

# **Rio Rancho PUD**

## **Planned Unit Development**



**Case #: Z-180-25-6**

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**CITY OF PHOENIX**

**JUL 21 2026**

**Planning & Development  
Department**

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## **Exhibits**

- Exhibit A- Site Plan
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-

## **A. Purpose & Intent**

Rose Law Group (the “Applicant”), on behalf of ATFC Holdings LLC (the “Property Owner”), is pleased to submit this Planned Unit Development (“PUD”) to be known as Rio Rancho PUD (the “Project”). This PUD is a proposed mixed-use commercial project that includes an existing dog rescue, an existing restaurant, proposed assembly hall, and a new parking lot in Central Phoenix.

The purpose of this PUD is intended to be a stand-alone document of zoning regulations for this unique project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance, or design guidelines, the terms of this PUD shall apply. This PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City. This proposal will rezone the Property to a unified PUD with C-2 as the underlying zoning district.

### **1. Project Overview and Goals**

The Property Owners’ overall mission is to provide funding and advocacy for their existing animal rescue and welfare operation. The Property’s current underlying zoning districts (C-2 and C-3) have existed for decades and served as a permanent home for a beloved community-based nonprofit: “Almost There” Animal Rescue. This Phoenix-based dog rescue organization is dedicated to nurturing vulnerable pregnant and nursing dogs until they are ready for adoption, facilitating a measurable community benefit. Supporting this mission, “Pizza to the Rescue”, is a dog-themed pizzeria that donates 25% of its proceeds and builds awareness for the neighboring rescue effort.

The proposed assembly hall is a primary use of the site and is intended to function principally as an event venue. The space will be used for a variety of public and private gatherings, including community events, charitable functions, fundraising activities, and events featuring live music. In addition, the assembly hall will support activities ancillary to the restaurant and animal rescue operations, including fundraising events, staff training, operational meetings, volunteer gatherings, and other related functions. The assembly hall is designed to serve as the site's primary event space, while also providing support for the associated restaurant and animal rescue uses.

This proposal unifies an established nonprofit and its themed business ally within a formal zoning framework, while addressing key infrastructure and parking needs to ensure their long-term success.

The Property improvements include:

## **Rio Rancho PUD**

- Adaptive reuse of three existing buildings totaling 25,999 Square Feet.
- Unify all of the uses on the site under a PUD
- Development of a new 83-parking space off-site parking lot on a previously vacated mobile home park parcel
- Enhancements to landscaping, lighting, pedestrian access, and drainage.

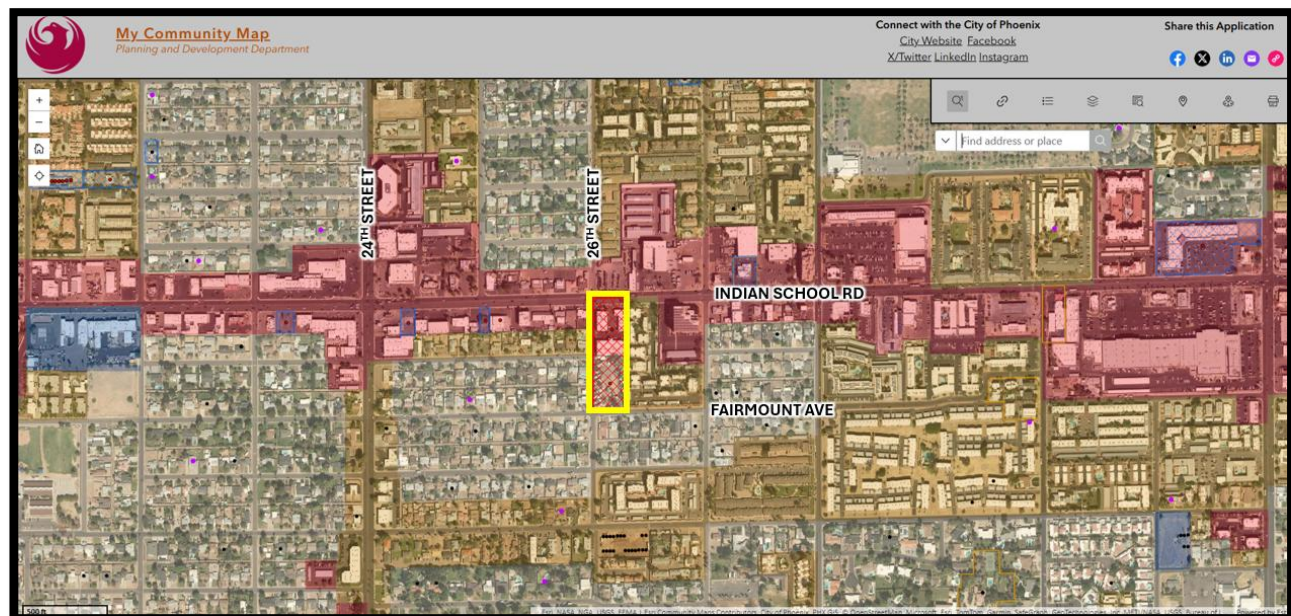
This PUD will utilize the character and purpose of the existing land uses to establish site-specific development standards that integrate commercial development and contextual placemaking with walkability enhancements, sensitive buffering from nearby residential, and functional infrastructure upgrades. The Project will continue and build upon the Property's non-profit purpose and identity as a charitable and social connection point for the surrounding community. Most importantly, this PUD will resolve the Property's split zoning and bring the existing buildings into compliance through its establishment.

## **B. Existing Site Conditions**

### **1. Project Location**

The Project is approximately 3.02 gross acres on the southeast corner of 26<sup>th</sup> Street and Indian School Road in Phoenix, Arizona (the "Property" or the "Site") as illustrated in *Figure 1- Project Location Map*.

*Figure 1- Project Location Map*



## **Rio Rancho PUD**

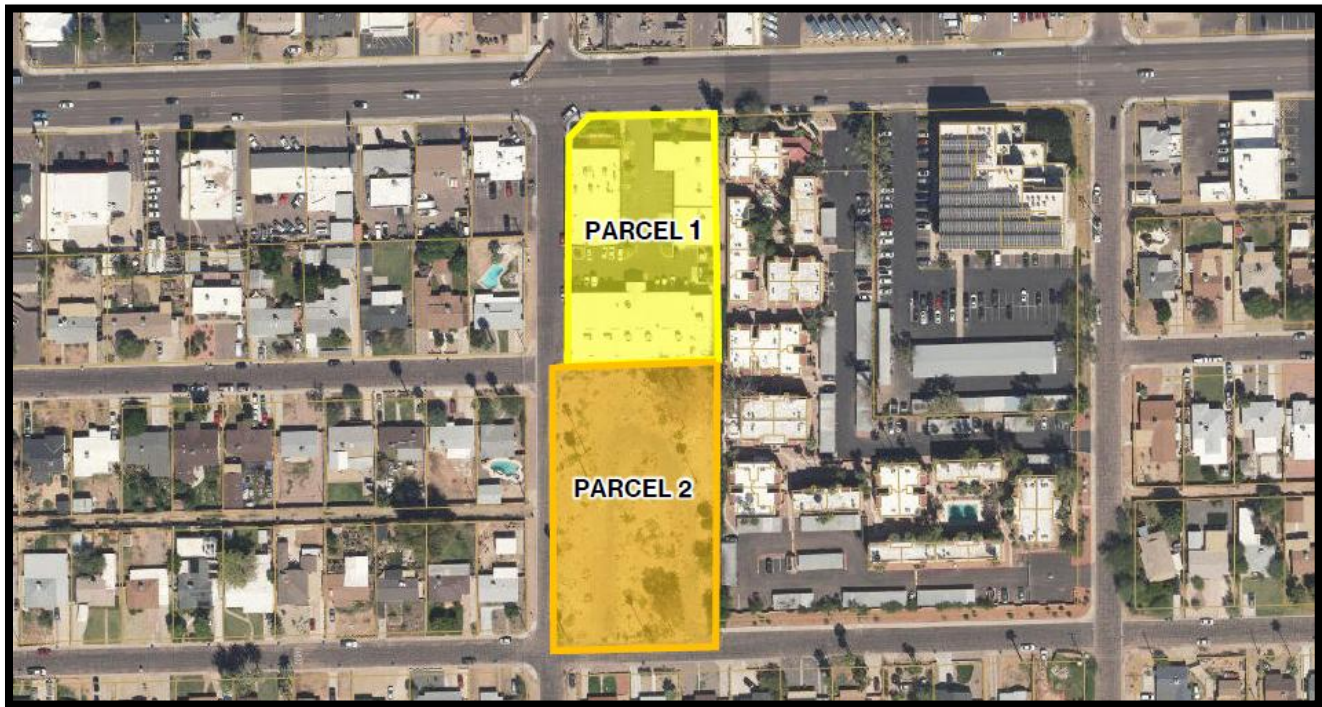
The Site is adjacent to existing commercial uses to the north, residential uses to the south and east, and both commercial and residential uses to the west as described in *Table 1 – Surrounding Site Context* below.

*Table 1- Surrounding Site Context*

| <b>LOCATION</b> | <b>EXISTING USE</b>                                                                      | <b>EXISTING GENERAL PLAN</b>                    | <b>EXISTING ZONING</b> |
|-----------------|------------------------------------------------------------------------------------------|-------------------------------------------------|------------------------|
| Site            | Almost There Dog Rescue<br>Pizza to the Rescue<br>Restaurant<br>Vacated Mobile Home Park | Commercial &<br>Residential (3.5 to 5<br>du/ac) | C-2, C-3, & R1-6       |
| North           | Marvel Building & Masonry<br>Supply                                                      | Commercial                                      | C-3                    |
| South           | Piccadilly Place Residential<br>Subdivision                                              | Residential (3.5 to 5<br>du/ac)                 | R1-6                   |
| East            | Biltmore Promenade<br>Condominium                                                        | Commercial &<br>Residential (3.5 to 5<br>du/ac) | R-4                    |
| West            | Chopper Johns Bar<br>Earl Heights Residential<br>Subdivision                             | Commercial &<br>Residential (3.5 to 5<br>du/ac) | R1-6, R-3, & C-2       |

The Property is comprised of two parcels; APN 119-03-076C (“Parcel 1” or the “northern lot”) and APN 119-03-076A (“Parcel 2” or the “southern lot”) as depicted in *Figure 2 – Parcel Map*. Parcel 1 corresponds to Lot 1 of the Legal Description and Parcel 2 corresponds to Lot 2. The lots identified in the legal description formally define the boundaries of each parcel and establish separate permitted use provisions applicable to each lot (see *Section L. Legal Description*).

*Figure 2- Parcel Map*



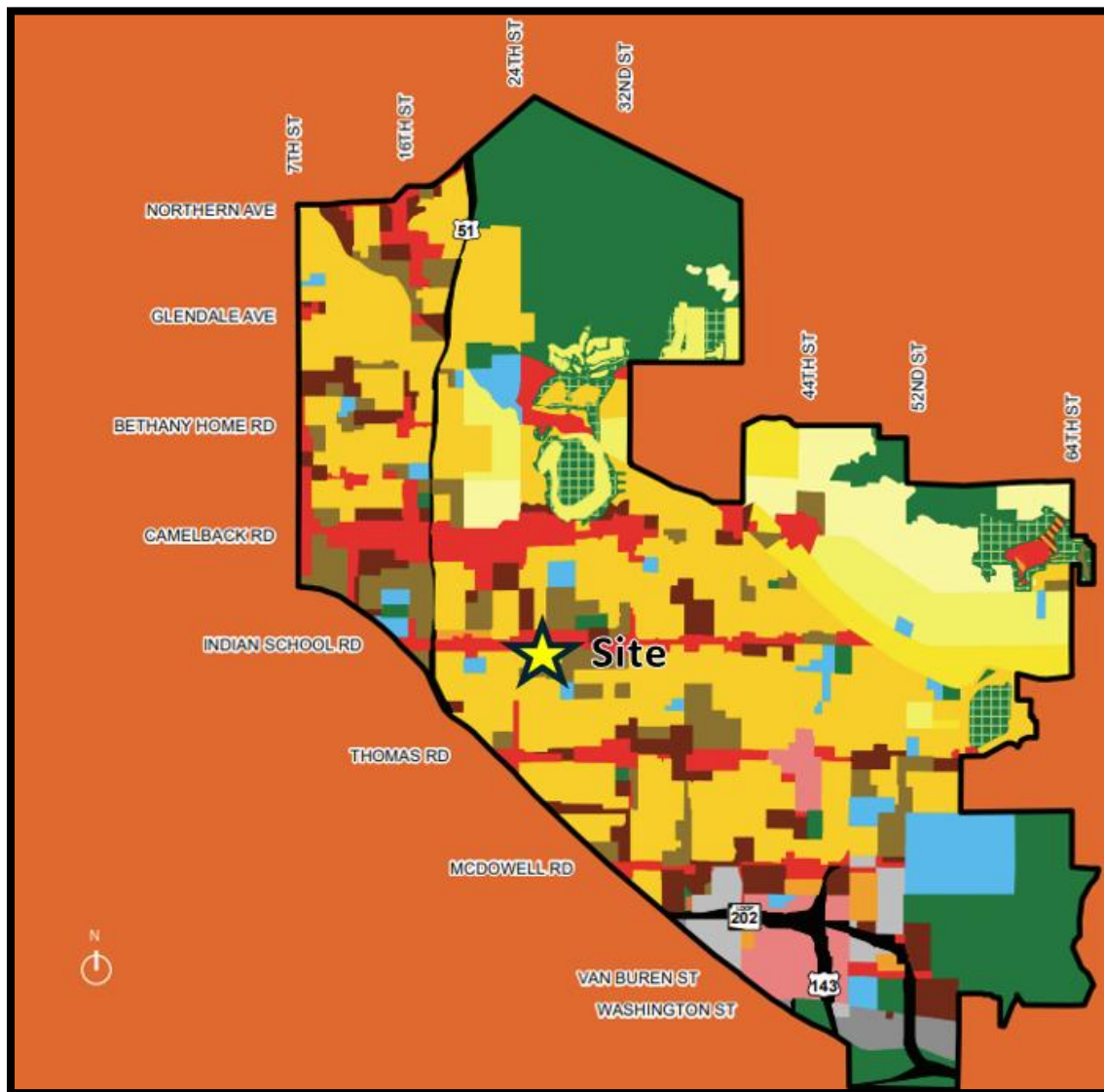
Parcel 1, situated on the south side of Indian School Road, contains 1.19 net acres. Parcel 2, immediately south of Parcel 1, comprises 1.20 net acres, as illustrated in *Figure 2 – Parcel Map* above. Please see *Table 2- Detailed Parcel Information* below for detailed parcel information and existing zoning.

*Table 2- Detailed Parcel Information*

| <b>APN</b>  | <b>Size</b> | <b>Existing Zoning</b> | <b>Proposed Zoning</b> |
|-------------|-------------|------------------------|------------------------|
| 119-03-076C | 1.19 net ac | C-2 and C-3            | PUD                    |
| 119-03-076A | 2.39 net ac | R1-6                   | PUD                    |

As shown in *Figure 3 - Camelback East Area*, the Property is located centrally within the Camelback East Village, which consists of large employment centers, residential, regional transportations corridors, and a variety of restaurant and retail locations essential to the surrounding and greater Phoenix Community.

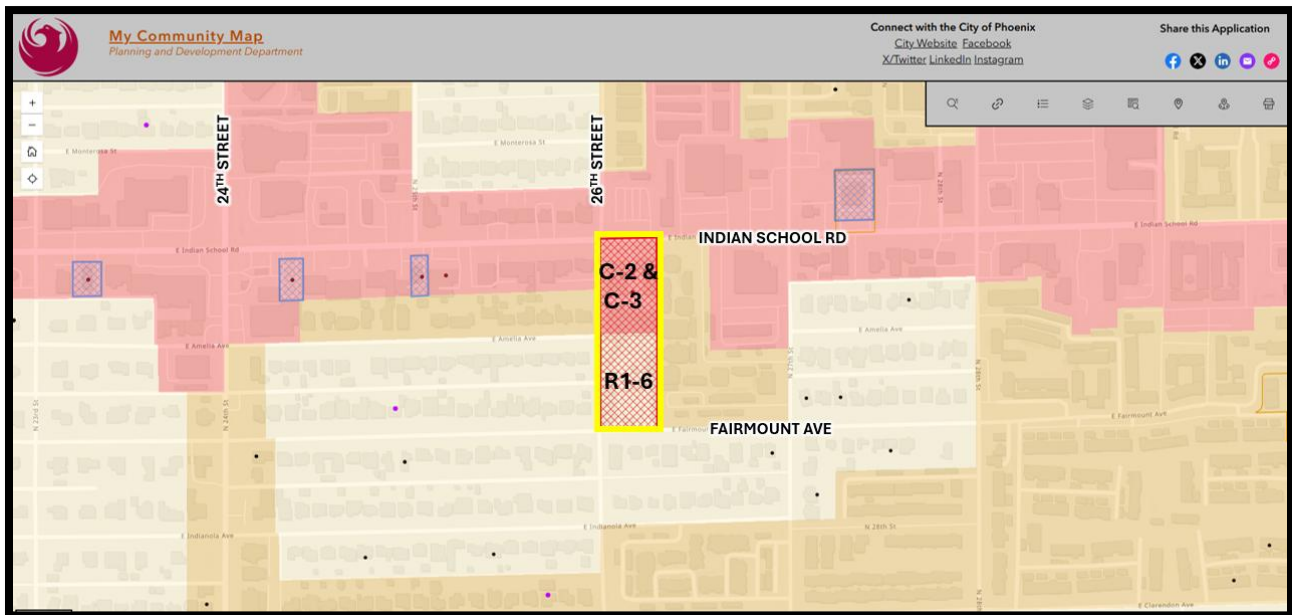
Figure 3- Camelback East Area



## 2. Existing Zoning and General Plan Land Use Designation

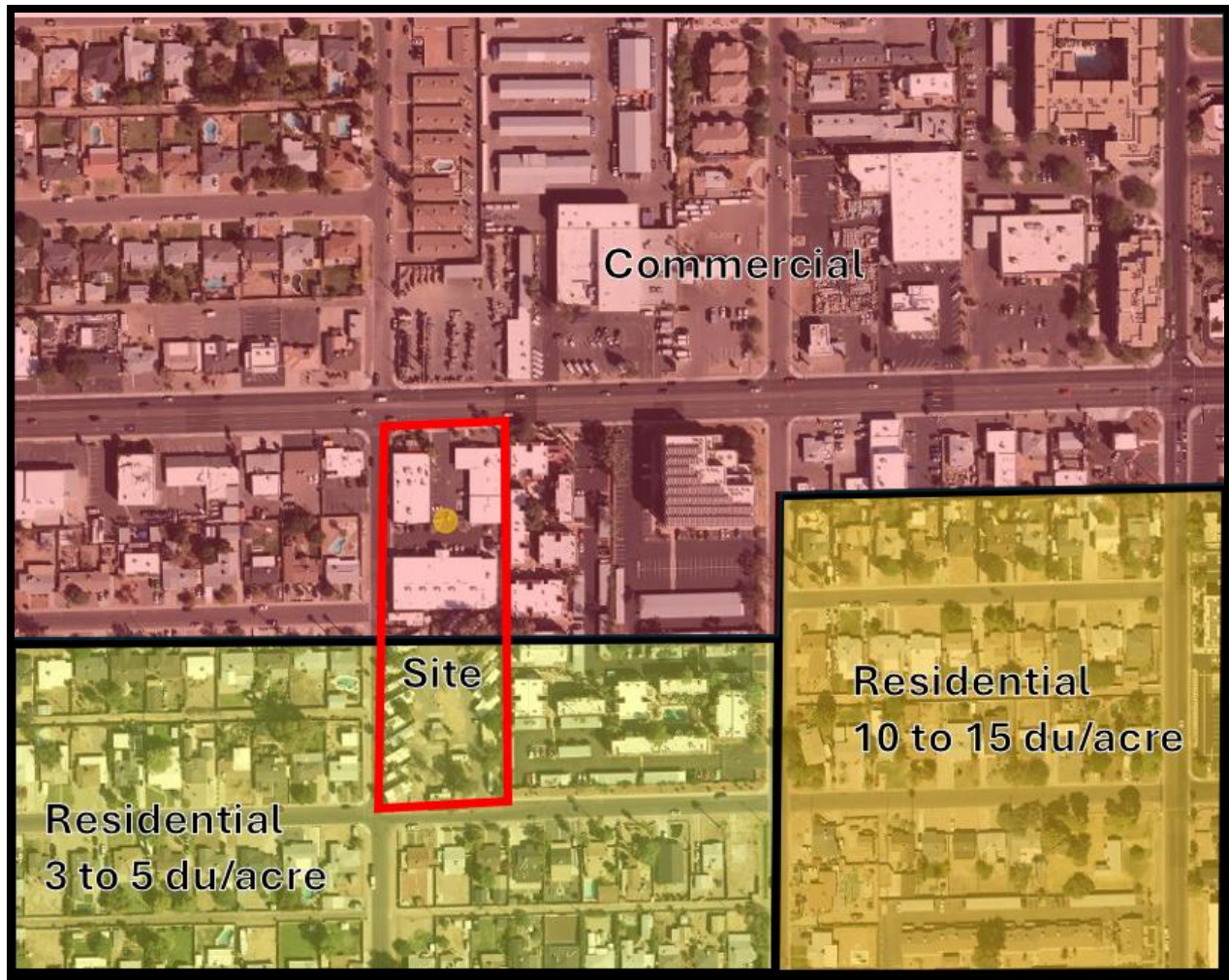
The Property is currently zoned with a mix of C-2, C-3, and R1-6 zoning, with a General Plan Land Use Designation of Commercial and a portion of Residential 3.5-5 du/ac, as shown on *Figure 4 – Existing Zoning Map* and *Figure 5 – Existing General Plan Land Use Map*. This proposal will rezone the Property to a unified PUD with C-2 as the underlying zoning district. Since the Site is less than ten (10) acres, a General Plan Amendment is not required.

Figure 4 - Existing Zoning Map



This PUD will unify the parcels and redevelop the currently vacant Parcel 2 with a new parking lot that will provide much needed support for the existing commercial uses along Indian School Road. The existing restaurant use and the proposed assembly hall on Parcel 1 are intended to complement one another while supporting the mission and activities of the on-site animal rescue. Together, these uses will provide opportunities for fundraising, community engagement, and special events, while also offering a conveniently located venue that can be rented for private gatherings, charitable functions, and other events.

Figure 5 - General Plan Land Use Map



As shown on *Figure 4 – Existing Zoning Map*, Parcel 1 is currently a mix of C-2 and C-3 commercial zoning, and Parcel 2 is zoned R1-6 residential zoning. This Project proposes to unify the Property under a PUD with underlying C-2 zoning, allowing the existing dog rescue and restaurant uses to coexist, along with the addition of an event space and assembly hall.

The southern lot of the Property, currently zoned as R1-6, will be converted into a much-needed parking lot. This new parking lot will provide ample parking for the existing and proposed commercial uses along Indian School Road. Given the proposed combination of land uses associated with the Project and compatible zoning found within the surrounding area, the C-2 zoning district provides the tools necessary to execute this Project, with limited modifications to development standards.

## **C. Land Use Plan**

The Rio Rancho PUD will simplify existing zoning on the Property and allow two primary land use categories to remain: commercial with an off-site parking lot. The existing commercial uses will remain on the Site and include retail, office, restaurant, assembly hall and service-related uses. The proposed parking lot will provide much-needed support to the existing commercial operations within close walking distance.

The overarching design concept integrates commercial development and contextual placemaking with walkability enhancements, sensitive buffering from nearby residential, and functional infrastructure upgrades.

### **1. Overall Design Concept**

As seen in *Exhibit A- Site Plan*, the Rio Rancho PUD has been thoroughly and thoughtfully redesigned to be compatible with the surrounding residential neighborhood and commercial community. The existing commercial buildings will remain on Indian School Road with a new parking lot with landscaping on Parcel 2 of the Site. The parking lot will provide a sufficient buffer to the commercial uses along Indian School Road. The character of the proposed PUD is aligned with the visual corridors from Indian School Road while alleviating any burden to surrounding residential by providing ample parking spaces. It is rare to see such adaptive and accommodating parking solutions utilized for existing commercial uses in this built-out and densely populated area.

The Project's design will match the existing pattern of diverse development in the larger and immediate neighborhood and follows the land use principles identified in the Camelback East Village Character Plan. To maintain the character of the existing Property while accommodating its future goals, the PUD established necessary and specific development standards to account for the unique nature of the Project, while retaining the design aspects envisioned under the C-2 development standards of the Phoenix Zoning Ordinance.

## **D. List of Uses**

Unless modified herein, the permitted uses allowed on Parcel 1 shall be those permitted in the C-2 zoning District (Section 623) pursuant to the City of Phoenix Zoning Ordinance. The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this Section, as authorized by Zoning Ordinance Section 307.A.3.

### **1. Permitted Uses**

#### **a. Parcel 1**

- (1) All uses permitted in the C-2 District and subject to the performance standards therein.

- (2) **Animal Rescue** – A social and community service that provides temporary food, shelter, and medical care to homeless animals and finds them permanent placement in a home.

Subject to the following conditions:

- a. Shall be constructed so that direct unaccompanied access by animals to outside areas of the buildings is not allowed.
- b. Animals must be accompanied by a facility employee or pet owner at all times when outside the building. All walks and exercise periods must take place on facility grounds.
- c. When located adjacent to a residential district, every building and every outdoor animal exercise run shall be set back at least one hundred feet from any lot line abutting such residential district.
- d. A solid masonry wall or fence seven feet in height shall be constructed along the perimeter of all outdoor runs unless otherwise restricted in this Ordinance.
- e. Solid waste shall be removed from outdoor exercise areas every five hours at a minimum during time periods when these areas are in use.
- e. The average noise level, measured at the property line, shall not exceed fifty-five dB (one LDN) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency.

- (3) **Restaurants, Bars, Taverns, and Cocktail Lounges**; including recreation uses, outdoor dining, and alcoholic beverage consumption.

Subject to the following conditions:

- a. All operations shall comply with applicable City noise, lighting, and liquor licensing regulations.
- b. General conformance to the location and size of the patio as shown on the site plan dated June 24, 2026 (see Exhibit A: Site Plan).
- c. Hours of operation for outdoor dining area shall not extend beyond restaurant hours of operations.
- d. Live music on outdoor patio shall not extend beyond 10PM.

- (4) **Assembly Hall** - A building or portion of a building that is used on a continuing basis for dances, parties, receptions, or other gatherings which may provide all or some of the following: live or amplified music, live or amplified entertainment, serve alcoholic beverages, or serve catered meals. The owner or operator must

hold all other appropriate licenses and permits. An assembly hall does not use a restaurant or bar.

Subject to the following conditions or limitations:

- a. All events conducted within the private event space shall be operated in compliance with all applicable federal, state, and local laws, regulations, ordinances, and codes, including but not limited to applicable noise ordinances, building codes, fire codes, and occupancy limitations. All activities shall be conducted in a manner that does not create a public nuisance or adversely impact neighboring properties.
- b. Live music may be permitted as long as it is within the enclosed building.
- b. Parcel 2
  - (1) All uses as permitted in the P-1 zoning district.

## **2. Temporary Uses**

- a. Temporary uses pursuant to Section 708 of the City of Phoenix Zoning Ordinance, as would otherwise be applicable to a commercially zoned property.

## **3. Prohibited Uses**

- a. Adult Uses including: adult bookstore, adult novelty store, adult theatre, adult live entertainment establishment, erotic dance or performance studio
- b. Data Centers
- c. Guns, Retail Sales and/or Repairs
- d. Nonprofit medical marijuana dispensary facility
- e. Pawn Shop
- f. Tobacco Oriented Retailers, Wholesale and Storage
- g. Residential

# **E. Development and Landscape Standards**

## **1. Development Standards**

Development is subject to development standards generally based on the C-2 zoning district standards, except as modified by the development standards table below.

Table 3- Development Standards Table

| Standards                                     | Proposed PUD                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>a. Parcel 1</b>                            |                                                                                                                                                                                                                                                                                                               |
| <b>Maximum Lot Coverage</b>                   | 50% (25,999 sq ft/51,995.3 sq ft)                                                                                                                                                                                                                                                                             |
| <b>Maximum Allowable Building Height</b>      | Two (2) stories not to exceed 30'                                                                                                                                                                                                                                                                             |
| <b>Minimum Building Setbacks<sup>2</sup></b>  | 10' (North; Front) <sup>1</sup><br>0' (West; Side)<br>0' (South; Rear)<br>0' (East; Side)                                                                                                                                                                                                                     |
| <b>Minimum Landscape Setbacks<sup>3</sup></b> | 15' (North; Front)<br>0' (West; Side)<br>0' (South; Rear)<br>0' (East; Side)                                                                                                                                                                                                                                  |
| <b>b. Parcel 2</b>                            |                                                                                                                                                                                                                                                                                                               |
| <b>Minimum Building Setbacks</b>              | 25' (South; Front)<br>25' (West; Front)<br>0' (North; Rear)<br>10' (East; Side)                                                                                                                                                                                                                               |
| <b>Minimum Landscape Setbacks<sup>2</sup></b> | 25' (South; Measured at Street)<br>25' (West; Measured at Street)<br>0' (North)<br>10' (East)                                                                                                                                                                                                                 |
| <b>c. Total Property</b>                      |                                                                                                                                                                                                                                                                                                               |
| <b>Bicycle Parking</b>                        | Per Section 1307                                                                                                                                                                                                                                                                                              |
| <b>Minimum Parking</b>                        | Restaurant (2400 SF / 50 SF) = 48 spaces<br>Animal Rescue (Historic Experience – see parking study) = 21 spaces<br>Assembly Hall (4,453 SF / 100 SF) = 45 spaces<br>Total Parking Required = 114 spaces<br>Total Parking Provided = 123 spaces<br>Minimum 5% of required parking spaces shall be EV installed |
| <b>Maximum Wall Height</b>                    | Per Section 703.A of the Zoning Ordinance                                                                                                                                                                                                                                                                     |

<sup>1</sup> The required front open structure setback may be permitted within the 10-foot front yard setback.

<sup>2</sup> This PUD specifically allows for the continued operation of the animal rescue with associated restaurant and assembly space. If the property redevelops in the future and there is a change in use an amendment to this PUD is required.

<sup>3</sup> A pedestrian path is permitted within the landscape setback.

## **2. Landscape Standards**

As part of this PUD, a higher level of quality will be provided within the landscape character and Property design, increasing both the aesthetic quality of the Property and the safety of its attendees as shown in *Exhibit B- Landscape Plan*. A detailed description of the Property's landscape standards is described in Table 4 below.

*Table 4- Minimum Landscape Standards*

| <b>Standards <sup>1</sup></b>                        | <b>PUD</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Indian School Landscaping Standards (North)</b>   | <ol style="list-style-type: none"><li>1) One minimum fifteen-gallon drought resistant tree for each five hundred square feet of required setback area, less driveways and sidewalks;</li><li>2) One minimum five-gallon drought resistant shrub for each one hundred square feet of required setback, less driveways and sidewalks;</li><li>3) Ground cover shall be selected from at least two of the following:<ol style="list-style-type: none"><li>(a) Turf or low-growing evergreen vegetation.</li><li>(b) Flowering vegetation.</li><li>(c) Manmade or natural art or sculpture, rock, decomposed granite or similar material, a maximum of three-inch diameter, when used in conjunction with landform sculpting.</li></ol></li><li>4) Trees<ol style="list-style-type: none"><li>(a) Min. 2-inch caliper (50% of required trees)</li><li>(b) Min. 3-inch caliper or multi-trunk tree (25% of required trees)</li><li>(c) Min. 4-inch caliper or multi-trunk tree (25% of required trees)</li></ol></li><li>5) Shrubs<br/>Min. five (5) 5-gallon shrubs per tree</li></ol> |
| <b>Fairmont Avenue Landscaping Standards (South)</b> | <ol style="list-style-type: none"><li>4) One minimum fifteen-gallon drought resistant tree for each five hundred square feet of required setback area, less driveways and sidewalks;</li><li>5) One minimum five-gallon drought resistant shrub for each one hundred square feet of required setback, less driveways and sidewalks;</li><li>6) Ground cover shall be selected from at least two of the following:<ol style="list-style-type: none"><li>(a) Turf or low-growing evergreen vegetation.</li><li>(b) Flowering vegetation.</li><li>(c) Manmade or natural art or sculpture, rock, decomposed granite or similar material, a</li></ol></li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     | <p>maximum of three-inch diameter, when used in conjunction with landform sculpting.</p> <p>4) Trees</p> <p>(a) Min. 2-inch caliper (50% of required trees)</p> <p>(b) Min. 3-inch caliper or multi-trunk tree (25% of required trees)</p> <p>(c) Min. 4-inch caliper or multi-trunk tree (25% of required trees)</p> <p>5) Shrubs</p> <p>Min. five (5) 5-gallon shrubs per tree</p>                                                                                                                                                                                                                                                                                                                                             |
| <b>Eastern Boundary Landscaping Standards</b>       | <p>1) One minimum fifteen-gallon tree for each twenty feet of linear distance; and</p> <p>2) One minimum five-gallon shrub for each five feet of linear distance.</p> <p>3) The above plant materials are to be planted and maintained in a minimum five-foot-wide landscaped area with at least one ground cover as provided in Section 703.B.3.a(3).</p> <p>4) Trees require a min. 2-inch caliper (60% of required trees) and a minimum 1-inch caliper (40% of required trees);</p> <p>5) Shrubs require a min. five (5) 5- gallon shrubs per tree</p> <p><u>Exceptions:</u></p> <p>Interior property lines are to be landscaped and maintained except for driveway entrances or sidewalks.</p>                               |
| <b>26<sup>th</sup> Street Landscaping Standards</b> | <p>7) One minimum fifteen-gallon drought resistant tree for each five hundred square feet of required setback area, less driveways and sidewalks;</p> <p>8) One minimum five-gallon drought resistant shrub for each one hundred square feet of required setback, less driveways and sidewalks;</p> <p>9) Ground cover shall be selected from at least two of the following:</p> <p>(a) Turf or low-growing evergreen vegetation.</p> <p>(b) Flowering vegetation.</p> <p>(c) Manmade or natural art or sculpture, rock, decomposed granite or similar material, a maximum of three-inch diameter, when used in conjunction with landform sculpting.</p> <p>10) Trees</p> <p>(a) Min. 2-inch caliper (50% of required trees)</p> |

|  |                                                                                                                                                                                                                   |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>(b) Min. 3-inch caliper or multi-trunk tree (25% of required trees)</p> <p>(c) Min. 4-inch caliper or multi-trunk tree (25% of required trees)</p> <p>5) Shrubs<br/>Min. five (5) 5-gallon shrubs per tree</p> |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

<sup>1</sup> Landscape improvements shall conform to the C-2 Landscape Standards set forth in Section 623 of the Zoning Ordinance.

### **3. City Enforced Standards:**

- 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 turf areas located on properties for uses such as parks, schools, and residential common areas, as approved by the Planning and Development Department.
- A minimum of two green stormwater infrastructure (GSI) elements 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.

## **F. Streetscape Standards**

*Table 5- Streetscape Standards*

| <b>Streetscape Standards</b>    | <b>Minimum</b>                                                                                                                                                                                                                                                 |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indian School Road <sup>1</sup> | <ul style="list-style-type: none"> <li>• Detached sidewalk width: 6- feet</li> <li>• Landscape strip located between back of curb and sidewalk: 10-feet</li> <li>• Landscape strip planting standards:</li> <li>• Sidewalk tree shade coverage: 75%</li> </ul> |
| 26th Street <sup>2</sup>        | <ul style="list-style-type: none"> <li>• Attached sidewalk width: 5-feet</li> <li>• Landscape strip planting standards:</li> <li>• Sidewalk tree shade coverage: 75%</li> </ul>                                                                                |
| Fairmount Avenue                | <ul style="list-style-type: none"> <li>• Sidewalk width: 5-feet</li> <li>• Landscape strip planting standards:</li> <li>• Sidewalk tree shade coverage: 75%</li> </ul>                                                                                         |

<sup>1</sup> Upon future redevelopment of the northern parcel (APN 119-03-076C), in accordance with the criteria outlined in Section 507.B.2 of the Zoning Ordinance, the right-of-way must be

brought into compliance with the minimum design standards identified in the Streetscape Standards Table, as required by Section 31-91 of the City Code.

<sup>2</sup> Upon future redevelopment of the existing buildings adjacent to 26th Street on the northern parcel (APN 119-03-076C), in accordance with the criteria outlined in Section 507.B.2 of the Zoning Ordinance, the right-of-way must be brought into compliance with the minimum right-of-way dedications for a local roadway and applicable design standards identified in the Streetscape Standards Table, as required by Section 31-91 of the City Code.

Where adjacent to APN 119-03-076A, 26th Street right-of-way dedications and improvements shall be dedicated and constructed in conjunction with initial site improvements.

## **G. Design Guidelines**

The architectural and landscape design of the Project prioritizes compatibility with surrounding residential areas. Building mass, height, and form remain unchanged from the existing structures, while facade improvements will emphasize pedestrian interaction using transparency, landscaping, and lighting. The design of the Project is inspired by retro-industrial influences that provide a clean aesthetic with a pedestrian-friendly scale that complements the neighborhood, as shown in *Figure 6- Conceptual Design*. Specific quantitative design standards are described in more detail in *Table 6- Design Guidelines*. Site shall comply with Section 507 Tab A of the City of Phoenix Zoning Ordinance.

*Figure 6- Conceptual Design*



*Table 6- Design Guidelines*

| Design Guidelines                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>a. Exterior Materials</b>        | <p>Building facades shall include:</p> <ul style="list-style-type: none"> <li>• Aluminum Storefront</li> <li>• 16x8x8 Burnished Block to remain</li> <li>• 1” insulated glazing unit – clear glass</li> <li>• Standing seam metal roofing</li> <li>• Existing stone veneer to remain</li> <li>• Existing exposed steel structure to remain</li> <li>• Existing glazing/windows to be repaired or replaced to preserve current design</li> <li>• Existing ceiling material to remain (patch and pair as required)</li> </ul> |
| <b>b. Architecture</b>              | <p>All sides of a structure should exhibit design continuity and contain multiple exterior materials that exhibit quality and durability.</p> <p>Multiple buildings on the same site should borrow and incorporate (not duplicate) architectural styles, materials, forms, features and compatible elements from the same site.</p>                                                                                                                                                                                         |
| <b>c. Color Palette</b>             | <p>A balanced, urban industrial palette that combines the neutral hues with small brightly colored accents for a neighborhood-friendly and modern feel.</p>                                                                                                                                                                                                                                                                                                                                                                 |
| <b>d. Façade Restriction</b>        | <p>Blank walls shall not exceed a 50’ horizontal dimension without a variation in texture or building fenestration.</p>                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>e. Surface Parking Screening</b> | <p>Surface parking areas on Parcel 2 shall be buffered from adjacent properties and screened from public right-of-way by a minimum of 1 tree of at least 6” tall every 30 feet on the Property perimeter, no including driveways.</p>                                                                                                                                                                                                                                                                                       |
| <b>f. Pedestrian Element</b>        | <p>Pedestrian access shall be integrated throughout the Property with defined walkways and clear connections between buildings and the parking lot.</p> <p>Crosswalks and key paths shall be distinguished by enhanced paving materials.</p> <p>Landscaping shall provide visual comfort and softens the commercial edge.</p> <p>Pedestrian path for Parcel 2 shall consist of decomposed granite and shall have a minimum width of 5 feet.</p>                                                                             |
| <b>g. Screening Walls</b>           | <p>3’-4” perimeter walls shall be provided along the south and west parking lot to prevent vehicular lights from shining into adjacent properties.</p>                                                                                                                                                                                                                                                                                                                                                                      |

## **H. Signs**

All signage shall comply with Section 705 of the City of Phoenix Zoning Ordinance.

## **I. Sustainability**

The Rio Rancho PUD incorporates sustainable strategies to reduce environmental impact. These include the use of low-water-use and native landscape materials, LED lighting, high-albedo paving materials, and the reuse of existing building infrastructure.

By converting a former mobile home park into a parking lot with shade trees and desert vegetation that will provide parking for the existing commercial businesses and dog rescue venue, the Project also promotes infill redevelopment and efficient land use within the urban core.

The following sustainability practices, while not enforceable by the City, are highly encouraged and planned for implementation:

- Low water usage plumbing fixtures.
- Designing HVAC systems to eliminate the use of CFCs and CFC-based refrigerants.
- Using water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Installing low-flow toilets and showerheads.
- Using Energy Star rated appliances.
- Reducing heat island effect through ample open space, desert-adapted landscaping, and vegetation such as shrubs.
- Offering recycling services for tenants.

### **1. City Enforced Standard:**

Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years or as approved by the Planning and Development Department.

## **J. Infrastructure**

### **1. Circulation**

The Property will be accessible from both Indian School Road and 26<sup>th</sup> Street with three points of ingress-egress. An existing access point on Indian School Road is located approximately 80 feet east of 26<sup>th</sup> Street and provides an entryway to the existing parking spaces on Parcel 1. The Project will provide two access points via 26<sup>th</sup> Street. The second

existing access point on 26<sup>th</sup> Street is approximately 185 feet south of Indian School and will provide access to the existing parking spaces located on Parcel 1.

A third access point is proposed along 26<sup>th</sup> Street, approximately 450 feet south of Indian School Road. This access will serve the proposed additional parking on Parcel 2. This access point will be a gated entry, designed to meet the City of Phoenix's standards for "free flow" vehicular access, thereby eliminating the need for a designated turnaround area at the entry point. Upon approach, drivers may obtain a parking ticket or simply proceed through the gate without delay, regardless of whether they ultimately choose to remain parked. This ensures no vehicle is ever required to reverse or turn around to exit Parcel 2.

To support this function, the Project incorporates a limited-duration, no-cost parking window that allows commercial visitors to enter and exit the Property freely within a specified timeframe. A prominent signage at the entry will inform drivers of this policy and explain the process. If a driver decides not to remain on the Property, they may immediately exit using the same drive aisle without obstruction. The proposed parking lot is essential to adequately support the commercial uses on Parcel 1.

This circulation pattern has been designed to prevent vehicle stacking or queuing at the public right-of-way and always provides full egress functionality, including during power outages or emergencies, when the gate will automatically default to an open position to ensure safe and continuous access.

The parking lot entrance gates are equipped with emergency Knox access to allow fire trucks to enter and exit without obstruction. This system ensures rapid and reliable access for emergency responders when needed. All curbs are designed in compliance with the City of Phoenix fire department turning radius requirements, providing a 35-foot inside radius and a 55-foot outside radius.

## **2. Grading & Drainage**

Grading and drainage improvements will ensure stormwater is retained on-site via a combination of surface basins and an underground retention tank. The system is designed to handle the 100-year, 2-hour storm event. Preliminary grading and drainage plans confirm compliance with the City of Phoenix's stormwater retention requirements using a 10-foot diameter underground retention tank system. In the event of an extreme storm, overflow is directed to an emergency outfall located at the southwest corner of Parcel 2.

## **3. Water & Wastewater**

The Property is served by existing water and sewer infrastructure. No changes are proposed to the internal plumbing of the buildings.

#### **4. Complete Streets**

In 2018, the City of Phoenix adopted the Complete Streets Guidelines to improve the safety and accessibility of the City's streetscapes and related infrastructure. This PUD implements several of the design principles outlined in the Guidelines, including:

- **Comfort and Convenience-** “Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.”
  - ❖ **Shading for the pedestrian pathways adjacent to 26<sup>th</sup> Street public street frontage will be provided with 50% shading, through a combination of shade trees and shrubs.**
- **Connectivity-** “Design and connect neighborhoods via streets, sidewalks, and trails. Discourage the abandonment of streets, sidewalks, and in urban areas alleys identified for preservation and or use, that compromise connectivity.”
  - ❖ **Development of the Property will include installation of bike racks and support nearby bike lanes, encouraging access to the Property for bicyclists. They will be located to the south of Building B.**
  - ❖ **Amenities include ADA-compliant sidewalks and landscaped buffers. In keeping with the site's overarching dog rescue theme, the path encircling the site offers an inviting, pedestrian-friendly experience that enhances walkability for visitors and potential adopters. These pathways provide opportunities for guests to walk from the parking lot to the commercial buildings in a safe, shaded, and welcoming environment further supporting the nonprofit's mission and reinforcing the site's identity as a community-centered hub.**
- **Sustainability:** Reduce streets' rate of heat absorption by maximizing tree canopy cover, reducing asphalt, and using high reflectivity materials or lighter colors.
  - ❖ **For the parking lot, a continuous concrete sidewalk is provided along Fairmount and 26th Street to accommodate the standard public right-of-way pedestrian walkway.**

- **Green Infrastructure:** “Non-vehicular curb cuts are openings created in the curb to allow stormwater from an impervious surface (e.g., street or parking lot) to flow into a depressed infiltration and planting area. This is an effective and simple practice for new or retrofit projects.”
- ❖ **There is a compacted decomposed granite path that meanders through the parking lot landscaping that creates a more inviting and pedestrian-friendly pathway. Both walkways are shaded with trees to enhance comfort and usability.**

## **5. Traffic Impact**

The Rio Rancho PUD is not anticipated to generate traffic volumes that would adversely affect the surrounding street network. The existing restaurant and animal rescue uses on Parcel 1 today are low-to moderate-intensity and are consistent with the commercial activities typically found along major arterials such as Indian School Road. 26<sup>th</sup> Street and Fairmount Avenue will be fully improved as part of this request and will provide adequate capacity for access to the Site as well as internal circulation.

Typical development of this scale and character does not require off-site roadway modifications or signal timing adjustments. Access to Parcel 1 will continue to operate through existing curb cuts along Indian School Road, while Parcel 2 is accessed via 26th Street and Fairmount Avenue. These access points are designed to maintain safe ingress and egress without disrupting neighborhood traffic flow.

The proposed development complements existing land use patterns and is not expected to contribute significantly to peak hour congestion or intersection delays. City of Phoenix design standards have been followed to ensure appropriate site access geometry, spacing, and visibility.

## **6. Parking Demand**

A comprehensive parking demand analysis prepared by Summit Land Management evaluated parking requirements for the existing and proposed uses within the Rio Rancho PUD. Based on City of Phoenix standards Building A (Restaurant) currently requires 20 parking spaces. Building B (Animal Rescue) requires 21 parking spaces. Building C is currently vacant.

As stated in the traffic statement approval letter dated November 14, 2025, Building A and its expansion will total 2400 square feet of indoor dining area; requiring 48 parking spaces. Building B, the existing animal rescue historically had 21 parking spaces; therefore, it needs no additional spaces. Building C is a proposed event space of 4,453 square feet and is classified as *Convention/Conference Center* in the City of Phoenix Zoning Ordinance.

Building C will require 45 parking spaces. In total, the development and its combined uses will have a minimum parking requirement of 114 spaces.

The proposed development provides 123 parking spaces across both Parcel 1 and Parcel 2, significantly exceeding the required minimum. This supply includes standard, accessible, and EV stalls and is strategically distributed across the Property to maximize convenience and circulation.

The analysis further concluded that up to 1500 square feet of additional dining area could be added to Building A without exceeding the available parking supply. This confirms that the Project is well-equipped to meet current parking needs and potential future tenant demands in accordance with applicable zoning and development standards.

## K. Comparative Zoning

*Table 7 – Comparative Zoning*

| Standards             | Existing (R1-6/C-2/C-3)                                                                                                                                                                                                                                                  | Proposed PUD                                                                                                                                                                                                 |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Setbacks <sup>1</sup> | <b>R1-6:</b><br>Front: 20' min<br>Side: 3'/10' (int./street side)<br>Rear: 25'<br><br><b>C-2:</b><br>Front: 25'<br>Side: 0'/10'<br>Rear: 0'<br><br><b>C-3:</b><br>Front: 10'<br>Side: 3'/10'<br>Rear: 15'                                                                | <b>Parcel 1:</b><br>North (Front): 10'<br>West (Front): 0'<br>South (Rear): 0'<br>East (Side): 0'<br><br><b>Parcel 2:</b><br>South (Front): 25'<br>West (Front): 25'<br>North (Rear): 0'<br>East (Side): 10' |
| Landscape Setbacks    | <b>R1-6:</b><br>10 ft minimum along street frontages; no requirement on interior sides or rear unless adjacent to street or arterial<br><br><b>C-2:</b><br>25 ft adjacent to public street; 0 ft on interior sides and rear unless abutting residential (then 10 ft min) | <b>Parcel 1:</b><br>North: 10' (Existing Patio/Open Structure May Be Located Within the Front Yard Setback)<br>All others: 15'<br>Parking Lot:<br>South: 25'<br>West: 25'<br>North: 0'                       |

## **Rio Rancho PUD**

|                      |                                                                                                                                                                                                                                                                                                           |                             |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
|                      | <b>R-3:</b><br>10 ft along street frontages; 5 ft along sides and rear when adjacent to residential zoning or public right-of-way                                                                                                                                                                         | East: 10'                   |
| Height               | 30' Max.                                                                                                                                                                                                                                                                                                  | 30'                         |
| Parking Requirements | <b>R1-6:</b><br>2 off-street parking spaces per dwelling unit<br><b>C-2:</b><br>Retail: 1 space per 250 sq ft GFA<br>Office: 1 space per 300 sq ft GFA<br>Restaurant: 1 space per 100 sq ft GFA<br><b>R-3:</b><br>1.5 spaces per dwelling unit (regardless of unit size); at least 50% must be unreserved | 114 Required / 123 Provided |

<sup>1</sup> This PUD specifically allows for the continued operation of the animal rescue with associated restaurant and private assembly space. If the property redevelops in the future and there is a change in use an amendment to this PUD is required.

## **L. Legal Description**

Lot 1:

THE WEST 198 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 40 FEET THEREOF; AND EXCEPT THE WEST 20 FEET; AND EXCEPT THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 3 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 40 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER WITH THE EAST LINE OF THE WEST 20 FEET THEREOF;

## ***Rio Rancho PUD***

THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF 10 FEET;

THENCE NORTHEASTERLY TO A POINT ON SAID SOUTH LINE WHICH IS 10 FEET EASTERLY FROM THE POINT OF BEGINNING;

THENCE TO THE POINT OF BEGINNING.

Lot 2:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 198 FEET;

THENCE SOUTH 660 FEET;

THENCE WEST 198 FEET TO THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION;

THENCE NORTH 660 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 198 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## **M. Conclusion**

The proposed PUD for the Rio Rancho Property presents a strategic and heartfelt solution to support reinvestment in an underutilized commercial corridor while celebrating the community impact of “Almost There Rescue.” The Project is rooted in a genuine commitment to bettering lives—both human and canine—through pet adoption, local food, and neighborly interaction. Anchored by a mission-driven nonprofit and complemented by the uniquely themed “Pizza to the Rescue”, the development delivers a compelling mix of purpose and placemaking. This PUD not only resolves prior nonconformities and infrastructure limitations, but it provides a sustainable, feel-good destination that advances local economic activity and community health with ample parking.

## ***Rio Rancho PUD***

By bringing the existing commercial uses into compliance with zoning and introducing a well-designed and much needed parking lot, the Project ensures continued success of this nonprofit rescue and its neighborhood serving businesses. businesses. The PUD request reflects a context-sensitive approach that respects adjacent residential zoning by incorporating appropriate setbacks, landscape buffers, and access controls. It also aligns with the goals and policies of the City of Phoenix General Plan by promoting infill development, adaptive reuse, and support for small businesses within an urbanized area with existing infrastructure.

Importantly, this rezoning request does not seek to increase intensity or introduce incompatible uses, but rather to formalize and enhance the Property's existing function by unifying the existing and proposed uses and bring the Site into compliance with the proposed PUD zoning. With its emphasis on walkability, thoughtful design, and community-driven outcomes, the Rio Rancho PUD represents a meaningful public benefit and an exceptional example of development with heart.

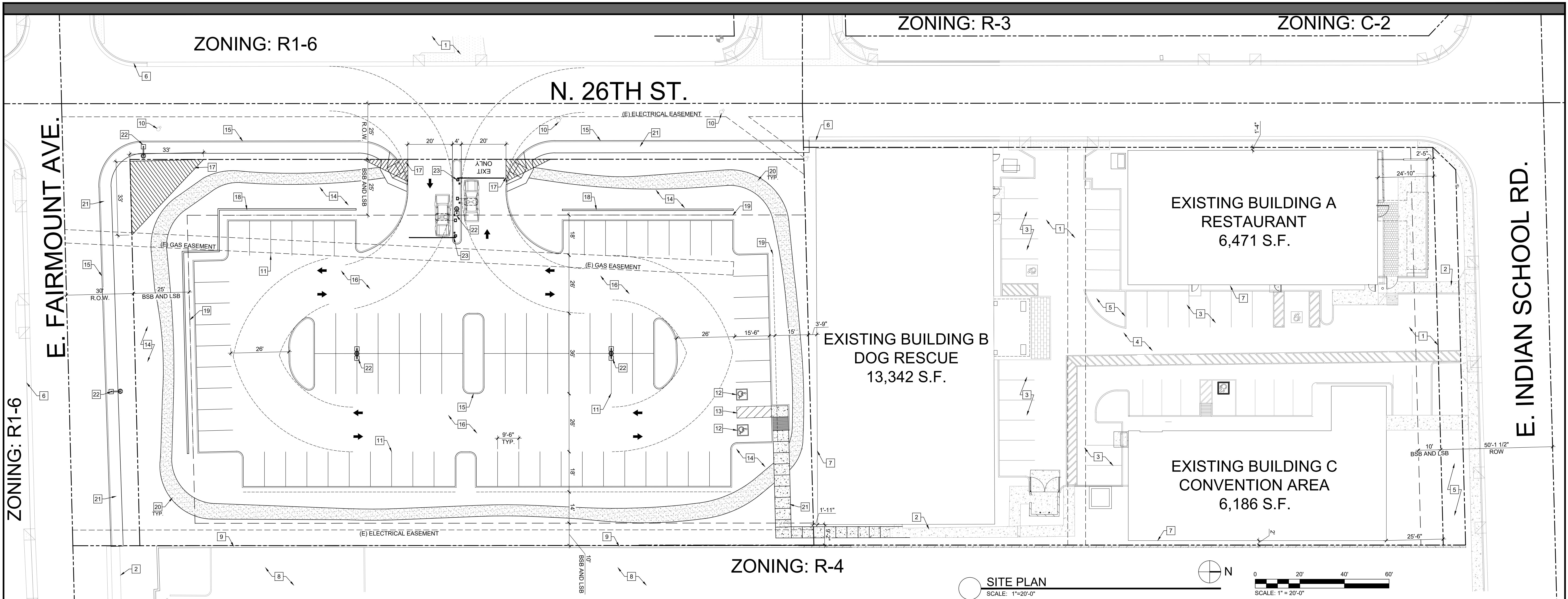
We respectfully request the City's support for this rezoning application and look forward to continuing to work collaboratively with staff and stakeholders throughout the entitlement process.



***Rio Rancho PUD***

***Exhibit A- Site Plan***

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| PROJECT DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  | GENERAL NOTES - SITE PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | KEY NOTES - SITE PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | VICINITY MAP: |  | APPROVAL STAMPS                                                                                                                      |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------|--|--------------------------------------------------------------------------------------------------------------------------------------|--|
| THIS SUBMITTAL CONTAINS INFORMATION FOR THE REZONE AND DEVELOPMENT OF A PARKING LOT AT THE EXISTING RIO RANCHO MOBILE HOME PARK LOCATED AT THE NEC OF NORTH 26TH STREET AND EAST FAIRMOUNT AVENUE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  | <div>1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.</div> <div>2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.</div> <div>3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.</div> <div>4. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.</div> <div>5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.</div> <div>6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.</div> <div>7. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.</div> <div>8. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.</div> <div>9. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.</div> <div>10. ALL GATES ARE TO COMPLY WITH THE CITY OF PHOENIX CONTROLLED ACCESS GATE POLICY</div> |  | <div>(E) DENOTES EXISTING</div> <div>1. (E) DRIVE ENTRANCE</div> <div>2. (E) CONCRETE SIDE WALK</div> <div>3. (E) PARKING STALLS</div> <div>4. (E) ASPHALT PAVING</div> <div>5. (E) LANDSCAPING</div> <div>6. (E) CONCRETE CURB</div> <div>7. (E) ADJACENT BUILDING</div> <div>8. (E) ADJACENT SITE</div> <div>9. (E) SCREEN WALL</div> <div>10. (E) ELECTRIC POLE TO BE REMOVED</div> <div>11. STANDARD PARKING STALL (9'-6"x18'-0") W/ OVERHANG</div> <div>12. STANDARD ADA PARKING STALL (11'-0"x18'-0") W/ OVERHANG</div> <div>13. ADA ACCESS AISLE (5'-0"x18'-0")</div> <div>14. LANDSCAPE AREA</div> <div>15. 6" CONCRETE CURB, TYP.</div> <div>16. ASPHALT PAVING</div> <div>17. SITE VISIBILITY TRIANGLE</div> <div>18. 3'-4" HIGH CMU SCREEN WALL</div> <div>19. 2'-6" PARKING OVERHANG</div> <div>20. COMPACTED DECOMPOSED GRANITE PATH</div> <div>21. CONCRETE SIDEWALK AT 5'-0" MIN.</div> <div>22. NEW SITE LIGHT POLES</div> <div>23. NEW GATES - ALL GATES ARE TO COMPLY WITH THE CITY OF PHOENIX CONTROLLED ACCESS GATE POLICY</div> |  |               |  | <div>KIVA: 09-4821</div> <div>SDEV: 0900538</div> <div>PAPP: 2401211</div> <div>OS: #</div> <div>APN: 119-03-076A, 119-03-076C</div> |  |
| SITE DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | PROJECT TEAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |               |  |                                                                                                                                      |  |
| <div><div>PARCEL NUMBER</div><div>: 119-03-076A, 119-03-076C</div></div> <div><div>SITE AREA (119-03-076A)</div><div>GROSS: 65,763.58 S.F. (1.51 AC)</div><div>NET: 52,269.76 S.F. (1.20 AC)</div></div> <div><div>SITE AREA (119-03-076C)</div><div>GROSS: 65,818.94 S.F. (1.51 AC)</div><div>NET: 51,995.30 S.F. (1.19 AC)</div></div> <div><div>TOTAL:</div><div>GROSS: 131,582.52 S.F. (3.02 AC)</div><div>NET: 104,265.06 S.F. (2.39 AC)</div></div> <div><div>TOTAL BUILDING AREA:</div><div>: 25,999 S.F.</div><div>LOT COVERAGE:</div><div>: 25,999 / 104,265 = 25%</div><div>ZONING (EXISTING):</div><div>: R1-6</div><div>ZONING (PROPOSED):</div><div>: PUD (C-2)</div><div>USE:</div><div>: PARKING</div><div>CONSTRUCTION TYPE:</div><div>: V-B</div></div> <div><div>PROPERTY 119-03-076A SETBACK REQUIREMENTS:</div><div>FRONT YARD SETBACK (REQUIRED):</div><div>: 25'-0" (SOUTH)</div><div>FRONT YARD SETBACK (REQUIRED):</div><div>: 25'-0" (WEST)</div><div>REAR YARD SETBACK (REQUIRED):</div><div>: 0'-0" (NORTH)</div><div>SIDE YARD SETBACK (REQUIRED):</div><div>: 10'-0" (EAST)</div><div>LANDSCAPE SETBACK AT STREET:</div><div>: 25'-0" (SOUTH)</div><div>LANDSCAPE SETBACK AT STREET:</div><div>: 25'-0" (WEST)</div><div>LANDSCAPE SETBACK:</div><div>: 0'-0" (NORTH)</div><div>LANDSCAPE SETBACK:</div><div>: 10'-0" (EAST)</div></div> <div><div>PARKING REQUIRED</div><div>BUILDING A (RESTAURANT):</div><div>RESTAURANT (2,400 SF / 50 INDOOR)</div><div>= 48 SPACES</div><div>BUILDING B (ALMOST THERE DOG RESCUE):</div><div>HISTORIC EXPERIENCE</div><div>= 21 SPACES</div><div>BUILDING C (CONVENTION AREA):</div><div>CONVENTION (4,453 SF / 100)</div><div>= 45 SPACES</div><div>TOTAL PARKING REQUIRED</div><div>= 114 SPACES</div><div>TOTAL PARKING PROVIDED</div><div>= 123 SPACES</div></div> |  |  | <div>DATE: 06-24-2026</div> <div>I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTION OF THE PLAN.</div> <div><div>SIGNATURE OF COPYRIGHT OWNER</div><div>JUSTIN GREGONIS</div><div>PRINTED NAME OF COPYRIGHT OWNER</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | <div>ARCHITECT</div> <div>UPWARD ARCHITECTS</div> <div>1155 W. RIO SALADO PARKWAY, SUITE B-101</div> <div>TEMPE, AZ 85281</div> <div>PHONE: 602.753.5222</div> <div>FAX:</div> <div>E-MAIL: justin@upwardarchitects.com</div> <div>CONTACT: Justin Gregonis</div> <div>OWNER</div> <div>ROSE LAW GROUP</div> <div>7144 E. STETSON DR., SUITE 300</div> <div>SCOTTSDALE, AZ 85251</div> <div>PHONE: 480-852-6227</div> <div>FAX:</div> <div>E-MAIL: ldrosos@roselawgroup.com</div> <div>CONTACT: Lily Drosos</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |               |  |                                                                                                                                      |  |

ROSE LAW GROUP<sub>pc</sub>  
RICH • CARTER • FISHER

RIO RANCHO PARKING LOT  
2600 E. FAIRMOUNT AVE.  
CITY OF PHEONIX

06-24-2026  
PROJECT NO. 24041

UPWARD  
ARCHITECTS

1155 W. Rio Salado Parkway, Suite B-101  
Tempe, AZ 85281  
Ph 602.753.5222 www.upwardarchitects.com

***Exhibit B- Landscape Plan***

# RIO RANCHO PARKING LOT - 2600 EAST FAIRMONT AVENUE

## project consultants

**owner:**  
ROSE LAW GROUP  
7144 EAST STETSON DRIVE, SUITE 300  
SCOTTSDALE, ARIZONA 85251  
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PHONE: 480.944.4189  
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### landscape architecture:

DESIGN ETHIC, LLC  
7525 EAST 6TH AVENUE  
SCOTTSDALE, ARIZONA 85251  
CONTACT: BRANDON PAUL  
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EMAIL: bpaul@designethic.net

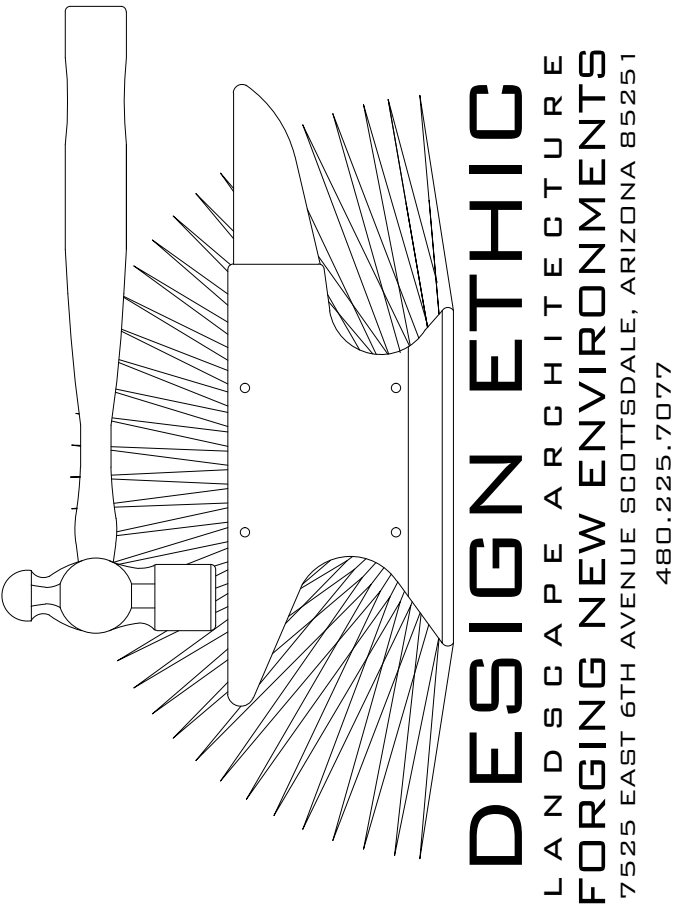
### architectures:

UPWARD ARCHITECTS  
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TEMPE, AZ 85281  
PROJECT CONTACT: JUSTIN GREGONIS  
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## conceptual plant legend

| trees                          |                            | shrubs                                |                         |
|--------------------------------|----------------------------|---------------------------------------|-------------------------|
| botanical name                 | common name                | botanical name                        | common name             |
| ACACIA FARNESIANA              | SWEET ACACIA               | BOUGAINVILLEA 'LA JOLLA'              | LA JOLLA BOUGAINVILLEA  |
| ACACIA CONSTRICTA              | WHITETHORN ACACIA          | BOUGAINVILLEA 'ROSENKA'               | ROSENKA BOUGAINVILLEA   |
| ACACIA SCHAFFNERI              | TWISTED ACACIA             | CAESALPINIA GILLIESII                 | YELLOW BIRD OF PARADISE |
| ACACIA SALICINA                | WILLOW ACACIA              | CAESALPINIA PULCHERRIMA               | RED BIRD OF PARADISE    |
| CAESALPINIA CACALACO           | THORNLESS CASCALOTE        | CALLIANDRA CALIFORNICA                | BAJA FAIRY DUSTER       |
| CHILOPSIS LINEARIS             | DESERT WILLOW              | CELTIS PALLIDA                        | DESERT HACKBERRY        |
| DALBERGIA SISSOO               | SISSOO TREE                | CORDIA PARVIFOLIA                     | LITTLELEAF CORDIA       |
| FRAXINUS VELUTINA 'RIO GRANDE' | FAN-TEX ASH                | DALEA FRUTESCENS                      | SIERRA NEGRA            |
| OLNEYA TESOTA                  | IRONWOOD                   | DODONAEA VISCOSA                      | HOPSEED BUSH            |
| PARKINSONIA X. 'DESERT MUSEUM' | DESERT MUSEUM              | ENCELIA FARINOSA                      | BRITTLEBUSH             |
| PARKINSONIA PRAECOX            | PALO BREA                  | ERICAMERIA LARICIFOLIA                | TURPENTINE BUSH         |
| PARKINSONIA FLORIDUM           | BLUE PALO VERDE            | EREMOPHILA SP.                        | VALENTINE               |
| PARKINSONIA MICROPHYLLUM       | FOOTHILLS PALO VERDE       | JUSTICIA CALIFORNICA                  | CHUPAROSA               |
| PISTACIA X. RED PUSH           | RED PUSH PISTACHE          | JUSTICIA SPICIGERA                    | MEXICAN HONEYSUCKLE     |
| PITHECELLOBIUM FLEXICAULE      | TEXAS EBONY                | LARREA TRIDENTATA                     | CREOSOTE                |
| PROSOPIS PUBESCENS             | SCREWBEAN MESQUITE         | LEUCOPHYLLUM CANDIDUM                 | THUNDER CLOUD           |
| PROSOPIS CHILENSIS 'THORNLESS' | THORNLESS CHILEAN MESQUITE | LEUCOPHYLLUM LAEVIGATUM               | CHIHUAHUAN SAGE         |
| QUERCUS VIRGINIANA             | SOUTHERN LIVE OAK          | LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' | GREEN CLOUD SAGE        |
| SOPHORA SECUNDIFLORA           | TEXAS MOUNTAIN LAUREL      | RUELLIA PENINSULARIS                  | BAJA RUELLIA            |
| TIPUANA TIPU                   | TIPU TREE                  | RUELLIA BRITTONIANA                   | MEXICAN PETUNIA         |
| ULMUS PARVIFOLIA               | EVERGREEN ELM              | RUSSELLIA EQUISETIFORMIS              | CORAL FOUNTAIN          |
| BIZMARKIA NOBILIS              | BIZMARK PALM               | SENNA ARTEMISIOIDES                   | FEATHERY CASSIA         |
| BRAHEA ARMATA                  | MEXICAN BLUE PALM          | SIMMONDSIA CHINENSIS                  | JOJOBA                  |
| BUTIA CAPITATA                 | PINDO PALM                 | SPHAERALCEA AMBIGUA                   | GLOBEMALLOW             |
| CHAMAEROPS HUMILIS             | MEDITERRANEAN FAN PALM     | TECOMA ALATA                          | ORANGE JUBILEE          |
| CYCAS REVOLUTA                 | SAGO PALM                  | TECOMA CAPENSIS                       | CAPE HONEYSUCKLE        |
| PHOENIX DACTYLIFERA            | DATE PALM                  | TECOMA STANS                          | YELLOW BELLS            |
| PHOENIX ROEBELINII             | PIGMY DATE PALM            |                                       |                         |
| WASHINGTONIA ROBUSTA           | MEXICAN FAN PALM           |                                       |                         |
| palms                          |                            | vines                                 |                         |
| AGAVE SPECIES                  | AGAVE SPECIES              | BOUGAINVILLEA SPECIES                 | BOUGAINVILLEA SPECIES   |
| ALOE SPECIES                   | ALOE SPECIES               | MACFADYENA UNGUIS-CATI                | CAT'S CLAW VINE         |
| ASCLEPIAS SUBULATA             | DESERT MILKWEED            | JASMINUM MESNYI                       | YELLOW JASMINE VINE     |
| CARNEGIEA GIGANTEA             | SAGUARO                    | PASSIFLORA SP.                        | PASSION VINE            |
| DASYLIRION SPECIES             | DASYLIRION SPECIES         | PARTHENOCISSUS SP.                    | HACIENDA CREEPER        |
| ECHINOCACTUS GRUSONII          | GOLDEN BARREL              | ROSA BANKSIAE                         | LADY BANKS ROSE         |
| EUPHORBIA ANTISYPHILITICA      | CANDELLILLA                | ACACIA REDOLENS                       | DESERT CARPET           |
| EUPHORBIA RIGIDA               | GOPHER PLANT               | AMBROSIA DELTOIDEA                    | BURSAGE                 |
| EUPHORBIA TRICUCALLI           | STICKS OF FIRE             | BAILEYA MULTIRADIATA                  | DESERT MARIGOLD         |
| FEROCACTUS CYLINDRACEUS        | COMPASS BARREL             | CONVOLVULUS CNEORUM                   | BUSH MORNING GLORY      |
| FOUQUIERIA SPLENDENS           | OCOTILLO                   | CHRYSACTINIA MEXICANA                 | DAMIANITA               |
| HESPERALOE FUNIFERA            | GIANT HESPERALOE           | DALEA CAPITATA                        | DALEA                   |
| HESPERALOE PARVIFLORA          | RED YUCCA                  | GAZANIA RIGENS                        | GAZANIA                 |
| HESPERALOE PARVIFLORA 'YELLOW' | YELLOW YUCCA               | LANTANA SPECIES                       | LANTANA SPECIES         |
| LOPHOCEREUS SCHOTTII           | SENITA                     | PENSTEMON SPECIES                     | PENSTEMON SPECIES       |
| MUHLENBERGIA CAPILLARIS        | REGAL MIST                 | ROSMARINUS OFFICINALIS                | ROSMARY                 |
| MUHLENBERGIA LINDHEIMERI       | AUTUMN GLOW                | RUELLIA BRITTONIANA 'KATIE'           | 'KATIE' RUELLIA         |
| NASSELLA TENUISSIMA            | MEXICAN FEATHER GRASS      | SETCREASEA PALLIDA                    | PURPLE HEART PLANT      |
| OPUNTIA BIGELOVII              | TEDDY BEAR CHOLLA          | SPHAGNETICOLA TRILOBATA               | YELLOW DOT              |
| OPUNTIA SANTA-RITA             | PURPLE PRICKLY PEAR        | TETRANEURIS ACAULIS                   | ANGELITA DAISY          |
| OPUNTIA FICUS INDICA           | INDIAN FIG PRICKLY PEAR    | THYMOPHYLLA PENTACHAETA               | GOLDEN DYSSODIA         |
| OPUNTIA VERSICOLOR             | STAGHORN CHOLLA            | ABRONIA VILLOSA                       | SAND VERBENA            |
| PACHCEREUS MARGINATUS          | MEXICAN FENCE POST         | TURF                                  | TURF                    |
| PEDILANTHUS MACROCARPUS        | SLIPPER PLANT              |                                       |                         |
| PORTULACARIA AFRA              | ELEPHANTS FOOD             |                                       |                         |
| YUCCA SPECIES                  | YUCCA SPECIES              |                                       |                         |
| accents                        |                            | groundcover                           |                         |
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| PACHCEREUS MARGINATUS          | MEXICAN FENCE POST         | TURF                                  | TURF                    |
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| PORTULACARIA AFRA              | ELEPHANTS FOOD             |                                       |                         |
| YUCCA SPECIES                  | YUCCA SPECIES              |                                       |                         |



RIO RANCHO PARKING LOT  
2600 EAST FAIRMONT AVENUE  
PHOENIX, ARIZONA 85016

CONCEPTUAL PLANTING PLAN

LSB# - ##-#### / KIVA#-##-#### / ZONING - / Q.S. -

PROJECT:

SHEET TITLE:

JOB NO: 24-031  
DATE: -  
DRAWN BY: B. PAUL  
SUBMITTED: 12.11.2024  
REVISED:

SHEET  
L2.01

1 OF 1

## vicinity map

