

# PHOENIX COUNTRY CLUB RESIDENCES PLANNED UNIT DEVELOPMENT (PUD) REZONING APPLICATION NARRATIVE

Case Z-\_\_\_\_-19-4

First Submittal: September 19, 2019

**CITY OF PHOENIX**

**SEP 19 2019**

**Planning & Development  
Department**

## PRINCIPALS AND DEVELOPMENT TEAM

### OWNER

Phoenix Country Club  
152 North Country Club Drive  
Phoenix, Arizona 85014



### APPLICANT

AGS, LLC, an Arizona limited liability company  
6720 North Scottsdale Road, Suite 250  
Scottsdale, Arizona 85253



### ARCHITECT

Michael Krentz, AIA, LEED AP™  
DAVIS  
74 East Rio Salado Parkway, Suite 200  
Tempe, Arizona 85281



### REPRESENTATIVES

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WITHEY MORRIS, PLC  
2525 East Arizona Biltmore Circle, A-212  
Phoenix, Arizona 85016



Larry S. Lazarus, Esq.  
LAZARUS, SILVYN & BANGS, P.C.  
206 East Virginia Avenue  
Phoenix, Arizona 85004



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1. Vicinity & Aerial Map
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## A. PURPOSE AND INTENT

The purpose this PUD is intended to be a stand-alone document of zoning regulations for this particular project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City.

A PUD is intended to be a stand alone set of zoning regulations for a particular project or property. Uses and standards that the PUD does not specifically regulate are governed by the Phoenix Zoning Ordinance and City Code. This PUD includes information to illustrate its purpose and intent; the purpose and intent statements are not necessarily requirement that Phoenix will enforce. The PUD modifies only zoning regulations that address the unique character of the subject project/property, site characteristics and location. The PUD does not modify other City Code requirements or other Phoenix regulations.

### 1. Project Overview and Goals

The law offices of Withey Morris, PLC in conjunction with Lazarus, Silvyn & Bangs, P.C. submit this rezoning narrative to the City of Phoenix on behalf of the Phoenix Country Club and AGS, LLC, an Arizona limited liability company ("AGS"). AGS, an affiliate of Sunbelt Holdings, is the intended buyer and developer of an approximate 2.167 gross acre site located at the northeast corner of 7<sup>th</sup> Street and Thomas Road (the "Property") which is owned by the Phoenix Country Club. A vicinity and aerial map of the Property are attached at Exhibit 1. This application is submitted in support of the AGS application seeking City Council approval to rezone the Property from the R-5 Multi-Family Residence, Mid-Rise (M-R) Districts to the Planned Unit Development ("PUD") for the purpose of redeveloping part of the Phoenix Country Club surface parking area with a mid-rise multi-family development. Approval of the PUD will benefit the Property and the surrounding community as follows:

- Satisfy zoning stipulations applicable to the Property under city of Phoenix case no. Z-43-18-4 by rezoning to PUD.
- The superior quality and compatibility of the proposed residential units and amenities will invigorate the unique and long-standing Phoenix Country Club site while activating the under-utilized northeast corner of this intersection.
- The stunning architectural design, improved landscaping, and substantial reinvestment will also serve as a much-needed stimulus for further redevelopment and quality revitalization in the surrounding area.
- The high-quality development will provide residential density and housing diversity in an urban, infill area with ease of access to multi-modal transportation and major employment centers.
- Development of the proposed residential units will support Phoenix's goals of maintaining and strengthening natural and man-made open spaces throughout the City, such as the 105-acre Phoenix Country Club golf course which serves as an important urban oasis and natural hub for community events while combating the negative effects of the urban heat island.

## 2. Overall Concept

The approximate 2.167 gross acre site is designed to allow multi-family residential units and commercial retail uses. The conceptual site plan for the Property is attached as Exhibit 4. The development will be accessed from Thomas Road and 7<sup>th</sup> Street using the existing Phoenix Country Club entrances at Catalina Drive and aligned with 8<sup>th</sup> Street. This pedestrian-friendly project will include up to 125 luxury multi-family residential units and offer the opportunity for potential retail space on the first floor.

## B. LAND USE PLAN

This PUD will consist of a contemporary, high-quality construction building containing multi-family residential units, as shown conceptually in the elevations at Exhibit 5. The residential building will sit atop a podium deck containing parking for the residents and a surface amenity deck. The Project may contain incidental accessory uses (such as a fitness room for residents), but its primary use will be multi-family residential.

Following rezoning, the Property will be replatted as a portion of a new lot containing the residential building and remodeled surface parking to the north. The revised surface parking does not require any rezoning; the enhanced greenery and site improvements will further beautify the 7<sup>th</sup> Street frontage while providing ample parking for PCC and the Project's guests.

The project may also feature a temporary sales center use during construction and until unit sales are complete, at which point any incidental sales use will be discontinued.

The parking required by the Project will be entirely contained within the podium parking structure located under the residences. The podium's amenity deck will provide pool and outdoor activity amenities, allowing residents and their guests the opportunity to enjoy Midtown's wonderful views of palm-lined streets, urban buildings, and distant mountains. The podium will allow hanging vegetation, art, and architectural features that further enhance the corner.

Each street frontage will have detached sidewalks, a double row of trees and a minimum of 75% of sidewalk shading. The parking structure entrance and all loading will be on the east side of the building, away from the major street frontages, and will be screened from Thomas Road. Portions of the parking structure visible from the public rights-of-way will incorporate art feature(s) to provide screening and activate the pedestrian streetscape. Walkways and building entrances will be located on each street frontage to provide pedestrian connections to the project. Bicycle parking will be provided near each entrance for use by residents and guests.

AGS has spent significant time researching this site and potential future residents of the Project. It has been designed to meet a range of residents' profiles including, most notably, those looking to relocate from suburban single-family homes into a more exciting, urban lifestyle. The close relationship with PCC offers a range of exciting opportunities for new residents to share amenities. PCC is exploring a range of options to make the most of this opportunity.

## C. LIST OF USES

### 1. Permitted Uses

This PUD allows all the following uses, and all uses permitted in the R-5 zoning district of the Phoenix Zoning Ordinance, except the uses in Section C.2 of this PUD, which shall be prohibited.

1. Artist studio/gallery
2. Bakery
3. Professional, medical, dental and administrative office use including clerical or sales representative offices. No commodity or tangible personal property, either by way of inventory or sample, shall be stored, kept, or exhibited in any said office or on the premises wherein the said office is located except materials associated with professional or medical practice.
4. Retail (shall not to exceed 5,000 square feet unless a use permit is obtained)
5. Restaurant (outdoor dining, outdoor recreation and outdoor alcohol consumption permitted)

### 2. Prohibited Uses

This PUD prohibits the following uses:

1. Bed and breakfast establishment
2. Boarding house
3. Group foster home
4. Hotel or Motel
5. Environmental remediation facility
6. Branch offices for the following: banks, building and loan associations, brokerage houses, savings and loan associations, finance companies, title insurance companies and trust companies.
7. Veterinary offices

### 3. Temporary Uses

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

### 4. Accessory Uses

Accessory uses shall be subject to Section 618/R-5 Multifamily Residence District and 608/Residence Districts of the Phoenix Zoning Ordinance.

## D. DEVELOPMENT STANDARDS

### 1. Development Standards Table

It is the purpose and intent of the provisions defined within this PUD to promote the development of high-quality and pedestrian friendly multi-family development. The provisions of this PUD will ensure compatibility with surrounding properties.

Development of the Phoenix Country Club PUD project shall comply with the provisions governed by the Phoenix Zoning Ordinance, unless modified by this PUD. This provision shall not limit the ability of the

applicant or end user to apply for use permits which can be requested per Sections 608 and 618 of the Phoenix Zoning Ordinance and not identified by this PUD.

AGS intends to construct the Project in conformance with the following development standards, generally consistent within the minimum and maximum requirements of the R-5 PRD/ M-R zoning districts.

<b>DEVELOPMENT STANDARDS</b>	
<b>Maximum Number of Dwelling Units Permitted</b>	125 Dwelling Units
<b>Minimum Building Setbacks</b>	West: 25-feet (building may encroach into setback adjacent to bus bay) North: 10-feet East: 25-feet South: 25-feet  Where ground level retail uses are present, setbacks may be decreased up to 12-feet for outdoor seating, patio dining, or retail sales by securing a use permit.
<b>Minimum Landscape Setbacks</b>	West: Minimum 25-feet (building may encroach into setback adjacent to bus bay) North: Minimum 10-feet East: Minimum 25-feet South: Minimum 25-feet
<b>Maximum Height (feet)</b>	110-feet maximum
<b>Maximum Lot Coverage</b>	100%
<b>Minimum Open Space/Common Areas</b>	25%  Shall include all open space areas on the ground floor and top of any building floor with outdoor space. This area shall be exclusive of landscape setbacks, areas open to vehicular traffic and parking areas.
<b>Required Review</b>	Development review per Phoenix Zoning Ordinance Section 507.
<b>Vehicular Access</b>	Access shall be limited to the existing driveways from Thomas Road and 7th Street, as approved by the Planning and Development Department.
<b>Shade</b>	A minimum of 75% of the sidewalk along Thomas Road and 7th Street shall be shaded at tree maturity per the requirements of Section 1304.F.1 in the Zoning Ordinance, as approved by the Planning and Development Department.



<p><b>Sidewalks &amp; Pedestrian Ways</b></p>	<p>Sidewalks along Thomas Road and 7th Street shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb, as approved by the Planning and Development Department.</p> <p>Public sidewalks shall have a minimum width of 6-feet.</p> <p>The developer shall provide two pedestrian walkways comprised of decorative paving: one that connects the sidewalk at the transit stop on 7th Street to a building entrance, and one which connects the sidewalk along Thomas Road to a building entrance, as approved by the Planning and Development Department.</p>
<p><b>Building Façade and Materials</b></p>	<p>Ground floor blank walls visible from the public sidewalk shall not exceed 20 linear feet without being interrupted by a window, door, or variation in building treatment or design, per Section 1305.B.2.a(2) of the Zoning Ordinance, as approved by the Planning and Development Department.</p> <p>All buildings over four stories in height shall be designed with a base that is differentiated from the remainder of the building in order to relate to the street. The base may be between one and four stories in height, and shall be scaled to the immediate context, per Section 1209.B.7. of the Zoning Ordinance, as approved by the Planning and Development Department.</p> <p>Mirrored and reflective glass is prohibited.</p> <p>Any portion of the parking garage visible from the public right-of-way shall incorporate an art feature(s) intended to screen the parking garage, while also providing an interesting and engaging feature at the ground level, as approved by the Planning and Development Department.</p>
<p><b>Building Entrances</b></p>	<p>The developer shall provide a minimum of two building entrances, one on 7th Street and one on Thomas Road, that directly connects to the publicly accessible sidewalk adjacent to the street. All pedestrian entrances shall be defined by pedestrian-oriented scale and the use of distinctive materials and architectural elements per Section 1305.3.a in the Zoning Ordinance, as approved by the Planning and Development Department.</p>
<p><b>Loading &amp; Service Areas</b></p>	<p>Loading, service, and refuse areas shall be located to the interior of the site and shall be screened from view with walls, trellises, planting, mounds, or by integration into the design of the building. Decorative elements, variation in materials, and articulation shall be used, as approved by the Planning and Development Department.</p>

## 2. Landscape

Landscaping shall be according to Sections 703.B and 701.D.4 of the Phoenix Zoning Ordinance, with the following enhancements:

Trees	Street: Double row of 50% minimum 2-inch caliper and 50% minimum 3-inch caliper spaced 20-feet on center or equivalent groupings. The rows shall be planted parallel on either side of the sidewalk and shall be staggered to provide maximum shading. The trees planted along Thomas Road shall be consistent with the tree species that currently exist along the street.
Groundcover	Fifty percent living vegetation ground coverage shall be provided when landscape strip is present.
Surface parking lot	A minimum of one (1) two-inch caliper shade tree for every 10 vehicle parking spaces shall be planted in a landscape island.

## 3. Parking

Off-street parking	Parking shall be provided in accordance with Section 702 of the Phoenix Zoning Ordinance, except residential uses, which shall be provided at 5% above the minimum required.
Bicycle Parking	The developer shall install secured bicycle parking at 0.25 spaces for each residential unit and a minimum of four inverted U-bicycle racks for guests located near entrances to the building, installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.

## 4. Fences/Walls

All fences and walls shall comply with Phoenix Zoning Ordinance Sections 703, 608 and 618 in addition to the following:

Parking screening wall	Vehicles shall be screened by 40" high decorative wall
Perimeter wall	There shall be no fence placed between the streets (7 <sup>th</sup> Street, Thomas Road) and buildings.

## 5. Lighting

Lighting shall comply with lighting standards as provided in Phoenix Zoning Ordinance Sections 704 and 507 Tab A.

## E. DESIGN GUIDELINES

The Property shall comply with Phoenix Zoning Ordinance Section 507 Tab A, Guidelines for Design Review, and, as applicable, Section 507.

The Project will be designed to allow maximum landscaping along the street frontages of 7<sup>th</sup> Street and Thomas Road. The landscaping along the public rights-of-way will enhance the pedestrian experience and give visual prominence to the intersection. Careful attention will be paid to designing landscaping opportunities to create activity along the public sidewalks, while ensuring that interior portions facing PCC and the neighborhoods enhance the historic character of those uses. The following list details the Project's landscaping features which will ensure the Project adds value to the surrounding residences, businesses, and individuals passing through the well-travelled intersection.

- Rebuild and widen existing 7<sup>th</sup> Street and Thomas Road sidewalks to 6-foot width, detached from the curb, where not in conflict with underground utilities, along the limits of proposed development.
- Create generous landscaping along Thomas Road and 7<sup>th</sup> Street with continuous double row of Live Oak (theme tree) to shade both sides of sidewalk.
- Alternate massings of low-water use, flowering shrubs and succulents along streets that create strong identity and visual interest.
- Integrate planters into the building's parking structure for cascading plants down the face of garage.
- Maintain and enhance existing palm tree-lined drive between the PCC and the new residences.
- Implement new design for PCC surface parking lot that includes better circulation, egress and abundant evergreen shade trees.
- Install bio swales which help drain surface water into parking lot planter islands.
- Create new pedestrian walkway through the center of the PCC surface parking lot to front door of the PCC, with continuous double row of shade trees and dense vegetation.
- Provide rooftop amenity deck on parking garage for building residents, with pool area, gardens and activity areas that look out over city with mountain views.
- Maintain all existing interior drives off Thomas Road and 7<sup>th</sup> Street that connect to PCC and private neighborhood streets.
- Establish new iconic project identity and signage on the northeast corner of Thomas Road and 7<sup>th</sup> Street that adds visual interest to the corner.
- Screen guest parking spaces for residences with dense vegetation.

- Enhance hardscape, outdoor seating, water feature and specimen planting along drop off and front door to the building.
- Provide private dog park for resident use, taking responsibility off surrounding streets and existing residential.
- Maintain all landscaping by private association.

## F. SIGNS

Signs shall be provided in accordance with Phoenix Zoning Ordinance Section 705.

## G. SUSTAINABILITY

The Project is being designed with a focus on a range of sustainability considerations; all reasonable attempts will be made to increase opportunities for residents to reduce water and electricity consumption through shading, window design, and building mechanics. Importantly, the Project's density and proximity to the urban core increase its sustainability profile.

In addition, the Project attempts to leverage sustainable building design elements to create a living environment that is healthier for its residents. AGS is exploring options to improve 'building health' in line with state-of-the-art building standards. The Project will seek to positively impact human health and wellbeing through thoughtful design and engineering upgrades addressing air, water, light, fitness, comfort and mental wellbeing. Taken together, the Project's mutually reinforcing goals of environmental sustainability and resident wellness will result in the construction of a project that fits within the City's goal for sustainable building practices.

Drought tolerant vegetation will be used in the landscape design and throughout the surface parking areas around the new building. The parking areas will be redesigned to provide significantly more shade trees than currently exist, both interior to the parking and along the street frontage, creating a walkable environment and inviting street presence. Thoughtful placement of trees and landscaping along public and private walkways will create an abundance of shade along pedestrian routes, setting a precedent for future development and redevelopment in the area.

In addition to the above, the proposed Project promotes a notable community benefit: the environment. As described in the 2015 Phoenix General Plan at pages 154-155:

The 105-acre PCC golf course has, for over 100 years, served as a reprieve from urban heat island effects caused by the City's growth. Maintaining PCC's vitality, and thereby the golf course, will preserve the golf course's cleansing effects on the environment well into the future.

The development shall incorporate the following sustainability elements:

1. Building designs shall respond to the southwest climate by incorporating materials and design methods suitable for the region. The project shall utilize low water use/ drought tolerant landscaping.
2. Low VOC paints, carpet and flooring
3. LED/CFL lighting
4. Low flow plumbing fixtures shall be utilized.
5. Low E insulated glass
6. LED lighting throughout
7. Low voltage LED landscape lighting

## **H. INFRASTRUCTURE**

### **1. Circulation**

Access to the Property will be provided from the existing driveways on Thomas Road and 7<sup>th</sup> Street. Parking structure access will be on the east side of the Project.

### **2. Grading & Drainage**

Development shall conform to the City of Phoenix regulations and design guidelines.

### **3. Water Services**

Development of the site may require infrastructure improvements based on proposed uses and capacity demand at that time. The improvements will be designed and constructed in accordance with city Code requirements and Water Service Department Design Standards and Policies.

## I. LEGAL DESCRIPTION

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*Wood, Patel & Associates, Inc.*  
*(602) 335-8500*  
*www.woodpatel.com*

June 14, 2018  
WP# 164554  
Page 1 of 4  
See Exhibit "A"

**PARCEL DESCRIPTION**  
**Phoenix Country Club**  
**South Parcel**

A portion of Lot 52, Country Club Place, recorded in Book 9, page 24, Maricopa County Records (M.C.R.), and a portion of Section 28, all lying within Section 28, Township 2 North, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

**COMMENCING** at the southwest corner of said Section 28, a 3-inch City of Phoenix brass cap in handhole, from which the south quarter corner of said section, a 3-inch City of Phoenix brass cap in handhole, bears South 89°57'07" East (basis of bearing), a distance of 2658.38 feet;  
**THENCE** along the south line of said section, South 89°57'07" East, a distance of 75.12 feet;  
**THENCE** leaving said south line, North 00°02'53" East, a distance of 42.00 feet, to the north right-of-way line of East Thomas Road, and the **POINT OF BEGINNING**;  
**THENCE** along said north right-of-way line, North 44°52'08" West, a distance of 35.30 feet, to the east right-of-way line of North 7<sup>th</sup> Street;  
**THENCE** leaving said north right-of-way line, along said east right-of-way line, North 00°12'50" East, a distance of 44.70 feet;  
**THENCE** continuing along said east right-of-way line, South 89°57'07" East, a distance of 3.00 feet;  
**THENCE** North 00°12'50" East, a distance of 22.50 feet;  
**THENCE** North 17°48'22" West, a distance of 42.02 feet;  
**THENCE** North 00°12'50" East, a distance of 55.54 feet;  
**THENCE** North 38°53'00" East, a distance of 31.23 feet;  
**THENCE** North 77°33'40" East, a distance of 5.62 feet;  
**THENCE** North 00°12'50" East, a distance of 51.78 feet;  
**THENCE** South 77°33'50" West, a distance of 4.73 feet;  
**THENCE** North 53°39'38" West, a distance of 25.24 feet;  
**THENCE** North 00°12'50" East, a distance of 65.99 feet;  
**THENCE** leaving said east right-of-way line, South 90°00'00" East, a distance of 269.90 feet;  
**THENCE** South 18°26'19" East, a distance of 43.89 feet;  
**THENCE** South 06°09'55" East, a distance of 69.74 feet, to a point of intersection with a non-tangent curve;  
**THENCE** southerly along said non-tangent curve to the right, having a radius of 139.80 feet, concave westerly, whose radius bears South 65°43'15" West, through a central angle of 45°20'35", a distance of 110.64 feet, to a point of intersection with a non-tangent line;  
**THENCE** South 24°30'18" West, a distance of 36.69 feet;  
**THENCE** South 17°47'05" West, a distance of 73.61 feet, to said north right-of-way line;  
**THENCE** along said north right-of-way line, North 89°57'07" West, a distance of 19.98 feet;  
**THENCE** South 11°21'33" West, a distance of 8.24 feet;

**Parcel Description  
Phoenix Country Club  
South Parcel**

June 14, 2018  
WP# 164554  
Page 2 of 4  
See Exhibit "A"

**THENCE** South 39°22'13" West, a distance of 19.29 feet;  
**THENCE** continuing along said north right-of-way line, North 89°57'07" West, a distance of 189.05 feet, to the **POINT OF BEGINNING**.

Containing 94,395 square feet or 2.167 acres, more or less.

Subject to existing right-of-way and easements.

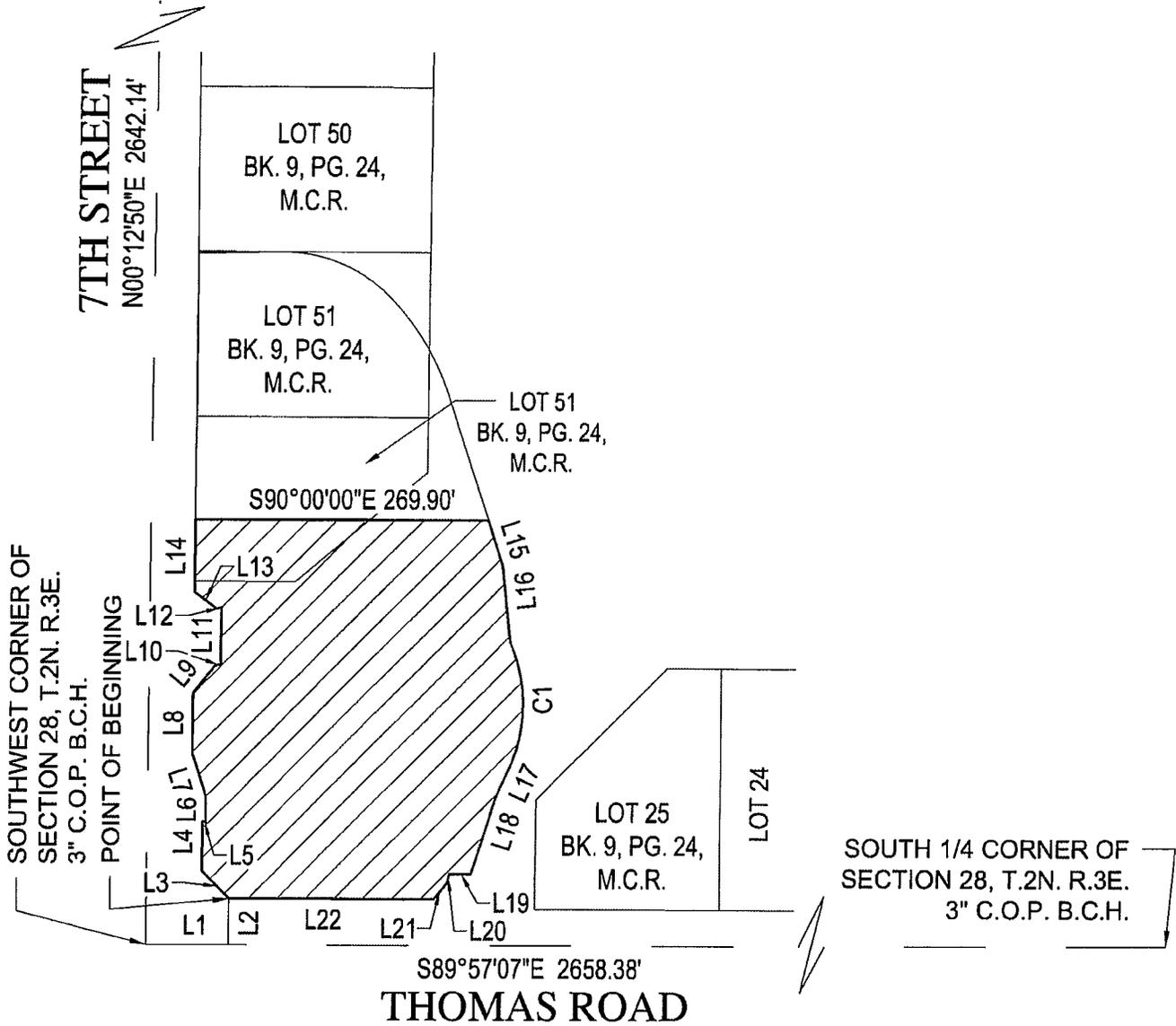
This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of April, 2018. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2016 Parcel Descriptions\164554 Phoenix Country Club South Parcel L03 06-14-18 docx



EXPIRES 09-30-20

WEST 1/4 CORNER OF  
SECTION 28, T.2N. R.3E.  
3/4" REBAR IN HANDHOLE  
NO ID.



**WOOD/PATEL**  
MISSION: CLIENT SERVICE®  
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EXPIRES 09-30-20

**EXHIBIT "A"**  
PHOENIX COUNTRY CLUB  
SOUTH PARCEL  
06/14/2018  
WP#164554  
PAGE 3 OF 4  
NOT TO SCALE

Z:\2016\164554\Survey\Legal\4554-L03.dwg

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°57'07"E	75.12'
L2	N00°02'53"E	42.00'
L3	N44°52'08"W	35.30'
L4	N00°12'50"E	44.70'
L5	S89°57'07"E	3.00'
L6	N00°12'50"E	22.50'
L7	N17°48'22"W	42.02'
L8	N00°12'50"E	55.54'
L9	N38°53'00"E	31.23'
L10	N77°33'40"E	5.62'
L11	N00°12'50"E	51.78'
L12	S77°33'50"W	4.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N53°39'38"W	25.24'
L14	N00°12'50"E	65.99'
L15	S18°26'19"E	43.89'
L16	S06°09'55"E	69.74'
L17	S24°30'18"W	36.69'
L18	S17°47'05"W	73.61'
L19	N89°57'07"W	19.98'
L20	S11°21'33"W	8.24'
L21	S39°22'13"W	19.29'
L22	N89°57'07"W	189.05'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	45°20'35"	139.80'	110.64'



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EXPIRES 09-30-20

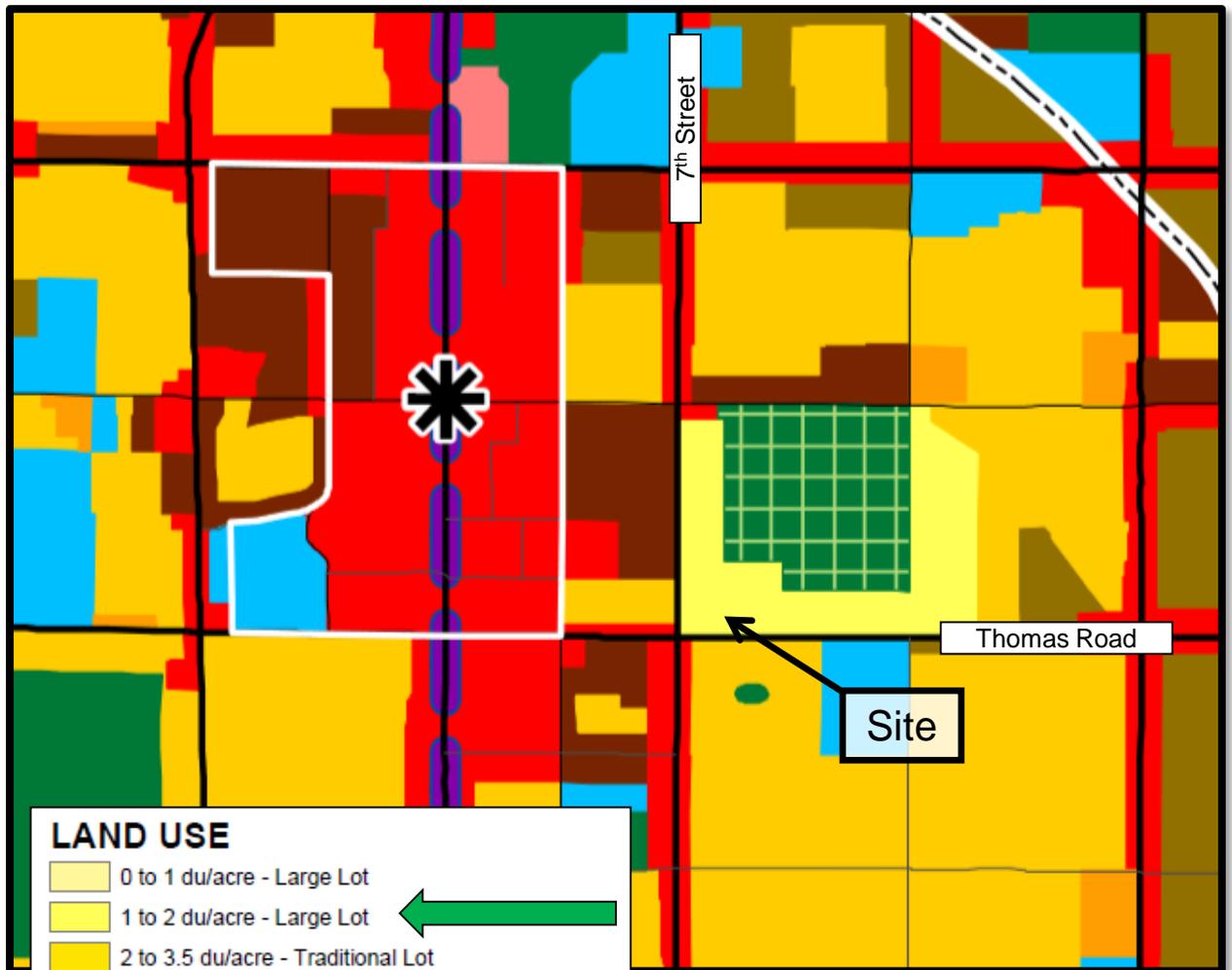
**EXHIBIT "A"**  
PHOENIX COUNTRY CLUB  
SOUTH PARCEL  
06/14/2018  
WP#164554  
PAGE 4 OF 4  
NOT TO SCALE

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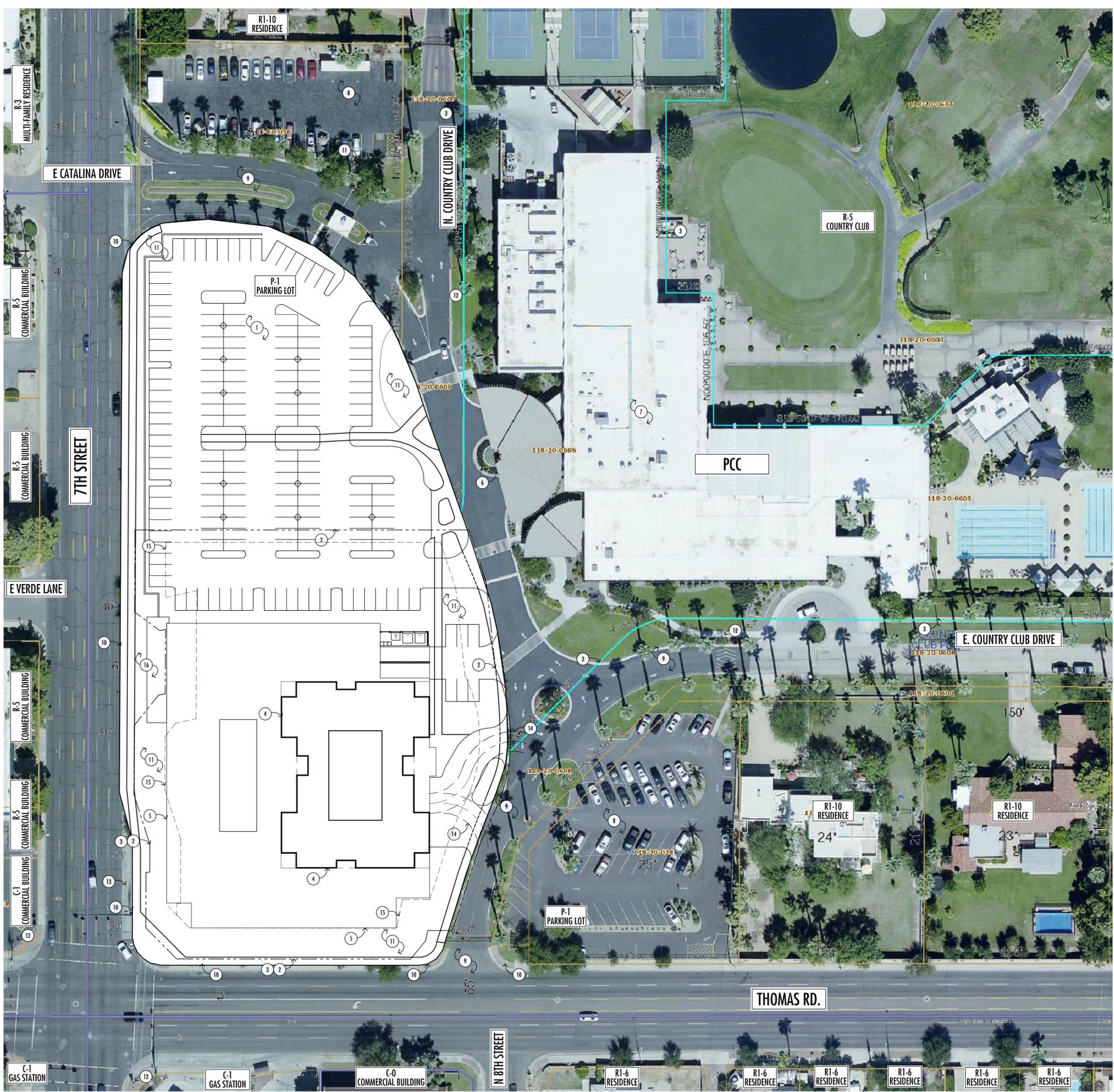


LAND USE	
	0 to 1 du/acre - Large Lot
	1 to 2 du/acre - Large Lot
	2 to 3.5 du/acre - Traditional Lot
	3.5 to 5 du/acre - Traditional Lot
	5 to 10 du/acre - Traditional Lot
	10 to 15 du/acre - Higher density attached townhouses
	15+ du/acre - Higher density attached townhouses, etc.
	Parks/Open Space - Publicly Owned
	Parks/Open Space - Privately Owned
	Future Parks/Open Space or 1 du/acre
	Mixed Use Agricultural
	Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre
	Commercial
	Mixed Use (MU)
	Mixed Use (Areas C, D and Northwest Area only)
	Industrial
	Commerce / Business Park
	Public/Quasi-Public
	Floodplain
	Undesignated Area



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**PROJECT DATA:**

ADDRESS: 2901 N. 7th Street  
 EXISTING SITE ZONING: P-1, R5 MR  
 PROPOSED SITE ZONING: PUD  
 APN: 118-20-0605  
 OCCUPANCY: R-2  
 PROPOSED SITE AREA:  
 94,395 NET S.F. (2.167 NET ACRES)  
 124,400 GROSS S.F. (2.85 GROSS ACRES)  
 BUILDING GROSS AREA: 233,000 SF  
 AREA AT GRADE: 50,500 SF  
 GROSS AREA BY USE:  
 COMMON AREA/AMENITY:  
 7,500 SF (1st & 2nd Floor)  
 RESIDENCES:  
 139,500 SF (2nd -10th Floor)  
 PARKING:  
 43,000 SF (Half Level Above Grade)  
 43,000 SF (Half Level Below Grade)  
 MAXIMUM DWELLING UNITS: 125  
 BUILDING HEIGHT: 110'-0" T.O. ROOF  
 PARKING REQUIRED:  
 125 2-BR (1.5 spaces/unit) 188 SPACES  
 Total Required Spaces 188 SPACES  
 PARKING PROVIDED:  
 Parking provided for club: 37 SPACES  
 Parking provided for Residences:  
 Half Level Above GARAGE PARKING: 112 SPACES  
 1ST FLOOR SURFACE PARKING: 6 SPACES  
 Half Level Below GRADE PARKING: 112 SPACES  
 Total Provided Spaces for Residences: 230 SPACES

**KEYED NOTES:**

1. RECONFIGURED PARKING LAYOUT AT EXISTING PARKING LOT
2. PROPOSED BOUNDARY LINE - SITE TO BE REPLANTED, REFER TO A103 FOR LOT DIMENSIONS
3. EXISTING PROPERTY LINE; REFER TO A103 FOR LOT DIMENSIONS
4. LINE OF BUILDING FOOTPRINT
5. LINE OF BUILDING GROUND FLOOR FOOTPRINT
6. EXISTING DROP-OFF CANOPY AT PHOENIX COUNTRY CLUB
7. EXISTING PHOENIX COUNTRY CLUB CLUBHOUSE
8. EXISTING PARKING LOT TO REMAIN
9. EXISTING DRIVE LOCATION TO REMAIN
10. LINE OF EXISTING CURB AND GUTTER TO REMAIN
11. LANDSCAPED AREA
12. EXISTING FIRE HYDRANT
13. BUS BAY - PER PUD, BUILDING AT LOCATION OF BUS BAY MAY ENCROACH INTO MINIMUM SETBACK
14. TRUCK TURN RADIUS - 28' INTERIOR RADIUS, 44' EXTERIOR RADIUS
15. SETBACK, REFER TO A103 FOR DIMENSIONS
16. EXISTING UNUSED ROW TO BE ABANDONED AT TIME OF DEVELOPMENT

**PROJECT DIRECTORY:**

**APPLICANT**  
 SUNBELT HOLDINGS  
 6720 N SCOTTSDALE RD.  
 SUITE 200  
 SCOTTSDALE, AZ 85253  
 480-905-0770  
 JOHN W. GRAHAM

**ARCHITECT**  
 DAVIS  
 74 E RIO SALADO PKWY.  
 SUITE 200  
 TEMPE, AZ 85281  
 480-638-1100  
 MICHAEL KRENTZ, RA

**LANDSCAPE**  
 COLLECTIV  
 1426 N. 2ND STREET  
 SUITE 200  
 PHOENIX, AZ 85004  
 630-358-7711  
 STEVEN VOLLMER

**CIVIL**  
 WOOD/PATEL  
 74 E RIO SALADO PKWY.  
 SUITE 200  
 TEMPE, AZ 85281  
 602-336-7934  
 DARIN L. MOORE

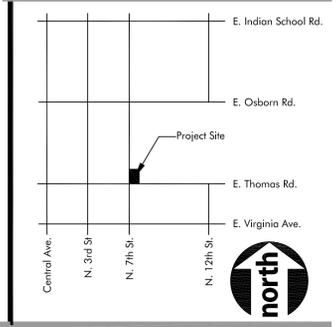
**SHEET INDEX:**

A102 - SITE PLAN AND PROJECT DATA  
 A103 - LOT DIMENSIONS EXHIBIT  
 A301 - ELEVATIONS

**CASE NUMBERS:**

KIVA: 00-1060  
 PAPP: 1802598

**VICINITY MAP:**



CITY OF PHOENIX APPROVAL

DATE ISSUED: 20 SEPT 19

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

PROJECT NO. 16110

CADD FILE: \_\_\_\_\_



**Phoenix Country Club**  
**Residences**  
 2901 N. 7th Street  
 PHOENIX, ARIZONA

- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- BID/PRICING PACKAGE
- BUILDING DEPT. APPROVAL

**A102**  
 SITE PLAN &  
 PROJECT DATA  
 SCALE: 1"=40'-0"

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04 SOUTH EAST VIEW

N.T.S.



03 NORTH EAST VIEW

N.T.S.

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# Phoenix Country Club Residences

2901 N. 7th Street  
PHOENIX, ARIZONA

SCHEMATIC

- DESIGN DEVELOPMENT
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DATE ISSUED: 20. SEPT. 19

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CADD FILE

## A301

CONCEPTUAL ELEVATIONS

SCALE: N.T.S.