

SANCTUARY AT SOUTH MOUNTAIN

Approximately 340 feet west of the southwest corner
of 40th Street and Southern Avenue

Planned Unit Development Development Narrative

Case No. Z-35-20-8



CITY OF PHOENIX

SEP 01 2021

**Planning & Development
Department**

1st Submittal: June 19, 2020

2nd Submittal: October 16, 2020

3rd Submittal: December 30, 2020

Hearing Draft: January 22, 2021

City Council Adoption Date: May 5, 2021 (per Ordinance G-6841)

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 City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

PRINCIPALS & DEVELOPMENT TEAM

Owner

John C. Oertle, Jr.
Lisa Kay Oertle-Melancon
Kent C. Oertle
Beth O. and Jerald A. Hintze

Contact: Beth O. Hintze
4545 North 28th Place
Phoenix, Arizona 85016
Phone: 602 / 828.6295

Developer/Potential Buyer of Record

Brown Group Inc.
Todd Kjar, Partner and Principal
7508 E Camelback Rd
Scottsdale, AZ 85251
todd@browngroupinc.com

Applicant/Representative

Withey Morris, PLC
Jason Morris / Hannah Bleam
2525 E. Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016
jason@witheymorris.com
hannah@witheymorris.com

Architect

Synectic Design Incorporated
Lance D. Baker, AIA
1111 W. University Drive, Ste 104
Tempe, AZ 85281

TABLE OF CONTENTS

A. PURPOSE AND INTENT	5
B. LAND USE PLAN	7
C. LIST OF USES	8
D. DEVELOPMENT STANDARDS	9
E. DESIGN GUIDELINES	20
F. SIGNS	24
G. SUSTAINABILITY	25
H. COMPLETE STREETS	26
I. INFRASTRUCTURE	27
J. COMPARATIVE ZONING TABLE	28
K. LEGAL DESCRIPTION	30
L. EXHIBITS	32
1. AREA VICINITY MAP AND SITE AERIAL	
2. CONCEPTUAL SITE PLAN	
3. CONCEPTUAL ELEVATIONS	
4. CONTEXT PHOTOS	
5. PLANT LISTS (BASELINE AREA MASTER PLAN AND MIXED USE AGRICULTURAL ZONING DISTRICT)	

A. PURPOSE AND INTENT

1. PROJECT OVERVIEW

The intent of this application is to rezone approximately 17.27 gross acres from C-2 (Intermediate Commercial) and S-1 (Ranch or Farm Residence) to PUD (Planned Unit Development) to allow for residential uses, including multifamily comprised of attached and detached rental homes, and other uses permitted in the Mixed Use Agricultural (MUA) Zoning District. The property is also located in the Baseline Area Overlay District (BAOD) and will comply to these standards. The site is located just west of the southwest corner of 40th Street and Southern Avenue (APN Nos. 122-79-019B and 122-79-019C). The property is currently vacant and was previously used as a tree orchard. See Area Vicinity Map and Site Aerial in **Exhibit 1**.

This vacant site is located adjacent to the Bartlett Heard Ranch neighborhood, a commercial corner, and across the street from commerce park uses, which make this a prime location for a quality detached rental home development that incorporates the design aesthetic of single family homes into a multifamily product. The site is located along two arterial roadways (Southern Avenue and 40th Street) that have bike lanes and bus routes located on them, and a local street (39th Street), which ends in a cul-de-sac, and frames the western portion of the site. The quality development provides an opportunity for new housing options for those in the South Mountain Village.

The Housing Phoenix Plan, adopted by City Council in 2020, has a key goal to create or preserve 50,000 homes by 2030. The proposed project is working toward this goal of additional housing and developing a different kind of housing option in the South Mountain Village. The proposed homes meet the need of a person or family who does not want to live in a traditional apartment complex and may not be in a financial position to purchase a home. But they desire to live in a community that has enough space, privacy, ample amenities, open space, and that is in the South Mountain area where they may currently work, have family in the area, or grew up there. These proposed homes are intended for a range of demographics, including individuals, couples, families, single mothers, retirees and others with various levels of income.

2. OVERALL DESIGN CONCEPT

The project consists of developing vacant parcels with a multifamily use comprised of attached and detached rental homes with shared amenities. There will be a mix of single-family attached and detached dwelling types including one, two, and three-bedroom units. Onsite amenities will include but not be limited to common open space turf areas, ramadas, benches, dog park, dog wash, a clubhouse with lounge, exercise room, barbecues, and a pool with spa. In addition, ample open space will be centrally located around the community,

with meandering paths connecting one space to the other, that will provide spaces for residents to enjoy. This product is attractive to a wide range of ages and income levels and will provide a new housing type in this neighborhood. In addition, this PUD will allow for uses permitted in the Mixed Use Agricultural (MUA) Zoning District. The conceptual site plan can be found in **Exhibit 2**.

The goal of this residential development is to integrate rural architecture, meeting the intent of the BAOD and MUA zoning districts, while also providing a modern atmosphere. The building materials will include stucco and warm wood accents, with neutral color palettes to match the surrounding neighborhoods. The homes will have pitched roofs that blend with the single-family look and will include ground mounted HVAC units. Each dwelling unit will have a covered front entryway and all backyards will be fenced with covered back patios to accommodate individual outdoor spaces. In addition, covered front porches will be included on some of the units to maintain a neighborhood and close knit community feel. See the conceptual elevations in **Exhibit 3**.

Attractive landscaping, including flowers, will be provided throughout the community. In addition, there will be ample large shade trees along the streetscapes on 39th Street, 40th Street, and Southern Avenue for a comfortable pedestrian experience along the site. The lush landscaping will enhance the rural aesthetic to this historically agricultural property. See the plant lists in **Exhibit 5**.

Fencing surrounding the property will be a rural/farming style that will meet the intent of the BAOD and MUA district. Fencing, landscaping, open space, covered porches, and building design for the site will capture an architecture style that is consistent with the historic Bartlett Heard Ranch community and surrounding area. The rural fencing and lush landscaping will also be located along 40th Street and Southern Avenue to continue the rural feel.

In addition, this PUD will allow for uses permitted in the Mixed Use Agricultural (MUA) Zoning District, which are not currently permitted on site with the existing zoning. The inclusion of these uses will further enhance the intent of the BAOD and MUA Zoning District. This will provide the opportunity for additional uses, while also providing appropriate housing options at this location.

B. LAND USE PLAN

1. LAND USE CATEGORIES

The approximately 17.27 gross acre site is designed to allow residential, including multifamily, and other uses permitted in the Mixed Use Agricultural (MUA) Zoning District to enhance the rural and agricultural character of the site.

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 envisioned development will dramatically improve the current site conditions of the vacant lot. This PUD incorporates design elements that have exteriors and design elements that are harmonious with the agricultural heritage of the area. The project will incorporate high-quality, lush landscaping and incorporate the standards and guidelines from the Baseline Area Overlay District and the Mixed Use Agricultural District of the Phoenix Zoning Ordinance. These standards encourage scaled development that is appropriate for the South Mountain Village and this property.

The main entrance to the project will be located off 39th Street to limit the impacts to existing and established neighborhoods to the south. The site will have vehicular ingress/egress points at 39th Street and 40th Street. No direct vehicular access will be provided along Southern Avenue. Pedestrian connections will be provided to all sidewalks adjacent to the site, and the Walgreens store on the southwest corner of 40th Street and Southern Avenue.

C. LIST OF USES

1. PERMITTED USES

- Residential (including multifamily)
- Uses listed in the Mixed Use Agricultural Zoning District, per Section 649 of the Phoenix Zoning Ordinance, including Permitted Primary Uses, Use Permit Uses, Special Permit Uses and Commercial Uses

2. ACCESSORY USES

Accessory uses to the residential uses shall be subject to Section 608 of the Phoenix Zoning Ordinance.

Accessory Uses permitted in the Mixed Use Agricultural Zoning District, per Section 649 of the Phoenix Zoning Ordinance.

3. TEMPORARY USES

Temporary uses shall be subject to Section 708 of the Phoenix Zoning Ordinance.

D. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within this PUD to promote quality development. The provisions of this PUD will ensure compatibility with surrounding properties by meeting the Baseline Area Overlay District standards and incorporating development standards and design guidelines from the Mixed Use Agricultural District.

The following development standards listed in this PUD apply to multifamily residential development (with a density higher than 2 dwelling units per acre) unless otherwise stated. If the site develops with another permitted use outlined in this PUD, the other permitted development shall follow the development standards contained in the Baseline Area Overlay District (BAOD) per Section 651 and Mixed Use Agricultural (MUA) per Section 649 of the Zoning Ordinance. If development standard conflicts arise between the two zoning districts, the Baseline Area Overlay District (BAOD) will govern.

1. DEVELOPMENT STANDARDS TABLE

GENERAL REQUIREMENTS – MULTIFAMILY RESIDENTIAL	
Maximum Building Height	<p>2 stories, not to exceed 30 feet</p> <p>Buildings located within 60 feet from 40th Street and Southern Avenue shall not exceed 1 story, and 20 feet. Building located within 140 feet of the south property line shall not exceed 1 story, and 20 feet.</p> <p>Administrative Offices shall not exceed a height of one story or 20 feet in height.</p> <p>Please refer to the Design Guidelines section of this PUD for other design standards on the building height of multifamily development in the BAOD.</p>
Maximum Lot Coverage	35%
Maximum Density	9.62 dwelling units/gross acre or 166 units
Minimum Building Setbacks	
40 th Street	40 feet
Southern Avenue	40 feet
South Perimeter Property Line	40 feet
West Perimeter Property Line	20 feet

(adjacent to 39 th Street)	
West Perimeter Property Line (not adjacent to 39 th Street)	15 feet
Interior Property Lines (adjacent to the existing Walgreens)	15 feet
Open Space	The minimum amount of open space for the project is 20% of gross site acreage. Please refer to the Development Standards section of this PUD for other open space standards.

2. LANDSCAPE STANDARDS TABLE

GENERAL REQUIREMENTS – MULTIFAMILY RESIDENTIAL	
Minimum Landscape Setbacks	
40 th Street	40 feet average, minimum 30 feet permitted for up to 50% of the frontage
Southern Avenue	40 feet average
South Perimeter Property Line	40 feet minimum
West Perimeter Property Line (adjacent to 39 th Street)	30 feet average
West Perimeter Property Line (not adjacent to 39 th Street)	10 feet
Interior Property Line (Adjacent to the Existing Walgreens)	10 feet
Planting Standards for 40th Street Setback	
Shade Trees	Minimum 2-inch caliper (25% of required shade trees) Minimum 3-inch caliper (50% of required shade trees) Minimum 4-inch caliper (25% of required shade trees) Shade tree spacing 20-feet on center or in equivalent groupings
Shrubs	Minimum five 5-gallon shrubs per shade tree Additional shrubs or live groundcover shall provide a minimum 75% live cover at mature size.

Flowers	Minimum 5% of the landscape area will be planted in flowers.
Planting Standards for Southern Avenue, and West Perimeter Property Line (adjacent to 39th Street) Setbacks	
Plant Type	Minimum Planting Size
Shade Trees	<p>Minimum 2-inch caliper (50% of required shade trees)</p> <p>Minimum 3-inch caliper (25% of required shade trees)</p> <p>Minimum 4-inch caliper (25% of required shade trees)</p> <p>Shade tree spacing 20-feet on center or in equivalent groupings</p>
Shrubs	<p>Minimum five 5-gallon shrubs per shade tree</p> <p>Additional shrubs or live groundcover shall provide a minimum 75% live cover at mature size.</p>
Flowers	Minimum 5% of the landscape area will be planted in flowers.
Planting Standards for South Perimeter Property Line, West Perimeter Property Line (not adjacent to 39th Street) and Interior Property Lines (adjacent to existing Walgreens)	
Plant Type	Minimum Planting Size
Shade Trees - West Perimeter Property line (not adjacent to 39 th Street) and Interior Property Lines (adjacent to existing Walgreens)	<p>Minimum 2-inch caliper (60% of required shade trees)</p> <p>Minimum 1-inch caliper (40% of required shade trees)</p> <p>Shade tree spacing 20-feet on center or in equivalent groupings</p>
Shade Trees - South Perimeter Property line	<p>Two rows of shade trees at a minimum 2-inch caliper (50% of the required shade trees) and minimum 3-inch caliper (50% of required shade trees), shall be required along the south property line.</p> <p>Shade tree spacing 20-feet on center or in equivalent groupings</p>
Shrubs	Minimum five 5-gallon shrubs per shade tree

	Additional shrubs or live groundcover shall provide a minimum 50% live cover at mature size.
Flowers	Minimum 5% of the landscape area will be planted in flowers.
Parking Lot Area Standards	
Interior Surface Area	Minimum 10%, exclusive of perimeter landscaping and all required setbacks
Landscape Planters	At ends of each row of parking & approximately every 110 feet
Landscape Planters single row of parking	Minimum 120 square feet
Landscape planters, double row of parking	Minimum 240 square feet
Additional parking lot landscaping	As needed to meet 10% minimum requirement, evenly distributed throughout the entire parking lot. Minimum interior dimension 5 feet (length and width)
Planting Standards for Parking Lot Area	
Plant Type	Minimum Planting Size
Shade trees	Minimum 2-inch caliper (60% of required shade trees) Minimum 1-inch caliper (40% of required shade trees)
Shrub	Minimum five 5-gallon shrubs per shade tree
Flowers	Minimum 5% of the landscape area will be planted in flowers.
Planting Standards Adjacent to Building	
Building facades within 100' of the public right-of-way or adjacent to public entries to the building (excluding alleys)	Minimum 25% of the exterior wall length shall be treated with either a landscaped planter a minimum five feet in width or an arcade or equivalent feature.
Plant Type	Minimum Planting Size
Shade Trees	Minimum 2-inch caliper (60% of required shade trees) Minimum 1-inch caliper (40% of required shade trees)
Shrubs	Minimum five 5-gallon shrubs per shade tree

Plant List	
Plant List	Plant materials in required landscape areas shall be limited to those listed in the Mixed Use Agricultural Zoning District and the Baseline Area Master Plan plant lists or their equivalent, as approved by the Planning and Development Department. See plant lists in Exhibit 5 .

3. PARKING STANDARDS

Vehicle Parking

Parking Standards will comply with Section 702 of the Phoenix Zoning Ordinance.

Bicycle Parking

The following standards apply to multifamily development(s):

a. General bicycle parking standards:

- Bicycle parking should comply with ADA requirements and not impede on-site pedestrian access. A clearance of at least four feet in width must be provided for pedestrian access.
- A bicycle rack should be a minimum of 30 inches from a wall or other obstruction. The minimum length for a bicycle parking should be 72 inches.
- Bike racks and/or storage areas should be located near high traffic areas and visible to residents but should not impede the function of the pedestrian way.

b. Minimum short-term bicycle parking, including guest bicycle parking:

- A minimum of four inverted U-bicycle racks, artistic style racks or "Outdoor/Open Facilities" for guests shall be provided. All bicycle racks shall adhere to Appendix K of the Comprehensive Bicycle Master Plan.
- Bike racks and/or storage areas shall be located within 50 feet from site entry points.

c. Minimum long-term bicycle parking, including resident bicycle parking:

- Bicycle spaces may be provided through a combination of "Secure/Covered Facilities" and "Outdoor/Covered Facilities" as defined in Appendix K of the Comprehensive Bicycle Master Plan.

- Outdoor/Covered Facilities shall comprise no more than 50 percent of required resident bicycle parking. These facilities shall be dispersed throughout the development.
 - Secure/Covered Facilities may be provided via a bicycle storage room in the clubhouse available for residents to store their bicycles. In addition, residents in the garage units and three-bedroom units will have a storage closet in the garages where bicycles can be stored.
- d. Multifamily residential development should provide total bicycle parking (including both short-term and long-term parking) at a rate of 0.25 bicycle spaces for each residential unit up to a maximum of 50 spaces.
- e. Non-residential uses: All nonresidential uses over 5,000 square feet floor area shall provide one bicycle space per 25 vehicle parking spaces, with a maximum of 25 spaces.

4. FENCE AND WALL

- a. Fences and walls shall comply with the standards contained in Section 703 of the Phoenix Zoning Ordinance where not in conflict with the design guidelines contained in this PUD.
- b. Ranch rail fencing shall be located within the landscape areas along Southern Avenue and 40th Street.



Ranch/split rail fence example

Please refer to the Design Guidelines section (E.) of this PUD for other design standards on fences and walls found in the BAOD and MUA Districts, applicable to this development.

5. AMENITIES

The proposed amenities are applicable for multifamily residential developments to foster a social atmosphere and encourage social interaction for residents and

visitors. The development will feature amenities that are desirable for residents and include the following indoor and outdoor amenities (at a minimum):

- a. Indoor Amenities:
 - Community clubhouse
 - Exercise and amenity room

- b. Outdoor Amenities:
 - Dog parks
 - Dog rinse/bath area
 - Resident pool
 - Resident spa
 - Barbeque grills - minimum of 2 grills
 - Shade ramadas, minimum size of 144 square feet and minimum of 4 ramadas
 - Benches – distributed throughout the development, minimum of 8 benches. In addition, one bench will be added along 40th Street for pedestrians.
 - Lawn and turf – distributed throughout the development
 - Picnic tables – minimum of 3 tables, distributed throughout the site
 - A minimum of one bicycle repair station (“fix-it station”) shall be provided and maintained within close proximity to the clubhouse building or inside the clubhouse building. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas. The repair station shall include the following: a standard repair tools affixed to the station; a tire gauge and pump affixed to the bases of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while adjusting the bike.
 - Community garden area(s) may be located within the development or smaller community gardens dispersed throughout the development. The total number of square feet of community garden(s) will be 1,500 square feet.
 - Garden tool checkout available for residents in clubhouse
 - Pop-up produce stand for renters during harvest of garden, located near the clubhouse or another open space area.

- c. Game Courts: If game courts are provided as amenity, these amenities shall be located a minimum of 100 feet from a perimeter property line and subject to other applicable requirements per Section 608 of the Phoenix Zoning Ordinance.

- d. Any dog parks, dog rinse/bath area, or community gardens shall be located a minimum of 200 feet from the south and west property lines. Trash/Recycling dumpster facilities shall be located a minimum of 150 feet from the south and west property lines.

6. OPEN SPACE

Active and passive leisure and outdoor recreation areas are to be provided and maintained in central locations for use by residents of the multifamily development.

- a. An open space area of no less than 15,000 square feet in size shall be located centrally within the development and visible from the main entrance off 39th Street. This area shall contain both active and passive open space amenities to create a park-like environment, including the following:
 - Pedestrian seating node containing a minimum of two benches or picnic tables, or combination thereof, in a shaded area.
 - Lawn and turf area a minimum of 10,000 square feet in size.
 - Garden area amenity of no less than 1,500 square feet in size (or no less than 500 square feet if dispersed throughout the community).
- b. An open space area of no less than 15,000 square feet in size shall be located along the south property line. This area shall contain both active and passive open space amenities including the following:
 - Two benches or picnic tables, or combination thereof, in a shaded area.
- c. Connected or individual green space areas shall be at least three hundred square feet.
- d. Areas devoted to parking lots or driveways, principal or accessory buildings and required setbacks are not to be considered part of the open space area.
- e. Public and private open space areas shall provide a 50% live vegetative cover (shrubs, grasses or groundcovers).

7. SHADE

- a. The development will incorporate the following shading elements:
 - Covered carports/parking areas;
 - Trees and landscaping;
 - Building overhangs, recesses, awnings and other architectural shade;
 - Shade trellises;
 - Other shade elements on buildings, amenity plus open space areas and other public areas.
- b. The following shading standards shall apply as follows:
 - Parking areas shall be shaded to a minimum of 50% using carports, garages, trees and/or other architectural elements.
 - Pedestrian thoroughfares internally within the development and adjacent public sidewalks shall be shaded a minimum of 75% through the use of trees, landscaping and/or architectural shade.

- Open space areas, amenity areas, benches and other spaces available to residents shall be shaded a minimum of 50%.
- c. Shade requirements shall be calculated on Summer Solstice at 12:00 noon.

8. PEDESTRIAN PATHWAYS (INTERNAL)

The development will incorporate a system of ADA compliant pedestrian thoroughfares as described below:

- a. The pedestrian paths shall be illuminated by pedestrian scale lighting per Section 1304(H)5.
- b. Vehicular crossings shall be kept to a minimum. Where crossings exist, the pedestrian pathway shall be constructed of decorative pavement that visually contrasts with parking and drive aisle surfaces.
- c. Connections shall be provided from and between the following elements via the most direct route using pathways a minimum of 4 feet in width:
 - All residential units.
 - Amenity buildings and active open space areas.
 - Parking areas.
 - The sidewalk along Southern Avenue (minimum of one pedestrian connection).
 - The sidewalk along 39th Street (minimum of one pedestrian connection, not including additional connections along vehicular entrances).
 - The sidewalk along 40th Street (minimum of two pedestrian connections distributed throughout the site, not including additional connections along vehicular entrances).
 - The existing Walgreens store located adjacent to this development, along the southwest corner of 40th Street and Southern Avenue.
- d. A minimum 6-foot wide pedestrian path shall be provided within the open space area along the south property line. This pedestrian path shall be constructed of decorative pavement.
- e. Decorative open view fencing shall be utilized along pedestrian entrances/exits from the development to adjacent sidewalks and the Walgreen store, if the development is fenced or gated.

9. ENTRY FEATURES AND ENTRYWAYS

The primary vehicular entrance to the development from the adjacent sidewalk shall include the following elements:

- a. Pedestrian pathways connecting the interior of the development to the public sidewalks along both sides of the vehicular driveway. Decorative view fencing shall be utilized if the development is fenced or gated.

- b. The pedestrian pathways shall be detached from the vehicular driveway and lined with landscape areas on both sides of not less than 5 feet each. The landscape area shall be planted with drought-tolerant plant materials providing seasonal interest and 75 percent live cover.
- c. The driveway surface shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces.
- d. Traffic calming measures will be provided at all vehicular points of ingress / egress to slow vehicles departing the development and crossing the public sidewalks, as approved by the Planning and Development Department.
- e. Other Design Guidelines contained in this PUD.

10. DETACHED SIDEWALKS

Sidewalks adjacent to the site, along all adjacent public streets, will be detached and developed to the following standards at minimum:

- a. Detached sidewalks will be a minimum of 5 feet wide.
- b. All public sidewalks adjacent to 39th Street shall be detached with a continuous landscape strip of minimum 5 feet in width between the edge of curb and sidewalk.
- c. All public sidewalks adjacent to 40th Street and Southern Avenue shall be detached with a continuous landscape strip located between the sidewalk and back of curb following the most recent cross section of the Street Classification Map.
- d. 3-inch caliper trees (limbed-up a minimum of 10-feet clear from finish grade) placed a minimum of 25-feet on center or equivalent groupings.
- e. 5-gallon shrubs with maximum mature height of 24 inches, providing 75 percent live cover.
- f. The landscape palette shall conform with the Baseline Area Master Plan and Mixed Use Agricultural District plant lists or their equivalent, as approved by the Planning and Development Department. See plant lists in **Exhibit 5**.
- g. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

11. LIGHTING

- a. All lighting standards from Section 649.J.4 of the Phoenix Zoning Ordinance and Section 23-100 of the City Code shall apply. All lighting standards from Section 507 Tab A.II.A.8 and Section 704 shall apply to the extent they do not conflict with the standards from Section 649.J.4.

In addition to the following requirements:

- Parking lots shall have low-level shielded lights.
- Parking light poles shall be limited to 25 feet in height and that poles within 150 feet of any residential zoning district shall be no taller than 15 feet.
- No more than one-foot candle of light be detectable at the property line.
- Poles along abutting residential districts shall have house side shields.

E. DESIGN GUIDELINES

The following development standards listed in this PUD apply to multifamily residential developments (with a density higher than 2 dwelling units per acre) unless otherwise stated. If the site develops with another permitted use outlined in this PUD, this other permitted development (s) shall follow the Design Guidelines and Standards contained in Section 507 Tab A., Baseline Area Overlay District (BAOD) per Section 651, and Mixed Use Agricultural (MUA) Zoning District per Section 649 of the Zoning Ordinance. Where conflicts between design guidelines and standards arise, the Baseline Area Overlay District (BAOD) will govern.

Multifamily development on the site (with a density higher than 2 dwelling units per acre) will meet all design guidelines and standards per Section 507 Tab A and Section 651 (Baseline Area Overlay District). The development will meet design guidelines from the Mixed Use Agricultural (MUA) District per Section 649 of the Zoning Ordinance, as outlined below. Where conflicts between design guidelines and standards arise, the Baseline Area Overlay District (BAOD) will govern.

1. GENERAL STANDARDS

- a. Parking areas shall be distributed throughout the development and not concentrated along the perimeter of the development or at a single location within the development unless there is a single building for the development.
- b. Multifamily buildings shall be clustered around common open space.
- c. A minimum of one-third of the dwelling unit buildings in a multiple-family development shall not exceed one story or fifteen feet in height.
- d. A minimum of 50% of the residential units shall contain covered porches along the primary building entry at a minimum of sixty square feet in area at a depth of at least six feet. No porch shall terminate within the plane of a door or window.
- e. All of the residential units adjacent to 39th Street shall contain covered back patios at a minimum of 200 square feet in area at a depth of at least six feet, if the front of residential units is not oriented towards 39th Street.

2. BUILDING MATERIAL

The following building materials shall be incorporated into residential buildings:

- Stucco, not to exceed 70 percent of the exterior wall surface area.
- Cementitious horizontal siding;
- Various stone or stone veneer;
- Decorative wood braces and columns;
- Decorative wood brackets;
- Decorative wood shutters;
- Flat concrete tile roofing;
- Cementitious wood siding;

- Board and batten;
- Wood/heavy timbers;
- Clapboard siding

3. ROOFS

- a. Barrel tile roofs shall be prohibited.
- b. Pitched roof elements shall be required for residential buildings.
- c. Overhanging wooden eaves, exposed rafters, and gutters should be required.

4. FENCES AND WALLS

- a. Open fencing (wrought iron, split rail or farm fencing) shall be used for perimeter walls. Chain link, barbed wire and chicken wire fencing are not permitted. Fencing shall be considered open if there is no more than one-foot height of solid masonry and view portion provides a minimum of ninety (90) percent visibility.
- b. Vines or shrubs shall be provided and maintained on the exterior of all solid perimeter fencing. Vines or shrubs shall be a minimum of five-gallon size and cover a minimum of fifty percent of the wall within two years of planting. Shrubs shall be of varying heights and pruned for the health of the plant and not shaped (no topiary pruning). Where decorative walls are provided, the amount of coverage may be reduced to twenty-five percent.
- c. Solid fences and walls shall be prohibited on the perimeter of a lot or development.
- d. Fence and wall materials in the required front yard and on the street or canal side perimeter of a lot or development shall be limited to wrought iron, split rail, corral fencing, or a combination of one foot of solid masonry topped by open wrought iron or a similar material, or a combination of the aforementioned fence types and open farm fencing.
- e. Rural style fencing and/or view fencing should be encouraged internally within the development.
- f. Decorative pedestrian gates shall be provided along the back patios of each residential unit along 39th Street, allowing for a direct connection from each unit to 39th Street.
- g. The design, materials and colors for all walls, fences, and screening devices visible from public view within the property shall be uniform in appearance.

- h. Open fencing or walls shall be installed along the southern and western perimeters to serve as a barrier for access to and from the adjacent Bartlett Heard Ranch properties.

5. BUILDING ORIENTATION AND MASSING

- a. Building orientation and massing shall follow the standards of Section 649 (Mixed Use Agricultural District) of the Zoning Ordinance.
- b. Residential units adjacent to 39th Street which are not fronting onto 39th Street, shall incorporate back patios oriented towards 39th Street to reinforce community orientation and place eyes on this street.

6. PARKING

- a. The development will meet the standards outlined in the Baseline Area Overlay District, Section 651.
- b. No parking or maneuvering areas, other than required driveways, shall be permitted in the perimeter setbacks of a lot or development.
- c. Parking areas along Southern Avenue and 39th Street shall be placed behind or along the nonstreet side of a building.
- d. No single surface parking area shall exceed 50 spaces unless divided into two or more sub-areas by a building, roadway, or landscaping.
- e. Landscape berming (4 foot in height minimum) shall be installed within the landscape setback in front of parking that is adjacent to 40th Street. The berming shall be located outside of any required sight visibility triangles.

7. ENTRY FEATURES

- a. Residential developments shall have primary entry features that incorporate landscaping with the entry sign. The landscaping should be a minimum of two hundred fifty square feet held in a common tract, planted, and maintained with a variety of at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year. The landscaped area may be split into two one hundred twenty-five square feet areas where two signs are provided, per BAOD Section 651.E.3.
- b. Gated entries that abut a major street shall provide a landscaped entrance that contains a landscaped median to separate egress from ingress. The landscaped areas shall be a minimum of three hundred feet in area and planted with a variety of at least three plant materials including a series of

annuals that will each maintain a constant bloom throughout the year, per BAOD Section 651.E.3.

8. WINDOWS

- a. Ground floor building elevations which face the public right-of-way or pedestrian plazas shall provide a minimum of 40% and maximum of 70% by means of windows and doors between three (3) feet and seven (7) feet above the finished floor elevation.
- b. All windows must achieve a visible transmittance rating (VTR) of 0.85 or higher.
- c. Decorative window shutters shall be utilized on a minimum of 50% of building elevation facades.

9. LIGHTING

- a. On site lighting should be accomplished with low level, uniform lighting fixtures dispersed throughout the site with a lumen rating of 3,000 or less, per MUA Section 649.J.4.
- b. Decorative lighting fixtures shall be utilized along building façades and where visible from common areas and the perimeter of the site.

10. OTHER DESIGN ELEMENTS

- a. HVAC (Heating Ventilation and Air Conditioning) units shall be ground-mounted.

F. SIGNS

The following development standards listed in this PUD apply to multifamily residential developments (with a density higher than 2 dwelling units per acre) unless otherwise stated. If the site develops with another permitted use outlined in this PUD, this other permitted development (s) shall follow the Design Guidelines and Standards contained in Baseline Area Overlay District (BAOD) per Section 651, and where conflicts do not exist, Section 705 and the Mixed Use Agricultural (MUA) Zoning District per Section 649 of the Zoning Ordinance. Signage is also subject to Section 507 Tab A. Design Guidelines.

Multifamily development on the site (with a density higher than 2 dwelling units per acre) will meet all design guidelines and standards per Section 651 (Baseline Area Overlay District), and where conflicts do not exist, Section 705 and Section 649 (Mixed Use Agricultural District) of the Zoning Ordinance. Signage is also subject to Section 507 Tab A. and as outlined below:

Signage for residential development shall be governed by Section 705 applicable to residential uses, as modified below:

- a. Prohibited Signs:
 - Outdoor advertising/off-premise signs.
 - Backlit awnings with or without sign copy.
 - Balloons and banners adjacent to multi-use trails.
 - Roof-mounted signs.
 - Multiple tenant identification ground signs, identifying more than one tenant.
 - Sign which move, rotate, flash, automatically or manually change copy, or simulate movement.
 - Pole Signs.
- b. Permitted Signs:
 - Signs listed in Section 651.F.2.a and 651.F.2.c
- c. Design Guidelines:
 - Guidelines listed in Section 651.F.3.a

G. SUSTAINABILITY

The project will incorporate several sustainable and other green building strategies including:

City Enforceable Standards

- Reduce heat island effect with a minimum shade requirement for sidewalks, paths, open space, and parking areas.
- Encourage water conservation through the selection of drought tolerant landscaping.
- Encourage water conservation through drip irrigation system.
- Encourage the use of recycling collection.

Developer/Owner Enforceable Standards

- Encourage energy use reduction with increased efficiency rating HVAC system.
- Encourage healthy air quality with low-VOC or no-VOC paints.
- Encourage water conservation with low-flow water fixtures.
- Encourage the use of grey water systems to irrigate plants.
- Explore the use of solar panels to provide a sustainable energy source and reduce greenhouse gas emissions.
- Encourage the use of alternative paving materials.
- Utilize full-cut off light fixtures to reduce light pollution and minimize light shining or reflecting onto adjacent residential properties.
- Use pavers to allow for water to filter into the soil and to reduce storm water runoff where possible.
- Actively encourage and promote the growing and harvesting of edible plants, such as fruits and vegetables, by residents throughout the development to promote urban agriculture, food security and the health of residents.
- Provide a tool library where residents can checkout various tools to be utilized in urban gardening and food production, and the repair of bicycles.
- Provide and maintain outdoor furnishings such as seating in open spaces areas for residents to enjoy sunlight and the outdoors.

H. COMPLETE STREETS

The development, as outlined in this PUD, improves the connectivity and thermal comfort of the site. The existing site is vacant and has no trees on it. The new development will bring in updates on the right-of-way along 39th Street and add landscaping along Southern Avenue and 40th Street that is consistent with the MUA and BAOD districts. This will provide thermal comfort for pedestrians.

In addition, there are existing bike lanes along 40th Street and Southern Avenue. If residents of the development have bicycles, they will have secure long-term bicycle parking options inside of the clubhouse. Short-term bicycle parking for guests will also be available.

Trees and pedestrian scale amenities, such as benches and turf/courtyards, will be provided throughout the development and in central locations to the homes. In addition, shaded meandering pedestrian sidewalks/trails will be provided throughout the site. Pedestrian connections/gates will be provided to all adjacent sidewalks and properties in order to offer different routes that are shaded and comfortable for pedestrians.

I. INFRASTRUCTURE

1. CIRCULATION

Vehicular access to the property is provided from 39th Street and 40th Street. A pedestrian connection is provided to the Walgreen property, in addition to various connections to adjacent sidewalks along 39th Street, 40th Street, and Southern Avenue. Parking on-site will be distributed throughout the development.

2. GRADING AND DRAINAGE

Development shall conform to the City of Phoenix regulations and design guidelines. Any drainage related items will be addressed during the site plan review process.

3. WATER AND SEWER

Public sewer and water connections will be requested from the City of Phoenix to serve this development. The property is immediately bounded by public rights-of-way with existing public facilities. Development will be connected to public water and sewer within either 40th Street or Southern Avenue.

J. COMPARATIVE ZONING TABLE

	PROPOSED PUD	BAOD District	MUA District
Building Height	<p>2 stories not to exceed 30 feet</p> <p>Buildings located within 60 feet from 40th Street and Southern Avenue shall not exceed 1 story, and 20 feet. Building located within 140 feet of the south property line shall not exceed 1 story, and 20 feet.</p> <p>Administrative Offices shall not exceed a height of one story or 20 feet in height.</p> <p>Please refer to the Design Guidelines section of this PUD for other design standards on the building height of multifamily development in the BAOD.</p>	<p>2 stories, not to exceed 30 feet</p> <p>A minimum 1/3 dwelling units not to exceed one story.</p>	<p>Residential: 2 story, Thirty (30) feet</p> <p>Non-residential: 1 story, Twenty (20) feet</p>
Density (du/acre)	9.62 du/gross acre or 166 units	Not specified, underlying zoning would apply.	2 units/gross acre
Lot Coverage	35%	Not specified, underlying zoning would apply.	35%
Perimeter Standards, Building Setbacks	<p>40th Street: 40 feet</p> <p>Southern Avenue: 40 feet</p> <p>South Perimeter Property Line: 40 feet</p> <p>West Perimeter Property Line (adjacent to 39th Street): 20 feet</p> <p>West Perimeter Property Line (not adjacent to 39th Street): 15 feet</p> <p>Interior Property Line (adjacent to the existing Walgreens): 15 feet</p>	Not specified for Southern Avenue, underlying zoning would be apply.	<p>Front - Arterial/collector streets: 40 ft</p> <p>Front - Local streets: 30 ft</p> <p>Side yard (Interior): 15 ft</p> <p>Side yard (street): 20 ft</p> <p>Rear yard (rear): 20 ft</p>

Open Space	Minimum 20% of gross acreage	Not specified, underlying zoning would apply.	Minimum 5% of gross acreage
------------	------------------------------	---	-----------------------------

K. LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AT FOLLOWS:

PARCEL NO. 1:

LOT 56, BARLETT-HEARD LANDS, ACCORDING TO THE BOOK 13 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART THEREOF, IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 3 EAST, GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THENCE SOUTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 309.54 FEET TO AN ORTHOGONAL LINE, HEREIN DESIGNATED AS LINE "A";

THENCE SOUTH A DISTANCE OF 390.26 FEET;

THENCE WEST A DISTANCE OF 40 FEET;

THENCE NORTH A DISTANCE OF 290.26 FEET;

THENCE NORTHERLY TO THE INTERSECTION OF SAID LINE "A" WITH THE WEST LINE OF THE EAST 42 FEET OF SAID SECTION;

THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID SECTION;

THENCE EASTERLY TO THE POINT OF BEGINNING; AND

EXCEPT THAT PART THEREOF LYING WITHIN THE PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 42 FEET OF SAID SECTION;

THENCE WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 309.54 FEET TO AN ORTHOGONAL LINE HEREIN DESIGNATED AS LINE "B";

THENCE WEST TO A DISTANCE OF 100 FEET TO AN ORTHOGONAL LINE HEREIN DESIGNATED AS LINE "C";

THENCE WEST TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 56;

THENCE SOUTHERLY ALONG SAID PROLONGATED LINE TO THE SOUTH LINE OF THE NORTH 40 FEET OF SAID SECTION 36;

THENCE EAST ALONG SAID SOUTH LINE TO SAID LINE "C";

THENCE EASTERLY TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 42 FEET OF SAID SECTION WITH SAID LINE "B";

THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST 62 FEET OF SAID SECTION;

THENCE SOUTHEASTERLY TO A POINT ON THE WEST LINE OF THE EAST 42 FEET OF SAID SECTION WHICH IS 62 FEET SOUTHERLY OF THE POINT OF BEGINNING;

THENCE TO THE POINT OF BEGINNING, AS SET FORTH IN WARRANTY DEED RECORDED IN DOCKET 111243, PAGE 406, RECORDS OF MARICOPA COUNTY, ARIZONA, AND

EXCEPT THAT PART THEREOF LYING WITHIN THE PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36, FROM WHICH THE EAST QUARTER OF SAID SECTION 36 BEARS SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 2650.00 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 62.38 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 42.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 42.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 247.16 FEET;

THENCE SOUTH 01 DEGREEES 08 MINUTES 45 SECONDS EAST, A DISTANCE OF 71.22 FEET;

THENCE NORTH 76 DEGREEES 56 MINUTES 30 SECONDS WEST, A DISTANCE OF 55.30 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 280.06 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 225.82 FEET;

THENCE NORTH 08 DEGREEES 41 MINUTES 36 SECONDS WEST, A DISTANCE OF 56.14 FEET;

THENCE NORTH 01 DEGREEES 58 MINUTES 56 SECONDS WEST, A DISTANCE OF 26.37 FEET;

THENCE NORTH 47 DEGREEES 41 MINUTES 03 SECONDS WEST, A DISTANCE OF 23.67 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SOUTHERN AVENUE;

THENCE SOUTH 89 DEGREEES 22 MINUTES 32 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 50.26 FEET;

THENCE NORTH 89 DEGREEES 28 MINUTES 43 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 289.16 FEET;

THENCE SOUTH 45 DEGREEES 15 MINUTES 52 SECONDS EAST, A DISTANCE OF 28.15 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

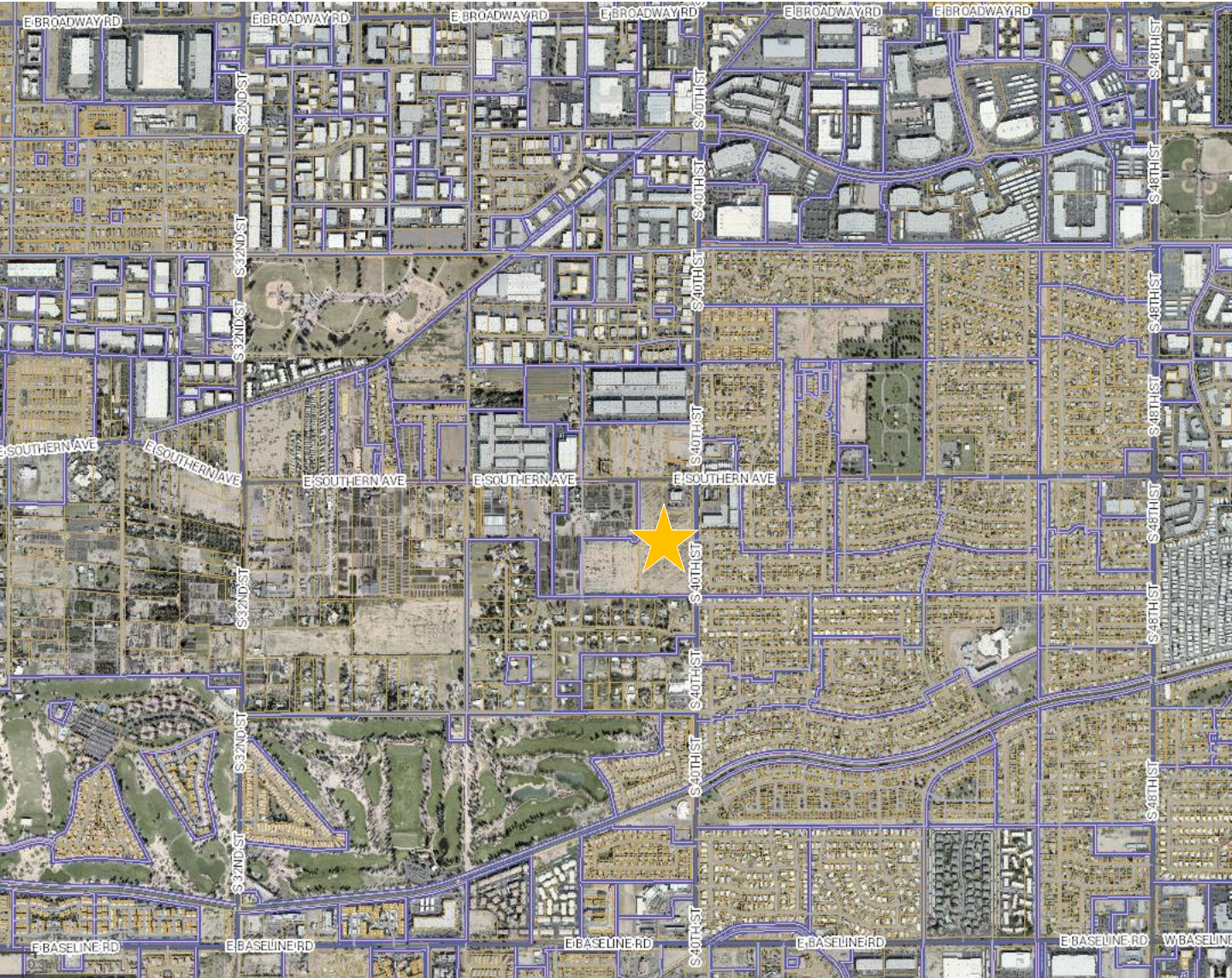
A NON-EXCULSIVE AND PERPETUAL EASEMENT FOR REASONABLE ACCESS, INGRESS, AND EGRESS AS CREATED IN DECLARATION OF EASEMENTS, CONVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN RECORDING NO. 98-0129739 AND RE-RECORDED IN RECORDING NO. 98-0372478, RECORDS OF MARICOPA COUNTY, ARIZONA

L. EXHIBITS

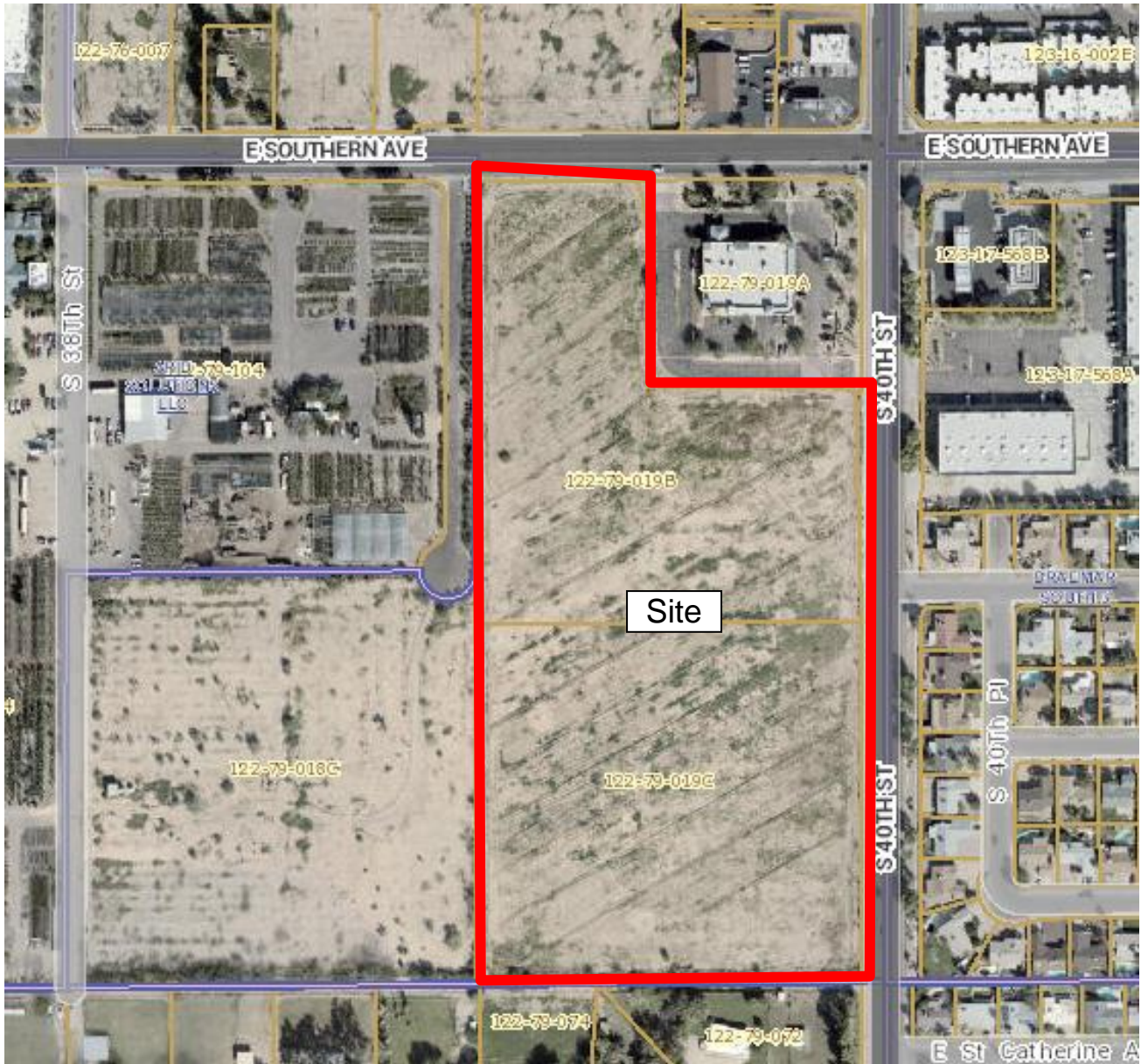
Area Vicinity Map and Site Aerial	1
Conceptual Site Plan	2
Conceptual Elevations	3
Context Photos	4
Plant Lists (Baseline Area Master Plan and Mixed Use Agricultural Zoning District)	5

EXHIBIT 1

Area Vicinity Map



Aerial Map



Parcel Map

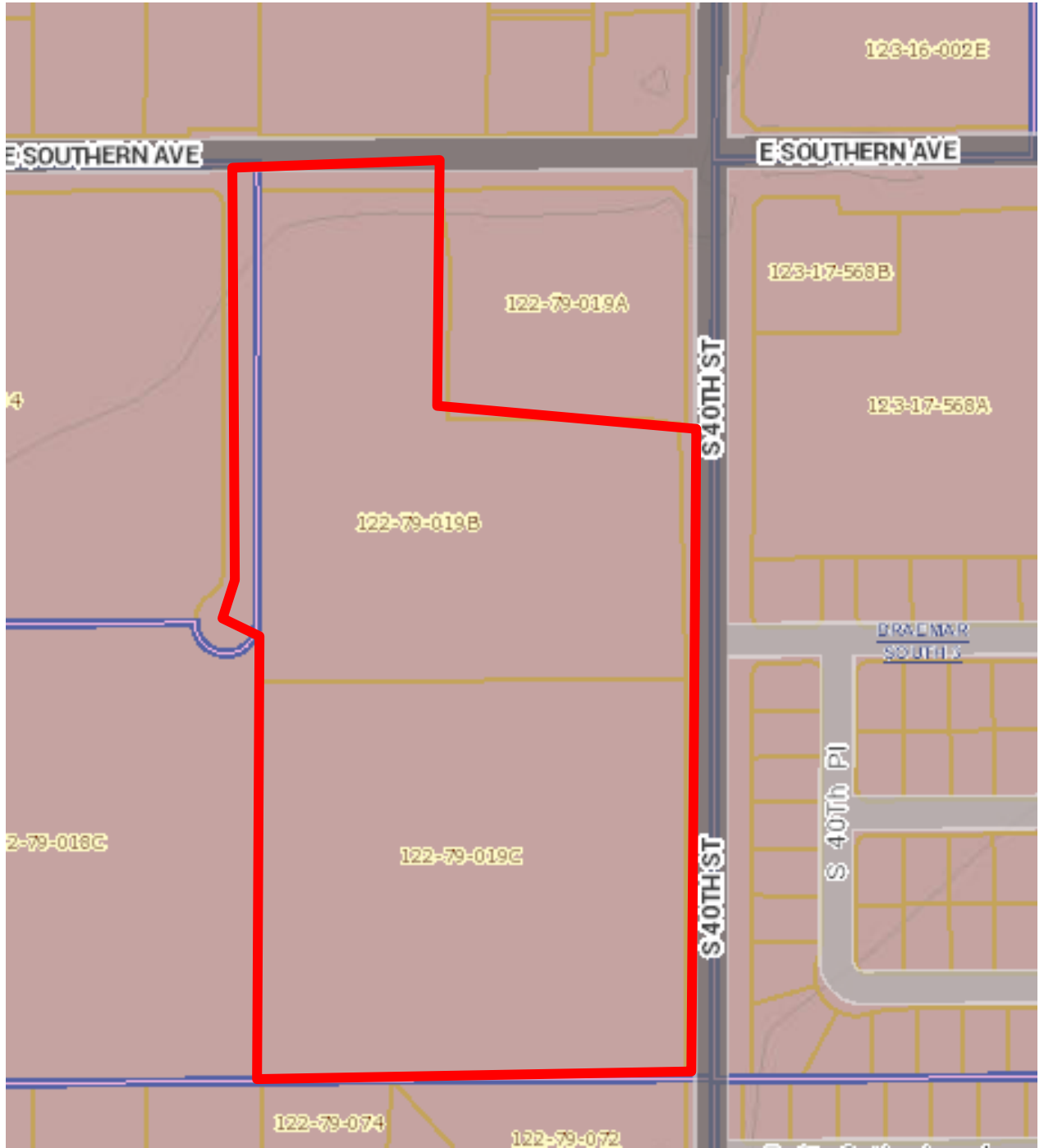
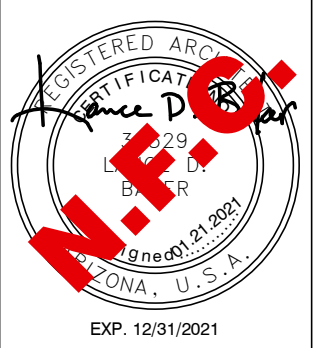


EXHIBIT 2

40TH STREET & SOUTHERN Single Family Rental Development

SWC 40th Street & Southern
 Phoenix, AZ 85286

NOT FOR CONSTRUCTION

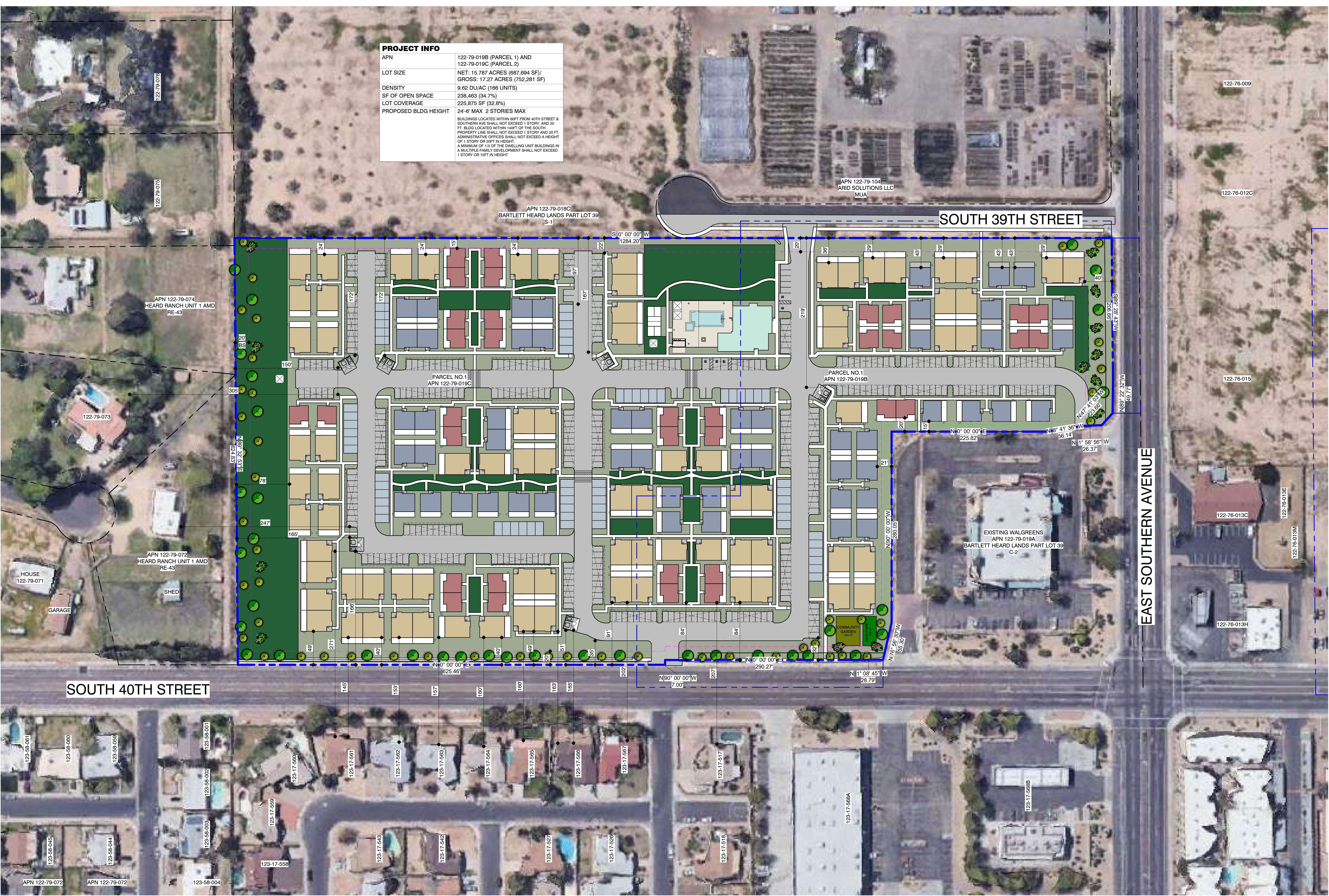


NOT FOR CONSTRUCTION REVISIONS

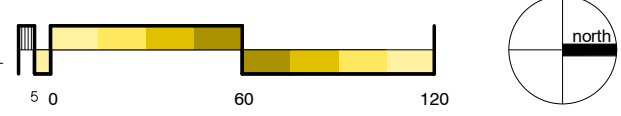
Phase: PUD
 Drawn By: AS
 Reviewed By: LDB
 SDI Project No: 4035
 Date: 06/03/2021

Sheet:
A1.05
 CONTEXT PLAN

PROJECT INFO	
APN	122-79-019B (PARCEL 1) AND 122-79-019C (PARCEL 2)
LOT SIZE	NET: 15.787 ACRES (687,694 SF)/ GROSS: 17.27 ACRES (752,281 SF)
DENSITY	9.62 DU/AC (166 UNITS)
SF OF OPEN SPACE	238,463 (34.7%)
LOT COVERAGE	225,875 SF (32.8%)
PROPOSED BLDG HEIGHT	24'-6" MAX 2 STORIES MAX
	BUILDINGS LOCATED WITHIN 60FT FROM 40TH STREET & SOUTHERN AVE SHALL NOT EXCEED 1 STORY, AND 20 FT BLDG LOCATED WITHIN 40FT OF THE SOUTH PROPERTY LINE SHALL NOT EXCEED 1 STORY AND 20 FT ADMINISTRATIVE OFFICES SHALL NOT EXCEED A HEIGHT OF 1 STORY OR 20FT IN HEIGHT. A MINIMUM OF 1/3 OF THE DWELLING UNIT BUILDINGS IN A MULTIPLE-FAMILY DEVELOPMENT SHALL NOT EXCEED 1 STORY OR 16FT IN HEIGHT



1 CONTEXT PLAN
 1" = 60'-0"



This drawing is the property of Synectic Design Incorporated, 1111 West University Drive, Suite 104, Tempe, AZ 85281, 480.948.9766. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of Synectic Design Incorporated, C 2018

EXHIBIT 3



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

1 Bedroom Single Unit - A

B BROWN GROUP, INC.

7508 E Camelback Rd, Scottsdale AZ 85251

SANCTUARY AT SOUTH MOUNTAIN

40th Street & Southern Avenue



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2017 BSB Design, Inc.

October 15, 2020 | PS200130.00



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

1 Bedroom Duplex Unit - A-D

B BROWN GROUP, INC.

7508 E Camelback Rd, Scottsdale AZ 85251

SANCTUARY AT SOUTH MOUNTAIN
40th Street & Southern Avenue



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structure), and MEP design requirements, unit plan / floor plan changes, etc.) © 2017 BSB Design, Inc.

October 15, 2020 | PS200130.00



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

2 Bedroom Single Unit - B

B BROWN GROUP, INC.

7508 E Camelback Rd, Scottsdale AZ 85251

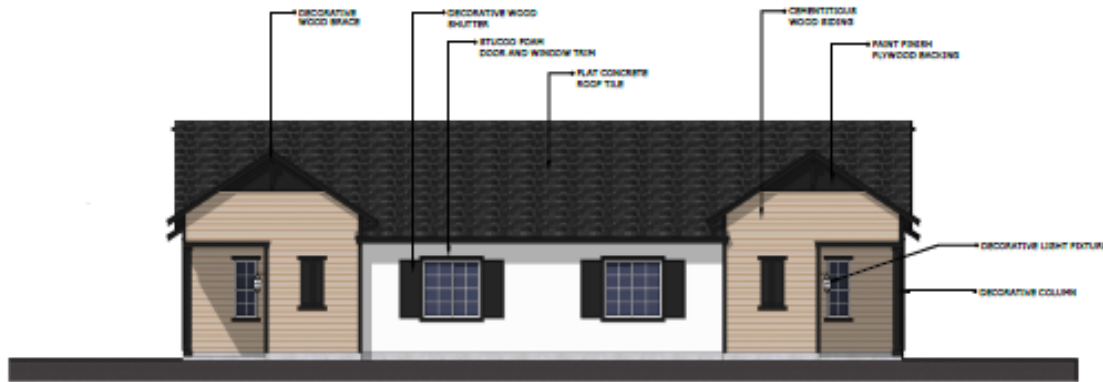
SANCTUARY AT SOUTH MOUNTAIN

40th Street & Southern Avenue

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2017 BSB Design, Inc.

October 15, 2020 | PS200130.00





FRONT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

2 Bedroom Duplex Unit - B-D

B BROWN GROUP, INC.

508 E Camelback Rd, Scottsdale AZ 85251

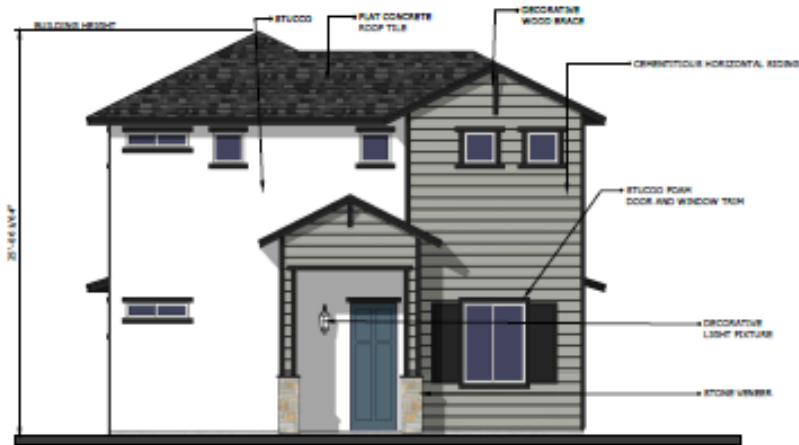
SANCTUARY AT SOUTH MOUNTAIN

40th Street & Southern Avenue

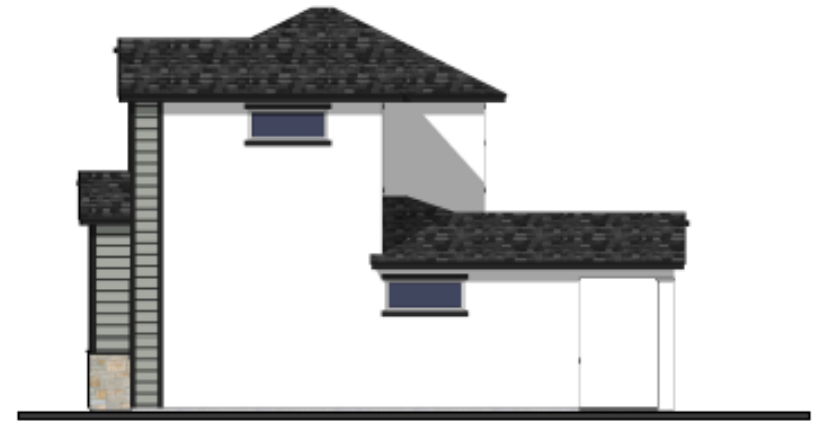


All drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2017 BSB Design, Inc.

October 15, 2020 | PS200130.00



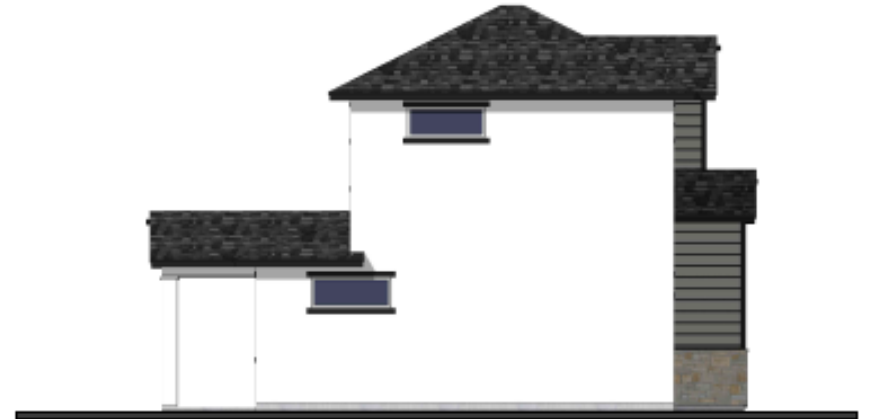
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

3 Bedroom Single Unit - C

B BROWN GROUP, INC.

7508 E Camelback Rd, Scottsdale AZ 85251

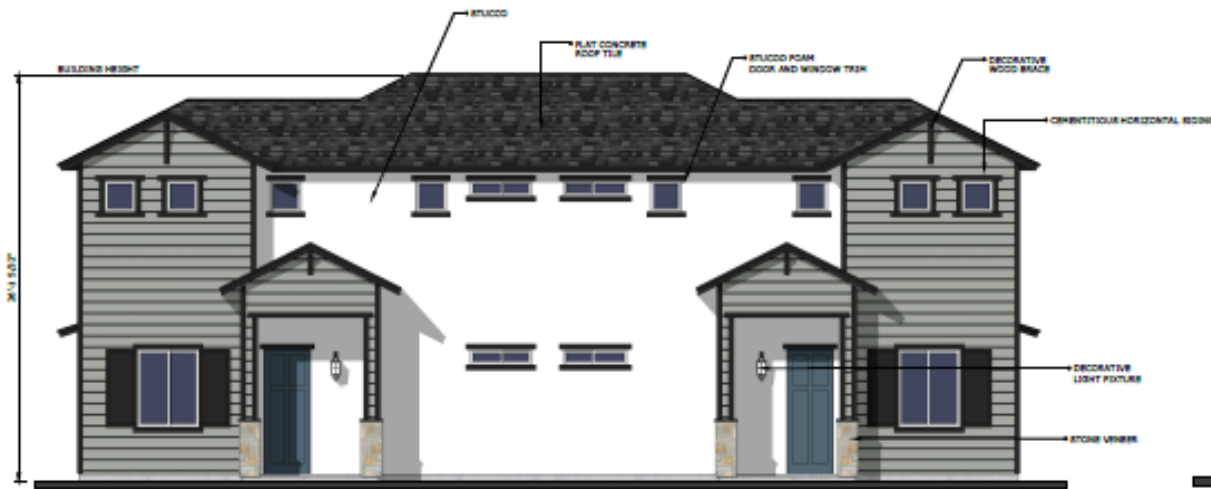
SANCTUARY AT SOUTH MOUNTAIN

40th Street & Southern Avenue

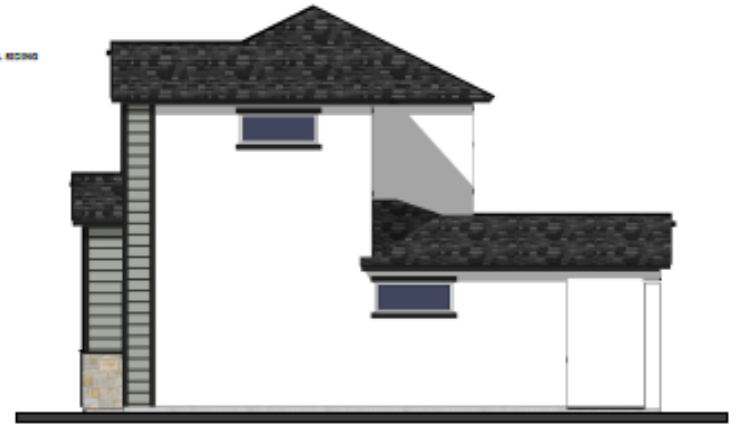
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2017 BSB Design, Inc.

October 15, 2020 | PS200130.00

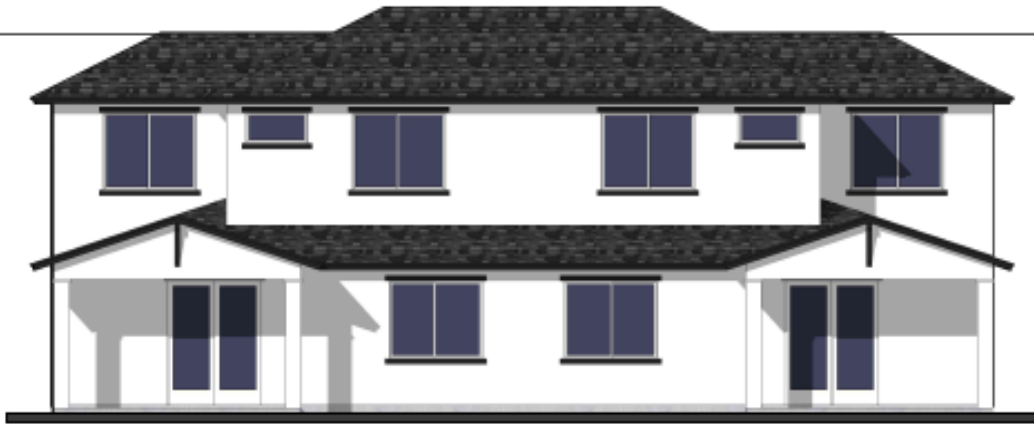




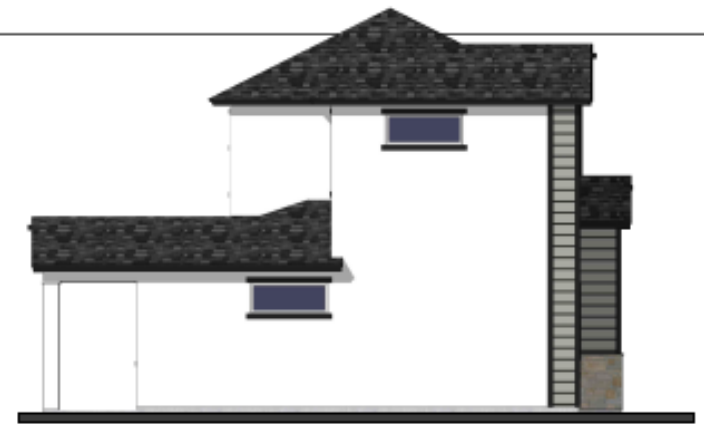
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

3 Bedroom Duplex Unit - C-D

B BROWN GROUP, INC.

7508 E Camelback Rd, Scottsdale AZ 85251

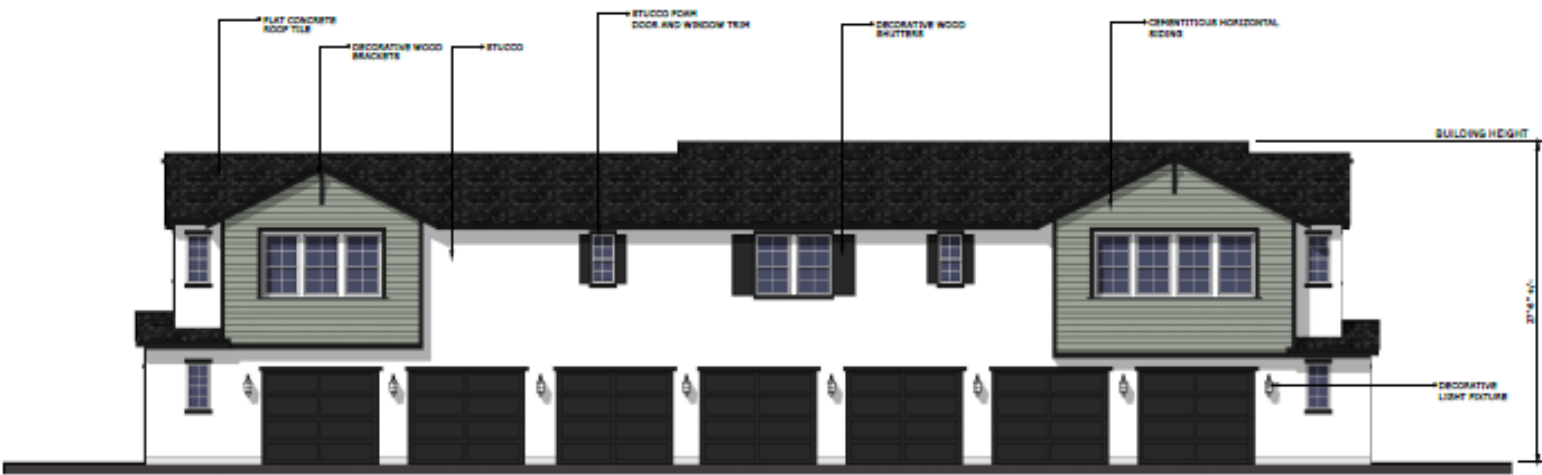
SANCTUARY AT SOUTH MOUNTAIN

40th Street & Southern Avenue



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2017 BSB Design, Inc.

October 15, 2020 | PS200130.00



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

Carriage Unit

B BROWN GROUP, INC.

7508 E Camelback Rd, Scottsdale AZ 85251

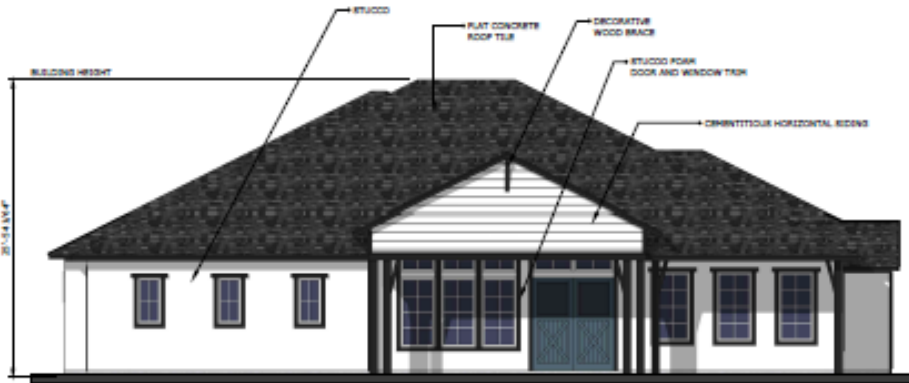
SANCTUARY AT SOUTH MOUNTAIN

40th Street & Southern Avenue

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2017 BSB Design, Inc.

October 15, 2020 | PS200130.00





FRONT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

Clubhouse

B BROWN GROUP, INC.

7508 E Camelback Rd, Scottsdale AZ 85251

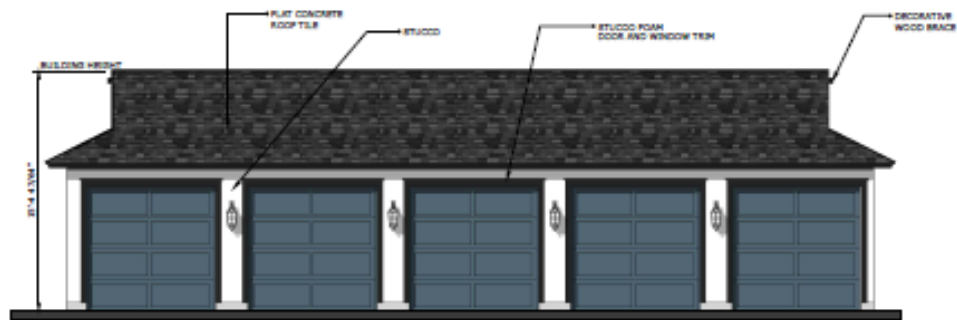
SANCTUARY AT SOUTH MOUNTAIN

40th Street & Southern Avenue

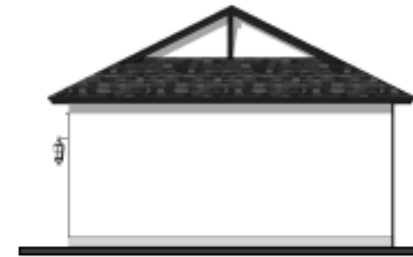
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, and plan / floor plan changes, etc.) © 2017 BSB Design, Inc.

October 15, 2020 | PS200130.00





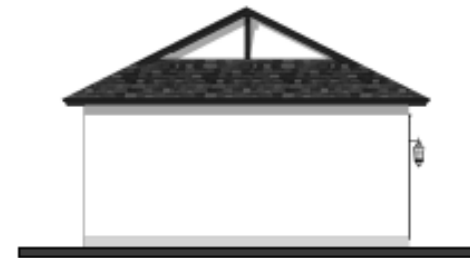
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

5 Car Garage

B BROWN GROUP, INC.

7508 E Camelback Rd, Scottsdale AZ 85251

SANCTUARY AT SOUTH MOUNTAIN

40th Street & Southern Avenue

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2017 BSB Design, Inc.

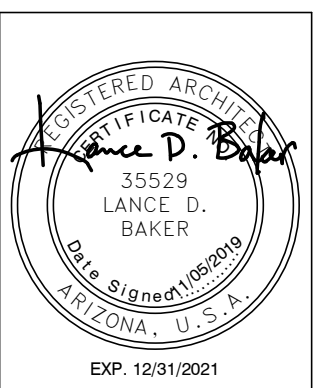
October 15, 2020 | PS200130.00



EXHIBIT 4

40TH STREET & SOUTHERN Single Family Rental Development

SWC, 40th Street & Southern
 Phoenix, AZ 85286



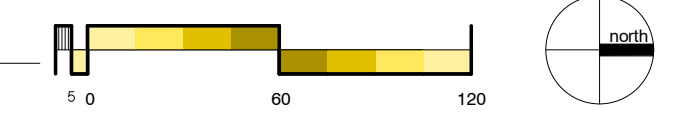
NO.	REVISIONS

Phase: PRE-APP
 Drawn By: SCB
 Reviewed By: LDB
 SDI Project No: 4035
 Date: 11/05/2019

Sheet:
A1.05
 CONTEXT PLAN



1 CONTEXT PLAN
 1" = 60'-0"



This drawing is the property of Synectic Design Incorporated, 688 W. 1st Street, Suite #3, Tempe, AZ, 85281, 480.948.9766. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of Synectic Design Incorporated, C 2015

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



EXHIBIT 5

Baseline Area Master Plan Plant List

It is intended that landscaping within the Baseline corridor be lush and green, rather than the typical desert landscaping seen throughout much of the city. Flowers and citrus are to be used in order to maintain the historical character of the area. Berms are required along Baseline Road to provide a buffer between the development and the busy street. This list is subject to change as needed.

TREES

Acacia salicina
Bauhinia congesta
Brachychiton populneus
Cercidium praecox
Cercis canadensis v. texensis
Cercis canadensis v. mexicana
Chilopsis linearis
Cordia boissieri
Dalbergia sissoo
Pinus eldarica
Pinus roxburghii
Pistacia chinensis
Pittosporum phillyraeoides
Quercus virginiana
Sophora secundiflora
Tipuana tipu
Ulmus parvifolia cv. sempervirens
Vitex agnus-castus
Chitalpa tashkentensis

COMMON NAME

Willow-leaf Acacia
Anacacho Orchid Tree
Bottle Tree
Sonoran Palo Verde, Palo Brea
Texas Redbud
Mexican Redbud
Desert-willow
Texas Olive
Sissoo Tree
Afghan Pine
Chir Pine
Chinese Pistache
Willow Pittosporum
Southern Live Oak
Texas Mountain-laurel, Mescal Bean
Tipu Tree
Evergreen Elm
Chaste Tree
Chitalpa

GROUND COVER

Asparagus densiflorus cv. sprengeri
Baccharis sp. centennial
Dalea capitata
Gazania spp.
Hymenoxys acaulis
Lantana spp.
Oenothera berlandieri
Oenothera stubbei
Rosmarinus officinalis cv. prostratus
Salvia chamaedryoides
Salvia farinacea
Teucrium chamaedrys cv. prostratum
Verbena peruviana
Verbena rigida
Wedelia trilobata

Sprenger Asparagus
Baccharis Centennial
Trailing Dalea
Gazania
Angelita Daisy
Lantana
Mexican Evening Primrose
Saltillo Primrose
Dwarf Rosemary
Blue Sage
Mealy Cup Sage
Germander
Peruvian Verbena
Sandpaper Verbena
Yellow Dot

VINES

Antigonon leptopus
Bougainvillea spp.
Campsis radicans
Hardenbergia comptoniana
Mascagnia macroptera (*Callaeum macropterum*)
Podranea nicasoliana
Rosa banksiae 'Alba Plena'
Rosa banksiae 'Lutea'

Coral Vine, Queen's Wreath
Bougainvillea
Common Trumpet Creeper
Wild Wisteria
Yellow Orchid Vine
Pink Trumpet Vine
Lady Bank's Rose
Lady Bank's Rose

PERENNIAL WILDFLOWERS

Berlandiera lyrata
Gaura lindheimeri
Penstemon spp.
Psilostrophe tagetina
Sphaeralcea spp.
Tagetes palmeri (*lemmonii*)

Chocolate Flower
Desert Orchid
Penstemon
Paperflower
Globe-mallow
Mt. Lemmon Marigold

SHRUBS

Abutilon palmeri
Caesalpinia mexicana
Caesalpinia pulcherrima
Calliandra californica
Callistemon viminalis
Chrysactinia mexicana
Cordia parvifolia
Dodonaea viscosa
Ericameria laricifolia
Forestiera neomexicana
Hamelia patens
Jasminum mesneyi
Myrtus communis
Myrtus communis cv. *boetica*
Myrtus communis cv. *compacta*
Plumbago scandens
Punica granatum
Rhus ovata
Rosmarinus spp.
Ruellia spp.
Salvia leucantha
Tecoma stans
Tecoma sp. *orange jubilee*

Superstition Mallow
Mexican Bird of Paradise
Red Bird of Paradise
Baja Red Fairy Duster
Dwarf Bottlebrush
Damianita
Little Leaf Cordia
Hopbush, Purple, Green
Turpentine Bush
Desert Olive
Fire Bush
Primrose Jasmine
True Myrtle, Roman Myrtle
Twisted Myrtle
Dwarf Myrtle
Plumbago
Pomegranate
Sugarbush
Bush Rosemary
Ruellia
Mexican Bush Sage
Yellowbells

Mixed Use Agricultural District
Plant Palette/Trees

Trees

<u>Latin Name</u>	<u>Common Name</u>	<u>Color</u>	<u>Use</u>	<u>Size</u>	<u>Flower/Foliage Color</u>
Bauhinia congesta	Anacacho Orchid Tree	Deep Green		Small Tree	White
Butia capitata	Jelly Palm			Small Palm	Yellow
Caesalpinia calacao	Cascalote	Deep Green		Small Tree	
Callistemon viminalis	Weeping Bottlebush	Light Green		Small Tree	Red
Carya illinoensis*	Pecan		Nut Bearing	Tall Tree	
Causarina cunninghamiana	River She Oak	Deep Green	Windbreak	Tall Tree	
Celtis reticulata	Netleaf Hackberry	Deep Green	Screening Tree	Tall Tree	
Cercidium microphyllum	Foothills Palo Verde	Yellow Green	Lower Sonoran	Medium Tree	
Ceratonia siliqua	Carob	Deep Green	Some Ag Use	Tall Shade Tree	
Chamaerops humilis	Mediterranean Fan Palm	Light Green		Small Palm	
X Chitalpa tashkentensis		Deep Green			Light Pink
Dalbergia sisso	Sisso Tree	Deep Green	Screening Tree		
Eucalyptus ssp	Gum, Ironbark, Mallee	Deep Green	Types Screening Tree	Tall Tree	
Giejera parviflora	Australian Willow	Light Green	Screening Tree	Willow	
Gledistia triacanthos	Honey Locust	Deep Green	Screening Tree		Good Fall Color
Olea europaea	Olive	Gray	Shade Tree	Tall Spreading Tree	
Olneya tesota	Ironwood	Gray	Lower Sonoran	Medium Spreading	
Phoenix canariensis	Canary Island Date Palm	Deep Green	Screening Tree		
Phoenix dactylifera	Date Palm	Deep Green	Ag Use	Tall Screening Palm	
Pinus eldarica*	Afghan Pine/Aleppo Pine	Light Green	Screening Tree	Tall Tree	
Pinus halepensis	Aleppo Pine	Deep Green	Screening Tree	Tall Tree	
Pinus pinea	Italian Stone Pine	Gray Green	Bushy Tree	Medium Tree	
Pinus roxburghii	Chir Pine	Deep Green	Medium Screening Tree		
Pistacia chinensis	Chinese Pistachio	Deep Green	Screening Tree	Tall Tree	Fall Color
Pistacia vera	Pistachio	Deep Green	Nut Bearing	Medium Tree	Fall Color
Pithecellobium flexicaule	Texas Ebony	Deep Green	Screening Tree	Medium Tree	
Populus fremontii*	Cottonwood	Yellow Green		Tall Tree	Water intensive
Prosopis velutina	Mesquite	Green	Lower Sonoran	Small Tree	
Quercus virginiana	Southern Live Oak	Deep Green	Screening Tree	Tall Tree	
Rhus lancea	African sumac	Deep Green	Screening Tree	Tall Tree	
Sophora secundiflora	Mescal Bean	Deep Green		Small Tree	Wisteria like flowers
Tipuana tipu	Tipu Tree	Light Green	Screening Tree	Tall Tree	
Ulmus parviflora	Evergreen Elm	Deep Green	Screening Tree	Tall Tree	
Vitex angus castus	Monk's Pepper	Deep Green	Screening Tree	Medium Tree	Violet
Washingtonia Robusta	Mexican Fan Palm		Street Line Tree	Tall Tree	
Zizyphus jujuba	Chinese Jujube	Deep Green	Ag Use	Medium Tree	

* Trees indicated with an asterisk have historic context but should be used sparingly as signature trees where the species already exists.

Mixed Use Agricultural District
Plant List/Shrubs

Shrubs

<u>Latin Name</u>	<u>Common Name</u>	<u>Color</u>	<u>Use</u>	<u>Size</u>	<u>Flower/Foliage Color</u>
Ambrosia trifoliata	Bursage	Gray	Lower Sonoran		Yellow/white
Anisacanthus quadrifidus		Deep Green	Screening Shrub		
Artemesia 'Powis Castle'	Powis Castle				
Atriplex nummularia	Old Man Salt Bush	Gray	Screening Shrub		
Buddleia marrubifolia	Wooly Butterfly Bush	Gray	Screening Shrub		
Calliandra californica	Baja Fairy Duster	Deep Green	Screening Shrub		Brilliant Red
Cassia nemophila	Desert Cassia	Variable	Screening Shrub		Winter Color
Celtis pallida	Desert Hackberry	Deep Green	Screening Shrub		
Convolvulus cnerorum	Bush Morning Glory	Gray			White
Cordia boissieri	Anachueta	Deep Green	Screening Shrub	Medium Tree-Shrub	White
Cordia parviflora	Little Leaf Cordia	Deep Green			White
Dodonaea viscosa	Hopbush	Deep Purple Green	Screening Shrub		
Encelia farenosa	Brittlebush	Gray	Lower Sonoran	Medium Shrub	Yellow
Fraxinus greggii	Little leaf Ash	Deep Green	Screening Shrub		
Justicia candicans	Red Justicia	Deep Green	Screening Shrub	Medium Shrub	Brilliant Red
Justicia spicigera	Mexican Honeysuckle	Light Green		Low Growing Shrub	Orange
Lantana camara	Bush Lantana	Deep Green		Medium Shrub	
Larrea tridentata	Creosote Bush	Deep Green	Lower Sonoran	Medium Shrub	Yellow
Leucophyllum laevigatum	Chihuahuan Sage	Deep Green	Screening Shrub	Tall Shrub	Violet
Lonicera sempervirens	Trumpet Honeysuckle	Deep Green		Medium Shrub	
Nerium oleander	Oleander	Deep Green		Medium Shrub	
Myrtus communis	Myrtle	Deep Green	Screening Shrub	Tall Shrub	
Plumbago scandens	Plumbago	Deep Green		Medium Shrub	White - Fall Color
Punica granatum	Pomegranate	Deep Green		Medium Shrub	Red
Pyracantha coccinea	Pyracantha	Deep Green		Medium Shrub	Red Fruit
Rosemarinus officinalis	Rosemary	Deep Green		Medium Shrub	
Ruellia peninsularis	Ruellia	Deep Green		Medium Shrub	Purple
Ruellia brittoniana	Britton's Ruellia	Deep Green		Medium Shrub	Purple
Salvia greggii	Autumn Sage	Deep Green		Medium Shrub	Magenta
Salbia leucantha	Mexican Bush Sage	Light Green		Medium Shrub	Violet
Salvia clevelandii	Chapparral Sage	Gray		Medium Shrub	Violet
Simmondsia chinensis	Jojoba	Gray	Screening Shrub	Tall Shrub	
Tagetes palmeri	Bush Marigold	Deep Green			Yellow
Tecoma stans	Yellow Bells	Deep Green	Screening Shrub	Tall Shrub	Yellow
Tecomaria capensis	Cape Honeysuckle	Deep Green	Screening Shrub	Tall Shrub	Red
Thevetia peruviana	Yellow Oleander	Deep Green	Screening Shrub	Tall Shrub	Yellow

Mixed Use Agricultural District
Plant List/Groundcover, Vines, Accents

Groundcovers

<u>Latin Name</u>	<u>Common Name</u>	<u>Color</u>	<u>Flower/Foliage Color</u>
Asparagus densiflorus	Sprenger Asparagus	Deep Green	
Baccharis 'Centennial'		Deep Green	
Euphorbia rigida		Blue Green	Yellow
Gazania rigens cvs.		Gray	Variable
Verbena rigida, tenera	Verbena	Deep Green	Variable
Dalea capitata		Deep Green	Yellow
Oenothera sp.	Primroses	Light Green	Pink to white
	Ice Plants	Variable	Variable
Hymenoxys acaulis	Angelita Daisy	Deep Green	Yellow
Ruellia brittoniana prostrata			

Vines

<u>Latin Name</u>	<u>Common Name</u>	<u>Color</u>	<u>Flower/Foliage Color</u>
Bougainvillea cvs.	Bougainvillea	Deep Green	
Podranea ricasoliana	Pink Trumpet Vine	Deep Green	Pink
Rosa banksiae	Bank's Rose	Deep Green	White/Yellow
Hardenbergia compotiana	Lilac Vine	Deep Green	Violet

Accents

<u>Latin Name</u>	<u>Common Name</u>	<u>Color</u>	<u>Flower/Foliage Color</u>
Aloes	Aloe	Light Green	Winter flowers
Opuntia ficus indica	Indian Fig		
Muhlenbergia sp	Deer Grass	Light Green	
Penstemons		Light to Dark Green	Red to Magenta
Zephyranthes	Rain Lily	Deep Green	White to Pink

Vegetation assemblage considered typical of lower Sonoran life zone are:

Cercidium microphyllum	Foothills Palo Verde
Oleia tesota	Ironwood
Proposis velutina	Mesquite
Ambrosia trifoliata	Bursage
Encelia farinosa	Brittlebush
Larrea tridentata	Cresote Bush