

Copper Residences Planned Unit Development

Case No. Z-169-25-2

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Planned Unit Development Statement

The Planned Unit Development (“PUD”) zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix (“Phoenix Zoning Ordinance”). A PUD is intended to be a stand-alone document that sets forth the regulatory framework for a particular project, including permitted uses, development standards and design guidelines (“PUD Regulations”). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations or requirements.

A PUD may include background information and narrative discussion, including purpose and intent statements which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and are not requirements to be enforced by the City of Phoenix.

The PUD regulations apply to all property within a PUD project boundary. The PUD regulations supersede and replace all applicable Phoenix Zoning Ordinance requirements otherwise applicable to a project. If there is a conflict between PUD regulations and the Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the Phoenix Zoning Ordinance controls.

A. Purpose & Intent

1. Project Overview and Goals

The Westin Kierland Resort & Spa (also referred to herein as the “Westin Kierland Resort”) is North Phoenix’s most iconic hospitality and tourism asset, featuring 735 keys, 55 suites, 128,000 square feet of meeting and event space, and the 27-hole Westin Kierland Golf Club (the “Golf Club”). The Golf Club features three, nine-hole sub-courses: Ironwood, Acacia, and Mesquite. As the crown jewel of the Kierland Community, The Westin Kierland Resort first opened for operations in 2002, six years after the opening of the Golf Club. Host Hotels & Resorts, Inc. (“Host”) acquired the 260-acre resort and Golf Club in 2006 and has continued to be a steward of the Westin Kierland Resort since taking ownership, including through the Great Recession and the global COVID pandemic. In 2019, driven by vast growth and market demand in the Kierland area, a new 165 key AC Hotel was approved by the City of Phoenix and developed by Host adjacent to the Westin Kierland Resort. The development of this new Kierland area amenity, which particularly appeals to younger generations and families, was coupled with facilities upgrades for the Westin Kierland Resort itself. Host remains committed to ensuring that the Westin Kierland Resort continues to provide state-of-the-art accommodations for its guests and community in which it is located.

To that end, the Copper Residences Planned Unit Development (the “Copper Residences PUD”) is proposed for a portion of the Golf Club consisting of nine-holes generally located north and south of Greenway Parkway, between 66th Street and the main private entry to the Westin Kierland Resort (the “Property”). A Property aerial map is included at **Exhibit 1** for reference. The portion of the Property located north of Greenway Parkway (the “North Site” or “Development Unit 1 / DU1”) is approximately 16.16 gross acres and comprises portions of Maricopa County Assessor’s Parcel Number’s (APN’s) 215-59-126 and -123C. The portion of the Property located south of Greenway Parkway (the “South Site” or “Development Unit 2 / DU2”) is approximately 55.64 gross acres and corresponds to APN 215-59-125. Together, these areas comprise approximately 71.8 gross acres of the 213-acre Golf Club. This request is limited to the Mesquite course within the Golf Club and does not include the Ironwood or Acacia courses, which will continue to operate as a more efficient 18-hole golf course that requires less maintenance, water and management. The Copper Residences PUD also excludes the land within the Westin Kierland Resort core, which is subject to the Westin Kierland Resort & Spa PUD (Case No. Z-3-18). This PUD will address existing site constraints while ensuring compatibility of the envisioned development with the surrounding area through the use of appropriate standards for development which seamlessly function with the surrounding area. The Property is impacted by historic drainage flows, which create physical development limitations due to ongoing drainage obligations. Additionally, Development Unit 2 is defined by an irregular U-shaped configuration, requiring thoughtful site planning and tailored development standards.

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In alignment with the City's General Plan land use designations for the Property, as amended through a concurrent minor General Plan land use map amendment (Case No. GPA-PV-2-25-2), the Copper Residences PUD provides a framework for redevelopment of the nine-hole Mesquite golf course into a thoughtfully designed residential community, providing an opportunity for a variety of housing types that reflect the evolving needs of the local Kierland area. As further detailed herein, the Copper Residences PUD is guided by a commitment to sustainability, compatibility, and reinvestment into the existing Golf Club and larger Westin Kierland Resort, with the goal of addressing the growing demand for quality housing in the local area.

The primary goal of this PUD is to create a framework for development of a mixed housing community that will:

- Promote reinvestment into the Westin Kierland Resort and Golf Club.
- Establish development and design standards to ensure a high quality of design and land use compatibility.
- Provide new residential housing opportunities to help further the key goal of The Housing Phoenix Plan adopted by City Council in 2020, which is to create or preserve 50,000 dwelling units by 2030.
- Provide enhanced pedestrian amenities and connections, including through a series of trails.
- Reduce high-water-use turf.
- Upgrade area infrastructure (i.e. wastewater infrastructure upgrades).

2. General Plan Amendment

The City of Phoenix General Plan Land Use Map currently designates the Property as "Parks/Open Space – Privately Owned" as shown in **Exhibit 2: Current General Plan Land Use Map**. Although the General Plan Land Use Map is not intended to reflect the intended zoning of individual parcels and only generalizes desired future land use of an applicable site, we are requesting a companion amendment to the General Plan to support the requested change of land use for the Property. Specifically, an amendment has been filed under separate cover to amend the Land Use Map for DU1 and DU2 as "10 to 15 du/acre – Higher density attached townhouses, condos, or apartments"; and, 3.5 to 5 and 5 to 10 du/acre – Traditional Lot, respectively, as shown in **Exhibit 2: Proposed General Plan Land Use Map**. The Traditional Lot land use category provides for a variety of suburban lifestyles within planned single-family residential communities including, for example, single-family, town home, patio home and duplex type units. Importantly, the General Plan does not regulate residential density, rather this PUD governs permitted density.

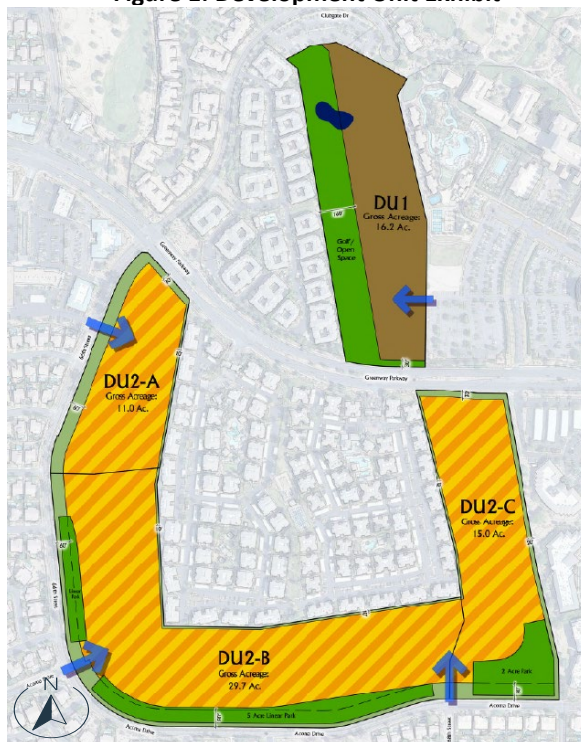
3. Overall Concept

The purpose of the Copper Residences PUD is to create a regulatory framework for development of quality residential communities at the Property that will provide new and diverse housing

options within the Kierland area. The conceptual land use plan proposes high end, for-sale multi-family uses on the approximately 16.16 gross acres within Development Unit 1 north of Greenway Parkway; and, for-sale single-family detached homes and duplex/townhomes on the 55.64 gross acres within Development Unit 2 south of Greenway Parkway. See **Figure 1: Development Unit Exhibit**.

As shown on **Exhibit 3: Existing Zoning Map**, Development Unit 1 is currently zoned GC PCD (Golf Course District, Planned Community District) and RH SP PCD (Resort District, Special Permit, Planned Community District). It should be noted that the RH zoning district currently permits residential development at densities of up to 10 dwelling units per half acre as a matter of right under existing zoning entitlements. As part of a larger 17.64 net acre parcel, portions of Development Unit 1 are already permitted for residential density up to approximately 352 dwelling units, almost two (2) times that which is proposed by this PUD.

Figure 1: Development Unit Exhibit



Development Unit 2 is currently zoned GC PCD (Golf Course, Planned Community District). To respond to market demand and address the nature of the overall proposed development, this is a request to rezone the Property to the proposed Copper Residences PUD to establish permitted uses and to facilitate development of the Property with mixed residential uses. See **Exhibit 3: Proposed Zoning Map**.

This PUD provides the foundation for a well-planned, cohesive project that furthers goals for connectivity in the Kierland area while balancing housing demand. The proposed Copper Residences PUD establishes land use and design standards intended to ensure high quality development. The Copper Residences PUD offers a desirable improvement over conventional zoning standards and directly promotes the appropriate and efficient use of land and infrastructure. This PUD establishes the foundation for a superior development that will provide future end users with a cohesive environment comprised of a variety of related and compatible uses.

4. Development Plan Administration

Recognizing that specific users and site plans are not yet known, the Copper Residences PUD establishes a framework for evaluating future development within the PUD boundaries. All plans included herein are conceptual and are subject to refinement through the site planning process, subject to conformance with the standards of this PUD.

Amendments to the Copper Residences PUD, if any, will be processed in accordance with Section 671.E of the Phoenix Zoning Ordinance. Major Amendments to the PUD, including to boundaries, development standards, a change of land use location, modifications to permitted uses, or to design guidelines that are inconsistent with the intent of the PUD, as outlined herein, shall follow the same application and approval process stated in the zoning map amendment (rezoning) section of the Zoning Ordinance. Any future PUD amendment application made by a future user or successor that (i) seeks only to limit or expand the development standards applicable solely to such successor's property, and (ii) would not affect any other provision of this PUD, may be processed as an isolated amendment to the PUD and apply only to the property of the successor requesting such change.

B. Land Use Plan

Below is a description of the conceptual land use plans for DU1 and DU2 respectively. A conceptual land use plan is included at **Exhibit 4**.

Development Unit 1:

Development Unit 1 is located immediately west of the Westin Kierland Resort, a resort featuring existing building heights up to 11 stories. To the west of Development Unit 1 is the Kierland Greens Condominiums (2 stories). North of the Kierland Greens Condominiums is The Westin Kierland Villas, a Marriott timeshare development (3- to 4-stories). Because Development Unit 1 is located immediately adjacent to the Westin Kierland Resort core and is also near existing multi-story developments, it is envisioned for multi-family development, which is anticipated to include a four-story villa (condo) product type, with 180 dwelling units. The envisioned Development Unit 1 community will feature pedestrian trails along the west property boundary – connecting areas north of the site to Greenway Parkway and beyond. The west perimeter of DU1 has been updated per community feedback, and is now planned to feature a 160-foot-wide linear open space corridor to provide a substantial visual and physical transition to the condominium development to the west. The planned open space areas, which may be retained for golf and/or other active open space, will also accommodate site drainage and meet applicable City of Phoenix retention requirements.

Development Unit 1 is planned to feature an upscale resort-style swimming pool amenity and clubhouse, with community gathering areas, barbeque areas and more, including potential ancillary meeting and commercial space for the Westin Kierland Resort. In response to community feedback, access to DU1 via Clubgate Drive has been removed from the proposed circulation plan. Access to Development Unit 1 is now proposed via the main private drive serving the Westin Kierland Resort, which connects directly to Greenway Parkway, providing primary vehicular access to the DU1 site in a manner consistent with existing resort operations and circulation patterns.

Development Unit 2:

Development Unit 2 is located south of Greenway Parkway and is defined by its U-shape geometry. This development unit surrounds two (2) existing two and three-story multi-family residential communities known as Ascend at Kierland and Elite North Scottsdale. To the east of DU2 are several office buildings, one of which was rezoned in 2022 to a PUD for redevelopment as a six-story multi-family residential development known as Icon Kierland; to the south and west are single-family residential uses. Also to the west is a Safeway-anchored shopping center. Much like DU1, this development unit is a transitional site which provides an opportunity to incorporate new development while maintaining meaningful open space corridors that provide visual and physical access to open space. In response to community feedback, the development plan for Development Unit 2 now includes three (3) subareas: DU2-A, DU2-B and DU2-C. The subareas have been established to provide increased certainty with respect to development standards, including building height.

DU2 is anticipated to be developed as outlined below, however, this PUD does not prescribe a specific site plan, so as to provide flexibility for the development to adjust to market conditions, subject to the development and design standards outlined herein. **DU2-A** is located within the northwest corner of Development Unit 2 and it is proposed as a for-sale townhome/duplex community featuring approximately 78 new lots, with a maximum building height of two (2) stories and 30 feet. **DU2-B** is centrally located within Development Unit 2 and is proposed as a for-sale detached single family home community featuring approximately 148 new lots, with a maximum building height of two (2) stories and 30 feet. **DU2-C** is located along the east perimeter of Development Unit 2, adjacent to existing office and approved multi-family uses, and it is proposed as a for-sale townhome/duplex community featuring approximately 88 new lots, with a maximum height of two (2) stories (and a covered roof deck) and 45 feet. All three (3) subareas are planned as transitional uses that step down from higher intensity developments in the surrounding area. A **Conceptual Building Height Exhibit** is included at **Exhibit 5**. There are several amenity areas envisioned to serve DU2. These areas may feature upscale resort-style swimming pool amenities and clubhouse facilities, along with community gathering areas, barbeque areas and more.

A defining element of DU2 will be its open space corridors and trails, which is intended to promote pedestrian connectivity within and beyond the site to residents and the public while also accommodating site drainage and retention. This PUD incorporates a thoughtfully integrated open space network in direct response to community feedback, including a new 2-acre pocket park at the southeast corner of DU2, and a 5-acre linear park along the south boundary of DU2, as shown on **Exhibit 6**, designed to enhance recreational opportunities and connectivity. These spaces provide accessible gathering areas and pedestrian linkages that serve both residents and visitors. By incorporating landscaped buffers and a mix of active and passive open space elements, the parks—which will be privately owned and maintained, with a dedicated public access easement—create a natural transition between adjacent land uses, promoting compatibility and a cohesive development pattern.

In response to community feedback, the access configuration for Development Unit 2 has also been refined to improve circulation efficiency, better respond to surrounding land use conditions, and disperse traffic flows throughout the perimeter of DU2. As further detailed in Section H.3, a driveway is provided for each sub-development unit to distribute vehicular access and reduce concentration of traffic at any single point.

This PUD provides for pedestrian connectivity surrounding DU2, with access via the gated entryways. This connectivity will extend north to DU1 and to the Westin Kierland Resort via the existing cart underpasses that traverse beneath Greenway Parkway, which will remain publicly accessible.

C. List of Uses

The Zoning Administrator may administratively approve a use analogous to those listed in the lists below, as authorized by Zoning Ordinance Section 307.A.3.

a. Development Unit 1

Permitted Uses:

- Single Family Residential.
- Multifamily Residential.
- Hotel. The following accessory uses are permitted; provided, that the entrance to said accessory uses shall be from within the building only and that no sign or display for the accessory uses shall be located so as to be visible from a public thoroughfare or adjacent property:
 - i. Auto rental agency; provided, that there are no more than three vehicles stored on the hotel property.
 - ii. Child care, for hotel guests only.
 - iii. Cocktail lounges with recorded music or one musician.
 - iv. Convention or private group activities.
 - v. Gift shop.
 - vi. News stand.
 - vii. Restaurants with recorded music or one musician.
 - viii. Other services customarily accessory thereto
- Condo Hotel, including all accessory uses permitted for multi-family and hotel.
- Golf Course uses in accordance with Section 641 of the Phoenix Zoning Ordinance, and related events.
- Private parks and open space.

Accessory Uses:

- Food services (Restaurant-style and/or room service) associated with a condo hotel use.

- All accessory uses to residential uses in Development Unit 1 shall be subject to the uses as permitted for the R-3 zoning district in accordance with Section 608 of the Phoenix Zoning Ordinance
- Banquet services, fitness center, business center, pool and spa services, outdoor amenities, clubhouse with or without lounge, pet run and kids playroom.
- All accessory uses to golf course uses in Development Unit 1 shall be subject to the uses as permitted for the GC zoning district in accordance with Section 608 of the Phoenix Zoning Ordinance.

Temporary Uses:

- All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance.

Special Permit Uses:

- Special Permit uses are not permitted

Prohibited Uses:

- All other uses are prohibited.
- Data Center

b. Development Unit 2

Permitted Uses:

- Single Family Residential.
- Multifamily Residential.
- Golf Course uses in accordance with Section 641 of the Phoenix Zoning Ordinance.
- Private parks and open space.

Accessory Uses:

- All accessory uses to residential uses in Development Unit 2 shall be subject to the uses as permitted for the R-2 zoning district in accordance with Section 608 of the Phoenix Zoning Ordinance.

Temporary Uses:

- All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance.

Special Permit Uses:

- Special Permit uses are not permitted

Prohibited Uses:

- All other uses are prohibited.
- Data Center

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D. Development Standards

Below are development standards that correspond to the Overall Conceptual Perimeter Plan (Exhibit 7).

1. Development Standards for Development Unit 1

Development Unit 1 is subject to development standards generally based on R-3 PRD Zoning District standards, except as modified by the Development Standards Table below.

Maximum Density	180 units
Minimum Perimeter Building Setbacks	Adjacent to Streets: 30 feet Adjacent to Residential Uses (West): 160 feet Adjacent to Non-Residential Uses (East): 0 feet Internal: 0 feet
Minimum Individual Lot Setbacks for Single-Family Residential	Front: 10 feet Rear: None Street Side: 10 Feet Interior Sides: None
Maximum Building Height	54 feet • Maximum building height shall not preclude a rooftop deck that extends beyond the maximum building height, provided that such space does not include any habitable enclosed living space and does not exceed 30% of the total rooftop. • Exceptions to the building height include those listed in the City of Phoenix Zoning Ordinance Section 701.B, as well as any barriers necessary for the safety and security of a rooftop deck. • Building Projections (open and closed) into stated setbacks shall be permitted in accordance with those listed in the City of Phoenix Zoning Ordinance Section 701.A.3.b.
Maximum Lot Coverage	Maximum 70% for multifamily Maximum 60% for standard single family detached No maximum for single family attached

Minimum Common Area Open Space	Minimum 30% of gross lot area
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2. Development Standards for Development Unit 2

Development Unit 2 is subject to development standards generally based on R-2 PRD Zoning District standards, except as modified by the Development Standards Table below.

Maximum Density	314 units
Minimum Perimeter Building Setbacks	Adjacent to Streets (66th Street): 60 feet* Adjacent to Streets (Acoma Drive): 80 feet* Not Adjacent to Streets: 10 feet Interior Lot Lines: 0 feet *To accommodate drainage and retention requirements, only the first 20 feet of the perimeter building setbacks along street frontages shall count toward the required setback for grading and drainage purposes.
Minimum Individual Lot Setbacks	Front: 10 feet Rear: None Street Side: 10 Feet Interior Sides: None
Minimum Lot Dimensions	None
Maximum Building Height	DU2-A: 2 Stories and 30 feet; no roof deck permitted DU2-B: 2 Stories and 30 feet; no roof deck permitted DU2-C: 3 Stories (2 story building plus roof deck) and 45 feet; roof deck permitted • Exceptions to the building height include those listed in the City of Phoenix Zoning Ordinance Section 701.B • Building Projections (open and closed) into stated setbacks shall be permitted in accordance with those listed in the City of Phoenix Zoning Ordinance Section 701.A.3.a.
Maximum Lot Coverage	60% for standard single family detached No maximum for single family attached
Minimum Open Space	20% of overall gross lot area for DU2 in the aggregate

Lighting	All lighting standards shall comply with Section 507 Tab A.II.A.8 and Section 704 of the Phoenix Zoning Ordinance.
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3. Parking Standards Development Units 1 and 2

Minimum Parking Standards Development Unit 1	Single family: 2 spaces per unit An additional 0.25 unreserved space per dwelling unit must be provided elsewhere within the development for visitor parking for single family attached product. Multi-family: 1.5 spaces per unit Of the required parking spaces, a minimum of 0.25 spaces per dwelling unit must be provided as unreserved spaces when the lot has five or more dwelling units Hotel or Condo/Hotel: 1 space per 1 dwelling unit or rooming unit
Minimum Parking Standards Development Unit 2	Single family: 2 spaces per unit An additional 0.25 unreserved space per dwelling unit must be provided elsewhere within the development for visitor parking for single family attached product. Multi-family: 1.5 spaces per unit Of the required parking spaces, a minimum of 0.25 spaces per dwelling unit must be provided as unreserved spaces when the lot has five or more dwelling units
Electric Vehicle Parking Development Unit 1	A minimum of 2% of the required parking spaces shall include EV installed infrastructure. A minimum of 5% of the required parking spaces shall include EV Capable spaces.

Electric Vehicle Parking Development Unit 2	Each newly constructed single-family dwelling with dedicated off-street parking shall provide at least one EV-Capable parking space. This may be in a garage or driveway with dedicated access.
On-Site Loading Development Unit 1	Per Zoning Ordinance Section 702.H.2.c.
Bicycle Standards Development Unit 1	a) Secured bicycle parking shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance. b) Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required. c) Bicycle parking shall be provided through Inverted U and/or artistic racks located near building entrances or open space/amenity areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan. d) Minimum 10% of required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities. e) A minimum of one bicycle repair station (“fix it station”) shall be provided and maintained on site for each individual multifamily residential development. f) Bicycle repair stations (“fix it stations”) shall be provided in areas of high visibility and separated from vehicular maneuvering areas, where applicable. Bicycle repair stations (“fix it stations”) shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
Bicycle Standards Development Unit 2	One (1) publicly accessible bicycle use supporting feature shall be provided, which may be a repair station,

	drinking fountain, or other amenity that is utilized by bicyclists.
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4. Landscape Standards – Development Units 1 and 2

Minimum Perimeter Landscape Setbacks Development Unit 1	Adjacent to Streets: 30 feet Adjacent to Residential Uses (West): 30 feet Adjacent to Non-Residential Uses (East): 0 feet Internal: 0 feet Pedestrian trails and/or paths may be located within the landscape setback.
Minimum Perimeter Landscape Setbacks Development Unit 2	Adjacent to Streets (66th Street): 30 feet* Adjacent to Streets (Acoma Drive): 30 feet* Not Adjacent to Streets: 10 feet Interior Lot Lines: 0 feet *To accommodate drainage and retention requirements, only the first 20 feet of the landscape setback along street frontages shall count toward the required setback for such purposes.
Minimum Landscape Setback Planting Standards	Trees: Minimum 2-inch caliper, large canopy, shade trees (50% of required trees) - Minimum 3-inch caliper, large canopy, shade trees (50% of required trees) - Trees planted 20 feet on center or in equivalent groupings - Large canopy evergreen shade trees shall be planted along property lines not adjacent to a street that is adjacent to existing residential development - Existing trees with caliper sizes equal to or greater than required minimums shall be counted toward the required tree quantities in the respective size categories. Live Coverage: - Minimum of five 5-gallon shrubs per tree - A mixture of shrubs, accents, and vegetative

	groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage. c) A minimum of 10% of the required shrubs shall be a milkweed or another native nectar species, and shall be planted in groups of three or more.
Plant Material DU1	Only landscape materials listed in the Phoenix Active Management Area Low Water Use and Drought Tolerant Plant List shall be utilized in the common areas (excluding functional turf areas) of all development, as approved or modified by the Planning and Development Department.
Plant Material DU2	Only landscape materials listed in the Phoenix Active Management Area Low Water Use and Drought Tolerant Plant List shall be utilized in the common areas (excluding functional turf areas), and within the front yards of individual residential lots, as approved or modified by the Planning and Development Department. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
Utility Conflict Resolution	Where utility or easement conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

5. Shade

Shade	• Shade shall be calculated at summer solstice at noon. • Shade may be achieved by trees, shade structures, or a combination of the two, unless otherwise specified. • A shading study shall be submitted to the City for review and approval with preliminary and final site plan submittals. • A minimum of 75% shade shall be provided for the following:
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	○ Public and private pedestrian pathways, sidewalks and Shared-Use Paths. ○ Bicycle parking ○ Bicycle repair stations ○ Transit stops ● A minimum of 25% shade shall be provided for surface parking areas
Utility Conflict Resolution	● Where utility, sight visibility, or easement conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

6. Fences and Walls

Fences and Walls	a) Fences and walls shall comply with Section 703 of the Phoenix Zoning Ordinance; except, b) A minimum 50% open or partial view fencing shall be provided for residential development along public streets. c) View fencing may encroach into the required perimeter and landscape setback, as necessary for life safety.
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7. Amenities

A range of quality amenities are required to encourage social interaction between residents and visitors. Each development unit will include a minimum of three (3) of the following amenities, or similar:

● Clubhouse ● Gym Facilities ● Community Room / Meeting Space ● Game Room ● Work Stations ● Bike Storage	● Resident Pool(s) ● Sports Court(s) ● Resident Community Garden ● Dog Park and/or pet washing station ● BBQ Areas ● Media/theater room
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In addition, publicly accessible community paths internal to the Property, as shown on **Exhibit 8**, are required as follows:

- a. A minimum 10-foot-wide pedestrian path, constructed of concrete or decomposed granite, shall be provided along the perimeter of each development unit and shall connect to public sidewalks.
- b. The pedestrian path for Development Unit 2 shall connect across the development, connecting to the public sidewalk along Acoma Drive and Greenway Parkway, a minimum of two times, as generally depicted on **Exhibit 8**.
- c. A minimum 20-foot-wide Public Access Easement (PAE) shall be dedicated and the 10-foot-wide public trail shall be constructed within the easement.

8. Lighting

All lighting shall comply with the standards of Ordinance Section 704, Section 507.Tab A.II.A.8 and Section 23-100 of the Phoenix Zoning Ordinance and City Code.

- a) The following pedestrian lighting shall be provided adjacent to all pedestrian pathways and sidewalks:
 - 15-foot maximum height of lighting fixtures.
 - A minimum of 1-foot candle illumination shall be maintained throughout the pathway/sidewalk.
 - Uniform lighting shall be placed along entire pathway/sidewalk to avoid bright high glare areas and low visibility dark areas.

9. Street Standards

Streetscape Standards	Minimum:
Shared Use Path	A minimum 20-foot-wide sidewalk easement (S/W E) shall be dedicated along the property lines adjacent to Greenway Parkway, 66th Street, and Acoma Drive. A minimum 8-foot-wide Shared-Use Path (SUP) shall be retained along Greenway Parkway, and a minimum 10-foot-wide SUP shall be provided along 66 th Street and Acoma Drive and constructed within the easement, in accordance with the MAG supplemental detail, and as approved or modified by the Planning and Development Department.

	The Shared-Use Path may be provided in place of the required sidewalk.
Greenway Parkway	Landscape Strip Located Between Back of Curb and Sidewalk: 4 feet for 30% of frontage (existing) Landscape Strip Planting Standards: • Live Coverage: A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage. Detached Sidewalk Width: 8 foot sidewalk (existing)
Acoma Drive/66 th Street	Landscape Strip Located Between Back of Curb and Sidewalk: 7 feet (Average) Landscape Strip Planting Standards: • Trees: Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve 75% shade. • Live Coverage: A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage. Detached Sidewalk Width: 10 foot sidewalk

E. Design Guidelines

PUDs within the City of Phoenix are required to define key design guidelines that will guide development project-wide and ensure a high level of consistent design vernacular throughout the site as it is developed. While specific building elevations have not been established for either DU1 or DU2, design standards are included herein and representative architectural images are provided at **Exhibit 9** to provide the design intent and envisioned quality of homes. Below is a discussion of how this PUD will establish design guidelines that contribute to a cohesive, high-quality project.

Building Design:

The guidelines for The Copper Residences residential building product set forth below serve to supplement and enhance the provisions set forth in Section 507 Tab A, Guidelines for Design Review, of the Phoenix Zoning Ordinance. These additional guidelines are intended to provide a framework to ensure that all home and building elevations provide for varied building massing, rooflines, proportion, façade articulation, appropriate detailing, colors and materials to promote design diversity, while also respecting the architectural character of the surrounding built form. The goal of these guidelines is not to dictate or direct architectural style, but rather to achieve harmony in the built residential environment.

Architectural Style

The architectural vernacular may include Bungalow, Desert Ranch, Desert Prairie, Hacienda, Mission, Modern Farmhouse, Modern Spanish, Santa Barbara, Southwest, Tuscan, and/or Transitional architectural styles, as determined at the time of preliminary site plan approval.

Architectural Diversity (DU2)

Subdivision house designs shall reflect sufficient variation in elevations and detailing to address the goal of diversity while maintaining an identifiable image for the community:

1. Provide a minimum of five (5) different standard plans within DU2.
2. Provide a minimum of three (3) distinctive elevations for each standard plan within DU2
3. Provide a minimum of six (6) body colors within DU2.
4. Provide a minimum of three (3) alternative roof materials, shapes, and/or colors within DU2.
5. Provide exterior accent materials as a standard design feature (e.g., brick, stone, masonry, architectural metal cladding, etc.).

Architectural Design Elements

1. The front entry of each building shall be clearly defined and identifiable.
2. Buildings shall provide four-sided architecture

3. Window and door trim as well as accent detailing shall be incorporated and vary from the primary color and materials of the building.
4. Strive to achieve visual strength and balance in all elements of the design: all columns must be thick enough for their height, beams deep enough for their span, fascia's substantial enough for their length, and walls thick enough for their size.
5. All windows on all sides of a building must have style appropriate detailing.
6. Window pop-outs shall be style appropriate.
7. Architectural design for DU1 shall take into account the solar consequences of building height, bulk and area.
8. Building exposures within DU1 subject to solar intensity shall provide landscaping and architectural surface relief to reduce heat gain on the building itself.

Roof Lines

Roofs may be pitched or flat, roof pitch shall be 4:12 maximum. Roof overhangs, where provided, must be a minimum of 24" with a fascia appropriate to the buildings architectural style. Avoid long uninterrupted rooflines or roof planes. Asphalt, fiberglass, slurry colored concrete tiles, simulated and wood shakes, and S & W shaped tiles shall not be permitted.

Colors and Materials

The objective is to use a color palette that is consistent with the setting and the surrounding environment.

1. A minimum of six (6) colors schemes shall be provided for subdivisions.
2. Use of multiple body and accent colors within a scheme are encouraged to break up massing and create additional visual interest.
3. No dwelling or accessory building shall be constructed with plastic or composition siding.

Garages

1. Recessed, side-loaded and/or tandem garages shall be provided where feasible.
2. Corner lots are permitted to have side loaded garages.
3. Provide garage doors with windows, raised or recessed panels, or other architectural trim.
4. Carports are prohibited.

Driveways and Walks

All driveways shall be constructed of decorative concrete, brick, decorative pavers, or integral color concrete.

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A/C Units

All air conditioning, heating or environmental enhancement devices for single family residences shall be mounted at ground level. No unit of any kind is permitted to be roof-mounted.

All ground-mounted units must be screened from street view by a solid block wall and shall not be visible from the street or neighboring lot.

Private Ramadas and Gazebos

Design of private ramadas and gazebos shall be compatible with the design of the principal dwelling in materials, colors and architectural style. Roof tile color and shape shall also match the tile on the dwelling unit.

Walls and Fences

Below are standards which further promote the intent of the wall and fence design for the PUD.

- Chain link fencing shall be prohibited except as construction security fencing during an active permit.
- Newly constructed walls shall have a finished appearance, treated with decorative materials. Walls exceeding 50 feet in length shall be articulated or contain substantial landscaping to break the continuous wall surface.
- All service and mechanical equipment areas shall be screened by a solid wall to conceal loading docks, trash and recycling containers, large electrical transformers, backflow preventers, and other mechanical and electrical equipment from eye level adjacent to all streets and walkways. Screening shall be compatible with the adjacent architecture.
- Surface parking lots shall be screened from public streets by a minimum 3-foot-tall wall unless berms and dense landscaping is provided.

Lighting

- All lighting shall conform to the City of Phoenix Zoning Ordinance unless further restricted within this PUD.
- Special care shall be taken with surface parking lighting design to provide lighting levels that promote security without spilling over into adjacent residences.
- Lighting shall be shielded with cut-off fixtures and deflectors to direct light downward and limit on-site lighting levels to a maximum of 1 foot candle at the PUD boundary.
- Lighting shall be provided within the underground pedestrian pathway to ensure a safe, secure, and accessible environment for all users. Illumination levels shall be consistent with or exceed existing conditions and shall be designed to support visibility, wayfinding, and user comfort.

Water Consumption

For multifamily residential development:

- Except as modified herein, only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
- Natural turf shall be permitted within open space areas designated for golf course uses.
- Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup Program for a minimum of 20 years, or as approved by the Planning and Development Department.

For single-family residential subdivisions:

- WaterSense labeled fixtures shall be required.
- Except as modified herein, only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
- Natural turf shall not be utilized within front yards of individual single-family lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision. This does not preclude use of natural turf within backyards.
- Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into the Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.

For both multifamily and single-family residential development:

- Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional open space turf areas, including park open space, as approved by the Planning and Development Department.
- For common areas, landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- For common areas, pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
- For common areas, a flow meter device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation shall be applied efficiently based on the maturity and need for the vegetation.
- One (1) green stormwater infrastructure (GSI) element for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street

Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

- The above does not apply to golf course uses (existing or future).

Site Design

- Where pedestrian walkways cross a vehicular path or street within project entryways, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other alternative materials, that visually contrasts parking, drive aisle, and street surfaces, as reviewed and approved by the Planning and Development Department and the Street Transportation Department.
- Traffic calming measures, including landscaped medians, shall be provided within entries and exits next to arterial and collector streets to slow down vehicular speeds as they approach sidewalks, pathways, and trails.
- Primary entry/exit drives shall incorporate enhanced landscaping on both sides within minimum 250-square-foot landscape areas, and shall incorporate a minimum 8-foot-wide landscape median a minimum of 60 feet in depth, planted with a variety of at least three plant materials, and minimum 2-inch caliper single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage within the landscape median.
- Waste stations shall be provided at all multi-family building entrances/exits within DU1 (except for emergency only exits, as applicable) and shall be allocated throughout the site in common open space areas and logical nodes along sidewalks, trails, and pedestrian pathways, at convenient locations.
- Waste stations shall be provided within DU2 throughout the site in common open space areas and logical nodes along sidewalks, trails, and pedestrian pathways, at convenient locations.
- Recycling containers shall be provided for each garbage container provided within DU2-B.
- The project will incorporate permeable paving solutions for internal trails, where feasible, to support stormwater infiltration while maintaining ADA accessibility.
- Service areas and other screened areas within DU1 shall have proper security lighting.

F. Signs

Signage within the Copper Residences PUD shall be governed by the regulations applicable to signs as established in the City of Phoenix Zoning Ordinance Section 705, and definitions within Section 202, unless modified within the PUD. Signs that advertise residential projects within the boundaries of the PUD shall be treated as on-premises advertising irrespective of parcel lines.

For the purposes of the Copper Residences PUD, informational and directional signage shall not be considered as signs (permanent or temporary) requiring a permit by the City of Phoenix.

Sign Design Standards

New signage will directly complement the existing Westin Kierland Resort and future residential development.

- Signage within the PUD shall maintain architectural continuity by incorporating design elements consistent with adjacent buildings and structures.
- Signs shall use complementary colors, textures, materials, and a consistent typeface, as established by the first approved sign.
- Sign placement shall be integrated into the design of adjacent structures and the streetscape, without visually dominating either.
- Signs shall be oriented for optimal readability and to effectively serve their intended purpose.
- Illumination of signs will be carefully designed to provide a soft, indirect glow that does not negatively impact the community or surrounding properties and conform to Section 705.C.6 of the City of Phoenix Ordinance.

Flexibility Provisions

To provide flexibility in sign design and wayfinding, a Comprehensive Sign Plan may be submitted in accordance with the procedures and evaluation criteria set forth in Section 705.E.2 of the Phoenix Zoning Ordinance.

Temporary Sign Standards

Temporary signage for non-residential and/or residential uses within the Westin Kierland Resort shall be permitted along and visible from right-of-way frontages. Unless specifically listed below, temporary signs shall be regulated in accordance with applicable City of Phoenix standards for such signs, contained within Section 705 of the City's Zoning Ordinance.

Construction and Property Sale Signs

Construction and Property Sale Signs shall be permitted subject to the requirements of the table below:

Land Use	Maximum Area	Maximum Height	Number
Construction Signs during active permit			
Residential	32 sq. ft.	12 feet	1 per street frontage
Property Sale Signs			
Residential	6 sq. ft. if less than 10 acres; 16 sq. ft. if 10 acres or more	12 feet	1 per 300' of street frontage

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Subdivision Sale and Model Home Signs

1. Sales Signs
 - a. Temporary signs shall be located within the boundaries of the subdivision or condominium to which they refer.
 - b. The area of such signs shall be limited to two (2) square feet for each unit upon which a dwelling shall be built, to a maximum of six hundred (600) square feet. A minimum sign of ninety-six (96) square feet shall be allowed for any subdivision with no single sign exceeding three hundred (300) square feet.
 - c. Staff-mounted flags not exceeding four (4) by six (6) feet per flag may be used during the sales period. There shall be allowed one flag per unit to a maximum of twenty-five (25) flags total. No flag shall be closer than twenty (20) feet to another flag. No flagpole shall exceed twenty-five (25) feet in height.
 - d. Subdivision Sales signs shall not be erected until after the applicable Final Subdivision Plat has been approved by the City of Phoenix.
2. Off-site Sales directional signs
 - a. Copy on such signs shall be limited to the following: 1) the corporate or subdivision name, logo, and sale slogan; 2) types of homes offered for sale (single family, townhomes, condos, etc.); 3) developer name; and 4) travel directions.
 - b. Size shall be no greater than thirty-two (32) square feet for a development site less than 10 acres; one hundred (100) sq. ft. if 10 acres or more.
 - c. Within the boundaries of the Copper Residences PUD, each subdivision or model home complex may erect up to two temporary directional signs.
 - i. A common sign structure for the placement of directional information for multiple subdivisions may be permitted so long as no subdivision is allocated more than thirty-two (32) square feet of the sign and the sign does not exceed three hundred (300) square feet in size and eighteen (18) feet in height.
 - d. Beyond the boundaries of the Copper Residences PUD, up to two temporary directional signs may be erected on undeveloped property within one mile of a subdivision or model home complex.
3. Model home signs
 - a. Each model home lot or dwelling may have fifteen (15) square feet of signage.
4. Removal
 - a. Sales and model home signs shall be removed within fifteen (15) days after all lots or dwelling units in the subdivision which were offered for sale have been sold. In any case, flags shall be removed in the event no sales occur for a period in excess of 180 days.

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G. Sustainability

The following are sustainability practices that will be encouraged for development throughout the Copper Residences PUD and are divided below into those that are City-enforced and those that are stated developer goals.

1. City-Enforced Standards:

- Reduce heat island effects through coordinated site and architectural design strategies, including shaded pedestrian environments, high-reflectance materials, and landscape integration, consistent with Section D.5 and subsequent shading and material standards where feasible.
- Provide shaded pedestrian networks and open spaces in accordance with the minimum performance standards established in the Shade and Site Design sections.
- Incorporate drought-tolerant landscaping, water-efficient irrigation systems, and low-flow plumbing fixtures in compliance with the Water Consumption standards outlined herein.
- Provide bicycle parking facilities in convenient and visible locations, consistent with overall site design requirements.
- Install EV charging infrastructure and EV-capable parking spaces across Development Units 1 and 2, as approved by the Planning and Development Department.

2. Developer Goals:

- Implement integrated water conservation strategies that support and enhance compliance with the Water Consumption section, including advanced irrigation controls and system optimization. Incorporate LED and energy efficient lighting technology into lighting constructed on the Site, including parking lots and streets.
- Select building materials and colors to reduce overall heat gain.
- Design to reduce energy loads by addressing passive design elements (i.e. daylight, natural ventilation, solar mass) and active design elements (i.e. environmental conditioning methods, radiant heating and cooling, shared building systems).
- Provide high performance windows, insulation, and HVAC systems.
- Provide slope stabilizing plant material where appropriate to limit erosion.
- Incorporate dual-pane, energy efficient windows.
- Install enhanced HVAC systems with 14 SEER or higher.
- Support enhanced indoor air quality and fresh airflow.
- Develop and implement a plan for recycling and materials management during construction.
- Encourage high-performance building designs that conserve resources, while balancing energy-efficient, water-efficient, cost-effective and low-maintenance engineering solutions and construction products through whole building life cycle assessment.

- Encourage the use of construction, roofing materials and paving surfaces with solar reflectance with thermal emittance values as shown in the Phoenix Green Construction Code or higher and which minimize heat island effects.
- Utilize low VOC paints, carpet and flooring materials.
- Recycled local materials may be used in the landscape and the hardscape designs.
- Encourage the use of recycling collection.

H. Infrastructure

1. Grading and Drainage

The existing Westin Kierland Resort includes a 27-hole golf course that historically accepts, detains, and conveys drainage from both the resort and surrounding developments. Fairways, the driving range, lakes, and landscaped sump areas serve as retention/detention and conveyance facilities, with an outfall at Acoma Drive and 67th Street. From there, flows continue south through a drainage channel to Sandpiper Park, owned by the City of Phoenix.

The existing golf course provides substantial storage capacity for offsite tributary areas and attenuates peak flows before discharging. Building finished floor elevations are set a minimum of 12" above the 100-year water surface elevation and ultimate outfall elevation. Both onsite and offsite runoff are routed through the golf course, with drainage easements dedicated to offsite tributary areas.

Per FEMA Flood Insurance Rate Map panels 04013C1315L, C1320L, C1755L, and C1760L (dated October 16, 2013), the site lies entirely within shaded Zone X, defined as areas with a 0.2% annual chance flood, 1% annual chance flood with depths under 1 foot or drainage areas under 1 square mile, or areas protected by levees from the 1% annual chance flood.

The proposed development will maintain historical drainage patterns and outfall locations to prevent adverse impacts downstream. As a redevelopment project, it will provide onsite retention for the greater of the "first flush" volume or the "pre-vs-post" 100-year, 2-hour storm requirement plus any existing storage volume. Underground storage may be used, and onsite and offsite flows may be combined if retention/detention requirements are met. Drywells or bleed off systems may be used to dispose of retained water.

For the 100-year 2-hour storm event, maximum water depth in the proposed drainage channels shall be limited to four (4) feet, and the maximum ponded water depth in the proposed storm water retention/detentions basins shall be six (6) feet before outfall. Where basins do not front perimeter streets, their sides may align with adjacent buildings or streets if a minimum two-foot bench is provided. For basins with a geometric depth greater than six (6) feet, a four (4) foot level bench will be provided. The bench shall be at least a minimum of three (3) feet above the basin floor bottom for at least 40 percent of the circumference of the basin.

The entire perimeter landscape setback may be used to convey offsite drainage and provide detention and retention, provided it features rolling slopes no steeper than 3:1, occasional mounding, and enhanced landscaping. Riprap and rock mulch can be used to stabilize slopes steeper than 4:1. Water depth in the setback will be limited to 24 inches.

Where physically accessible from the right-of-way, fencing is only required along basins or engineered channels greater than three (3) feet deep with a side slope steeper than 4:1. Fencing shall be pedestrian and bicycle safe, and at least 48 inches high.

Access ramps shall be required for basins or channels four (4) feet or deeper. The minimum width of the access ramps shall be 8 feet wide and have a longitudinal slope of 6:1 or flatter and have stabilization treatment approved by the City.

2. Water & Wastewater

Water Service

The City of Phoenix currently provides domestic and fire water service to the existing Westin Kierland Resort. Public waterlines are located around the property perimeter, with private lines extending from the public right-of-way to serve the Westin Kierland Resort buildings.

The Westin Kierland Resort lies within the City of Phoenix 4A water pressure zone. Existing adjacent water mains include:

- 16-inch ACP in Greenway Parkway
- 8-inch ACP in 66th Street
- 8-inch ACP in Acoma Drive
- 12-inch DIP in Clubgate Drive

The existing Westin Kierland Resort and proposed development will continue to be served by the City of Phoenix's public water system. Per the City of Phoenix, no main extensions or upsizing are required.

Planned water system improvements include new distribution mains ranging from 8 to 12 inches in diameter, designed and constructed in compliance with City of Phoenix Water Services Department Design Standards. Private water lines serving the existing Resort buildings will remain in place.

Wastewater Service

The City of Phoenix currently provides wastewater service to the Westin Kierland Resort. Existing public infrastructure consists of gravity sewer lines around the property perimeter, with private sewer lines within the Westin Kierland Resort connecting to public mains in Greenway Parkway and Kierland Boulevard.

The proposed wastewater system will include new onsite public sewer mains designed to convey flows to designated outfalls. Development Unit 1, located north of Greenway Parkway, is planned

to discharge to a 10-inch sewer line in Greenway Parkway approximately 770 feet east of 66th Street. Development Unit 2, south of Greenway Parkway, will utilize internal public sewer lines and outfall to the sewer mains at Acoma Drive and 66th Street.

The City of Phoenix has indicated that the existing 10-inch sewer line in Greenway Parkway must be evaluated to confirm sufficient capacity. If inadequate, the 770 linear feet of 10-inch line will be upsized to 15 inches. Additionally, the City requires replacement of approximately 3,200 linear feet of existing 18-inch sewer line in Sweetwater Avenue with a new 24-inch line between 60th Street and 56th Street. This regional upgrade is a condition imposed on multiple developments, and the City encourages coordination among developers for its completion.

The internal wastewater system will be designed and constructed in full compliance with City of Phoenix Water Services Department Design Standards. Private sewer lines that serve the existing Resort buildings will remain in place.

3. Circulation Systems

A Traffic Impact Analysis has been accepted by the City of Phoenix for the proposed development. The results of the TIA demonstrate that, once signal timing upgrades have been made, the proposed development will have minimal effect on the overall performance of the surrounding transportation network. Signal timing upgrades will be coordinated with the City of Phoenix.

The proposed development has frontage both north and south of Greenway Parkway, however no direct access to DU1 nor DU2 is provided via Greenway Parkway. There are a total of four (4) proposed access points for the overall development:

- Access A – is a proposed full movement access west of the AC Hotel Scottsdale North parking lot, located approximately 680 feet northwest of Greenway Parkway. Access A will provide access to Development Unit 1.
- Access B – is a proposed full movement access at the intersection of 66th Street and Kierland Village Center’s southernmost driveway, located approximately 450 feet south of Greenway Parkway. Access B will provide access to Development Units 2-A through 2-C.
- Access C - is a proposed full movement access at the intersection of Acoma Drive and 66th Street, located approximately 2,100 feet south of Greenway Parkway. Access C will provide access to Development Units 2-A through 2-C. This access location is consistent with the subdivision pattern to the west, where no homes front onto Acoma Drive along the western segment of Acoma Drive leading out to 64th Street. This location encourages direct access to 64th Street, an arterial roadway.
- Access D – is a proposed full movement access at the intersection of Acoma Drive and 68th Street, located approximately 1,100 feet west of Kierland Boulevard. Access D will provide

access to Development Units 2-A through 2-C. This driveway is intentionally integrated within adjacent open space on both sides to provide enhanced buffering, visual screening, and a more context-sensitive transition between vehicular access and surrounding uses.

Upon review of the City of Phoenix Transportation Capital Improvement Projects, there are no additional roadway improvements proposed by the City within the study area, which was expanded beyond the City's typical requirements.

In addition, the Project has been designed to maintain historic golf cart paths as internal pedestrian trails, per Section D.7. The Project will also feature shared use paths along Greenway Parkways, 66th Street and Acoma Drive.

4. Complete Streets

The City of Phoenix Complete Streets Design Guidelines provides "design guidance" for all projects within the public right-of-way and all streets accepted by the City. The Copper Residences PUD will comply with applicable Complete Street Guidelines as follows:

Design for Context / Connectivity:

"Bicycle treatments should be considered along all roadways..."

- The project will include bike infrastructure per Section D.3.

"Design streets to enhance access to and contribute to the open space network within the city"; and,

"Design and connect neighborhoods via streets, sidewalks, and trails"

- As outlined herein, this PUD includes the provision of both internal community trails and external shared use paths (**Exhibit 9**), which will promote pedestrian connectivity and recreation consistent with historic golf cart pathways. DU1 and DU2 will be connected via existing underpasses which extend under Greenway Parkway and will be maintained in-place and open for public and resident use. These improvements will contribute to the open space network within the city.

Design for Safety:

"Design streets safely for all users..."

- As provided herein, the development will incorporate trails and existing detached meandering sidewalks, providing a buffer for pedestrians from the street and vehicular traffic. This development will also contribute to a HAWK pedestrian crossing at the Acoma Drive and Kierland Boulevard intersection.

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Design for Comfort and Convenience:

“Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.”

- Shade trees will be provided per Section D.5. to promote pedestrian and cyclist thermal comfort.

Design for Sustainability:

“Reduce streets’ rate of heat absorption by maximizing tree canopy cover, reducing asphalt, and using high reflectivity materials or lighter colors.”

- This design guideline will be furthered by the development, as trees will be provided along publicly accessible sidewalks, with shade casted over a portion of the nearest roadway.

Design for Green Infrastructure:

“Green infrastructure (GI) is an important element of a sustainable complete street, using living, natural systems to provide environmental services, such as capturing, cleaning, and infiltrating stormwater; creating wildlife habitat; shading and cooling streets and buildings; and calming traffic”

- As noted herein, the development envisioned by the Copper Residences PUD will incorporate shaded pedestrian sidewalks, as well as shaded open space amenities. A minimum 10% of required shrubs will also be a milkweed or other native nectar species, promoting wildlife habitat.

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I. Comparative Development Standards Table

Standard	R-3A (PRD)	R-2 (PRD)	DU1	DU2
Maximum Building Height	3 stories and 40 feet for first 150 feet from development perimeter; One foot height increase for each five feet in setback increase to maximum 4 stories and 48 feet high** **There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.	3 stories and 30 feet for first 150 feet from development perimeter; One foot height increase for each five feet in setback increase to maximum 4 stories and 48 feet high** **There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.	54 feet - Maximum building height shall not preclude a rooftop deck that extends beyond the maximum building height, provided that such space does not include any habitable enclosed living space and does not exceed 30% of the total rooftop. - Exceptions to the building height include those listed in the City of Phoenix Zoning Ordinance Section 701.B, as well as any barriers necessary for the safety and security of a rooftop deck. Building Projections (open and closed) into stated setbacks shall be permitted in accordance with those listed in the City of Phoenix Zoning Ordinance Section 701.A.3.b.	DU2-A: 2 Stories and 30 feet; no roof deck permitted DU2-B: 2 Stories and 30 feet; no roof deck permitted DU2-C: 3 Stories (2 story building plus roof deck) and 45 feet; roof deck permitted
Maximum Lot Coverage	60%	60% total for development	Maximum 70% for multi-family	60% for standard single family detached No maximum for single family attached

			Maximum 60% for standard single family detached No maximum for single family attached	
Standard	R-3A (PRD)	R-2 (PRD)	DU1	DU2
Development Perimeter Building Setback (Minimum)	Perimeter street: 20 feet. Other property line: 15 feet.	Perimeter street: 20 feet. Other property line: 15 feet.	Adjacent to Streets: 30 feet Adjacent to Residential Uses (West): 160 feet Adjacent to Non-Residential Uses (East): 0 feet Internal: 0 feet	Adjacent to Streets (66 th Street): 60 feet* Adjacent to Streets (Acoma Drive): 80 feet* Not Adjacent to Streets: 10 feet Interior Lot Lines: 0 feet *To accommodate drainage and retention requirements, only the first 20 feet of the perimeter building setbacks along street frontages shall count toward the required setback for grading and drainage purposes.
Individual Lot Setbacks	Front: 10 feet Rear: none Street side: 10 feet Interior sides: None	Front: 10 feet Rear: none Street side: 10 feet Interior sides: None	Front: 10 feet Rear: None Street Side: 10 Feet Interior Sides: None	Front: 10 feet Rear: None Street Side: 10 Feet Interior Sides: None
Perimeter Street Landscape Setback (Minimum)	15 feet, except none on lots which front on a perimeter street. May be provided as part of the required building setback.	15 feet, except none on lots which front on a perimeter street. May be provided as part of the required building setback.	Adjacent to Streets: 30 feet Adjacent to Residential Uses (West): 30 feet	Adjacent to Streets (66 th Street): 30 feet* Adjacent to Streets (Acoma Drive): 30 feet*

			Adjacent to Non-Residential Uses (East): 0 feet Internal: 0 feet Pedestrian trails and/or paths may be located within the landscape setback.	Not Adjacent to Streets: 10 feet Interior Lot Lines: 0 feet *To accommodate drainage and retention requirements, only the first 20 feet of the landscape setback along street frontages shall count toward the required setback.
Standard	R-3A (PRD)	R-2 (PRD)	DU1	DU2
Minimum Open Space	5% of gross area	5% of gross area	Minimum 30% of gross lot area.	Minimum 20% of overall gross lot area for DU2 in the aggregate.
Maximum Residential Density	23.0 PDU/AC (gross); 26.5 with bonus	10.5 PDU/AC (gross); 12.0 with bonus	180 units	314 units

TAB 1



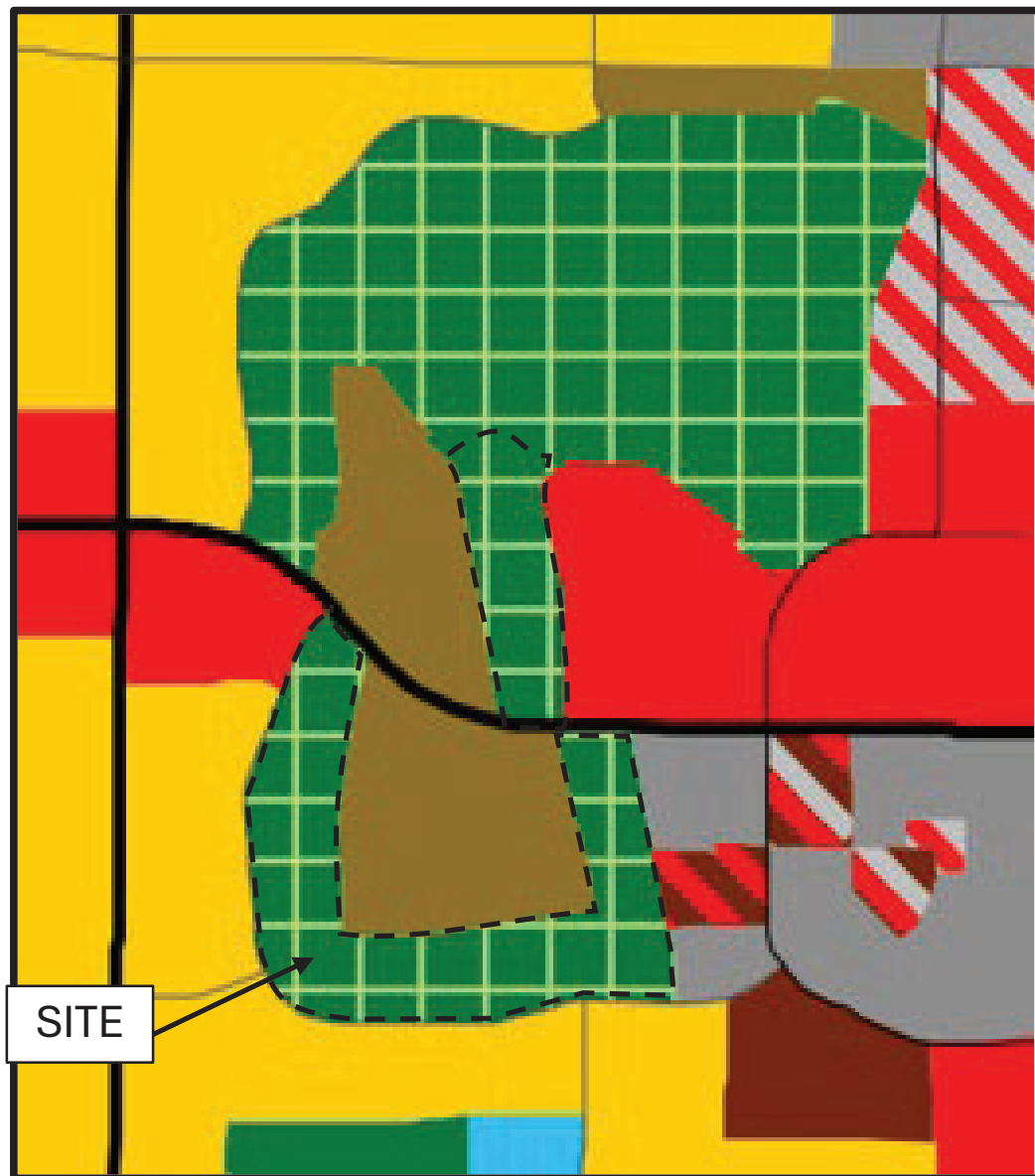
WITHEY
MORRIS
BAUGH

Site Aerial Map

<https://www.wmbattorneys.com/>

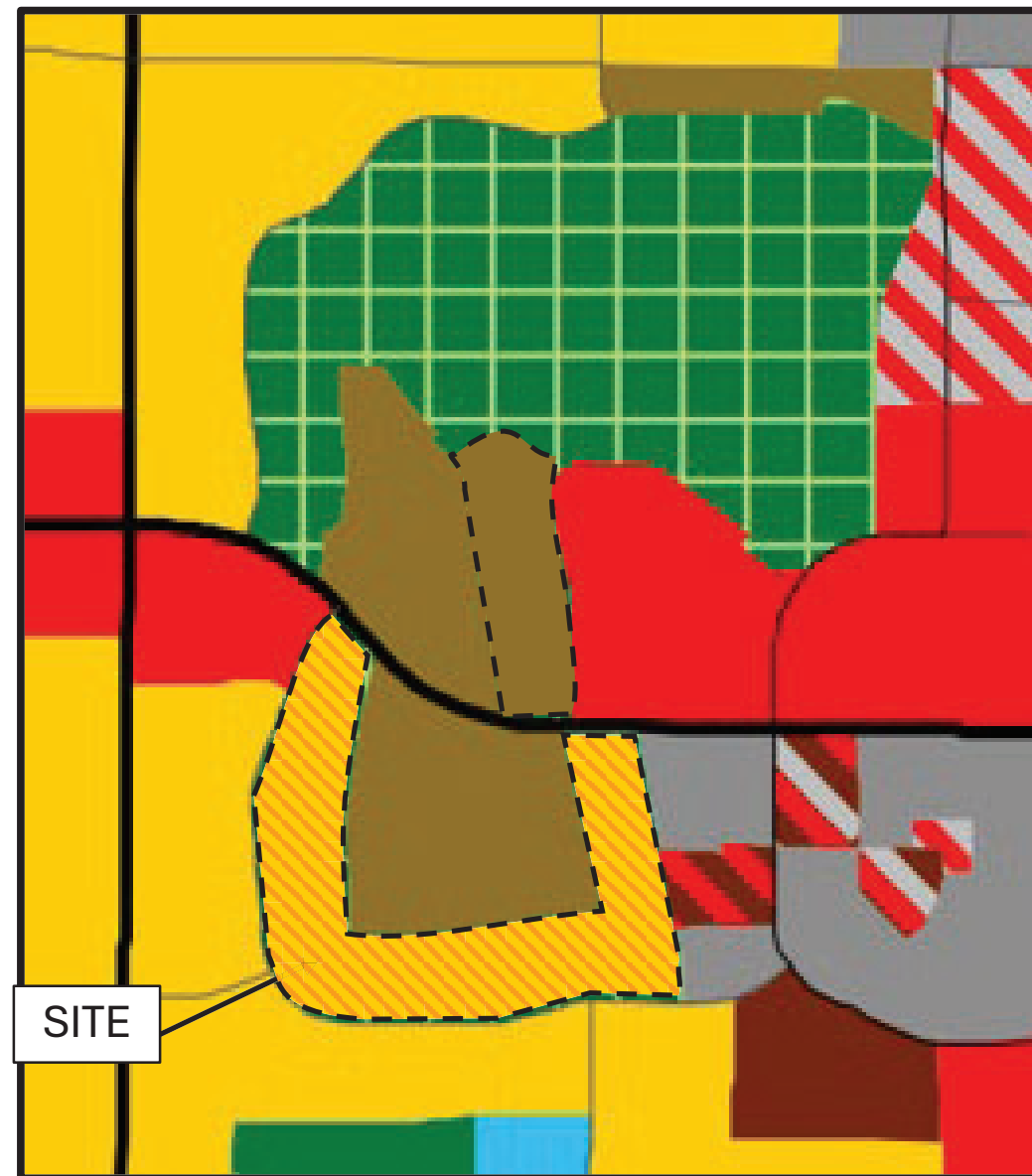


TAB 2



Existing General Plan Map

 Parks/Open Space - Privately Owned



Proposed General Plan Map

 3.5 to 5 du/acre - Traditional Lot

 5 to 10 du/acre - Traditional Lot

 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments

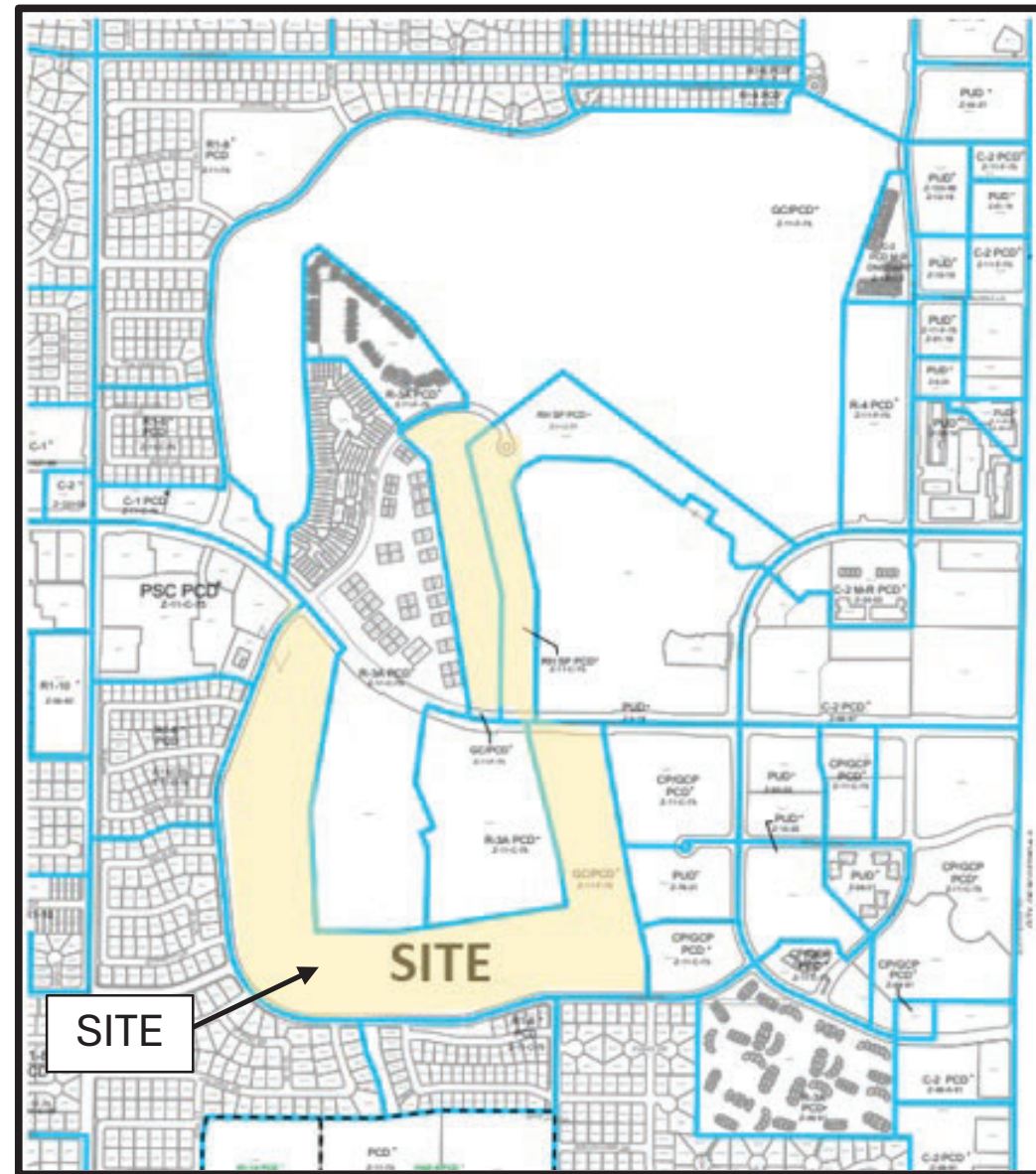
LEGEND

LAND USE

- NOTE:**
Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.
-  Proposed Park in Area
 -  Proposed School in Area
 - R** Resort (See NOTES: below)
 - 10** Density Cap
 -  Density Cap Limit
 -  Primary Core
 -  Secondary Core
 -  Canal, Watercourse, Wash
 -  Existing Railroad
 -  Arterial and Collector Streets
 -  Future Transportation
 -  Light Rail

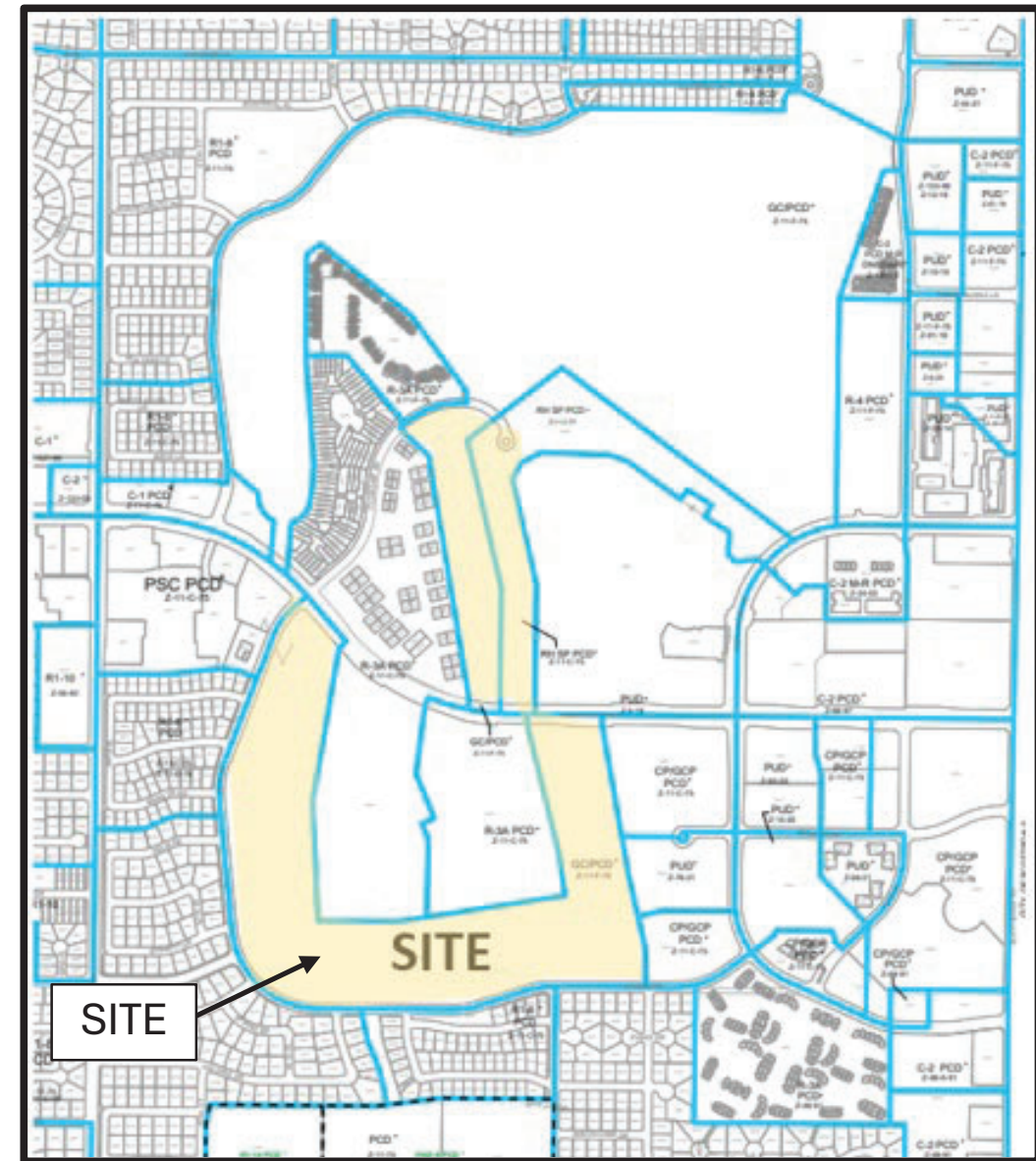


TAB 3



Existing Zoning Map

DU1 (North): RH SP PCD and GC PCD
 DU2 (South): GC PCD

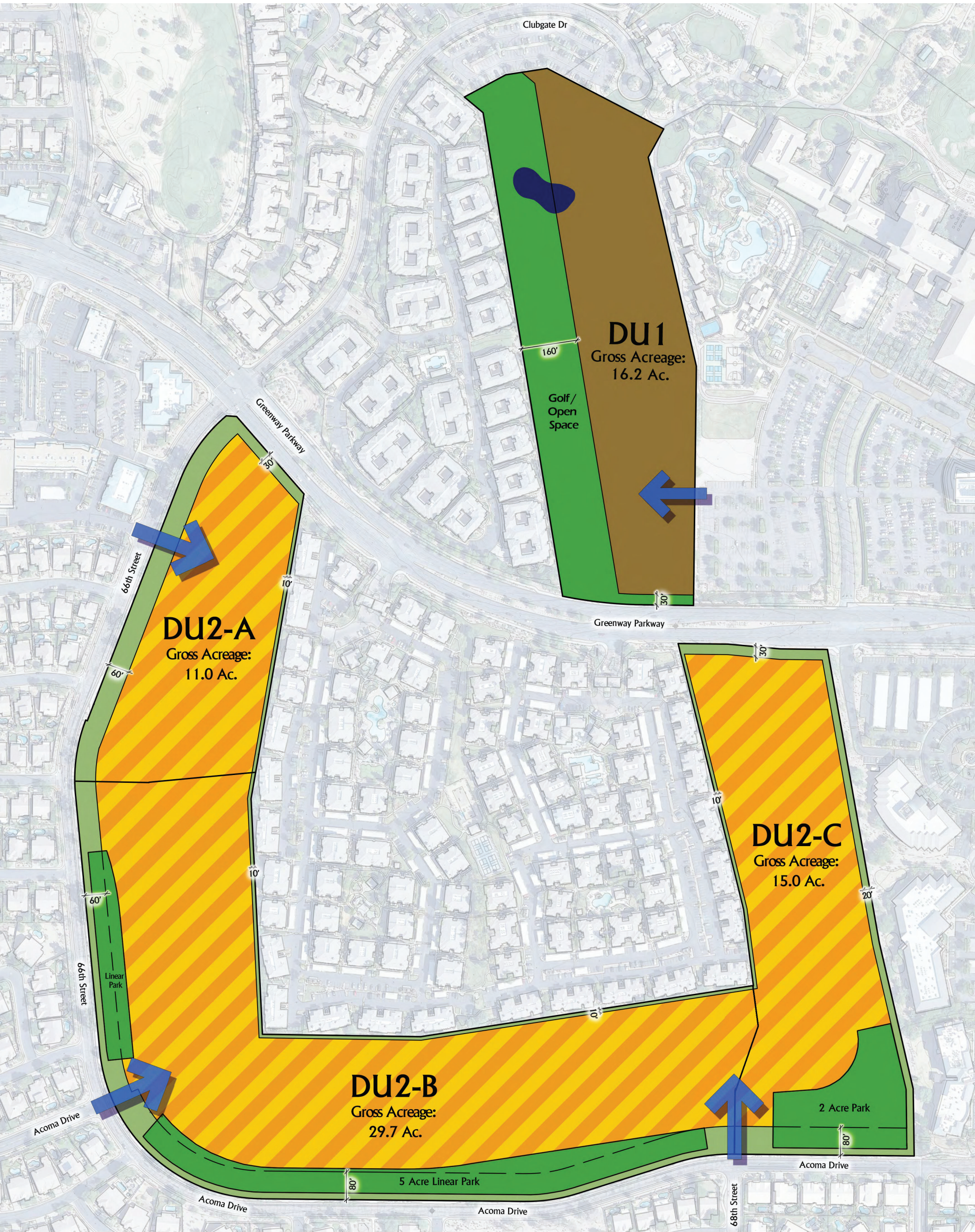


Proposed Zoning Map

DU1 (North): PUD for multi-family / condos
 DU2 (South): PUD for single family attached/detached uses



TAB 4

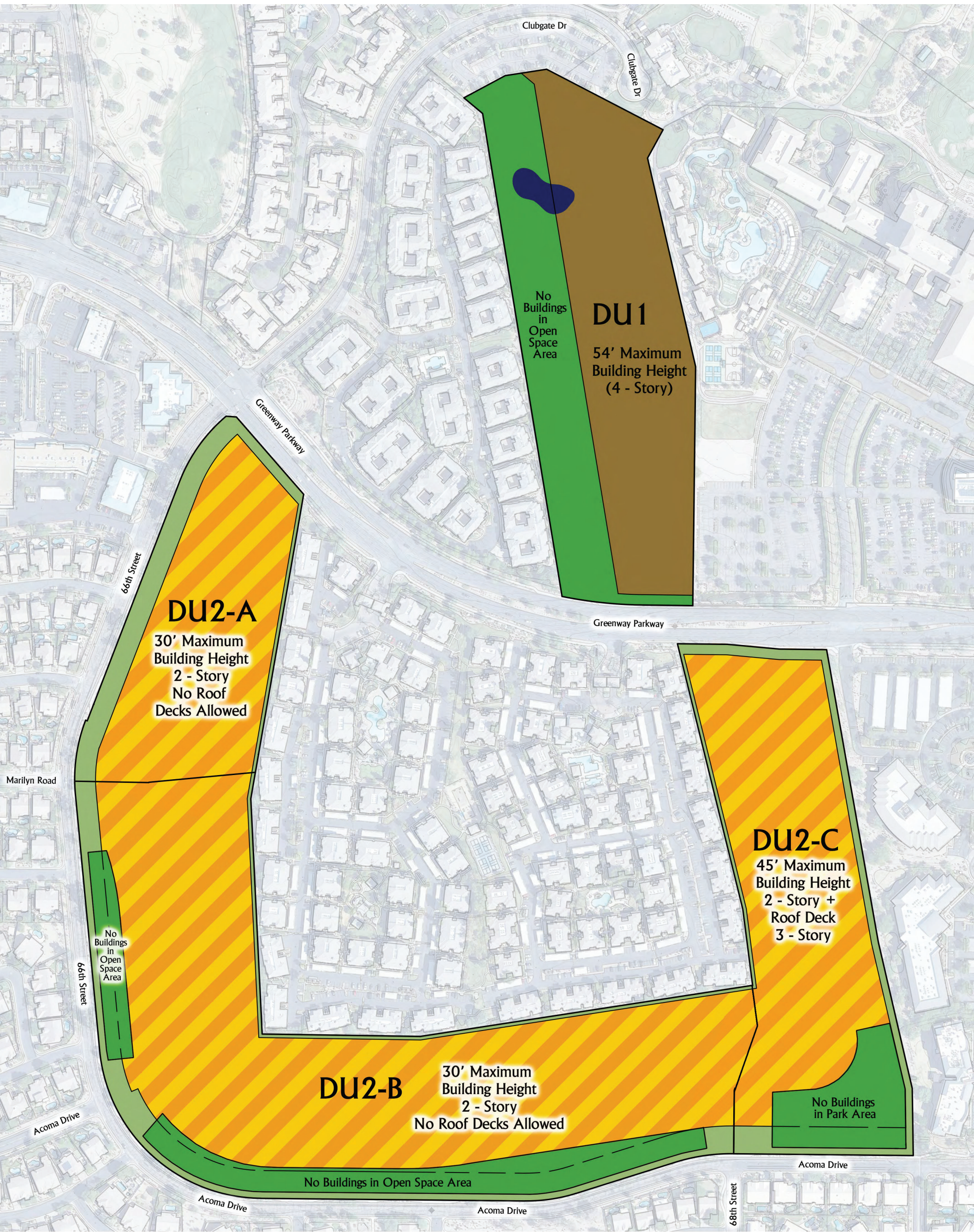


COPPER RESIDENCES
CONCEPTUAL DEVELOPMENT PLAN

- 3.5 to 5.0 du/acre
- 5.0 to 10.0 du/acre
- 10.0 to 15.0 du/acre



TAB 5



COPPER RESIDENCES - BUILDING HEIGHT EXHIBIT



APRIL 30, 2026
GREEY | PICKETT

TAB 6



COPPER RESIDENCES

CONCEPTUAL OPEN SPACE PLAN

- ACTIVE OPEN SPACE/ PARKS
- PASSIVE OPEN SPACE/ DRAINAGE



April 30, 2026

GREY|PICKETT

TAB 7

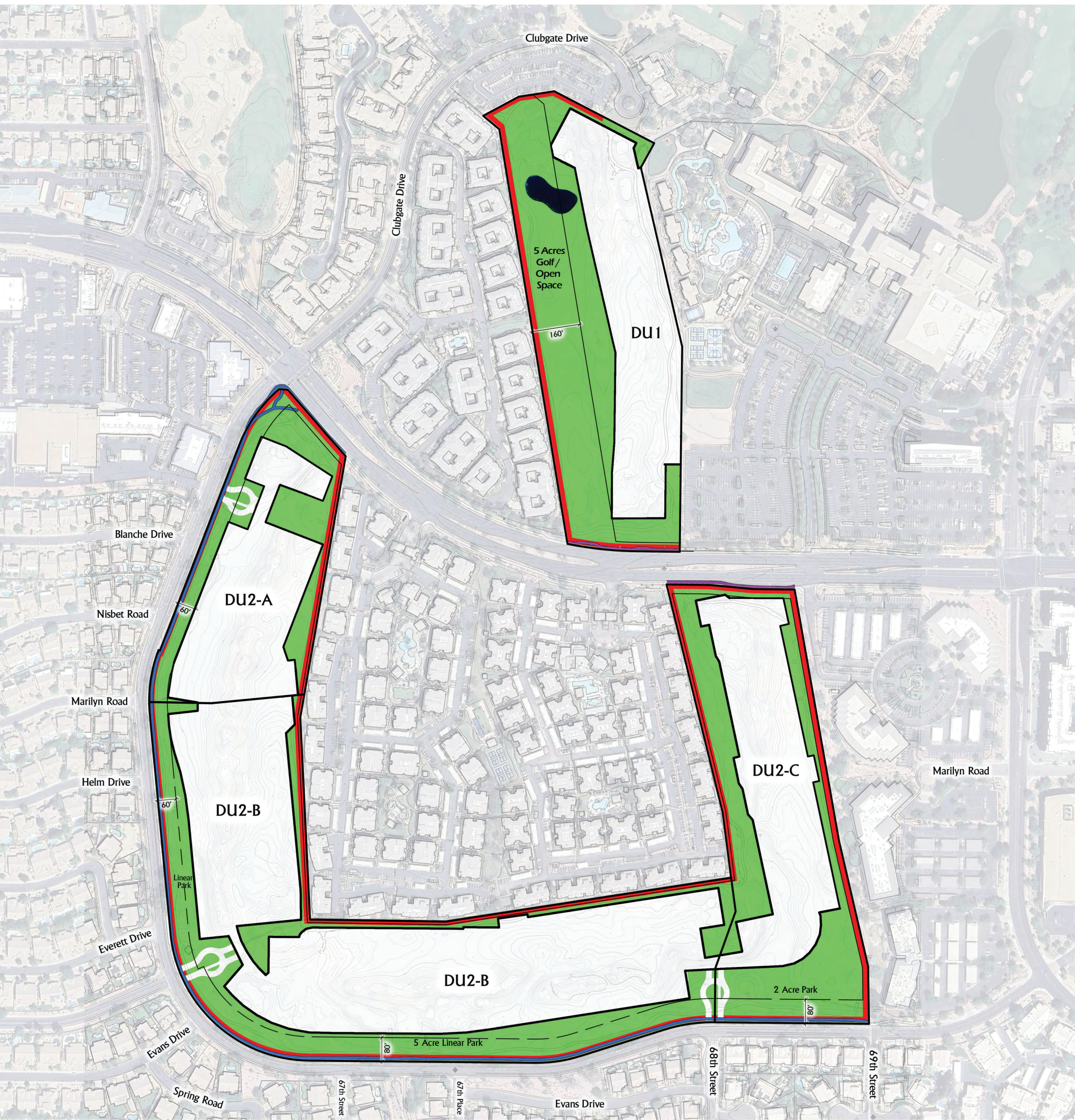


COPPER RESIDENCES - OVERALL CONCEPTUAL PERIMETER PLAN



April 30, 2026
GREY|PICKETT

TAB 8



**COPPER RESIDENCES
TRAILS EXHIBIT**

-  **4,815 LF: NEW 10' SIDEWALK (ACOMA & 66TH STREET)**
-  **1,128 LF: EXISTING 8' SIDEWALK (GREENWAY PKWY)**
-  **12,900 LF: PROPOSED 20' TRAIL EASEMENT**



April 30, 2026
GREY|PICKETT

TAB 9



***COPPER RESIDENCES DU1 (4 STORY)
CONDO INSPIRATIONAL ARCHITECTURE***



***COPPER RESIDENCES DU2-B (2 STORY)
SINGLE FAMILY INSPIRATIONAL ARCHITECTURE***



COPPER RESIDENCES DU2-C
2 STORY PLUS ROOF DECK/3 STORIES
TOWNHOME/DUPLEX INSPIRATIONAL ARCHITECTURE

Appendix A

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

August 27, 2025
WP# 235546
Page 1 of 5

LEGAL DESCRIPTION
Copper Residences
Planned Unit Development

A portion of Sections 3 and 10, Township 3 North, Range 4 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the northeast corner of said Section 10, a City of Scottsdale brass cap in handhole, from which the north quarter corner of said section, a calculated position based on Book 615, page 36, Maricopa County Records (MCR), bears North 89°20'05" West (basis of bearing), a distance of 2643.91 feet;

THENCE along the north line of said section, North 89°20'05" West, a distance of 2643.91 feet, to said north quarter corner;

THENCE continuing, North 89°17'48" West, a distance of 225.69 feet, to the easterly line of Parcel 1C, Kierland, recorded in Book 396, page 9, MCR and the **POINT OF BEGINNING**;

THENCE leaving said north line, along said easterly line, South 12°58'55" East, a distance of 369.13 feet;

THENCE South 00°40'44" West, a distance of 686.68 feet, to the southeast corner of said Parcel 1C, Kierland;

THENCE leaving said easterly line, South 00°40'31" West, a distance of 55.00 feet, to the centerline of Greenway Parkway, recorded in Book 396, page 9, MCR;

THENCE along said centerline, South 89°19'29" East, a distance of 385.84 feet;

THENCE leaving said centerline, South 00°40'31" West, a distance of 67.00 feet, to the northeast corner of Parcel 2B, Kierland, recorded in Book 396, page 9, MCR;

THENCE along the easterly line of said Parcel 2B, South 10°01'11" East, a distance of 853.27 feet;

THENCE South 13°02'38" East, a distance of 431.86 feet;

THENCE South 00°50'00" East, a distance of 192.70 feet, to the southeast corner of said Parcel 2B;

THENCE leaving said easterly line, South 00°34'15" West, a distance of 30.00 feet, to the centerline of Acoma Drive, recorded in said Book 369, page 9, MCR;

THENCE along said centerline, North 89°25'45" West, a distance of 518.84 feet, to the beginning of a curve;

THENCE westerly along said curve to the left, having a radius of 500.00 feet, concave southerly, through a central angle of 18°00'00", a distance of 157.08 feet, to the curves end;

THENCE South 72°34'15" West, a distance of 300.00 feet, to the beginning of a curve;

THENCE westerly along said curve to the right, having a radius of 500.00 feet, concave northerly, through a central angle of 18°00'00", a distance of 157.08 feet, to the curves end;

THENCE North 89°25'45" West, a distance of 759.13 feet, to the beginning of a curve;

**Legal Description
Copper Residences
Planned Unit Development**

August 27, 2025
WP# 235546
Page 2 of 5

THENCE northwesterly along said curve to the right, having a radius of 500.00 feet, concave northeasterly, through a central angle of 84°01'28", a distance of 733.25 feet, to the centerline of 66th Street, recorded in said Book 396, page 9, MCR and the curves end;

THENCE leaving said centerline of Acoma Drive, along said centerline of 66th Street, North 05°24'18" West, a distance of 738.02 feet, to the beginning of a curve;

THENCE northerly along said curve to the right, having a radius of 500.00 feet, concave easterly, through a central angle of 26°30'00", a distance of 231.26 feet, to the curves end;

THENCE North 21°05'42" East, a distance of 736.93 feet, to the beginning of a curve;

THENCE northeasterly along said curve to the right, having a radius of 500.00 feet, concave southeasterly, through a central angle of 28°00'00", a distance of 244.35 feet, to the curves end;

THENCE North 49°05'42" East, a distance of 81.40 feet, to said centerline of Greenway Parkway;

THENCE leaving said centerline of 66th Street, along said centerline of Greenway Parkway, South 40°53'55" East, a distance of 297.44 feet, to the beginning of a curve;

THENCE southeasterly along said curve to the left, having a radius of 1300.00 feet, concave northeasterly, through a central angle of 02°13'53", a distance of 50.63 feet, to a point of intersection with a non-tangent line;

THENCE leaving said centerline, South 46°52'11" West, a distance of 55.18 feet, to the northerly line of said Parcel 2B;

THENCE along said northerly line, South 09°50'50" West, a distance of 888.11 feet;

THENCE South 02°46'01" East, a distance of 676.92 feet;

THENCE South 89°07'50" East, a distance of 454.34 feet;

THENCE North 81°15'17" East, a distance of 965.57 feet;

THENCE North 07°19'02" West, a distance of 220.38 feet;

THENCE North 13°49'49" West, a distance of 785.83 feet, to the most easterly northwest corner of said Parcel 2B;

THENCE leaving said northerly line, North 00°40'31" East, a distance of 55.00 feet, to said centerline of Greenway Parkway;

THENCE along said centerline, North 89°19'29" West, a distance of 100.47 feet, to the beginning of a curve;

THENCE westerly along said curve to the right, having a radius of 1300.00 feet, concave northerly, through a central angle of 10°45'36", a distance of 244.14 feet, to a point of intersection with a non-tangent line;

THENCE leaving said centerline, North 11°26'07" East, a distance of 55.00 feet, to the southwest corner of Parcel 2C, Kierland, recorded in Book 396, page 9, MCR;

THENCE along the west line of said Parcel 2C, North 09°20'19" West, a distance of 1406.45 feet;

THENCE North 50°07'17" West, a distance of 69.73 feet;

THENCE leaving said westerly line, North 61°44'14" East, a distance of 134.74 feet;

THENCE North 81°04'56" East, a distance of 125.87 feet;

THENCE South 62°26'14" East, a distance of 147.41 feet;

THENCE North 78°43'38" East, a distance of 67.42 feet, to a point of intersection with a non-tangent curve;

THENCE easterly along said non-tangent curve to the left, having a radius of 50.00 feet, concave northerly, whose radius bears North 78°43'34" East, through a central angle of 120°10'47", a distance of 104.88 feet, to a point of intersection with a non-tangent line;

THENCE South 28°46'30" East, a distance of 103.95 feet, to said easterly line of Parcel 1C;

THENCE along said easterly line, South 28°33'50" West, a distance of 93.76 feet;

**Legal Description
Copper Residences
Planned Unit Development**

August 27, 2025
WP# 235546
Page 3 of 5

THENCE South 12°58'55" East, a distance of 245.91 feet, to the **POINT OF BEGINNING**.

Containing 3,127,513 square feet or 71.7978 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on the Final Plat of Kierland, recorded in Book 396, page 6, MCR and client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of December, 2020. 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\2023\235546 Copper Residences PUD L03 08-27-25.docx



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N49°05'42"E	81.40'
L2	S40°53'55"E	297.44'
L3	S46°52'11"W	55.18'
L4	N00°40'31"E	55.00'
L5	N89°19'29"W	100.47'
L6	N11°26'07"E	55.00'
L7	S62°26'14"E	147.41'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	18°00'00"	500.00'	157.08'	S81°34'15"W	156.43'
C2	18°00'00"	500.00'	157.08'	S81°34'15"W	156.43'
C3	84°01'28"	500.00'	733.25'	N47°25'02"W	669.29'
C4	26°30'00"	500.00'	231.26'	N07°50'42"E	229.20'
C5	28°00'00"	500.00'	244.35'	N35°05'42"E	241.92'
C6	2°13'53"	1300.00'	50.63'	S42°00'52"E	50.63'
C7	10°45'36"	1300.00'	244.14'	N83°56'41"W	243.78'
C8	120°10'47"	50.00'	104.88'	S71°21'49"E	86.68'

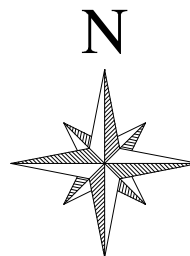
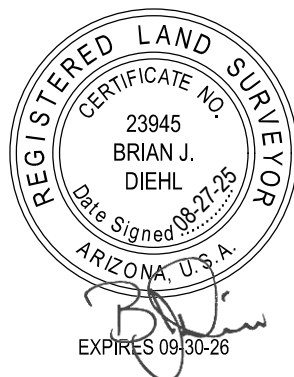


EXHIBIT "A"
 COPPER RESIDENCES
 PLANNED UNIT DEVELOPMENT
 08/27/2025
 WP# 235546
 PAGE 5 OF 5
 1" = 500'

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Appendix B

LEGAL DESCRIPTION
Copper Residences
Development Unit 1

A portion of Sections 3 and 10, Township 3 North, Range 4 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the northeast corner of said Section 10, a City of Scottsdale brass cap in handhole, from which the north quarter corner of said section, a calculated position based on Book 615, page 36, Maricopa County Records (MCR), bears North 89°20'05" West (basis of bearing), a distance of 2643.91 feet;

THENCE along the north line of said section, North 89°20'05" West, a distance of 2643.91 feet, to said north quarter corner;

THENCE continuing, North 89°17'48" West, a distance of 225.69 feet, to the easterly line of Parcel 1C, Kierland, recorded in Book 396, page 9, MCR and the **POINT OF BEGINNING**;

THENCE leaving said north line, along said easterly line, South 12°58'55" East, a distance of 369.13 feet;

THENCE South 00°40'44" West, a distance of 686.68 feet, to the southeast corner of said Parcel 1C;

THENCE leaving said easterly line, South 00°40'31" West, a distance of 55.00 feet, to the centerline of Greenway Parkway, recorded in said Book 396, page 9, MCR;

THENCE along said centerline, North 89°19'29" West, a distance of 143.31 feet, to the beginning of a curve;

THENCE westerly along said curve to the right, having a radius of 1300.00 feet, concave northerly, through a central angle of 10°45'36", a distance of 244.14 feet, to a point of intersection with a non-tangent line;

THENCE leaving said centerline, North 11°26'07" East, a distance of 55.00 feet, to the southwest corner of Parcel 2C, Kierland, recorded in Book 396, page 9, MCR;

THENCE along the westerly line of said Parcel 2C, North 09°20'19" West, a distance of 1406.45 feet;

THENCE North 50°07'17" West, a distance of 69.73 feet;

THENCE leaving said westerly line, North 61°44'14" East, a distance of 134.74 feet;

THENCE North 81°04'56" East, a distance of 125.87 feet;

THENCE South 62°26'14" East, a distance of 147.41 feet;

THENCE North 78°43'38" East, a distance of 67.42 feet, to a point of intersection with a non-tangent curve;

THENCE easterly along said non-tangent curve to the left, having a radius of 50.00 feet, concave northerly, whose radius bears North 78°43'34" East, through a central angle of 120°10'47", a distance of 104.88 feet, to a point of intersection with a non-tangent line;

THENCE South 28°46'30" East, a distance of 103.95 feet, to said easterly line of Parcel 1C;

THENCE along said easterly line, South 28°33'50" West, a distance of 93.76 feet;

**Legal Description
Copper Residences
Development Unit 1**

August 27, 2025
WP# 235546
Page 2 of 4

THENCE South 12°58'55" East, a distance of 245.91 feet, to the **POINT OF BEGINNING**.

Containing 703,888 square feet or 16.1591 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on the Final Plat of Kierland, recorded in Book 396, page 6, MCR and client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of December, 2020. 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.

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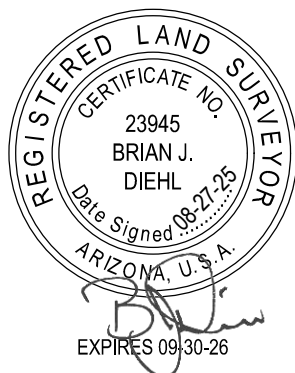
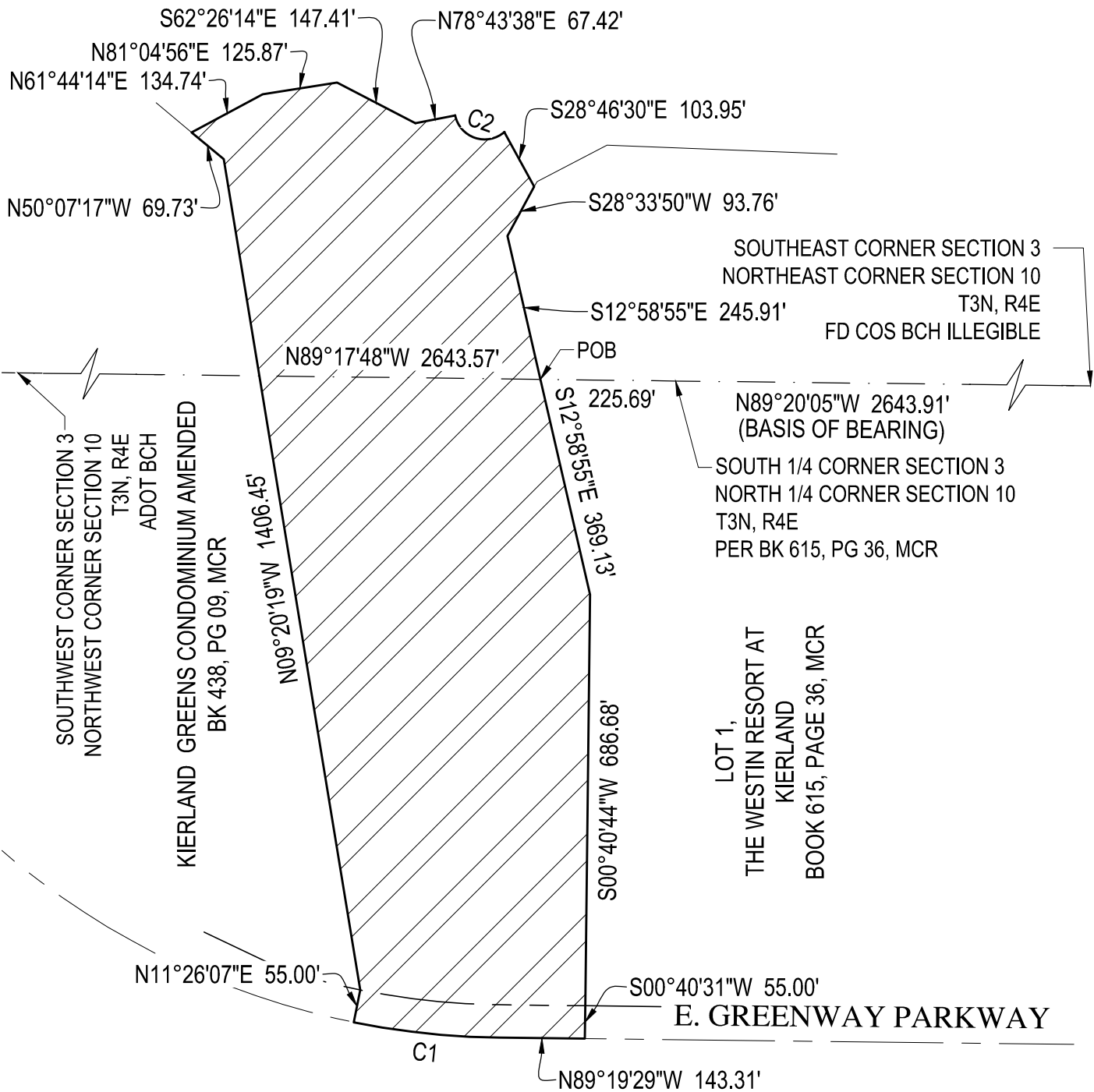


EXHIBIT "A"
 COPPER RESIDENCES
 DEVELOPMENT UNIT 1
 08/27/2025
 WP# 235546
 PAGE 3 OF 4
 1" = 250'

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CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	10°45'36"	1300.00'	244.14'	N83°56'41"W	243.78'
C2	120°10'47"	50.00'	104.88'	S71°21'49"E	86.68'

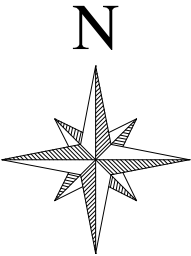


EXHIBIT "A"
 COPPER RESIDENCES
 DEVELOPMENT UNIT 1
 08/27/2025
 WP# 235546
 PAGE 4 OF 4
 1" = 250'

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

August 27, 2025
WP# 235546
Page 1 of 4

LEGAL DESCRIPTION
Copper Residences
Development Unit 2

A portion of Section 10, Township 3 North, Range 4 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the northeast corner of said Section 10, a City of Scottsdale brass cap in handhole, from which the north quarter corner of said section, a calculated position based on Book 615, page 36, Maricopa County Records (MCR), bears North 89°20'05" West (basis of bearing), a distance of 2643.91 feet;

THENCE along the north line of said section, North 89°20'05" West, a distance of 2643.91 feet, to said north quarter corner;

THENCE continuing, North 89°17'48" West, a distance of 225.69 feet, to the easterly line of Parcel 1C, Kierland, recorded in Book 396, page 9, MCR;

THENCE along said easterly line, South 12°58'55" East, a distance of 369.13 feet;

THENCE South 00°40'44" West, a distance of 686.68 feet, to the southeast corner of said Parcel 1C;

THENCE leaving said easterly line, South 00°40'31" West, a distance of 55.00 feet, to the centerline of Greenway Parkway, recorded in said Book 396, page 9, MCR and the **POINT OF BEGINNING**;

THENCE along said centerline, South 89°19'29" East, a distance of 385.84 feet;

THENCE leaving said centerline, South 00°40'31" West, a distance of 67.00 feet, to the northeast corner of Parcel 2B, Kierland, recorded in said Book 396, page 9, MCR;

THENCE along the easterly line of said Parcel 2B, South 10°01'11" East, a distance of 853.27 feet;

THENCE South 13°02'38" East, a distance of 431.86 feet;

THENCE South 00°50'00" East, a distance of 192.70 feet, to the southeast corner of said Parcel 2B;

THENCE leaving said easterly line, South 00°34'15" West, a distance of 30.00 feet, to the centerline of Acoma Drive, recorded in said Book 369, page 9, MCR;

THENCE along said centerline, North 89°25'45" West, a distance of 518.84 feet, to the beginning of a curve;

THENCE westerly along said curve to the left, having a radius of 500.00 feet, concave southerly, through a central angle of 18°00'00", a distance of 157.08 feet, to the curves end;

THENCE South 72°34'15" West, a distance of 300.00 feet, to the beginning of a curve;

THENCE westerly along said curve to the right, having a radius of 500.00 feet, concave northerly, through a central angle of 18°00'00", a distance of 157.08 feet, to the curves end;

THENCE North 89°25'45" West, a distance of 759.13 feet, to the beginning of a curve;

**Legal Description
Copper Residences
Development Unit 2**

August 27, 2025
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Page 2 of 4

THENCE northwesterly along said curve to the right, having a radius of 500.00 feet, concave northeasterly, through a central angle of 84°01'28", a distance of 733.25 feet, to the centerline of 66th Street, recorded in said Book 396, page 9, MCR and the curves end;

THENCE leaving said centerline of Acoma Drive, along said centerline of 66th Street, North 05°24'18" West, a distance of 738.02 feet, to the beginning of a curve;

THENCE northerly along said curve to the right, having a radius of 500.00 feet, concave easterly, through a central angle of 26°30'00", a distance of 231.26 feet, to the curves end;

THENCE North 21°05'42" East, a distance of 736.93 feet, to the beginning of a curve;

THENCE northeasterly along said curve to the right, having a radius of 500.00 feet, concave southeasterly, through a central angle of 28°00'00", a distance of 244.35 feet, to the curves end;

THENCE North 49°05'42" East, a distance of 81.40 feet, to said centerline of Greenway Parkway;

THENCE leaving said centerline of 66th Street, along said centerline of Greenway Parkway, South 40°53'55" East, a distance of 297.44 feet, to the beginning of a curve;

THENCE southeasterly along said curve to the left, having a radius of 1300.00 feet, concave northeasterly, through a central angle of 02°13'53", a distance of 50.63 feet, to a point of intersection with a non-tangent line;

THENCE leaving said centerline, South 46°52'11" West, a distance of 55.18 feet, to the northerly line of said Parcel 2B;

THENCE along said northerly line, South 09°50'50" West, a distance of 888.11 feet;

THENCE South 02°46'01" East, a distance of 676.92 feet;

THENCE South 89°07'50" East, a distance of 454.34 feet;

THENCE North 81°15'17" East, a distance of 965.57 feet;

THENCE North 07°19'02" West, a distance of 220.38 feet;

THENCE North 13°49'49" West, a distance of 785.83 feet, to the most easterly northwest corner of said Parcel 2B;

THENCE leaving said northerly line, North 00°40'31" East, a distance of 55.00 feet, to said centerline of Greenway Parkway;

THENCE along said centerline, South 89°19'29" East, a distance of 42.84 feet, to the **POINT OF BEGINNING**.

Containing 2,423,624 square feet or 55.6388 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on the Final Plat of Kierland, recorded in Book 396, page 6, MCR and client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of December, 2020. 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\2023\235546 Copper Residences DU2 L01 08-27-25.docx



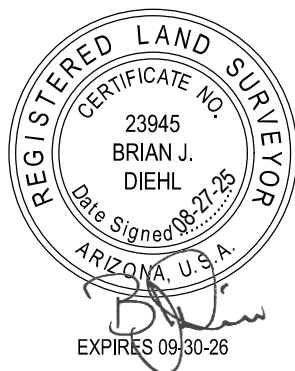
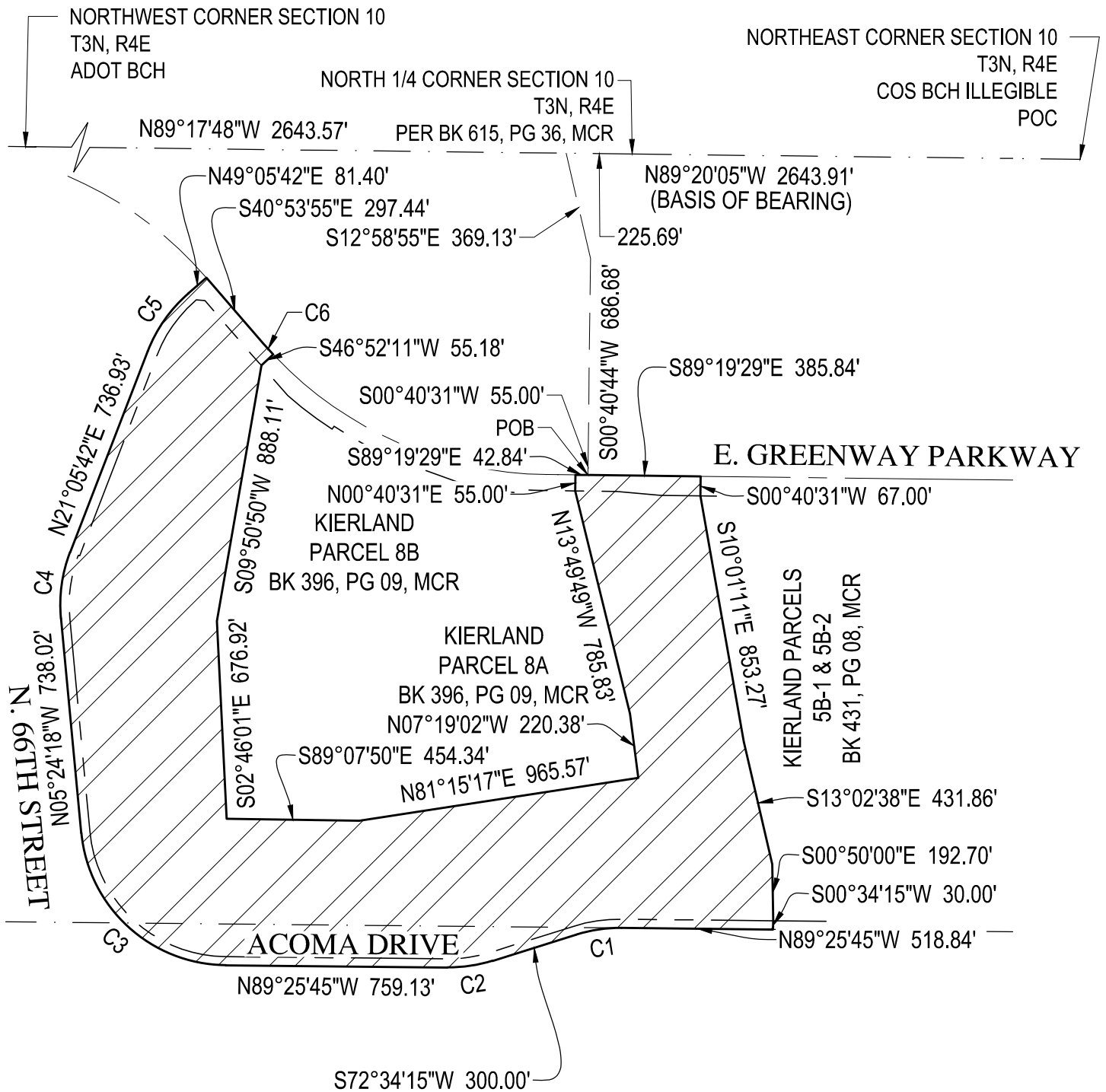


EXHIBIT "A"
 COPPER RESIDENCES
 DEVELOPMENT UNIT 2
 08/27/2025
 WP# 235546
 PAGE 3 OF 4
 1" = 500'

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CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	18°00'00"	500.00'	157.08'
C2	18°00'00"	500.00'	157.08'
C3	84°01'28"	500.00'	733.25'
C4	26°30'00"	500.00'	231.26'
C5	28°00'00"	500.00'	244.35'
C6	2°13'53"	1300.00'	50.63'

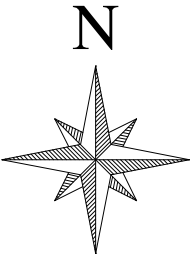
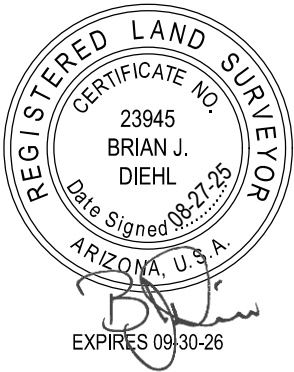


EXHIBIT "A"
COPPER RESIDENCES
DEVELOPMENT UNIT 2
08/27/2025
WP# 235546
PAGE 4 OF 4
1" = 500'

Appendix C

OCTOBER 22nd, 2025

City of Phoenix, Development Coordination
Chris Kowalsky
Deputy Director
Office of the City Engineer
200 W. Washington Street. 5th Floor
Phoenix, AZ 85003

RE: PARKING DEMAND STUDY – COPPER RESIDENCES

METHODOLOGY

This analysis will apply parking rates established in the City of Phoenix Zoning Ordinance, Chapter 7-Development Standards of General Applicability, section 702. The summation of the product of applicable parking rates and applicable land uses result in the development's minimum parking requirements. The proposed number of spaces for motor vehicles is greater than the minimum required by the Ordinance. This analysis will calculate the minimum parking requirements found using the City of Phoenix Zoning Ordinance rates.

PROPOSED DEVELOPMENT

The development is proposed as a residential development with a mix of unit types and approximately 500 total units. A breakdown of units by unit type is summarized in **Table 1**. While site plans have not been finalized, the development is anticipated to provide a minimum of 910 unreserved parking spaces, 19 of which are accessible spaces. The project is located within the City of Phoenix Copper Residences Planned Unit Development, and the parking requirements are applied per Section 702 of the Zoning Ordinance.

Table 1 – Proposed Development by Unit Type

Unit Type	Number of Units
A: Multi-Family Housing	180
B: Single-Family Housing	320
Total	500

PARKING REQUIREMENTS

CITY OF PHOENIX

Parking requirements are specified in the City of Phoenix Zoning Ordinance, Chapter 7-Development Standards of General Applicability, 702 Off Street Parking and Loading:

Table 2 – City Requirements

Unit Type	City Requirements
Dwelling Unit , Multi-family	1.5 spaces per dwelling unit A minimum of 50% of the required parking spaces must be provided as unreserved spaces.
Dwelling Unit , Single-Family Attached	Per Section 608.F.6, if developing under the single-family infill development option per Sections 614 through 618. 2 spaces per unit if not developing under the SFI option. The required spaces for each dwelling unit must be provided on the same lot . An additional 0.25 unreserved space per dwelling unit must be provided elsewhere within the development for visitor parking.
Dwelling Unit , Single-Family Detached	2 spaces per 1 dwelling unit

Table 3 – Required Parking Spaces per Base Parking Ratios

Unit Type	Quantity (Units)	Requirement Per Code			Required Vehicle Spaces
Resident Parking					
A: Multi-Family Housing (Mid-Rise)	180	1.5	spaces per	1 Unit	270
B: Single-Family Housing	320	2.0	spaces per	1 Unit	640
Required Parking Spaces (Rounded up to the nearest whole number)					910

Per the City of Phoenix base parking ratios, a total of 910 parking spaces is required. Accessible parking must account for at least 2 percent of each of the residents and guest parking spaces as described in City of Phoenix Zoning Ordinance, Chapter 7-Development Standards of General Applicability, section 702.G. The required number of accessible spaces is approximately 19. This will be determined at the time of site planning. Accessible stalls will be distributed proportionally across each building cluster to match §702.G guidance on serving each use area. In the event that a development unit provides any single-family attached housing product, additional parking spaces will be required at a rate of 0.25 spaces per unit. This will be determined at the time of site planning.

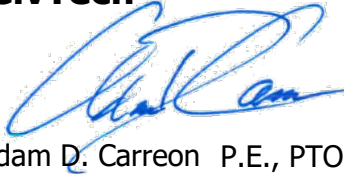
Per the City of Phoenix, off-street loading spaces are required for all developments. It is anticipated that 5 loading spaces will be provided for the overall development.

All accessible parking spaces will be located within the unreserved resident parking supply and connected to accessible routes serving all building entrances, in accordance with Section 702.G.

Please contact me with any questions you may have on this study.

Sincerely,

CivTech



Adam D. Carreon P.E., PTOE

Appendix D

Filed with City of Phoenix Under Separate Document