

# 40<sup>th</sup> Street PUD

**2.25 Acre Site Located at the Southeast  
Corner of 40<sup>th</sup> Street and McDowell Road  
(the “Property”)**

**Z-22-24-8**

**TERRACE  
40**

**1<sup>st</sup> Submittal Date: February 1, 2024**

**2<sup>nd</sup> Submittal Date: August 7, 2024**

**Hearing Draft: September 27, 2024**

**A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Phoenix Zoning Ordinance regulations and does not modify other City Codes or requirements.**

# Development Team

## **Developer/Applicant**

40 McDowell LLC  
Attn: Benjamin Graff  
2 North Central Avenue, Suite 600  
Phoenix, AZ 85004  
Phone: 602-229-5683  
Email: [Benjamin.Graff@quarles.com](mailto:Benjamin.Graff@quarles.com)

## **Architect/Landscape**

Kaiserworks LLC  
Attn: Christoph Kaiser  
915 East Pierce Street  
Phoenix, AZ 85006  
Phone: 602-697-1205  
Email: [Christoph@kaiserworks.com](mailto:Christoph@kaiserworks.com)

## **Civil Engineer/Surveyor**

JLD Engineering, PLLC  
Attn: Reed Dalbik  
2822 South Buckskin Way  
Chandler, AZ 85286  
Email: [reed@jld-engineering.com](mailto:reed@jld-engineering.com)

## **Zoning Attorney/Representative**

Quarles & Brady LLP  
Attn: Benjamin Graff  
2 North Central Avenue, Suite 600  
Phoenix, AZ 85004  
Phone: 602-229-5683  
Email: [Benjamin.Graff@quarles.com](mailto:Benjamin.Graff@quarles.com)

# Table of Contents

|                                       |    |
|---------------------------------------|----|
| A. Purpose and Intent                 | 5  |
| B. Land Use Plan                      | 6  |
| C. List of Uses                       | 8  |
| D. Development Standards              | 9  |
| E. Design Guidelines                  | 13 |
| F. Signs                              | 15 |
| G. Sustainability                     | 16 |
| H. Infrastructure                     | 17 |
| I. Comparative Zoning Standards Table | 19 |
| J. Legal Description                  | 20 |

## Exhibits

**Tab A:** Aerial, Zoning, General Plan and 44<sup>th</sup> Street Corridor Specific Plan Maps

**Tab B:** Conceptual Site Plan

**Tab C:** Conceptual Color Elevations

**Tab D:** Conceptual Landscape Plan

**Tab E:** Conceptual Color Schemes

**Tab F:** Conceptual Shade Study

**Tab G:** Conceptual Rendering

**Tab H:** Site Details

**Tab I:** Ground Level Screening Exhibit

# A. Purpose and Intent

Quarles & Brady LLP submits this rezoning application on behalf of 40 McDowell LLC (the "Applicant") in regard to the roughly 2.25 gross acre site located at the Southeast Corner of 40th Street and McDowell Road (the "Property"). The Applicant intends to rezone the property from R1-6 (Single-Family Residence) to PUD (Planned Unit Development) to allow for a multifamily development on the Property. See Zoning & Aerial Maps Attached at **Tab A**. The purpose of the requested rezoning to PUD is to allow for a quality multifamily development that will provide amenities and development standards beneficial to the overall community.

Regarding the subject Property, the Applicant intends to construct a multifamily development consisting of one building, with a maximum unit total of 78 units, with a building height of 4 stories and 48 feet. The PUD is a far more appropriate zoning district than a standard R-5 District, especially given the unique size, shape, and configuration of this one-of-a-kind infill parcel. R-5 would actually allow for a higher density of 43.5 dwelling units per acre (52.2 dwelling units per acre with bonus) without the flexibility in development standards required to build-out an optimal community on such a uniquely shaped and configured parcel. The proposed PUD will limit density to 36.3 du/acre and provide for a better built and planned environment. The permitted uses will be limited to multifamily residential dwelling units and associated temporary and accessory uses. The PUD will also require that the building be setback from the adjacent multifamily development to the east and placed closer to the data center development to the west. This will allow an appropriate buffer from surrounding uses and allow seamless compatibility with the neighborhood. Additionally, the development will include a lower maximum lot coverage and enhanced architectural elements including the use of a mix of materials and colors. Detached sidewalks, enhanced landscaping standards, increased shade requirements, carefully tailored parking standards, Electric Vehicle and Bicycle Parking Standards and storage are all additional ways the PUD is going above and beyond what would traditionally be required.

## B. Land Use Plan

The Land Use Plan for the development will construct a 2.25-acre multifamily residential community with a maximum unit total of 78 dwelling units (36.3 du/gross acre) with residential amenities and services. The Conceptual Site Plan shows the development situated near the Property's western boundary (along 40th Street), and the building is proposed to be 4 stories and 48 feet high. The development will consist of a mix of bedroom types depending on the final unit number. The Property will also feature open space at 5% of the gross area. See Conceptual Site Plan Attached at **Tab B**.

The Property is comprised of one parcel (Parcel No. 125-19-012B). (the "Property") and is currently zoned R1-6 (Single-Family Residence) and is located within the 44th Street Corridor Specific Plan. The Property is designated on the General Plan Land Use Map as Residential 15+ Dwelling Units Per Acre – the designation with the highest recommended density. See Zoning, General Plan and 44th Street Corridor Specific Plan Maps Attached at **Tab A**. The site plan depicts the PUD Site Area, and the development standards table provided herein refers to the standards applicable to the PUD Site Area where appropriate. Vehicular circulation for the proposed development will consist of a two access points, one from the southern tip of the Property off 40th Street. The other access point will be from the 40th Street bypass located towards the northern portion of the Property. The Property will provide a total of a maximum of 59 on-site. As required in Section 702 of the Phoenix Zoning Ordinance a minimum of the required parking spaces will be unreserved for guests. Additionally, there will be 19 on-street parking spaces, available for public use and not counted towards the required number of parking spaces for the development. While these 19 spaces are not reserved for the development and will remain within the public right-of-way, given the isolated nature of these 19 onsite parking spaces, it is reasonable to assume the most common use of these public spaces will be for residents and their guests. The development will also provide bicycle parking spaces at a rate of 0.25 space per dwelling unit, a bicycle storage area and EV-dedicated parking spaces.

The Property is uniquely situated between existing multifamily to the east and a large data center to the west. Detached sidewalks will allow a heightened pedestrian environment to access the existing bus pad location directly adjacent to the Property to the north along McDowell Road. The Property is taking advantage of the conveniently located bus pad by providing direct access to the bus stop which can connect residents to the surrounding area. Additionally, the development will provide bicycle parking spaces/storage areas which will provide an incentive for the residents to use alternative transportation options. The Conceptual Site Plan considers the unique shape of the lot as well as the surrounding neighborhood by pushing the building away from the adjacent multifamily development to the east and towards the data center to the west. The open space area is strategically placed along the eastern portion of the Property to provide that necessary buffer.

## B. Land Use Plan

Due to the unique location and overall configuration of the parcel, the proposed development will be utilizing a parking standard of 0.75 parking spaces per studio unit and one-bedroom units and 1.125 parking spaces per each multiple-bedroom unit, which is justified by the following reasons: **(1)** the 59 onsite parking spaces will be sufficient to meet parking needs in light of the additional unique aspects of this site and additional supporting elements; **(2)** on the eastern boundary of the site, along the western side of the one-way 40th Street, residents and their guests will be able to utilize 19 additional on-street parking spaces within the public right-of-way. These public spaces are not reserved for this development, but are uniquely isolated and located within a corridor which is not directly accessible to other developments/uses; **(3)** the Property has direct access to a bus pad along McDowell Road, that directly abuts the northern property line, which will encourage residents to use public transportation; **(4)** the property is also adjacent to designated bicycle lanes/routes, the use of which is further supported by the development providing bicycle parking spaces and an indoor bike storage and a fix-it station; and **(5)** the development will also the Property is directly adjacent to the newly constructed QTS Data Center and the Applicant plans to directly market to the future employees of the incoming data center and call center uses, which will provide dwelling units for employees who will be within walking distances to their place of employment. These justifications, combined with the enormous constraints of developing on such and oddly configured parcel, allow for the proposed parking ratio to be more than sufficient to meet the needs of our future residents.

# C. List of Uses

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in Section C "List of Uses" as authorized by Phoenix Zoning Ordinance Section 307.A.3.

## 1. Permitted Uses:

Multifamily Dwelling Units

## 2. Temporary Uses:

All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance.

## 3. Accessory Uses:

All accessory uses shall comply with Section 608 and 706 of the Phoenix Zoning Ordinance.



# D. Development Standards

The following development standards shall be provided in the final plans, those standards not addressed shall comply with applicable Phoenix Zoning Ordinance Sections, or modified and approved by the Planning and Development Department:

| D.1. Development Standards   |                         |
|--|-------------------------|
| a. <b>Maximum Density</b>  | 36.3 du/acre            |
| b. <b>Minimum Lot Width/Depth</b>  | None                    |
| c. <b>Minimum Building Setbacks</b><br>North – McDowell Road<br>East – 40 <sup>th</sup> Street Bypass<br>West – 40 <sup>th</sup> Street<br>South | 13'<br>23'<br>5'<br>30' |
| d. <b>Maximum Building Height</b>  | 4 stories and 48'       |
| e. <b>Maximum Lot Coverage</b>   | 33%                     |
| f. <b>East Surface Parking Setback</b>   | 4' 8"                   |

| D.2. Landscape Standards   |   |
|--|---|
| a. <b>Minimum Landscape Setback</b><br>North – McDowell Road<br>East – 40 <sup>th</sup> Street Bypass<br>West – 40 <sup>th</sup> Street<br>South | 13'<br>4' 8"<br>5'<br>30'   |
| b. <b>Minimum Open Space</b>   | 5%  |
| c. <b>Parking Areas</b>  | A minimum of 20% of the parking area shall be landscaped.   |
| d. <b>Perimeter Standards Adjacent to the Street</b>   | <p>Minimum planting size shall be 2-inch caliper trees 20 feet on center or in equivalent groupings. Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage at maturity.</p> <p>A minimum of five 5-gallon drought resistant shrubs or accent plants per tree (maximum 24-inch tall). Landscape planters shall be planted to achieve 50% live vegetative coverage.</p> <p>Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p> |

# D. Development Standards

The following development standards shall be provided in the final plans, those standards not addressed shall comply with applicable Phoenix Zoning Ordinance Sections, or modified and approved by the Planning and Development Department:

| <b>D.3. Streetscape Standards</b>       |  |
|---|--|
| <b>a. McDowell Road</b>                 | <ol style="list-style-type: none"> <li>1. Landscape strip between back of curb and sidewalk: 10 feet</li> <li>2. Detached Sidewalk Width: 6 feet</li> <li>3. Sidewalk Tree Shade Coverage: 75%</li> <li>4. Landscape Strip Planting Standards: Minimum planting size shall be 2-inch caliper trees 20 feet on center or in equivalent groupings. Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage at maturity. A minimum of five 5-gallon drought resistant shrubs or accent plants per tree (maximum 24-inch tall). Landscape planters shall be planted to achieve 50% live vegetative coverage.</li> </ol> |
| <b>b. 40<sup>th</sup> Street</b>        | <ol style="list-style-type: none"> <li>1. Landscape strip between back of curb and sidewalk: 8 feet</li> <li>2. Detached Sidewalk Width: 5 feet</li> <li>3. Sidewalk Tree Shade Coverage: 75%</li> <li>4. Landscape Strip Planting Standards: Minimum planting size shall be 2-inch caliper trees 20 feet on center or in equivalent groupings. Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage at maturity. A minimum of five 5-gallon drought resistant shrubs or accent plants per tree (maximum 24-inch tall). Landscape planters shall be planted to achieve 50% live vegetative coverage.</li> </ol>  |
| <b>c. 40<sup>th</sup> Street Bypass</b> | <ol style="list-style-type: none"> <li>1. Sidewalk Width: 5 feet</li> <li>2. Attached Sidewalk Width: 5 feet</li> <li>3. Sidewalk Tree Shade Coverage: 75%</li> <li>4. Landscape Strip Planting Standards: Minimum planting size shall be 2-inch caliper trees 20 feet on center or in equivalent groupings. Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage at maturity. A minimum of five 5-gallon drought resistant shrubs or accent plants per tree (maximum 24-inch tall). Landscape planters shall be planted to achieve 50% live vegetative coverage.</li> </ol>                                     |

# D. Development Standards

The following development standards shall be provided in the final plans, those standards not addressed shall comply with applicable Phoenix Zoning Ordinance Sections, or modified and approved by the Planning and Development Department:

| <b>D.4. Parking Standards</b>                        |  |
|--|--|
| <b>a. Minimum Resident Parking Standards</b>         | 0.75 spaces per studio and one-bedroom unit<br>1.125 spaces per multiple bedroom units   |
| <b>b. Minimum Guest Parking Standards</b>            | Per Section 702 of the Phoenix Zoning Ordinance.   |
| <b>c. Minimum Loading Spaces</b>                     | Per Section 702 of the Phoenix Zoning Ordinance.   |
| <b>d. Minimum Electric Vehicle Parking Standards</b> | A minimum 10% of the required parking spaces shall provide EV installed, capable or ready infrastructure, as approved by the Planning and Development Department.  |
| <b>e. Minimum Bicycle Parking Standards</b>          | <ol style="list-style-type: none"> <li>1. Secured bicycle parking at a minimum rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces.</li> <li>2. Guest bicycle parking at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces.</li> <li>3. Non-secured bicycle parking spaces shall be provided through Inverted U and/or artistic racks and indicate where the spaces will be installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.</li> <li>4. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.</li> <li>5. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.</li> </ol> |

# D. Development Standards

The following development standards shall be provided in the final plans, those standards not addressed shall comply with applicable Phoenix Zoning Ordinance Sections, or modified and approved by the Planning and Development Department:

## D.5. Fences/Walls

Fences and Walls shall comply with Section 703 of the Phoenix Zoning Ordinance for Multifamily Development.

## D.6. Shade

Shading, which may be architectural, vegetative, or any combination thereof, shall be provided at a minimum of 75% for all public and private sidewalks, except where utility conflicts exist. All shade calculations shall be based on the summer solstice at noon.

## D.7. Lighting

All lighting shall be consistent with the standards of Section 704, Section 507, Tab A.II.A.8 and Section 23-100 of the Phoenix Zoning Ordinance and City Code and Pedestrian lighting shall be provided along public and private sidewalks that comply with the standards of Section 1304.D and Section 1304.H.5.

# E. Design Guidelines

The following design guidelines shall be provided in the final plans, those standards not addressed shall comply with Phoenix Zoning Ordinance Section 507 Tab A, or modified and approved by the Planning and Development Department:

| E.1. Design Guidelines              |  |
|-------------------------------------|--|
| <p><b>a. Exterior Materials</b></p> | <p>All sides of the building will exhibit architecture that is thoughtfully considered and articulated. To achieve the building façade, it will include the following:</p> <ol style="list-style-type: none"> <li>1. The following exterior materials are typical:               <ol style="list-style-type: none"> <li>a. Smooth Stucco</li> <li>b. Welded Wire Mesh</li> <li>c. Dual Pane Glazing</li> <li>d. Aluminum Frame</li> <li>e. Painted Metal</li> <li>f. Composite Facade Panel</li> <li>g. Corrugated Fiberglass Wall Panel</li> <li>h. Concrete</li> </ol> </li> <li>2. The ground level screening between the parking lot and sidewalk may include vertical screen fins with metal cladding along with intermittent welded wire mesh infill panels to support vines with a minimum 5' landscape planter as depicted on <b>Tab I: Ground Level Screening Exhibit</b>.</li> <li>3. A minimum of 5% of the total building elevations shall include architectural metals, panels, and screens.</li> <li>4. A minimum of 15% of the total building elevations shall include composite paneling and corrugated siding.</li> <li>5. The use of white stucco is limited to no more than 50% of the total building elevations.               <ol style="list-style-type: none"> <li>a. Screen and balcony railing, and fenestration square footages are to be considered part of the elevations for the purposes of this limit.</li> </ol> </li> <li>6. Recessed glazing and overhangs shall be provided at Leasing and Community areas.</li> <li>7. Balconies shall be provided where appropriate on levels 2-4.</li> </ol> |
| <p><b>b. Color Palette</b></p>      | <p>Stucco finishes painted white with Dunn Edwards spectrum paint colors. Accent vertical cement board siding (or similar architectural facade panel), to be painted with a complimentary set of colors.</p>   |
| <p><b>c. Building Massing</b></p>   | <p>4-story residential building with articulating parapet treatments, parking level below.</p>   |

# E. Design Guidelines

The following design guidelines shall be provided in the final plans, those standards not addressed shall comply with Phoenix Zoning Ordinance Section 507 Tab A, or modified and approved by the Planning and Development Department:

|   |   |
|---|---|
| <p><b>d. Bicycle/Pedestrian Standards</b></p> | <p>The following shall be provided:</p> <ol style="list-style-type: none"> <li>1. Lockers for bicycle commuters in major buildings or parking structures.</li> <li>2. An enhanced pedestrian connection shall be provided on McDowell to allow for direct pedestrian access to the adjacent transit stop.</li> </ol>  |
| <p><b>e. Building Articulation</b></p>        | <p>The maximum building facade length without articulation and/or modulation is 40 feet.</p> <ol style="list-style-type: none"> <li>1. Articulation shall be achieved through the incorporation of any 2 of the following             <ol style="list-style-type: none"> <li>a. Change in vertical wall plane (1-foot minimum).</li> <li>b. Change in horizontal wall plane (1-foot minimum).</li> <li>c. Projecting or recessed architectural elements including windows and doors.</li> </ol> </li> </ol> |

| <p><b>E.2. Amenities</b></p>           |  |
|--|--|
| <p><b>a. Residential Amenities</b></p> | <p>Residential amenities shall include a minimum of 3 of the following:</p> <ol style="list-style-type: none"> <li>1. Interior Common Community/Leasing Office Lounge</li> <li>2. Dog run, 200 sq. ft. minimum</li> <li>3. Barbeque Grill / Picnic Area</li> <li>4. Ramada with covered seating &amp; tables</li> <li>5. Uncovered leisure seating &amp; tables</li> </ol> |

# F. Signs

All signs shall comply with the City of Phoenix sign codes including Section 705. All signs will require a sign permit from City of Phoenix prior to installation.

# G. Sustainability

## 1. City Enforced Standards

The following standards are standards that are measurable and enforceable by the City and will be provided:

- As encouraged by Reimagine Phoenix, commercial recycling receptacles will be provided onsite.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All primary site lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Bicycle parking
- Landscaping shall consist of xeriscaping, or trees and shrubs that are drought-tolerant, desert adapted, and low maintenance.
- Programmable thermostats shall be installed in each residential unit
- All landscape and exterior building lighting will be LED lighting.
- Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
- Natural turf shall only be utilized for required retention areas (bottom of basin) and functional turf areas within common areas, as approved by the Planning and Development Department.
- Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.

## 2. Developer Enforced Standards

The Developer will contribute to the City of Phoenix initiative by addressing the following:

- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Irrigation systems provided for the project will utilize the latest in water-saving products and materials including smart, weather-base controllers, low flow emitters and spray heads as well as drip irrigation systems to meet the watering needs of the varied types of plants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets and showerheads.
- Energy Star Rated appliances.
- Reduce heat island effect through ample open space, desert adapted landscaping and vegetation to include, shrubs etc.
- Provide as much shade as practical.
- Recycling services will be provided for tenants.
- Amenities will be located in areas that minimize direct sun exposure and maximize shade
- On-site amenities and activity programs to encourage residents to remain on property, reducing offsite traffic trips.
- Consider use of grey water or condensate to supplement potable irrigation water.



# H. Infrastructure

## 1. Grading and Drainage:

The proposed development will be designed to meet the current City of Phoenix “Storm Water Policies and Standards Manual” and will provide for on-site retention of the 100-yr, 2-hour rainfall runoff.

## 2. Water and Wastewater:

The proposed development will be designed to the Planning and Development checklists and the Water Services Department Design Standards Manual for Water and Wastewater Systems. A water main extension may be required within the new 40<sup>th</sup> Street alignment and if required it will meet code requirements. The development will connect to the existing 12” main pressure zone (1A) in 40<sup>th</sup> Street, south before the new 40<sup>th</sup> Street curve starts and extends to the existing 12” main in McDowell Road.

## 3. Circulation Systems:

The goal for the development is to have a friendly, interactive and safe circulation (vehicular and pedestrian) network that encourages safe distribution of motorized and pedestrian (walking and bicycling) traffic. The circulation layout is based upon connectivity, accessibility, pedestrian movement, drop-off point, safety, comfort, convenience and aesthetics. There are two (2) vehicular access points into the site which is off of 40<sup>th</sup> Street and the 40<sup>th</sup> Street bypass. The driveway access will be designed to the City of Phoenix detail P1255-1 (30’ driveway).

## 4. Pedestrian Circulation:

The proposed development will provide various pedestrian walkways throughout the multifamily development and numerous building access points for residents. All walkways will be shaded to provide comfort to residents moving within and around the perimeter of the development. The building is equipped with multiple access points to the surface parking lots to provide the most direct access to residents' vehicles.

# H. Infrastructure

## 5. Complete Streets:

The City of Phoenix adopted its Complete Streets Policy with its primary goal of helping the City of Phoenix become more walkable, bikeable and public transit friendly, foster social engagement, instill community pride, grow the local economy and property values, identify projects that will improve equitable transportation access for vulnerable and transit-dependent populations while also improving the livability and long-term sustainability of the region. To accomplish these goals the City adopted the Complete Street Design Guidelines to help guide design for successful complete streets. The Design Guidelines cover the following areas; (1) Design for Context; (2) Design for Safety; (3) Design for Comfort and Convenience; (4) Design for Sustainability; (5) Design for Cost-Effectiveness; and (6) Design for Connectivity. The Home at Happy Valley PUD accomplishes the design guidelines in the following ways.

Design for Comfort and Convenience sets forth the following specific design guideline, “Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.” The PUD utilizes enhanced shading standards as stated in Section D.6: Shade, “Shading, which may be architectural, vegetative, or any combination thereof, shall be provided at a minimum of 50% for all public sidewalks. All shade calculations shall be based on the summer solstice at noon.” The additional shade along 40<sup>th</sup> Street and McDowell Road and within the PUD will provide additional comfort to pedestrians.

Design for Safety sets forth the following specific design guideline to “Design streets safely for all users, particularly children, the elderly, those with disability, transit users and more vulnerable modes (walking, bicycling, transit).” The PUD utilizes detached sidewalks along all three property lines adjacent to 40<sup>th</sup> Street, the 40<sup>th</sup> Street bypass and McDowell Road. The detached sidewalk and enhanced landscaping within the landscape strip will provide additional safety and comfort to users.

Design for Connectivity sets forth the following specific design guideline to “Expand the availability of public seating and bicycle racks.” The development will incorporate the bus stop pad located along McDowell Road which provides public seating and direct access to public transportation. Additionally, the Property is directly abutting an existing bus stop allowing easy access to public transit.

# I. Comparative Zoning Standards Table

| Standards  | R1-6 Standards                                    | R-5 Standards        | Proposed PUD Standards   |
|--|---|----------------------|--|
| <b>a. Minimum Lot Dimensions (Width and Depth)</b> | 60' width, 94' depth (Minimum area 6,000 sq. ft.) | 60' width, 94' depth | None   |
| <b>b. Dwelling Unit Density (Units/Gross Acre)</b> | 5.30  | 43.5                 | 36.3 du/acre   |
| <b>c. Building Setbacks</b>                        |   |                      |  |
| <b>Perimeter</b>                                   | None  | None                 | North – McDowell Road – 18'<br>East – 40 <sup>th</sup> Street Bypass - 5'<br>West – 40 <sup>th</sup> Street – 10'<br>South – 15' |
| <b>Front</b>                                       | 20'   | 20'                  |  |
| <b>Rear</b>  | 25'   | 15'                  |  |
| <b>Side</b>  | 10' and 3'  | 10' and 3'           |  |
| <b>d. Landscape Setbacks</b>                       |   |                      |  |
| <b>Adjacent to a Street</b>                        | None  | Building Setbacks    | North – McDowell Road – 18'<br>East – 40 <sup>th</sup> Street Bypass - 5'<br>West – 40 <sup>th</sup> Street – 10'<br>South – 15' |
| <b>e. Maximum Height</b>                           | 2 stories and 30'                                 | 4 stories or 48'     | 4 stories and 48'  |
| <b>f. Maximum Lot Coverage</b>                     | 50%   | 50%                  | 33%  |
| <b>g. Open Space</b>                               | None  | 5%                   | 5%   |

# J. Legal Description

PARCEL:

TRACT K, ENSIGN TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 15 OF MAPS, PAGE 30,

EXCEPT THAT PORTION OF 40TH STREET CONVEYED TO THE CITY OF PHOENIX AND MORE FULLY DESCRIBED IN DEED RECORDED IN DOCKET 3574, PAGE 21.

AND

EXCEPT ANY PORTION LYING WITHIN PROPERTY DESCRIBED IN STATE PATENT, RECORDED AS 2017-625411 AND LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP, 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

AND

EXCEPT 1/16TH INTEREST RESERVED TO THE STATE OF ARIZONA IN ALL OIL, GAS, HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZER OF EVERY NAME AND DESCRIPTION AND ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIALS AS SET FORTH IN ARS 37.231.

RIGHT OF WAY ABANDONMENT AREA:

THAT PORTION OF TRACT K, ENSIGN TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 15 OF MAPS, PAGE 30, MORE FULLY DESCRIBED IN DEED RECORDED IN DOC. 2023-0011701.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 4 EAST;  
THENCE LEAVING SAID LINE, SOUTH 01°41'19" WEST, A DISTANCE OF 33.01 FEET;

THENCE SOUTH 89°50'50" EAST, A DISTANCE OF 197.06 FEET, TO A POINT ON THE MONUMENT LINE OF MCDOWELL ROAD;

THENCE LEAVING SAID LINE, SOUTH 01°41'19" WEST, A DISTANCE OF 50.02 FEET;

THENCE NORTH 89°50'50" WEST, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 89°50'50" WEST, A DISTANCE OF 23.01 FEET,

THENCE SOUTH 01°41'19" WEST, A DISTANCE OF 540.25 FEET,

THENCE SOUTH 88°18' 41" EAST, A DISTANCE OF 22.96 FEET,

THENCE NORTH 01°41'19" EAST, A DISTANCE OF 540.25 FEET, TO THE POINT OF BEGINNING.  
CONTAINING 12,419 S.F. / 0.285 AC (MORE OR LESS)

## **Tab A**

**Aerial, Zoning, General Plan and 44<sup>th</sup>  
Street Corridor Specific Plan Maps**

# AERIAL MAP



PARCEL NO. 125-19-012B

SOUTHEAST CORNER OF 40<sup>TH</sup> STREET AND MCDOWELL ROAD

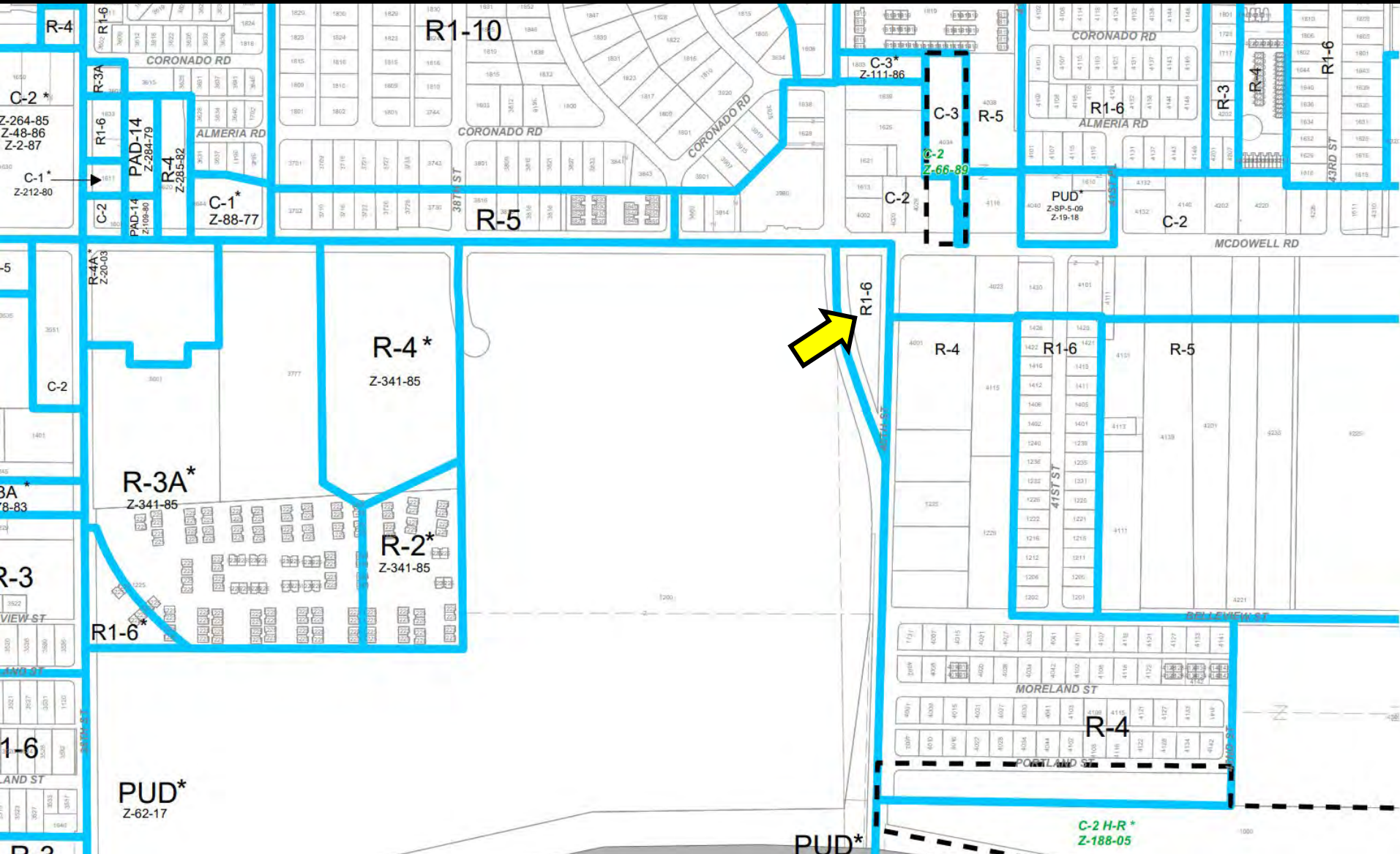
# AERIAL MAP



PARCEL NO. 125-19-012B

SOUTHEAST CORNER OF 40<sup>TH</sup> STREET AND MCDOWELL ROAD

# ZONING MAP

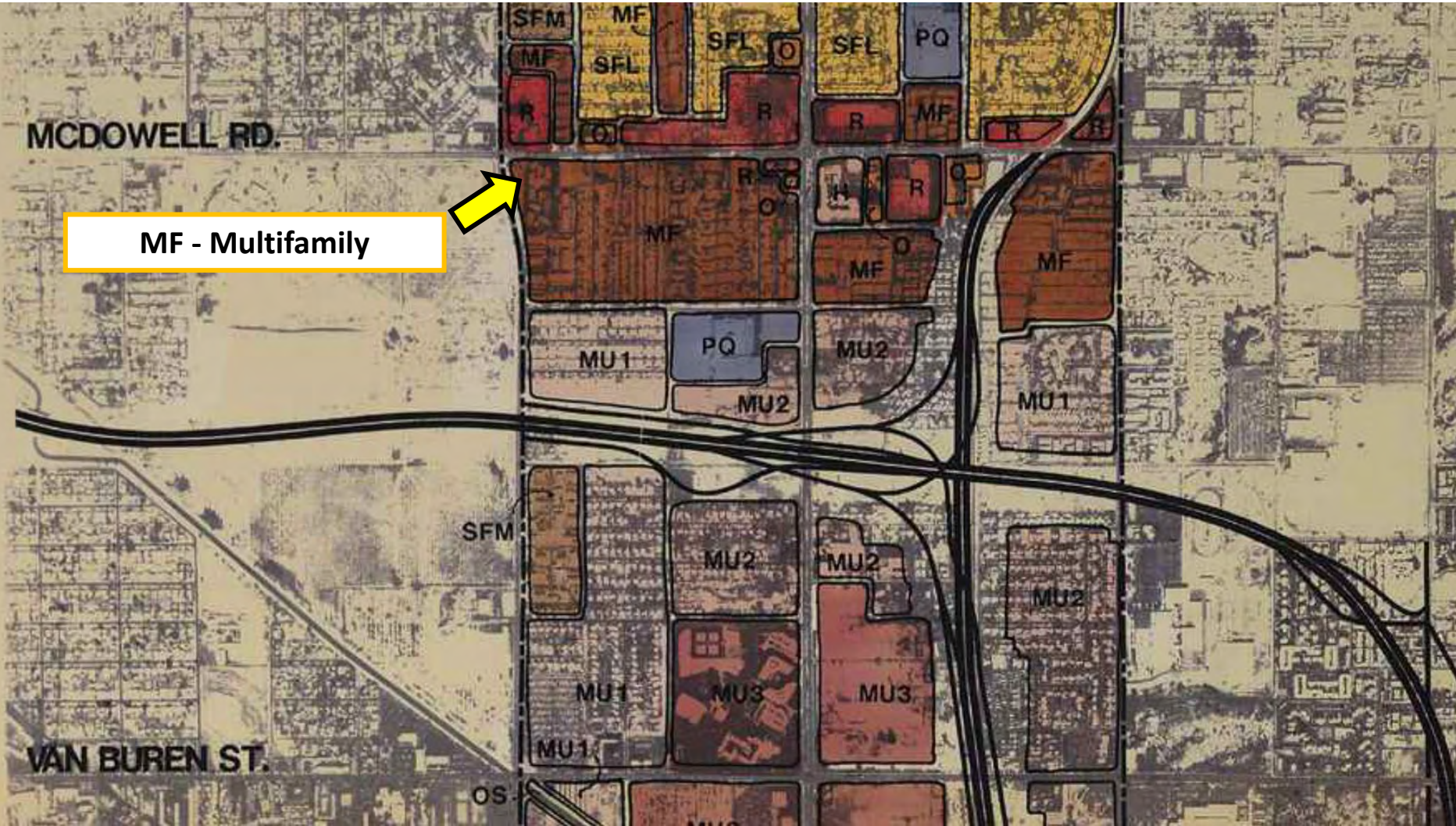


PARCEL NO. 125-19-012B

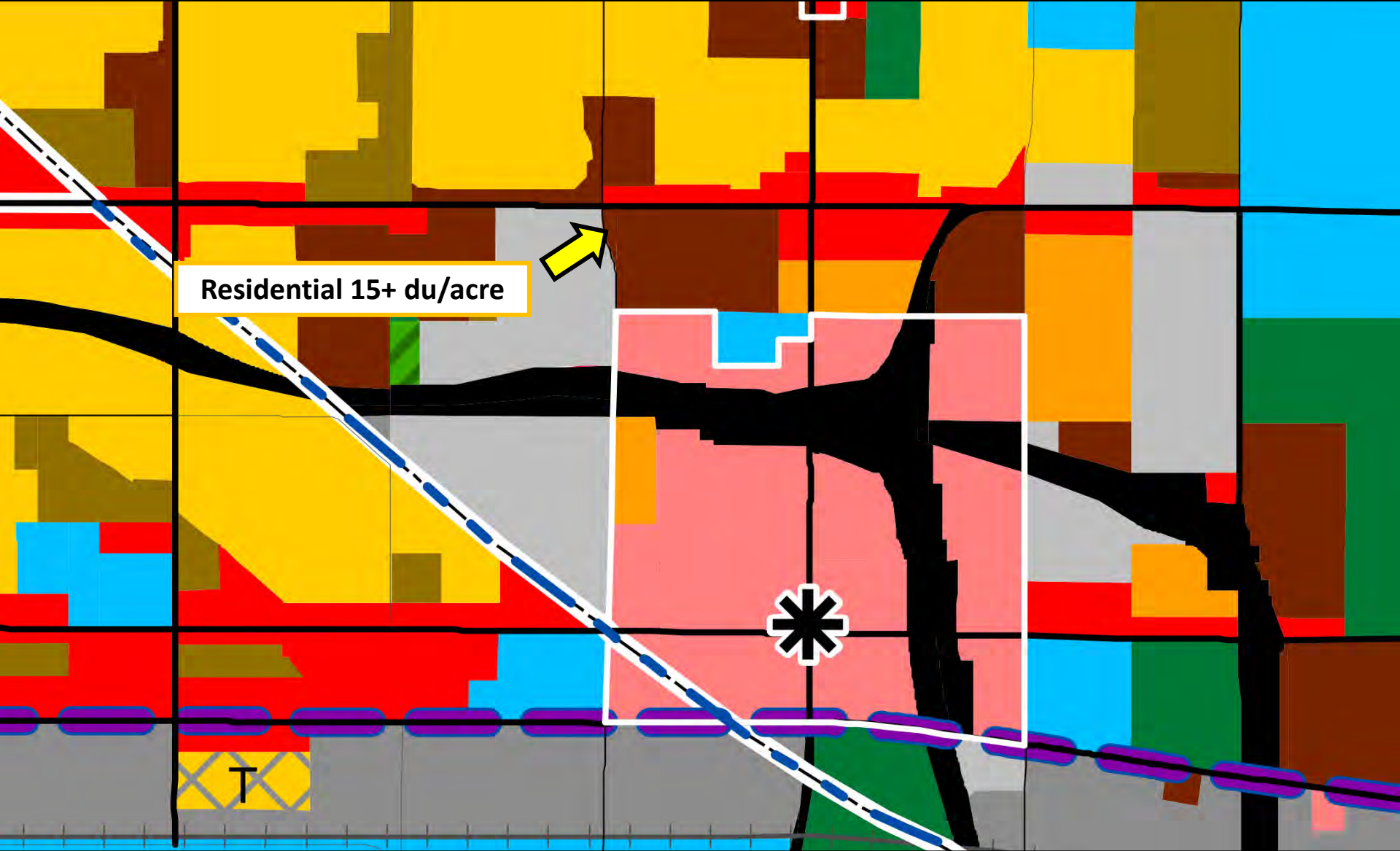
SOUTHEAST CORNER OF 40<sup>TH</sup> STREET AND MCDOWELL ROAD



# 44<sup>TH</sup> STREET CORRIDOR SPECIFIC PLAN



# GENERAL PLAN



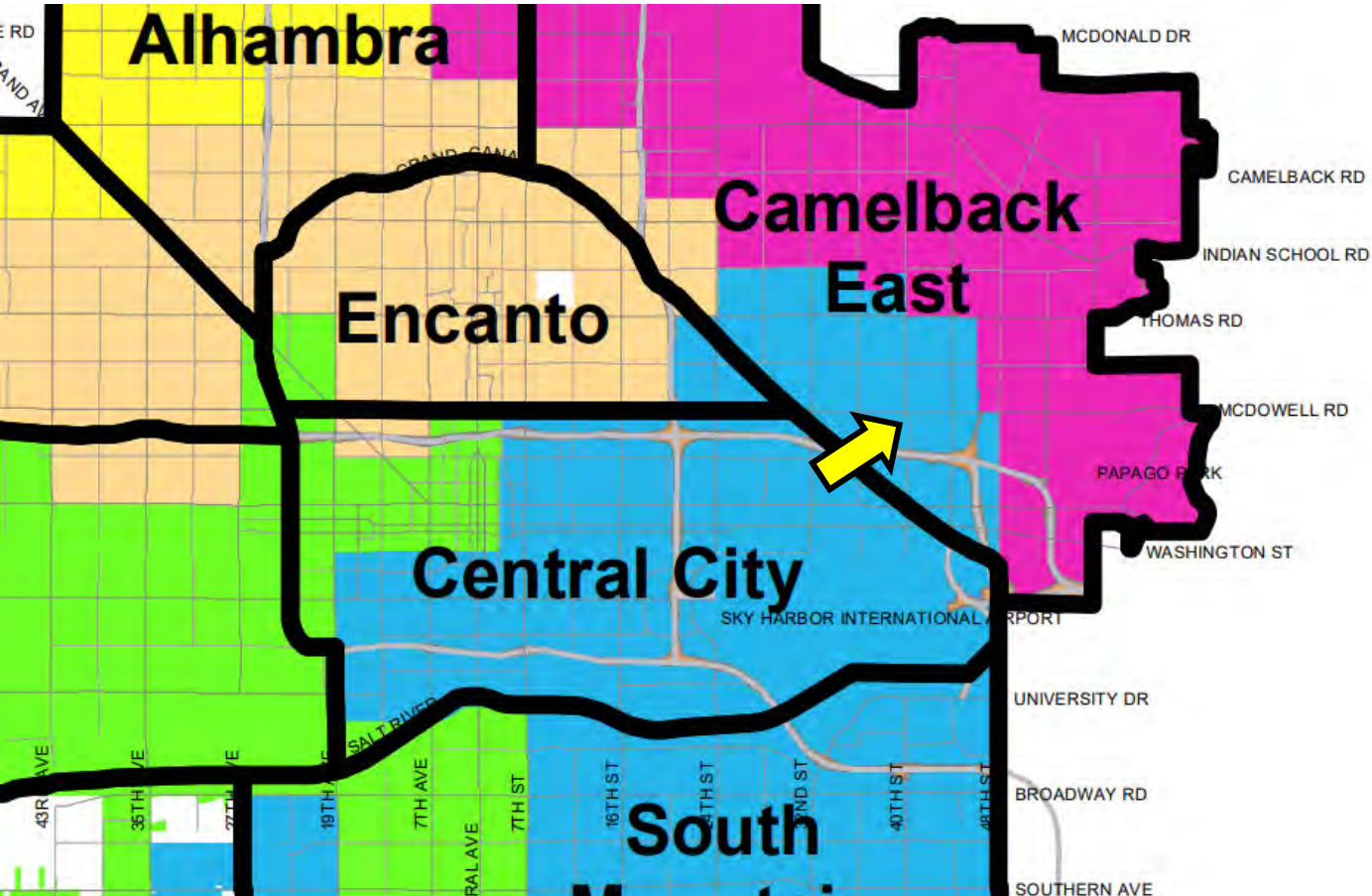
Residential 15+ du/acre

T

PARCEL NO. 125-19-012B

SOUTHEAST CORNER OF 40<sup>TH</sup> STREET AND MCDOWELL ROAD

# CAMELBACK EAST VILLAGE – COUNCIL DISTRICT #8



# PHOTOGRAPHIC ELEVATIONS



PARCEL NO. 125-19-012B

SOUTHEAST CORNER OF 40<sup>TH</sup> STREET AND MCDOWELL ROAD

# **Tab B**

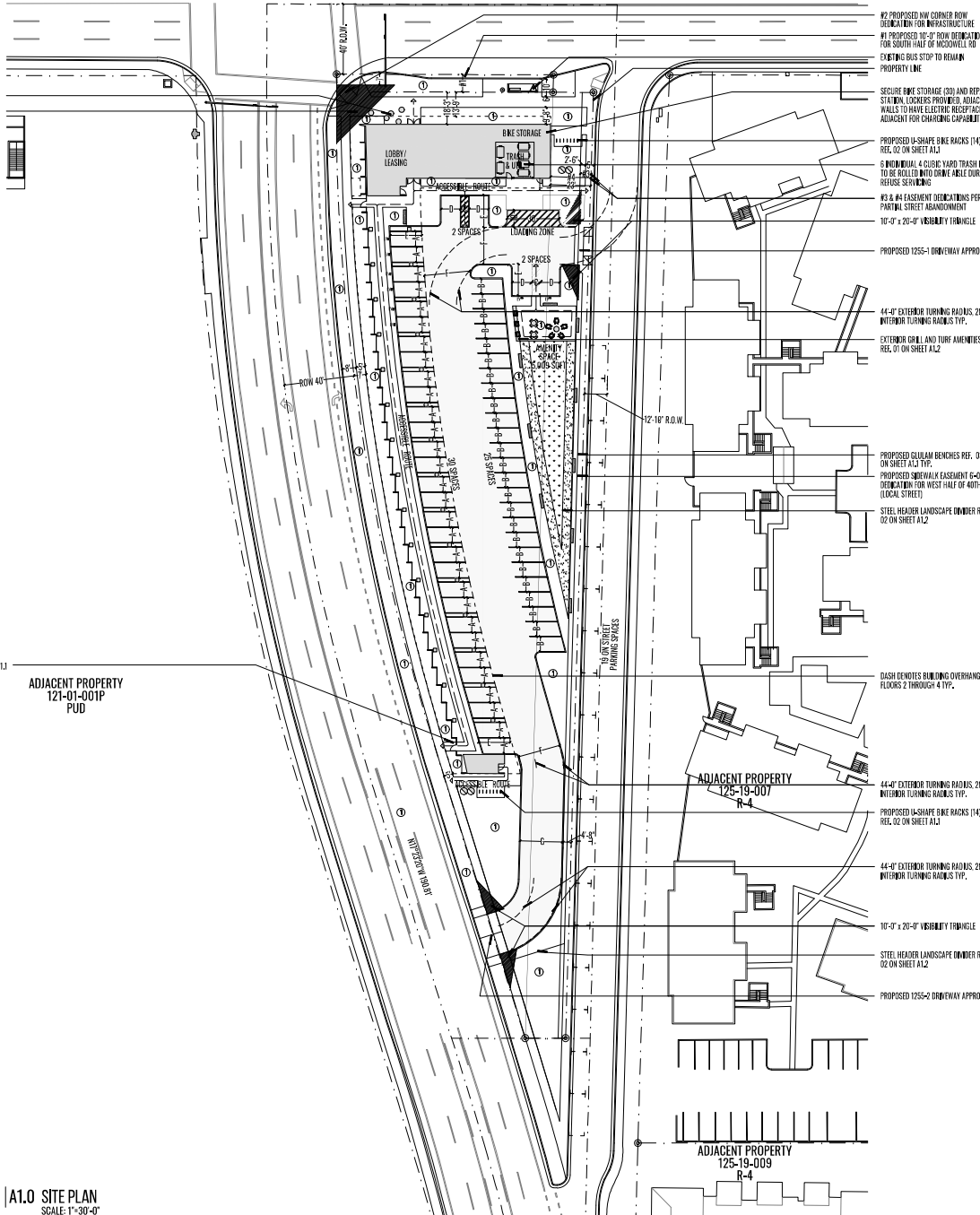
## Conceptual Site Plan

36" ROUND URBAN FURNITURE SEATING (S) TYP.  
33'-0" x 33'-0" VISIBILITY TRIANGLE

FENCE AND GATE DETAIL REF. 01 ON SHEET A1.1

ADJACENT PROPERTY  
121-01-011P  
PUD

01 | A1.0 SITE PLAN  
SCALE: 1"=30'-0"



**SITE PLAN KEY**

- STREETLIGHT
- PROPERTY CORNER MARKER
- FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTERS
- LANDSCAPE AREAS, SEE LANDSCAPE SHEETS BY SEPARATE SUBMITTAL.
- PROPOSED GULCH BENCH, REF. 02 (A/C)
- COMPOSITE WATER TAP STUDD
- PROPOSED BY CHARGING STATION (B) TYP.
- PROPERTY LINE
- SETBACK LINE
- WATER LINE
- GAS LINE
- SEWER LINE
- PROPOSED ARTIFICIAL TURF
- PROPOSED BUILDING
- ASPHALT PARKING AND DRIVE AISLE
- STABILIZED DECOMPOSED GRANITE MAJIGLON GOLF COLOR

**DIMENSIONS**

- X - 8'-0"
- Y - 8'-6"
- Z - 5'-0"
- T - 18'-0"
- U - 10'-0"
- V - 24'-0"

**GENERAL SITE PLAN NOTES**

1. DEVELOPMENT AND USE OF THIS SITE SHALL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MINIMUM HEIGHT OF 3'.

**SHADE CALCULATIONS**

REF SHEET A0.5 FOR PRELIMINARY SHADE PLAN

|                        |                   |             |
|------------------------|-------------------|-------------|
| PUBLIC SIDEWALK SHADE  | 6,176 SQFT        | 85.8% SHADE |
| PRIVATE SIDEWALK SHADE | 2,822 SQFT        | 15.2% SHADE |
| <b>TOTAL</b>           | <b>8,998 SQFT</b> |             |

**EASEMENTS & DEDICATIONS**

1. PROPOSED 10'-0" ROW DEDICATION FOR SOUTH HALF OF MCDOWELL RD.
2. PROPOSED ROW DEDICATION AT NW CORNER TO ACCOMMODATE ALL PUBLIC INFRASTRUCTURE
3. PER ABANDONMENT STIPULATION #3 PROPOSED 6'-0" SIDEWALK EASEMENT DEDICATION TO ACCOMMODATE 25' BUFFER FROM BACK OF SIDEWALK
4. PER ABANDONMENT STIPULATION #1 PROPOSED 22'-0" PIECE EASEMENT DEDICATION FOR ALL OF ABANDONED AREA

**ABANDONMENT**

CASE NUMBER: 230046  
 ABANDONMENT OF 22'-0" OF THE WESTERN PORTION OF 40TH ST LOCAL STREET ADJACENT TO PROPERTY APN 125-19-012B  
 RESULT: PRELIMINARY APPROVAL  
 STIPULATIONS:  
 1. A RIGHT-OF-WAY WITHIN 10'-FEET OF THE EASTERN MOST MONUMENT LINE ON THE 40TH STREET BYPASS MAY BE ABANDONED.  
 2. NO PART OF THE 40TH STREET BYPASS RIGHT-OF-WAY MAY BE ABANDONED FURTHER SOUTH THAN THE SOUTHERN PROPERTY BOUNDARY.  
 3. A SIDEWALK EASEMENT SHALL BE ACCORDED TO ENCOMPASS ALL SIDEWALK AREAS, INCLUDING A MINIMUM 22'-FOOT BUFFER FROM BACK OF SIDEWALK.  
 4. ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT SHALL BE CONSTRUCTED WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN BENCHES, LANDSCAPING AND OTHER INCIDENTALS AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.

**PROJECT INFORMATION**

LEGAL DESCRIPTION:  
 PENDING  
 CURRENT ZONING: R1-5  
 PROPOSED ZONING: PUD  
 OVERLAY: 44TH STREET CORRIDOR SPECIFIC PLAN  
 NET SITE AREA: 54,193.5 SQFT / 2.44 ACRES  
 GROSS SITE AREA: 93,071.5 SQFT / 2.14 ACRES  
 GROSS BUILDING SITE AREA: 17,815.5 SQFT  
 LOT COVERAGE: 17,861.5 / 54,193.5 32.8%  
 DENSITY: 36.3 UNITS/ACRE MAX  
 UNITS PROVIDED: 39 - 39 UNITS  
 PENDING ADDITIONAL MARKET ANALYSIS BETWEEN 45 AND 75 UNITS IN A MIX OF THE FOLLOWING UNIT TYPES:  
 - STUDIO UNIT: 600 - 1200 SQFT  
 - ONE BEDROOM UNIT: 800 - 1000 SQFT  
 - MULTIPLE BEDROOM UNIT: 1200 - 1500 SQFT  
 AMENITY SPACE REQD: 5% GROSS SITE AREA 4,679.8 SQFT  
 AMENITY SPACE PROVIDED: 5,009 SQFT (TUB + GRILL) 4 STORERS + 47-0"  
 PROPOSED BUILDING HEIGHT: 4 STORIES + 47-0"  
 SPRINKLERS: REQUIRED, DEFERRED SUBMITTAL  
 FIRE ALARM: REQUIRED, DEFERRED SUBMITTAL  
 EMERGENCY ACCESS: REQUIRED, DEFERRED SUBMITTAL

STREETSCAPE & DEVELOPMENT STANDARDS:

|        |                                |
|--------|--------------------------------|
| NORTH: | ROW PLANTED: 10'-0"            |
|        | DETACHED SIDEWALK: 15'-0"      |
|        | BUILDING SETBACK: 12'-0"       |
|        | LANDSCAPE SETBACK: 15'-0"      |
|        | SIDEWALK SHADE COVERAGE: 75%   |
| WEST:  | ROW PLANTED: 8'-0"             |
|        | DETACHED SIDEWALK: 5'-0"       |
|        | BUILDING SETBACK: 5'-0"        |
|        | LANDSCAPE SETBACK: 4'-0"       |
|        | SIDEWALK SHADE COVERAGE: 75%   |
| EAST:  | ROW PLANTED: N/A               |
|        | DETACHED SIDEWALK: 5'-0"       |
|        | BUILDING SETBACK: 22'-0"       |
|        | LANDSCAPE SETBACK: 4'-0"       |
|        | SURFACE PARKING SETBACK: 4'-0" |
|        | SIDEWALK SHADE COVERAGE: 75%   |
| SOUTH: | BUILDING SETBACK: 30'-0"       |
|        | LANDSCAPE SETBACK: 30'-0"      |

**PARKING CALCULATIONS**

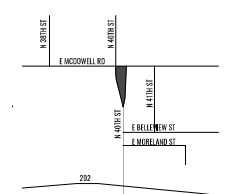
PARKING REQUIRED:  
 PENDING FINAL UNIT MIX  
 0.25 PARKING SPACES FOR STUDIO AND ONE-BEDROOM UNITS  
 1.75 PARKING SPACES FOR MULTIPLE-BEDROOM UNITS  
 PARKING PROVIDED:  
 TYPICAL SPACES: 35 SPACES  
 ADA SPACES: 10 SPACES  
 TOTAL PROVIDED: 59 SPACES  
 PARKING LOT AREA: 31,066 SQFT  
 PARKING LOT LANDSCAPE AREA: 7,311 SQFT  
 PARKING LANDSCAPE PERCENTAGE: 7,311 / 31,066 = 23.5%

**PROJECT DESCRIPTION**

40 MCDOWELL IS A MULTIFAMILY HOUSING PROJECT LOCATED IN THE NEIGHBORHOOD OF PHOENIX AND SCOTTSDALE THAT AIRBORNS EXPANSIVE AVENUES AND CONVENIENT ACCESS TO BOTH FIRMS AND THEIR SCENIC MOUNTAINS. THE PROJECT ENCOMPASSES A STREET-ABANDONMENT OF AN ADJACENT STREET OF 40TH STREET TRAIL IS LOCATED DIRECTLY EAST OF THE PROPERTY. THE PROJECT FORMS IS DERIVED FROM THE UNCOMMONLY THIN AND CURVED WEDGE LOT SHAPE - AN URBAN CONCEPT THAT IS SILENTLY SET IN THE HEAVILY SUBSIDY OF THE CITY OF PHOENIX. THE RESIDENTIAL UNITS PROVIDE A MIX OF STUDIO, ONE AND TWO-BEDROOM DWELLINGS THAT OVERLOOK AN VEGETATED COMMUNITY AMENITY SPACE.

ALL SITE LIGHTING TO COMPLY WITH PHOENIX DARK SKY REQUIREMENTS

**VICINITY MAP**



**40 MCDOWELL**

PHOENIX, AZ 85008  
 APN 125-19-012B  
 ©09/27/2024

**A1.0**

SITE PLAN  
 SCALE: 1" = 30'



**kaiserworks**  
 915 East Pierce Street  
 Phoenix, Arizona 85006  
 kaiserworks.com

PRELIMINARY  
 PENDING  
 CITY REVIEW

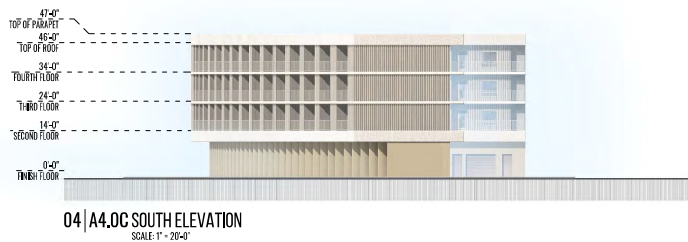
N/A: 23-221  
 SFP: 2300065  
 OS: 12-37

# **Tab C**

## **Conceptual Color Elevations**

GENERAL NOTES

REF. MATERIAL PALETTE ON SHEET A14



40TH ST & MCDOWELL  
APN 125-19-012B

© 07/26/2024

# A4.0C

COLORED ELEVATIONS  
SCALE: 1" = 20'



**kaiserworks**  
915 East Pierce Street  
Phoenix, Arizona 85006  
kaiserworks.com



GENERAL NOTES

REF. MATERIAL PALETTE ON SHEET A14



01 | A4.0CV WEST ELEVATION  
SCALE: 1" = 20'-0"



02 | A4.0CV EAST ELEVATION  
SCALE: 1" = 20'-0"



03 | A4.0CV NORTH ELEVATION  
SCALE: 1" = 20'-0"



04 | A4.0CV SOUTH ELEVATION  
SCALE: 1" = 20'-0"

40TH ST & MCDOWELL

APN 125-19-012B

© 07/26/2024

A4.0CV

COLORED ELEVATIONS W/ VEGETATION  
SCALE: 1" = 20'

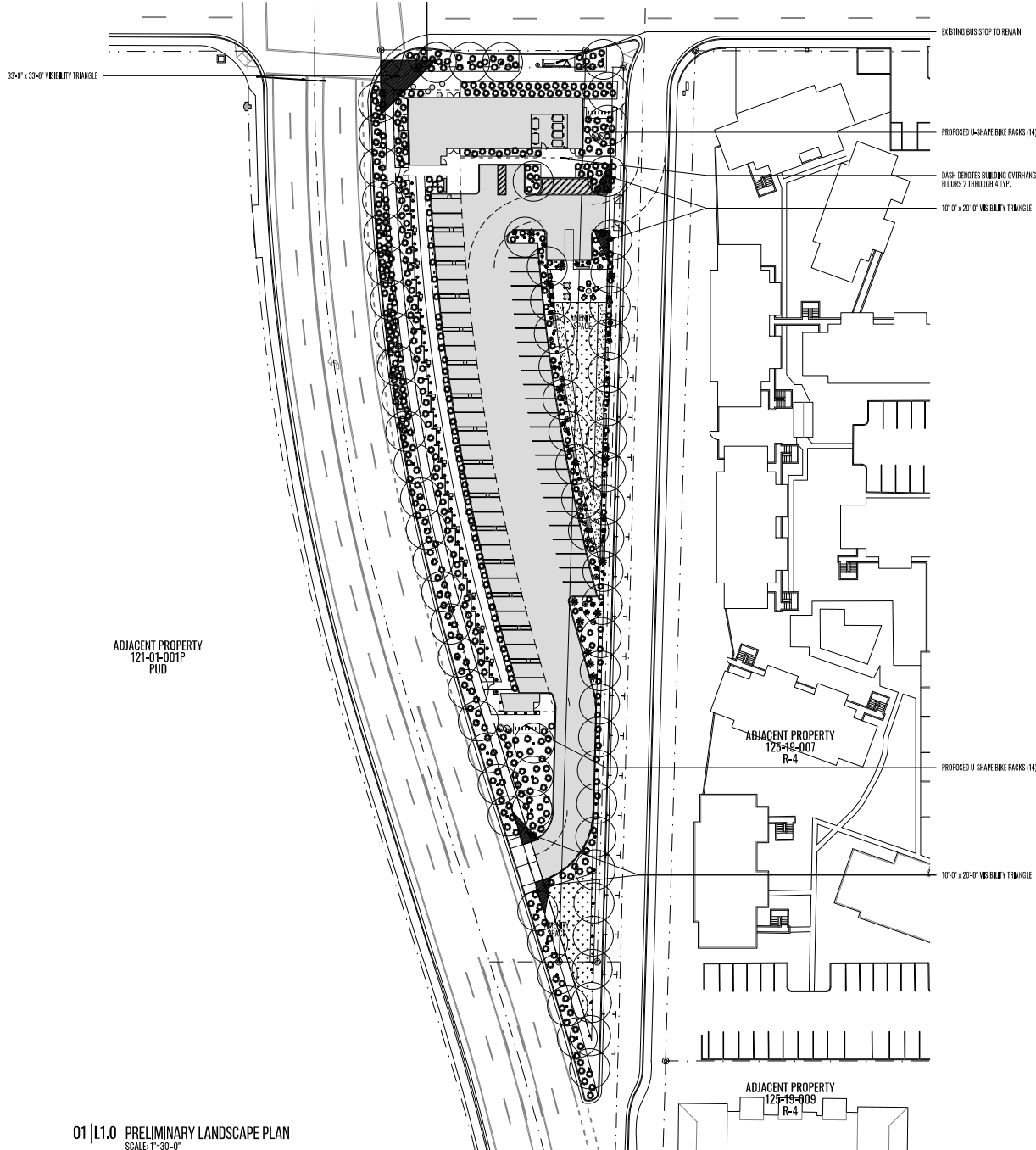


kaiserworks

915 East Pierce Street  
Phoenix, Arizona 85006  
kaiserworks.com

# **Tab D**

## **Conceptual Landscape Plan**



**LANDSCAPE DATA TABLE**

| PROPOSED SYMBOL | SCIENTIFIC NAME               | NAME                   | SIZE     | PROPOSED QUANTITY |
|-----------------|-------------------------------|------------------------|----------|-------------------|
| ●               | <i>Ulmus parvifolia</i>       | CHINESE ELM            | 36" BOX  | 76                |
| ○               | <i>Nassella tenuissima</i>    | MEXICAN FEATHER GRASS  | 5 GAL    | 450               |
| ✱               | <i>Agave weberi</i>           | WEBER AGAVE            | 5-15 GAL | 40                |
| ●               | <i>Rosmarinus officinalis</i> | PROSTRATE ROSEMARY     | 1 GAL    | 20                |
| ●               | <i>Pedilanthus bracteatus</i> | TROPIC TILLO BRACKETEA | 15 GAL   | 40                |
| ●               | <i>Parthenocissus</i>         | HACIENDA CREEPER       | 5 GAL    | 70                |

**LANDSCAPE PLAN KEY**

- STREETLIGHT
- PROPERTY CORNER MARKER
- FIRE HYDRANT
- PROPOSED BACK FLOW PREVENTERS
- LANDSCAPE AREAS, REF LANDSCAPE SHEETS BY SEPARATE SUBMITTAL
- PROPERTY LINE
- SETBACK LINE
- WATER LINE
- GAS LINE
- SEWER LINE
- PROPOSED TURF
- PROPOSED BUILDING
- ASPHALT
- STAINED DECOMPOSED GRANITE

**LANDSCAPE NOTES**

REFERENCE SHEETS A1.1 AND A1.2 FOR SITE DETAILS

LANDSCAPING SHALL BE MAINTAINED BY PERMANENT AND AUTOMATICALLY IRRIGATED WATERWAYS LABELED IRRIGATION CONTROLLERS FOR SMART SMOG CONTROLLERS TO MAINTAIN MAINTENANCE AND PREVENT EXCESS WATER CONSUMPTION FOR ALL ON AND OFF-PEAK IRRIGATION

CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE, MUNICIPAL ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARDS AND DETAILS.

FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO BE THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT OF WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT OF WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING AND PROPOSED PLANT MATERIAL IN THE RIGHT OF WAY PER THE APPROVED PLAN.

TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6'-8") PER SECTION 507.15B A1.1.A.2.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.

PVC PIPE LATERALS ARE REQUIRED AT A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OUT OF THE 1/2" - 1/2" PVC LATERAL IS ALLOWED AND PEX FLOWING LATERALS ARE ALLOWED.

PLANT QUANTITIES AND MINIMUM CALIBER SIZES, PER THE SPECIFIED ZONING REQUIREMENTS FOR THIS SITE. PROVIDED IN THE RECORD ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATION FROM THE PLAN WILL BE THE APPROVED PLAN.

CONTRACTOR TO WALK SITE WITH ARCHITECT PRIOR TO FINAL PLANTING TO ENSURE CORRECT PLACEMENT, QUALITY AND QUANTITY OF PLANTS.

ADJACENT PROPERTY  
121-01-001P  
PUD

ADJACENT PROPERTY  
125-18-001  
R-4

ADJACENT PROPERTY  
125-19-009  
R-4

## **Tab E**

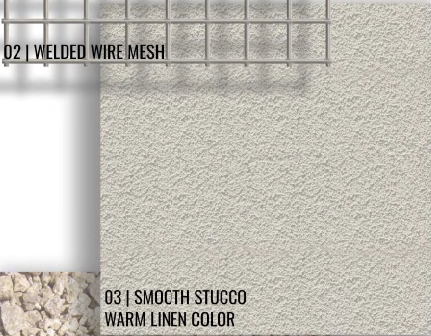
# Conceptual Materials and Color Palette



01 | HACIENDA CREEPER VINES



02 | WELDED WIRE MESH



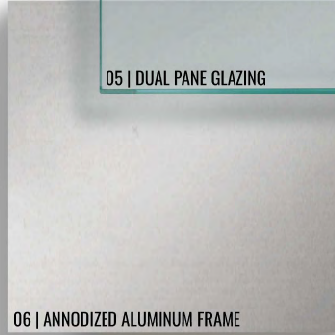
03 | SMOOTH STUCCO  
WARM LINEN COLOR



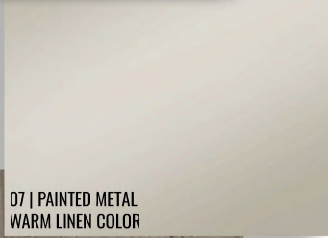
04 | MADISON GOLD GRAVEL



05 | DUAL PANE GLAZING



06 | ANNOXIDIZED ALUMINUM FRAME



07 | PAINTED METAL  
WARM LINEN COLOR



08 | COMPOSITE FACADE PANEL  
SANDSTONE COLOR



09 | GLLAM BENCH



10 | CORRUGATED FIBERGLASS WALL PANEL  
WARM LINEN COLOR



11 | PAINTED METAL - ACCENT LICHEN GREEN



12 | CONCRETE

## 40 MCDOWELL

PHOENIX, AZ 85008  
APN 125-19-012B  
©07/31/2024

# A0.4

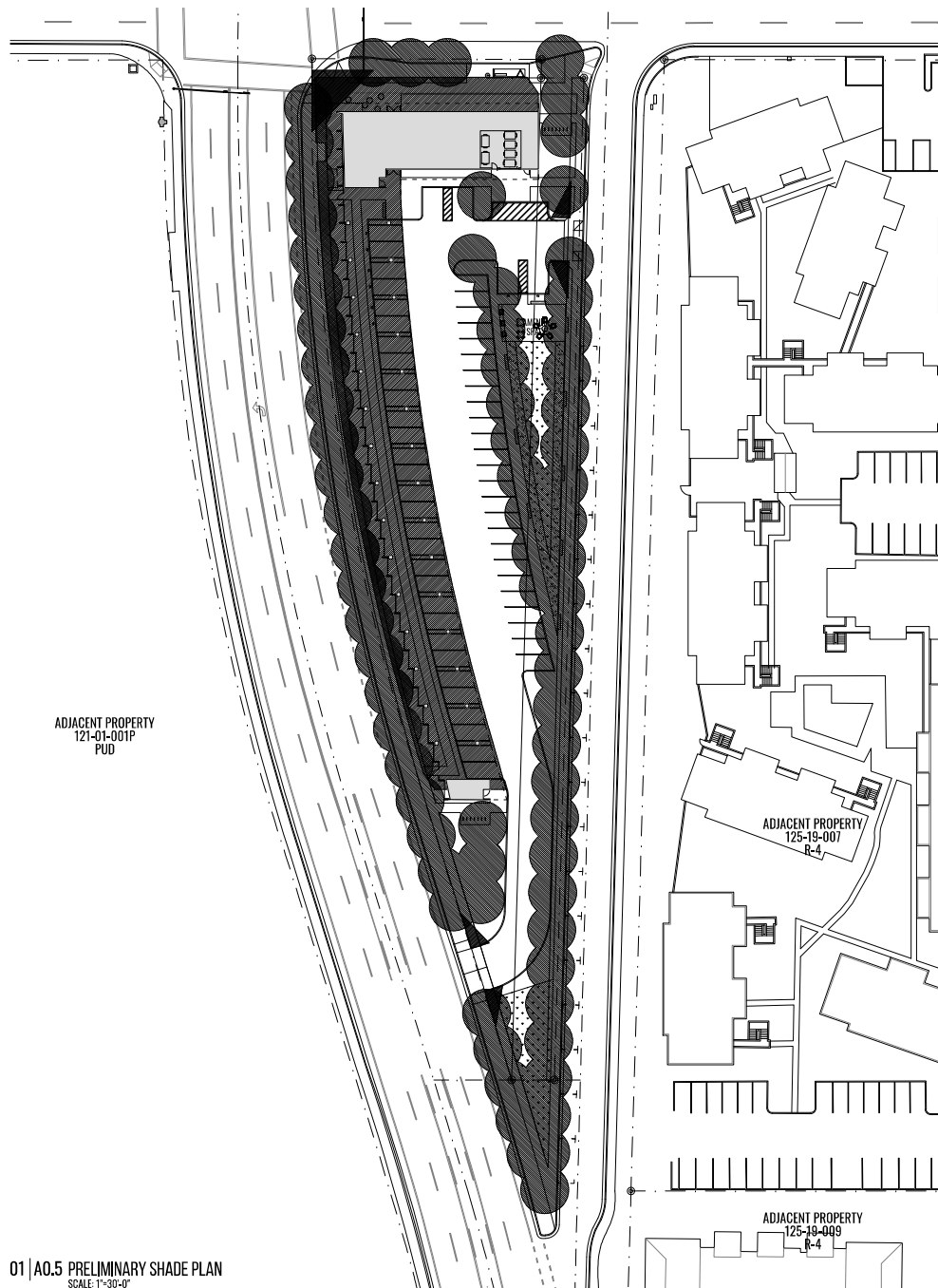
MATERIAL PALETTE

**kaiserworks**  
915 East Pierce Street  
Phoenix, Arizona 85006  
kaiserworks.com

PRELIMINARY  
PENDING  
CITY REVIEW

# **Tab F**

## Conceptual Shade Study



ADJACENT PROPERTY  
121-01-001P  
PUD

ADJACENT PROPERTY  
125-19-007  
R-4

ADJACENT PROPERTY  
125-19-009  
R-4

SHADE PLAN LEGEND

-  TREE SHADE
-  BUILDING SHADE

SHADE CALCULATIONS

|                        |            |               |
|------------------------|------------|---------------|
| PUBLIC SIDEWALK SHADE  | 6,726 SQFT | = 85.8% SHADE |
| PUBLIC SIDEWALK TOTAL  | 7,888 SQFT |               |
| PRIVATE SIDEWALK SHADE | 2,922 SQFT | = 75.2% SHADE |
| PRIVATE SIDEWALK TOTAL | 3,885 SQFT |               |

GENERAL NOTES

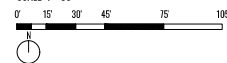
40TH ST & MCDOWELL

APN 125-19-012B

© 07/29/2024

A0.5

PRELIMINARY SHADE PLAN  
SCALE 1" = 30'



kaiserworks

915 East Pierce Street  
Phoenix, Arizona 85006  
kaiserworks.com

# Tab G

## Conceptual Rendering

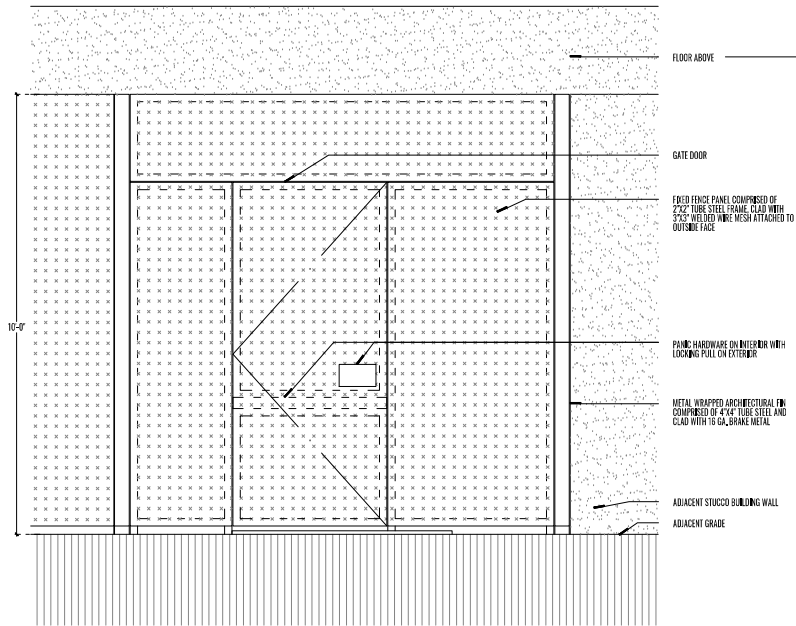




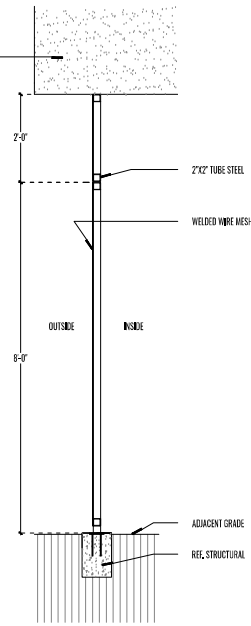
kaiserworks

# Tab H

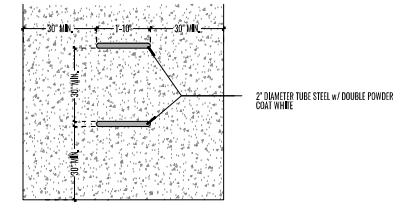
## Site Details



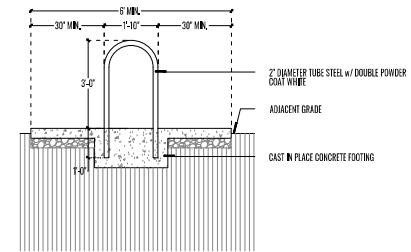
01A | A1.1 FENCE + GATE ELEVATION DETAIL  
SCALE: 1/2" = 1'-0"



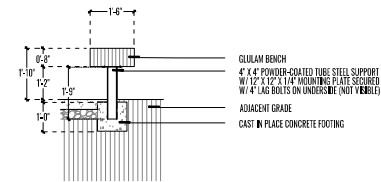
01B | A1.1 GATE SECTION DETAIL  
SCALE: 1/2" = 1'-0"



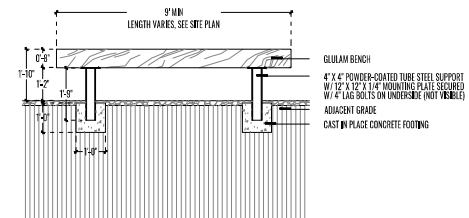
02A | A1.1 BIKE RACK PLAN DETAIL  
SCALE: 1/2" = 1'-0"



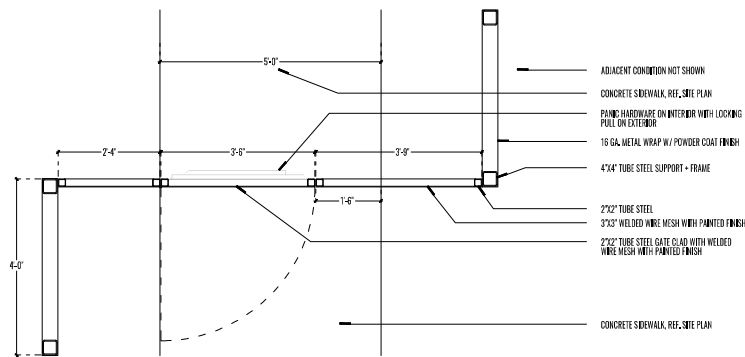
02B | A1.1 BIKE RACK SECTION DETAIL  
SCALE: 1/2" = 1'-0"



03A | A1.1 GLULAM BENCH SECTION DETAIL  
SCALE: 1/2" = 1'-0"



03B | A1.1 GLULAM BENCH DETAIL  
SCALE: 1/2" = 1'-0"



01C | A1.1 FENCE + GATE PLAN DETAIL  
SCALE: 1/2" = 1'-0"

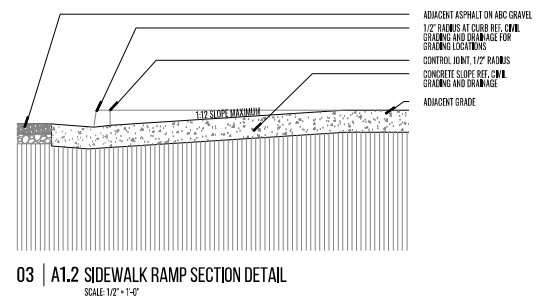
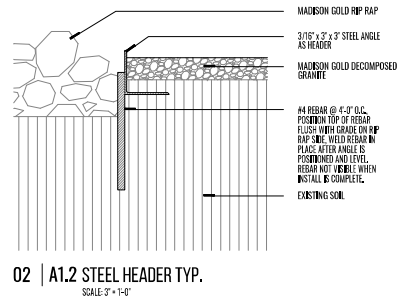
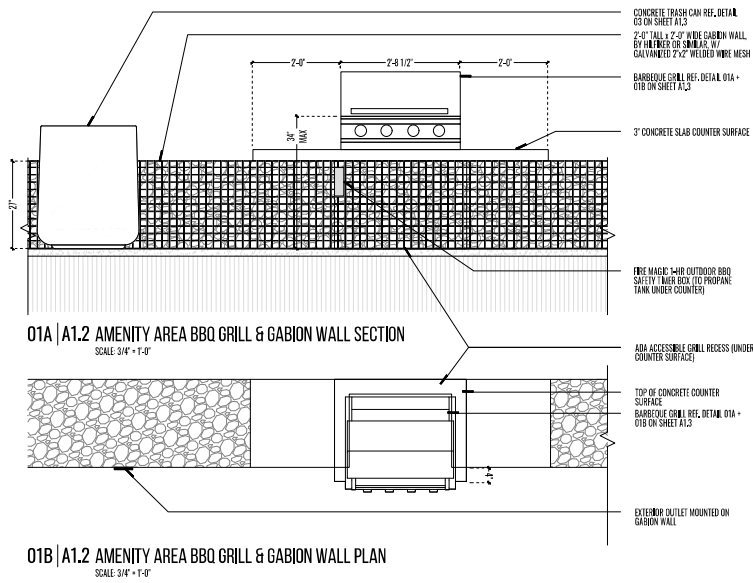
40TH ST & MCDOWELL  
APN 125-19-012B

07/29/2024

A1.1  
SITE DETAILS  
SCALE: VARIES

kaiserworks  
915 East Pierce Street  
Phoenix, Arizona 85006  
kaiserworks.com

N/A: 23-221  
SHE: 2300065  
PWP: 2300761  
05: 12-37



**40TH ST & MCDOWELL**  
APN 125-19/-012B

© 07/29/2024

**A1.2**  
SITE DETAILS (CONT.)  
SCALE: VARIES

**kaiserworks**  
915 East Pierce Street  
Phoenix, Arizona 85006  
kaiserworks.com

**SPECIFICATIONS**

NOTE: ALWAYS have equipment measured by Contractor before beginning site work.

\*These dimensions create the required air gap underneath this appliance. This air gap serves multiple purposes, such as preventing a build-up of heat in the island cavity and helping provide proper airflow for combustion and/or catalytic.

**BLZ-3LBM**

**BLZ-4LBM**

Blaze Outdoor Products Instructional Book  
Page 3

01A | A1.3 BARBECUE GRILL - BLZ-4LBM

| Model: BLZ-3LBM / P / BLZ-3LBM-A1.3 BURNER  |   | Model: BLZ-4LBM / P / BLZ-4LBM-A1.3 BURNER  |   |
|---|---|---|---|
|   | <b>Color Dimensions</b><br>36 5/8" W x 21 1/2" H x 20 1/2" D<br><small>*These dimensions create the required air gap underneath this appliance. This air gap serves multiple purposes, such as preventing a build-up of heat in the island cavity and helping provide proper airflow for combustion and/or catalytic.</small>   |   | <b>Color Dimensions</b><br>36 5/8" W x 21 1/2" H x 20 1/2" D<br><small>*These dimensions create the required air gap underneath this appliance. This air gap serves multiple purposes, such as preventing a build-up of heat in the island cavity and helping provide proper airflow for combustion and/or catalytic.</small>   |
| <b>BTU Output</b><br>14,000 BTU per Burner at 5000  | <b>BTU Output</b><br>14,000 BTU per Burner at 5000  | <b>BTU Output</b><br>14,000 BTU per Burner at 5000  | <b>BTU Output</b><br>14,000 BTU per Burner at 5000  |
| <b>Material</b><br>Stainless Steel  | <b>Material</b><br>Stainless Steel  | <b>Material</b><br>Stainless Steel  | <b>Material</b><br>Stainless Steel  |
| <b>Primary Ignition</b><br>Push 'N' Turn Flame Thrower  | <b>Primary Ignition</b><br>Push 'N' Turn Flame Thrower  | <b>Primary Ignition</b><br>Push 'N' Turn Flame Thrower  | <b>Primary Ignition</b><br>Push 'N' Turn Flame Thrower  |
| <b>Secondary Ignition</b><br>Avalanche  | <b>Secondary Ignition</b><br>Avalanche  | <b>Secondary Ignition</b><br>Avalanche  | <b>Secondary Ignition</b><br>Avalanche  |
| <b>Cooking Grid</b><br>Avalanche  | <b>Cooking Grid</b><br>Avalanche  | <b>Cooking Grid</b><br>Avalanche  | <b>Cooking Grid</b><br>Avalanche  |
| <b>Dimensions</b><br>32 3/4" X 18"  | <b>Dimensions</b><br>32 3/4" X 18"  | <b>Dimensions</b><br>32 3/4" X 18"  | <b>Dimensions</b><br>32 3/4" X 18"  |
| <b>Total Cooking Area</b><br>140sq in (includes warming rack)   | <b>Total Cooking Area</b><br>140sq in (includes warming rack)   | <b>Total Cooking Area</b><br>140sq in (includes warming rack)   | <b>Total Cooking Area</b><br>140sq in (includes warming rack)   |
| <b>Flame Tamer</b><br>Removable Heat Zone Separators  | <b>Flame Tamer</b><br>Removable Heat Zone Separators  | <b>Flame Tamer</b><br>Removable Heat Zone Separators  | <b>Flame Tamer</b><br>Removable Heat Zone Separators  |
| <b>Zone Cooking</b><br>Optional   | <b>Zone Cooking</b><br>Optional   | <b>Zone Cooking</b><br>Optional   | <b>Zone Cooking</b><br>Optional   |
| <b>Stainless Kit (Mirror &amp; Forks)</b><br>Optional   | <b>Stainless Kit (Mirror &amp; Forks)</b><br>Optional   | <b>Stainless Kit (Mirror &amp; Forks)</b><br>Optional   | <b>Stainless Kit (Mirror &amp; Forks)</b><br>Optional   |
| <b>Burner</b><br>Each grill contains an NG/LP Control Kit   | <b>Burner</b><br>Each grill contains an NG/LP Control Kit   | <b>Burner</b><br>Each grill contains an NG/LP Control Kit   | <b>Burner</b><br>Each grill contains an NG/LP Control Kit   |
| <b>Gas Type</b><br>Each grill contains an NG/LP Control Kit   | <b>Gas Type</b><br>Each grill contains an NG/LP Control Kit   | <b>Gas Type</b><br>Each grill contains an NG/LP Control Kit   | <b>Gas Type</b><br>Each grill contains an NG/LP Control Kit   |
| <b>Warranty</b><br>*1 Year - Lifetime - Defects in manufacturing and workmanship.<br>Cooking grid, Flame Tamer, Heat Zone Separators, stainless housing as well as the stainless burners are warranted through.<br>*1 Year - Lifetime on valves.<br>*1 Year - Ignition, electronics and lighting systems.<br>*Appliances must be registered within 30 days of purchase to validate this warranty.<br>*See warranty section for details. | <b>Warranty</b><br>*1 Year - Lifetime - Defects in manufacturing and workmanship.<br>Cooking grid, Flame Tamer, Heat Zone Separators, stainless housing as well as the stainless burners are warranted through.<br>*1 Year - Lifetime on valves.<br>*1 Year - Ignition, electronics and lighting systems.<br>*Appliances must be registered within 30 days of purchase to validate this warranty.<br>*See warranty section for details. | <b>Warranty</b><br>*1 Year - Lifetime - Defects in manufacturing and workmanship.<br>Cooking grid, Flame Tamer, Heat Zone Separators, stainless housing as well as the stainless burners are warranted through.<br>*1 Year - Lifetime on valves.<br>*1 Year - Ignition, electronics and lighting systems.<br>*Appliances must be registered within 30 days of purchase to validate this warranty.<br>*See warranty section for details. | <b>Warranty</b><br>*1 Year - Lifetime - Defects in manufacturing and workmanship.<br>Cooking grid, Flame Tamer, Heat Zone Separators, stainless housing as well as the stainless burners are warranted through.<br>*1 Year - Lifetime on valves.<br>*1 Year - Ignition, electronics and lighting systems.<br>*Appliances must be registered within 30 days of purchase to validate this warranty.<br>*See warranty section for details. |

Blaze Outdoor Products Instructional Book  
Page 3

01B | A1.3 BARBECUE GRILL - BLZ-4LBM

**PARK WAREHOUSE**

PROPRIETARY AND CONFIDENTIAL  
THE INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF PARK WAREHOUSE, LLC. ANY REPRODUCTION, DISTRIBUTION, OR DISSEMINATION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF PARK WAREHOUSE, LLC IS STRICTLY PROHIBITED.  
© 2024 PARK WAREHOUSE, LLC. ALL RIGHTS RESERVED.  
Sheet # 011118

02 | A1.3 SOLID ROUND CONCRETE BENCH 3'-0"

**PARK WAREHOUSE**

PROPRIETARY AND CONFIDENTIAL  
THE INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF PARK WAREHOUSE, LLC. ANY REPRODUCTION, DISTRIBUTION, OR DISSEMINATION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF PARK WAREHOUSE, LLC IS STRICTLY PROHIBITED.  
© 2024 PARK WAREHOUSE, LLC. ALL RIGHTS RESERVED.  
Sheet # 011115

03 | A1.3 AMENITY CONCRETE TRASH CAN

40TH ST & MCDOWELL  
APN 125-19-012B

© 07/29/2024

**A1.3**  
SITE DETAILS SPECS  
SCALE: VARIES

**kaiserworks**  
915 East Pierce Street  
Phoenix, Arizona 85006  
kaiserworks.com

# Tab I

## Ground Level Screening Exhibit

# EXHIBIT 'A'

40TH MCDOWELL  
SEPTEMBER 24, 2024  
APN 125-19-012B

kaiserworks



FULL HEIGHT  
VERTICAL FINNS W/  
METAL CLADDING,  
SANDSTONE COLOR

FULL HEIGHT GALVANIZED  
WELDED WIRE MESH INFILL  
PANELS

HACIENDA CREEPER  
VINES

PLANTER DEPTH  
VARIES, 5'-0" MINIMUM