

ATTACHMENT C



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-64-21-8

August 3, 2022

<u>Camelback East Village Planning Committee Meeting Date</u>	June 7, 2022
<u>Planning Commission Hearing Date</u>	August 4, 2022
Request From:	<u>A-2</u> (Industrial District) (17.82 acres)
Request To:	<u>PUD</u> (Planned Unit Development) (17.82 acres)
Proposed Use	Multifamily residential
Location	Southwest corner of 48th Street and Washington Street
Owner	Lincoln National Life Insurance Company
Applicant	Odyssey Group Holdings, LLC
Representative	Nick Wood, Esq., Snell & Wilmer, LLP
Staff Recommendation	Approval, subject to stipulations

The purpose of this addendum is to revise the departmental comments in the staff report and revise the staff recommended stipulations regarding streetscape standards for the Banyan Residential PUD (Z-64-21-8).

Stipulation No. 1.b. has been added to remove a reference to the Transit Gateway Character Area streetscape standards, as the streetscape standards for the project are already defined in the Development Standards Table on page 10 of the narrative.

The Aviation Department clarified that the subject site is within close proximity to the noise contour area of Phoenix Sky Harbor International Airport, not within the contour area. Item No. 20 in the staff report has been updated accordingly.

The Office of Environmental Programs clarified that the subject site is adjacent to the site for the former Olin Matheson Chemical Corporation and Arizona Agrochemical Corporation, the listed environmental remediation items are recommendations, not requirements, and that the applicant will follow all environmental requirements which includes, but is not limited to, those of the Arizona Department of Environmental Quality (ADEQ). Item No. 21 in the staff report has been updated accordingly.

Staff recommends approval subject to the following revised stipulations:

Stipulations

1. An updated Development Narrative for the Banyan Residential 48th Street & Washington PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped May 23, 2022, as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following:

City Council Adopted: [Add Adoption Date]
 - b. PAGE 9, TABLE D, DEVELOPMENT STANDARDS TABLE: DELETE “D. CHARACTER AREAS, TRANSIT GATEWAY CHARACTER AREA (SECTION 1312 (A))”
2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
3. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 2230 M of the Flood Insurance Rate Maps (FIRM) dated September 18, 2020. The following requirements shall apply, as approved by the Planning and Development Department:
 - a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
 - c. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
4. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or

tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

5. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
6. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
8. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Exhibits

Revised Staff Report (33 pages)



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

***REVISED**
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General Plan Conformity			
<u>General Plan Land Use Map Designation</u>		Current: Commerce/Business Park and Industrial	
		Proposed (GPA-CE-2-21-8): Mixed Use	
<u>Street Map Classification</u>	48th Street	Collector	33-foot west half street
	Washington Street	Major Arterial with Light Rail	Varies, 50 to 66.5-foot south half street
<i>CONNECT PEOPLE & PLACES CORE VALUE; TRANSIT ORIENTED DEVELOPMENT; LAND USE PRINCIPLE: Encourage high-density housing and high intensity employment uses to locate adjacent or close to transit stations per adopted transit district plans.</i>			
The proposed development will provide multifamily residential uses near an existing light rail station. This will promote alternative transportation for future residents and guests of this development.			

CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.

The proposed PUD incorporates numerous streetscape and frontage standards from the Walkable Urban (WU) Code, thus promoting a pedestrian friendly environment along adjacent street frontages.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The subject site fronts a dedicated bicycle lane on Washington Street, and the proposed PUD narrative requires that secured bicycle parking spaces be provided for residents. The project will support tenants, employees and visitors who use all modes of transportation.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposed development provides trees and shade on both street frontages which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plan, Overlays, and Initiatives

[44th Street Corridor Specific Plan](#) – See Background Item No. 9.

[Transit Oriented Development Strategic Policy Framework](#) – See Background Item No. 10.

[Housing Phoenix Plan](#) – See Background Item No. 11.

[Tree and Shade Master Plan](#) – See Background Item No. 12.

[Complete Streets Guiding Principles](#) – See Background Item No. 13.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 14.

[Zero Waste PHX](#) – See Background Item No. 15.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	A-2
North (Across Washington Street)	Office	A-2 (Approved C-2 M-R)
South (across South Pacific Railroad)	Warehousing and distribution	A-2
East (Across 48th Street)	Various commercial uses and warehousing	A-2
West	SR-143 freeway	A-2

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 17.82-acre site located on the southwest corner of 48th Street and Washington Street from A-2 (Industrial District) to PUD (Planned Unit Development) to allow multifamily residential and other permitted uses as listed in the Walkable Urban Code Transect T5:5. The site is presently vacant and is located within a quarter mile of the 50th Street / Washington Street light rail station. Furthermore, the site is located adjacent to the SR-143 freeway.

2. The General Plan Land Use Map designation for the subject site is Industrial, thus the proposal is not consistent with this General Plan Land Use Map designation. A companion General Plan Amendment request (GPA-CE-2-21-8) proposes a Land Use Map designation of Mixed Use. The Mixed Use designation calls for multifamily residential and commercial land uses. If approved, the proposal would be consistent with the Mixed Use designation.



General Plan Land Use Map
Source: City of Phoenix Planning and Development Department

The General Plan Land Use Map designation to the north and northwest, across Washington Street, is Mixed Use. South and east of the site, across the Union Pacific Railroad tracks and across 48th Street, is designated as Industrial. The designation along the SR-143 freeway is Transportation.

6. **Development Standards**

The PUD proposes development standards designed to accommodate multifamily residential buildings with a maximum building height of 56 with no density limit. However, the proposed building height is of 48 feet and 4 stories, with 515 dwelling units proposed.

The project site has two street frontages along its northern and eastern perimeters. The PUD proposes pedestrian-friendly design with most of the residential buildings facing the adjacent streets and several pedestrian connections are provided to these. All resident and guest parking will be distributed throughout the site.

Below is a summary of the key development standards set forth in the narrative.



**Conceptual Site Plan,
Source: Todd + Associates**

Development Standards	
Standard	Proposed
<i>Density</i>	No maximum
<i>Building Height</i>	56 feet
<i>Perimeter Building Setbacks</i>	
Washington Street (Primary Frontage)	Minimum: 20 feet Maximum: 30 feet
48th Street (Secondary Frontage)	Minimum: 20 feet Maximum: 30 feet
South	0 feet
West	5 feet
Interior Lot Lines	0 feet
<i>Maximum Lot Coverage</i>	80 percent maximum
<i>Parking</i>	

Residents (Reserved and Unreserved)	901 spaces
Bicycle	Minimum 0.25 spaces per unit for a maximum of 50 spaces
<i>Perimeter Landscape Setbacks</i>	
Washington Street (Primary Frontage)	20 feet minimum
48th Street (Secondary Frontage)	20 feet minimum
South	0 feet
West	5 feet
<i>Open Space</i>	5 percent minimum

7. **Landscape Standards**

The PUD sets forth standards to activate two street frontages (48th Street and Washington Street) with pedestrian-oriented design and street-facing residential units. It also sets forth requirements to maximize the landscaping along these street frontages. Minimum 2-inch and 3-inch caliper trees will be required, planted 20 feet on center or in equivalent groupings along street frontages. Additionally, five shrubs per tree will be provided, and live groundcover to provide 75 percent groundcover at maturity. Furthermore, interior property lines not adjacent to public right-of-way shall be landscaped with minimum 1.5-inch caliper trees planted 25 feet on center or in equivalent groupings, in addition to five shrubs per tree and achieve 50 percent groundcover at maturity.

8. **Design Guidelines**

The PUD proposes a development design that prioritizes the pedestrian. Specifically, it sets forth requirements for frontage types that will activate the street frontages in addition to providing pedestrian connections between residential buildings, street frontages and open space areas, which will have a various amenities.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

9. **44th Street Corridor Specific Plan**

The site is located within the boundaries of the 44th Street Corridor Specific Plan. Completed in 1991, the 44th Street Corridor Specific Plan established a framework to provide compatibility of new development along 44th Street from McDonald Drive to Sky Harbor International Airport. The Land Use Plan within the Specific Plan designates the subject property for commerce park, which is not consistent with the request. However, the standards proposed in the PUD narrative are compatible with the streetscape, landscaping, and design considerations listed in the plan.

10. **[Transit Oriented Development Strategic Policy Framework](#)**

The Transit Oriented Development Strategic Policy Framework, originally adopted in 2013, and later amended in 2016 and 2018, identifies policies and place types that are designed to shape walkable and mixed-use environments and focus redevelopment within a quarter mile of high capacity transit stations. The subject site is located less than quarter mile from the 50th Street / Washington Street light rail station, which is identified as a Minor Urban Center place type. A Minor Urban Center is a place type characterized by medium to low intensity uses, with building heights typically from two to five stories, with incentive heights of up to seven stories. Land uses may include entertainment, retail, mid-rise residences and low-rise office developments. The proposed project, with a focus on pedestrian-oriented design, is consistent with the Minor Urban Center place type. Further, the utilization of the Walkable Urban Code for the framework for the PUD is consistent with the policies of the TOD Strategic Policy Framework.
11. **[Housing Phoenix Plan](#)**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing an opportunity for multifamily residential development.
12. **[Tree and Shade Master Plan](#)**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. The PUD includes standards for enhanced tree sizes along the street frontages, and a requirement for minimum 75 percent live groundcover will help reduce the urban heat island effect.
13. **[Complete Streets Guiding Principles](#)**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The development will activate the street frontages, provide pedestrian connections to those frontages and provide enhanced landscaping and shade along the sidewalks.

14. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal incorporates requirements for bicycle parking to encourage multi-modal transportation.

15. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The PUD narrative states that recycling containers will be provided on site.

COMMUNITY INPUT SUMMARY

16. At the time this staff report was written, staff did not receive any letters or correspondence regarding the project.

INTERDEPARTMENTAL COMMENTS

17. The Public Transit Department has requested that the developer provide maximum shade for sidewalks and pedestrian pathways. Furthermore, where pedestrian paths cross drive aisles, that they be constructed of materials that visually contrast with parking and drive aisle surfaces. These are addressed in the development narrative.
18. The Street Transportation Department has required that all streets be constructed with all required improvements and comply with current ADA standards. This is addressed in Stipulation No. 2.
19. The Floodplain Management division of the Public Works Department indicated that the site is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 2230 M of the Flood Insurance Rate Maps (FIRM) dated September 18, 2020. Stipulation No. 3 addresses floodplain requirements.
20. This site is located within **CLOSE PROXIMITY TO** the noise contour area of Phoenix Sky Harbor International Airport (PHX). As such, staff is requesting that the developer provide notice to prospective purchasers or tenants regarding the existence and operational characteristics of this airport, that an aviation easement be granted and recorded for the City of Phoenix for the site, that noise mitigation is addressed through building construction, and that the developer provide a No Hazard determination from the FAA prior to construction permit approval. These

requirements are addressed in the development narrative and Stipulation Nos. 4 through 6.

21. The Office of Environmental Programs commented that a construction and demolition landfill was once located on the site and **ADJACENT TO** the southern portion of the site was previously the location of the Olin Matheson Chemical Corporation and Arizona Agrochemical Corporation. The site was granted closure by the Arizona Department of Environmental Quality (ADEQ) based on a risk assessment of exposure to future construction workers and industrial employees, and that contaminated soil was reportedly removed from the site along with various other material including empty 55-gallon drums, underground storage tanks, and pesticide contaminated liquids. The Office of Environmental Programs ~~commented~~ **RECOMMENDS CONSIDERATION** that methane sampling should be completed in the area of any proposed buildings on this property, vapor barriers should be installed for any buildings on this property and if the existing wells are in the way of development, they should be abandoned following the proper Arizona Department of Water Resources regulations. The applicant will follow all **ENVIRONMENTAL** requirements by ~~ADEQ~~ during the permitting and construction process.

OTHER

22. The site is located in an area identified as being archaeologically sensitive. In further review by the City of Phoenix Archaeology Office, it was determined that the Phase I testing conducted on the subject site by the applicant does not warrant additional archaeological testing. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 7.
23. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 8.
24. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal will develop a vacant site and provide additional housing options within proximity to a light rail station and employment uses. The proposed

development is also compatible in intensity, scale, and character with the surrounding area.

2. The project site is appropriately located along an arterial street and within a quarter mile of a light rail station.
3. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design and promote a safer walking environment.

Stipulations

1. An updated Development Narrative for the Banyan Residential 48th Street & Washington PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped May 23, 2022, as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following:

City Council Adopted: [Add Adoption Date]
2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
3. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 2230 M of the Flood Insurance Rate Maps (FIRM) dated September 18, 2020. The following requirements shall apply, as approved by the Planning and Development Department:
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Writer

Sarah Stockham

August 3, 2022

Team Leader

Racelle Escobar

Exhibits

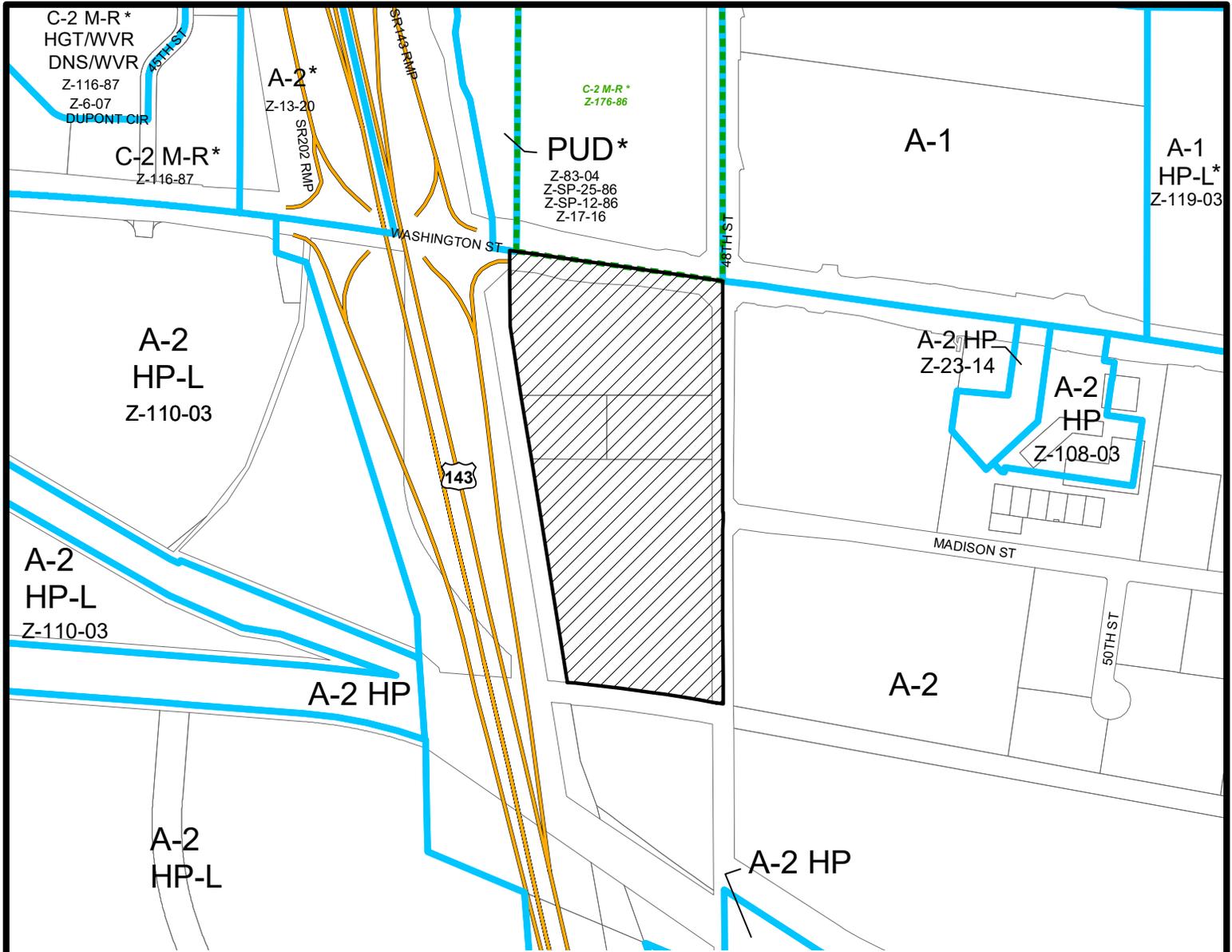
Sketch Map

Aerial Map

Conceptual Site Plan date stamped November 30, 2021

Conceptual Elevations date stamped November 30, 2021 (18 pages)

[Banyan Residential PUD](#) development narrative date stamped May 23, 2022

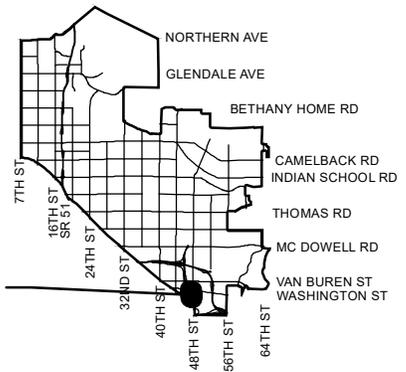


Miles



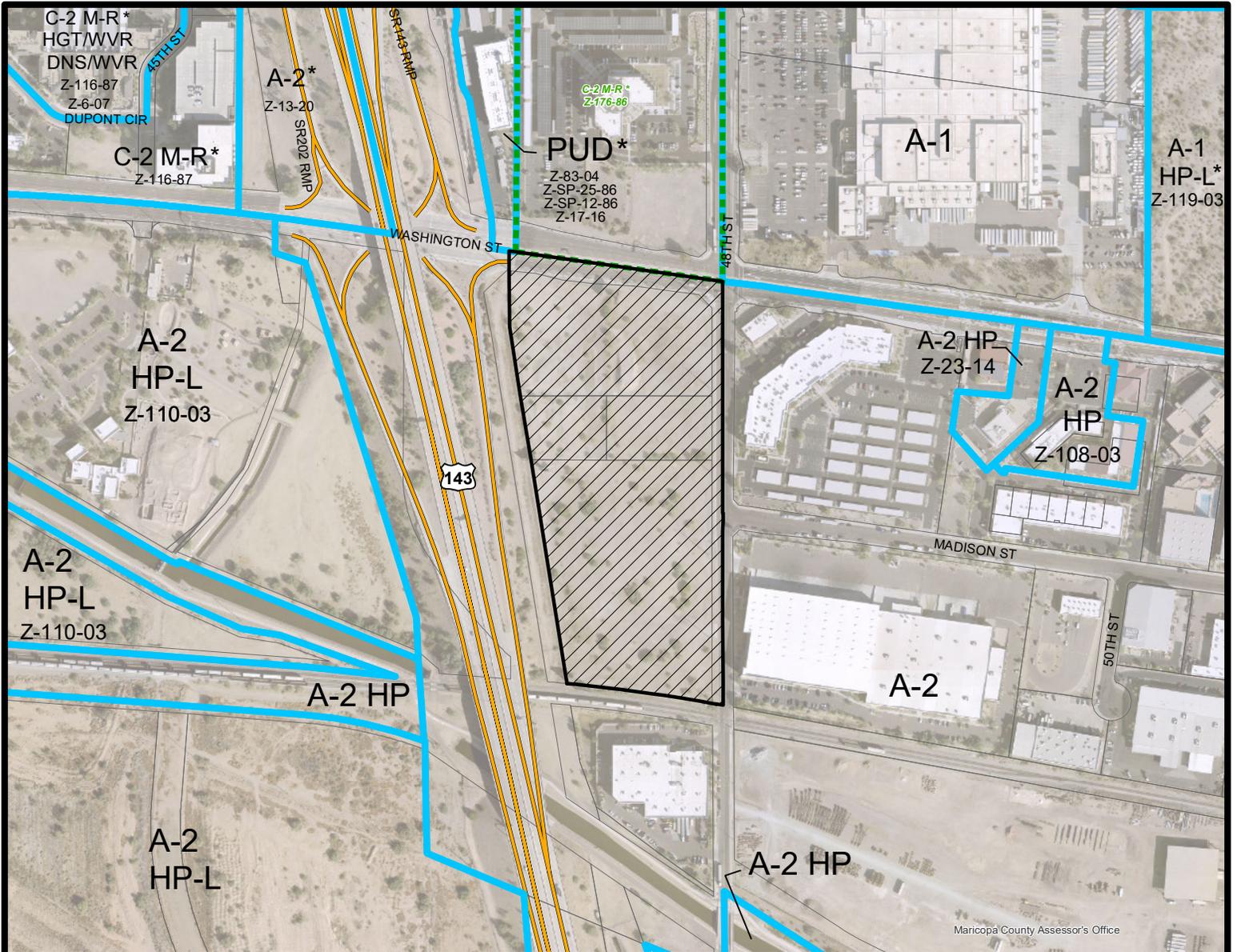
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8



Z-64-21

APPLICANT'S NAME: Odyssey Group Holdings, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-64-21		FROM: A-2 (17.82 a.c.)	
DATE: 10/11/2021 <small>REVISION DATES:</small>		TO: PUD (17.82 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 17.82 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 10-38		<small>ZONING MAP</small> F-11	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
A-2		N/A	
PUD		N/A	
* Maximum Units Allowed with P.R.D. Bonus		583	



Maricopa County Assessor's Office

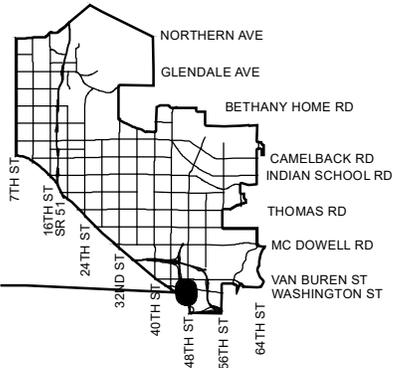


Miles



CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8



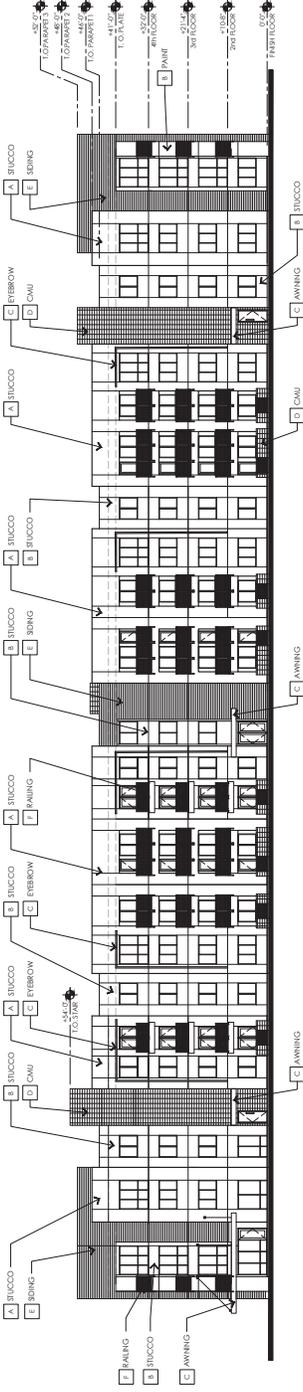
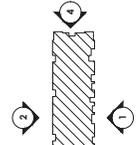
Z-64-21

APPLICANT'S NAME: Odyssey Group Holdings, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-64-21		FROM: A-2 (17.82 a.c.)	
DATE: 10/11/2021 <small>REVISION DATES:</small>		TO: PUD (17.82 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 17.82 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 10-38		<small>ZONING MAP</small> F-11	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
A-2		N/A	
PUD		N/A	
* Maximum Units Allowed with P.R.D. Bonus		583	

LOCATION	MANUFACTURER	COLOR
A PAINT #1	WILLIAMS	HIGH REFLECTIVE WHITE
B PAINT #2	SHERWIN WILLIAMS	"TOASTSTONE"
C ACCENT PAINT	SHERWIN WILLIAMS	SW 933 (ACCENT) "JADE RICHIE"
D CAWI	SUPERIOR	"STONE"
E STUCCO	STACE KOND	CHERRYWOOD
F STUCCO	PAC-COAT	FLUSH PANEL OAK
G STUCCO	HERNIM & SANCHEZ	BY 605 "POUR LE SUE"
H STUCCO	ARCADIA	DARK BRONIE

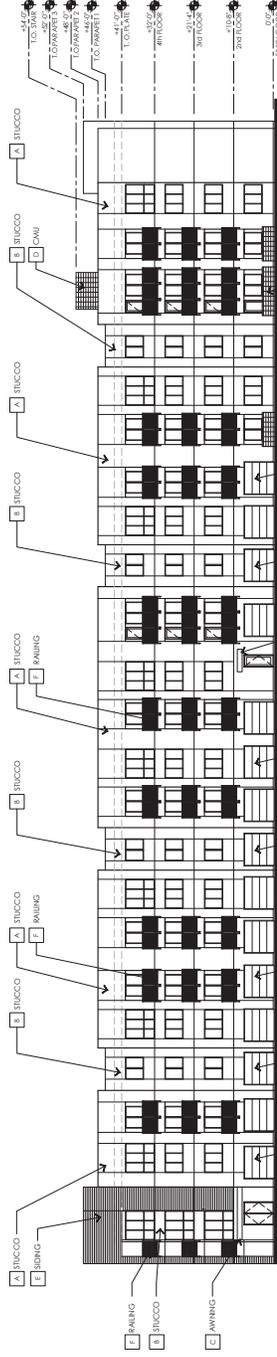
COLOR SCHEDULE

FLOOR KEYMAP MAP



1 BUILDING 1 - EAST ELEVATION

SCALE: 1/16" = 1'-0"



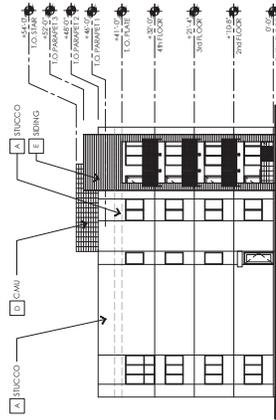
2 BUILDING 1 - WEST ELEVATION

SCALE: 1/16" = 1'-0"



3 BUILDING 1 - NORTH ELEVATION

SCALE: 1/16" = 1'-0"



4 BUILDING 1 - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



PROJECT NO. 2102204
 P&P NO. 21164
 DDG DVA NO. 21164
 ZONING MAP 111
 PRELIMINARY MEETING 08.11.2021

TODD + ASSOCIATES
 602-952-8280 / TODDASSOC.COM
 20-2025-00



BANYAN RESIDENTIAL

Apartments @ SWC 48th St. & E. Washington St.
 Phoenix, Arizona

PUD SUBMITTAL

06-23-2021

BUILDING 1 - EXTERIOR ELEVATIONS
 Preliminary Not For Construction



CITY OF PHOENIX

NOV 30 2021

Planning & Development Department

A4.1.1



TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
20-2025-00



BANYAN RESIDENTIAL

Apartments @ SWC 48th St. & E. Washington St.
Phoenix, Arizona

PUD SUBMITTAL
06-23-2021

BUILDING 1 - EXTERIOR ELEVATIONS
Preliminary Not For Construction

CITY OF PHOENIX

NOV 30 2021

Planning & Development Department

A4.1.1

DESIGNED BY: TODD ASSOCIATES
DATE: 06-23-2021
DRAWING NO.: A4.1.1
PROJECT: APARTMENTS @ SWC 48TH ST & E WASHINGTON ST
PHOENIX, ARIZONA



1 BUILDING 1 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

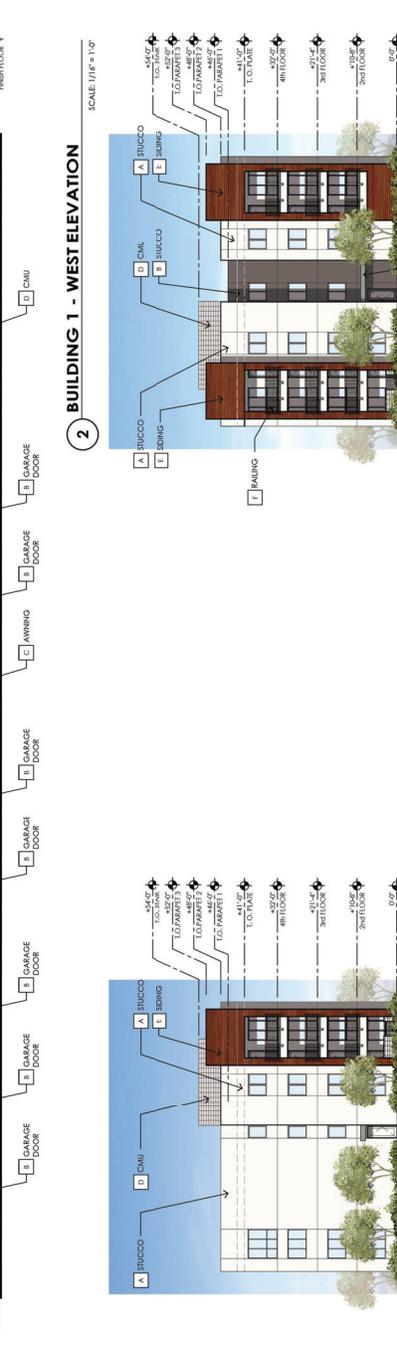
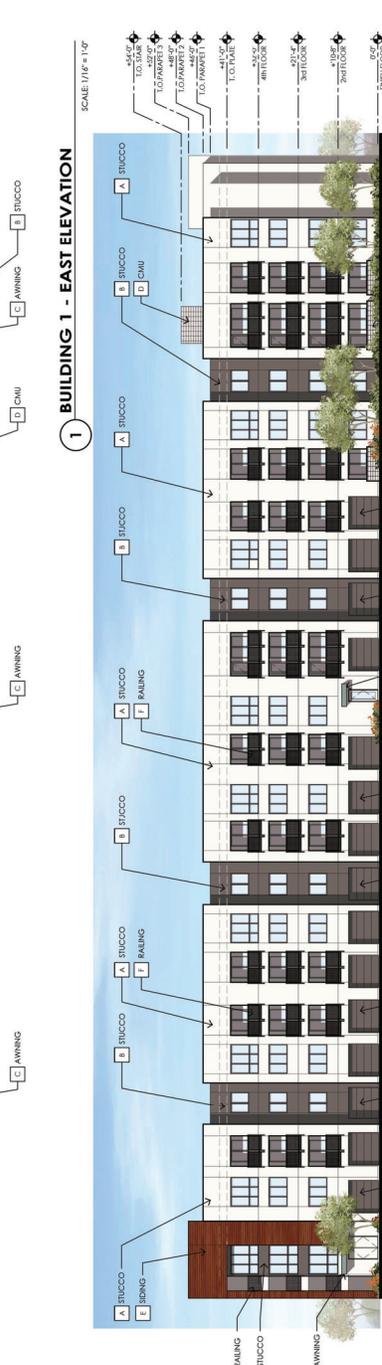
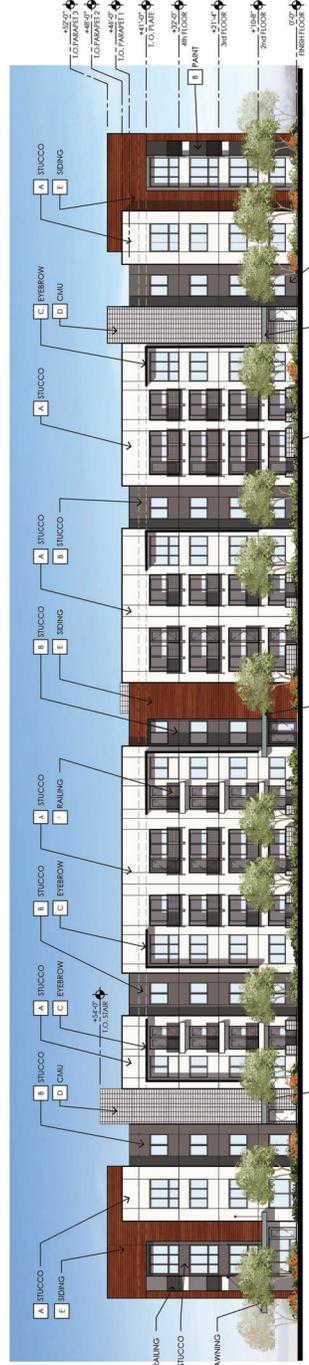
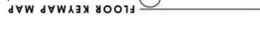
2 BUILDING 1 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

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

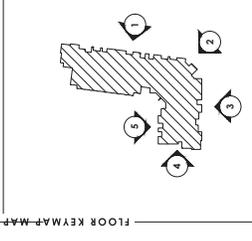
4 BUILDING 1 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

COLOR SCHEDULE

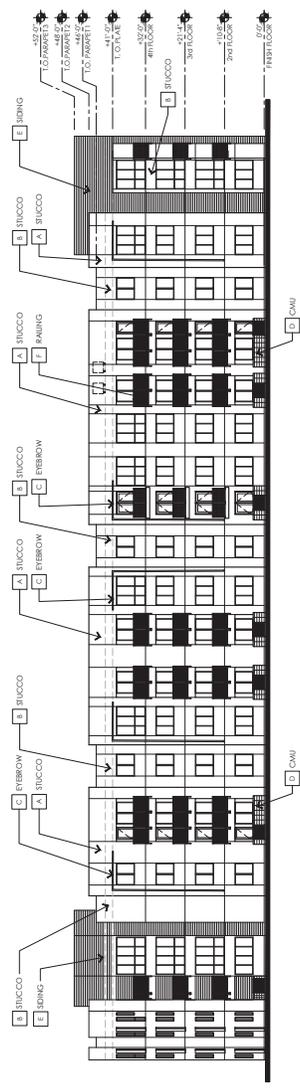
LOCATION	MANUFACTURER	COLOR
A PAINT #1	WILLIAMS	SW 6002
B PAINT #2	WILLIAMS	WHITE
C ACCENT PAINT	WILLIAMS	TOASTSTONE
D CMU	HERWIN	SW 133 (ACCENT)
E SIDING	HERWIN	WAFER STONE
F SIDING	HERWIN	STONE
G POWERFLOOR	HERWIN	CHERRYWOOD
H AWNING	HERWIN	GROUND FACE
I AWNING	HERWIN	CHERRYWOOD
J AWNING	HERWIN	CHERRYWOOD
K AWNING	HERWIN	CHERRYWOOD
L AWNING	HERWIN	CHERRYWOOD
M AWNING	HERWIN	CHERRYWOOD
N AWNING	HERWIN	CHERRYWOOD
O AWNING	HERWIN	CHERRYWOOD
P AWNING	HERWIN	CHERRYWOOD
Q AWNING	HERWIN	CHERRYWOOD
R AWNING	HERWIN	CHERRYWOOD
S AWNING	HERWIN	CHERRYWOOD
T AWNING	HERWIN	CHERRYWOOD
U AWNING	HERWIN	CHERRYWOOD
V AWNING	HERWIN	CHERRYWOOD
W AWNING	HERWIN	CHERRYWOOD
X AWNING	HERWIN	CHERRYWOOD
Y AWNING	HERWIN	CHERRYWOOD
Z AWNING	HERWIN	CHERRYWOOD



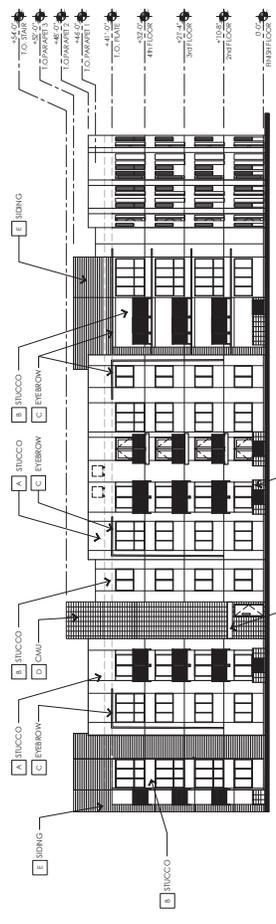
LOCATION	MANUFACTURER	COLOR
A	SHERWIN WILLIAMS	SW 7357 WHITE REFLECTIVE
B	SHERWIN WILLIAMS	SW 4005 "FOURSTONE"
C	SHERWIN WILLIAMS	SW 9133 ACCENT "PAPER STONE"
D	ACCENT PAINT	SHINE
E	SIENNA	SPURRIE
F	SIENNA	8006
G	SIENNA	8006
H	SIENNA	8006
I	SIENNA	8006
J	SIENNA	8006
K	SIENNA	8006
L	SIENNA	8006
M	SIENNA	8006
N	SIENNA	8006
O	SIENNA	8006
P	SIENNA	8006
Q	SIENNA	8006
R	SIENNA	8006
S	SIENNA	8006
T	SIENNA	8006
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V	SIENNA	8006
W	SIENNA	8006
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Y	SIENNA	8006
Z	SIENNA	8006



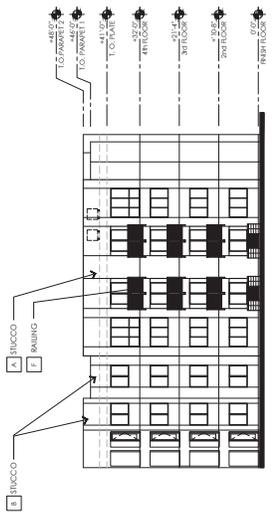
1 BUILDING 2 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



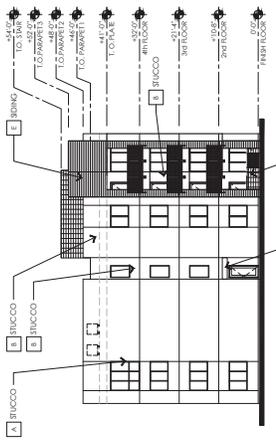
2 BUILDING 2 - NORTH-EAST ELEVATION
SCALE: 1/8" = 1'-0"



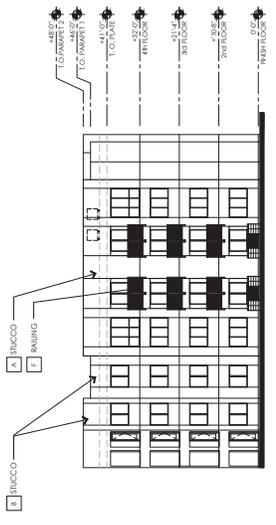
3 BUILDING 2 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING 2 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



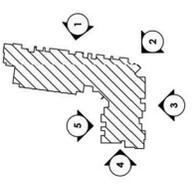
5 BUILDING 2 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



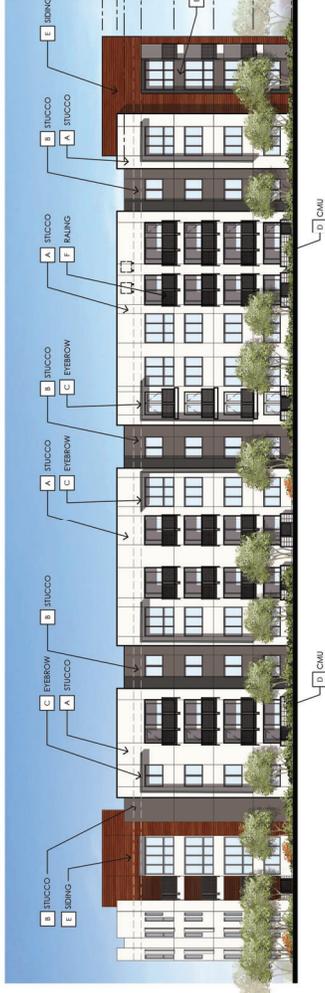
PROJECT NO. 2101204
DATE: 08-11-2021
DRAWING NO. 2101204-01
PROJECT: APARTMENTS @ SWC 48TH ST & E WASHINGTON ST
SCALE: AS SHOWN
DATE: 08-11-2021

A4.2.1

LOCATION	MANUFACTURER	COLOR
A	SHERWIN WILLIAMS	SW 7757 WHITE REFLECTIVE
B	SHERWIN WILLIAMS	SW 4005 TOUNSTONE
C	SHERWIN WILLIAMS	SW P133 ACCENTII Jasper Stone
D	SPERLITE	SPACE SAND 8006
E	PACCLAD	C BERRYWOOD
F	AVINGS & FINISHES	CLAYTONS STONEPOINT
G	ARCADA	DAKE BRONZE



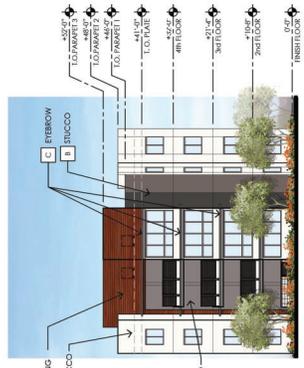
FLOOR KEY A-MAP



1 BUILDING 2 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 2 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 2 - NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



5 BUILDING 2 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 2 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

TODD + ASSOCIATES
602-952-8280 / TCDDASSOC.COM
20-2025-00



BANYAN RESIDENTIAL

Apartments @ SWC 48th St. & E. Washington St.
Phoenix, Arizona

PUD SUBMITTAL

06-23-2021

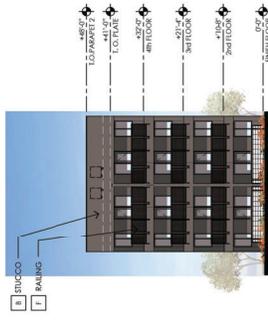
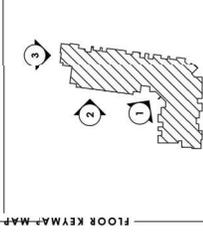
BUILDING 2 - EXTERIOR ELEVATIONS
Preliminary Not For Construction



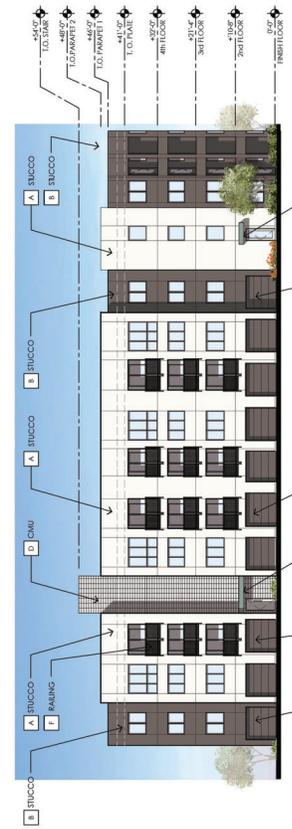
ARCHITECT NO. 15847
DSD DIVA NO. 211144
PWP NO. 210284
13847
DART, D. (ARCHITECT)
PHOENIX, AZ
ZONING MAP
PRELIMINARY MEETINGS
08-31-2021

A4.2.1

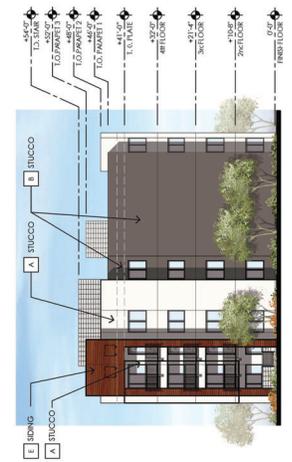
LOCATION	MANUFACTURER	COLOR
A	SHERWIN WILLIAMS	SW 7757 WHITE REFLECTIVE
B	SHERWIN WILLIAMS	SW 4605 TOLSTONE
C	SHERWIN WILLIAMS	SW 9133 ACCENT Jasper Stone
D	OMU	SPERBITE SPACE BOND 8006
E	SONG	PACCLAD TUSHTAPE
F	AVINGS& WILKINS	SHERRIN TOLSTONE
G	CLUNING	ARCADA DARK BRONZE



1 BUILDING 2 - SOUTHWEST ELEVATION
SCALE 1/8" = 1'-0"



2 BUILDING 2 - SOUTH ELEVATION
SCALE 1/8" = 1'-0"



3 BUILDING 2 - WEST ELEVATION
SCALE 1/8" = 1'-0"

PROJ. NO. 21-1144
DATE: 06-23-2021
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN
DATE: 06-23-2021
PROJECT: APARTMENTS @ SWC 48TH ST. & E. WASHINGTON ST.
PHOENIX, ARIZONA



Apartments @ SWC 48th St. & E. Washington St.

Phoenix, Arizona
PUD SUBMITTAL
06-23-2021

TODD + ASSOCIATES
602-952-8280 / TCDASSOC.COM
20-2025-00

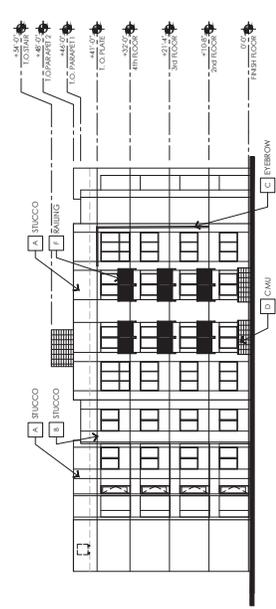
BANYAN RESIDENTIAL

BUILDING 2 - EXTERIOR
ELEVATIONS
Preliminary Not For Construction

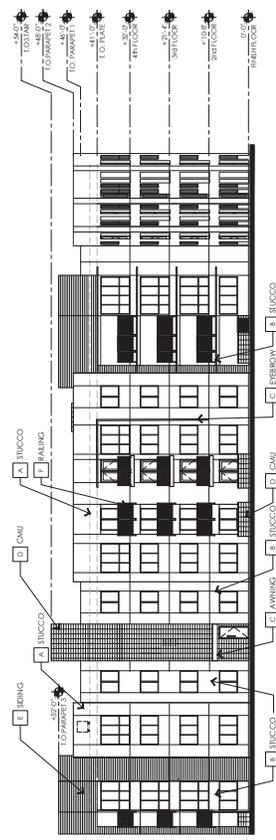
A4.2.2

NOV 30 2021
Planning & Development
Department

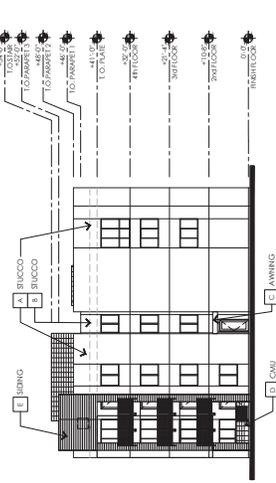




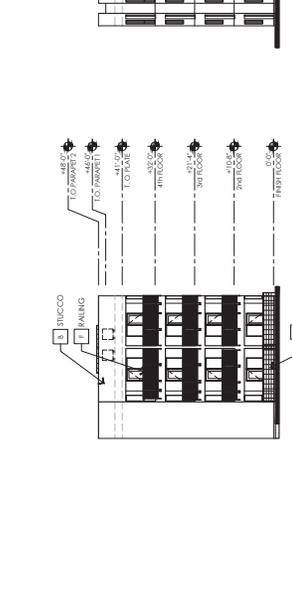
6 BUILDING 3 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



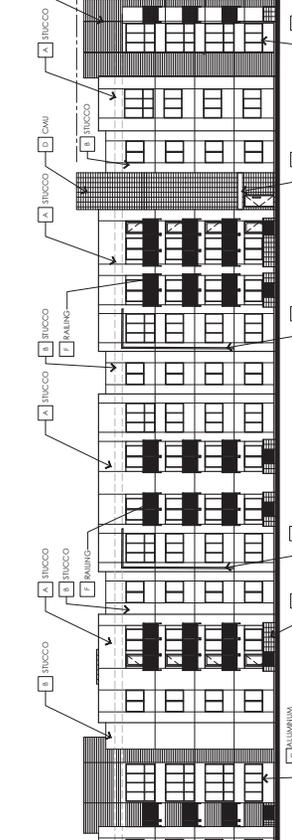
4 BUILDING 3 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



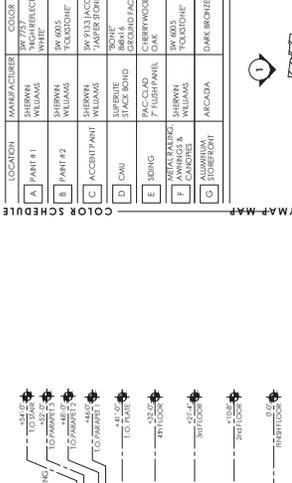
1 BUILDING 3 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



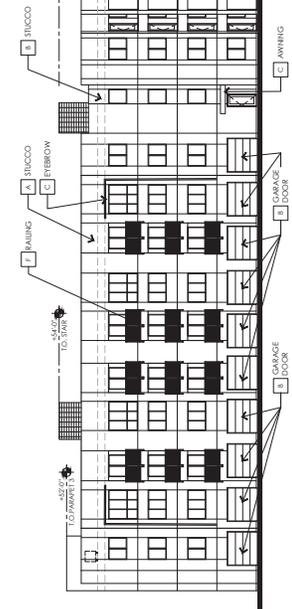
7 BUILDING 3 - SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



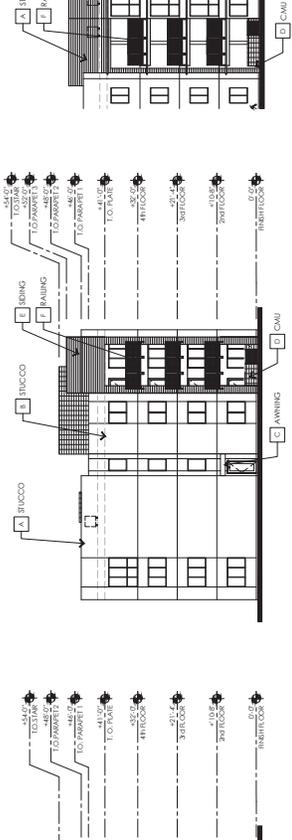
2 BUILDING 3 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



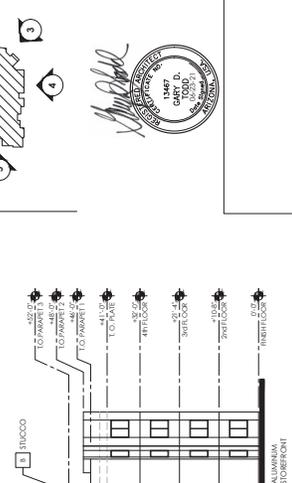
3 BUILDING 3 - NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



8 BUILDING 3 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



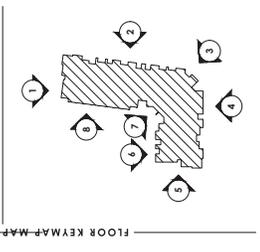
5 BUILDING 3 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



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

COLOR SCHEDULE

LOCATION	MANUFACTURER	COLOR
A	SIEMEN	WHITE
B	SIEMEN	WILMANS
C	SIEMEN	WILMANS
D	SIEMEN	WILMANS
E	SIEMEN	WILMANS
F	SIEMEN	WILMANS
G	SIEMEN	WILMANS



ADRY/REV NO. 2100187
 P&P NO. 2100094
 VILLAGE 11
 QUARTER SECTION NO. 10-38
 PRE-APPLICATION MEETING 06-11-2021

TODD + ASSOCIATES
 602-952-8280 / TODDASSOC.COM
 20-2025-00

BANYAN RESIDENTIAL

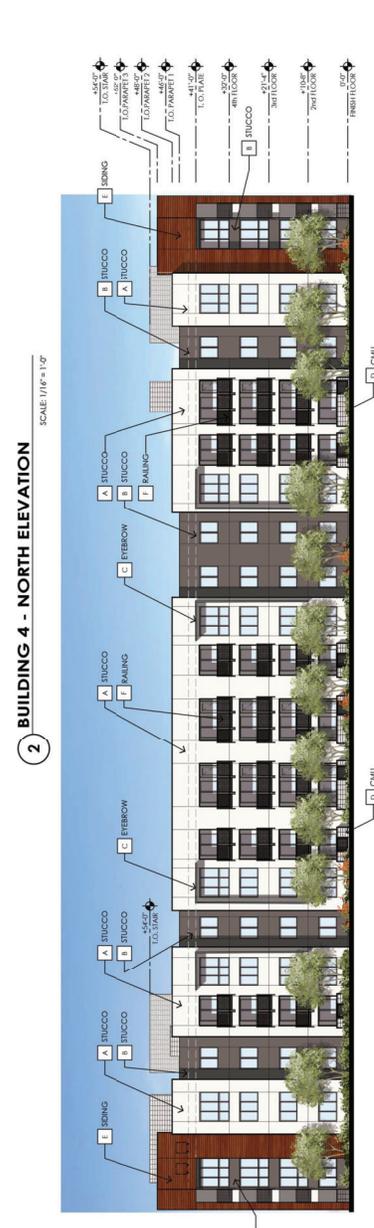
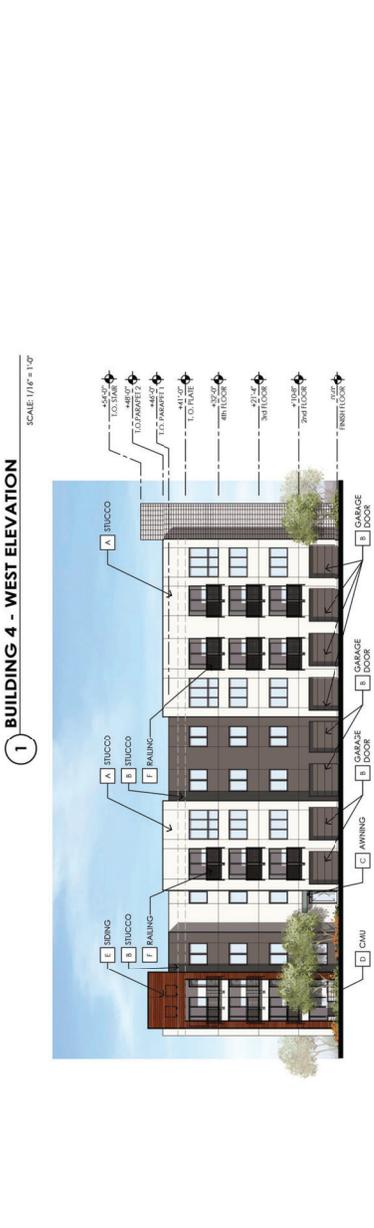
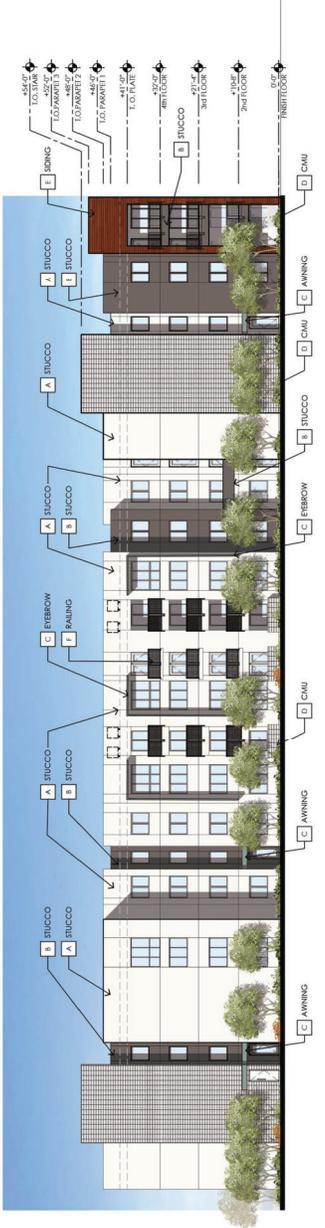
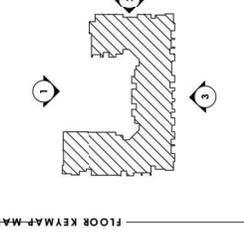
Apartments @ SWC 48th St. & E. Washington St.
 Phoenix, Arizona
 PUD SUBMITTAL
 06-23-2021

BUILDING 3 - EXTERIOR ELEVATIONS
 Preliminary Not For Construction

A4.3.1

CITY OF PHOENIX
 NOV 30 2021
 Planning & Development Department

LOCATION	MANUFACTURER	COLOR
A	SHERWIN WILLIAMS	SW 7577 REFLECTIVE WHITE
B	SHERWIN WILLIAMS	SW 4005 TOLSTONE
C	SHERWIN WILLIAMS	SW 9133 ACCENT JASPER STONE
D	CHAU	SPERITE SPACE BAND BONE
E	HERING	PAC GLAD TIGHTLINE GROUNDFACE
F	HERING	TRUSTLINE CHERRYWOOD
G	ALUMINUM	SW 4005 TOLSTONE
H	ALUMINUM	SW 4005 TOLSTONE
I	ALUMINUM	SW 4005 TOLSTONE
J	ALUMINUM	SW 4005 TOLSTONE
K	ALUMINUM	SW 4005 TOLSTONE
L	ALUMINUM	SW 4005 TOLSTONE
M	ALUMINUM	SW 4005 TOLSTONE
N	ALUMINUM	SW 4005 TOLSTONE
O	ALUMINUM	SW 4005 TOLSTONE
P	ALUMINUM	SW 4005 TOLSTONE
Q	ALUMINUM	SW 4005 TOLSTONE
R	ALUMINUM	SW 4005 TOLSTONE
S	ALUMINUM	SW 4005 TOLSTONE
T	ALUMINUM	SW 4005 TOLSTONE
U	ALUMINUM	SW 4005 TOLSTONE
V	ALUMINUM	SW 4005 TOLSTONE
W	ALUMINUM	SW 4005 TOLSTONE
X	ALUMINUM	SW 4005 TOLSTONE
Y	ALUMINUM	SW 4005 TOLSTONE
Z	ALUMINUM	SW 4005 TOLSTONE



DESIGN NO. 13487
 DRAWING NO. 211144
 ZONING MAP 111
 PROJECT NO. 20-2025-00
 PER APPROVAL MEETING 06-23-2021

A4.4.1

BUILDING 4 - EXTERIOR ELEVATIONS
 Preliminary Not for Construction

Apartments @ SWC 48th St. & E. Washington St.
 Phoenix, Arizona
 PUD SUBMITTAL
 06-23-2021

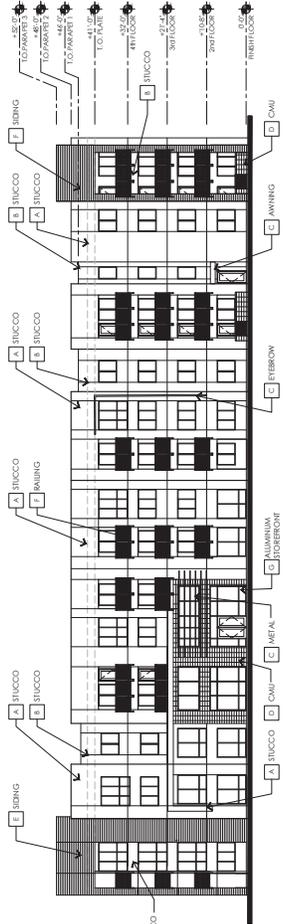
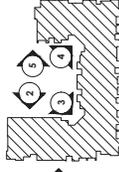
BANYAN RESIDENTIAL

TODD + ASSOCIATES
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 20-2025-00

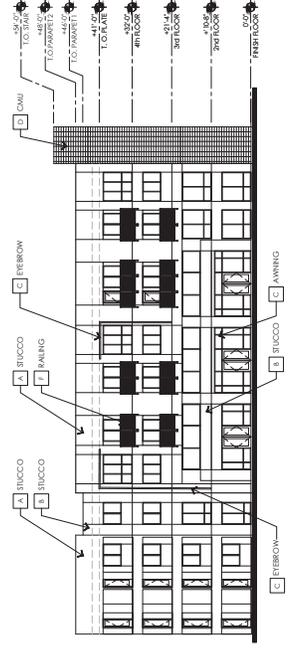
CITY OF PHOENIX
 NOV 3 0 2021
 Planning & Development Department

LOCATION	MANUFACTURER	COLOR
A	SHERWIN WILLIAMS	SW7757 WHITE REFLECTIVE
B	SHERWIN WILLIAMS	SW6655 TOUCOÛNE
C	SHERWIN WILLIAMS	SW9153 (ACCENT) JAPANESE STONE
D	SHERWIN WILLIAMS	SW6655 TOUCOÛNE
E	SUPERTE	SPRINKLE
F	PAC-CAD	ACRYLIC
G	ACRYLIC	ACRYLIC
H	ACRYLIC	ACRYLIC
I	ACRYLIC	ACRYLIC
J	ACRYLIC	ACRYLIC
K	ACRYLIC	ACRYLIC
L	ACRYLIC	ACRYLIC
M	ACRYLIC	ACRYLIC
N	ACRYLIC	ACRYLIC
O	ACRYLIC	ACRYLIC
P	ACRYLIC	ACRYLIC
Q	ACRYLIC	ACRYLIC
R	ACRYLIC	ACRYLIC
S	ACRYLIC	ACRYLIC
T	ACRYLIC	ACRYLIC
U	ACRYLIC	ACRYLIC
V	ACRYLIC	ACRYLIC
W	ACRYLIC	ACRYLIC
X	ACRYLIC	ACRYLIC
Y	ACRYLIC	ACRYLIC
Z	ACRYLIC	ACRYLIC

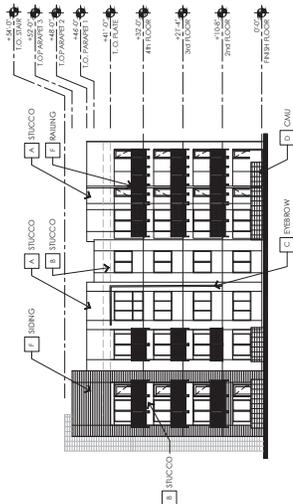
FLOOR KEY PLAN



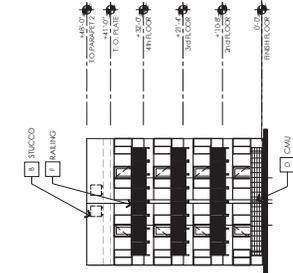
1 BUILDING 4 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 4 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 4 - NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 4 - SOUTHEAST ELEVATION
SCALE: 1/16" = 1'-0"

5 BUILDING 4 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

TODD + ASSOCIATES
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20-2025-00



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Apartments @ SWC 48th St. & E. Washington St.
Phoenix, Arizona

PUD SUBMITTAL

06-23-2021

CITY OF PHOENIX

NOV 30 2021
Planning & Development
Department

BUILDING 4 - EXTERIOR
ELEVATIONS
Preliminary Not For Construction

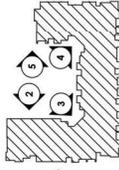


PROJECT NO. 2101204
DATE: 08-11-2021
DRAWING NO. 111
PROJECT: SWC 48TH ST & E WASHINGTON ST
REVISIONS: 08-11-2021

A4.4.2

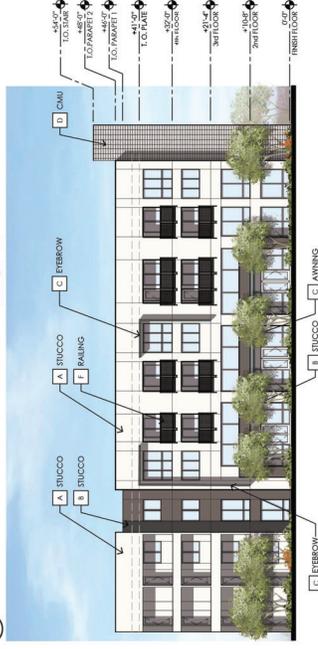
LOCATION	MANUFACTURER	COLOR
A	SHERWIN WILLIAMS	SW 757 PURE WHITE
B	SHERWIN WILLIAMS	SW 405 FOXTONE
C	SHERWIN WILLIAMS	SW 1131 (ACCENT) JAPEE STONE
D	SUPERFITE	BLACK BOND BLACK GROUNDFACE
E	SONO	PAC-CLAD FLUSH PANEL GRAY
F	AWNINGS & SHUTTERS	WILLIAMS "FOXTONE" TOURNE
G	STORFRONT	ARCADE DARK BRONZE

FLOOR KEY A-M



1 BUILDING 4 - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



3 BUILDING 4 - NORTHEAST ELEVATION

SCALE: 1/16" = 1'-0"

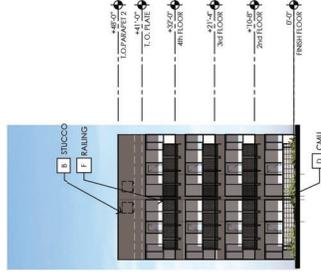


5 BUILDING 4 - NORTH ELEVATION

SCALE: 1/16" = 1'-0"

2 BUILDING 4 - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



4 BUILDING 4 - SOUTHEAST ELEVATION

SCALE: 1/16" = 1'-0"

TODD + ASSOCIATES

602-952-8280 / TCDDASSOC.COM
20-2025-00



BANYAN RESIDENTIAL

Apartments @ SWC 48th St. & E. Washington St.

Phoenix, Arizona
PUD SUBMITTAL

06-23-2021

CITY OF PHOENIX

NOV 30 2021

Planning & Development
Department

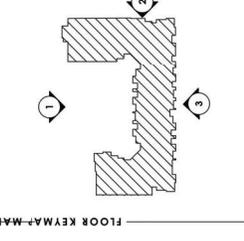
**BUILDING 4 - EXTERIOR
ELEVATIONS**
Preliminary Not For Construction



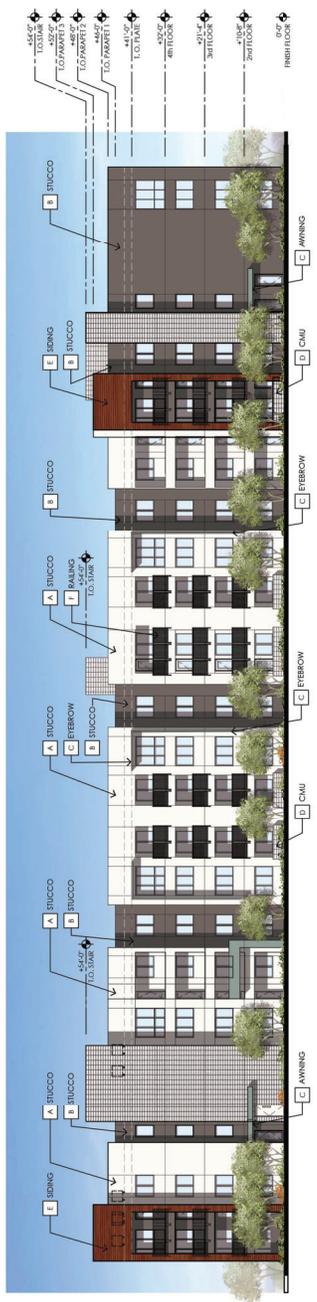
ARCHITECT NO. 15847
PDP NO. 2102094
DSD DIV. NO. 13847
ZONING MAP 13847
PROJECT NO. 20-2025-00
PRELIMINARY MEETING
06.31.2021

A4.4.2

LOCATION	MANUFACTURER	COLOR
A	SHERWIN WILLIAMS	SW 7537 WHITE REFLECTIVE
B	SHERWIN WILLIAMS	SW 4005 "FOULSTONE"
C	ACCENT PAINT	SW 9133 ACCENT "JASPER STONE"
D	CMU	SPERBITE SPACE BOND BRN
E	SIDING	PAC-CLAD TUFFPAPEL CHERRYWOOD
F	TREATING & FINISHES	SHERWIN WILLIAMS SW 4005 "FOULSTONE"
G	SCOREBOARD	ARCADA
		DAKE BRONZE



FLOOR KEY - MAIN



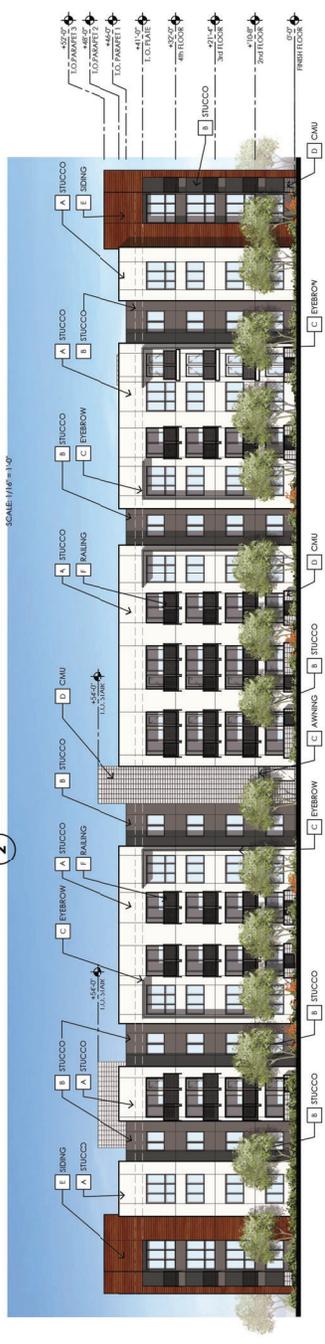
1 BUILDING 5 - WEST ELEVATION

SCALE: 1/16" = 1'-0"



2 BUILDING 5 - NORTH ELEVATION

SCALE: 1/16" = 1'-0"



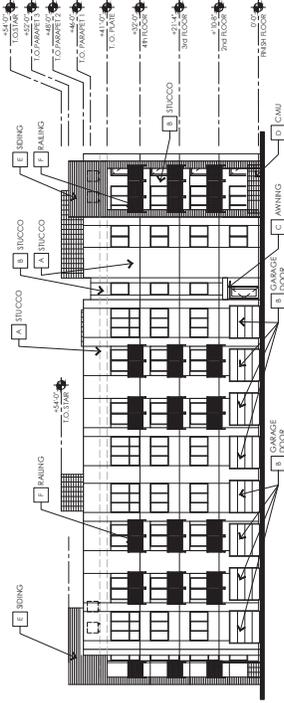
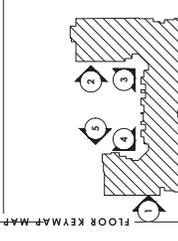
3 BUILDING 5 - EAST ELEVATION

SCALE: 1/16" = 1'-0"

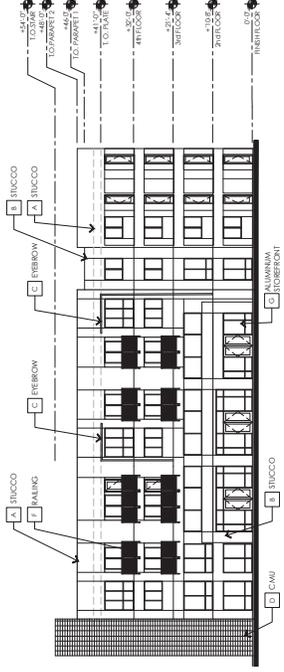


ADRY/REV. NO. 210017
 APP. NO. 13487
 VILLAGE CAMERLACK EAST
 1711 N. 48TH AVE.
 SCOTTSDALE, AZ 85253
 DRAWING NO. 20-2025-00
 PROJECT NO. 20-2025-00
 PRE-APPLICATION MEETING 05-11-2021

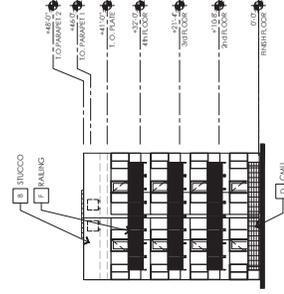
LOCATION	MANUFACTURER	COLOR
A	SHERWIN WILLIAMS	SW 7357 WHITE REFLECTIVE
B	SHERWIN WILLIAMS	SW 4005 "FOURSTONE"
C	SHERWIN WILLIAMS	SW 9133 ACCENT/PAISER STONE
D	ACCENT PAINT	SPRUE BE
E	ING	SPACE BAND
F	ING	CONCRETE
G	ING	CONCRETE
H	ING	CONCRETE
I	ING	CONCRETE
J	ING	CONCRETE
K	ING	CONCRETE
L	ING	CONCRETE
M	ING	CONCRETE
N	ING	CONCRETE
O	ING	CONCRETE
P	ING	CONCRETE
Q	ING	CONCRETE
R	ING	CONCRETE
S	ING	CONCRETE
T	ING	CONCRETE
U	ING	CONCRETE
V	ING	CONCRETE
W	ING	CONCRETE
X	ING	CONCRETE
Y	ING	CONCRETE
Z	ING	CONCRETE



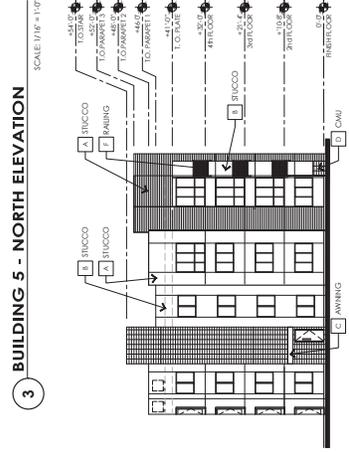
1 BUILDING 5 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 5 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 5 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



5 BUILDING 5 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
20-2025-00

BANYAN RESIDENTIAL

Apartments @ SWC 48th St. & E. Washington St.
Phoenix, Arizona

PUD SUBMITTAL
06-23-2021

BUILDING 5 - EXTERIOR ELEVATIONS
Preliminary. Not For Construction

CITY OF PHOENIX

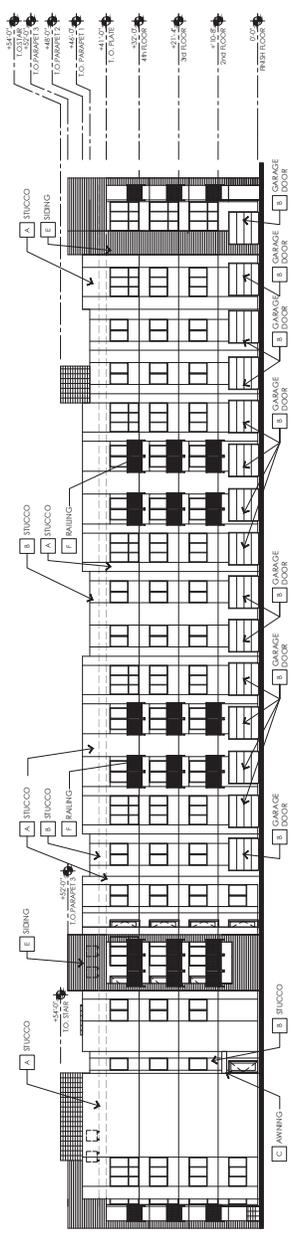
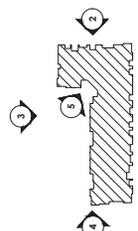
NOV 30 2021
Planning & Development Department

A4.5.2

ADRY/ISBY NO.	2100187
PAPP NO.	2100064
WELFARE	CAMERACK EAST
DATE	10.30.20
DATE OF MEETING	08.11.2021

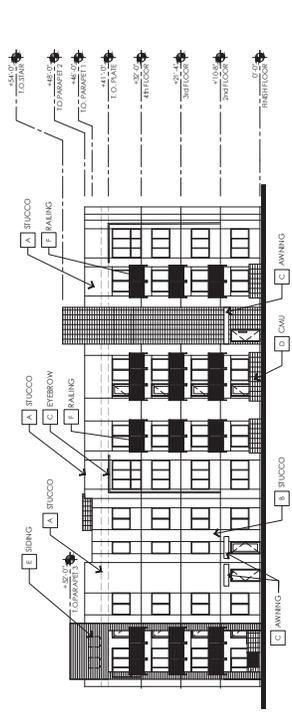
LOCATION	MANUFACTURER	COLOR
A	SHERWIN WILLIAMS	SW 7757 REFLECTIVE WHITE
B	SHERWIN WILLIAMS	SW 6905 TOUCHSTONE
C	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
D	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
E	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
F	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
G	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
H	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
I	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
J	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
K	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
L	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
M	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
N	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
O	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
P	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
Q	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
R	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
S	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
T	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
U	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
V	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
W	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
X	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
Y	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE
Z	SHERWIN WILLIAMS	SW 9183 ACCENT JAUNE SONE

FLOOR KEYMAP MAP



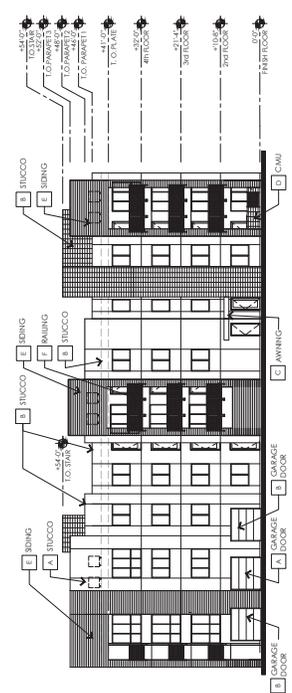
1 BUILDING 6 - WEST ELEVATION

SCALE: 1/16" = 1'-0"



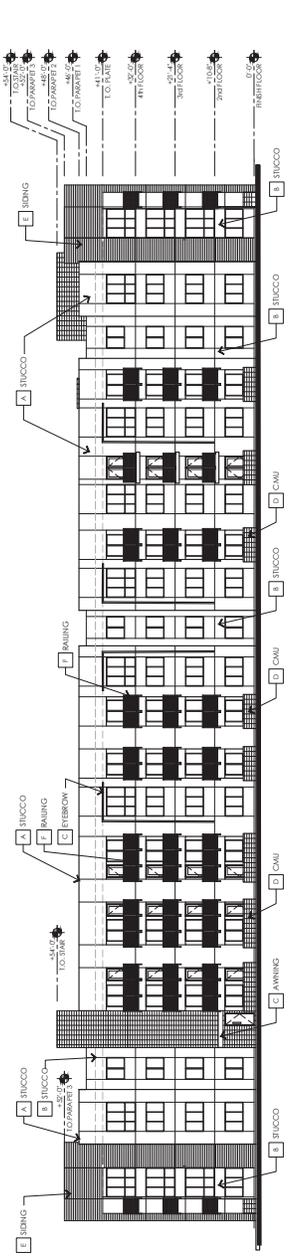
2 BUILDING 6 - NORTH ELEVATION

SCALE: 1/16" = 1'-0"



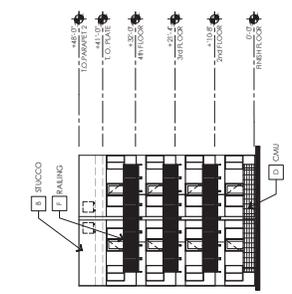
4 BUILDING 6 - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



3 BUILDING 6 - EAST ELEVATION

SCALE: 1/16" = 1'-0"



5 BUILDING 6 - NORTHEAST ELEVATION

SCALE: 1/16" = 1'-0"



PROJECT NO. 2101187
 DATE: 06/23/2021
 PROJECT: APARTMENTS @ SWC 48TH ST. & E. WASHINGTON ST.
 PHOENIX, ARIZONA
 DRAWING NO. 20-2023-00
 SHEET NO. A4.6.1
 PREPARED BY: J. M. [Name]
 CHECKED BY: [Name]
 DATE: 06/23/2021

TODD + ASSOCIATES
 602-952-8280 / TODDASSOC.COM
 20-2023-00



BANYAN RESIDENTIAL

Apartments @ SWC 48th St. & E. Washington St.
 Phoenix, Arizona

PUD SUBMITTAL

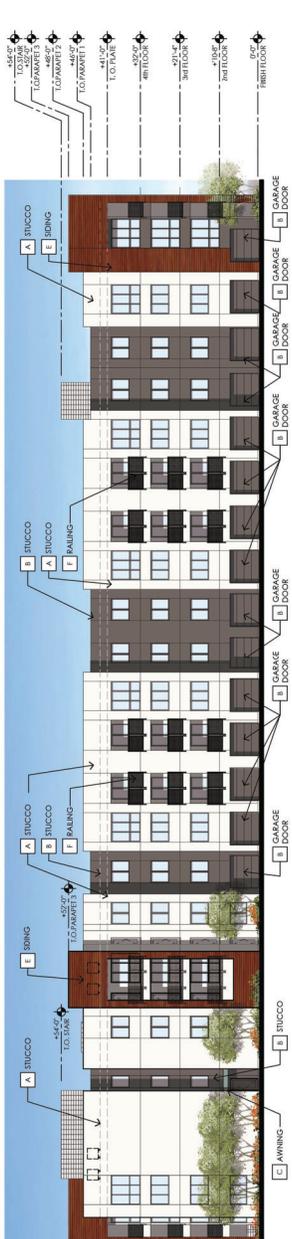
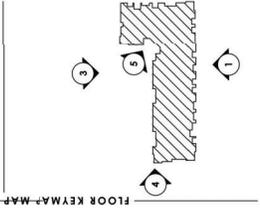
06-23-2021

BUILDING 6 - EXTERIOR ELEVATIONS
 Preliminary Not For Construction

A4.6.1

CITY OF PHOENIX
 NOV 30 2021
 Planning & Development Department

LOCATION	MANUFACTURER	COLOR
A	SHERWIN WILLIAMS	SW 7757 WHITE FIBER
B	SHERWIN WILLIAMS	SW 4005 TULLYSTON
C	SHERWIN WILLIAMS	SW 9133 A JASPER ST
D	CMU	SPERDIE SPACE SAND
E	STUCCO	PAC GLAD TUFF PAH
F	RAILING	SHERWIN WILLIAMS TULLYSTON
G	AWNING	CLUMINAL STONEBROOK
H	AWNING	ARCADIA
I	AWNING	ARCADIA
J	AWNING	ARCADIA



1 BUILDING 6 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

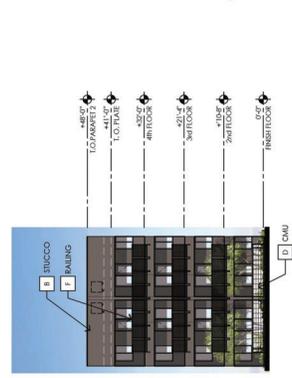


2 BUILDING 6 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

4 BUILDING 6 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 6 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



5 BUILDING 6 - NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



2100187
2102894
2102894
CAMELIA C
14-38
05-11-2021

ADRY/SEV NO.
2102894
PAPP NO.
2102894
VILLAGE
CAMELIA C
DRAWING NO.
2102894
CONTRACT NO.
2102894
PRE-APPLICATION MEETING
05-11-2021

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20-2025-00

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A4.6.1