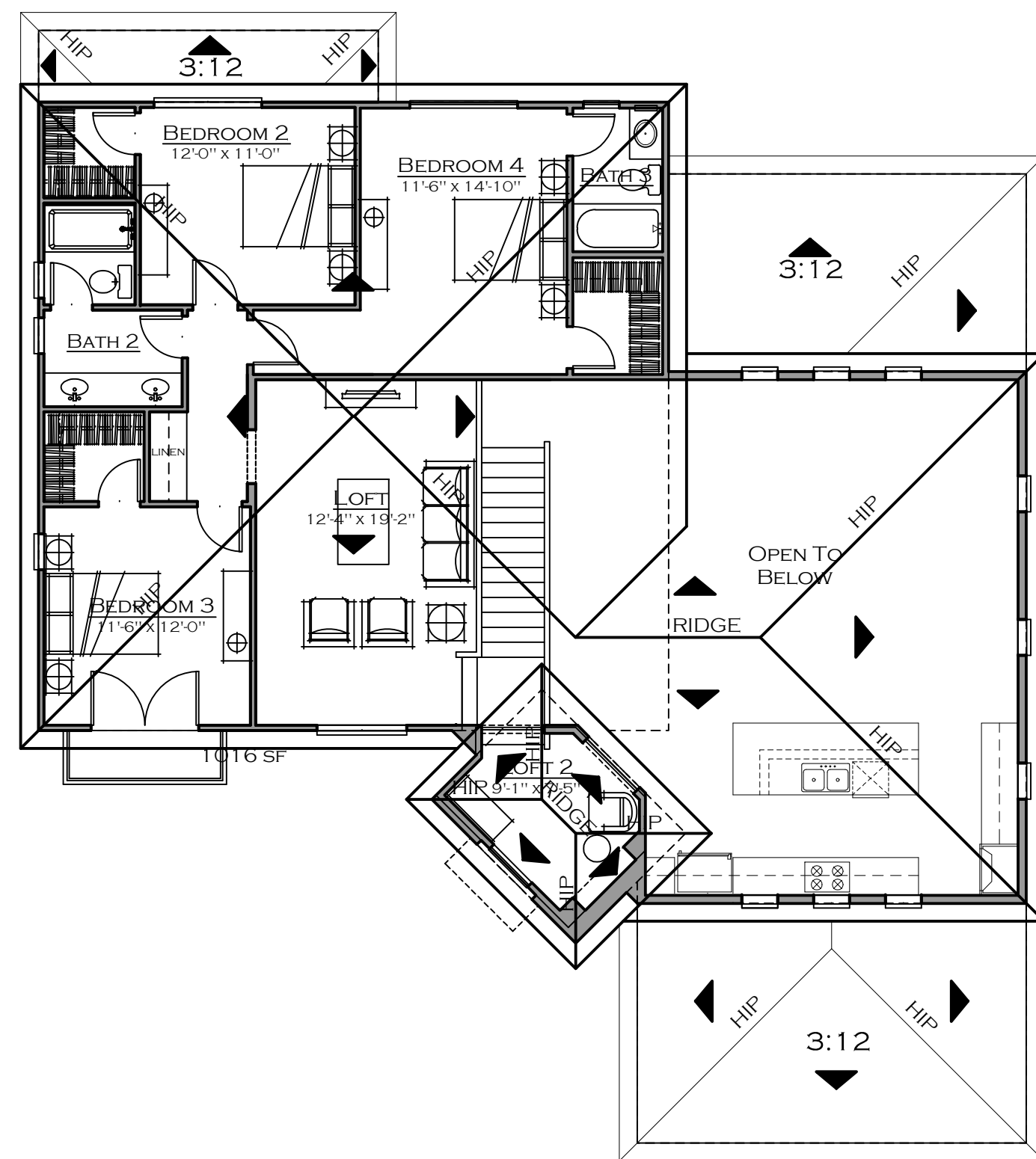
RIGHT
1/8" = 1'-0"



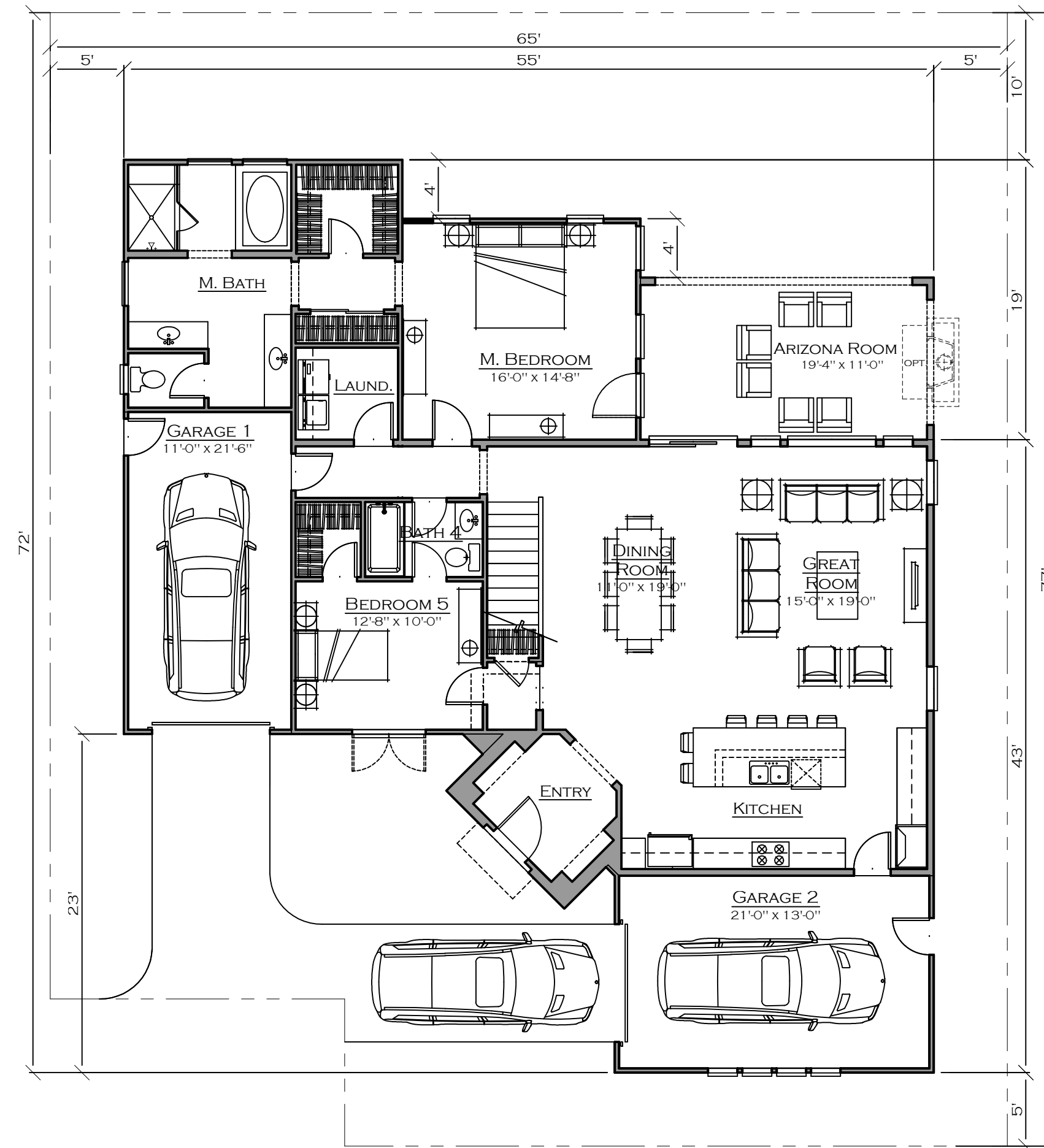
REAR
1/8" = 1'-0"



ROOF
1/8" = 1'-0"



SECOND FLOOR
1/8" = 1'-0"



FIRST FLOOR
1/8" = 1'-0"

16th and Ocotillo



8300 North Hayden Road Suite A-118
Scottsdale, AZ 85258
480 386 50259

PLAN 3 - 2,852 S.F.

PHOENIX, AZ

KTGY # 2014-0513

3.4.2015

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



Exhibit 6

16TH & OCOTILLO
LEGAL DESCRIPTION FOR RE-ZONING PURPOSES

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOW;

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN A HAND HOLE, FOUND AT THE NORTHEAST CORNER OF SAID SECTION 9, FROM WHENCE A CITY OF PHOENIX BRASS CAP FLUSH, FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 9, BEARS SOUTH 00°37'30" WEST, 2636.16 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, SOUTH 00°37'30" WEST, 1318.10 FEET TO A CITY OF PHOENIX BRASS CAP FLUSH, FOUND AT THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 AND BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 9, SOUTH 00°37'30" WEST, 329.59 FEET;

THENCE DEPARTING SAID EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 9, NORTH 89°22'30" WEST, 40.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF 16TH STREET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 89°28'40" WEST, 389.00 FEET TO THE WEST LINE OF THE EAST 429 FEET OF SAID SECTION 9;

THENCE ALONG THE WEST LINE OF THE EAST 429 FEET OF SAID SECTION 9, NORTH 00°37'30" EAST, 329.70 FEET TO A POINT ON THE CENTERLINE OF OCOTILLO ROAD;

THENCE DEPARTING SAID WEST LINE OF THE EAST 429 FEET OF SAID SECTION 9, ALONG SAID CENTERLINE OF OCOTILLO ROAD, SOUTH 89°27'12" EAST, 429.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 141,404 SQUARE FEET, OR 3.25 ACRES MORE OR LESS.

Exhibit 7

DEVELOPMENT STANDARDS COMPARISON TABLE

Standard	16TH & OCOTILLO	R1-6 PRD
Minimum lot width	50'	45'
Minimum lot depth	65'	None, except 110' adjacent to freeway or arterial
Maximum Dwelling unit density (units/gross acre)	6.8	5.5, 6.5 with bonus
Common area landscaped setback adjacent to perimeter streets	5' minimum	15' average, 10' minimum (does not apply to lots fronting onto perimeter streets)
Minimum perimeter landscape setback	5' from property line	N/A
Minimum perimeter building setbacks Adjacent to a Street	5' (front, rear, or side)	15' (in addition to landscape setback) (front, rear or side)
Not Adjacent to a Street	5' (front, rear, or side)	Rear – 15' (1 story), 20' (2 story) Side – 10' (1 story), 15' (2 story)
Minimum interior building setbacks	Front: 5'; rear: 5'; street side: 5'; side: 5'	Front: 10'; rear: none (established by building code); street side: 10'; sides: none (established by building code)
Maximum height	2 stories and 30'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage (entire development)	Primary structure, not including attached shade structures: 40%. Total: 50%	Primary structure, not including attached shade structures: 40%. Total 50%.
Common areas	Minimum 5% of gross area	Minimum 5% of gross area

Standard

16TH & OCOTILLO

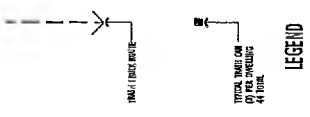
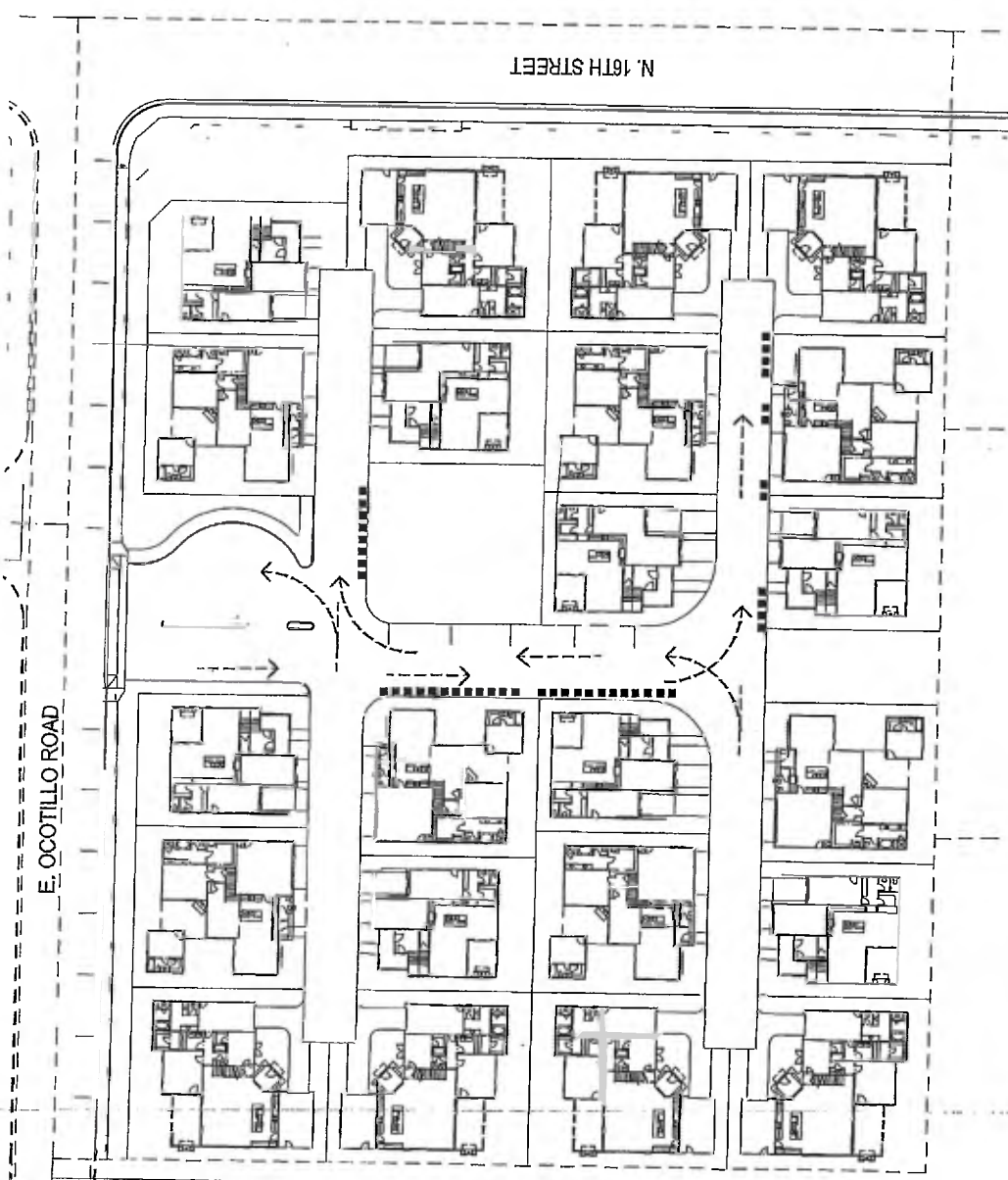
R1-6

Allowed uses	Single-family	Single family detached
<p>Parking</p>	<p>Minimum two (2) per unit</p> <p>Unreserved Guest Parking shall be provided at a minimum of 0.6 spaces per unit. The development's on-street parking adjacent to and along the same side of a public, local or collector street may be counted toward parking requirements.</p>	<p>N/A</p>
<p>Required review</p>	<p>Development review per Section 50Z, or subdivision plat (whichever is applicable)</p>	<p>Development review per Section 507, and subdivision to create or more lots</p>
<p>Street standards</p>	<p>Private drives will be built to non-public geometric standards.</p>	<p>Public street or private accessway</p>
<p>Landscape standards</p>	<p>Perimeter common: trees spaced a maximum of 30 feet on center, and a minimum of 20 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.</p>	<p>Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.</p>

Exhibit 8

E. OCOTILLO ROAD

N. 16TH STREET



LEGEND



16th and Ocotillo
WATT
 COMMUNITIES
 OF ARIZONA
PHOTOGRAPHY BY WATT

8300 North Hayden Road Suite A-118
 Scottsdale, AZ 85258
 480 386 30259

TRASH DAY EXHIBIT
 PHOENIX, AZ
 INT # J114571
 7/2/05

KIGGY Group, Inc.
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 17922 Fitch
 Irvine, CA 92614
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 kigy.com



EXHIBIT 9



OPEN SPACE

16TH STREET AND OCOTILLO

SWC OF 16TH STREET AND OCOTILLO
FEBRUARY 4, 2015

EXHIBIT 10



ENTRANCE
16TH STREET AND OCOTILLO
SNC OF 16TH STREET AND OCOTILLO
FEBRUARY 4, 2018

Appendix A

GOALS AND POLICIES OF THE GENERAL PLAN

Land Use Element Goal 1, Neighborhoods Policy 2: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

16th & Ocotillo is a proposed redevelopment of an underutilized, vacant, and obsolete infill Site that once contained a dilapidated, blighted, and poorly-maintained house in the Camelback East Village. The proposed redevelopment will bring a new, high-quality, gated, single-family residential community to this important area of the 16th Street Corridor. 16th & Ocotillo will offer twenty-two, single-family detached homes with three different floor plans, ranging from approximately 2,400 sf to 2,850 sf. Its four-sided architectural design and details; attractive use of exterior materials and colors; variation of one and two story design and roof elements on individual homes; varied paving material and garage orientations/locations to enhance the internal streetscape; creation of useful and attractive common areas and private exterior spaces; and attractive perimeter theme wall and landscaping are compatible in scale, design, and appearance with the surrounding neighborhoods and will only enhance the unique character of Camelback East Village.

Land Use Element Goal 3, Infill: Vacant and underdeveloped land in the older parts of the City should be developed or redeveloped in a manner that is compatible with viable existing development and the long term character and goals for the area.

This proposed redevelopment is in the 16th Street Corridor of the Camelback East Village, which is known for its strong, attractive, single-family neighborhoods and prominent natural landmarks. The 16th Street Corridor is experiencing a renaissance of new, high-quality residential and commercial redevelopment. This trend is driven by strong urban amenities, such as shopping, dining, and entertainment, proximate to the Camelback Corridor office employment and the Corridor's location between the North Central and Biltmore submarkets. 16th & Ocotillo will enhance the character of the Camelback East Village and is compatible with existing development and the long term character and goals for the 16th Street Corridor.

Land Use Element Goal 3, Policy 5: Encourage the development or redevelopment of vacant and underutilized parcels within the urbanized area that is consistent with the character of the area or with the area's transitional objectives.

16th & Ocotillo is a proposed redevelopment of an underutilized, vacant, and obsolete infill Site that once contained a dilapidated, blighted, and poorly-maintained house. The proposed redevelopment will bring a new, high-quality, gated, single-family residential community to this important area of the 16th Street Corridor. Not only will 16th & Ocotillo provide additional housing choices for a wide range of demographics and income levels, but 16th & Ocotillo will attract a younger, more affluent market that will spark further redevelopment and investment along the 16th Street Corridor. 16th & Ocotillo will utilize high-quality architecture and represent a much needed investment in this area along 16th Street.

Land Use Element Goal 9, Diverse Housing Mix: A range of housing choices, densities, and prices in each village should be encouraged.

16th & Ocotillo will offer twenty-two, single-family detached homes with three different floor plans, ranging from approximately 2,400 sf to 2,850 sf. This proposed redevelopment will provide much needed additional housing choices for a wide range of demographics and income levels in the 16th Street Corridor.

Land Use Element Goal 9, Policy 1: Provide residents an opportunity to live and work in the village of their choice by offering a variety of housing, such as apartments, townhouses, single-family detached homes, accessory units, and mobile homes, to respond to changing family size, health or income.

16th & Ocotillo will offer twenty-two, single-family detached homes with three different floor plans, ranging from approximately 2,400 sf to 2,850 sf. It will feature an indoor-outdoor living style and open floor plans to emphasize views of Piestewa Peak, which is located approximately one-half mile from the Site. 16th & Ocotillo will also be located within walking distance of the area's 16th Street "Restaurant Row," a Sprouts grocery store, and diverse retail services. This proposed redevelopment will provide much needed additional housing choices for a wide range of demographics and income levels to respond to changing family size, health or income.

Land Use Element Goal 12, Village Character: The unique character and image of each village should be retained and enhanced.

16th & Ocotillo will be located in the Camelback East Village on approximately 3.25 at the southwest corner of 16th Street and Ocotillo Road. Camelback East Village's character includes its strong, attractive, single-family neighborhoods and prominent natural landmarks. 16th & Ocotillo will only enhance Camelback East Village's character and image by bringing a new, high-quality, gated, single-family residential community to the Village. It will feature an indoor-outdoor living style and open floor plans to emphasize views of Piestewa Peak. Its four-sided architectural design and details; attractive use of exterior materials and colors; variation of one and two story design and roof elements on individual homes; varied paving material and garage orientations/locations to enhance the internal streetscape; creation of useful and attractive common areas and private exterior spaces; and attractive perimeter theme wall and landscaping will only enhance the unique character and image of Camelback East Village.

Circulation Element Goal 2A, Policy 10: Provide visually attractive environments for those who travel through an area in automobiles and buses, while still retaining an attractive environment for adjacent neighborhoods.

16th & Ocotillo will feature four-sided architectural design and details; attractive use of exterior materials and colors; variation of one and two story design and roof elements on individual homes; varied paving material and garage orientations/locations to enhance the internal streetscape; creation of useful and attractive common areas and private exterior spaces; and an attractive perimeter theme wall and landscaping. These features will provide a visually attractive

environment for those traveling through the area, while retaining an attractive environment for adjacent neighborhoods.

Housing Element Goal 1, Housing Development: All housing should be developed and constructed in a quality manner.

16th & Ocotillo will be constructed using high-quality materials and in a quality manner.

Housing Element Goal 2, Housing Choice: A diverse choice of housing should be provided in all villages of the City to meet the needs of all households.

16th & Ocotillo will provide a high-quality, gated, single-family residential community along the 16th Street Corridor of the Camelback East Village. This proposed redevelopment, of an underutilized, vacant, and obsolete infill Site that once contained a dilapidated, blighted, and poorly-maintained house, will provide much needed additional housing choices for a wide range of demographics and income levels. 16th & Ocotillo will offer twenty-two, single-family detached homes with three different floor plans, ranging from approximately 2,400 sf to 2,850 sf. to meet the needs of all households.

Housing Element Goal 4, Fair Housing: All members of the community should not be denied or limited in their choice of housing because of unlawful discrimination.

16th & Ocotillo will not engage in unlawful housing discrimination based on race, color, religion, sex, national origin, familial status, and disability.

Housing Element Goal 6, Housing Development and Community Character: Housing development of all types and prices in each urban village should enhance the character of the urban village and facilitate orderly neighborhood and community development.

This proposed redevelopment is in the 16th Street Corridor of the Camelback East Village, which is known for its strong, attractive, neighborhoods and prominent natural landmarks. The 16th Street Corridor is experiencing a renaissance of new high-quality residential and commercial redevelopment. This trend is driven by strong urban amenities, such as shopping, dining, and entertainment, proximate to the Camelback Corridor office employment and the Corridor's location between the North Central and Biltmore submarkets. 16th & Ocotillo will enhance the character of the Camelback East Village and facilitate orderly neighborhood and community development by redeveloping a vacant infill Site, which used to contain a dilapidated and poorly maintained house, into a high-quality, gated, single-family residential community that is compatible with adjacent residential properties and consistent with the development trends within the 16th Street Corridor.

Neighborhood Element Goal 1, New Neighborhood Design: All neighborhoods should be designed to be safe, well-maintained, pedestrian-oriented, desirable places to live.

16th & Ocotillo is a proposed redevelopment of an underutilized, vacant, and obsolete infill Site that once contained a dilapidated, blighted, and poorly-maintained house which, due to problems with vagrancy, blight and appearance, nearby neighbors asked be removed from the Site. The proposed redevelopment will bring a new, high-quality, gated, single-family residential community to this important area of the 16th Street Corridor. 16th & Ocotillo will also be located within walking distance of the area's 16th Street "Restaurant Row," a Sprouts grocery store, and diverse retail services, which will allow its residents to easily connect with the local community. It will include useful and attractive common areas and private exterior spaces; and attractive perimeter theme wall and landscaping. All of 16th & Ocotillo's aforementioned attributes will make this proposed community a safe, well-maintained, pedestrian-oriented, and desirable place to live.

Neighborhood Element Goal 1, Policy 14: Provide a variety of subdivision and housing designs, which will lend visual interest and distinctive character and identity to the community.

16th & Ocotillo will feature three difference house plans with four-sided architectural design and details; attractive use of exterior materials and colors; variation of one and two story design and roof elements on individual homes; varied paving material and garage orientations/locations to enhance the internal streetscape; creation of useful and attractive common areas and private exterior spaces; and an attractive perimeter theme wall and landscaping. These features will lend visual interest, distinctive character, and identity to the community.

Neighborhood Element Goal 1, Policy 16: Encourage streetscape that is not dominated by garage doors, by improving and varying home design or increasing or varying lot sizes.

As is shown on the Site Plan at Exhibit 2 of the Narrative, this PUD is designed so that no garage doors face either 16th Street or Ocotillo. All garage doors are internalized within the development. With three plans ranging in size from approximately 2400 sf, this PUD is designed with four-sided architectural design and details; attractive use of exterior materials and colors; variation of one and two story design and roof elements on individual homes; varied paving material and garage orientations/locations to enhance the internal streetscape; creation of useful and attractive common areas and private exterior spaces; and an attractive perimeter theme wall and landscaping. These features will create a streetscape that is not dominated by garage doors and will have improved and varying home design.

Neighborhood Element Goal 2, Policy 3: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

The proposed redevelopment of this underutilized, vacant, and obsolete infill Site will bring a new, high-quality, gated, single-family residential community that responds to the current

housing needs and is compatible with the adjacent neighborhood character. 16th & Ocotillo's architectural design, materials, features and colors will create a safe, secure, low-intensity, architecturally attractive, well-landscaped, and compatible development on this urban infill Site. The proposed redevelopment is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impacts on other residential properties. The end result will be a superior-built environment that is tailored to this Site, consistent with redevelopment trends within the 16th Street Corridor, compatible with neighboring properties, and a compliment to the area.

Neighborhood Element Goal 2, Policy 16: Encourage infill development on vacant lots and parcels in and adjacent to neighborhoods, to provide appropriate and compatibly designed housing and services that are needed in the area.

16th & Ocotillo will provide a gated, high-quality, single-family residential development of twenty-two, two-story, detached homes, along the 16th Street Corridor on an underutilized, vacant, and obsolete infill Site that used to contain a dilapidated, blighted, and poorly-maintained house. 16th & Ocotillo will feature four-sided architectural design and details; attractive use of exterior materials and colors; variation of one and two story design and roof elements on individual homes; varied paving material and garage orientations/locations to enhance the internal streetscape; creation of useful and attractive common areas and private exterior spaces; and an attractive perimeter theme wall and landscaping. This infill redevelopment will provide appropriate and compatibly-designed housing that is needed in the 16th Street Corridor.

Neighborhood Element Goal 4, Policy 4: Encourage new development that respects and enhances the neighborhood's character.

The proposed redevelopment is in the Camelback East Village, which is known for its strong, attractive, neighborhoods and prominent natural landmarks. 16th & Ocotillo will provide a gated, high-quality, single-family residential development, along the 16th Street Corridor on an underutilized, vacant, and obsolete infill Site that used to contain a dilapidated, blighted, and poorly-maintained house. It will feature an indoor-outdoor living style and open floor plans to emphasize views of Piestewa Peak. Its four-sided architectural design and details; attractive use of exterior materials and colors; variation of one and two story design and roof elements on individual homes; varied paving material and garage orientations/locations to enhance the internal streetscape; creation of useful and attractive common areas and private exterior spaces; and attractive perimeter theme wall and landscaping not only respect the neighborhood's character, but also enhance it.

Conservation, Rehabilitation & Redevelopment Element Goal 5, Elimination of Deterioration and Blight: Prevention or elimination or deterioration and blight conditions should be promoted to encourage new development and reinvestment.

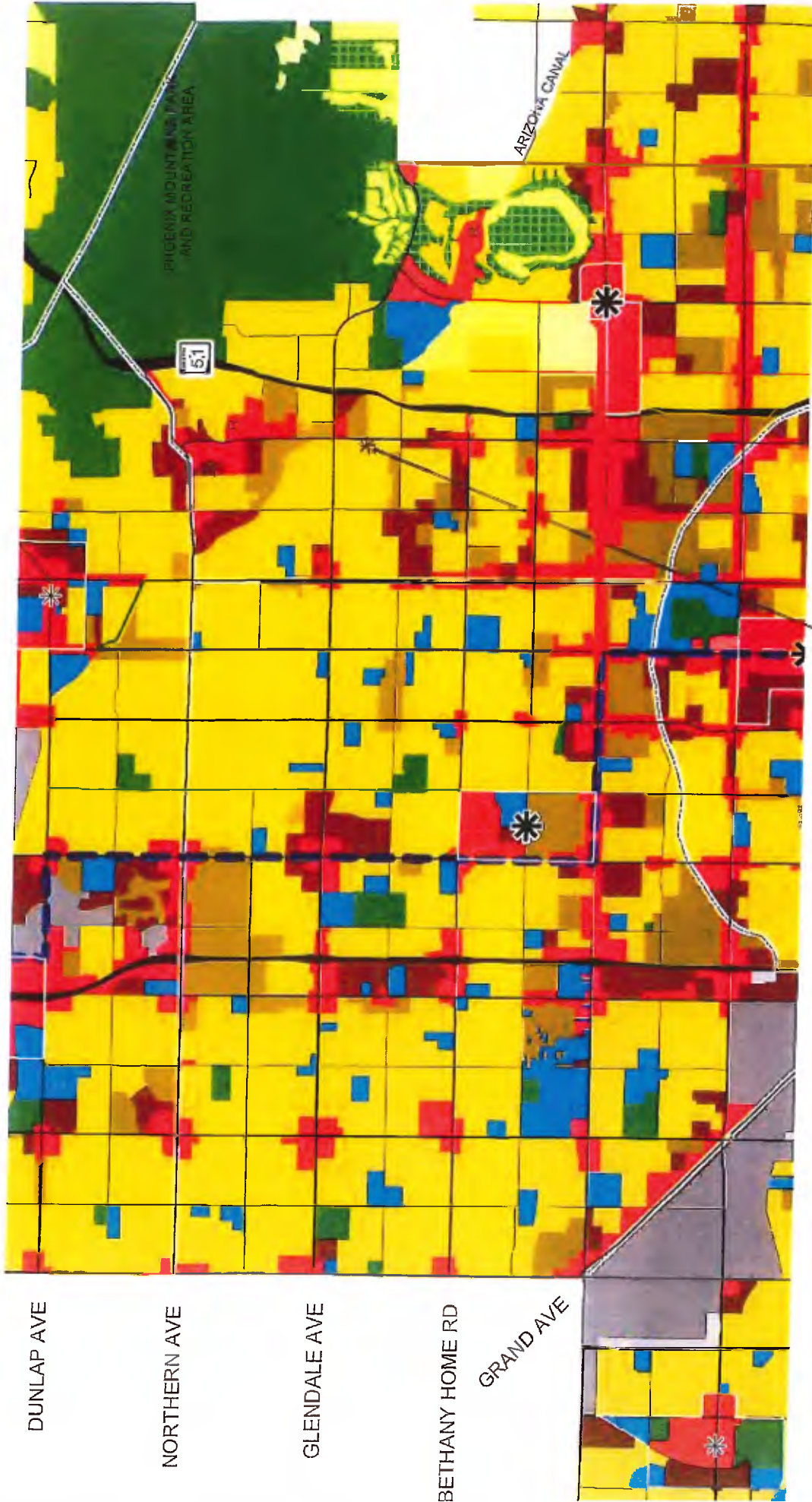
16th & Ocotillo is a proposed redevelopment of an underutilized, vacant, and obsolete infill Site that once contained a dilapidated, blighted, and poorly-maintained house in the Camelback East Village. The proposed redevelopment will bring a new, high-quality, gated, single-family residential community to this important area of the 16th Street Corridor. The development of

16th & Ocotillo will eliminate a deteriorated and blighted infill Site, provide additional housing choices, and attract a younger, more affluent market that will spark further redevelopment and investment along the 16th Street Corridor.

Conservation, Rehabilitation & Redevelopment Element Goal 5, Policy 2: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plan.

The subject infill Site originally contained a dilapidated, blighted, and poorly-maintained house, which was subsequently demolished to eliminate such blight and vagrancy, and to prepare for future redevelopment. The proposed redevelopment of this underutilized, vacant, and obsolete infill Site will bring a new, high-quality, gated, single-family residential community that responds to the current housing needs and is compatible with the adjacent neighborhood character. The end result will be a superior-built environment that is tailored to this Site, consistent with redevelopment trends within the 16th Street Corridor, compatible with neighboring properties, and a compliment to the area.

General Plan Land Use Map



Residential - 3.5 to 5 du/acre

Appendix B

Current Zoning



Proposed Zoning

