



Residential Community

Planned Unit Development
4321 North Central Avenue

Development Narrative

Case # _____

1st Submittal Date: April 2, 2021

2nd Submittal Date: , 2021

Hearing Draft:

City Council Adopted:

Prepared for:



CITY OF PHOENIX

APR 05 2021

Planning & Development
Department

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PURPOSE AND INTENT

The purpose for the MidTown residential community Planned Unit Development (“PUD”) request is to facilitate the proposed single-family attached, urban townhome, development within the context of the Uptown, Encanto Village area of Phoenix. The property is within the Uptown Policy Planning Area of the Reinvent Phoenix Plan, and thereby encouraged to utilize the Walkable Urban (“WU”) Code for this unique infill development community that is directly adjacent to the Central Avenue Light Rail line and Steele Indian School Park. However, in this case of a subdivided lot ownership plan, the code defers to the use of Single-Family Attached (“SFA”) development option standards and design guidelines which do not adequately support this project vision. It is the Applicants intent to provide a specialized and predictable development plan within a PUD request prepared in concert with WU code and SFA development standards.

The intended MidTown residential plan is nestled on a 4.3 +/- net acre property located along the Central Avenue light rail corridor, immediately north of the primary entry leading into Steele Indian School Park and south of Central High School. The project lies within close proximity to two rail stations. Stations which are located approximately 900’ to the south at Indian School Road and approximately 700’ to the north at Campbell Avenue. With the proximity to this significant element of public infrastructure in mind, the vision for this development is an attached residential community form. This form will promote attached units, for-sale residential lots, at a density which supports appropriate land use transition between Central Avenue and the Steele Indian School Park. This form will also provide a varied residential offering in the south Uptown area providing home ownership within a high-quality urban single-family home community. See Figure 1 & 2 (Aerial Vicinity Map & Aerial Site Map)

Identified as an Infill Development Parcel within the Uptown TOD Policy Plan (Steele Indian School Park Master Plan), the property was imagined as part of a larger cohesive mixed use development plan in the 2040 Vision imagery. This request will replace the current zoning with an up-to-date WU-based PUD district and its associated requirements for development within a T5:3 Transect.

A PUD is intended to be a stand-alone document of zoning regulations for a particular project. The regulations provided herein are intended to be consistent with the regulations of the 5:3 Transect of the Walkable Urban Code and Single-Family Attached general development standards with minor design guideline exceptions. Where there are conflicts between this PUD and the city zoning and development standards or design guidelines, the terms of this PUD will prevail. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Code or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments. See Figure 3 (Existing & Proposed Zoning)

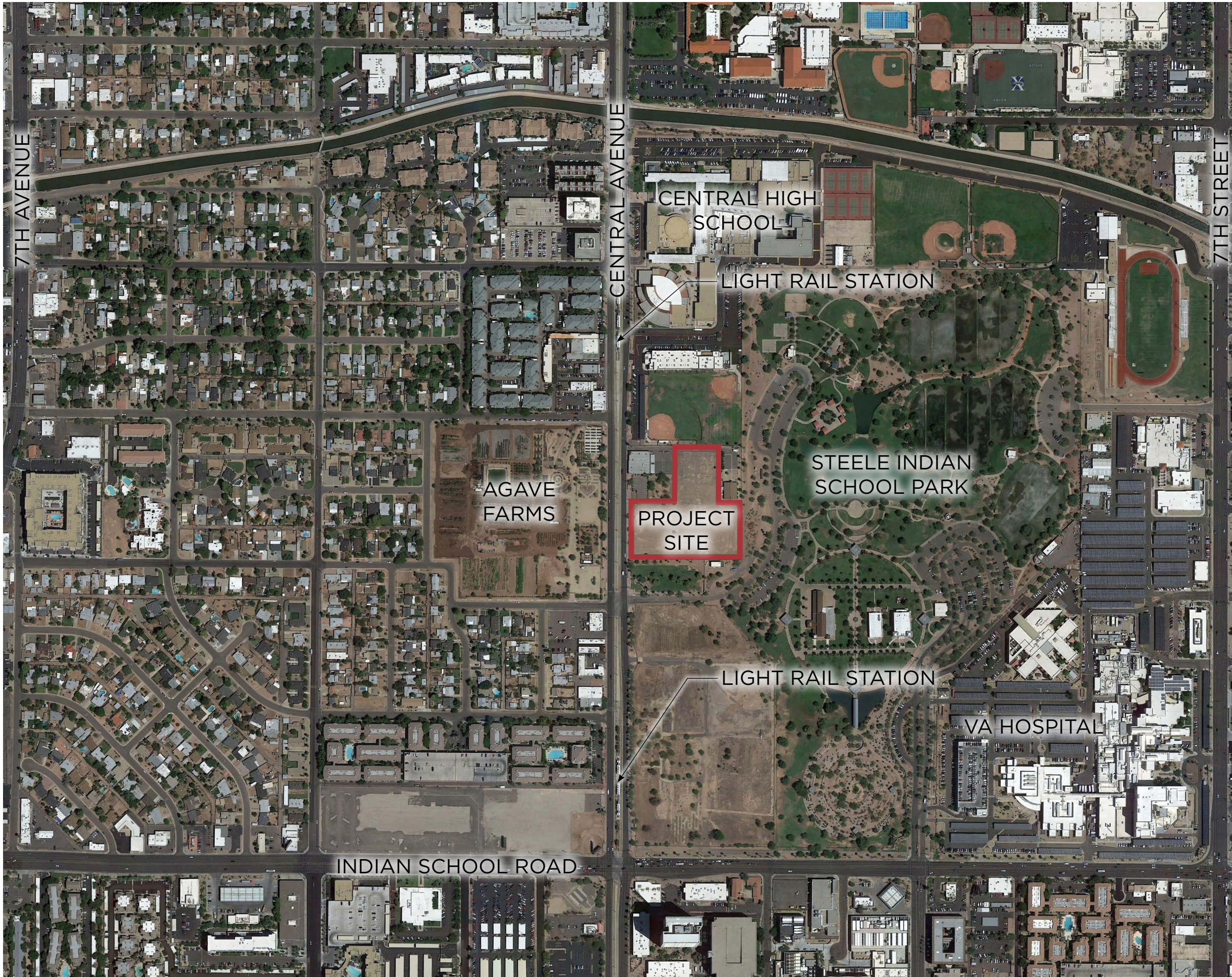


FIGURE 1

AERIAL VICINITY MAP



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FIGURE 2

AERIAL SITE MAP



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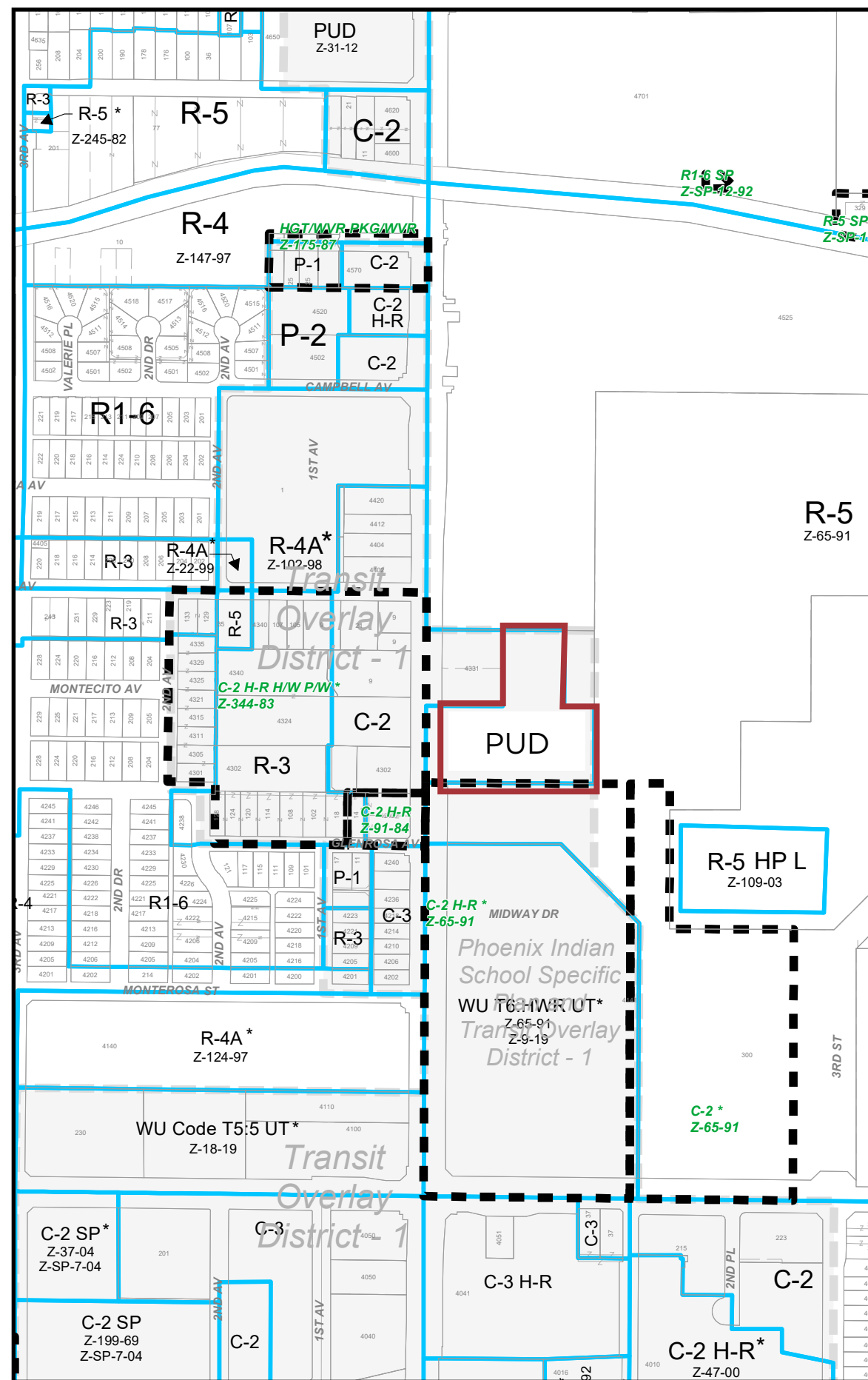
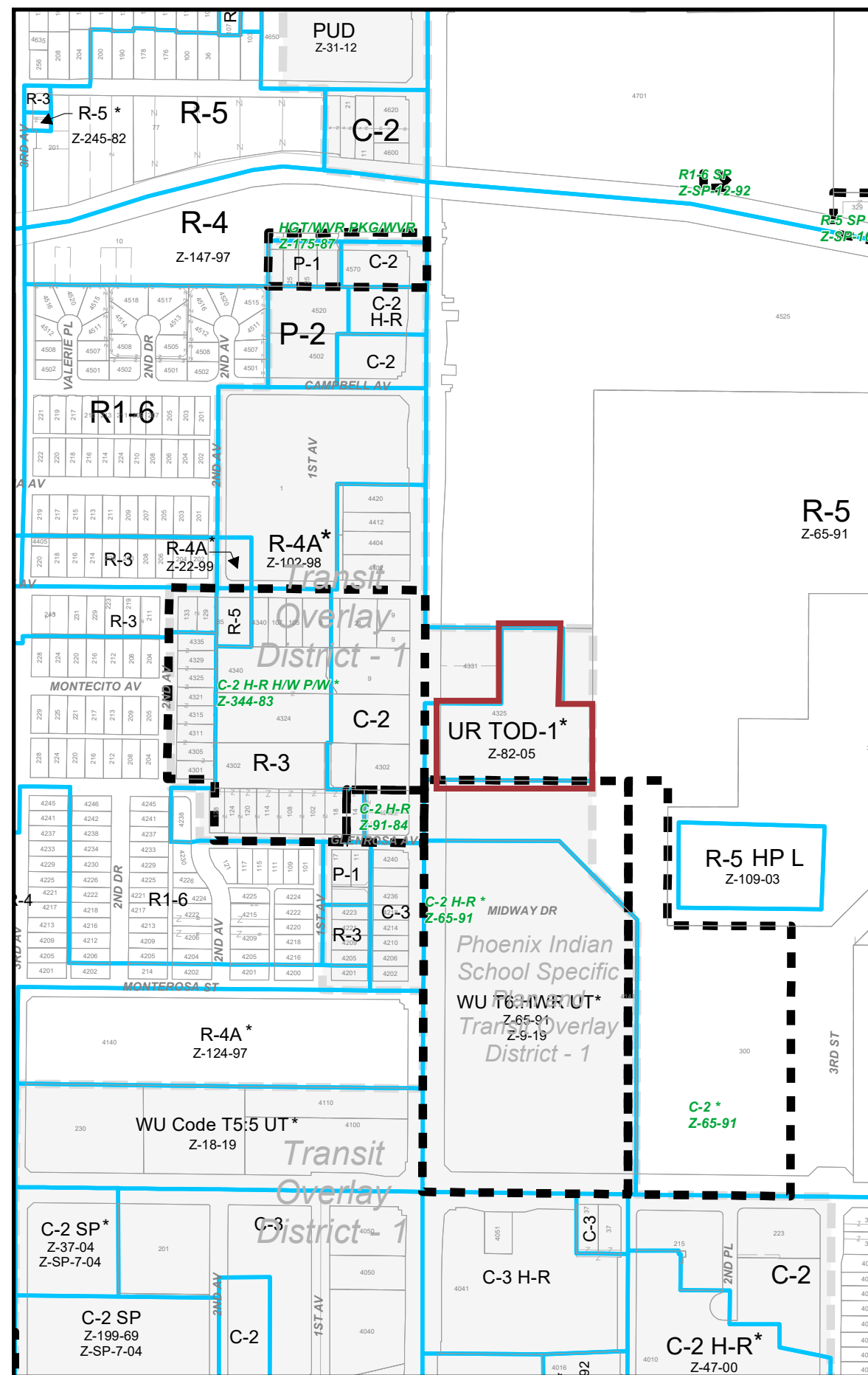


FIGURE 3

EXISTING & PROPOSED ZONING MAP



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B. LAND USE PLAN

The Conceptual Site Plan proposes a luxury single-family attached inspired townhome development consisting of 72 dwelling units contained within 10 total buildings of varied overall lengths. Refer to Figure 1 (Conceptual Site Plan). Each residence will fall within a platted 24-foot-wide lot and may include private rear yards. The building heights will be 3-story primarily and building Architecture will incorporate varied articulated rooflines with high-quality architectural detailing and materials across a unified design theme. Residential units are a mix of 3- and 4-bedroom floorplans which exceed 2,000 sq ft in area.

The project's primary access and frontage will occur along Central Avenue. With a limited frontage dimension along Central Avenue of 250-feet, seven attached residences will be oriented with unit entry paths and gated patio courtyards directly adjacent to the Central Avenue right of way. This will greatly enhance the pedestrian experience along this segment of Central Avenue and combined with quality landscaping will help further the vision of the Central Avenue urban environment promoted by the Central Avenue Design Standards. The remaining frontage along Central Avenue will serve as the primary community entry and pedestrian connection to Central Avenue and Steele Indian School Park near the southwest corner of the project. Pedestrian access to the adjacent Steele Indian School Park occurs once inside the development through a gated connection leading to the Park's main entry portal as an added amenity to the community.

The vehicular entry will be gated with enhanced design elements and surrounding landscaping. A secondary exit-only gate is provided along the development's north boundary which connects to an existing 25' wide paved Public Ingress / Egress & Utility Easement leading to Central Avenue. The project proposes to utilize the Public Easement lane for refuse collection by the City.

The southern and eastern boundaries of the development, which border Steele Indian School Park, also border constraining conditions which encouraged the placement of residence rear yards oriented towards the park along these perimeters. Existing infrastructure facilities to the south such as the Light Rail Power Control building, and permanent park maintenance operations located to the east of the development do not create suitable conditions for residence entry patios or porches to be oriented towards these public park ancillary and maintenance spaces. The northern portion of the project area is situated between two parcels owned by Place By The Park LLC, which are not a part of this PUD. Residential units in the northern area of the plan have be oriented away from these perimeter boundaries with landscape buffering provided along the shared parcel boundaries. See Figure 4 (Conceptual Site Plan)

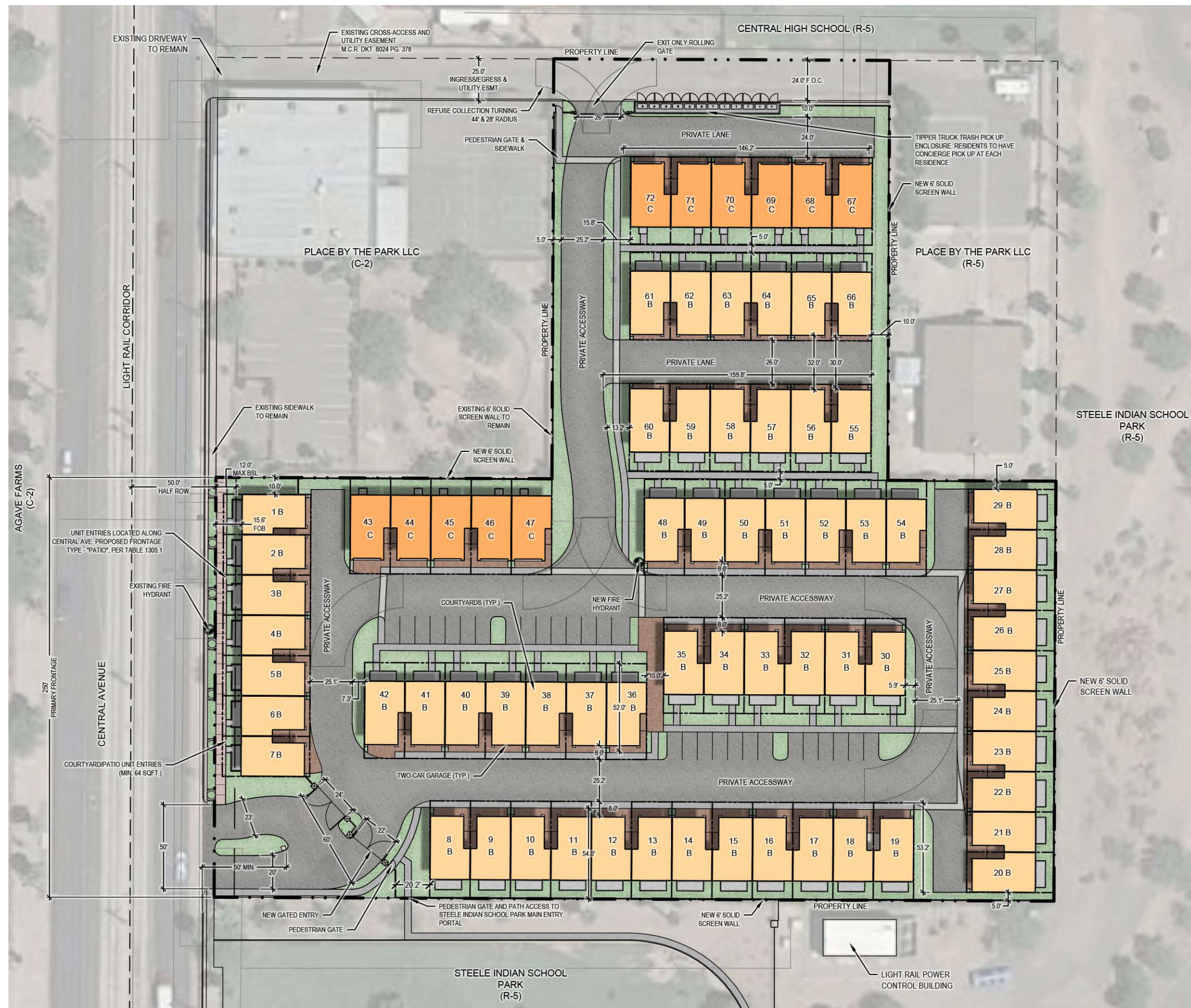


FIGURE 4
CONCEPTUAL SITE PLAN

SITE DATA

GROSS PROJECT AREA: 4.59 AC
NET PROJECT AREA: 4.30 AC
PROPOSED USE: SINGLE-FAMILY ATTACHED
HEIGHT: (3) STORIES, (48) FEET MAX
LOT SALES: YES
CURRENT ZONING: UR
PROPOSED ZONING: WU T5:3
TOTAL UNITS: 72
PROPOSED LOT TYPE: B OR C
PROPOSED LOT SIZES: 24'X52', 24'X54', 24'X57' & 24'X58'
LOT COVERAGE: 68% (80% MAX ALLOWED)
GROSS PROJECT DENSITY: 15.7 DU/AC
TOTAL PARKING REQUIRED: 144 SPACES PER UNIT
MAX. PERMITTED UNRESERVED PARKING: 36 SPACES

TOTAL PARKING PROVIDED*: 144 GARAGE
28 SURFACE

*PROJECT IS LOCATED WITHIN 1,320' OF A LIGHT RAIL STATION.

UNIT MIX

B UNITS - 61 - 85%
C UNITS - 11 - 15%



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C. LIST OF USES

All permitted uses per Section 1306, T5:3 of the Phoenix Zoning Ordinance, including, but not limited to, multi-family and single-family attached uses. All other uses, such as those permissible with a Use Permit, shall be allowed and obtained as necessary through the required process(es) as outline in Section 1306 of the Zoning Ordinance.

D. DEVELOPMENT STANDARDS

The Development Standards set forth in this section are adapted from the WU Code and SFA standards in the City of Phoenix. Zoning Ordinance Section 1303 requires SFA development within WU Transects must meet the requirements of Sections 608.F.* and 615, Table B. This development will work to create a walkable, transportation oriented urban setting which will promote residence ownership and community stability.

The following SFA standards and design requirements have been provided with comparison to the proposed PUD standards, with modified applicable standards noted.

1. Development Standards Table (Single-Family Attached)

STANDARD	REQUIREMENTS FOR DISTRICT	PROPOSED PUD REQUIREMENTS
Minimum Lot Dimensions (width and depth)	Individual Unit Lot: 20' width, no minimum depth	24' width
Dwelling Unit Gross Density	15.23	Not Applicable in WU Transect districts (72 units proposed, 15.7 du/ac)
Perimeter Standards	10' for units fronting street rights-of-way ; 15' for units siding street rights-of-way . This area is to be in common ownership or management. 10' adjacent to property line.	<u>Modified Standard</u> 16' for units fronting street (primary structure), 10' adjacent to property line 5' adjacent to Steele Indian School Park
Building Setbacks	Individual unit lot : none	None
Building Separation	None	10'
Maximum Building Length	200'	<u>Modified Standard</u> 290'
Maximum Height	3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4- story maximum*	3 stories or 40'
Lot Coverage	100% maximum.	<u>Modified Standard</u> 70% maximum

Common Areas	Minimum 5% of gross area	<u>Modified Standard</u> 13% of gross area (Overall landscape), Min. 800 Sq. Ft. Common gathering area
Street Standards	Development site: public street or private accessway . Individual unit lot : private accessway , alley right-of-way or driveway	Development Site: public street Individual Unit Lot: Private Accessway or Private Driveway
Parking	2 Bed=1.5 Sp / DU, 3 Bed=2 Sp / DU, 0.25 Sp / DU unreserved	-25% reduction allowed due to proximity to Light Rail stations. -Maximum 25% over required parking may be permitted.

2. Landscape Standards

The Landscape standards for this for this PUD shall conform with the requirements of Zoning Ordinance Section 608.F.8.c. and Section 1309. The landscape planting design along Central Avenue frontage has been designed with the Central Avenue Design Standards in mind. This PUD proposes a modified version of the typical plan detail shown in the Central Avenue Design Standards to effectively implement a project frontage area and setback program which meets the intent of the WU Code. Refer to Section E (Design Guidelines) of this narrative and Figures 5 & 6 (Illustrative Landscape Plan and Conceptual Landscape Plan).

3. Amenities

Development of this site will be mindful of pedestrian circulation and also create an inviting community experience through onsite gathering nodes, shade, lighting and a direct resident connection to Steele Indian School Park. Onsite amenities include an 800 Sq ft shaded resident gathering plaza with an outdoor living room space. The primary tool used for shade onsite will be trees. Shade will also be created through other elements such as buildings, and covered patios. Paseos will be incorporated on the site in order to create a safe and walkable path from Central Avenue to residences. Safety will also be considered for pedestrian circulation areas and paseos as adequate lighting will be incorporated pursuant to City Code requirements.

4. Shade

75% minimum shade shall be provided on public sidewalk along Central Avenue and internal private walkways as measured at noon on the summer solstice. Refer to Figure 7 (Shade Study) for a graphic depicting compliance with these shade standards. Residential units shall also be required to have shaded entries.

5. Lighting

This development will adhere to Section 507 Tab A.II.A.8 and Section 23-100 of the City Code. Lighting will be used onsite to create a safe and secure environment for residents and guests. Paseos, open space and building entrances throughout the property will be adequately illuminated for resident's and pedestrian's safety. Lighting fixtures will match the character and theming of the site.

6. Walls and Fences

Walls and fences, which contribute to the theme and character of the development, will be placed in appropriate locations. With residence courtyard patios facing Central Avenue, the intent is to deter pedestrian foot traffic from cutting through the project or entering the project common or private areas without invitation. Six foot (6-foot) continuous CMU walls will be constructed, or supplemented, along the property boundaries not facing Central Avenue as necessary to establish a barrier except for placing an internalized resident access gate to Steele Indian School Park. Vehicular access gates shall be of complementary design to project architecture utilizing similar colors and materials. Walls, Fences and Gates will conform with the character images shown on Figures 8 & 9 – Illustrative Wall Plan & Wall Details.

7. Central Avenue Frontage

Central Avenue is the only segment of public street frontage in the MidTown project, and therefor is considered the Primary frontage. As defined by WU Code Section 1305 (Table 1305.1), the residential units located along Central Avenue shall be developed with a “Porch” frontage type. Areas between residence entry porches and Central Avenue curb line will be improved with new Landscaping, detached public sidewalk and other hardscape elements identified by the Central Avenue Design Standards. Refer to Figures 10 & 11 (Central Avenue Frontage Plan & Section Details).



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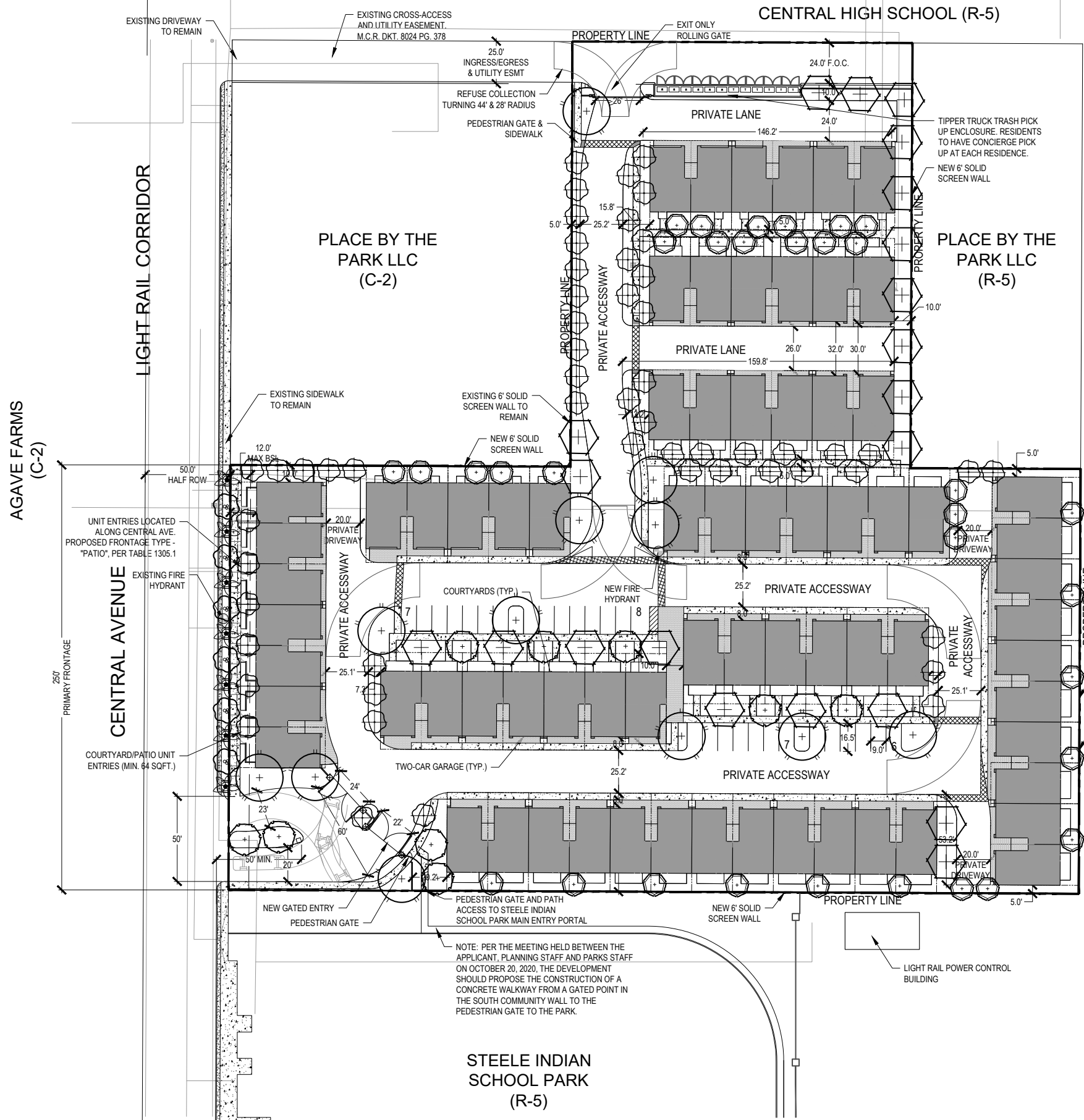
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PLANT LEGEND		
TREES	BOTANICAL / COMMON NAME	SIZE & TRUNK TYPE
	ACACIA ANEURA MULGA	2" CAL
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX MULTI-TRUNK
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' TM LUCRETIA HAMILTON DESERT WILLOW	24" BOX MULTI-TRUNK
	EUCALYPTUS PAPUANA GHOST GUM	24" BOX STANDARD TRUNK
	PARKINSONIA PRAECOX SONORAN PALO VERDE	36" BOX STANDARD TRUNK
	EULMUS PARVIFOLIA LACEBARK ELM	36" BOX STANDARD TRUNK
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	15' TRUNK HEIGHT
SHRUBS	BOTANICAL / COMMON NAME	
	CALLISTEMON VIMINALIS 'CVO1' TM SUM WEEPING BOTTLEBRUSH	
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	
	LEUCOPHYLLUM LAEVIGATUM 'SUMMER SNOW' SUMMER SNOW CHIHUAHUA SAGE	
	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	
	OLEA EUROPAEA 'LITTLE OLLIE' TM LITTLE OLLIE OLIVE	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	
	RUPELLIA BRITTONIANA RUPELLIA	
ACCENTS	BOTANICAL / COMMON NAME	
	AGAVE DESMETTIANA SMOOTH AGAVE	
	ALOE STRIATA CORAL ALOE	
	ALOE VERA MEDICINAL ALOE	
	ALOE 'X' BLUE ELF	
	BLUE ELF ALOE	
	HESPERALOE PARVIFLORA RED YUCCA	
	HESPERALOE PARVIFLORA 'PERPA' TM BRAKELIGHTS RED YUCCA	
	HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA	
	OPUNTIA ELUSIANA SPINELESS PRICKLY PEAR	
	YUCCA PALLIDA TWISTLEAF YUCCA	
GRASSES	BOTANICAL / COMMON NAME	
	MUHLENBERGIA CAPILLARIS 'AUTUMN BLUSH' AUTUMN BLUSH PINK MUHLY GRASS	
	MUHLENBERGIA CAPILLARIS 'LEICA' TM REGAL MIST PINK MUHLY GRASS	
	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' WHITE CLOUD MUHLY GRASS	
	NOLINA MICROCARPA SACAHUISTA	
GROUNDCOVER	BOTANICAL / COMMON NAME	
	LANTANA MONTEVIDENSIS TRAILING LANTANA	
	LANTANA MONTEVIDENSIS 'SPREADING WHITE' WHITE TRAILING LANTANA	
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	
	TRADESCANTIA PALLIDA PURPLE QUEEN SPIDERWORT	

STEELE INDIAN SCHOOL PARK (R-5)

FIGURE 6

CONCEPTUAL LANDSCAPE PLAN



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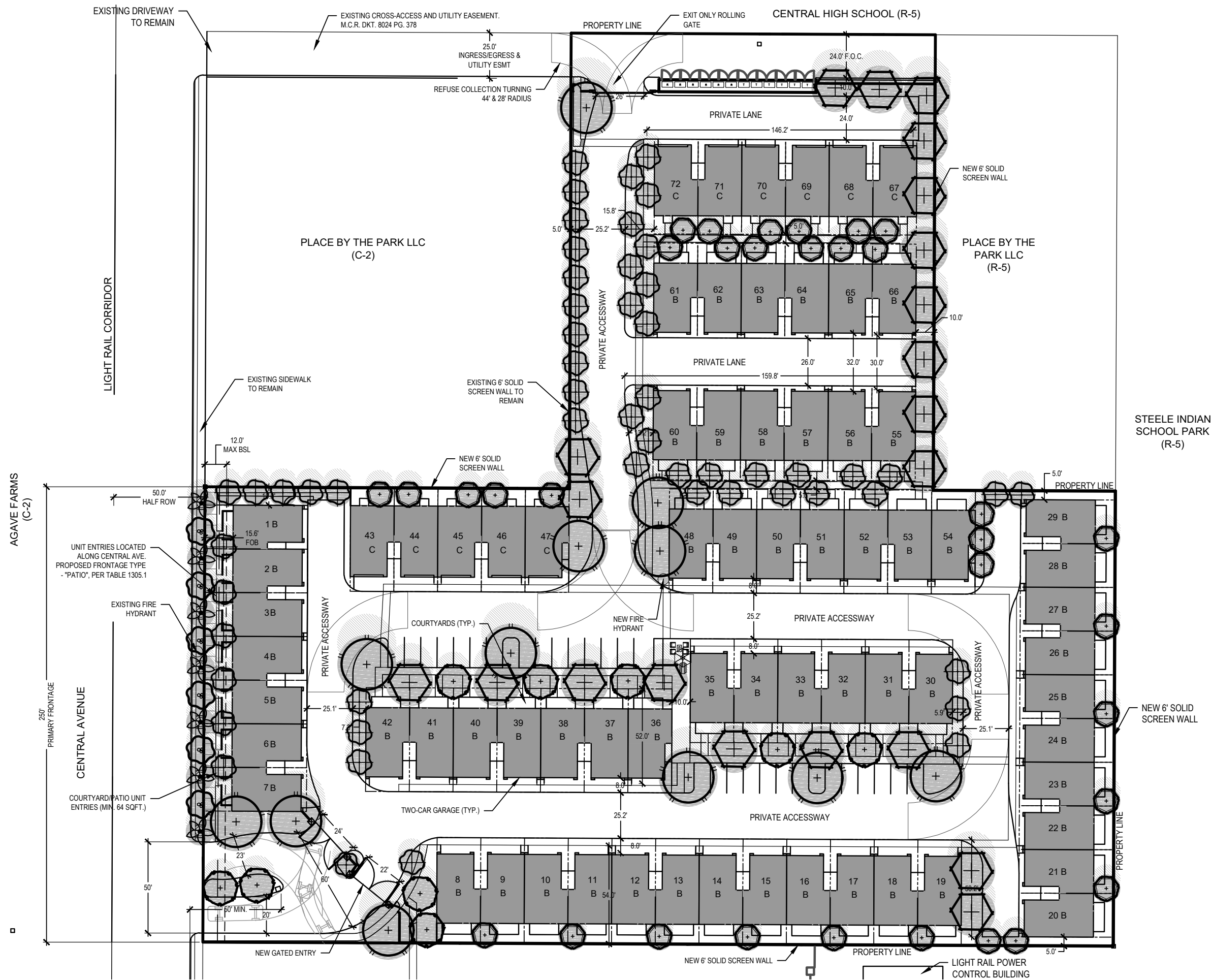


FIGURE 7A

SHADE STUDY - LANDSCAPE

SHADE STUDY CALCULATIONS

CENTRAL AVENUE:

TOTAL ACCESSIBLE SIDEWALK AREA =	2,641 SQ/FT
TOTAL SHADED AREA REQUIRED =	1,980 SQ/FT (75%)
TOTAL SHADED AREA PROVIDED =	2,541 SQ/FT (96%)

- NOTE:**
1. SHADE CALCULATIONS ARE BASED ON THE SUMMER SOLSTICE AT 12:00 PM (NOON).
 2. MINIMUM 50 PERCENT OF ALL ACCESSIBLE PUBLIC AND PRIVATE OPEN SPACE SHADED, 50 PERCENT OF WHICH IS PROVIDED BY TREES OR TRELLISED VINES.
 3. MINIMUM 75 PERCENT OF PUBLIC SIDEWALKS SHADED.



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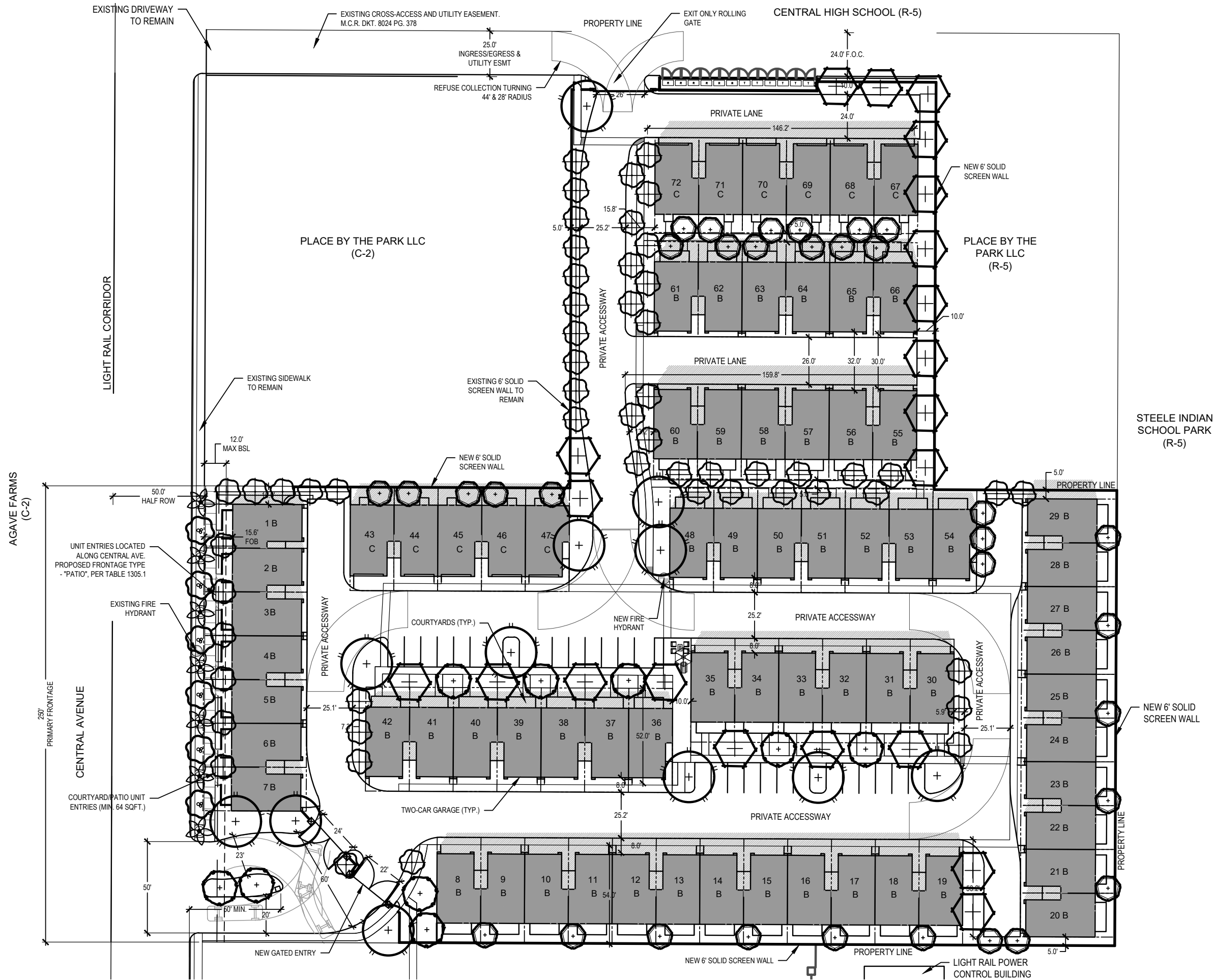


FIGURE 7B

SHADE STUDY - BUILDING



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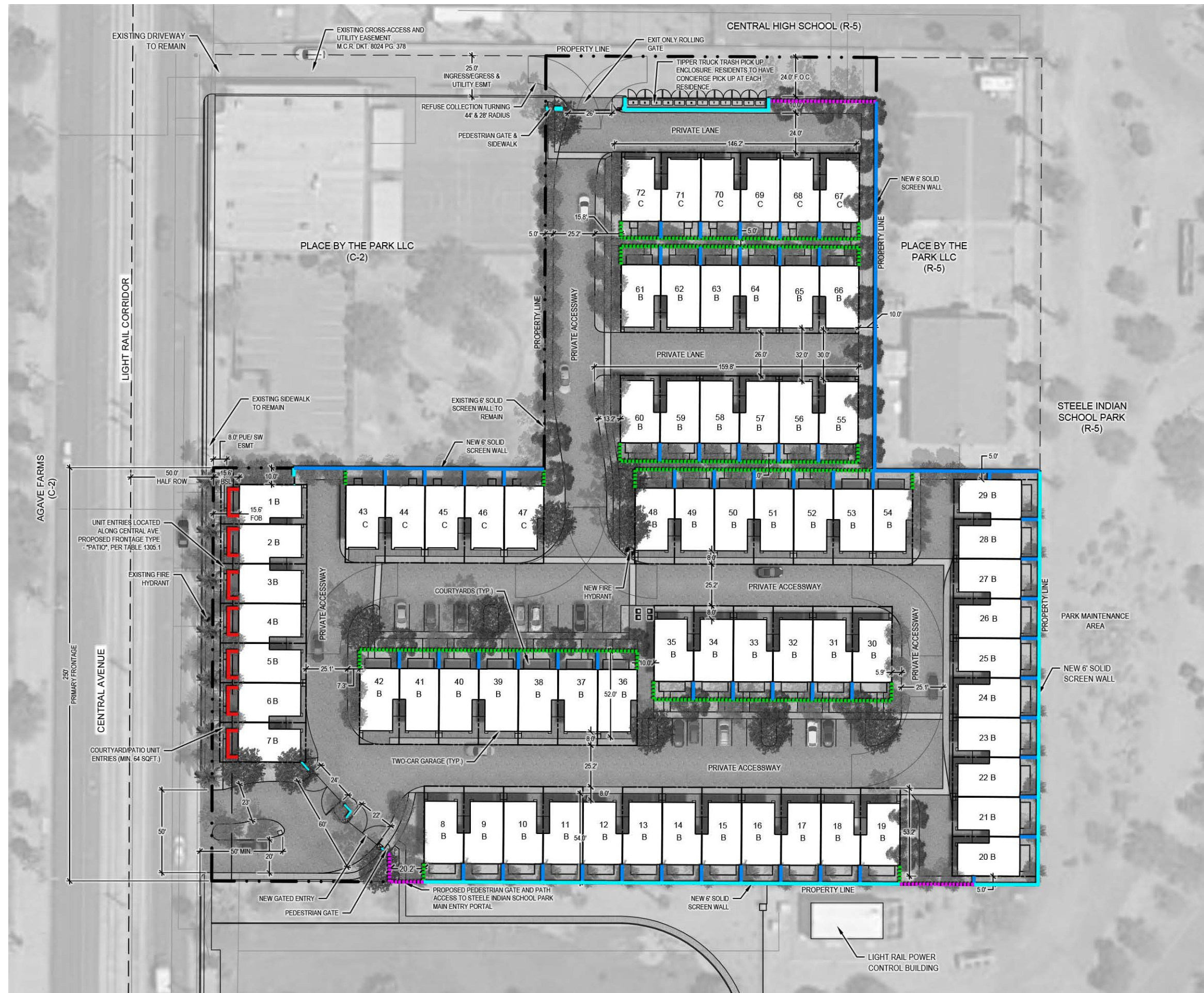




FIGURE 9

CONCEPTUAL WALL ELEVATIONS



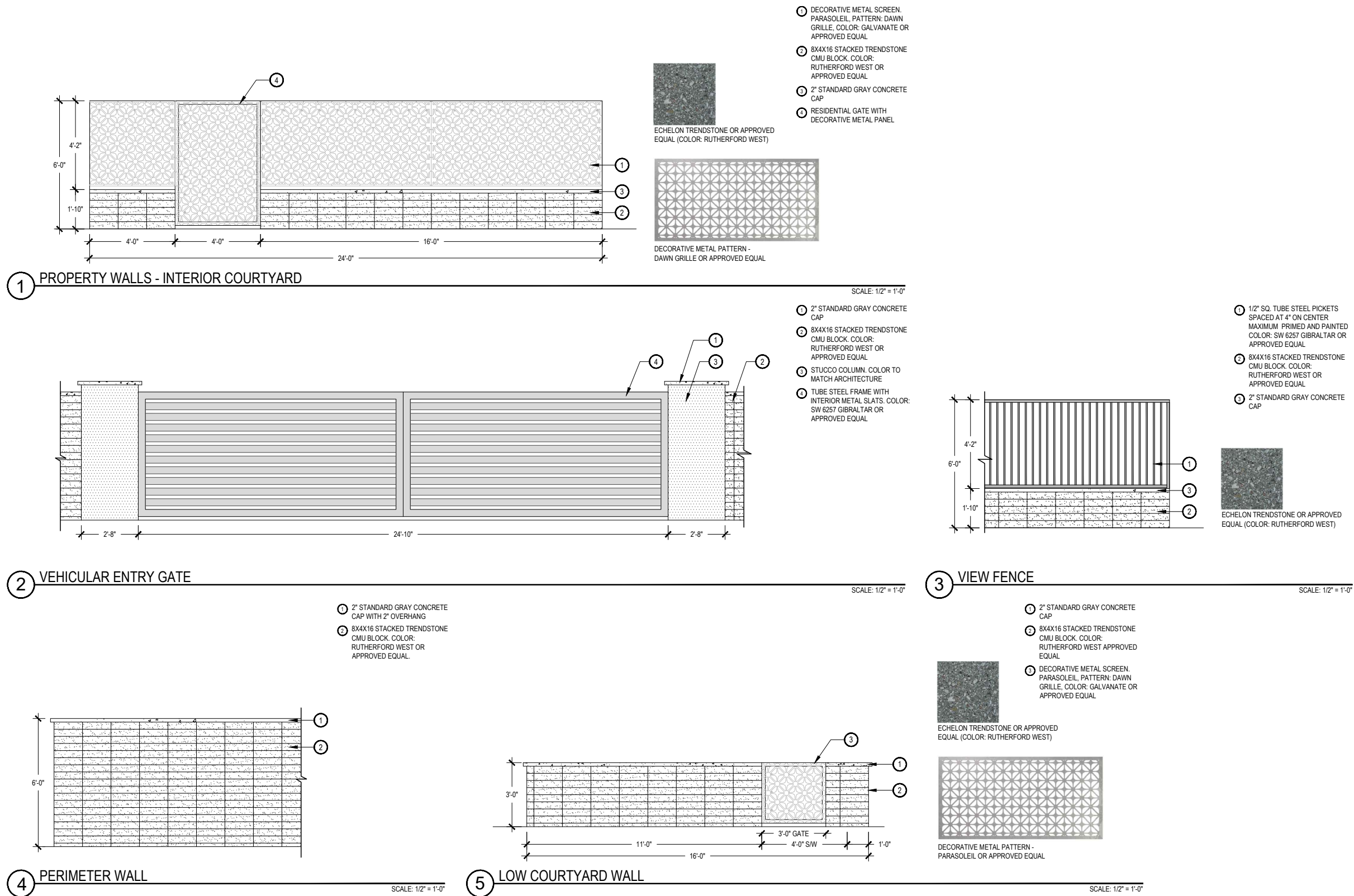
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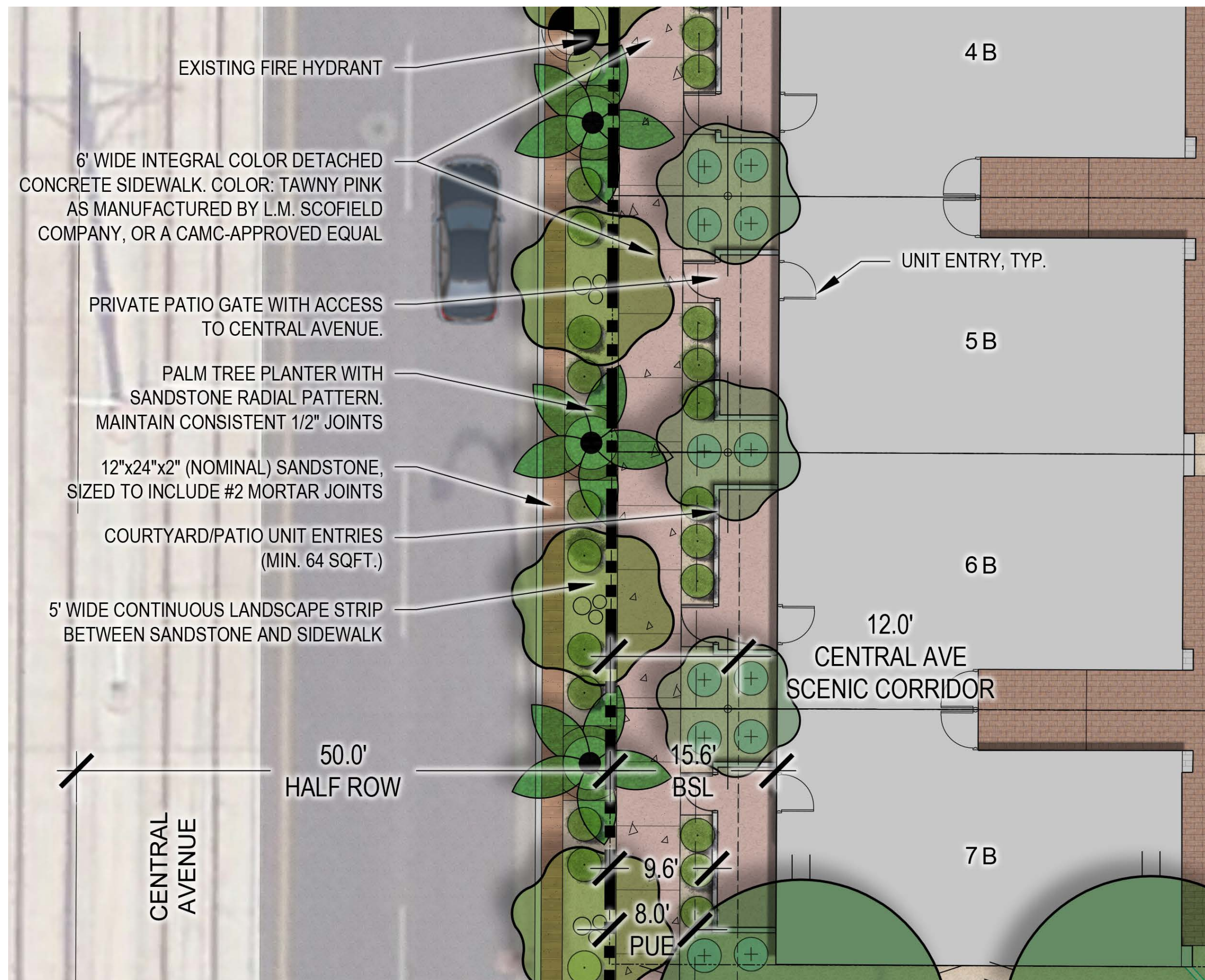


FIGURE 10

**CENTRAL AVENUE
FRONTAGE - PLAN DETAIL**

NOTE: LANDSCAPE ALONG CENTRAL AVENUE WILL CONSIST OF A PALM TREE (WASHINGTONIA FILIFERA) WITHIN THE SANDSTONE RINGS, APPROXIMATELY EVERY 30'. PALO BREA SHALL BE PLANTED EVENLY BETWEEN EACH PALM TREE.



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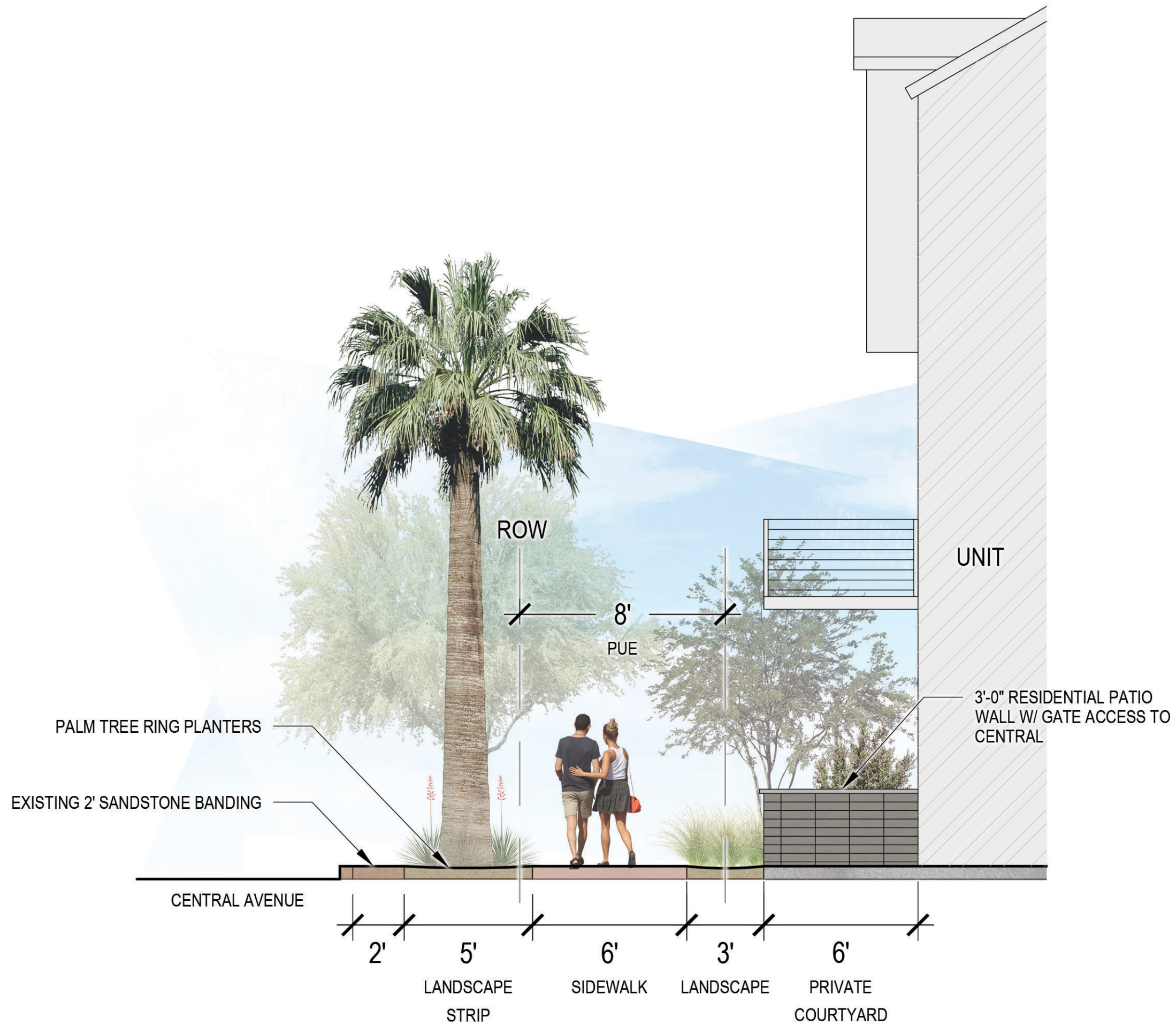


FIGURE 11

**CENTRAL AVENUE
FRONTAGE - SECTION DETAIL**



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E. DESIGN GUIDELINES

The Design Guidelines in this section provide the standards intended for the MidTown PUD and respect the surrounding area and character of the adjacent land uses and surrounding amenities. The City's applicable WU-Code (Section 1311) and SFA (Section 608.F.8.b) shall apply to the development along with the enhanced guideline requirements outlined in this section. The City of Phoenix Zoning Ordinance Guidelines for Design Review (Section 507 Tab A) shall also apply to the MidTown development to the extent the design guidelines do not conflict with the provisions of this PUD.

1. Solar Orientation

Most homes within the MidTown community will maintain a north / south orientation promoting preferred solar orientation and energy efficiency, however, the glazing on western facades should be managed to minimize reflective glare within or onto adjacent properties by including low reflectivity glazing, window screens, or some other means of minimizing reflective glare. (P)

Rationale: Reflective glare could create a nuisance condition for existing adjacent properties and amenities.

2. Architectural Design

a) Manipulation of Massing

Buildings shall be designed with vertical and horizontal articulations, changes in plane, offsets, reveals, recesses, projections, columns or architectural treatments. (R)

b) Four-Sided Architecture

The MidTown residential buildings shall be designed with four-sided architecture as the project will have visual exposure from neighboring properties. The conceptual building elevations provided with this PUD represent a continued collaboration between the Builder and Architect to provide innovative and creative building forms while allowing for generously sized attached single family home plans. Refer to Figures 10-13 (Conceptual Building Elevations). (R)

c) Materials and Colors

The MidTown residential buildings shall be of a common architectural color and materials palette. Texture, materials and colors should be incorporated in innovative manners which provide a unified and distinct development. (R)

Rationale: Enhanced Architectural Design Guidelines will add visual interest and quality of appearance that are integral to the vision of the MidTown community.

3. Site Design / Development

a) Variation in Building Siting

The MidTown development plan will incorporate (2) residence floor plans within (5) individual buildings of different lengths. Building orientations will be provided in both north-south and east-west variations. (R)

b) Varied Setbacks

The MidTown development plan provides 5', 10', and 15' perimeter building setbacks in addition to the specialized Central Avenue frontage detail. (P)

c) Minimize Visual Impact of Parking

The parking for provided for MidTown residents shall be located either within private garages or within parking clusters that do not exceed twelve contiguous spaces. Surface parking shall not be visible from Central Avenue. (R)

d) Enhanced Paving

Individual residence driveways (behind concrete sidewalk or curb) shall be improved with decorative pavers or colored concrete to provide variation between public sidewalk and driveway aprons. Refer to Figure 9 – Private Accessway Section Detail

The gated main community entry shall be enhanced with decorative pavers or stamped concrete.

Rationale: As with building architecture, enhanced Site Design Guidelines add interest to the community design and overall resident quality of life.



FIGURE 12

PRIVATE ACCESSWAY
SECTION DETAIL



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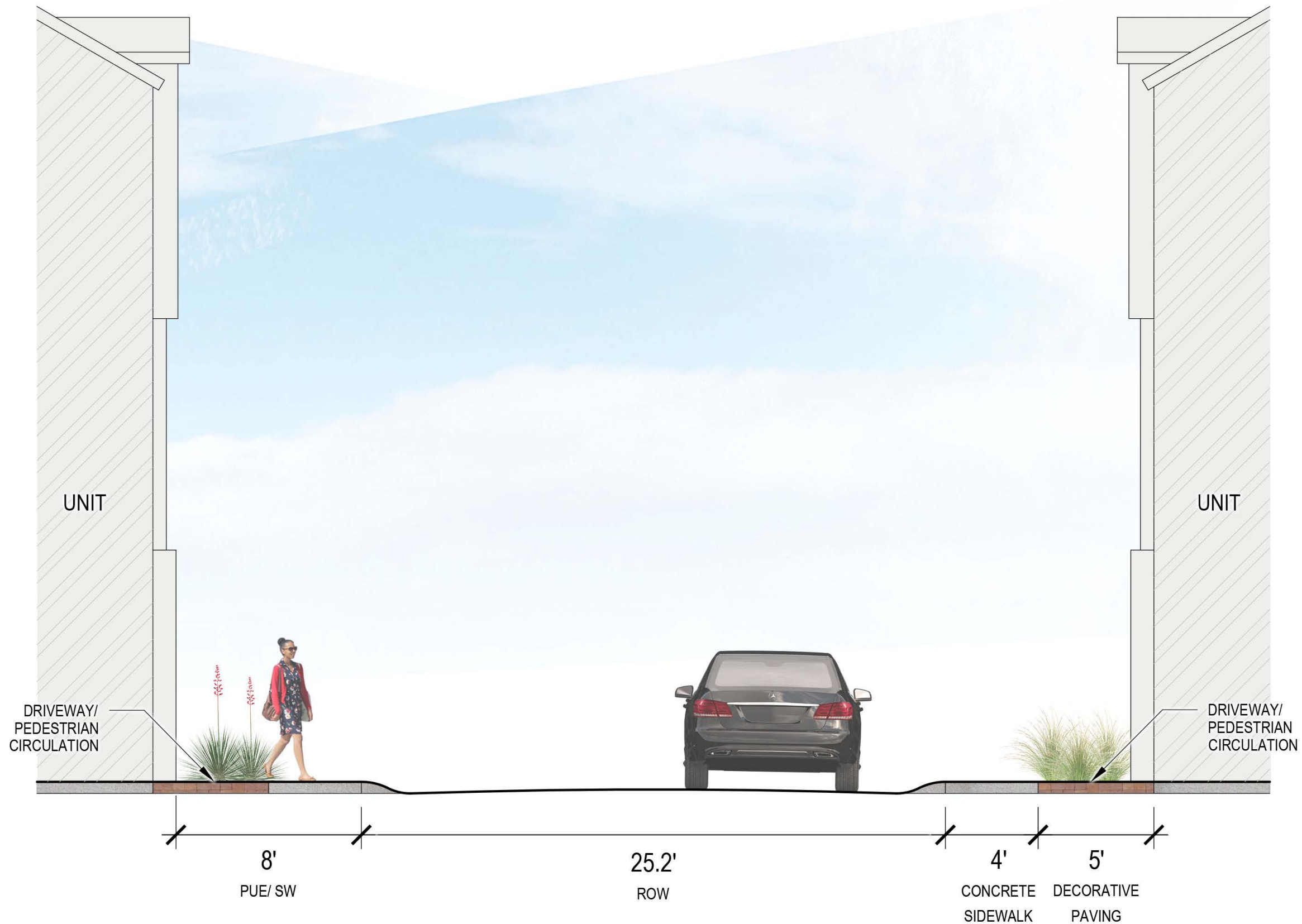
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Side Elevation



Front Elevation



Rear Elevation

Building 2 (Unit B)

CRESLEIGH TOWNHOMES
Phoenix, Arizona



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.) © 2021 BSB Design, Inc.

March 29, 2021 | MS200928.00



FIGURE 13

CONCEPTUAL
BUILDING ELEVATIONS



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Side Elevation



Front Elevation



Rear Elevation

Building 6 (Unit C)

CRESLEIGH TOWNHOMES Phoenix, Arizona



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FIGURE 14

CONCEPTUAL BUILDING ELEVATIONS

F. SIGNS

Signage onsite will be utilized in respect to the identification of the community of the site and will match the overall design theme of the project. All permanent signs shall be compatible with the design of buildings and site, reflecting the architectural style, building materials, textures, colors, and landscape elements of the project. Signage may also be utilized for the purpose of wayfinding onsite. All signage shall comply with the single and multi-family district standards of WU-Code Section 1308.

G. SUSTAINABILITY

MidTown will incorporate several voluntary standards. Elements of community sustainability are expected to include the following characteristics which should put the design, materials, function, and community governance elements in place to promote sustainable living for generations to come.

- A Homeowner's Association and maintenance of all common landscaped areas within the community to promote a consistent treatment of plant materials and community amenities.
- A Homeowner's Association and maintenance staff to manage refuse collection for the community residents.
- Design characteristics and optional housing elements that promote housing type diversity in the greater Uptown area.
- A walkable environment inclusive of significant shade elements.
- Modern building techniques and materials that will promote living comfort, and the efficient use of power and water.

Energy efficiency and environmentally responsible design elements will promote a better neighborhood environment for future residents. The implementation of this PUD shall utilize a minimum of four (4) of the following sustainability standards with a minimum of two (2) being enforceable by the City and a minimum of two (2) being enforced by the builder and/or by the Homeowners Association once established.

Note: The following notations define application and enforcement responsibility:

C = City through plan review of development construction documents

B = Builder or Homeowners Association through construction documents, specifications, CC&R's or other

Water Conservation -

- Utilize programmable (or smart) automatic irrigation controller systems for project irrigation. This requirement may be enforced through the review and approval of future landscape and irrigation construction plans. (C)
- Utilize a drip irrigation line system to minimize water waste. This requirement may be enforced through the review and approval of future landscape and irrigation construction plans. (C)
- Utilize low water use fixtures and water circulation pumps to minimize the waste of water resources. This requirement may be enforced through the review and approval of future building construction plans (plumbing plans). (B)

Energy Conservation -

- Buildings will be designed to incorporate materials and insulating methods suitable for the desert climate. This requirement may be enforced through the review and approval of future building construction plans. (B)

- LED type light fixtures will be used for common areas and private lane lighting. This requirement may be enforced through the review and approval of future site electrical construction plans. (C)
- Design for effective use of energy efficient appliances and HVAC systems. This requirement may be enforced through the review and approval of future building plans and energy compliance reporting. (B)

Environment –

- Private drive lanes are to be surfaced with pervious block or pervious pavement. This requirement may be enforced through the review and approval of the site grading and drainage plan. (C)
- Prepare community CC&R's that call for all landscape areas, within common areas and on private lots, will be maintained by the Homeowners Association and fees collected as necessary to promote this maintenance program. (B)

H. INFRASTRUCTURE

1. Grading and Drainage

The MidTown site is a relatively flat site with an existing drainage pattern from the north east to the south west. The proposed grading of the site will maintain this drainage pattern and retain the difference between pre- and post-development. Retention shall be provided by underground storage and discharged with drywells.

2. Water

MidTown will provide a combination of public and private 8" waterline throughout the development connecting to the existing 12" main in Central Ave. Road sections that do not meet the requirement for public water main will be provided as private water. Each unit will be individually metered.

3. Wastewater

MidTown will provide a combination of public and private 8" sewer main throughout the development connecting to the existing 10" main in Central Ave. Road sections that do not meet the requirement for public sewer main will be provided with private sewer.

4. Circulation Systems

The MidTown project primary vehicular circulation system will connect to Central Avenue and be a maintained as a Private Accessway. The Private Accessway section shall be 25.16-feet wide (back of curb to back of curb) with 8' public utility and sidewalk easements to be located on each side in most cases. Garage access for lots within the north area of the project will utilize two Private Driveway segments, which will connect to the primary Private Accessway system. A secondary emergency and service access connection to the project is also provide to the north along an existing access and utility easement.

Pedestrian circulation within Midtown will utilize both sidewalks along segments of the Private Accessway and paths which meander through project open spaces to provide a connected system which allows all residents access to Central Avenue and Steele Indian School Park.

APPENDIX A – LEGAL DESCRIPTION