

SEP 26 2024

**Planning & Development
Department**

Indian School Road and 18th Place

NWC Indian School Road and 18th Place, Phoenix

**Planned Unit Development
Development Narrative**
Case No. Z-58-23



1st Submittal: September 1, 2023
2nd Submittal: September 26, 2024

PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (“PUD”) is intended to be a stand-alone set of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. A PUD includes substantial background information to illustrate the intent of the development. However, these purpose and intent statements are not necessarily requirements to be enforced by the City. The PUD only modifies zoning ordinance regulations to fit the unique character of the project, site characteristics and location. It does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

This PUD will provide the set of regulatory zoning provisions designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein shall amend the various noted provisions of the City of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

PRINCIPALS & DEVELOPMENT TEAM

Owner/Developer

Del Pueblo Communities

10751 N. Frank Lloyd Wright Blvd, Suite 201

Scottsdale, AZ 85259

Contact: Kelly Lannan

480-947-6200

ktl@azdelpueblo.com

Architect

CCBG Architects, Inc.

102 E. Buchanan St.

Phoenix, AZ 85004

Contact: Brian Cassidy

602-258-2211

bcassidy@ccbgarchitects.com

Representative

Withey Morris Baugh, PLC

2525 E. Arizona Biltmore Circle, Ste A-212

Phoenix, Arizona 85016

Attorney: Jason Morris

Land Use Planner: Hannah Bleam, AICP

602-230-0600

jason@wmbattorneys.com

hannah@wmbattorneys.com

TABLE OF CONTENTS

A. PURPOSE AND INTENT	5
B. LAND USE PLAN	7
C. LIST OF USES	7
D. DEVELOPMENT STANDARDS	9
E. DESIGN GUIDELINES	14
F. SIGNS	16
G. SUSTAINABILITY	16
H. INFRASTRUCTURE	17
I. COMPARATIVE ZONING TABLE	19
J. LEGAL DESCRIPTION	21
K. EXHIBITS	
<i>AREA VICINITY MAP</i>	A
<i>SITE AERIAL</i>	B
<i>ZONING MAP</i>	C
<i>GENERAL PLAN LAND USE MAP</i>	D
<i>CONCEPTUAL SITE PLAN</i>	E
<i>CONCEPTUAL ELEVATIONS</i>	F
<i>CONCEPTUAL LANDSCAPE PLAN</i>	G

A. PURPOSE AND INTENT

1. BACKGROUND AND PROJECT OVERVIEW

The intent of this application is to rezone approximately 1.8 acres of vacant land from C-2, P-1, and R-3 to PUD for the development of a new mixed use multifamily and commercial infill development (the "Project"). This PUD application has been specifically tailored to establish development standards and guidelines for a multifamily residential community, with some ground floor commercial opportunities to serve the neighborhood, that will provide additional housing options along Indian School Road.

The uniquely shaped property is located east of the SR-51, at the northwest corner of Indian School Road and 18th Place (the "Property"). The Property consists of four (4) parcels, Maricopa County APNs 163-29-054A, 163-29-056A, 163-29-128 and 163-29-129. To the north of the Property are single-family residential homes, zoned R-3. To the south and east are commercial uses, zoned C-2. To the west is a vacant parcel zoned C-2. See Vicinity Map at **Exhibit A** and Site Aerial at **Exhibit B**.

Most of the Property is zoned C-2, with a small amount of R-3 and P-1, per rezoning case Z-11-94. The commercial portion of the Property has been there since annexation. There was a commercial use on the site until the late 1990s and the Property has remained vacant since that time. The approved R-3 on the Property was rezoned in 1994, per rezoning case Z-111-94. See Zoning Map at **Exhibit C**.

The Property's General Plan Land Use Map designation is both Commercial and Residential 5 to 10 du/acre. See General Plan Land Use Map at **Exhibit D**.

The proposed project is in keeping with the revitalization and rejuvenation occurring in the area, with additional residential units being constructed along Indian School Road. The vacant infill property is ideal for a multifamily residential product that provides buildings and neighborhood commercial opportunities adjacent to the streets to provide a walkable environment.

The proposal is for 76 units of multifamily residential which includes 1-bedroom, 2-bedroom, and 3-bedroom units. The project is a 4-story podium structure, with parking and local commercial uses on the first level and residential units on the top three levels. In addition, to be sensitive to the neighbors to the north, the project has a large building setback, trees, and a step down on the northern portion of the building to shift heights towards Indian School Road. The project includes approximately 1,800 square feet of commercial/retail spaces along the ground floor. Due to the close proximity to the SR-51 & the Indian School Road interchange, vehicle access is proposed off of 18th Place. In addition, the streetscape will be greatly improved along 18th Place, 18th Street, and Indian School Road as the project will provide a

large, detached sidewalk and landscape strip planted with significant trees and shrubs to make the existing conditions much more attractive.

2. OVERALL DESIGN CONCEPT

As an infill development, one key design concept for the development is focused on its sensitivity and consideration of adjacent residential land uses. Currently the site sits between a busy major arterial roadway to the south and single-family residential houses to the north. To be respectful to the neighbors and achieve a balance for the transition of height to the north, the building is pushed to the south of the site. In addition, the building has a significant setback from the northern property line with landscaping, and shade trees between the residentially zoned properties.

To help activate the urban environment, commercial and retail spaces are aligned along Indian School Road and 18th Place to shield the parking garage and create an activated street frontage to enhance walkability in this area of Indian School Road.

The change of the material at the base of the building will break up the mass for the pedestrians walking on the street level. Street landscapes are also incorporated along Indian School Road and 18th Place to provide shade and an urban form to enhance connectivity to the surrounding area.

Due to the location of the infill parcel near the on-ramp to the SR-51, it limits access that is available to and from the Property. We are prohibited from using the alley and Indian School Road for access to the project. As such, to maintain the urban, walkable feel of the development, access will occur from 18th Place.

In summary, the project will improve a vacant, infill site adjacent to SR-51 and establish a development with an appropriate mix of uses (residential and neighborhood commercial) for this area. The project as outlined in the PUD will provide a high-quality mixed-use development in the following ways:

- Proposes thoughtful architecture and façade treatments that are harmonious and enhance this portion of Indian School Road.
- Supports a strong pedestrian environment through pedestrian-scale architecture, ground floor activation, and streetscape landscaping that creates an attractive streetscape.
- Encompasses a large building setback and height stepdown on the northern portion of the site that is sensitive to residential neighbors.
- Improves a long vacant, infill Property that is prime for quality redevelopment, such as what is proposed.

See Conceptual Site Plan at **Exhibit E**, Conceptual Elevations at **Exhibit F**, and Conceptual Landscape Plan at **Exhibit G**.

B. LAND USE PLAN

1. LAND USE CATEGORIES

The approximately 2.01 gross acre site is designed to allow a mixed-use development including multifamily residential with commercial ground floor opportunities to serve the surrounding neighborhood.

2. CONCEPTUAL SITE PLAN

The plans, renderings, and elevations provided with this submittal are conceptual in nature and meant to depict the envisioned scale, materials, and design guidelines for this site. The development standards and design guidelines in this PUD are formulated to allow this conceptual vision to be realized.

The following provides an overview of the site plan, as described below:

- Ground floor: The ground floor of the proposal is the location of the main building entrances, the lobby, leasing office, indoor amenity space for residents, and commercial/retail spaces. In addition, the ground floor level includes the parking for the Project that is screened from the view. Significant landscaping is also proposed along Indian School Road, 18th Place, and 18th Street to provide an appealing streetscape environment.
- Level 2: This level includes an amenity deck for residents including a pool, and outdoor recreation and lounging spaces. There are also a mix of 1-, 2-, and 3-bedroom units proposed on this level.
- Level 3 and 4: This level includes a mix of 1-, 2-, and 3-bedroom units on this level of the development.

C. LIST OF USES

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this section, as authorized by Zoning Ordinance Section 307.A.3.

1. PERMITTED LAND USES

Permitted and accessory uses shall be limited as follows:

A. Multifamily Residential

B. Non-residential uses allowed in Phoenix Zoning Ordinance §622 (C-1 Neighborhood Retail), except for the prohibited uses listed below.

2. PROHIBITED USES

- Adult Day Care Home and Center
- Auctioneer's Office (only)
- Auto Title Loan Establishments
- Automated Collection Center
- Automobile Parts and Supplies, Retail
- Bingo
- Bird Sales, Retail
- Boarding House
- Bonding Companies
- Butcher Shops
- Cesspool Builders and Service, Offices Only
- Christian Science Reading Rooms
- Cleaning and Dyeing Outlets
- Coin Dealers
- Collection Agencies
- Community Residence Center
- Department Stores
- Electrical Appliances, Retail Sales and Service
- Environmental Remediation Facility
- Freight Traffic Service Offices
- Furnaces, Display and Sales, Retail
- Furs, Retail Sales and Repairing
- Gas Appliances, Retail Sales and Service

- Gas Stations
- Group Home
- Hospice
- Hospital
- Indexing Systems and Supplies, Retail Sales
- Laundries, Self Help, Hand
- Linoleum Sales, Retail
- Milk Distribution Stations, Retail
- Newspaper Distribution Center with management offices
- Pet Day Care Facility with Outdoor Accessory Uses
- Pipe Line Companies, Office Only
- Railroad Agents
- Range and Stoves, Retail Sales and Service
- Refrigerators, Retail Sales and Service
- Restaurants over 2,000 square feet in size
- Service Stations, Automobile
- Temporary Environmental Remediation Facilities

3. TEMPORARY USES

Temporary uses shall be allowed subject to the provisions of Phoenix Zoning Ordinance §708.

D. DEVELOPMENT STANDARDS

The purpose and intent of the provisions defined within this PUD are to promote the development of a quality mixed use project. The development standards and design guidelines are reflective of the environment envisioned for the new mixed-use project.

1. DEVELOPMENT STANDARDS TABLE – MIXED-USE MULTIFAMILY

GENERAL REQUIREMENTS	
Maximum Building Height	56 feet 30 feet maximum building height for first 60 feet from north property line.
Maximum Lot Coverage	90%
Maximum Density	76 units; 38 du/acres
Minimum Building Setbacks	
North	70 feet
South (Indian School Road)	10 feet
East (18 th Place)	5 feet
West (18th Street and Interior Property Line Adjacent to C-2 zoning)	5 feet
West (Interior Property Line Adjacent to C-2 zoning)	0 feet
Minimum Open Space (to include rooftop and outdoor spaces)	7%
Division of Uses	Minimum 1,700 square feet of commercial uses on the ground floor of the building.

2. STREET STANDARDS

Streetscape Standards	Minimum
Indian School Road	<p>Landscape strip located between back of curb and sidewalk: 8 feet</p> <p>Landscape Strip Planting Standards:</p> <p>Minimum 3-inch caliper trees (50% of required trees)</p> <p>Minimum 2-inch caliper trees (50% of required trees)</p> <p>Live Coverage: Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity</p> <p>Detached sidewalk width: Minimum 10 feet</p> <p>Sidewalk tree shade coverage: 75%</p>
18 th Place	<p>Landscape strip located between back of curb and sidewalk: 8 feet</p> <p>Landscape Planting Standards:</p> <p>Minimum 3-inch caliper trees (50% of required trees)</p> <p>Minimum 2-inch caliper trees (50% of required trees)</p> <p>Live Coverage: Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity</p> <p>Detached sidewalk width: Minimum 10 feet</p> <p>Sidewalk tree shade coverage: 75%</p>

18th Street	<p>Landscape strip located between back of curb and sidewalk: 8 feet</p> <p>Landscape Planting Standards:</p> <p>Minimum 3-inch caliper trees (50% of required trees)</p> <p>Minimum 2-inch caliper trees (50% of required trees)</p> <p>Live Coverage: Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity</p> <p>Detached sidewalk width: Minimum 10 feet</p> <p>Sidewalk tree shade coverage: 75%</p>
-------------	--

3. LANDSCAPE STANDARDS TABLE

GENERAL REQUIREMENTS	
<ul style="list-style-type: none"> All landscaping shall be irrigated with a permanent irrigation system with a weather sensor. All landscaping shall be drought-tolerant species, per the Arizona Department of Water Resources Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List. Include a minimum number of species for trees, shrubs, groundcovers, and cactus/succulents/accents, to promote biodiversity. 	
Minimum Landscape Setbacks	
North	5 feet
South (Indian School Road)	8-foot landscape strip beginning at back of curb w/ 10-foot detached sidewalk
East (18 th Place)	8-foot landscape strip beginning at back of curb w/ 10-foot detached sidewalk
West (18 th Street)	8-foot landscape strip beginning at back of curb w/ 10-foot detached sidewalk
West (Interior Property Line Adjacent to C-2 zoning)	0 feet

Planting Standards	
	Minimum Planting Size
North (adjacent to alley)	<p>Minimum 3-inch caliper trees (50% of required trees)</p> <p>Minimum 2-inch caliper trees (50% of required trees)</p> <p>Live Coverage: Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity.</p>

2. SHADE STANDARDS

- Shade shall be provided by a structure, landscaping at maturity, or a combination of the two, unless otherwise noted.
- Shade shall be calculated at summer solstice at noon.
- Sidewalks: Minimum 75%; minimum 50% shade to be provided by shade trees.
- Bicycle Infrastructure: Minimum 75%
- Common Open Space (Including Rooftop Amenities and Amenity Deck): Minimum 50%

3. PARKING

Residential parking for the project will provide 1.45 spaces per residential unit. Parking for the commercial uses will be consistent with Section 702 of the Phoenix Zoning Ordinance. Parking for the project is on the first floor of the building and will be screened with the building or a wall. Compact parking spaces will be permitted as needed.

A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) capable spaces.

4. BICYCLE PARKING

- Secured bicycle parking at a minimum rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces.
- Guest bicycle parking at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces.

- Non-secured bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the community center and/or clubhouse and open space areas and 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.

5. LIGHTING

All lighting shall comply with Section 704 and Section 507 Tab A.II.A.8 of the Phoenix Zoning Ordinance and Section 23-100 of the Phoenix City Code. Pedestrian lighting shall be provided adjacent to public and private pedestrian walkways and sidewalks and shall comply with the following standards:

- Fifteen-foot maximum height of lighting fixtures.
- A minimum of one foot candle illumination shall be maintained throughout the pedestrian walkway or sidewalk.
- Uniform lighting shall be placed along the entire pedestrian walkway or sidewalk to avoid bright high glare areas and low visibility dark areas.

E. DESIGN GUIDELINES

<u>ARCHITECTURE</u>	
<u>Exterior Materials:</u>	<ul style="list-style-type: none"> • The exterior materials shall include a mix of stucco, brick, cmu, decorative metal screening, and storefront glazing along the ground floor frontage. • Ground level is a mix of the brick, cmu, and storefront glazing to differentiate the pedestrian experience at street level. • The floors above are all stucco with ivory being the main color with accents of grey and red.
<u>Storefront:</u>	<ul style="list-style-type: none"> • 40% max of storefront at first level facing Indian School Road • 30% max of storefront at first level facing 18th Place • Canopies required above each storefront

<u>Material Percentages:</u>	<ul style="list-style-type: none"> • Stucco will constitute maximum 90% of elevations facing Indian School Road and 18th Place. • Any elevation more than 25% stucco must utilize stucco in minimum 3 distinct colors.
<u>Color Palette:</u>	<ul style="list-style-type: none"> • The color palette includes Ivory, Dark grey accent, Red accent, and Tan brick.
<u>Site Amenities:</u>	<p>The development will include a minimum of four (4) amenities, which may include, but not be limited to the following:</p> <p>A. Indoor Amenities:</p> <ul style="list-style-type: none"> • Fitness center for residents • Coworking Space • Clubhouse <p>B. Outdoor/Rooftop Amenities:</p> <ul style="list-style-type: none"> • Roof Deck with seating and lounging areas • Pool • BBQ Area
<u>Articulation:</u>	<p>The building mass is one level of commercial/retail and three levels of residential units along Indian School Road and 18th Place. The building above the ground floor is broken into vertical masses with balconies and sunshades sunken into the façade of the building.</p> <p>Horizontal shade elements should be incorporated to provide visual interest and minimize direct sun exposure where appropriate.</p>
<u>Glazing:</u>	<p>Windows shall be located to minimize direct heat gain while providing ample natural light and ventilation.</p> <p>25% max of glazing per level facing north</p>

<u>Balconies:</u>	If balconies are proposed with units, they shall be a minimum of 50 square feet.
<u>Fence/Wall:</u>	The fence and walls will be harmonious with the colors of the proposed building.
<u>Pedestrian Pathway Treatment:</u>	Where pedestrian walkways cross a vehicular path on the site, the pathway shall be constructed of decorative pavers, stamped, painted, or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
<u>Green Stormwater Infrastructure:</u>	A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved by the Planning and Development Department.

F. SIGNS

Signage for the development shall be governed by Phoenix Zoning Ordinance §705.

G. SUSTAINABILITY

The project will incorporate several sustainable/ green building strategies including:

1. CITY ENFORCEABLE STANDARDS

- A. Reduce heat island effect with minimum shade requirement for sidewalks.
- B. Encourage recycling through the inclusion of recycling bins within garbage enclosures.
- C. Encourage water conservation through the selection of drought tolerant landscaping.
- D. Encourage water conservation though drip irrigation system.
- E. Encourage the use of recycling collection.

2. ADDITIONAL CONSIDERATIONS

- A. Encourage energy use reduction with increased efficiency rating HVAC system.
- B. Encourage healthy air quality with low-VOC or no-VOC paints.

H. INFRASTRUCTURE

1. GRADING AND DRAINAGE

Development shall conform to the City of Phoenix Grading and Drainage regulations and design guidelines, as approved by the Planning and Development Department.

2. WATER AND WASTEWATER

There are existing water and sewer that can serve the site. Development of the site may require infrastructure improvements based on proposed uses and capacity demand at that time. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards and Policies.

3. CIRCULATION SYSTEMS

Access to the Project will be provided via one proposed driveway off 18th Place. There are no anticipated sight distance concerns at the site access driveway location.

18th Place is approximately 500 ft east of the SR-51 and Indian School Road Interchange. For southbound right-turns at Indian School Road and 18th Place, there is a weaving distance of approximately 100 feet available to get into the westbound left-turn lanes to continue south on SR 51.

4. COMPLETE STREETS

Providing safe and comfortable streets is extremely important for pedestrian comfort and neighborhood character. The site has been designed in such a way that takes the following principles from the Phoenix Complete Streets Design Guidelines into consideration:

Design for Context

The project will enhance the area and create an engaging and inviting Indian School and 18th Place with storefront frontage types that are appropriate in scale and design for the area. In addition, we are providing bicycle parking for those who wish to utilize nearby bike lanes on 20th Street.

Design for Safety

The site was designed with pedestrian safety in mind. The developer will enhance the pedestrian context within and around the Property to provide connectivity and safety. A large, detached sidewalk, landscape strips and trees will be provided on all three adjacent streets (18th Street, 18th Place, and Indian School Road).

Design for Comfort and Convenience, Sustainability and Connectivity

The site was designed and landscaped in such a way to provide thermal comfort to pedestrians year-round with the use of drought-tolerant shade trees. The Indian School Road, 18th Street 18th Place frontages will provide shade trees for thermal comfort to pedestrians and enhanced walkability. The shade requirements for the sidewalks are at 75%.

I. COMPARATIVE ZONING TABLE (MIXED-USE MULTIFAMILY)

MIXED USE MULTIFAMILY DEVELOPMENT		
	Proposed PUD	R-5
Maximum Building Height	56 feet / 4 story	48 feet / 4 story There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.
Maximum Lot Coverage	90%	50%
Maximum Density	76 units; 38 du/acres	45.68; 52.20 with bonus
Minimum Building Setbacks		
North	70 feet	10 feet
South (Indian School Road)	10 feet	20 feet
East (18 th Place)	5 feet	20 feet
West (18 th Street)	5 feet	20 feet
West (Interior Property Line Adjacent to C-2 zoning)	0 feet	0 feet
Minimum Landscape Setbacks		
North	5 feet	10 feet
South (Indian School Road)	8-foot landscape strip beginning at back of curb w/ 10-foot detached sidewalk	20 feet
East (18 th Place)	8-foot landscape strip beginning at back of	20 feet

	curb w/ 10-foot detached sidewalk	
West (18 th Street)	8-foot landscape strip beginning at back of curb w/ 10-foot detached sidewalk	20 feet adjacent to 18 th Street
West (Interior Property Line Adjacent to C-2 zoning)	0 feet	0 feet
Minimum Open Space	7%	5%

J. LEGAL DESCRIPTION

PARCEL NO. 1:

Lot 13, Block 3, PETERS VIEW TRACT, according to Book 30 of Maps, page 23, records of Maricopa County, Arizona;

TOGETHER with that portion of an abandoned alley adjacent to said Lot as described in the Resolution 21116 of the City of Phoenix recorded March 8, 2013 in Recording No. 20130215786.

PARCEL NO. 2:

Lot 15, Block 3, PETERS VIEW TRACT, according to Book 30 of Maps, page 23, records of Maricopa County, Arizona;

TOGETHER with that portion of an abandoned alley adjacent to said Lot as described in the Resolution 21116 of the City of Phoenix recorded March 8, 2013 in Recording No. 20130215786.

PARCEL NO. 3:

Lot 1, 18TH PLACE AND INDIAN SCHOOL ROAD NW, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 1141 of Maps, page 27.

PARCEL NO. 4:

That part of Lot 12 in Block 3, PETERS VIEW TRACT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 30 of Maps, page 23, dedicated as an alley to the City of Phoenix in Ordinance No. S-26942, recorded March 27, 2000 in Recording No. 00-0226710, and abandoned by Resolution 21116 of the City of Phoenix, recorded March 8, 2013 in Recording No. 20130215786, records of Maricopa County, described as follows:

BEGINNING at the Northwest corner of said Lot 12;

thence North 89 degrees 59 minutes 58 seconds East along the North line of said Lot 12, a distance of 127.86 feet to the Northeast corner of said Lot 12;

thence South 00 degrees 39 minutes 00 seconds West along the East line of said Lot 12, a distance of 9.85 feet;

thence South 89 degrees 34 minutes 23 seconds West, a distance of 113.90 feet;

thence North 60 degrees 34 minutes 38 seconds West, a distance of 15.94 feet to the West line of said Lot 12;

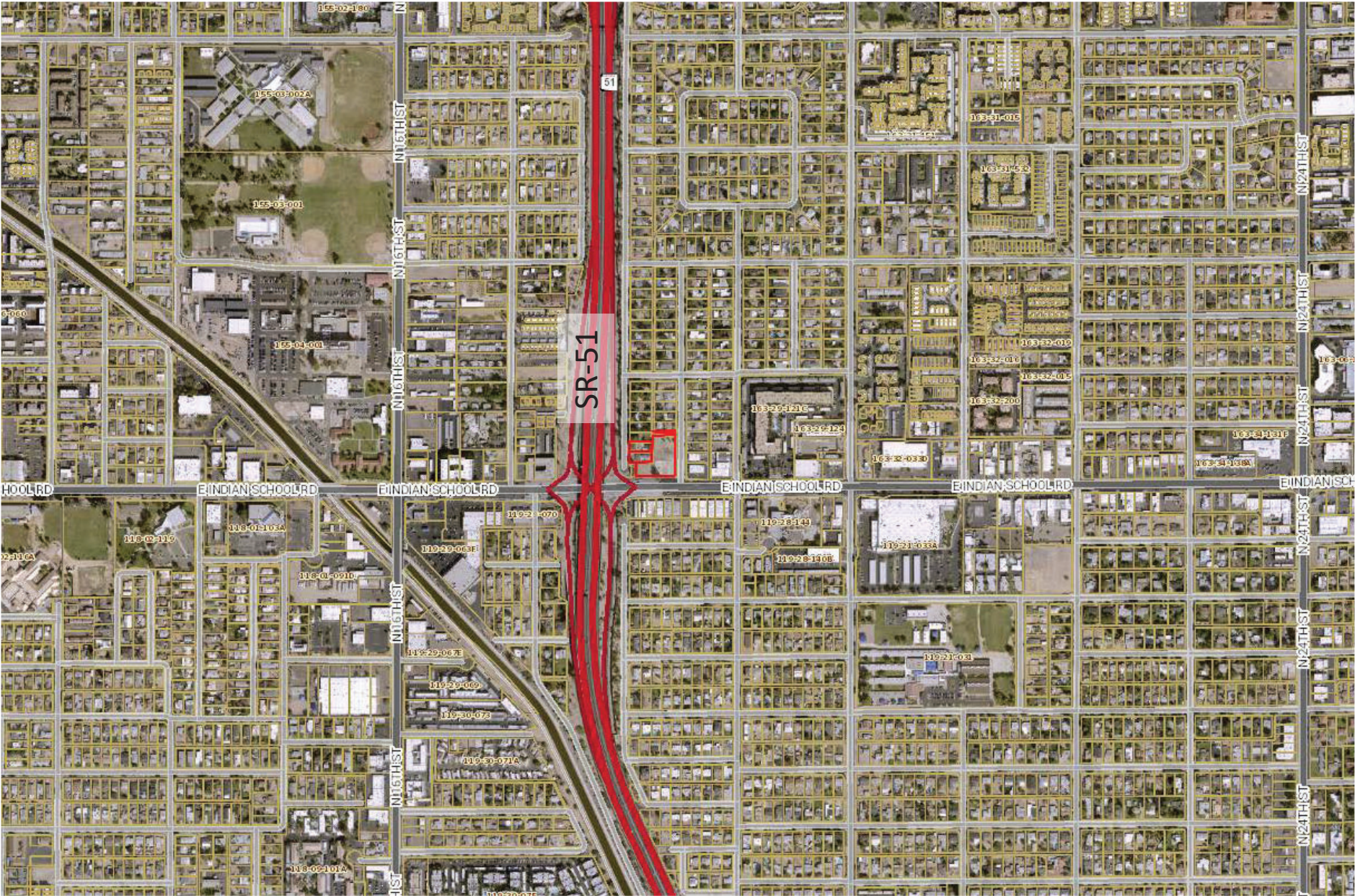
thence North 00 degrees 40 minutes 17 seconds East along said West line, a distance of 2.87 feet to the TRUE POINT OF BEGINNING.

K. EXHIBITS

<i>AREA VICINITY MAP</i>	A
<i>SITE AERIAL</i>	B
<i>ZONING MAP</i>	C
<i>GENERAL PLAN LAND USE MAP</i>	D
<i>CONCEPTUAL SITE PLAN</i>	E
<i>CONCEPTUAL ELEVATIONS</i>	F
CONCEPUAL LANDSCAPE PLAN	G

Exhibit A

Vicinity Map



1802 E Indian School Road

Exhibit B

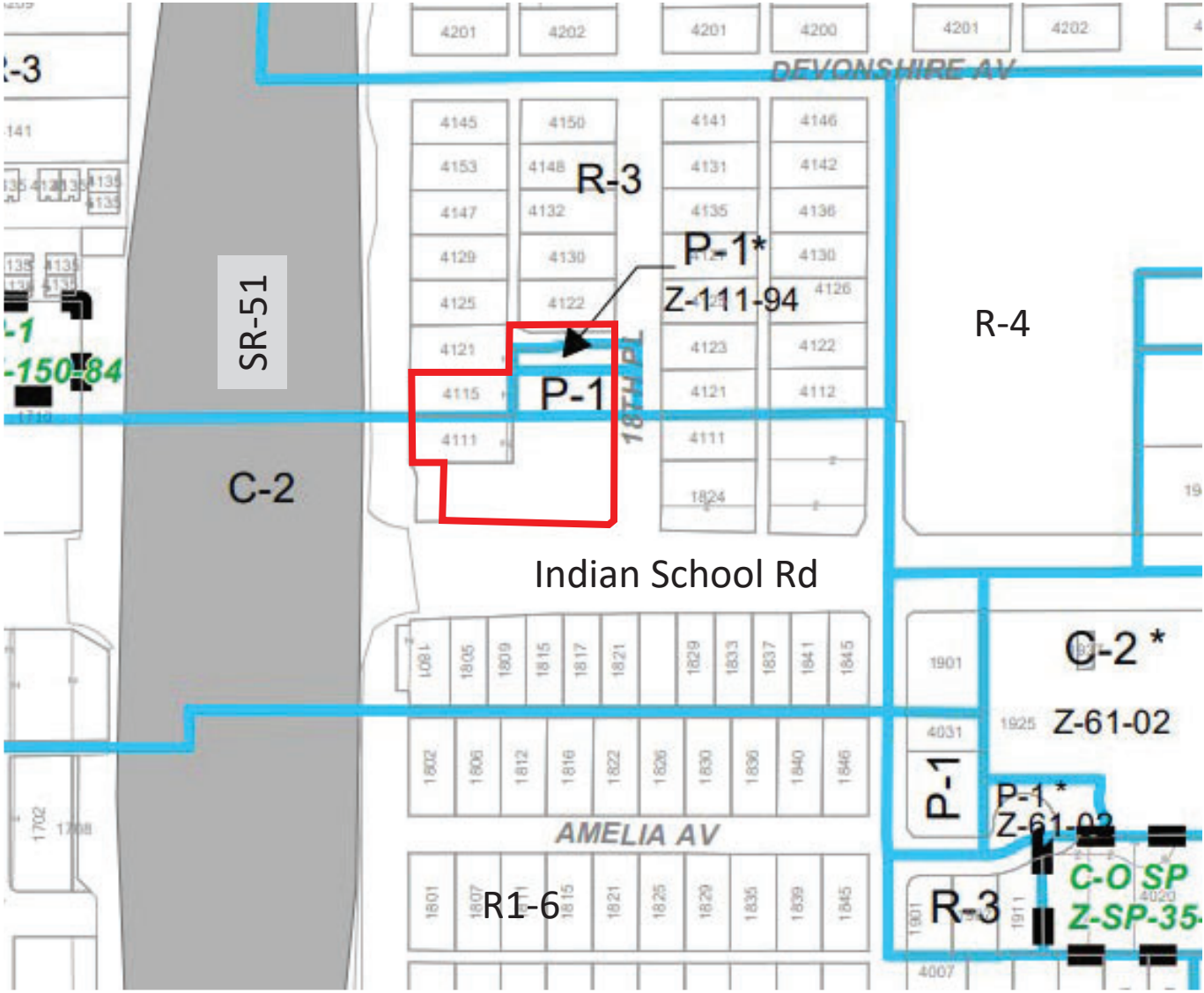
Aerial Map



1802 E Indian School Road

Exhibit C

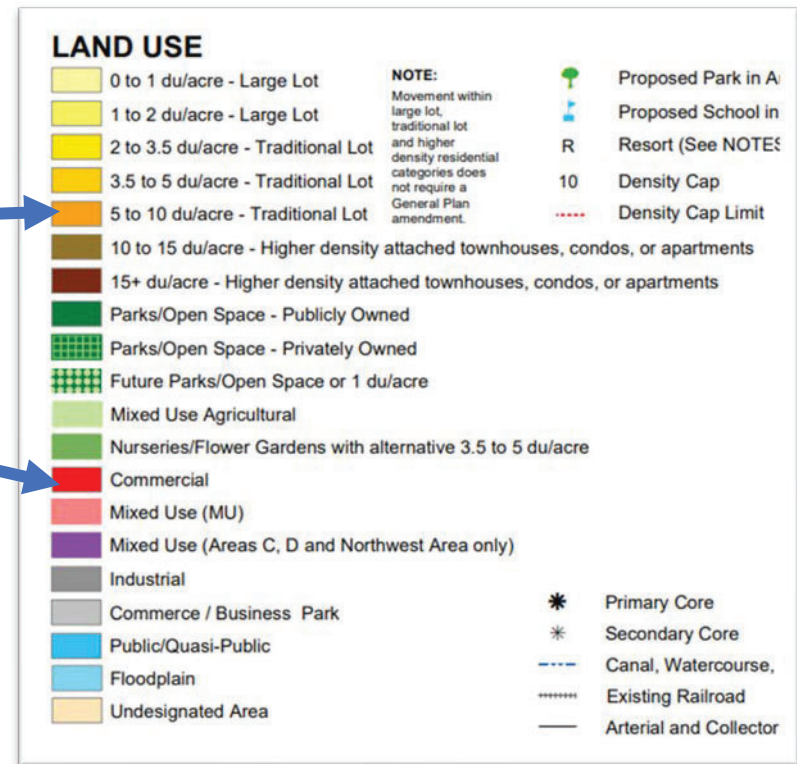
Zoning Map



1802 E Indian School Road

Exhibit D

General Plan Map



1802 E Indian School Road

Exhibit E

PROJECT TEAM

OWNER:
SRM INDIAN SCHOOL, LLC
10751 N FRANK LLOYD WRIGHT BLVD STE 201
SCOTTSDALE, AZ 85259
CONTACT: PAT LANNAN, KELLY LANNAN
EMAIL: JPL@AZDELPUERTO.COM
KTL@AZDELPUERTO.COM

ARCHITECT:
CCBG ARCHITECTS, INC.
101 E BUCHANAN ST.
PHOENIX, AZ 85021
CONTACT: BRIAN CASSIDY
EMAIL: BCASSIDY@CCBGARCHITECTS.COM
PHONE: 602.258.2211

PROJECT DATA

PROPERTY ADDRESS:
1818 E INDIAN SCHOOL RD
PHOENIX, AZ 85016

PARCEL NO. 1:
LOT 13, BLOCK 3, PETERS VIEW TRACT, ACCORDING TO BOOK 30 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
LOT 15, BLOCK 3, PETERS VIEW TRACT, ACCORDING TO BOOK 30 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
LOT 1, 18TH PLACE AND INDIAN SCHOOL ROAD NW, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 1141 OF MAPS, PAGE 27.

PARCEL NO. 4:
THAT PART OF LOT 12 IN BLOCK 3, PETERS VIEW TRACT ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 30 OF MAPS, PAGE 23, DEDICATED AS AN ALLEY TO THE CITY OF PHOENIX BY ORDINANCE NO. S-2694, RECORDED MARCH 27, 2000 IN RECORDING NO. 00-0226710, AND ABANDONED BY RESOLUTION 21116 OF THE CITY OF PHOENIX, RECORDED MARCH 8, 2013 IN RECORDING NO. 20130215786, RECORDS OF MARICOPA COUNTY, DESCRIBED AS FOLLOWS:

APPLICATION CODES AND STANDARDS:
2018 International Building Code (IBC)
2018 International Residential Code (IRC)
2018 International Mechanical Code (IMC)
2018 International Plumbing Code (IPC)
2017 National Electrical Code (NEC)
2018 International Energy Conservation Code (IECC)
2018 International Fire Code (IFC)
2018 International Swimming Pool and Spa Code (ISPSIC)

APN:
163-29-054A, 163-29-056A, 163-29-128, 163-29-129

OVERLAY DISTRICT/SPD:
PIESTEWA PARKWAY SPECIFIC PLAN

REZONING CASE NUMBER:
Z-11-158

CURRENT ZONING:
C-2, R-3

PROPOSED ZONING:
PUD

GROSS SITE AREA:
96.72 (2.13 ACRES)

NET SITE AREA:
55.591 SF (1.28 ACRES)

DENSITY CALCULATIONS:
TOTAL DWELLING UNITS = 76 UNITS
PROPOSED: 38 UNITS PER GROSS ACRE (76 UNITS / 1.30 = 58)

LOT SALES:
NO

DRAINAGE STUDY:
NO DRAINAGE STUDY CONDUCTED AT THIS TIME

BUILDING SETBACKS:
FRONT SETBACK (E INDIAN RD) 9'-3"
SIDE SETBACK (18TH STREET) 6'-7"
SIDE SETBACK (18TH PLACE) 0'-0"
REAR SETBACK (DEVONSHIRE AVE.) 5'-0"

OCCUPANCY:
R-2 APARTMENTS (IBC 2018) FLOORS 2-4
U - PARKING (IBC 2018) FLOOR 1

CONSTRUCTION TYPE:
TYPE I - FLOOR 1
TYPE V - FLOOR 2-4

SPRINKLERS:
YES, NFPA 13

BUILDING HEIGHT:
ALLOWED: 60'-0"
PROPOSED: 60'-0" (4 STORIES)

TOTAL UNIT COUNT:
1 BEDROOM UNITS = 60 UNITS
2 BEDROOM UNITS = 13 UNITS
3 BEDROOM UNITS = 3 UNITS
TOTAL UNITS = 76 UNITS

LOT COVERAGE:
40,807 / 76,559 SF = 90% LOT COVERAGE

BUILDING AREAS:
PROPOSED: 76,277 GSF

OPEN SPACE:
7% OF GROSS PER SUBDIVISION REQUIREMENTS
76,200 SF x .07 = 5,334 SF REQ'D
= 6,200 SF PROVIDED

PARKING:
REQUIRED:
60 UNITS x 1 PER 1 BEDROOM = 60 SPACES
13 UNITS x 1.5 PER 2 BEDROOM = 20 SPACES
3 UNITS x 2 PER 3 BEDROOM = 6 SPACES
TOTAL REQUIRED PARKING = 86 SPACES

PROVIDED:
76 - REQUIRED STANDARD PARKING
8 - REQUIRED COMPACT PARKING
2 - REQUIRED ACCESSIBLE PARKING
28 - COMPACT PARKING (PARKING BL EXCESS)
TOTAL PROVIDED PARKING = 110 PARKING SPACES

COMMERCIAL:
REQUIRED:
1 SPACE PER 300 SF
1,865 SF / 300 SF = 7 SPACES

PROVIDED:
6 - STANDARD SPACES
1 - ACCESSIBLE PARKING
TOTAL PROVIDED PARKING = 7 PARKING SPACES

BICYCLE PARKING:
0.25 BICYCLE PARKING FOR EVERY RESIDENTIAL UNITS
76 UNITS x 0.25 = 19 BICYCLE PARKINGS

TITLE REPORT LEGAL DESCRIPTIONS:

PARCEL NO. 1:
LOT 13, BLOCK 3, PETERS VIEW TRACT, ACCORDING TO BOOK 30 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH THAT PORTION OF AN ABANDONED ALLEY ADJACENT TO SAID LOT AS DESCRIBED IN THE RESOLUTION 21116 OF THE CITY OF PHOENIX RECORDED MARCH 8, 2013 IN RECORDING NO. 20130215786.

PARCEL NO. 2:
LOT 15, BLOCK 3, PETERS VIEW TRACT, ACCORDING TO BOOK 30 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH THAT PORTION OF AN ABANDONED ALLEY ADJACENT TO SAID LOT AS DESCRIBED IN THE RESOLUTION 21116 OF THE CITY OF PHOENIX RECORDED MARCH 8, 2013 IN RECORDING NO. 20130215786.

PARCEL NO. 3:
LOT 1, 18TH PLACE AND INDIAN SCHOOL ROAD NW, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 1141 OF MAPS, PAGE 27.

PARCEL NO. 4:
THAT PART OF LOT 12 IN BLOCK 3, PETERS VIEW TRACT ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 30 OF MAPS, PAGE 23, DEDICATED AS AN ALLEY TO THE CITY OF PHOENIX BY ORDINANCE NO. S-2694, RECORDED MARCH 27, 2000 IN RECORDING NO. 00-0226710, AND ABANDONED BY RESOLUTION 21116 OF THE CITY OF PHOENIX, RECORDED MARCH 8, 2013 IN RECORDING NO. 20130215786, RECORDS OF MARICOPA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12;

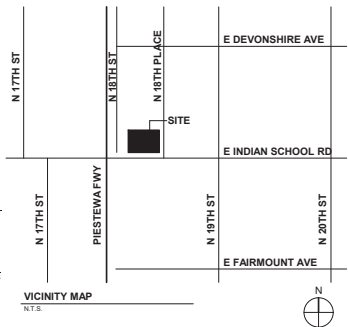
THENCE NORTH 89 DEGREES 38 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 127.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 51.85 FEET;

THENCE NORTH 60 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 19.94 FEET TO THE WEST LINE OF SAID LOT 12;

THENCE NORTH 00 DEGREES 40 MINUTES 17 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 2.87 FEET TO THE TRUE POINT OF BEGINNING.

NEIGHBORING PARCELS:
163-29-050 R3
163-29-051 R3
163-29-054A R3
163-29-056A R3



VICINITY MAP
N.T.S.

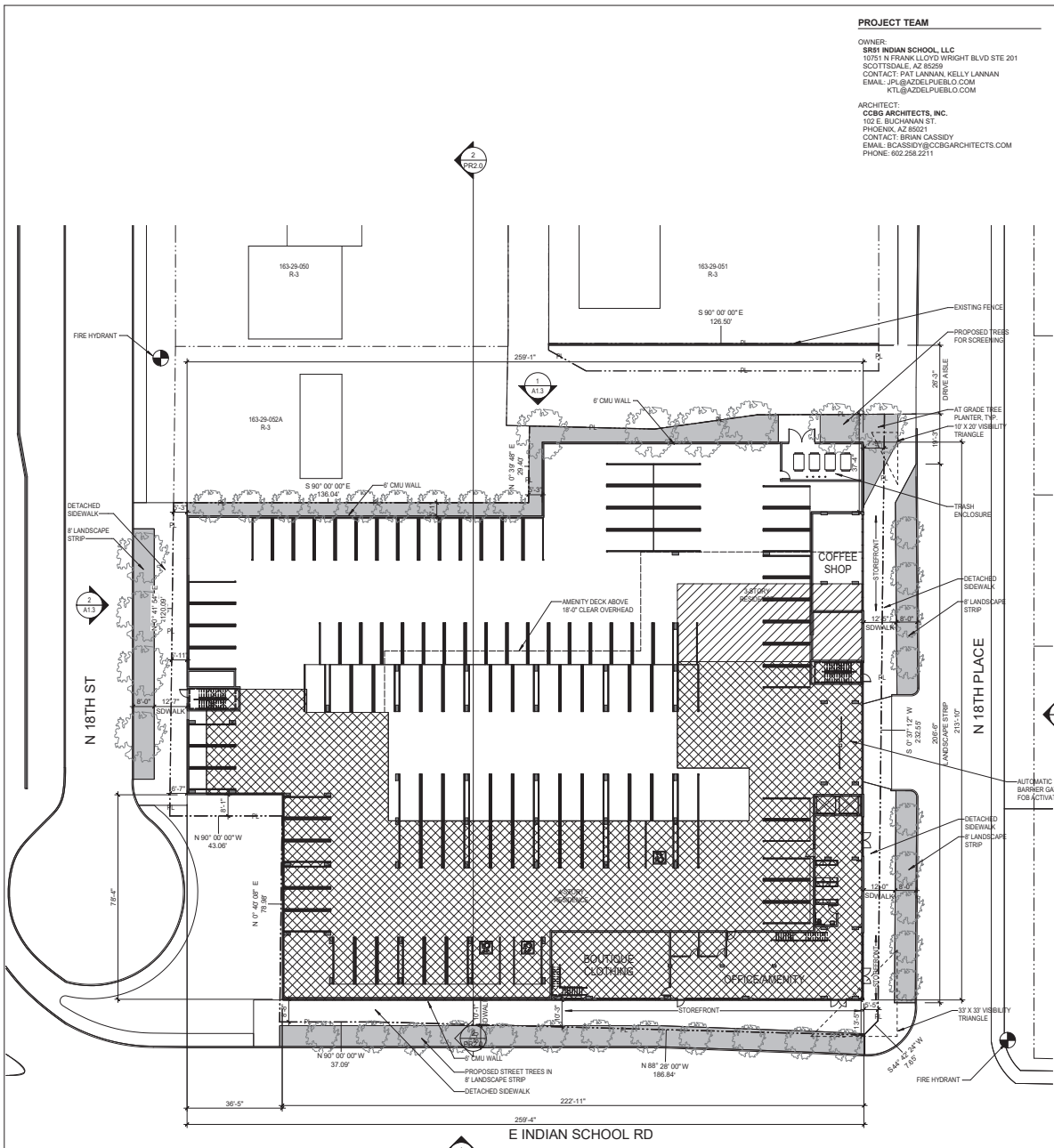
O.S. #017-31
RVA #23-580
SIS # 6200041
PAPP #2200141

ISR & 18TH ST
DEL PUEBLO
1818 E INDIAN SCHOOL RD
PHOENIX, AZ 85016

ISSUANCE
DATE REV FOR

Drawn
CER
Checked
BC
Job Number
2133
Drawing
CONCEPTUAL SITE PLAN
Sheet

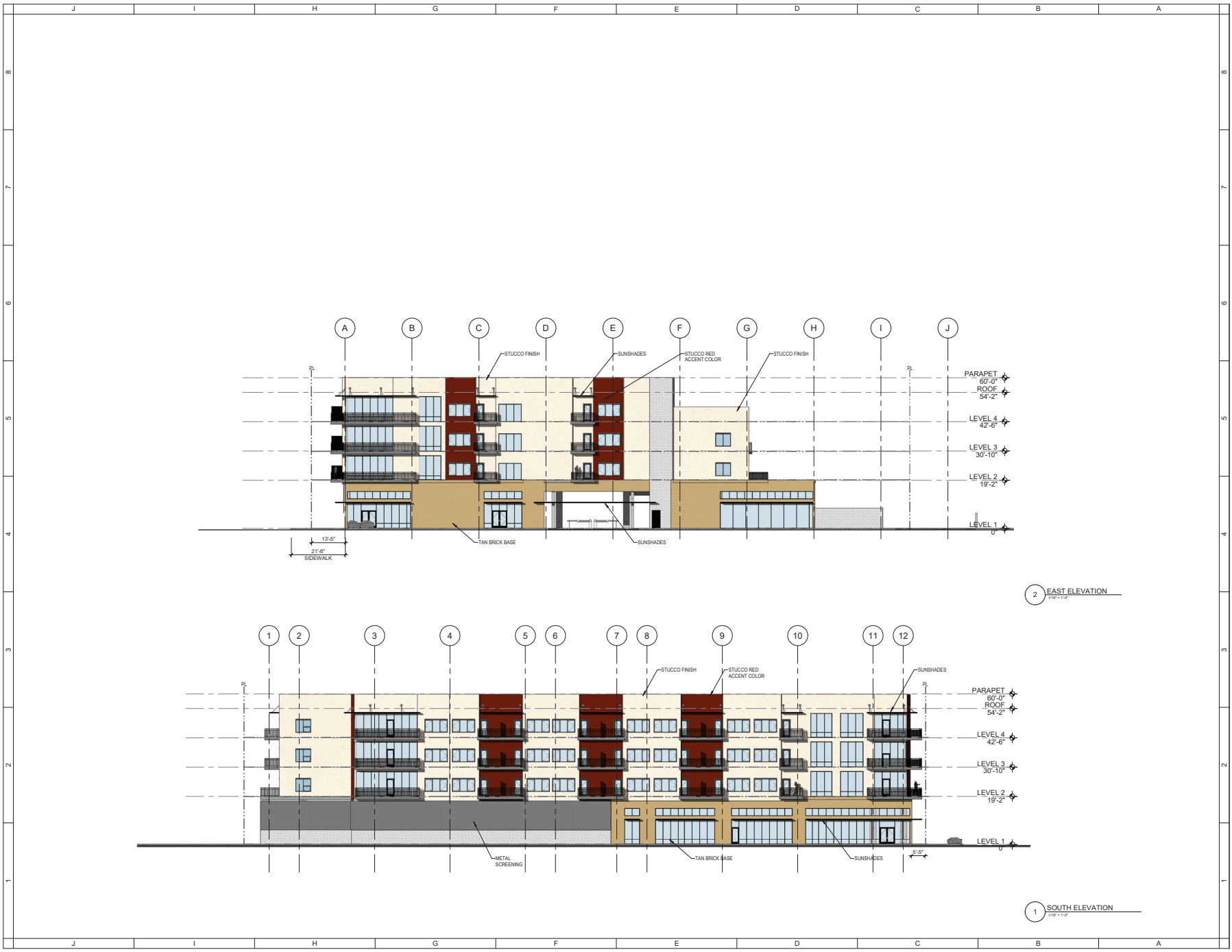
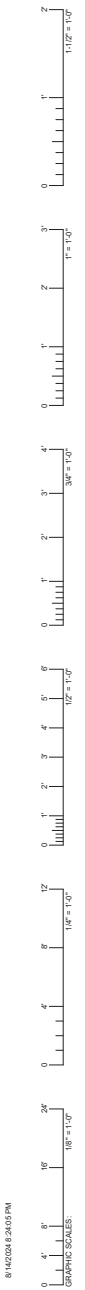
A1.1



1 CONCEPTUAL SITE PLAN
0" = 20'

Exhibit F

PLEASE RECYCLE



2 EAST ELEVATION
1/8\"/>

1 SOUTH ELEVATION
1/8\"/>

PLEASE RECYCLE

8/14/2016 10:26:15 AM



2 WEST ELEVATION
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"



STREETVIEW LOOKING WEST

ISR & 18TH ST

DEL PUEBLO

Date: 09.16.2024

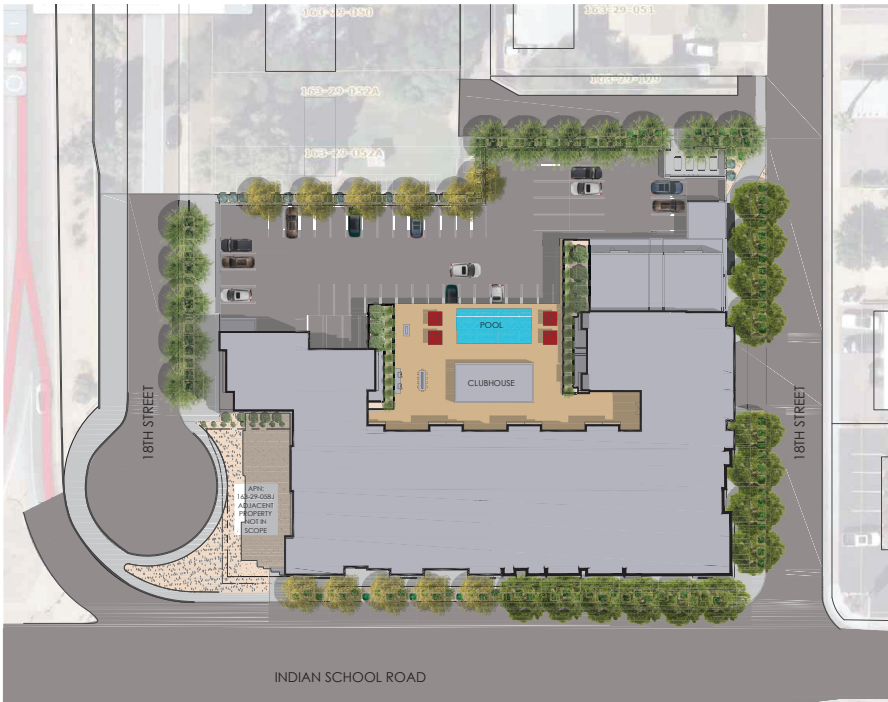
R7

Exhibit G

DEL PUEBLO

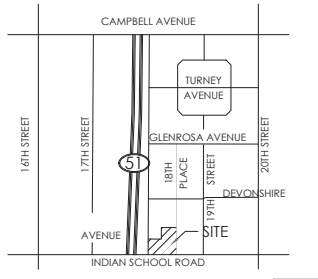
conceptual plant legend

botanical name	common name	botanical name	common name
trees		shrubs	
ACACIA FARNESIANA	SWEET ACACIA	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA
ACACIA CONSTRICTA	WHITEHORN ACACIA	BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA
ACACIA SCHAFFNERI	TWISTED ACACIA	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE
ACACIA SALICINA	WILLOW ACACIA	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
CAESALPINIA CACALACO	THORNLESS CASCALOTE	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER
CHILOPSIS LINEARIS	DESERT WILLOW	CELTIS PALLIDA	DESERT HACKBERRY
DALBERGIA SISSOO	SISSOO TREE	CORDIA PARVIFOLIA	LITTLELEAF CORDIA
FRAXINUS VELUTINA 'RIO GRANDE'	FAN-TEX ASH	DALEA FRUTESCENS	SIERRA NEGRA
OLNEYA TESOTA	IRONWOOD	DODONAEA VISCOSA	HOPSEED BUSH
PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM	ENCELIA FARINOSA	BRITTLEBUSH
PARKINSONIA PRAEcox	PALO BREA	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH
PARKINSONIA FLORIDUM	BLUE PALO VERDE	EREMOPHILA SP.	VALENTINE
PARKINSONIA MICROPHYLLUM	FOOTHILLS PALO VERDE	JUSTICIA CALIFORNICA	CHUPAROSA
PISTACIA X, RED PUSH	RED PUSH PISTACHE	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
PIHCELLOBIUM FLEXICAULE	TEXAS EBONY	LARREA TRIDENTATA	CREOSOTE
PROSOPIS PUBESCENS	SCREWBEAN MESQUITE	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD
PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	RUELLIA PENINSULARIS	BAJA RUELLIA
TIPUANIA TIPU	TIPU TREE	RUELLIA BRITTONIANA	MEXICAN PETUNIA
palms		RUSSLIA EQUISITIFORMIS	CORAL FOUNTAIN
ULMUS PARVIFOLIA	EVERGREEN ELM	SENNA ARTEMISIOIDES	FEATHERY CASSIA
BIZMARKIA NOBILIS	BIZMARK PALM	SIMMONDSIA CHINENSIS	JOJOBA
BRAHEA ARMATA	MEXICAN BLUE PALM	SPHAERALCEA AMBIGUA	GLOBEMALLOW
BUTIA CAPITATA	PINDO PALM	TECOMA ALATA	ORANGE JUBILEE
CHAMAEOPUS HUMILIS	MEDITERRANEAN FAN PALM	TECOMA CAPENSIS	CAPE HONEYSUCKLE
CYCAS REVOLUTA	SAGO PALM	TECOMA STANS	YELLOW BELLS
PHOENIX DACTYLIFERA	DATE PALM		
PHOENIX ROEBELINII	PIGMY DATE PALM		
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM		
accents		vines	
AGAVE SPECIES	AGAVE SPECIES	BOUGAINVILLEA SPECIES	BOUGAINVILLEA SPECIES
ALOE SPECIES	ALOE SPECIES	MACFADYENA UNGUIS-CATI	CATS CLAW VINE
ASCLEPIAS SUBULATA	DESERT MILKWEED	JASMINUM MESNYI	YELLOW JASMINE VINE
CARNEGIEA GIGANTEA	SAGUARO	PASSIFLORA SP.	PASSION VINE
DASYLIIRION SPECIES	DASYLIIRION SPECIES	PARTHENOCISSUS SP.	HACIENDA CREEPER
ECHINOCACTUS GRUSONII	GOLDEN BARREL	ROSA BANKSIAE	LADY BANKS ROSE
EUPHORBIA ANTISYPHILITICA	CANDELLA		
EUPHORBIA RIGIDA	GOPHER PLANT	ACACIA REDOLENS	DESERT CARPET
EUPHORBIA TRICUCALLI	STICKS OF FIRE	AMBROSIA DELTOIDEA	BURSAGE
FEROCACTUS CYLINDRACEUS	COMPASS BARREL	BAILEYA MULTIRADIATA	DESERT MARGOLD
FOUQUIERIA SPLENDENS	OCOTILLO	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
HESPERALOE FUNIFERA	GIANT HESPERALOE	CHRYSACTINIA MEXICANA	DAMIANITA
HESPERALOE PARVIFLORA	RED YUCCA	DALEA CAPITATA	DALEA
HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	GAZANIA RIGENS	GAZANIA
LOPHOCEREUS SCHOTTII	SENITA	LANTANA SPECIES	LANTANA SPECIES
MUHLENBERGIA CAPILLARIS	REGAL MIST	PENSTEMON SPECIES	PENSTEMON SPECIES
MUHLENBERGIA LINDHEIMERI	AUTUMN GLOW	ROSMARINUS OFFICINALIS	ROSMARY
NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	RUELLIA BRITTONIANA 'KATIE'	'KATIE' RUELLIA
OPUNTIA BIGELOVII	TEDDY BEAR CHOLLA	SETCREASEA PALLIDA	PURPLE HEART PLANT
OPUNTIA SANTA-RITA	PURPLE PRICKLY PEAR	SPHAGNETICOLA TRILOBATA	YELLOW DOT
OPUNTIA FICUS INDICA	INDIAN FIG PRICKLY PEAR	TETRANEURIS ACAULIS	ANGELITA DAISY
OPUNTIA VERSICOLOR	STAGHORN CHOLLA	THYMOPHYLLA PENTACHAETA	GOLDEN DYSSODIA
PACHYCREUS MARGINATUS	MEXICAN FENCE POST	ABRONIA VILLOSA	SAND VERBENA
PEDILANTHUS MACROCARPUS	SLIPPER PLANT	TURF	TURF
PORTULACARIA AFRA	ELEPHANTS FOOD		
YUCCA SPECIES	YUCCA SPECIES		
groundcover			

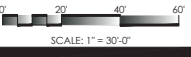
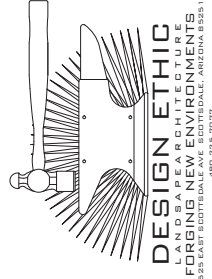


project consultants

- | | | |
|--|---|--|
| owner
5851 INDIAN SCHOOL LLC
10751 N FRANK LLOYD WRIGHT BLVD STE 201
SCOTTSDALE, AZ 85259
CONTACT: PAT LANNAN, KELLY LANNAN
EMAIL: jpi@azdelpueblo.com
EMAIL: ktl@azdelpueblo.com | architects
CCBG ARCHITECTURE
102 E. BUCHANAN ST
PHOENIX, ARIZONA 85021
CONTACT: BRIAN CASSIDY
PHONE: 602.258.2211
EMAIL: bcassidy@ccbgarchitects.com | landscape architects
DESIGN ETHIC, LLC
7525 EAST 6TH AVENUE
SCOTTSDALE, ARIZONA 85251
CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: btpaul@designethic.net |
|--|---|--|



vicinity map



PROJECT:
DEL PUEBLO
1818 EAST INDIAN SCHOOL RD.
PHOENIX, AZ, 85035
CONCEPTUAL LANDSCAPE PLAN

JOB NO: 23-056
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 09.12.2024
REVISED:

SHEET
L0.01
1 OF 1

