

BELL LUXURY SENIOR LIVING

PLANNED UNIT DEVELOPMENT

CASE NO. Z-67-17-3

First Submittal Date: October 12, 2017

Revised Date: January 4, 2019

City Council Approval Date: _____

CITY OF PHOENIX

JAN 04 2019

**Planning & Development
Department**

PRINCIPALS AND DEVELOPMENT TEAM

OWNER:

**20th St & Bell Multi-Family, LLC
4650 E. Cotton Center Blvd., Suite 200
Phoenix, Arizona 85040**

DEVELOPER:

**Devan Wastchak/Jose Pombo
VIVO Development Partners
4650 E. Cotton Center Blvd., Suite 200
Phoenix, Arizona 85040
dwastchak@vivopartners.com; jpombo@vivopartners.com**

APPLICANT AND LEGAL REPRESENTATIVE:

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PUD FOR “BELL LUXURY SENIOR LIVING”

A. PURPOSE AND INTENT.

This PUD is located on three parcels totaling approximately 4.8 net/6.0 gross acres on the southwest corner of 20th Street and Bell Road (“Site”). The purpose and intent of this PUD is to enable the redevelopment of this vacant infill Site with a high-quality senior living community, for residents 55 and older, that will be compatible with adjacent residential and commercial properties. This PUD includes Development Standards and Design Guidelines that respond to the surrounding environment better than conventional Zoning Districts (such as C-2 or R-3). The end result is a Site that is rezoned with Standards and Guidelines specifically crafted and tailored for this Site and the proposed senior living use.

B. AERIAL PHOTOGRAPH, LEGAL DESCRIPTION, GENERAL PLAN AND EXISTING ZONING.

An aerial photograph of the Site and area properties is provided as *Exhibit 1*.

The Site is designated “Commercial” on the General Plan Land Use Map. An enlargement of the relevant portion of the current General Plan Land Use Map is provided as *Exhibit 2*. A summary of compliance with various General Plan Goals and Policies is also at *Exhibit 2*.

The Site, including the private drive portion of the Site, is zoned C-2. An enlargement of the relevant portion of the current Zoning Map is provided as *Exhibit 3*.

The Legal Description of the Site is provided as *Exhibit 7*.

C. LIST OF USES.

The intent of this PUD is to provide a high-quality, senior living community consistent with Section 615 (R-3 Multifamily Residence District) of the Zoning Ordinance. However, unlike Section 615, this PUD makes additional accommodations to provide separation and privacy from single family residential uses through increased setbacks and increased landscape standards. Permitted Senior Living uses are Active Adult, Independent Living, and Assisted Living. Furthermore, this PUD continues to permit certain C-2 uses listed in Section 623 of the Zoning Ordinance. A detailed list of these Permitted Uses and Accessory Uses is provided as *Exhibit 10*.

D. DEVELOPMENT STANDARDS.

The Development Standards for the senior living community are provided in Table 1 below:

TABLE 1 – SENIOR LIVING COMMUNITY		
		PUD
Building Setbacks (Setbacks exclude site walls, architectural pop outs and canopies up to 4 feet in depth.)	North (Bell Road)	25'
	South	15' to carports/parking shade canopies 150' to primary residential building
	East (20th Street)	10'
	West	15' (from parcel 214-20-359 west property line)
Landscape Setbacks (Setbacks exclude site walls, architectural pop outs and canopies up to 4 feet in depth.)	North (Bell Road)	25'
	South Property Line	10'
	East Property Line	10'
	West Property Line	10'
Landscape Standards	<p>Adjacent to public street right-of-way the required building setbacks are to be landscaped and maintained except for driveway entrances and sidewalks in the following manner:</p> <ul style="list-style-type: none"> (1) One 24-inch box drought resistant tree for each five hundred square feet of required setback area, less driveways and sidewalks. (2) One minimum five-gallon drought resistant shrub for each one hundred square feet of required setback, less driveways and sidewalks. As space permits, shrubs shall be increased by 25%. (3) Ground cover shall be selected from at least two of the following: <ul style="list-style-type: none"> (a) Turf or low-growing evergreen vegetation. (b) Flowering vegetation. (c) Manmade or natural art or sculpture, rock, decomposed granite or similar material, a maximum of three-inch diameter, when used in conjunction with landform sculpting. (4) Lighting fixtures for decorative and/or security purposes may be used when in conformance with all outdoor lighting regulations. <p>Interior property lines are to be landscaped and maintained except for driveway entrances or sidewalks in the following manner:</p> <ul style="list-style-type: none"> (1) One minimum 24-inch box tree for each twenty feet of linear distance; and (2) One minimum five-gallon shrub for each five feet of linear distance. (3) The above plant materials are to be planted and maintained in a minimum five-foot-wide landscaped area with at least one ground cover as provided in Section <u>703.B.3.a(3)</u>. <p>In addition, where required side and rear yards are not occupied by swimming pools, structures, parking or driveway they shall be included in the landscaped area. The quantity of shrubs and trees shall be as in Section <u>703.B.3.a(1)</u> and (2). Ground cover shall consist of turf, low-growing vegetation or flowering vegetation.</p>	

Each landscaped area shall be provided a water source with an appropriate permanent water distribution system.

The placement of landscaping shall respond to providing security for ground floor openings subject to compatibility with existing soil conditions.

Plant Palette:

Trees: Bauhinia Variega (Purple Orchid Tree), Pistachia Chinensis (Red Bush Pistache), Prunus Cerasifera 'ATropurpurea' (Purple Leaf Plum), Thevetia Theetiodes (Yellow Oleander), Ulumus Parvifolia (Evergreen Elm), Olea Europaea (Swan Hill Olive), Sophora Secundiflora (Texas Mountain Laurel), Vitex Agnus-Castus (Chaste Tree), Quercus fusiformis (Texas Live Oak), Pistacia lentiscus (Mastic), Ebenopsis ebano (Texas Ebony).

Palms: Cycas Revoluta (Sago Palm), Chamaerops Humilis (Mediterranean Fan Palm), Phoenix Roebelinii (Pigmy Date Palm), Phoenix Dactylifera (Date Palm).

Vines: Ficus Pumila (Creeping Fig), Macfadyena Unguis-Cati (Cat's Claw Vine).

Shrubs: Bougainvillea 'Barbara Karst' (Barbara Karst Bougainvillea), Bougainvillea X Buttiana (Orange King Bougainvillea), Bougainvillea 'Royal Purple' (Royal Purple Bougainvillea), Dodonaea Viscosa (Hopseed Bush), Justicia Spicigera (Mexican Honeysuckle), Leucophyllum Zygophyllum Cimarron (Cimarron Sage), Myrtus Communis (Common Myrtle), Nerium Oleander (Petite Pink Oleander), Pittosporum Tobira (Wheeler's Dwarf), Ruellia Peninsularis (Baja Ruellia), Russelia Equisetiformis (Coral Fountain), Tecoma Alata (Orange Jubilee), Tecoma Stans (Yellow Bells).

Accents: Agave Bovicornuta (Cow's Horn Agave), Aloe X. Blue Elf (Blue Elf Aloe), Aloe Barbadosensis (Aloe Vera), Agave Americana (Century Plant), Cupressus Semprvirens 'Glaucua' (Blue Italian Cypress), Dasyilirion Wheeleri (Desert Spoon), Muhlenbergia Capillaris (Regal Mist), Hesperaloe Funifera (Giant Hesperaloe), Hesperaloe Parviflora (Red Yucca), Hesperaloe Parviflora 'Perpa Brakelights' (Crimson Yucca).

Groundcover: Carissa G. 'Green Carpet' (Green Carpet Natal Plum), Lantana Montevidensis (Purple Lantana), Lantana New Gold (New Gold Lantana), Lantana Alba (White Lantana), Rosmarinus Officinalis (Irene Rosemary), Sphagneticola Trilobata (Yellow Dot), Setcreasea Pallida (Purple Heart Plant), Wedelia Trilobata (Yellow Dot), Lantana Camara 'Dallas Red' (Dallas Red Lantana).

Landscaping shall be in general conformance with the Landscape Plan that is included as *Exhibit 5*.

Maximum Building Height	3 stories / 40'
Maximum Dwelling Unit Density	32 (unit/gross acre)

Maximum Lot Coverage	30% (for primary structure exclusive of carports/parking shade canopies and accessory structures); 40% total
Minimum Parking and Loading	Total required parking: 0.7 spaces per efficiency unit, 1.2 spaces per 1 and 2-bedroom unit, and 0.25 spaces per unit for guest parking together require 209 spaces. 211 parking spaces provided, inclusive of 11 accessible spaces; 1 loading space; stall size, drive aisle width in compliance with the “Off-Street Parking and Loading” Section of the Zoning Ordinance. Parking statement provided by Kimley-Horn describing parking recommendations for this senior living multifamily project is at <i>Exhibit 9</i>.
Fences & Walls	Fences and walls will be maximum height of 72” and can be solid walls, decorative metal railing, or a combination of both solid and decorative metal.
Lighting	Exterior lighting shall comply with the “Environmental Performance Standards” Section 704 of the Zoning Ordinance
Signs	Signage shall comply with Section 705 of the Zoning Ordinance and may include a Comprehensive Sign Plan
Accessory Structures	In compliance with “Multifamily Residence District” Section 615 and “Accessory Uses and Structures” Section 706 of the Zoning Ordinance
Bicycle Parking	1 bike rack per 25 parking spaces required. 9 bike racks provided.
Open Space/ Amenity	<p>Active and passive leisure and outdoor recreation areas are to be provided and maintained in central locations for use by residents of the senior living development.</p> <p>(1) The total of such areas shall be a minimum of five percent of the gross site area. (2) No portion of any area is to be less than two hundred square feet or less than twenty feet in width.</p> <p>Two or more of the following elements are to be provided in these areas:</p> <p>(1) Swimming pool. (2) Barbecue and picnic areas. (3) Game courts. (4) Jogging and/or parcours. (5) Lawn or turf.</p> <p>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.</p>

The Development Standards for the continuation of underlying C-2 uses on the Site (as described in C. List of Uses on page 1) are in compliance with Section 623 of the Zoning Ordinance and are provided in Table 2 below:

TABLE 2 – COMMERCIAL C-2 DISTRICT, INTERMEDIATE COMMERCIAL		
		C-2
Building Setbacks	North (Bell Road)	25' average
	South	15'
	East (20th Street)	25' average
	West	0'
Landscape Setbacks	North (Bell Road)	25' average
	South Property Line	10'
	East Property Line	25' average
	West Property Line	10'
Landscape Standards	<p>Adjacent to public street right-of-way the required building setbacks are to be landscaped and maintained except for driveway entrances and sidewalks in the following manner:</p> <ul style="list-style-type: none"> (1) One 24-inch box drought resistant tree for each five hundred square feet of required setback area, less driveways and sidewalks. (2) One minimum five-gallon drought resistant shrub for each one hundred square feet of required setback, less driveways and sidewalks. As space permits, shrubs shall be increased by 25%. (3) Ground cover shall be selected from at least two of the following: <ul style="list-style-type: none"> (a) Turf or low-growing evergreen vegetation. (b) Flowering vegetation. (c) Manmade or natural art or sculpture, rock, decomposed granite or similar material, a maximum of three-inch diameter, when used in conjunction with landform sculpting. (4) Lighting fixtures for decorative and/or security purposes may be used when in conformance with all outdoor lighting regulations. <p>Interior property lines are to be landscaped and maintained except for driveway entrances or sidewalks in the following manner:</p> <ul style="list-style-type: none"> (1) One minimum 24-inch box tree for each twenty feet of linear distance; and (2) One minimum five-gallon shrub for each five feet of linear distance. (3) The above plant materials are to be planted and maintained in a minimum five-foot-wide landscaped area with at least one ground cover as provided in Section <u>703</u>.B.3.a(3). <p>In addition, where required side and rear yards are not occupied by swimming pools, structures, parking or driveway they shall be included in the landscaped area. The quantity of shrubs and trees shall be as in Section <u>703</u>.B.3.a(1) and (2). Ground cover shall consist of turf, low-growing vegetation or flowering vegetation.</p>	

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Maximum Building Height		2 stories / 30'
Maximum Lot Coverage		50%
Minimum Parking and Loading	In compliance with Section 702 "Off-Street Parking and Loading" of the Zoning Ordinance.	

Fences & Walls	Fences and walls will be maximum height of 72” and can be solid walls, decorative metal railing, or a combination of both solid and decorative metal.
Lighting	Exterior lighting shall comply with the “Environmental Performance Standards” Section 704 of the Zoning Ordinance
Signs	Signage shall comply with Section 705 of the Zoning Ordinance and may include a Comprehensive Sign Plan
Accessory Structures	In compliance with “Accessory Uses and Structures” Section 706 of the Zoning Ordinance
Bicycle Parking	In compliance with “Bicycle Parking” Section 1307.H. of the Zoning Ordinance

E. DESIGN GUIDELINES (Senior Living Community).

1. **Site Plan.** The Site shall be developed in general conformance with the Site Plan that is included as *Exhibit 4*.
2. **Building Elevations.** The predominant wall material shall be stucco and pop out bands will be incorporated to break up the building elevation between floors. Tower elements will be incorporated at balconies with guardrails being a combination of solid stucco and decorative metal railing. Alumina-wood Trellis elements (or similar) shall be incorporated at varied locations to provide additional accent and shadow pattern to elevations. These architectural features are incorporated into conceptual Building Elevations that are included as *Exhibit 6*.
3. **Lighting.** All on-site exterior lighting shall be shielded and comply with the “Environmental Performance Standards” Section 704 of the Zoning Ordinance.
4. **Signage.** Shall comply with Section 705 of the Zoning Ordinance.
5. **Design Guidelines.** Except as otherwise provided in this PUD Narrative and Exhibits 4-6, applicable Design Guidelines in the “Guidelines for Design Review” Section 507 Tab A of the Zoning Ordinance shall apply.
6. **Site Walls.** Fences and walls will be maximum height of 72” and can be solid walls, decorative metal railing, or a combination of both solid and decorative metal.

F. INFRASTRUCTURE.

This PUD is for the redevelopment of a vacant, infill property that is located on an existing arterial street and is serviced with existing utilities and infrastructure. Other than driveways, curb cuts and utility connections, no new or additional infrastructure is required.

G. SUSTAINABILITY.

City Enforceable:

- Building massing, pop outs and overhangs up to 4 feet in depth provide shade to reduce direct exposure to the building's interior thereby reducing mechanical cooling loads and energy consumption.
- Low water use landscape trees and shrubs are used throughout the project to reduce water consumption.
- R-38 roofing and reflective roof coating will reduce energy consumption and reduce heat island effect.

City Non-enforceable:

- Interior Lighting fixtures will be compact fluorescent or LED to reduce energy consumption.
- Low flow faucets and dual flush toilets are used in all living units to reduce water consumption.
- Dual pane, low-E glazing and vinyl window frames reduce heat transfer thereby reducing cooling loads and energy consumption.
- Energy Star appliances are provided in each unit to reduce energy consumption
- Energy Star programmable thermostats are provided to reduce energy consumption
- 13 SEER high efficiency mechanical HVAC split system reduces energy consumption.

H. PHASING.

One Phase

I. CONCLUSION.

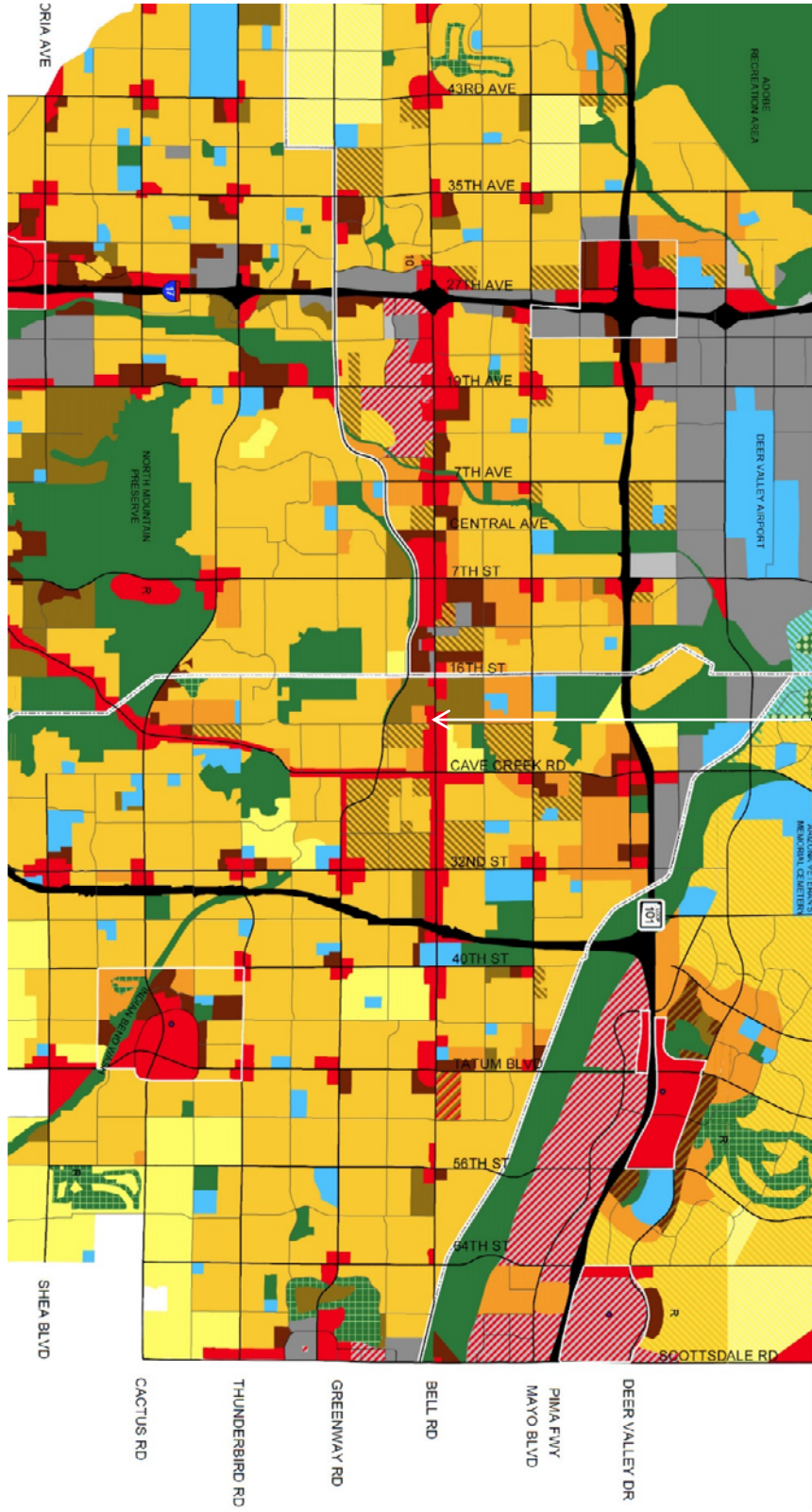
This PUD provides the opportunity to redevelop a small (approximately 4.8 net/6.0 gross acres) vacant infill site that is located on the southwest corner of 20th Street and Bell Road. The Site Plan, Landscape Plan, varied Building Elevations, the architectural design, materials, features and colors, and the development's sustainability features will create a safe, secure, low-intensity, architecturally attractive, well-landscaped and compatible development on this urban infill site. If the site does not develop with the Senior Living Community or ceases in the future to be used as a Senior Living Community in accordance with this PUD, then this PUD also provides for C-2 Intermediate Commercial uses as described in Section C. List of Uses on page 1 of this PUD. Consistent with the purpose of PUDs, the end result will be a superior built environment that is tailored to this Site, compatible with neighboring properties, and a compliment to the area.

EXHIBIT 1

SITE AERIAL PHOTOGRAPH



EXHIBIT 2



The proposed amendment supports the goals and policies of the City of Phoenix 2015 General Plan in the following ways:

Part III: Core Values, Goal: Infill (page 64), Vacant and underdeveloped land in the older parts of the city should be developed or redeveloped in a manner that is compatible with viable existing development and the long-term character and goals for the area.

Part III: Core Values, Goal: Opportunity Sites (page 66), To promote development of vacant parcels or redevelopment of underutilized parcels within the developed area of the city that are consistent with the character of the area or with the area's transitional objectives.

This parcel is a vacant commercial parcel located between two existing car dealerships with single family residential to the south. The character of this area along the Bell Road corridor has transitioned away from car dealerships to newer multifamily projects with more under construction. These new multifamily projects do not include senior independent living. The VIVO development on this vacant parcel will provide a preferred transition from the adjacent commercial uses to the east and west, extend the quality residential development within the community, provide multigenerational senior housing where none currently exist, and increase the vitality of this area.

Part III: Core Values, Goal: Cores, Centers and Corridors (page 62), Phoenix residents should have an abundance of places to connect with services, resources and each other.

Part III: Core Values, Goal: Transit Oriented Development (page 68), Design areas surrounding light rail and major transit corridors to create a walkable environment and increase activity levels.

Located on Bell Road (a future bus rapid transit corridor) and close to commercial destinations, this vacant, infill parcel provides an ideal location for multigenerational housing. The availability of public transportation and the proximity of SR 51 and I-17 freeways will allow seniors to connect to local services and farther destinations in Peoria, Scottsdale and Downtown Phoenix. This senior independent living community on a major transit corridor will promote walkability and increased activity levels for its future residents. The wide variety of nearby services and proximity of multi-modal public transportation nodes make this an ideal property to provide quality senior housing.

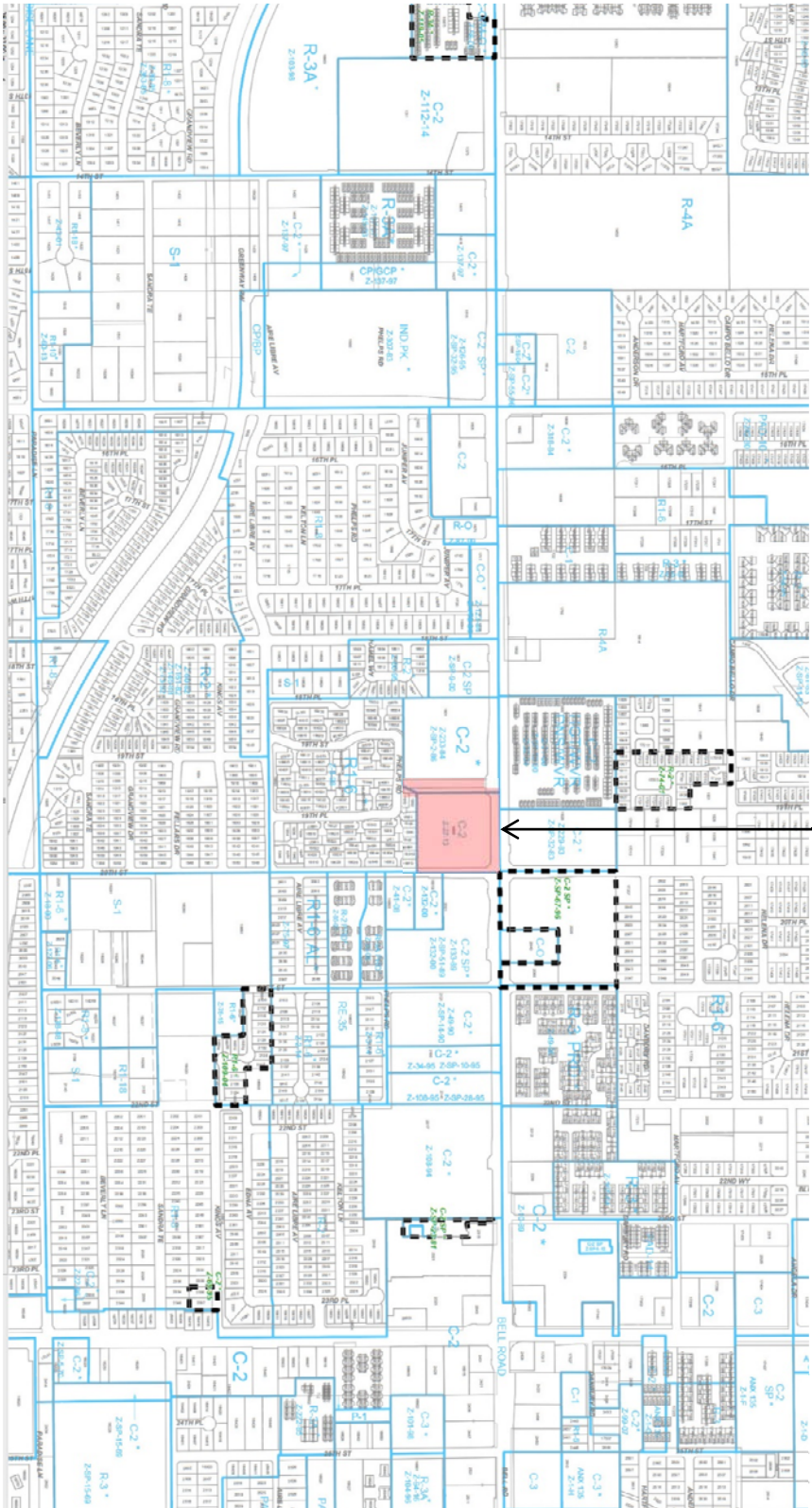
Part III: Core Values, Goal: Diverse Neighborhoods (page 122), Encourage communities and neighborhoods to be a mix of ages, incomes and ethnicities and provide housing suitable to residents with special needs.

With passage of the proposed PUD, a new senior independent living community will be built within an established residential community. The proposed senior-focused community provides necessary multigenerational housing in an area desperately underserved by this type of housing. This community will allow seniors the opportunity to live next to multi-modal public transportation and in an area close to services essential to a senior population.

Part III: Core Values, Build the Sustainable Desert (page 131), Conservation, preservation, efficiency...

The nature of higher density housing provides a reduced overall footprint in the community which will create significant efficiencies for local services such as fire, police, trash collection, utilities and mail. Providing services and distributing utilities to 164 dwelling units in a single building is more sustainable, and less costly to the City of Phoenix, than distributing those services across a large subdivision.

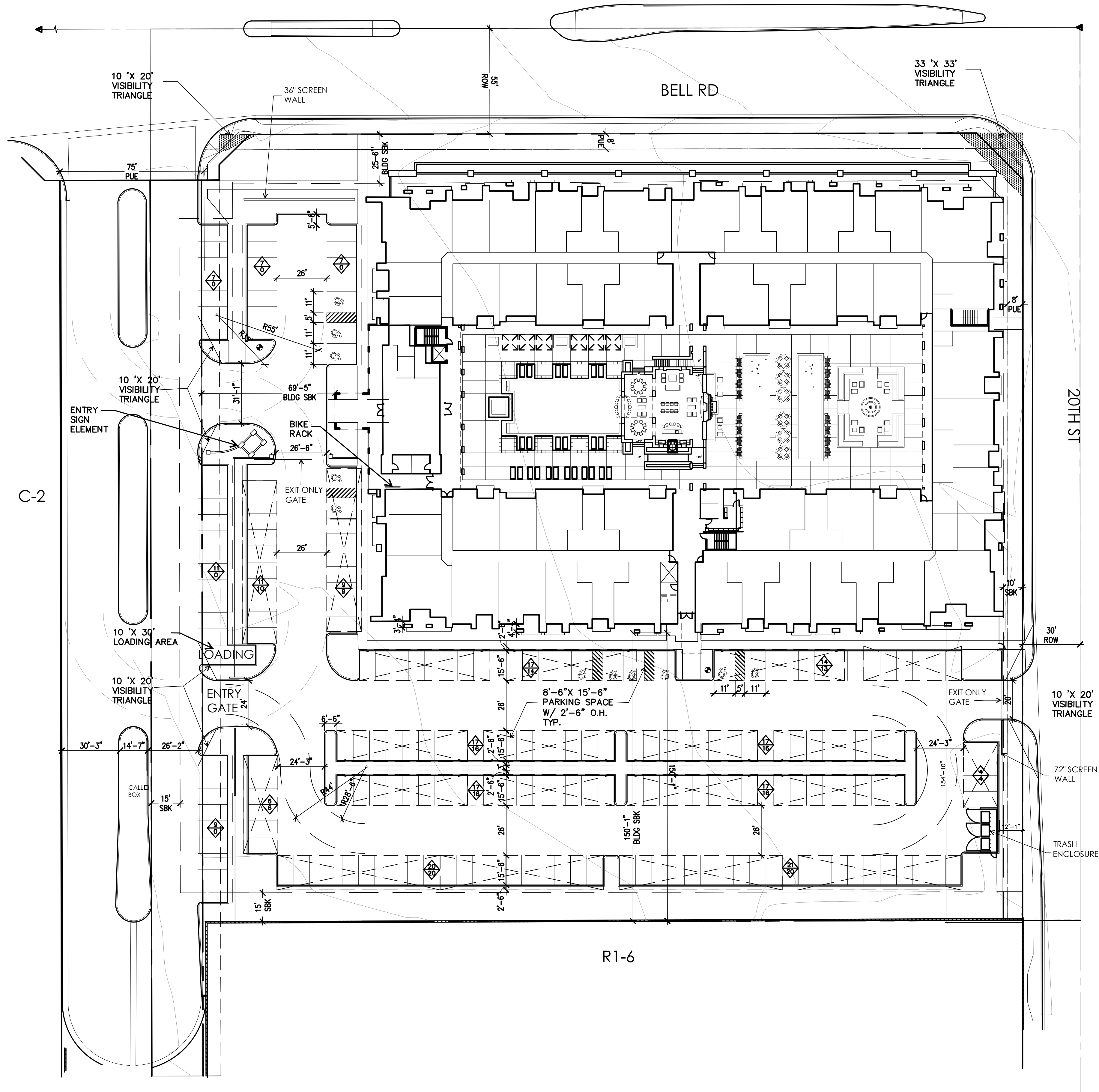
EXHIBIT 3



Site



EXHIBIT 4



PROJECT DATA

CURRENT PROPERTY OWNER: 20th ST & BELL MULTI-FAMILY, LLC
 4650 E COTTON CENTER BLVD #200
 PHOENIX, AZ 85040
 CONTACT: DEVAN WASTCHAK

DEVELOPERS: VIVO DEVELOPMENT PARTNERS
 4650 E COTTON CENTER BLVD
 PHOENIX, AZ 85040
 PHONE: (602) 393-9370
 CONTACT: JOSE POMBO

ARCHITECT: WHITNEYBELL PERRY INC
 575 W. CHANDLER BLVD, SUITE 123
 CHANDLER, AZ 85225
 CONTACT: MICHAEL PERRY, AIA
 PHONE: (480) 963-2911
 FAX: (480) 821-0148

SITE DATA

ADDRESS: 1925 E BELL ROAD
 PHOENIX, AZ 85053

APN NUMBERS: 214-203-359
 214-20-367C

SITE AREA (GROSS): ±6.0 ACRES (±261,360 S.F.)
 SITE AREA (NET): ±4.8 ACRES (±209,088 S.F.)
 CURRENT ZONING: C-2 (CASE NO. Z-27-13-3)
 PROPOSED ZONING: P.U.D.

BUILDING HEIGHT
 ALLOWED: 4 STORIES (48' MAX)
 PROVIDED: 3 STORIES, 40'-0"

DENSITY (GROSS)
 PROVIDED: 164 DU/6.0 ACRES (GROSS) = 27.3 DU/ACRE(GROSS)

TOTAL BUILDING AREA: ±152,299 S.F.

LOT COVERAGE (NET)
 ALLOWED: (C-2) 50%
 PROVIDED: ±1.15ACRES/4.3 ACRES =26.7%
 ±50,281 SF/187,308 ACRES =26.7%

LEGAL DESCRIPTION

PARCEL NO. 1:
 LOT 1, PARADISE VALLEY AUTO PARK, ACCORDING TO BOOK 311 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO. 2:
 THE EAST 28.00 FEET OF THE NORTH 466.66 FEET OF TRACT B, PARADISE VALLEY AUTO PARK, ACCORDING TO BOOK 311 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
 THE WEST 47.00 FEET OF THE NORTH 466.66 FEET OF TRACT B, PARADISE VALLEY AUTO PARK, ACCORDING TO BOOK 311 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

UNIT MIX

UNIT TYPE	TOTAL # OF UNITS
EFFICIENCY UNIT (UNDER 600 SF)	59
1 BEDROOM UNIT	72
2 BEDROOM UNIT	33
TOTAL UNITS	164

PARKING

REQUIRED:	# UNITS	# OF SPACES	TOTAL # SPACES
EFFICIENCY UNIT	59	x 1	= 59 P.S.
1 BEDROOM UNITS	72	x 1.5	= 108 P.S.
2 BEDROOM UNITS	33	x 1.5	= 50 P.S.
TOTAL REQUIRED PARKING:			217 P.S.

UNRESERVED:	# UNITS	# OF SPACES	TOTAL # SPACES
EFFICIENCY UNIT	59	x 0.3	= 18 P.S.
1 BEDROOM UNITS	72	x 0.5	= 36 P.S.
2 BEDROOM UNITS	33	x 0.5	= 17 P.S.
TOTAL UNRESERVED PARKING:			71 P.S.

PROVIDED:

COVERED SPACES: 160 P.S.
 SURFACE SPACES: 51 P.S.

TOTAL PROVIDED PARKING: 211 P.S.(1.29 SPACES/UNIT)*
 TOTAL RESERVED PARKING: 170 SPACES
 TOTAL UNRESERVED PARKING: 41 SPACES

*NOTE: A REQUEST FOR PARKING REDUCTION WILL BE DONE THROUGH PUD PROCESS BASED ON SENIOR HOUSING. SEE ATTACHED LETTER.

ACCESSIBLE PARKING

REQUIRED: 2% x 211 = 5 SPACES

PROVIDED:
 ACCESSIBLE (COVERED): 6 SPACES
 ACCESSIBLE (OPEN): 5 SPACES
TOTAL: 11 SPACES

BIKE PARKING

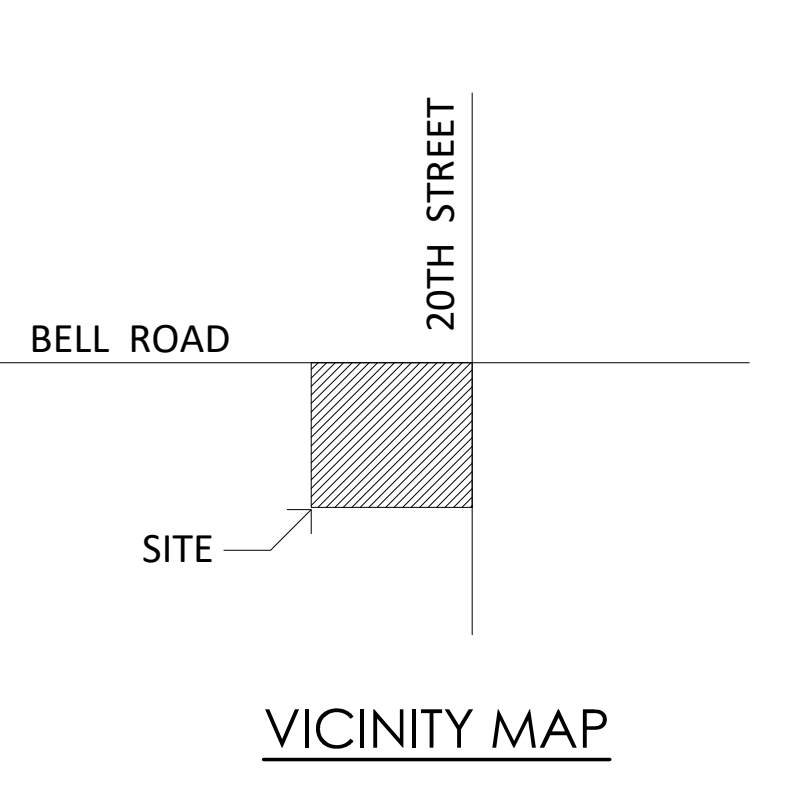
REQUIRED: 1 BIKE RACK PER 25 PARKING SPACES
 211 P.S. / 25 = 9 RACKS

PROVIDED: 9 RACKS

OPEN SPACE

OPEN SPACE CALCULATION:

REQUIRED: 5% OF GROSS S.F. OR 11,374 S.F.
 PROVIDED: 18,884 S.F. - AMENITY COURTYARD

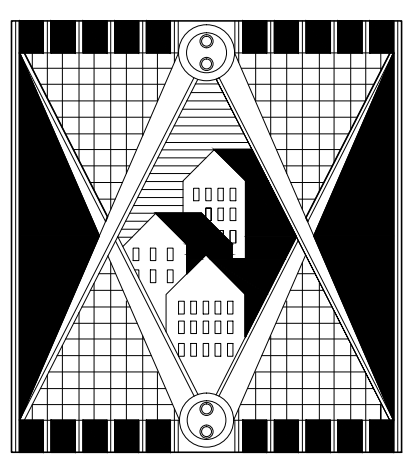


BELL ROAD SENIOR LIVING

20TH STREET & BELL PHOENIX, ARIZONA

PRELIMINARY

WHITNEYBELL PERRY INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014
 575 W Chandler Blvd, Suite 123
 Chandler, Arizona 85224
 (602) 265-1891



ARCHITECTURE AND PLANNING

A1.00

1727
 COPYRIGHT WHITNEYBELL PERRY INC
 5/15/2017 7:40 AM

FOR CITY USE
 KIVA#: 17-1820
 SDEV#: 1700365
 PAPP#: 1702796
 GS#: _____
 ZONING: _____

PRELIMINARY SITE PLAN

	BLDG SETBACKS			LANDSCAPE SETBACKS		
	R-3	PUD	PROPOSED	R-3	PUD	PROPOSED
FRONT TO BELL RD:	20' REQ	25' REQ	25'	20' REQ	25' REQ	25'
REAR (RESIDENTIAL):	15' REQ	150' REQ*	150'	10' REQ	10' REQ	15'
SIDE (C-2)	15' REQ	15' REQ	69'	10' REQ	10' REQ	10'
SIDE (STREET)	20' REQ	10' REQ	10'	10' REQ	10' REQ	10'
DENSITY	15.23	32	27.3			

*15' TO CARPORT/ SHADE CANOPIES

SITE PLAN

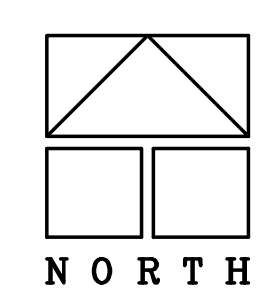
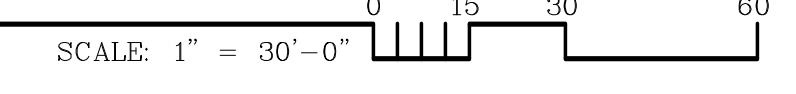


EXHIBIT 5

20th & Bell Senior Living

(preliminary landscape plan)

project consultants

owner:
VIVO DEVELOPMENT PARTNERS
4650 E. COTTON CENTER BLVD #200
PHOENIX, ARIZONA 85040
CONTACT: JOSE POMBO
PHONE: 602.393.9370
EMAIL: jpombo@vivopartners.com

architect:
WHITNEYBELL PERRY INC
575 W. CHANDLER BLVD #123
CHANDLER, ARIZONA 85255
CONTACT: TERESA HILL
PHONE: 602.265.1891
EMAIL: teresa@whitneybellperry.com

civil engineer:
LARSON ENGINEERING, INC
6263 N. SCOTTSDALE RD #365
SCOTTSDALE, ARIZONA 85250
CONTACT: MICHAEL HREHA
PHONE: 480.212.4200
EMAIL: mhreha@larsonengr.com

landscape architect:
DESIGN ETHIC, LLC
7201 E. CAMELBACK #250
SCOTTSDALE, ARIZONA 85251
CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: bpaul@designethic.net

preliminary landscape notes

planting

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF PHOENIX DESIGN STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED & PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF PHOENIX. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

irrigation

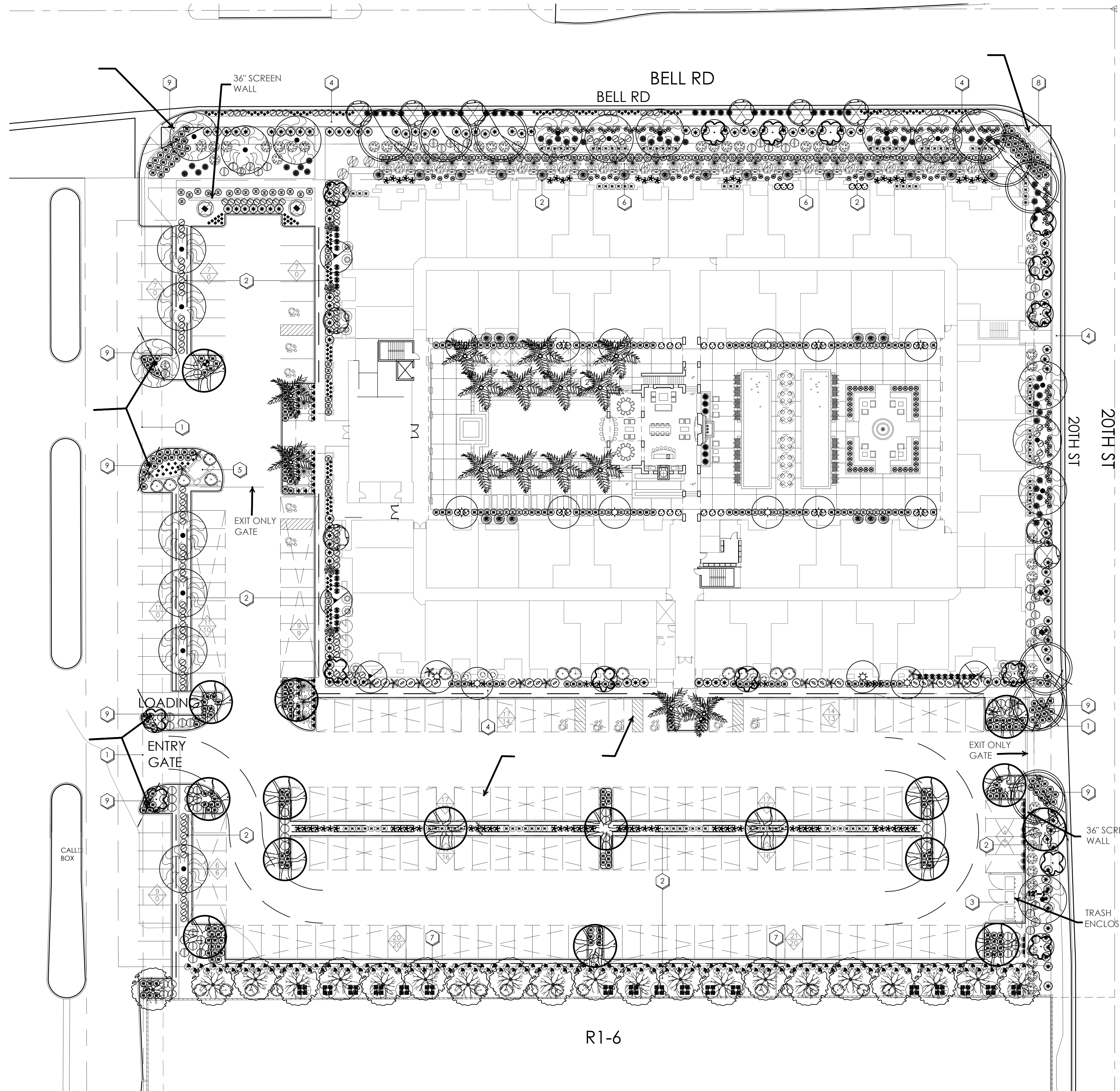
AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW LANDSCAPE AREAS

grading

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

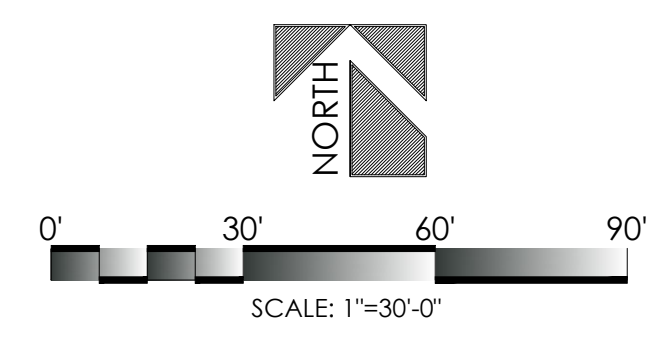
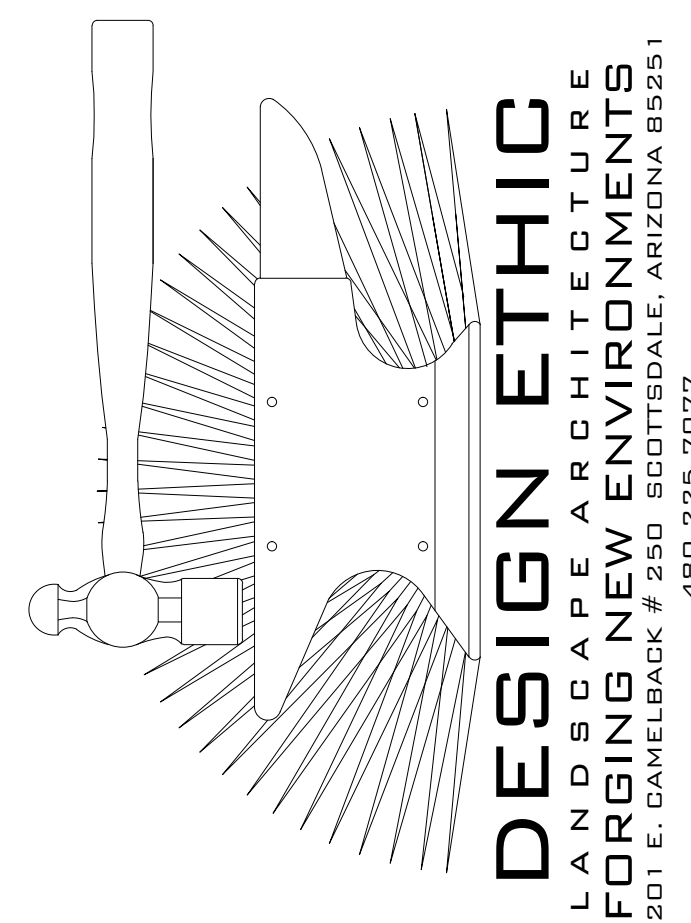
planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 TRASH ENCLOSURE.
- 4 SIDEWALK.
- 5 ENTRY MONUMENT.
- 6 RAISED PLANTER. SEE ARCH. PLANS.
- 7 SCREEN WALL. SEE ARCH. PLANS.



plant legend

	botanical name	common name
trees	BAUHINIA VARIEGATA	PURPLE ORCHID TREE
	PISTACIA CHINENSIS	RED PUSH PISTACHE
	PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM
	THEVITIA THEETIODES	YELLOW OLEANDER
	ULMUS PARVIFOLIA	EVERGREEN ELM
	OLEA EUROPAEA	SWAN HILL OLIVE
	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL
	VITEX AGNUS-CASTUS	CHASTE TREE
palms	CYCAS REVOLUTA	SAGO PALM
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
	PHOENIX ROEBELINII	PIGMY DATE PALM
	PHOENIX DACTYLIFERA	DATE PALM
vines	FICUS PUMILA	CREeping FIG
shrubs	MACFADYENA UNGUIS-CATI	CATS CLAW VINE
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA
	BOUGAINVILLEA X BUTTIANA 'ORANGE KING'	'ORANGE KING' BOUGAINVILLEA
	BOUGAINVILLEA 'ROYAL PURPLE'	ROYAL PURPLE BOUGAINVILLEA
	DODONAEA VISCOSA	HOPSEED BUSH
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
	LEUCOPHYLLUM ZYGOPHYLLUM	CIMARRON CIMARRON SAGE
	MYRTUS COMMUNIS	COMMON MYRTLE
	NERIUM OLEANDER	PETITE PINK OLEANDER
	PITOSPORUM TOBIRA	WHEELER'S DWARF
	RUPELLIA PENINSULARIS	BAJA RUELLIA
	RUSSELLIA EQUISETIFORMIS	CORAL FOUNTAIN
	TECOMA ALATA	ORANGE JUBILEE
	TECOMA STANS	YELLOW BELLS
accents	AGAVE BOVICORNUTA	COW'S HORN AGAVE
	ALOE X. BLUE ELF	BLUE ELF ALOE
	ALOE BARBADENSIS	ALOE VERA
	AGAVE AMERICANA	CENTURY PLANT
	CUPRESSUS SEMPRVIRENS 'GLAUCA'	BLUE ITALIAN CYPRESS
	DASYLIRION WHEELERI	DESERT SPOON
	MUHLENBERGIA CAPILLARIS	REGAL MIST
	HESPERALOE FUNIFERA	GIANT HESPERALOE
	HESPERALOE PARVIFLORA	RED YUCCA
groundcover	CARISSA G. 'GREEN CARPET'	'GREEN CARPET' NATAL PLUM
	LANTANA MONTEVIDENSIS	PURPLE LANTANA
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA 'ALBA'	WHITE LANTANA
	ROSMARINUS OFFICINALIS	IRENE ROSEMARY
	SPHAGNETICOLA TRILOBATA	YELLOW DOT
	SETCREASEA PALLIDA	PURPLE HEART PLANT



BELL ROAD SENIOR LIVING
1925 EAST BELL ROAD
PHOENIX, AZ 85022

PROJECT: **COVER SHEET & NOTES**

SHEET TITLE: **COVER SHEET & NOTES**

JOB NO: 17-027
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 10.11.2017
REVISED:

SHEET
L.01 of L.01

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

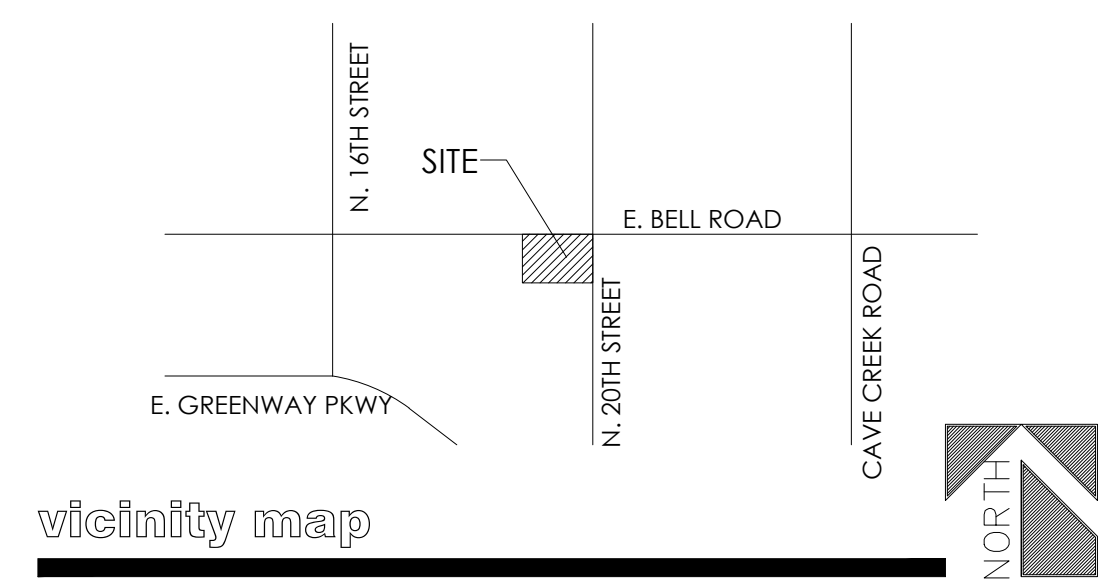


EXHIBIT 6



SOUTH ELEVATION

3/32" = 1'-0"

- T.O. MANSARD 35' - 6 3/4"
- T.O. RIDGE FLAT ROOF 32' - 6"
- 3RD FLOOR PLAN 20' - 4"
- 2ND FLOOR PLAN 10' - 2"
- 1ST FLOOR PLAN 0' - 0"

BELL ROAD SENIOR LIVING

20TH STREET & BELL PHOENIX, ARIZONA

REVISION SCHEDULE



WEST ELEVATION

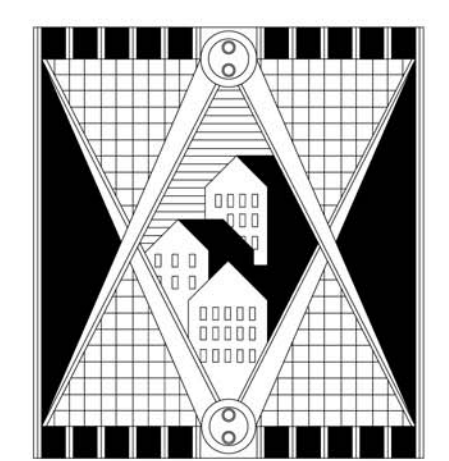
3/32" = 1'-0"

- T.O. HIGHEST POINT 38' - 4"
- T.O. MANSARD 35' - 6 3/4"
- T.O. RIDGE FLAT ROOF 32' - 6"
- EAVE LINE 29' - 11"
- 3RD FLOOR PLAN 20' - 4"
- 2ND FLOOR PLAN 10' - 2"
- 1ST FLOOR PLAN 0' - 0"

EXTERIOR FINISH SCHEDULE

A	MAIN BODY - STUCCO, LIGHT SPANISH LACE FINISH DUNN EDWARDS - "DROPLETS" (DEW381)
B	NOT USED
C	BODY ACCENT COLOR - STUCCO, LIGHT SPANISH LACE FINISH DUNN EDWARDS - "BAKED POTATO" (DEC717)
D	ACCENT 1 - TILE & AWNINGS
E	ACCENT MATERIAL - INTEGRAL COLORED CONCRETE FINISH
F	ROOF TILE - EAGLE TILE SAN GABRIEL
G	NOT USED
H	ACCENT 2 - DUNN EDWARDS - "BURNS CAVE" (DE6098)

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014
575 W Chandler Blvd, Suite 123
Chandler, Arizona 85224
(602) 265-1891



ARCHITECTURE AND PLANNING

A2.10

Project Number

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6/14/2017 10:40:44 AM

BUILDING ELEVATIONS

6/14/2017 10:30:30 AM K:\DWG\1727 Bell Road Senior Living\1727 Bell Road Senior Living.rvt



NORTH ELEVATION

3/32" = 1'-0"

- T.O. HIGHEST POINT 38' - 4"
- T.O. MANSARD 35' - 6 3/4"
- T.O. RIDGE FLAT ROOF 32' - 6"
- EAVE LINE 29' - 11"
- 3RD FLOOR PLAN 20' - 4"
- 2ND FLOOR PLAN 10' - 2"
- 1ST FLOOR PLAN 0' - 0"

**BELL ROAD
SENIOR LIVING**

20TH STREET & BELL
PHOENIX, ARIZONA

REVISION SCHEDULE



EAST ELEVATION

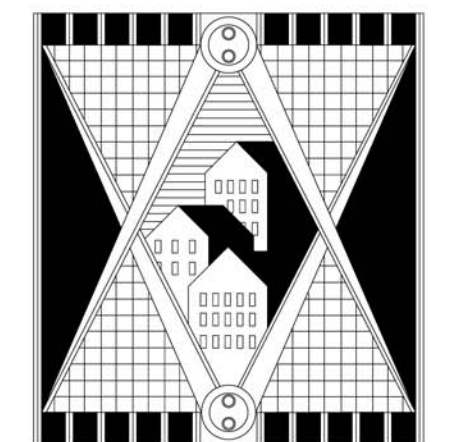
3/32" = 1'-0"

- T.O. HIGHEST POINT 38' - 4"
- T.O. MANSARD 35' - 6 3/4"
- T.O. RIDGE FLAT ROOF 32' - 6"
- EAVE LINE 29' - 11"
- 3RD FLOOR PLAN 20' - 4"
- 2ND FLOOR PLAN 10' - 2"
- 1ST FLOOR PLAN 0' - 0"

EXTERIOR FINISH SCHEDULE

A	MAIN BODY - STUCCO, LIGHT SPANISH LACE FINISH DUNN EDWARDS - "DROPLETS" (DEW381)
B	NOT USED
C	BODY ACCENT COLOR - STUCCO, LIGHT SPANISH LACE FINISH DUNN EDWARDS - "BAKED POTATO" (DEC717)
D	ACCENT 1 - TILE & AWNINGS
E	ACCENT MATERIAL - INTEGRAL COLORED CONCRETE FINISH
F	ROOF TILE - EAGLE TILE SAN GABRIEL
G	NOT USED
H	ACCENT 2 - DUNN EDWARDS - "BURNS CAVE" (DE6098)

WHITNEYBELL PERRY INC
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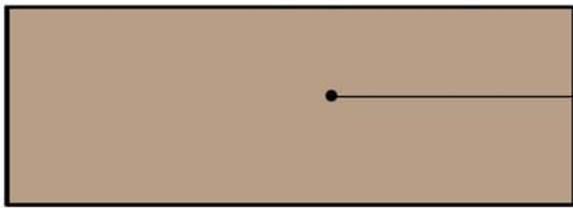
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Project Number

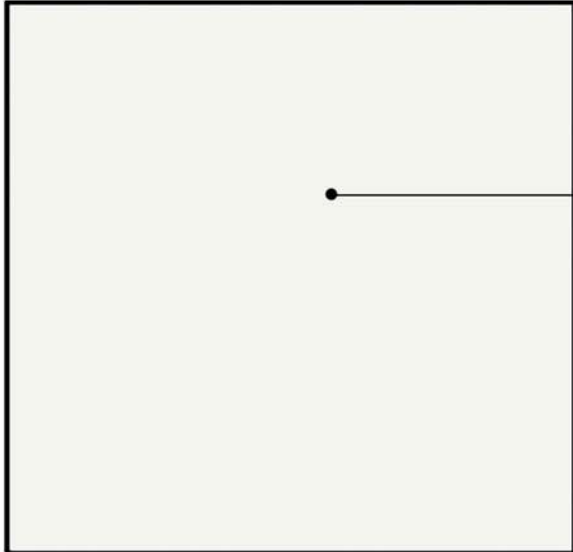
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6/14/2017 10:30:30 AM

BUILDING ELEVATIONS



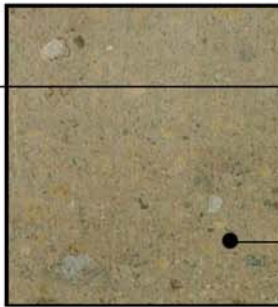
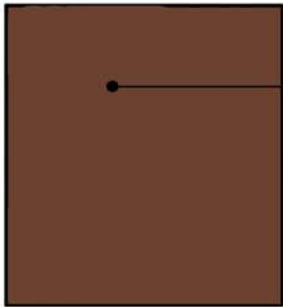
(C) BODY ACCENT COLOR
 MANUF: DUNN EDWARDS
 COLOR: BAKED POTATO (DEC717)
 LOCATION: WOOD TRIMS, COLUMN TRIMS, ARCADE FRAMES, CHIMNEY TRIMS



(A) MAIN BODY COLOR
 MANUF: DUNN EDWARDS
 COLOR: DROPLETS (DEW381)
 LOCATION: MAIN EXTERIOR WALLS, FASCIAS



BRONZE WINDOW FRAMES



(H) ACCENT 2
 MANUF: DUNN EDWARDS
 COLOR: BURNS CAVE (DE6098)
 LOCATION: ACCENT POPOUTS, CORBELS, SHUTTERS

(E) ACCENT MATERIAL
 INTREGAL COLORED CONCRETE FINISH



(F) ROOF TILE
 MANUF: EAGLE TILE
 COLOR: SAN GABRIEL

SCHEME 1



(D) ACCENT 1
 TILE AND AWNING
 COLORS FOR BUILDINGS
 NOTE: ONLY ONE OF THESE COLORS
 WILL OCCUR FOR EACH BUILDING



RAILINGS

NOTE:

** COLORS ARE REPRESENTATIONS OF ACTUAL COLORS. COLOR CHIPS ARE AVAILABLE UPON REQUEST.

*** BUILDING MATERIALS ARE REPRESENTATIONS OF DESIGN INTENT. MANUFACTURERS AND MODEL NUMBERS ARE SUBJECT TO CHANGE.

**BELL ROAD
 SENIOR LIVING**

20TH STREET & BELL
 PHOENIX, ARIZONA

PRELIMINARY

WHITNEYBELL PERRY INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014
 575 W Chandler Blvd, Suite 123
 Chandler, Arizona 85224
 (602) 265-1891



ARCHITECTURE AND PLANNING

1727

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**PRELIM MATERIAL &
 COLOR SCHEMES**

EXHIBIT 7

(LEGAL DESCRIPTION OMITTED PER PUD RE-SUBMITTAL CHECKLIST)

EXHIBIT 8

EXHIBIT 8: COMPARATIVE ZONING STANDARDS TABLE

		R-3	PUD
Building Setbacks (Setbacks exclude site walls, architectural pop outs and canopies up to 4 feet in depth.)	North (Bell Road)	20'	25'
	South	15'	15' to car ports/parking shade canopies 150' to primary residential building
	East (20th Street)	20'	10'
	West	15'	15' (from parcel 214-20-359 west property line)
Landscape Setbacks (Setbacks exclude site walls, architectural pop outs and canopies up to 4 feet in depth.)	North (Bell Road)	20'	25'
	South Property Line	10'	10'
	East Property Line	10'	10'
	West Property Line	10'	10'
Maximum Building Height		2 stories / 30'	3 stories / 40'
Maximum Dwelling Unit Density		15.23 (unit/gross acre)	32 (unit/gross acre)
Maximum Lot Coverage		45%	30% (for primary structure exclusive of carports/parking shade canopies and accessory structures); 40% total
Landscape Standards	<p align="center"><u>R-3</u></p> <p>a. Adjacent to public street right-of-way the required building setbacks are to be landscaped and maintained except for driveway entrances and sidewalks in the following manner:</p> <p>(1) One minimum fifteen-gallon drought resistant tree for each five hundred square feet of required setback area, less driveways and sidewalks.</p> <p>(2) One minimum five-gallon drought resistant shrub for each one hundred</p>		<p align="center"><u>PUD</u></p> <p>Adjacent to public street right-of-way the required building setbacks are to be landscaped and maintained except for driveway entrances and sidewalks in the following manner:</p> <p>(1) One 24-inch box drought resistant tree for each five hundred square feet of required setback area, less driveways and sidewalks.</p> <p>(2) One minimum five-gallon drought resistant shrub for each one hundred square feet of required setback, less</p>

<p>Landscape Standards</p>	<p>square feet of required setback, less driveways and sidewalks.</p> <p>(3) Ground cover shall be selected from at least two of the following:</p> <p>(a) Turf or low-growing evergreen vegetation.</p> <p>(b) Flowering vegetation.</p> <p>(c) Manmade or natural art or sculpture, rock, decomposed granite or similar material, a maximum of three-inch diameter, when used in conjunction with landform sculpting.</p> <p>(4) Lighting fixtures for decorative and/or security purposes may be used when in conformance with all outdoor lighting regulations.</p> <p>b. Interior property lines are to be landscaped and maintained except for driveway entrances or sidewalks in the following manner:</p> <p>(1) One minimum fifteen-gallon tree for each twenty feet of linear distance; and</p> <p>(2) One minimum five-gallon shrub for each five feet of linear distance.</p> <p>(3) The above plant materials are to be planted and maintained in a minimum five-foot-wide landscaped area with at least one ground cover as provided in Section 703.B.3.a(3).</p> <p>c. In addition, where required side and rear yards are not occupied by swimming pools, structures, parking or driveway they shall be included in the landscaped area. The quantity of shrubs and trees shall be as in Section 703.B.3.a(1) and (2). Ground cover shall consist of turf, low-growing vegetation or flowering vegetation.</p> <p>d. Each landscaped area shall be provided a water source with an appropriate permanent water distribution system.</p> <p>e. The placement of landscaping shall respond to providing security for ground floor openings subject to compatibility with existing soil conditions.</p>	<p>driveways and sidewalks. As space permits, shrubs shall be increased by 25%.</p> <p>(3) Ground cover shall be selected from at least two of the following:</p> <p>(a) Turf or low-growing evergreen vegetation.</p> <p>(b) Flowering vegetation.</p> <p>(c) Manmade or natural art or sculpture, rock, decomposed granite or similar material, a maximum of three-inch diameter, when used in conjunction with landform sculpting.</p> <p>(4) Lighting fixtures for decorative and/or security purposes may be used when in conformance with all outdoor lighting regulations.</p> <p>Interior property lines are to be landscaped and maintained except for driveway entrances or sidewalks in the following manner:</p> <p>(1) One minimum 24-inch box tree for each twenty feet of linear distance; and</p> <p>(2) One minimum five-gallon shrub for each five feet of linear distance.</p> <p>(3) The above plant materials are to be planted and maintained in a minimum five-foot-wide landscaped area with at least one ground cover as provided in Section 703.B.3.a(3).</p> <p>In addition, where required side and rear yards are not occupied by swimming pools, structures, parking or driveway they shall be included in the landscaped area. The quantity of shrubs and trees shall be as in Section 703.B.3.a(1) and (2). Ground cover shall consist of turf, low-growing vegetation or flowering vegetation.</p> <p>Each landscaped area shall be provided a water source with an appropriate permanent water distribution system.</p> <p>The placement of landscaping shall respond to providing security for ground floor openings subject to compatibility with existing soil conditions.</p> <p><u>Plant Palette:</u> <u>Trees:</u> Bauhinia Variiega (Purple Orchid Tree), Pistachia Chinensis (Red Bush Pistache), Prunus Cerasifera</p>
-----------------------------------	--	--

<p>Landscape Standards</p>		<p>'ATropurpurea' (Purple Leaf Plum), Thevetia Theetiodes (Yellow Oleander), Ulmus Parvifolia (Evergreen Elm), Olea Europaea (Swan Hill Olive), Sophora Secundiflora (Texas Mountain Laurel), Vitex Agnus-Castus (Chaste Tree), Quercus fusiformis (Texas Live Oak), Pistacia lentiscus (Mastic), Ebenopsis ebano (Texas Ebony).</p> <p>Palms: Cycas Revoluta (Sago Palm), Chamaerops Humilis (Mediterranean Fan Palm), Phoenix Roebelinii (Pigmy Date Palm), Phoenix Dactylifera (Date Palm).</p> <p>Vines: Ficus Pumila (Creeping Fig), Macfadyena Unguis-Cati (Cat's Claw Vine).</p> <p>Shrubs: Bougainvillea 'Barbara Karst' (Barbara Karst Bougainvillea), Bougainvillea X Buttiana (Orange King Bougainvillea), Bougainvillea 'Royal Purple' (Royal Purple Bougainvillea), Dodonaea Viscosa (Hopseed Bush), Justicia Spicigera (Mexican Honeysuckle), Leucophyllum Zygophyllum Cimarron (Cimarron Sage), Myrtus Communis (Common Myrtle), Nerium Oleander (Petite Pink Oleander), Pittosporum Tobira (Wheeler's Dwarf), Ruellia Peninsularis (Baja Ruellia), Russelia Equisetiformis (Coral Fountain), Tecoma Alata (Orange Jubilee), Tecoma Stans (Yellow Bells).</p> <p>Accents: Agave Bovicornuta (Cow's Horn Agave), Aloe X. Blue Elf (Blue Elf Aloe), Aloe Barbadensis (Aloe Vera), Agave Americana (Century Plant), Cupressus Semprvirens 'Glauca' (Blue Italian Cypress), Dasyliirion Wheeleri (Desert Spoon), Muhlenbergia Capillaris (Regal Mist), Hesperaloe Funifera (Giant Hesperaloe), Hesperaloe Parviflora (Red Yucca), Hesperaloe Parviflora 'Perpa Brakelights' (Crimson Yucca).</p> <p>Groundcover: Carissa G. 'Green Carpet' (Green Carpet Natal Plum), Lantana Montevidensis (Purple Lantana), Lantana New Gold (New Gold Lantana), Lantana Alba (White Lantana), Rosmarinus Officinalis (Irene Rosemary), Sphagneticola</p>
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<p>Signs</p>	<p align="center"><u>R-3</u></p> <p align="center">Signage shall comply with Section 705 of the Zoning Ordinance and may include a Comprehensive Sign Plan</p>	<p align="center"><u>PUD</u></p> <p align="center">Signage shall comply with Section 705 of the Zoning Ordinance and may include a Comprehensive Sign Plan</p>
<p>Accessory Structures</p>	<p align="center"><u>R-3</u></p> <p align="center">In compliance with “Multifamily Residence District” Section 615 and “Accessory Uses and Structures” Section 706 of the Zoning Ordinance</p>	<p align="center"><u>PUD</u></p> <p align="center">In compliance with “Multifamily Residence District” Section 615 and “Accessory Uses and Structures” Section 706 of the Zoning Ordinance</p>
<p>Bicycle Parking</p>	<p align="center"><u>R-3</u></p> <p align="center">1 bike rack per 25 parking spaces required. 9 bike racks provided.</p>	<p align="center"><u>PUD</u></p> <p align="center">1 bike rack per 25 parking spaces required. 9 bike racks provided.</p>
<p>Open Space/ Amenity</p>	<p align="center"><u>R-3</u></p> <p>Active and passive leisure and outdoor recreation areas are to be provided and maintained in central locations for use by residents of the multi-family development.</p> <p>(1) The total of such areas shall be a minimum of five percent of the gross site area.</p> <p>(2) No portion of any area is to be less than two hundred square feet or less than twenty feet in width.</p> <p>Two or more of the following elements are to be provided in these areas:</p> <p>(1) Swimming pool. (2) Tot lot. (3) Barbecue and picnic areas. (4) Game courts. (5) Jogging and/or parcours. (6) Lawn or turf.</p> <p>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.</p>	<p align="center"><u>PUD</u></p> <p>Active and passive leisure and outdoor recreation areas are to be provided and maintained in central locations for use by residents of the senior living development.</p> <p>(1) The total of such areas shall be a minimum of five percent of the gross site area.</p> <p>(2) No portion of any area is to be less than two hundred square feet or less than twenty feet in width.</p> <p>Two or more of the following elements are to be provided in these areas:</p> <p>(1) Swimming pool. (2) Barbecue and picnic areas. (3) Game courts. (4) Jogging and/or parcours. (5) Lawn or turf.</p> <p>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.</p>

EXHIBIT 9



June 19, 2017

Mr. Jose Pombo
Vivo Development Partners
4650 E. Cotton Center Boulevard
Phoenix, AZ 85040

Re: SWC 20th Street and Bell Road – Parking Review, Phoenix, Arizona

Dear Mr. Pombo:

Kimley-Horn and Associates, Inc. is pleased to provide this letter to Vivo Development Partners to document the parking requirements for the proposed senior living residential project with reserved parking located at the southwest corner of the intersection of 20th Street and Bell Road in Phoenix, Arizona. The parking calculations are summarized based on the updated site plan provided by you dated 5/15/17, a copy of which is attached to this letter. The City of Phoenix Zoning Ordinance stipulates the number of parking spaces required for various types of development within the city. These parking requirements are outlined in Chapter 7, Section 702: Off-Street Parking and Loading of the Zoning Ordinance. According to the ordinance, multi-family dwelling units require 1.0 spaces per efficiency unit when the square footage is under 600 square feet and 1.5 spaces per unit with one or two bedrooms. The site plan depicts 59 units under 600 square feet and 105 one and two bedroom units. Additionally, the provision of reserved parking spaces triggers an additional requirement for 0.3 spaces per efficiency unit and 0.5 spaces per unit with one or two bedrooms. Therefore, the total required parking is $(59 \times 1.3) + (105 \times 2) = 287$ spaces. The site plan provides 214 parking spaces which is a 25.4 percent reduction from the code required parking with reserved spaces and a 1.4 percent reduction from the requirement with unreserved spaces.

The ordinance contains provisions to modifications to the parking requirements, specifically when transit service is available within one-quarter mile of the site with rush hour frequencies of thirty (30) minutes or less. The site's location on Bell Road, which is served by Valley Metro Route 170, meets this criterion and would be expected to reduce the parking demand in the range of 5%. Additionally, the site is not intended to be a traditional multi-family development but is planned to accommodate senior adult housing instead. Senior adult housing parking requirements are not specifically addressed in the City of Phoenix ordinance.

The ITE Parking Generation, 4th Edition, documents the demand for parking spaces based on the land use through actual parking by demand studies. The parking rates published in the manual for ITE land use code, 252 Senior Adult Housing – Attached, is 0.59 spaces per dwelling unit compared to 1.23 spaces per dwelling unit for ITE land use code 221a, Low/Mid-Rise Apartment (Suburban). The ITE data would indicate that the parking demand for a Senior Adult Housing – Attached project would be less than half of the parking required for a Low/Mid-Rise Apartment (Suburban) residential project with the same number of units.

Based on the ability to reduce parking demand through the location of available transit opportunities (potential 5% reduction), and the documented reduction in parking demand for senior housing compared to traditional multi-family residential uses (over 50% potential reduction), the provision of 214 parking spaces (a 25.4% reduction from code) is anticipated to more than satisfy the parking demand for the project.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Very truly yours,

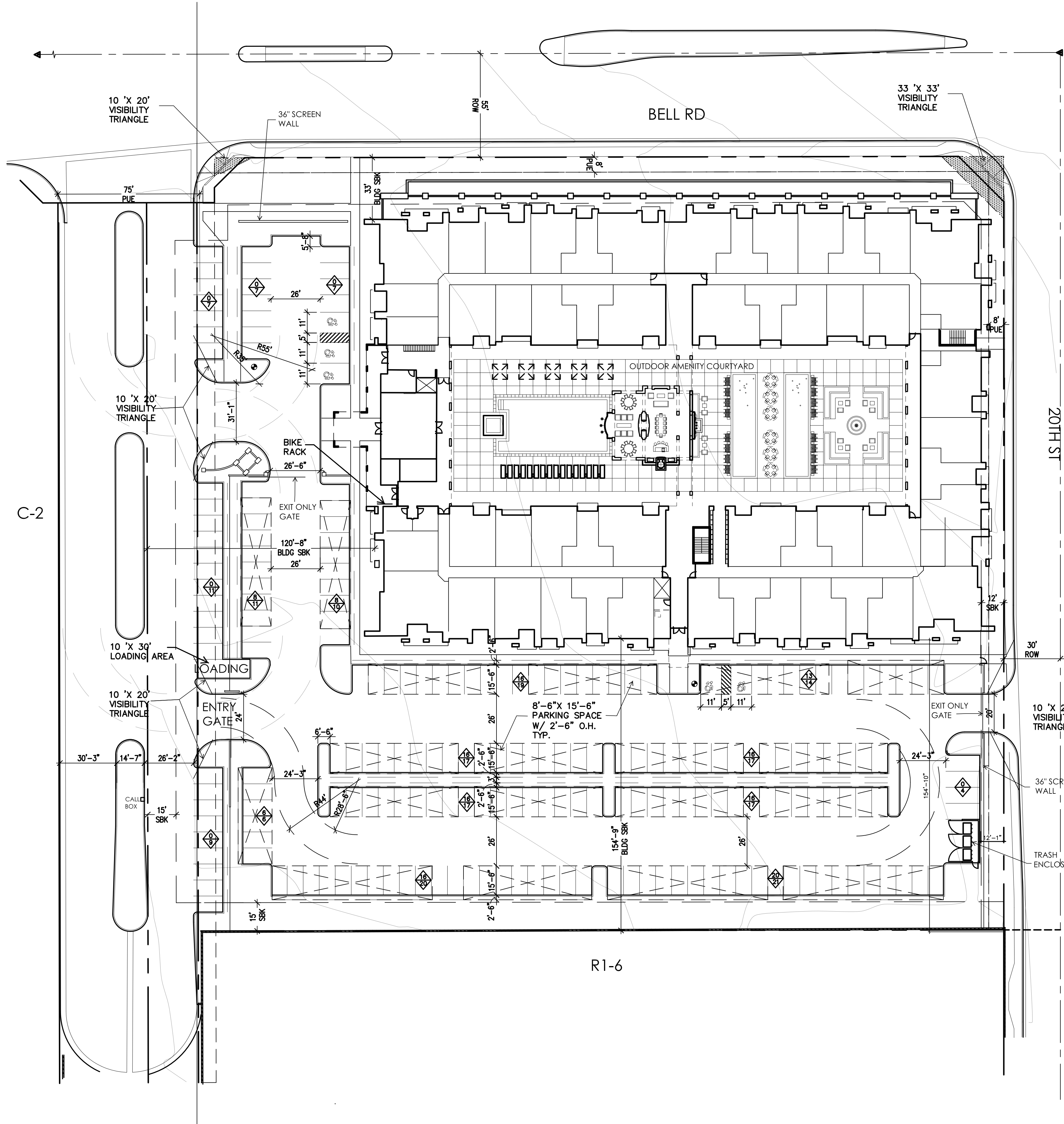
KIMLEY-HORN AND ASSOCIATES, INC.



Charles R. Wright, P.E.

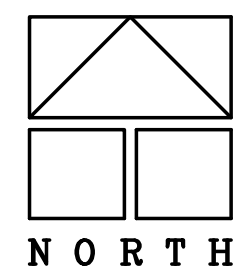
K:\PHX_Traffic\0008092\CRW\Jose Pombol\20th St and Bell Rd parking.doc





SITE PLAN

SCALE: 1" = 30'-0"



PROJECT DATA

CURRENT PROPERTY OWNER: BCB GROUP INVESTMENTS, LLC
 2401 WEST BELL ROAD
 PHOENIX, ARIZONA 85023
 CONTACT: WALT BROWN

DEVELOPERS: VIVO DEVELOPMENT PARTNERS
 4650 E. COTTON CENTER BLVD
 PHOENIX, AZ 85040
 PHONE: (602) 393-9370
 CONTACT: JOSE POMBO

ARCHITECT: WHITNEYBELL PERRY INC
 575 W. CHANDLER BLVD, SUITE 123
 CHANDLER, AZ 85225
 CONTACT: MICHAEL PERRY, AIA
 PHONE: (480) 963-2911
 FAX: (480) 821-0148

SITE DATA

ADDRESS: 1925 E BELL ROAD
 PHOENIX, AZ 85053

APN NUMBERS: 214-203-359
 214-20-367C

SITE AREA (GROSS): ±5.2 ACRES (±227,496 S.F.)
 SITE AREA (NET): ±4.3 ACRES (±187,308 S.F.)

CURRENT ZONING: C-2 (CASE NO. Z-27-13-3)
 PROPOSED ZONING: P.U.D.

BUILDING HEIGHT PROVIDED: 4 STORIES (48' MAX)
 3 STORIES, 40'-0"

DENSITY (GROSS) PROVIDED: 164 DU/5.2 ACRES (GROSS) = 31.5 DU/ACRE(GROSS)

TOTAL BUILDING AREA: ±152,299 S.F.

LOT COVERAGE (NET) ALLOWED:(C-2) 50%
 PROVIDED: ±1.15ACRES/4.3 ACRES =26.7%
 ±50,281 SF/187,308 ACRES =26.7%

UNIT MIX

UNIT TYPE	TOTAL # OF UNITS
EFFICIENCY UNIT (UNDER 600 SF)	59
1 BEDROOM UNIT	72
2 BEDROOM UNIT	33
TOTAL UNITS	164

PARKING

REQUIRED:	# UNITS	# OF SPACES	TOTAL # SPACES
EFFICIENCY UNIT	59	x 1	= 59 P.S.
1 BEDROOM UNITS	72	x 1.5	= 108 P.S.
2 BEDROOM UNITS	33	x 1.5	= 50 P.S.
TOTAL REQUIRED PARKING:			217 P.S.

UNRESERVED:	# UNITS	# OF SPACES	TOTAL # SPACES
EFFICIENCY UNIT	59	x 0.3	= 18 P.S.
1 BEDROOM UNITS	72	x 0.5	= 36 P.S.
2 BEDROOM UNITS	33	x 0.5	= 17 P.S.
TOTAL UNRESERVED PARKING:			71 P.S.

PROVIDED:	# UNITS	# OF SPACES	TOTAL # SPACES
COVERED SPACES:			156 P.S.
SURFACE SPACES:			58 P.S.
TOTAL PROVIDED PARKING:			214 P.S.(1.31 SPACES/UNIT)*
TOTAL RESERVED PARKING:			173 SPACES
TOTAL UNRESERVED PARKING:			41 SPACES

*NOTE: A REQUEST FOR PARKING REDUCTION WILL BE DONE THROUGH PUD PROCESS BASED ON SENIOR HOUSING. SEE ATTACHED LETTER.

ACCESSIBLE PARKING

REQUIRED: 2% x 215 = 5 SPACES

PROVIDED: ACCESSIBLE (COVERED): 2 SPACES
 ACCESSIBLE (OPEN): 3 SPACES
TOTAL: 5 SPACES

BIKE PARKING

REQUIRED: 1 BIKE RACK PER 25 PARKING SPACES
 215 P.S. / 25 = 9 RACKS

PROVIDED: 9 RACKS

OPEN SPACE

OPEN SPACE CALCULATION:

REQUIRED: 5% OF GROSS S.F. OR 11,374 S.F.
 PROVIDED: 18,884 S.F. - AMENITY COURTYARD

LEGAL DESCRIPTION

PARCEL NO. 1:
 LOT 1, PARADISE VALLEY AUTO PARK, ACCORDING TO BOOK 311 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA

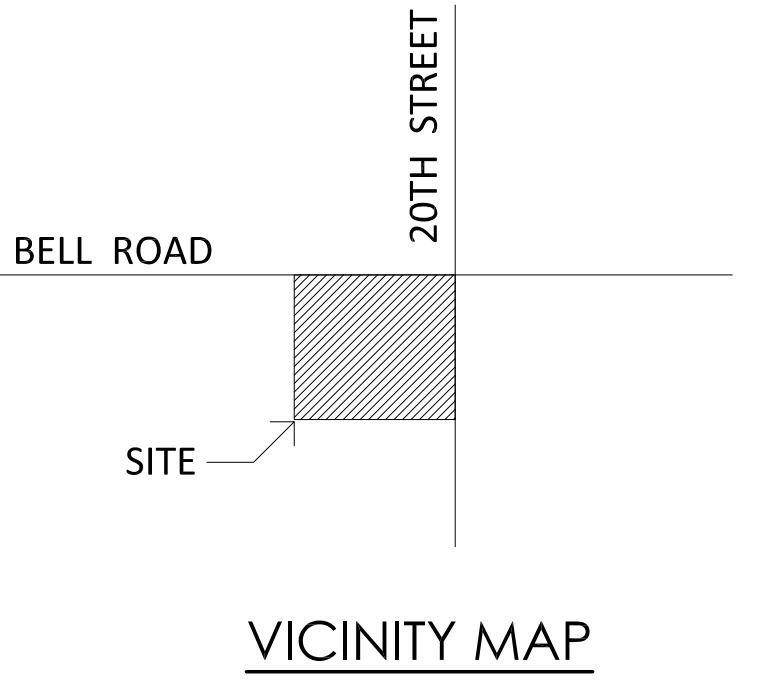
PARCEL NO. 2:
 THE EAST 28.00 FEET OF THE NORTH 466.66 FEET OF TRACT B, PARADISE VALLEY AUTO PARK, ACCORDING TO BOOK 311 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
 THE WEST 47.00 FEET OF THE NORTH 466.66 FEET OF TRACT B, PARADISE VALLEY AUTO PARK, ACCORDING TO BOOK 311 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

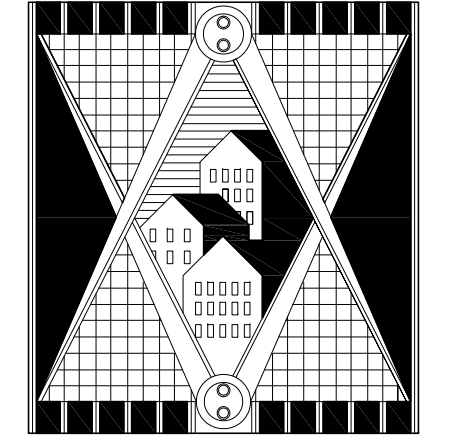
BELL ROAD SENIOR LIVING

20TH STREET & BELL
 PHOENIX, ARIZONA

PRELIMINARY



WHITNEYBELL PERRY INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014
 575 W Chandler Blvd, Suite 123
 Chandler, Arizona 85224
 (602) 265-1891



ARCHITECTURE AND PLANNING

A1.00

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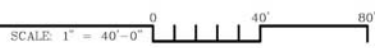
PRELIMINARY SITE PLAN

	BLDG SETBACKS				LANDSCAPE SETBACKS			
	C-2	R-3	PUD	PROPOSED	C-2	R-3	PUD	PROPOSED
FRONT TO BELL RD:	30' REQ	20' REQ	30' REQ	33'	30' REQ	20' REQ	30' REQ	33'
REAR (RESIDENTIAL):	100' REQ	15' REQ	150' REQ	154'	10' REQ	10' REQ	10' REQ	15'
SIDE (C-2)	0' REQ	15' REQ	15' REQ	124'	10' REQ	10' REQ	10' REQ	20'
SIDE (STREET)	30' REQ	20' REQ	12' REQ	12'	30' REQ	10' REQ	12' REQ	12'
DENSITY		15.23	32	31.5				

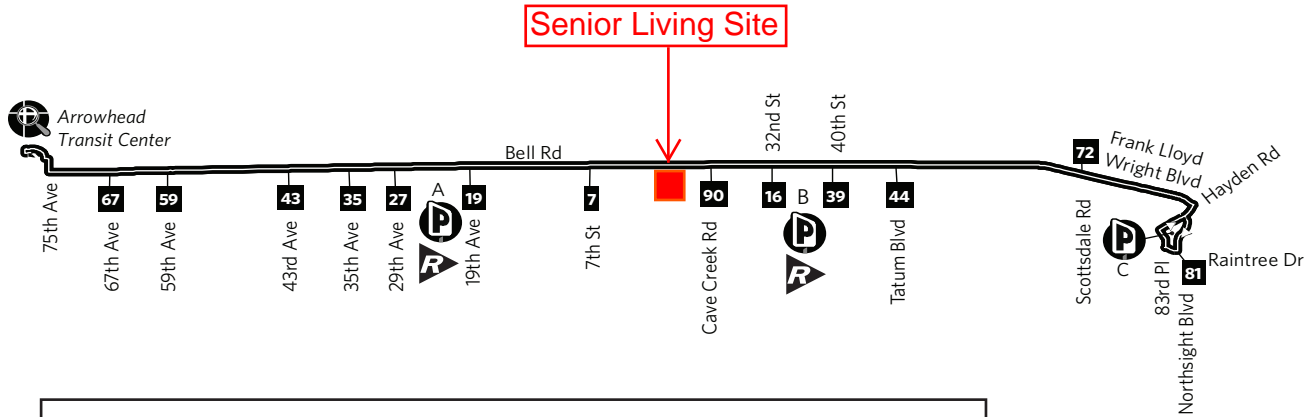
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CONTEXT AERIAL



Route 170 — Bell



P Park-and-Ride

- A Bell/I-17 (Deer Valley) Park-and-Ride, SW corner of Bell and I-17 (Boards on Bell Rd)
- B Bell/SR 51, SW corner of SR 51 and Bell Rd
- C Costco, NE corner of 83rd Pl and Hayden Rd

A Bell/I-17 (Deer Valley) Park-and-Ride, esquina suroeste de Bell Rd y I-17 (El autobús se aborda en Bell Rd)

B Bell/SR 51, la esquina suroeste de SR 51 y Bell Rd

C Costco, la esquina noreste de 83rd Pl y Hayden Rd

See fold-out map for routes serving this area.
 Veá el mapa desplegable para las rutas que sirven esta área.

Monday-Friday Eastbound Lunes a Viernes, Rumbo al este

ARROWHEAD TC	67TH AVE & BELL RD	51ST AVE & BELL RD	35TH AVE & BELL RD	19TH AVE & BELL RD	7TH ST & BELL RD	CAVE CREEK RD & BELL RD	BELL RD & TATUM BLVD	BELL RD & SCOTTSDALE RD	RAINTREE DR & NORTHSIGHT BLVD
		4:07	4:14	3:52	4:00	4:08	4:19	4:29	
		4:37	4:44	4:22	4:30	4:38	4:49	4:59	
4:52	4:59	5:07	5:14	4:52	5:00	5:08	5:19	5:29	
5:22	5:29	5:37	5:44	5:22	6:00	6:09	6:20	6:31	6:41
5:49	5:56	6:04	6:12	6:21	6:30	6:39	6:50	7:01	7:11
6:18	6:26	6:34	6:42	6:51	7:00	7:09	7:20	7:31	7:41
6:48	6:56	7:04	7:12	7:21	7:30	7:39	7:50	8:01	8:11
7:18	7:26	7:34	7:42	7:51	8:00	8:09	8:20	8:31	8:41
7:48	7:56	8:04	8:12	8:21	8:30	8:38	8:49	8:59	9:09
8:18	8:26	8:34	8:42	8:51	9:00	9:08	9:19	9:29	9:39
8:48	8:56	9:04	9:12	9:21	9:30	9:38	9:49	9:59	10:09
9:18	9:26	9:34	9:42	9:51	10:00	10:08	10:19	10:29	10:39
9:48	9:56	10:04	10:12	10:21	10:30	10:38	10:49	10:59	11:09
10:18	10:26	10:34	10:42	10:51	11:00	11:08	11:19	11:29	11:39
10:48	10:56	11:04	11:12	11:21	11:30	11:38	11:49	11:59	12:09
11:18	11:26	11:34	11:42	11:51	12:00	12:08	12:19	12:29	12:39
11:48	11:56	12:04	12:12	12:21	12:30	12:38	12:49	12:59	1:09
12:18	12:26	12:34	12:42	12:51	1:00	1:08	1:19	1:29	1:39
12:48	12:56	1:04	1:12	1:21	1:30	1:38	1:49	1:59	2:09
1:18	1:26	1:34	1:42	1:51	2:00	2:08	2:19	2:29	2:39

Monday-Friday Westbound Lunes a Viernes, Rumbo al oeste

RAINTREE DR & NORTHSIGHT BLVD	BELL RD & SCOTTSDALE RD	BELL RD & TATUM BLVD	CAVE CREEK RD & BELL RD	7TH ST & BELL RD	19TH AVE & BELL RD	35TH AVE & BELL RD	51ST AVE & BELL RD	67TH AVE & BELL RD	ARROWHEAD TC
			4:03	4:10	4:19	4:27	4:36		
	4:14	4:22	4:33	4:40	4:49	4:57	5:06		
5:03	5:14	5:22	5:33	5:40	5:49	5:57	6:05	6:13	6:22
5:32	5:43	5:51	6:02	6:10	6:19	6:28	6:36	6:44	6:53
5:59	6:11	6:20	6:32	6:40	6:49	6:58	7:06	7:14	7:23
6:29	6:41	6:50	7:02	7:10	7:19	7:28	7:36	7:44	7:53
6:59	7:11	7:20	7:32	7:40	7:49	7:58	8:06	8:14	8:23
7:29	7:41	7:50	8:02	8:10	8:19	8:28	8:36	8:44	8:52
7:59	8:11	8:20	8:32	8:40	8:49	8:57	9:05	9:13	9:21
8:31	8:42	8:51	9:02	9:10	9:19	9:27	9:35	9:43	9:51
9:01	9:12	9:21	9:32	9:40	9:49	9:57	10:05	10:13	10:21
9:31	9:42	9:51	10:02	10:10	10:19	10:27	10:35	10:43	10:51
10:01	10:12	10:21	10:32	10:40	10:49	10:57	11:05	11:13	11:21
10:31	10:42	10:51	11:02	11:10	11:19	11:27	11:35	11:43	11:51
11:01	11:12	11:21	11:32	11:40	11:49	11:57	12:05	12:13	12:21
11:31	11:42	11:51	12:02	12:10	12:19	12:27	12:35	12:43	12:51
12:01	12:12	12:21	12:32	12:40	12:49	12:57	1:05	1:13	1:21
12:31	12:42	12:51	1:02	1:10	1:19	1:27	1:35	1:43	1:51
1:01	1:12	1:21	1:32	1:40	1:49	1:57	2:05	2:13	2:21
1:31	1:42	1:51	2:02	2:10	2:19	2:27	2:35	2:43	2:52

F These trips operate on Fridays only. Estos viajes operan sólo los viernes.

Continued on next page / Continúa en la página siguiente

Effective/Validez: **April 24, 2017**

Light type = AM. **Bold type = PM.** / Texto normal = la mañana. **Texto remarcado = la tarde.**



Proposed Comprehensive Transportation Plan

MAY 2015

Phoenix Public Transit and Street Transportation Departments

FOR EDUCATIONAL PURPOSES ONLY

A New Approach to Transit and Streets

WHAT WE LEARNED:

Public transit and street conditions are interdependent. The Citizens Committee on the Future of Phoenix Transportation has determined addressing street infrastructure needs and funding is necessary.

HOW WE IMPROVED:

The original transit plan and T2000 tax primarily funded transit service. Now broader and more comprehensive, the transit plan has become a transportation plan with additional emphasis on street needs from street maintenance to new pavement, bike lanes, sidewalks and ADA accessibility.

What has been accomplished so far?

Since 2001, ridership has increased by 42% and....

- **20 miles** of light rail was constructed (**14.3 million** boardings in 2013)
- **\$7 billion** in economic development activities generated along light rail
- Local bus service with **extended hours** on weekdays, weekends, and holidays
- RAPID service carried almost **1 million** riders in 2013
- **5** circulators are running
- Dial-A-Ride service is **7** days a week
- Other improvements included more than **300** bus pullout bays, **234** miles of bike lanes, and **330** left turn arrows at intersections
- Passenger security and facility maintenance are upgraded
- The **Citizens Transit Commission** was created to oversee how the tax is spent

Serving a growing population

Population in Phoenix is projected to grow by 45% from 1,501,300 residents in 2010 to 2,198,000 residents in 2040. – *Maricopa Association of Governments*

Reducing traffic congestion growth and keeping Phoenix green and clean

For urban areas with rail, traffic congestion grows at a rate 42% lower than in similar urban areas without rail slowing the rate of congestion. – *Mobility Planning Associates*

Connecting destinations

35% of all transit trips either began or ended at work. Among those seeking work, one-third (33%) indicated that they could not have completed their trip without public transit services. – *Valley Metro, 2010-11 Transit On-Board Survey*

Advancing the economy

To date in metro-Phoenix, the total development investment made along the current light rail line is approximately \$7 billion dollars – *Valley Metro*

In large urban areas, a 10 percent increase in regional congestion reduced employment growth by 4 percent. – *Texas Transportation Institute*

Saving you money

The average household spends 16 cents of every dollar on transportation, and 94% of this goes to buying, maintaining, and operating cars, the largest expenditure after housing. – *American Public Transportation Association*



**PHOENIX—
A Livable City**

One where walking, bicycling, and transit are safe, comfortable, and convenient modes of travel.

- Walkable streets that connect to transit
- Mobility choices
- Enhanced Dial-A-Ride service
- Better alternative transportation services for seniors
- Technology upgrades to provide real-time information

What Will The Transportation Plan Do?

- Triple current light rail miles
- \$40 billion estimated economic return on light rail investment
- Increase bus frequency by 70%
- Transit hours of operation increase by 20%
- Enhanced ADA/ Dial-A-Ride service
- New asphalt for more than 680 miles of streets
- More than 1,080 bicycle lane miles and 135 miles of new sidewalks
- 2,000 new streetlights
- \$240 million for new roads and bridges

Proposed Comprehensive Transportation Plan



Maintain Current Service & Bus Expansion

- Extend bus service hours to match rail service hours
- Provide 15 minute peak frequency on half of bus routes
- Extend and add bus service to unserved major streets
- Extend and add new RAPID service
- Add new circulator service



High Capacity Transit (Rail, Bus Rapid Transit, or Streetcar)

- **Capitol/I-10 W Phase 1 & 2** — Connect existing rail to the Capitol and to the 79th Avenue Park-n-Ride.
- **South Central Avenue Rail** — Connect existing rail to Baseline Road.
- **Northwest Phase 2 Rail** — Connect existing rail to Metrocenter Mall.
- **Northwest ASU West Extension** — Connect Metrocenter to ASU West Campus.
- **Camelback Road** — Connect 19th Avenue and 43rd Avenue at Grand Canyon University.
- **Northeast Extension** — Connect existing rail to Paradise Valley Mall.
- **Downtown Streetcar** — Connect major commercial and employment destinations in downtown Phoenix.



Bus Rapid Transit

- **19th Avenue or 35th Avenue BRT** — 19th Avenue is the 3rd highest ridership route and 35th Avenue is the 6th highest ridership route. Both routes provide a north to south connection in west Phoenix.
- ~~Thomas Road BRT~~ — Connect 44th Street to 91st Avenue, the highest ridership bus route in the region.
- **Bell Road BRT** — Connect Scottsdale Road to 51st Avenue.
- ~~Baseline Road West BRT~~ — Connect Central Avenue to 58th Avenue and potential Loop 202.
- **Baseline Road East BRT** — Connect Central to Interstate 10.
- **24th Street BRT** — Connect Biltmore Fashion Park to Baseline Road, 4th highest ridership route.



Street Improvements

- **Enhanced Citywide Street Improvements** — Street upgrades focused on maintenance/repair and accessibility **INCLUDING** street overlay on 680 miles of roadway, a 33 year maintenance cycle for arterial streets, 1,080 new bicycle lane miles and 135 miles of new sidewalk.



Facility & Infrastructure Improvements

- All bus stops shaded, new facilities, customer service technology upgrades (reloadable cards, wi-fi, real-time trip planning), accessibility upgrades, security improvements, and compressed natural gas fuel infrastructure and solar installation.

EXHIBIT 10

EXHIBIT 10: PERMITTED USES

Permitted uses are:

A. Senior Housing including Active Adult, Independent Living and Assisted Living.

B. The following C-2 uses listed in Section 623 of the Zoning Ordinance are permitted.

All uses permitted in R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4, R-5, R-4A, and C-1 districts; and in addition the following: *13 -19 *16 *26 *42 *47

2. Agricultural Implements, Distributions and Display, Retail Sales
9. Assembly Halls, Auditoriums and Banquet Halls, subject to the following conditions: *44
 - a. Any assembly hall or banquet hall of less than 25,000 square feet in gross floor area shall be permitted only upon securing a use permit pursuant to Section 307. +44
 - b. Outdoor uses shall be permitted only upon securing a use permit pursuant to Section 307. +44
10. Assisted Living Center. +54
12. Automobile Parts and Supplies, New Retail and Wholesale *54
13. Auto Seat Covers and Trim Shop *54
14. Automobile Rental excluding household moving centers, subject to the following regulations: +46 *54
 - a. No on-site maintenance/washing allowed. +46
 - b. Maximum of 15 rental cars at any one location. +46
15. Awnings, Custom Fabrication and Sales *46 *54
16. Bakers and Baked Goods, Manufacturing Wholesale and Storage *46 *54
17. Balls and Bearings, Retail Sales *46 *54
18. Bank Vault Storage *46 *54
19. Barbers' Supplies, Retail and Wholesale *46 *54
20. Bathroom Accessories, Display and Retail Sales Only *46 *54
22. Beauty Shop +7 *46 *54
 - a. Massage Therapy, performed by a licensed massage therapist, is permitted as an accessory use. +7
23. Beauty Shop Equipment, Retail Sales *46 *54
24. Beer, Ale and Wine Distributor, Wholesale and Storage (no bottling) *46 *54
25. Beverages, Wholesale and Storage (no bottling) *46 *54
26. Bingo *46 *54
27. Biomedical and Medical Research Office and/or Laboratory * 3 +32 *46 *54
30. Boats, Retail Sale *32 *46 *54
32. Bowling Alleys *32 *46 *54

33. Brushes, Retail Sales *32 *46 *54
34. Building Materials, Retail Sales Only *32 *46 *54
35. Burglar Alarm Equipment Sales and Service *32 *46 *54
36. Burglar Alarm Watching Service *32 *46 *54
37. Bus Terminal, subject to the following conditions and/or limitations: +35 *46 *54
 - a. Shall not locate within 100 feet of a residentially zoned property, +35
 - b. Maintenance and fueling operations are prohibited, +35
 - c. All operations except passenger/cargo loading and unloading shall be conducted inside the building, +35
 - d. Buses shall not park for more than 12 hours. +35
38. Business Machines, Distribution and Retail Sales, Repair and Service, Storage and Wholesale *32 *35 *46 *54
39. Butchers' Supplies, Retail and Wholesale *32 *35 *46 *54
40. Candy, Wholesale Distribution *32 *35 *46 *54
41. Carpet, Rug and Furniture Cleaners *32 *35 *46 *54
 - a. All activity except loading and unloading restricted to a closed building.
 - b. All solvents, shampoos, detergents and other agents shall be non-combustible and non-explosive, and shall require approval of the City Fire Marshal, and same shall not emit odors beyond the zoned lot boundaries.
 - c. Only hand portable machinery shall be permitted.
42. Car Wash. May be in an open building subject to a use permit. *32 *35 *46 *54
43. Chemicals and Drugs, Storage and Distribution *32 *35 *46 *54
45. Cigars Manufacturing, Custom Hand Rolled *32 *35 *46 *54
46. Cigars, Wholesale and Storage *32 *35 *46 *54
47. Cleaning and Dyeing Plants *32 *35 *46 *54
48. Clothing, Wholesale and Distribution *32 *35 *46 *54
49. Coffee, Wholesale and Storage, No Roasting *32 *35 *46 *54
50. Coin Machines, Rental and Service *32 *35 *46 *54
51. Compressed Natural Gas (CNG) Retail Sales, as an accessory use to automobile service stations, subject to the following limitations: +14 *32 *35 *46 *54
 - a. A use permit shall be obtained in accordance with the standards and procedures of Section 307 when the equipment is located on a lot or parcel which is contiguous to a lot or parcel which is zoned for residential development. +14
 - b. Natural gas fueling equipment may be sheltered by an enclosure constructed of non-combustible or limited combustible materials that has at least one side predominantly open and a roof designed for ventilation and dispersal of escaped gas. This facility shall be considered outdoors for Zoning Ordinance purposes. If the fueling equipment is not sheltered by such a structure, the equipment shall be screened with a masonry block wall which is architecturally compatible with the buildings on the site; the wall shall be predominantly open on one side. +14
 - c. The equipment shall not be located closer than one hundred (100) feet to a residential property line or four hundred (400) feet to a school property line. +14

d. The use shall comply with all pertinent requirements of the Phoenix Fire, Building, and Electrical Codes. +14

e. Signage on shelter wall shall be limited to that required by the Fire Code. +14

f. No container shall exceed a size of three hundred (300) gallons water capacity; no more than six (6) containers shall be included at a CNG facility. The containers shall be mounted horizontally. +14 *24

52. Confectioners, Wholesale *32 *35 *46 *54
53. Contractors Equipment and Supplies, Retail Sales *32 *35 *46 *54
54. Contractors' Office with Inside Storage of Materials Only *32 *35 *46 *54
55. Conveyors, Retail Sales *32 *35 *46 *54
56. Curios, Wholesale *32 *35 *46 *54
57. Dental Laboratories *32 *35 *46 *54
58. Dental Supplies, Retail and Wholesale *32 *35 *46 *54
59. Diaper Supply Service *32 *35 *46 *54
60. Dolls, Repairing *32 *35 *46 *54
61. Draperies, Manufacturing *32 *35 *46 *54
62. Drawing Materials, Retail Sales and Wholesale *32 *35 *46 *54
63. Drugs, Wholesale Storage *32 *35 *46 *54
64. Dry Goods, Wholesale and Storage *32 *35 *46 *54
65. Egg, Storage and Processing *32 *35 *46 *54
66. Electric Equipment, Retail Sales and Repair *32 *35 *46 *54
67. Engravers *32 *35 *46 *54
68. Exhibition Hall *32 *35 *46 *54
69. Family Game Center *32 *35 *46 *54
70. Farm Implements and Machinery, Retail Sales *32 *35 *46 *54
71. Feed, Retail and Sales Office *32 *35 *46 *54
72. Fire Protection Equipment and Supplies, Retail Sales and Service *32 *35 *46 *54
73. Floor Coverings, Retail and Wholesale *32 *35 *46 *54
74. Florist, Wholesale *32 *35 *46 *54
75. Frozen Foods, Wholesale Storage and Distribution *32 *35 *46 *54
76. Furniture, Repairing and Refinishing *32 *35 *46 *54
77. Furs, Custom Cleaning, Storage *32 *35 *46 *54
78. Garage Equipment, Retail Sales *32 *35 *46 *54
79. Garage, Repair, Not Body and Fender Shops *32 *35 *46 *54
80. Garages, Public *32 *35 *46 *54
81. Gas Regulating Equipment, Sales and Service *32 *35 *46 *54
82. Glass Shops, Custom *2 *32 *35 *46 *54

84. Gymnasiums, Private or Commercial *32 *35 *46 *54
85. Hospice. +54
86. Hospital. The following shall be permitted as an accessory use to a hospital: *31 *32 *35 *43 *46 *54
- a. Recreational vehicle parking. Recreational vehicle parking stalls shall be located no less than 60 feet from the hospital perimeter boundary, and be delineated on a site plan. Recreational vehicle parking areas are subject to an approved parking plan for new facilities, or an amended parking plan for existing facilities. +43
 - b. Helistop, subject to the following regulations and conditions: +43
 - (1) The hospital shall be licensed by the State of Arizona either as a "general hospital" or as a "specialty hospital—children's," and for a minimum of 50 beds. +43
 - (2) A letter from the Phoenix Aviation Department that articulates concurrence that the following items have been addressed: +43
 - (a) Compliance with the Federal Aviation Administration Advisory Circular No. 150/5390-2C "Helistop and Heliport Design," or subsequent revisions to this advisory circular. +43
 - (b) Submission of the "Notice of Landing Area Proposal" Federal Aviation Form 7480-1 and a letter of determination with no objection from the FAA. +43
 - (3) A helicopter sitting on the touchdown pad of a helistop or heliport shall emit a maximum noise level of no greater than 90 dB(A) at the boundaries of the lot or parcel containing the nearest residential use. Noise will be measured with an IEC (International Electrotechnical Commission) or ANSI S1.4-1971 (American National Standards Institute) Type 1 sound level meter with A-weighted impulse response. +43
87. Hotel Equipment, Supplies and Retail Sales *32 *35 *46 *54
88. Hotel or Motel + 10 *32 *35 *46 *54
89. Janitors' Supplies, Storage and Warehouse *32 *35 *46 *54
90. Jewelers, Manufacturing *32 *35 *46 *54
91. Jewelers, Wholesale *32 *35 *46 *54
92. Kiddieland, subject to a use permit *32 *35 *46 *54
93. Laboratories, Testing and Research *32 *35 *46 *54
94. Laundries *32 *35 *46 *54
95. Laundry Equipment and Supplies *32 *35 *46 *54
96. Lawn Furniture, New, Sales *32 *35 *46 *54
97. Lawn Mower Repair Shops *32 *35 *46 *54
98. Leather Goods: Repairing, Sales, Custom or Handicraft Manufacturing *32 *35 *46 *54
99. Linen Supply Laundry Service *32 *35 *46 *54
100. Lithographers *32 *35 *46 *54
101. Liquor, Storage and Wholesale *32 *35 *46 *54
102. Lockers, Food Storage +39 *46 *54
103. Locksmiths' Repair Shops *32 *35 *38 *39 *46 *54
104. Machinery Dealers, Retail Sales and Showrooms *32 *35 *38 *39 *46 *54

105. Machinery Rental *32 *35 *38 *39 *46 *54
106. Medical Supplies, Retail Sales and Rentals *32 *35 *38 *39 *46 *54
107. Milliners, Wholesale and Manufacturing *32 *35 *38 *39 *46 *54
108. Millinery and Artificial Flower Making *32 *35 *38 *39 *46 *54
109. Milling Equipment. Showrooms, Retail Sales *32 *35 *38 *39 *46 *54
110. Mimeographing and Multigraphing, Commercial *32 *35 *38 *39 *46 *54
111. Mineral Water Distillation and Bottling *32 *35 *38 *39 *46 *54
112. Miniature Golf *32 *35 *38 *39 *46 *54
113. Mirrors, Resilvering; Custom Work *32 *35 *38 *39 *46 *54
114. Monuments, Retail Sales and Display *32 *35 *38 *39 *46 *54
115. Mortuary *32 *35 *38 *39 *46 *54
116. Motion Picture Equipment, Retail Sales and Display *32 *35 *38 *39 *46 *54
117. Motion Picture Theatres *32 *35 *38 *39 *46 *54
118. Motorcycles, Repairing and Sales *32 *35 *38 *39 *46 *54
119. Musical Instruments, Repairing and Retail Sales *32 *35 *38 *39 *46 *54
120. Music Studios *32 *35 *38 *39 *46 *54
121. News Dealers *32 *35 *38 *39 *46 *54
122. News Service *32 *35 *38 *39 *46 *54
123. Newspaper Printing *32 *35 *38 *39 *46 *54
126. Nursing Home *32 *35 *38 *46 *54
127. Office Service: Stenographic Service, Letter Preparation, Addressing and Mailing, Duplicating, Multigraphing, Machine Tabulation, Research and Statistical *32 *35 *38 *46 *54
128. Oil Burners, Retail Sales and Repairs *32 *35 *38 *46 *54
129. Optical Goods, Manufacturing and Sales *32 *35 *38 *46 *54
130. Orthopedic Appliances, Manufacturing and Sales *32 *35 *38 *46 *54
131. Outside Retail Food Sales as an accessory use to a general retailer with a minimum of one hundred thousand (100,000) square feet of gross business area, including outside garden centers, subject to the following limitation: +18 *26 *32 *35 *38 *46 *54
 - a. A use permit shall be obtained in accordance with the standards and procedures of Section 307. +18
132. Painters' Equipment and Supplies Shops, Wholesale and Storage *32 *35 *38 *46 *54
133. Parking Lot, Commercial, Subject to Provisions of Section 702 *32 *35 *38 *46 *54
136. Photographic Developing and Printing *32 *35 *38 *46 *54
137. Photo-Engraving Company *32 *35 *38 *46 *54
138. Physical Therapy Equipment, Retail and Wholesale *32 *35 *38 *46 *54
139. Plastic and Plastic Products, Retail and Wholesale *32 *35 *38 *46 *54
140. Playground Equipment Sales *32 *35 *38 *46 *54
141. Plumbing Fixtures and Supplies, Display and Retail Sales *32 *35 *38 *46 *54

142. Pool and Billiard Halls *32 *35 *38 *46 *54
143. Poster Illustration, Studio *32 *35 *38 *46 *54
144. Pottery and Ceramics, Wholesale *32 *35 *38 *46 *54
145. Precision Instruments, Custom Repair *32 *35 *38 *46 *54
146. Printers *32 *35 *38 *46 *54
147. Propane Retail Sales permitted as an accessory use to service stations. +1 *32 *35 *38 *46 *48 *54
148. Propane Retail Sales as an outside accessory use to a retail facility. +23 *32 *35 *38 *46 *48 *54
149. Public Storage Garages *32 *35 *38 *46 *54
151. Pumps, Retail Sales and Display *32 *35 *38 *46 *54
152. Radio Repair Shop *32 *35 *38 *46 *54
153. Radio and Television Broadcasting Stations *32 *35 *38 *46 *54
154. Radio and Television Studios *32 *35 *38 *46 *54
155. Reducing Salons *32 *35 *38 *46 *54
156. Refrigeration Equipment, Repairs and Sales *32 *35 *38 *46 *54
157. Restaurants, Bars and Cocktail Lounges, subject to the following conditions or limitations: *32 *35 *38 *46 *54
 - a. Music or entertainment shall be permitted subject to the following regulations: *40
 - (1) The stage or performance area shall be a maximum of 80 square feet unless a use permit is obtained. +40
 - (2) The noise level, measured at any point on the received property, shall not exceed 55 dBa unless a use permit is obtained. An occurrence where the sound level increases up to 60 dBa for five continuous seconds or less shall not be deemed a violation of this section as long as there are no more than five occurrences within an hour long interval. +40
 - (3) Nothing in this section shall be construed to include an adult use. +40
 - b. Patron dancing shall be permitted only upon securing a use permit. *40
 - c. Outdoor recreation uses, outdoor dining, and outdoor alcoholic beverage consumption shall be permitted as accessory uses only upon securing a use permit, if within 500 feet of a residential district zoning line. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed use is to be conducted closest to the residential district zoning line. *40
 - d. Drive-through facilities as an accessory use to a restaurant, subject to the following conditions: +21 *24 *40
 - (1) Access to the site is to be from an arterial or collector street as defined on the street classification map. +21 *24 *40
 - (2) Securing a use permit if the queuing lane for the drive-through facility is less than 300 feet from a residential district zoning line. This distance shall be measured from the point of the queuing lane closest to the residential district zoning line. +21 *40
 - e. Any bar or cocktail lounge which exceeds 5,000 square feet in gross floor area and is located on a lot or parcel within 300 feet of a residential district shall be permitted only upon securing a use permit. This distance shall be measured from the exterior wall of the building

or portion thereof in which the business is conducted or proposed use is to be conducted closest to the residential district zoning line. *40

f. Outdoor food preparation and cooking shall be permitted as an accessory use subject to the following conditions: +41

(1) Securing a use permit. +41

(2) The regularly used cooking area inside the establishment shall be of equal or greater size than the outdoor cooking area. +41

(3) The outdoor cooking area shall be located within 50 feet of a building entrance from where the restaurant is operated. This distance shall be measured from the appliance in the outdoor cooking area closest to the building entrance from where the restaurant is operated. +41

(4) The outdoor cooking area shall be set back a minimum of 300 feet from a residential district. This distance shall be measured from the appliance in the outdoor cooking area closest to the residential district zoning line. +41

- 158. Restaurant Equipment, Supplies and Retail Sales *32 *35 *38 *46 *54
- 159. Riding Equipment Sales *32 *35 *38 *46 *54
- 160. Road Building Equipment, Retail Sales *32 *35 *38 *46 *54
- 161. Rug Cleaning *32 *35 *38 *46 *54
- 162. Saddlery Shops, Custom, Handmade *32 *35 *38 *46 *54
- 163. Safes, Repairing and Sales *32 *35 *38 *46 *54
- 164. Saw Sharpening Shop *32 *35 *38 *46 *54
- 165. Schools: Barber, Beauty, Business, Commercial, Correspondence, Data Processing, Dancing, Gymnastics, Health, Insurance, Martial Arts, Modeling, Private, Real Estate, and Stenographic *20 *32 *35 *38 *46 *54
- 166. School Equipment and Supplies Wholesale +9 *32 *35 *38 *46 *54
- 167. Second Hand/Used Merchandise, Sales *32 *35 *38 *46 *54
- 168. Service Station Equipment, Wholesale *32 *35 *38 *46 *54
- 169. Sewing Machines, Commercial and Industrial Type, Retail Sales and Repairing *32 *35 *38 *46 *54
- 170. Shoe Repairing Equipment and Supplies, Wholesale *32 *35 *38 *46 *54
- 171. Sightseeing Tours, Garages and Depot *32 *35 *38 *46 *54
- 172. Sign Painters' Shops, Not Neon Sign Fabrication *32 *35 *38 *46 *54
- 173. Skating Rinks, Indoor *32 *35 *38 *46 *54
- 174. Slip Covers, Custom Manufacturing *32 *35 *38 *46 *54
- 175. Soaps, Wholesale and Storage *32 *35 *38 *46 *54
- 176. Soda Fountain Supplies, Retail and Wholesale *32 *35 *38 *46 *54
- 177. Sound Systems and Equipment Sales *32 *35 *38 *46 *54
- 178. Sound Systems, Rentals and Repairs *32 *35 *38 *46 *54
- 179. Special School or Training Institution not offering curriculum of general instruction comparable to public schools *32 *35 *38 *46 *54
- 180. Spices, Wholesale and Storage *32 *35 *38 *46 *54

181. Sporting Goods, Wholesale *32 *35 *38 *46 *54
- a. The sale of gunpowder and primers in excess of permitted retail quantities as regulated by the Fire Code shall be subject to the following conditions:
- (1) Wholesale sales revenue shall constitute a minimum of seventy-five percent (75%) of sales revenue on the premises.
 - (2) The quantities, arrangement, and distance of such storage shall be in accordance with the Fire Code.
182. Steam Baths *32 *35 *38 *46 *54
183. Surgical Supplies, Wholesale *32 *35 *38 *46 *54
184. Surplus Stores *32 *35 *38 *46 *54
185. Swimming Pool, Commercial, Outdoor *32 *35 *38 *46 *54
186. Tanning Salon +8 *32 *35 *38 *46 *54
- a. Massage therapy, performed by a licensed massage therapist, is permitted as an accessory use. *8
187. Tattoo Shops, subject to securing a use permit pursuant to Section [307](#). +46 *54
188. Taxicab Garages *32 *35 *38 *46 *54
189. Taxidermists *32 *35 *38 *46 *54
190. Telegraph Companies, Facilities and Offices *32 *35 *38 *46 *54
191. Telephone Companies, Facilities and Offices *32 *35 *38 *46 *54
192. Theaters *32 *35 *38 *46 *54
193. Tire Repairing Equipment and Supplies *32 *35 *38 *46 *54
203. Veterinarians' Supplies, Retail and Wholesale *32 *35 *38 *45 *46 *54
204. Veterinary offices subject to the following conditions: *32 *35 *38 *45 *46 *54
- a. They shall be so constructed and operated as to prevent objectionable noise and odor outside the walls of the office.
- b. Keeping or boarding of animals shall not occupy more than twenty-five percent (25%) of the gross floor of the office. *26
- (1) There shall be no outdoor kennels or runs.
 - (2) There shall be no direct outside exit from any room containing kennels.
205. Veterinary Hospitals subject to the following conditions: *32 *35 *38 *45 *46 *54
- a. They shall be no closer than one hundred (100) feet to any residential district or to any residence, hotel, motel or restaurant in any district and shall have adequate controls to prevent offensive noise and odor.
197. Tools, Wholesale and Distribution *32 *35 *38 *45 *46 *54
198. Tortillas, Manufacturing Wholesale *32 *35 *38 *45 *46 *54
199. Towels, Supply Service *32 *35 *38 *45 *46 *54
200. Tractors, Retail Sales, Display *32 *35 *38 *45 *46 *54
201. Upholsterers, Custom, Retail Sales and Supplies *32 *35 *38 *45 *46 *54
202. Venetian Blinds, Custom Manufacturing and Cleaning *32 *35 *38 *45 *46 *54
206. Washing Machines, Retail Sales and Display, Custom Repairing *32 *35 *38 *45 *46 *54

- 207. Water or Mineral, Drinking or Curative, Bottling and Distribution *32 *35 *38 *45 *46 *54
- 208. Water Softening Equipment, Service and Repairs *32 *35 *38 *45 *46 *54
- 209. Window Cleaners' Service *32 *35 *38 *45 *46 *54
- 210. Window Display Installations, Studio and Shops *32 *35 *38 *45 *46 *54
- 211. Window Glass Installation Shops *32 *35 *38 *45 *46 *54
- 212. Wines, Storage and Wholesale *32 *35 *38 *45 *46 *54

C. Uses that are permitted as an “accessory use” to a Permitted Use (listed above) by the Zoning Ordinance are also allowed.