



TERRA POINTE
MEMORY CARE

Rezoning to Planned Area Development
5330 W. Union Hills Dr.
Glendale, AZ 85308
APNs: 200-25-397A, 200-25-398A & 200-25-004F

SR19-02319

Prepared By:



Benjamin W. Graff, Esq.
Quarles & Brady LLP
2 N. Central Ave.
Phoenix, AZ 85004

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Development Team

Owner/Applicant

Terra Pointe I, LLC
3152 N. Lear Ave., Ste. 2
Casa Grande, AZ 85122
(602) 918-0498
Attn: Doug Gardner

Architect

Reece and Rowe Architects
4343 E. Avalon Dr.
Phoenix, AZ 85018
(602) 957-4343
Attn: Stephanie Rowe

Civil

K-Tech Engineering
5715 E. Estrid Circle
Scottsdale, AZ 85254
(602) 391-5808
Attn: Dennis Knudsen

Landscape Architect

T.J. McQueen & Associates, Inc.
10450 N. 74th St., Ste. 120
Scottsdale, AZ 85258
(602) 265-0320
Attn: Timothy McQueen

Zoning & Land Use Counsel

Quarles & Brady LLP
2 N. Central Ave.,
Phoenix, AZ 85004
(602) 229-5683
Attn: Benjamin Graff



Renaissance One
Two North Central Avenue
Phoenix, Arizona 85004-2391
602.229.5200
Fax 602.229.5690
www.quarles.com

Attorneys at Law in
Chicago
Indianapolis
Madison
Milwaukee
Naples
Phoenix
Scottsdale
Tampa
Tucson
Washington, D.C.

Benjamin W. Graff
Direct Dial: (602) 229-5683
E-Mail: Benjamin.Graff@Quarles.com

I. Introduction

The law firm of Quarles & Brady LLP represents Terra Pointe I, LLC (“Terra Pointe” or the “Applicant”) in regard to its request for to rezone the properties located at and near 5330 W. Union Hills Dr., Glendale, AZ 85308 (APNs: 200-25-397A, 200-25-398A and 200-25-004F) (the “Property”) to the PAD district. The new entitlements will allow for an expansion of a high-quality assisted living and memory care facility for the elderly. See Aerial Maps attached at **Tab A** and Legal Description attached at **Tab B**.

Terra Pointe is a local Arizona business that provides high-quality memory care services to the Glendale area. Established in 2017, the current Terra Pointe facility was originally constructed in 1981 as an assisted living community. The community remained in operation for 20 years before going out of business and falling into disrepair. In 2015, Terra Pointe purchased the development and renovated it into the state-of-the-art memory care center now located at the site. The facility specializes in the treatment of dementia and Alzheimer’s disease in a beautiful and homelike setting while offering various amenities to patients such as an on-site beauty salon and podiatry, dental, hearing and x-ray services.

The rezoning request will allow the expansion of Terra Pointe’s facility to two vacant, adjoining parcels in order to provide both assisted and independent living services at the location. Terra Pointe will invest in significant interior and exterior aesthetics to complement the design and style of its currently operating facility and the surrounding community and provide more parking spaces than required by the City of Glendale Ordinance to ensure no overflow parking will occur. The expansion will be a one to two-story building, and, in combination with the existing facility, will occupy 99,243 square feet of the total 369,143 gross square feet of the Property as shown in the attached site plan. The expansion will provide the neighborhood with a convenient, welcoming and beautiful senior living environment. Moreover, because of the synergies arising with the nearby high school and church, the expansion will create various opportunities for employment, volunteering and engagement with the area.

II. The Property

The Property consists of three parcels with an aggregate gross acreage of approximately 8.47 acres. Applicant’s existing facility, Terra Pointe Phase I, is currently operating on one parcel (APN: 200-25-398A) while the remaining two parcels to the north and east are vacant and undeveloped (APNs: 200-25-397A and 200-25-004F). See Aerial Maps attached at **Tab A**.

a. Surrounding Conditions

North:

Older, single-story homes occupy the properties immediately north of the Property. The homes are located on large agricultural lots with the majority of improvements located away from the Property.



East:

The majority of the land to the east is undeveloped and vacant. A small residence and a commercial nursery are located to the northeast of the Property and buffered from the Property by N. 53rd Ave., a private roadway.



South:

The property to the south of the Property is separated by W. Union Hills Dr., a major roadway. Deer Valley High School is located south of the Property and W. Union Hills Dr.



West:

A church is located west of the Property, separated from the Property by N. 54th Ave.



b. Surrounding Zoning

Surrounding Zoning	
North	A-1 (Agricultural)
East	A-1(Agricultural)
South	R1-6 PRD (Planned Residential Development)
West	A-1(Agricultural)
Onsite	A-1 (Agricultural) SR-30 (Suburban Residence)

III. Project Description

With Terra Pointe Phase II, Applicant seeks to expand its facility onto the vacant parcels in order to provide both assisted and independent living services. Terra Pointe Phase II will provide these additional services in a beautiful homelike setting by adding an estimated 112 assisted and independent living apartments to the existing 74 memory care beds in the Phase I development. The expansion will be roughly 119,000 square feet and will feature spacious studios, single and two-bedroom apartments and offer a multitude of amenities including restaurant-style dining rooms, exercise areas, recreation and other activity areas, exterior courtyards, covered porch areas, walking paths and more. The proposed expansion will benefit the surrounding community by beautifying and improving two vacant parcels, creating employment and volunteering opportunities and providing senior living services to the area.

The expansion’s construction will be wood frame with wood truss roof to match the existing Phase I development. The new building will be mostly two-story with a one-and-a-half-story section for the dining area and a one-story link to the existing Phase I building. The exterior elevations of the expansion will match the look of the existing community. Color, materials and roof styles will be compatible with both the neighborhood and the current style of the existing development and will feature a stucco/stone veneer exterior and sloped metal roofs in both the gable and hip configurations. The expansion will also have varied height elements including towers to visually locate the entry points.

The main entryway to the community will be the existing entryway to W. Union Hills Dr. There will also be new driveway connections to 54th Ave. and the existing private paving at the 53rd Ave. alignment. The internal circulation follows the exterior of the site with a drive leg mid-site, providing fire and vehicle access to all buildings at the Property. Parking is located to be convenient to the entry points and exceeds the required number of accessible spaces. Also, the main entries will have drop off areas for the convenience of residents and their families and friends.

The expansion will be equipped with fire sprinklers per NFPA 13. There will be standpipes in the stairways for fire access to the second floor. There will additionally be a fire line loop on

the Property with fire hydrants spaced per code. The new building areas will be I-1 occupancy; no patients will be bedridden and there will be no full nursing.

a. Architectural Theme

The style of the development will continue the existing building theme. The main features are stone veneer, stucco walls and sloped metal roofs in both gable and hip configurations. The building also has varied height elements including towers to visually locate the entry points. Roof overhangs, trim detailing and variation in the wall planes contribute shadow effects and interest to the rhythm and massing of the architectural design. The residential feel of the development will be enhanced by the sloped roof forms and the windows will be residential scale. The style will be compatible with the neighborhood.



b. Color Palettes and Materials

The palette of colors, materials and roof styles used on the expansion building will match the existing palette of colors, materials and roof styles utilized on the recently remodeled existing facility. The palette of southwest muted earth tones blends with and compliments the surrounding

desert landscape. The wall materials will consist of stone veneer and stucco. The roof is standing seam metal.

c. Landscape Theme and Materials

The landscape plan for the expansion blends with the landscaping in the Phase I development, using the same plant material and similar layouts. For example, the Phase II landscaping plan uses swan hill olives in the parking lot planters similar to Phase I. Additionally, the shrubs (green cloud sage and bush morning glory) will be the understory planting in these parking lot planters. Flowering shrubs and ground cover will be the “in-fill” between sidewalks and building, again matching the prior phase. The decomposed granite (desert spice) will also be a “carry-over” from Phase I. In this manner, the Phase II landscaping, like Phase I, will complement the surrounding desert landscape by implementing plants native to the desert climate and environment.

d. Signs

The design, colors and materials used for signage at the site will be the same as those used in the buildings in the development and all signage will comply with City standards. All new signage for the development will be of a consistent character and nature to the existing signage depicted in the images below.





e. Lighting

Exterior lighting will be both wall and pole mounted. All exterior lighting will be dark sky rated, will utilize LED for low energy use, and be compatible with surrounding neighbors/uses.

f. Parking

Parking will meet the standards of Section 7.400 of the City Zoning Ordinance, which requires minimum parking of .4 spaces/dwelling unit for a “Retirement/Senior Housing/Convalescent/Nursing/Congregate Care Home” use. The design plan for the expansion shows 155 spaces with 9 accessible spaces. This design exceeds the minimum number of parking spaces required by the Zoning Ordinance (75 spaces) and the minimum number of accessible spaces required by the ADA (6 accessible for 151-200 general spaces) to reflect the needs of our residents and to locate accessible spaces close to each entry point for the buildings located within the development.

g. Walls, Fences and Screening

All screening will comply with the standards set forth in the Zoning Ordinance. Parking areas will be screened from the streets by masonry walls. Trash enclosures will be screened with masonry walls and gates. Rooftop mechanical equipment will be located on the central flat roof areas screened by parapets. Residential mechanical units will have architectural wall grilles.

IV. PAD Use Regulations

The Terra Pointe PAD provides a functionally integrated mixed-use project that encompasses 8.47 acres of land. This PAD accommodates a development project, which combines residential and nonresidential elements within a campus-like plan. This PAD promotes flexibility and encourages variations in building design and while complementing the character and nature

of the surrounding desert landscape and community. The intent of this PAD is to accommodate senior living development at an intermediate scale with strict performance controls.

a. Permitted Uses

The intent of this PAD Zoning District is to accommodate the existing memory care facility on the Property and the 112-apartment assisted/independent living expansion. The City defines a "Congregate Care Facility" as a long-term residential facility for elderly persons within which living and sleeping rooms, a common dining room, laundry services and room cleaning are provided. The Terra Pointe expansion will provide these and other services such as complimentary transportation services and thus comes within the definition. Also, because of volatility in market trends and the similarities between independent senior living and multiple residence dwelling uses, Applicant seeks to include "Multiple Residence Dwelling" as a permitted use. This additional permitted use would allow for a seamless transition between the proposed use and a future multi-family use if market conditions change.. The proposed land uses for the PAD are listed below. The uses for this site are primarily derived from the permitted C-2 (General Commercial) zoning district with the addition of a Congregate Care Facility or multiple residence dwellings.

1. Congregate Care Facility
2. Nursing Homes - No Conditional Use Permit Required
3. Multiple Residence Dwellings/Multi-Family Residential Use
4. Professional, Administrative and Business Office (accessory to the primary use)
5. Barbershops and Beauty Salons (accessory to the primary use)
6. Medical or Dental Offices (accessory to the primary use)

b. Uses Subject to Conditions

These uses subject to conditions shall comply with the City's specific conditions or requirements for administrative review.

1. Those uses subject to conditional use permit set forth in Section 5.753.

c. Uses Subject to Conditional Use Permit

These uses subject to a conditional use permit shall comply with the City's specific conditions or requirements for a use permit.

1. Those uses subject to conditional use permit set forth in Section 5.754 except for a Nursing Home use, which shall not be subject to a conditional use permit.

d. Accessory Uses

Accessory uses are uses which are customary and incidental to the principal use of the Property and shall comply with the City’s specific conditions or requirements for accessory uses.

V. PAD Development Standards

The proposed Terra Pointe expansion will add a congregate care facility to the existing memory care center on the Property. The expansion, through its design, will accomplish all of the engineering, land use and design expectations of the surrounding community, the City and the Zoning Ordinance to make this project a beautiful and beneficial development for the existing neighborhood.

	C-2 District Standards	Proposed PAD Standards & Rationale
Minimum Net Lot Area	N/A	N/A
Maximum Lot Area	N/A	N/A
Minimum Setbacks: ¹		
Front	25’	25’
Rear	60’ ²	60’ ³
Side	60’ ²	60’ ²
Street Side	25’	25’
Maximum Structure Height	30’	40’ ⁴
Maximum F.A.R.	.3	.4
Landscape Requirement	20%	20%
Landscape Buffers	0’ ⁵	0’ ⁵

¹ Setback to arterial streets shall be a minimum of 1’ for each foot of building height

² 60’ to residential uses; 15’ to nonresidential uses

³ 60’ to residential uses (excluding any future covered parking); 15’ to nonresidential uses

⁴ This PAD will allow for a non-occupied architectural element on the expansion building at a maximum height of 40’. This architectural feature will help identify the main entry of the expansion.

⁵ Landscape buffers are not necessary because the Property is not adjacent to a residential zoning district.

VI. Development Schedule

The expansion may be developed in a single phase or multiple phases as market conditions require. Terra Pointe anticipates beginning construction 18-24 months after approval of this PAD and opening the expansion 18 months after commencement of construction.

VII. Development Carries Out Intent of PAD District

The PAD “district accommodates mixed-use development which combines residential and nonresidential land uses through common design elements. The district promotes flexibility and encourages variations in building design, lot arrangement, circulation patterns, and land uses.” For the following reasons, the proposed expansion carries out the intent of the PAD district.

a. The request will encourage residential development to provide a mixture of housing types and designs.

The Property is located near single-story stucco and wood sided homes to the north and southwest. The proposed expansion will add variation to these nearby single-story residential areas by providing a congregate living option for those seeking assisted or independent living services in the area. The modern aesthetic will update and beautify two currently undeveloped parcels, significantly enhancing the frontage of West Union Hills Drive. The expansion will maintain the character and nature of the surrounding area, implementing color palettes and themes that complement the desert landscape, while providing a variety of high quality materials and stylish development that offers state-of-the-art memory care and senior living services to the area.

b. The request will encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

The proposed PAD will increase the variety and intensity of uses at the Property by adding both assisted and independent senior living options, which will complement the currently existing memory care services at the site, creating synergy between these residential and medical uses. The expansion will feature a variety of amenities, including restaurant-style dining rooms, exercise areas, recreation and other activity areas, exterior courtyards, covered porch areas, walking paths and more, to increase convenience and comfort of residents and their families. Moreover, residents can also use the on-site beauty salon and benefit from podiatry, dental, hearing, x-ray and other services offered at the development. The expansion will create an all-inclusive senior living community offering all of the dining, recreation, medical and personal services residents might need.

c. Provide a process which relates the urban design and scale of project to the unique characteristics of the site.

The proposed PAD will best utilize the Property in light of the difficult shape and nature of the parcels. Currently, the Terra Pointe facility occupies the southern facing parcel on the west side of the Property. The two remaining parcels in the Property are located north and east of the existing Terra Pointe facility. Notably, both remaining parcels are currently undeveloped and vacant. The undeveloped parcel on the northwest of the Property is partly wedge shaped, narrowing from west to east. This parcel only has direct access to N. 54th Ave.; the remaining undeveloped parcel to the east blocks access to N. 53rd Ave. The eastern undeveloped parcel is

long and rectangular in shape and bordered on its east by N. 53rd Ave. a private drive that intermittently crosses onto the eastern parcel.

The proposed PAD remedies the challenges that might arise in attempting to develop these undeveloped parcels by creating one coherent develop to exist on all of the Property. Thus, the proposed development will have direct access to both N. 54th Ave. and N. 53rd Ave., alleviating access concerns that could exist with the northwest parcel, which only has access to N. 45th Ave. despite having double the width of the undeveloped parcel to the east. The proposed PAD also mitigates any difficulties that may exist with developing the northwest parcel given its partial wedge shape. By including the parcel in the Property, the expansion and overall development can follow a more traditional and efficient parcel shape and layout.

d. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.

Terra Pointe will provide all necessary utilities to the Property pursuant to all applicable codes, laws and regulations. The site has direct access to W. Union Hills Dr. and will have indirect access to W. Union Hills Dr. via N. 53rd Ave. and N. 54th Ave. Although Terra Pointe offers complimentary transportation to residents, residents can also access public transportation at the bus stop located nearby across N. 53rd Ave. The expanded facility will have ample drainage via retention basins located along the northern and southwest boundaries of the Property as well as an expansion of the retention basin currently existing on the west side of the Property. Altogether, these factors will minimize any possible impact this low intensity use may have on existing or future adjacent development.

e. The request will encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

Terra Pointe has applied for a rezone of the Property to provide a unique development that enhances the City of Glendale and provides a mixed-use congregate care facility offering medical and personal services closely matching the C-2 (General Commercial) zoning district. The request is to rezone from the existing zoning designation of A-1 (Agricultural) and SR-30 (Suburban Residence) to PAD, defaulting to C-2 (General Commercial).

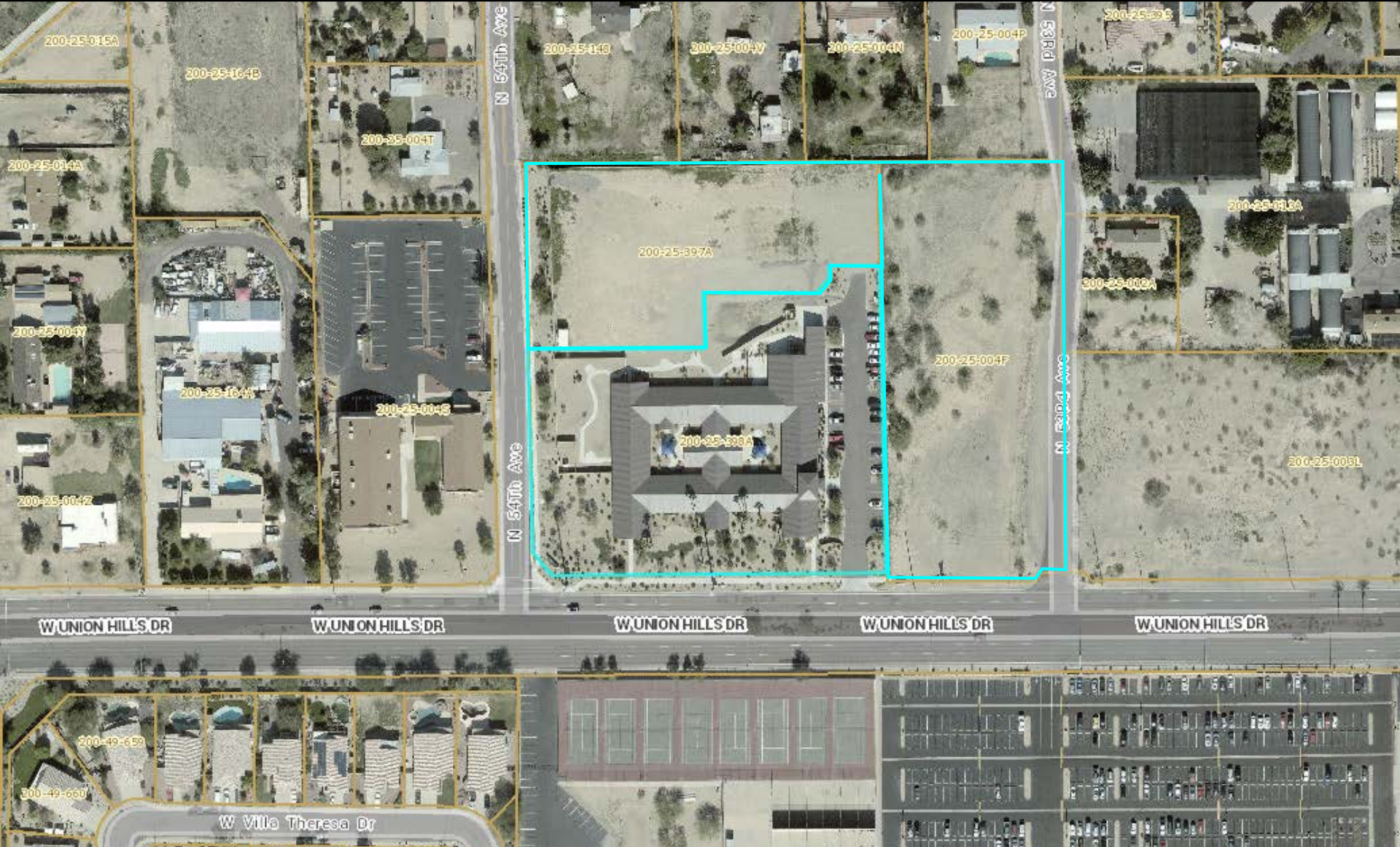
The rezone will afford an overall improvement to the area by providing an appropriate complementary zoning district while delivering an aesthetic composition and true sense of continuity to the site that currently features two vacant and undeveloped parcels, one of which fronts on W. Union Hills Dr. The development of these parcels will result in tax benefits to the City and an increase property valuation for the Property and surrounding lots in the community. The proposed expansion creates synergies with existing uses located along W. Union Hills Dr. and will encourage further suitable development in the area.

VIII. Conclusion

The proposed senior living development is a very low intensity use with minimal impact on the surrounding community, especially in light of the currently operating memory care center at the Property. The community for seniors will be an ideal neighbor to surrounding residential uses with minimal traffic generation and site activity and will create synergy with the nearby church and high school. The development will provide the City with another housing choice for seniors who require assistance with the tasks of daily living, yet who want to remain in their community. In this way, Terra Pointe will be an asset to the neighborhood and community.

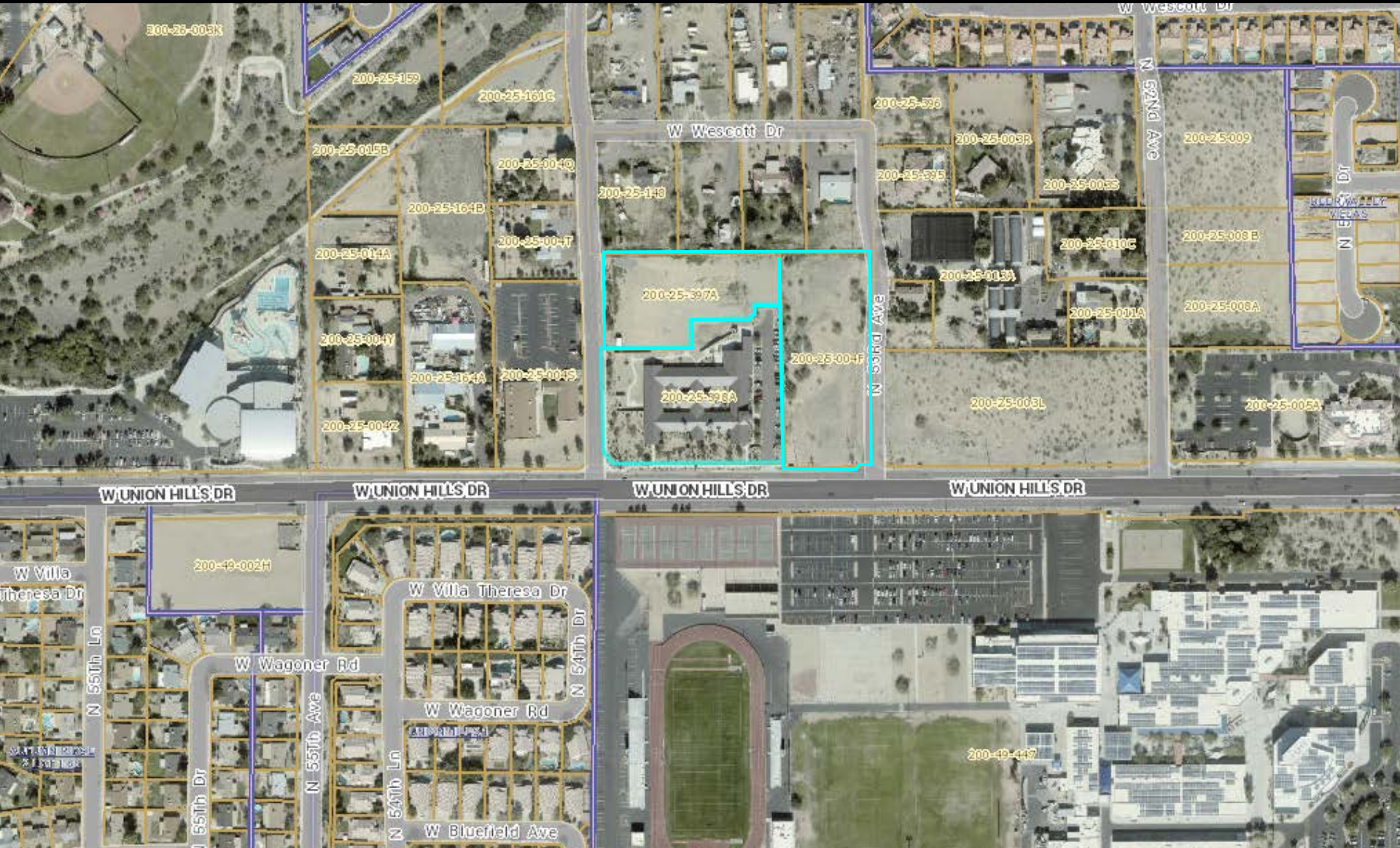
TAB A

AERIAL MAP



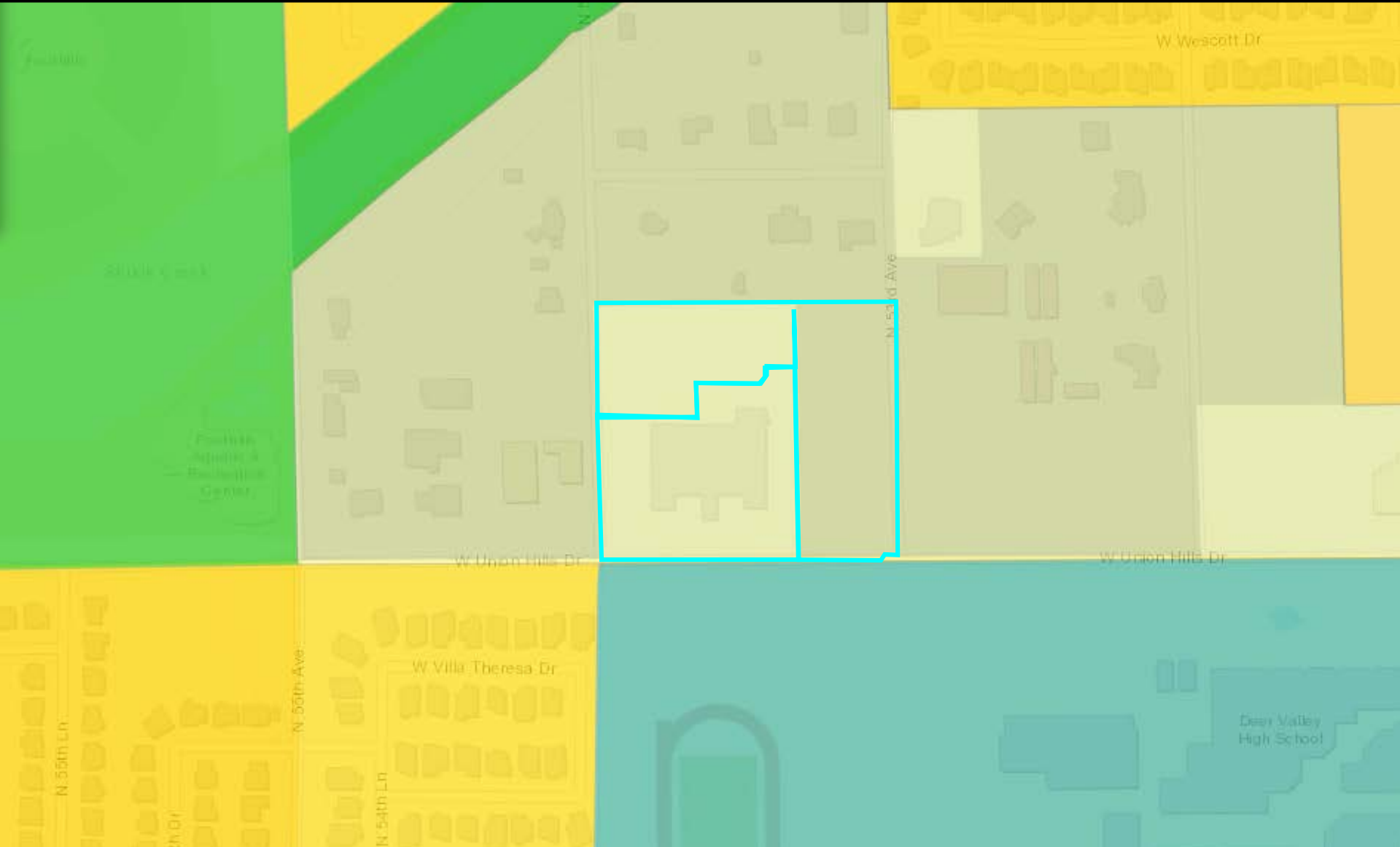
APN: 200-25-397A, 200-25-398A, & 200-25-004F
5330 W UNION HILLS DRIVE, GLENDALE, AZ 85308

AERIAL MAP



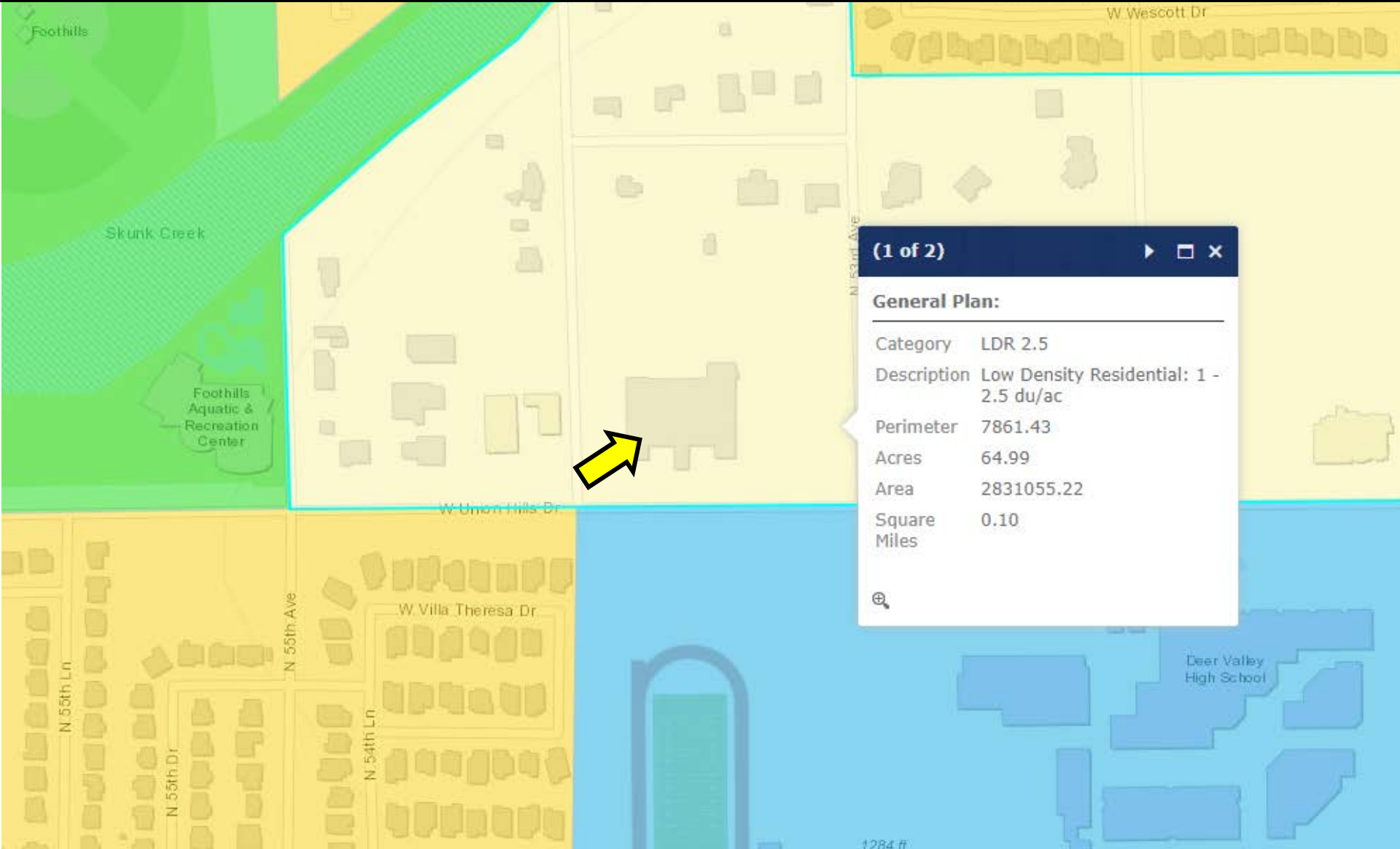
APN: 200-25-397A, 200-25-398A, & 200-25-004F
5330 W UNION HILLS DRIVE, GLENDALE, AZ 85308

ZONING MAP
SR-30: SUBURBAN RESIDENCE AND A-1: AGRICULTURAL
ZONING HISTORY CASE NO. ZON07-14
NO OVERLAY DISTRICTS



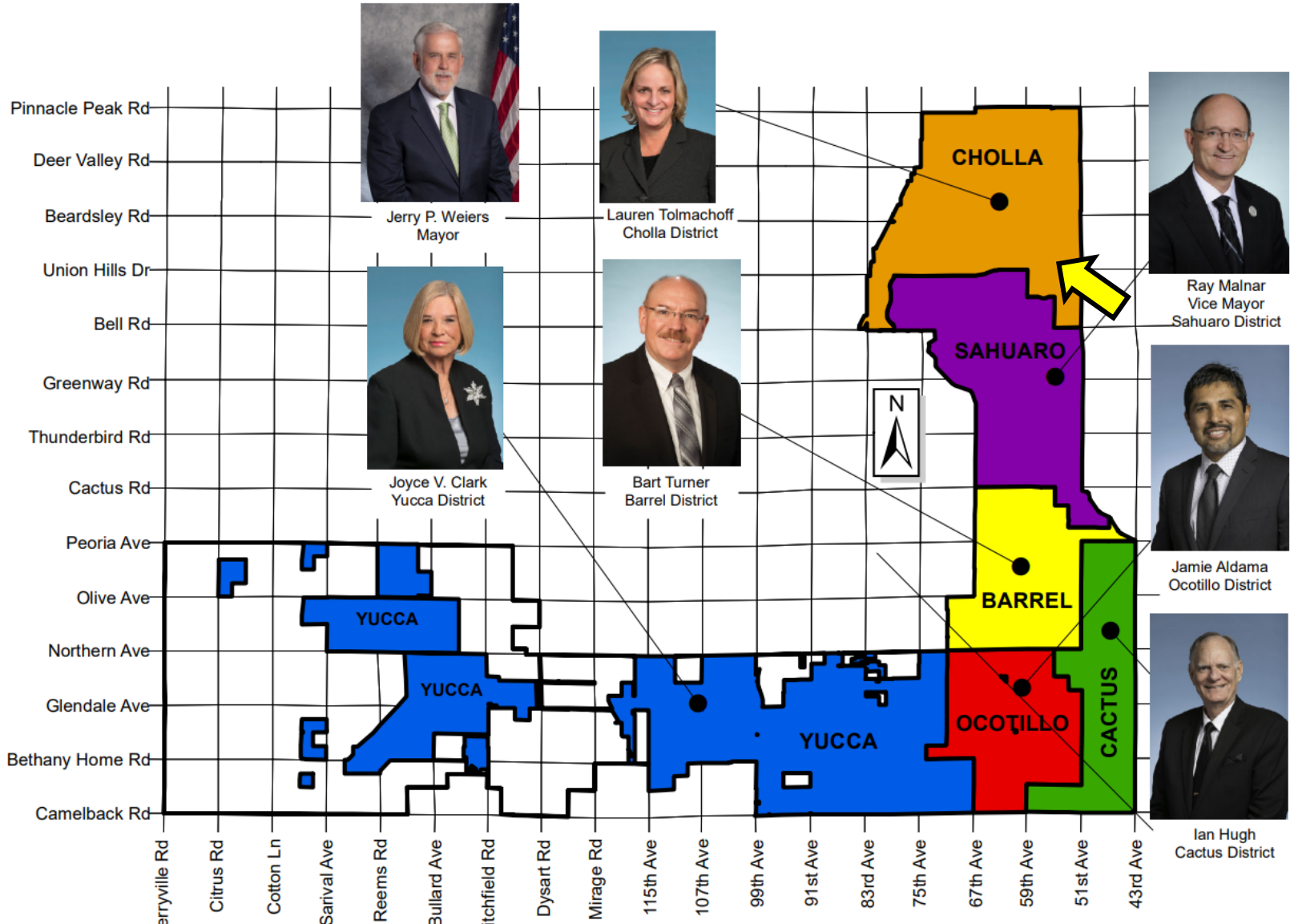
APN: 200-25-397A, 200-25-398A, & 200-25-004F
5330 W UNION HILLS DRIVE, GLENDALE, AZ 85308

GENERAL PLAN



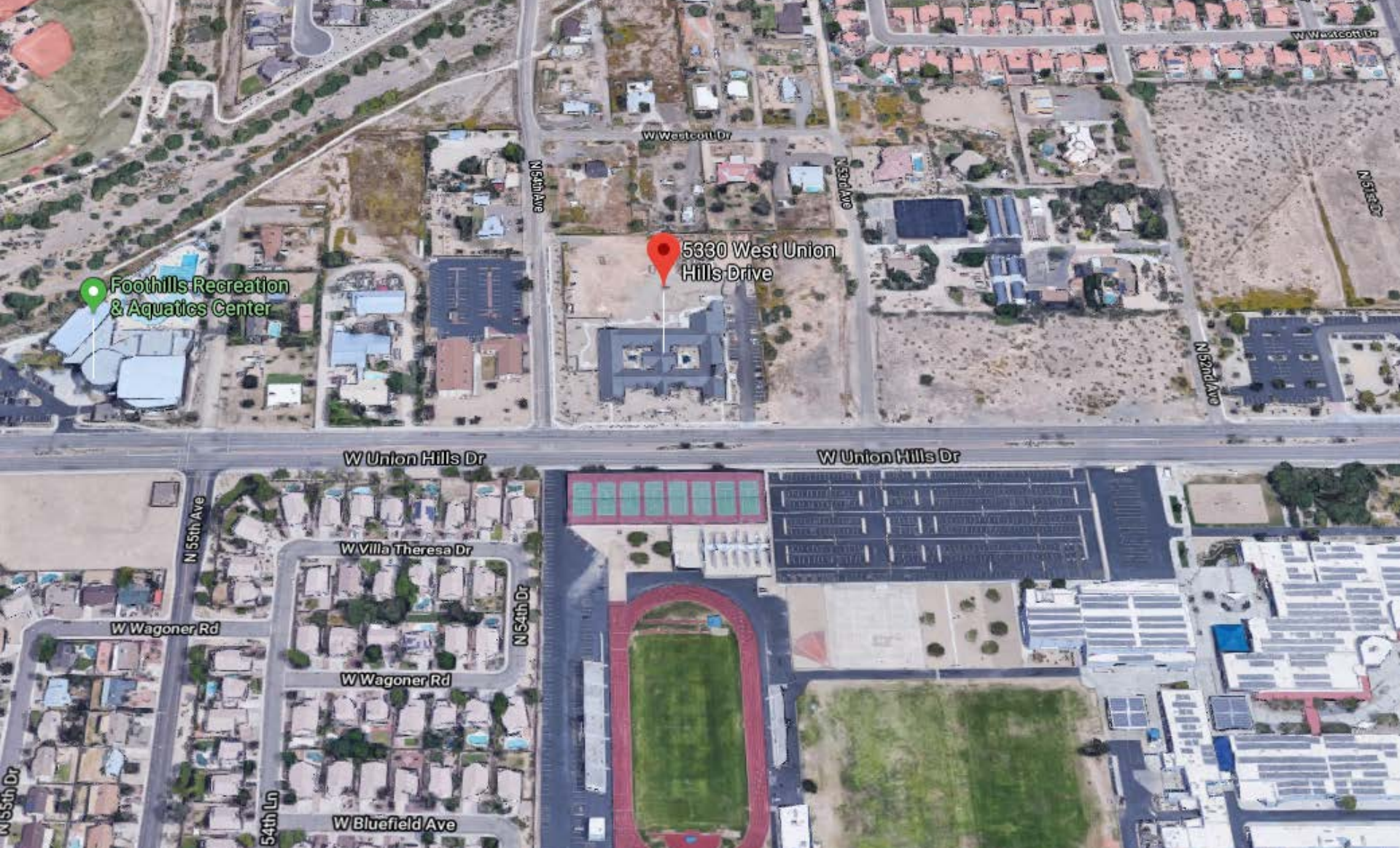
APN: 200-25-397A, 200-25-398A, & 200-25-004F
5330 W UNION HILLS DRIVE, GLENDALE, AZ 85308

CITY COUNCIL CHOLLA DISTRICT— COUNCILMEMBER LAUREN TOLMACHOFF



APN: 200-25-397A, 200-25-398A, & 200-25-004F
 5330 W UNION HILLS DRIVE, GLENDALE, AZ 85308

PHOTOGRAPHIC ELEVATIONS



APN: 200-25-397A, 200-25-398A, & 200-25-004F
5330 W UNION HILLS DRIVE, GLENDALE, AZ 85308

TAB B

LEGAL DESCRIPTION 1:

(APN NO. 200-25-398A)

PARCEL 1:

ALL THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE NORTH 89°45'56" WEST, ALONG THE SOUTH LINE OF SAID SECTION 29 AND THE CENTERLINE OF UNION HILLS DRIVE, A DISTANCE OF 1325.93(M), 1325.86(R) FEET;

THENCE NORTH 00°59'26" WEST, ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 55.01 FEET TO A POINT ON THE NORTH LINE OF SAID UNION HILLS DRIVE;

THENCE NORTH 89°45'56" WEST, ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF UNION HILLS DRIVE AND THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 211.25(M), 211.37(R) FEET;

THENCE NORTH 00°59'38" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG A LINE 65 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF UNION HILLS DRIVE TO A POINT ON THE EAST LINE OF 54TH AVENUE AS DESCRIBED IN DEED TO THE CITY OF GLENDALE, AN ARIZONA MUNICIPAL CORPORATION RECORDED IN INSTRUMENT NO. 20090933839;

THENCE NORTH 45°26'12" WEST (MEASURED) NORTH 45°22'51" WEST (RECORD) , A DISTANCE OF 35.78 FEET (MEASURED), 35.73 (RECORD);

THENCE NORTH 01°06'27" WEST (MEASURED) NORTH 00°59'46" WEST (RECORD), A DISTANCE OF 246.65 FEET;

THENCE SOUTH 89°55'13" EAST, A DISTANCE OF 210.62 FEET;

THENCE NORTH 00°59'33" WEST, A DISTANCE OF 65.06 FEET;

THENCE SOUTH 89°45'56" EAST, A DISTANCE OF 142.54 FEET;

THENCE NORTH 45°00'00" EAST, A DISTANCE OF 21.00 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 17.00 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 54.99 FEET;

THENCE SOUTH 00°59'38" EAST, A DISTANCE OF 369.42 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION:

(APN NO. 200-25-397A), PARCEL 2:

ALL THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE NORTH 89°45'56" WEST, ALONG THE SOUTH LINE OF SAID SECTION 29 AND THE CENTERLINE OF UNION HILLS DRIVE, A DISTANCE OF 1325.93(M), 1325.86(R) FEET;

THENCE NORTH 00°59'26" WEST, ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 55.01 FEET TO A POINT ON THE NORTH LINE OF SAID UNION HILLS DRIVE

THENCE NORTH 89°45'56" WEST, ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF UNION HILLS DRIVE AND THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 211.25(M), 211.37(R) FEET;

THENCE NORTH 00°59'38" WEST, A DISTANCE OF 10.00 FEET;

THENCE ALONG A LINE 65 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF UNION HILLS DRIVE TO A POINT ON THE EAST LINE OF 54TH AVENUE AS DESCRIBED IN DEED TO THE CITY OF GLENDALE, AN ARIZONA MUNICIPAL CORPORATION RECORDED IN INSTRUMENT NO. 20090933839;

THENCE NORTH 45°26'12" WEST (MEASURED), NORTH 45°22'51" WEST (RECORD) A DISTANCE OF 35.78 FEET (MEASURED) 35.73 FEET (RECORD);

THENCE NORTH 01°06'27" WEST (MEASURED) NORTH 00°59'46" WEST (RECORD), A DISTANCE OF 246.65 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°06'27" WEST (MEASURED) NORTH 00°59'46" WEST (RECORD), A DISTANCE OF 221.42 FEET;

THENCE NORTH 89°59'55" EAST, A DISTANCE OF 423.96 FEET (MEASURED) 425.52 (RECORD) TO A POINT BEING THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN PARCEL 2 OF DEED RECORDED IN DOCUMENT NO. 20060937608;

THENCE SOUTH 00°59'38" EAST, A DISTANCE OF 125.39 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 54.99 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 17.00 FEET;

THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 21.00 FEET;

THENCE NORTH 89°45'56" WEST, A DISTANCE OF 142.54 FEET;

THENCE SOUTH 00°59'33" EAST, A DISTANCE OF 65.06 FEET;

THENCE NORTH 89°55'13" WEST, A DISTANCE OF 210.62 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION:

(APN NO. 200-25-004F), PARCEL 3

A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;
THENCE NORTH 89°46'14" WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 29, AND THE CENTERLINE OF UNION HILLS DRIVE OR A DISTANCE OF 1326.09 FEET;
THENCE NORTH 00° 58' 27" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29 FOR A DISTANCE OF 55.01 FEET TO A POINT OF THE NORTH LINE OF SAID UNION HILLS DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°46'14" WEST ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF UNION HILLS DRIVE AND SAID SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29 FOR A DISTANCE OF 211.01 FEET;
THENCE NORTH 00°59'37" WEST, 504.82 FEET;
THENCE NORTH 89°59'55" EAST FOR A DISTANCE OF 211.17 FEET;
THENCE SOUTH 00°58'27" EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, FOR A DISTANCE OF 505.67 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;
THENCE NORTH 89 DEGREES 46 MINUTES 14 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 29 AND THE CENTERLINE OF UNION HILLS DRIVE FOR A DISTANCE OF 1326.09 FEET;
THENCE NORTH 00 DEGREES 58 MINUTES 27 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29 FOR A DISTANCE OF 55.01 FEET TO A POINT ON THE NORTH LINE OF SAID UNION HILLS DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 46 MINUTES 14 SECONDS WEST, ALONG A LINE THAT IS 55.00 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF UNION HILLS DRIVE AND THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, FOR A DISTANCE OF 35.01 FEET;
THENCE NORTHEASTERLY TO A POINT THAT IS 65.00 FEET NORTH OF THE SOUTH LINE OF THE SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29 AND IS 25.00 FEET WEST OF THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29;
THENCE EASTERLY, ALONG A LINE THAT IS 65.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, FOR A DISTANCE OF 25.01 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER;
THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING

APN:
200-25-148
NOT A PART

APN:
200-25-004V
NOT A PART

APN:
200-25-004V
NOT A PART

APN:
200-25-004V
NOT A PART

PROJECT DATA:

PROJECT: ASSISTED LIVING FACILITY-TERRA PONTE
ADDRESS: 5330 WEST UNION HILLS DRIVE
GLENDALE, ARIZONA

OWNER: TERRA PONTE 1, LLC
ATTN: DOUG GARDENER
3152 N. LEAR AVE SUITE 2
CASA GRANDE, AZ. 85122

ARCHITECT: REECE AND ROWE ARCHITECTS
ATTN: STEPHANIE ROWE, AIA
4343 EAST AVOLON DRIVE
PHOENIX, ARIZONA 85018
(602) 957-4343

CIVIL ENGINEER: K-TECH ENGINEERING
5715 EAST ESTRIDO CIRCLE
SCOTTSDALE, AZ 85254
DENNIS KNUDSEN
PHONE: (602) 391-5808

ASSESSORS PARCEL NO.: 200-25-398A, 200-25-397A, 200-25-004F
LOT AREA: 315,286.31 SF NET (7.2379 ACRES)
369,143.98 SF GROSS (8.4743 ACRES)
CURRENT ZONING: SR-30 APPROVED 20N07-14 APPROVED 10-23-2007
REQUESTED ZONING:
LOT COVERAGE: 99,243 SF / 315,286 SF = 31%

CODE:	EXISTING BUILDING	NEW BUILDING
2012 INTERNATIONAL BUILDING CODE (IBC)	2012 INTERNATIONAL BUILDING CODE (IBC)	2018 INTERNATIONAL BUILDING CODE (IBC)
2012 INTERNATIONAL MECHANICAL CODE (IMC)	2012 INTERNATIONAL MECHANICAL CODE (IMC)	2018 INTERNATIONAL MECHANICAL CODE (IMC)
2012 UNIFORM PLUMBING CODE (UPC)	2012 UNIFORM PLUMBING CODE (UPC)	2018 UNIFORM PLUMBING CODE (UPC)
2011 NATIONAL ELECTRICAL CODE (NEC)	2011 NATIONAL ELECTRICAL CODE (NEC)	2017 NATIONAL ELECTRICAL CODE (NEC)
2009 INTERNATIONAL FIRE CODE (IFC)	2009 INTERNATIONAL FIRE CODE (IFC)	2018 INTERNATIONAL FIRE CODE (IFC)
WITH CITY OF GLENDALE AMENDMENTS.	WITH CITY OF GLENDALE AMENDMENTS.	WITH CITY OF GLENDALE AMENDMENTS.
2012 IECC	2012 IECC	2018 IECC
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2009 ANSI A117.1	2009 ANSI A117.1	2009 ANSI A117.1
2012 INTERNATIONAL FUEL CODE (IFGC)	2012 INTERNATIONAL FUEL CODE (IFGC)	2018 INTERNATIONAL FUEL CODE (IFGC)
2012 CITY OF GLENDALE POLICY	2012 CITY OF GLENDALE POLICY	2019 CITY OF GLENDALE POLICY

CONSTRUCTION TYPE: V-A 1-HOUR
OCCUPANCY TYPE: I-2 LIVING UNITS - DIRECTED CARE LICENSE
A-2 AND A-3 COMMON AREAS
OCCUPANT LOAD: 74 BEDS
ACTIVITY: A-3 AREA: 2266 SF/15=151 OCC
STORIES: ONE STORY
ALLOWABLE AREA: NON-SEPARATED OCCUPANCIES PER 508
I-2 1-STORY AREA INCREASE PER IBC
A₀=SM+(NS(F/P-.25)W/30)
38,000+(9,500x.75)= 45,125 SF

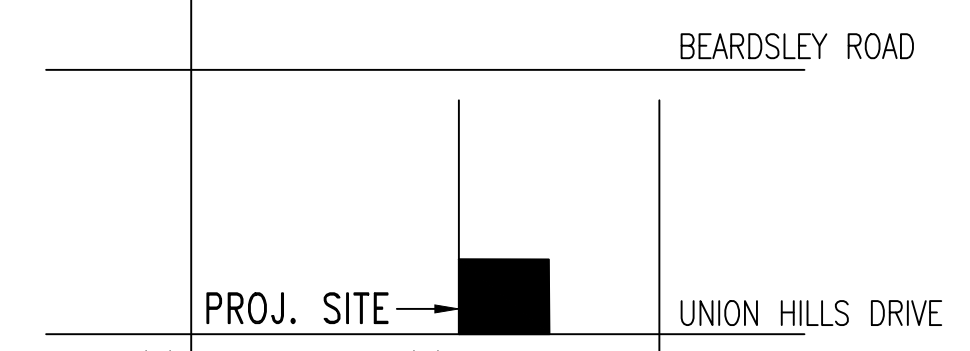
BUILDING AREA:	FIRST FLOOR	SECOND FLOOR	TOTALS
EXISTING BUILDING:	35,972 SF.		35,972 SF.
DEMCO:	- 701 SF.		
NEW BUILDING:	63,982 SF.	55,750 SF.	119,732 SF.
	99,243 SF.	55,750 SF.	155,003 SF.

FIRE SPRINKLER SYSTEM: NFPA 13
FIRE ALARM SYSTEM: FIRE ALARM SYSTEM PER IBC
NFPA 13
FIRE ALARM SYSTEM PER IBC

LANDSCAPE AREAS:
ASPHALT AREA: 99,243 SF. (GROSS COMBINED)
BUILDING AREA:
TOTAL UNITS: 186

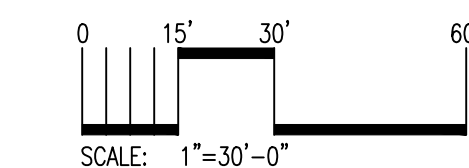
APN:
200-25-004V
NOT A PART

SSMH RIM =1290.00'
INV N =1277.69'
INV S =1277.64'



NOTE: CONCEPTUAL DRAINAGE AND FIRE LINE SHOWN FOR REFERENCE

PRELIMINARY
SITE PLAN



REECE AND ROWE ARCHITECTS, PLLC, EXPRESSLY
RESERVES THE COMMON LAW COPYRIGHT AND OTHER
PROPERTY RIGHTS IN THESE PLANS. THESE PLANS
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OR MANNER WHATSOEVER, NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
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REECE AND ROWE ARCHITECTS, PLLC. ©

Assisted and Independent Senior Living
Terra Ponte Campus of Care
5330 W. Union Hills Drive
Glendale, AZ



REECE and ROWE
ARCHITECTS

4343 E. Avolon Drive
Phoenix, Arizona 85018
Phone: 602-957-4343
Fax: 602-957-7546

1254 W. University Ave #100
Flagstaff, Arizona 86001
Phone: 928-779-4340
Fax: 928-779-5087

REVISIONS:

TITLE: SITE PLAN
SCALE: 1"=30'-0"
DATE: 11-22-19
JOB NO: RAR19012

A1.0

REECE AND ROWE ARCHITECTS, PLLC, EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER, WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF REECE AND ROWE ARCHITECTS, PLLC. ©

TERRA POINTE Phase 2 and 3
TERRA POINTE LLC
 5330 W. UNION HILLS
 GLENDALE, AZ



REECE and ROWE
ARCHITECTS

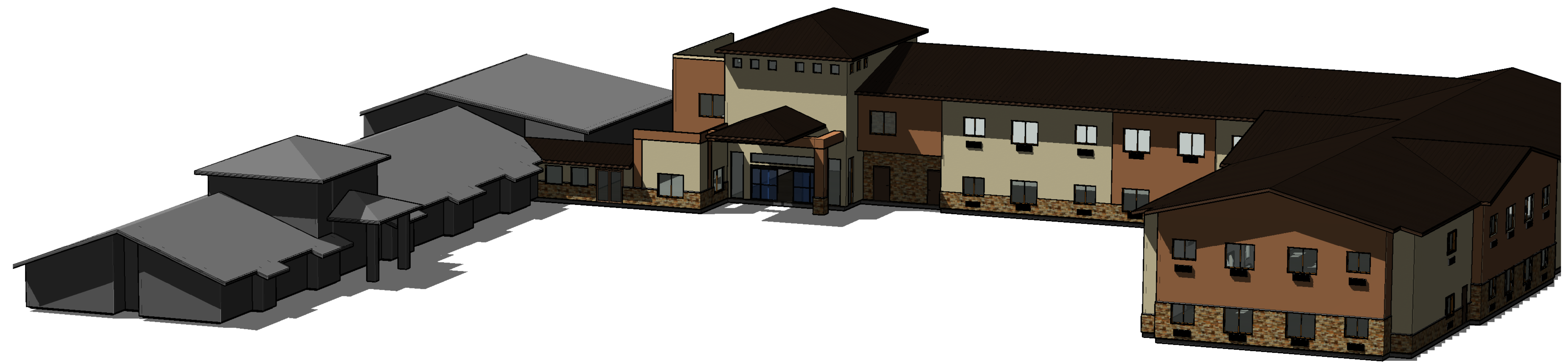
4343 E. Avalon Drive
 Phoenix, Arizona 85018
 Phone: 602-957-4343
 Fax: 602-957-7546

1254 W. University Ave #100
 Flagstaff, Arizona 86001
 Phone: 928-779-4340
 Fax: 928-779-5087

REVISIONS:

TITLE: EXTERIOR ELEVATIONS
 SCALE: 1/8" = 1'-0"
 DATE: 11-22-2019
 JOB NO: RAR19012

A6.0



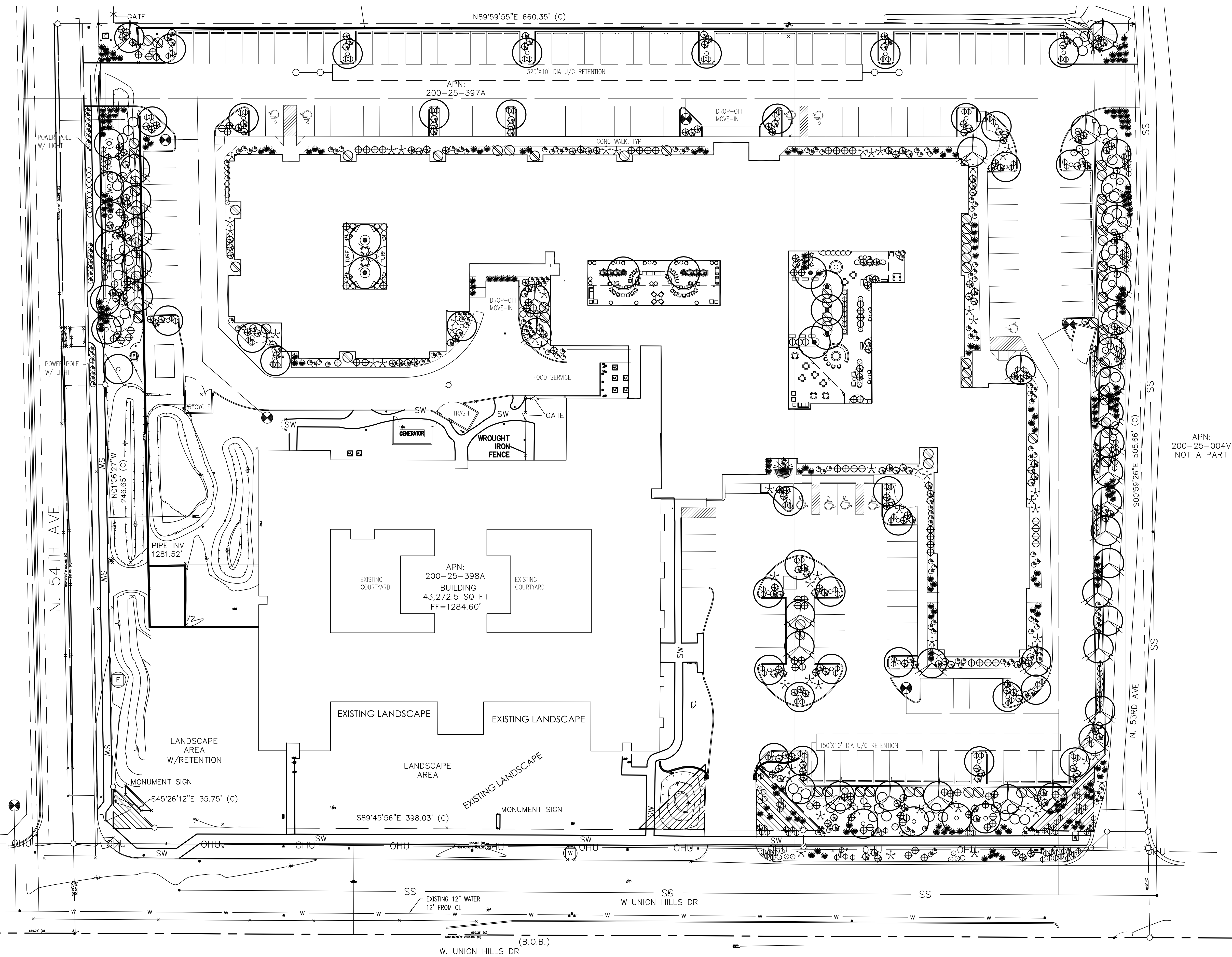
1 Proposed South Elevation color
 1/8" = 1'-0"

- COLOR SCHEME - TO MATCH EXISTING
- P-1 MAIN BUILDING COLOR FRAZEE PAINT TOFFEE CL2773M FLAT
 - P-2 ACCENT WALL COLOR FRAZEE PAINT TURKEY CREEK CL2746A FLAT
 - P-3 TRIM FRAZEE PAINT DIESEL CL2877N SEMI-GLOSS
 - R-1 METAL ROOFING, ATAS ECO-SEAM (ECH 160) 18" WIDTH, CLASSIC BRONZE (O1)
 - S-1 CULTURED WALL STONE BORAL, LEDGESTONE TO MATCH EXISTING



EXISTING MAIN ENTRY VIEW

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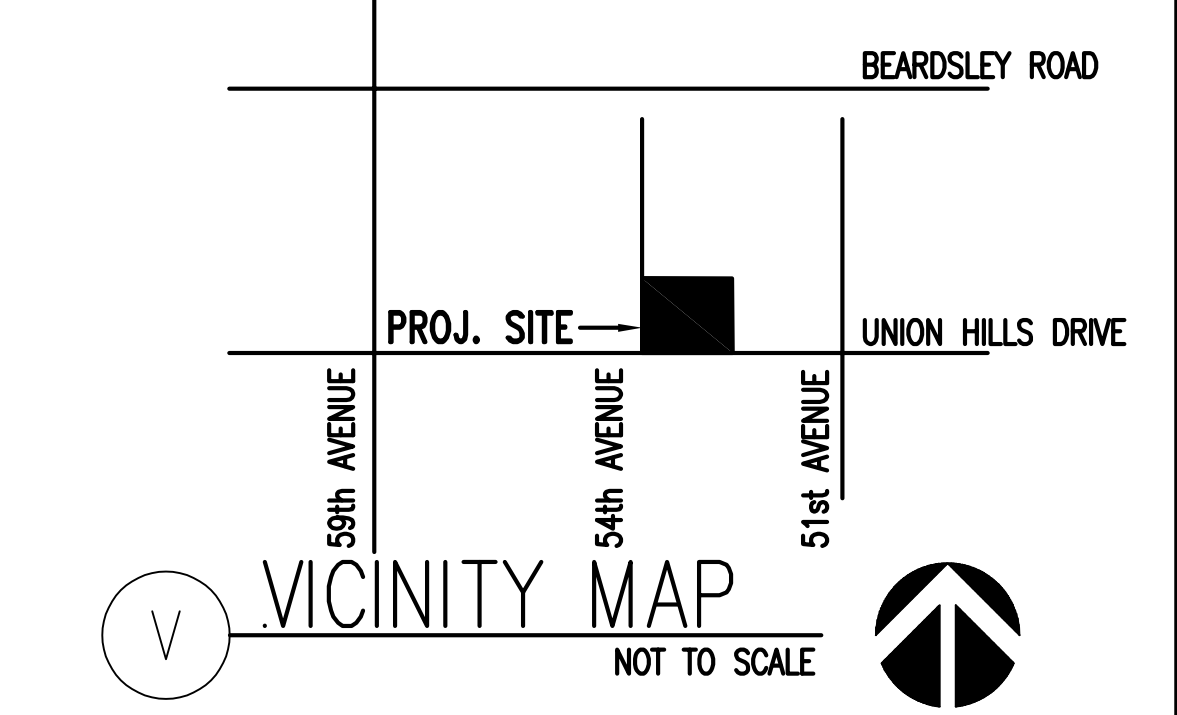


LANDSCAPE LEGEND

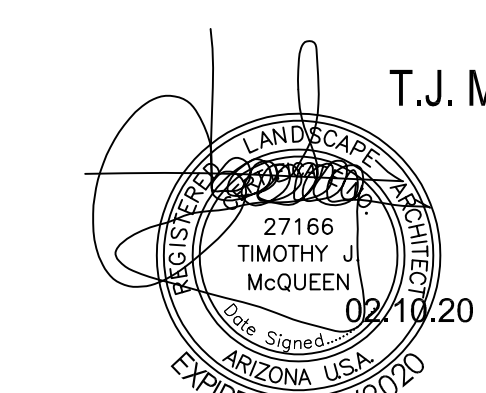
- OLEA EUROPEA 'SWAN HILL'
SWAN HILL OLIVE
30" BOX (47)
- CERCIDIUM PRAECOX
SONORAN PALO VERDE
24" BOX (40)
- QUERCUS VIRGINIANA
LIVE OAK
24" BOX (9)
- SYAGRUS ROMANZOFFIANA
QUEEN PALM
24" BOX (1)
- STRELITZIA REGINAE
TROPICAL BIRD OF PARADISE
15 GALLON (14)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (76)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (106)
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (243)
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (60)
- MUHLENBERGIA RIGENS
DEER GRASS
5 GALLON (221)
- ACACIA REDOLENS
'DESERT CARPET' tm
1 GALLON (44)
- LANTANA MONTEVIDENSIS
'PURPLE' TRAILING LANTANA
1 GALLON (76)
- CONVOLVULUS CNEORUM
BUSH MORNING GLORY
1 GALLON (215)
- EUPHORBIA BIGLANDULOSA
GOPHER PLANT
1 GALLON (172)
- 3'x3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH
- 1/2" MINUS DESERT SPICE
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

NET SITE AREA: 315,286 SQ. FT.
LANDSCAPE AREA: 101,412 SQ. FT.
PERCENT LANDSCAPE: 32%



PRELIMINARY LANDSCAPE PLAN
SCALE: 1"=30'-0"



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602)265-0320
EMAIL: timcqueen@tjmla.net



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Flagstaff, Arizona 86001
Phone: 928-779-4340
Fax: 928-779-5087

REVISIONS:

TITLE: LANDSCAPE PLAN
SCALE: 1"=30'-0"
DATE: 12-6-19
JOB NO: RAR19012

La.01

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