



# **SOUTH MOUNTAIN**

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NWC of Baseline Rd. & 10<sup>th</sup> Street

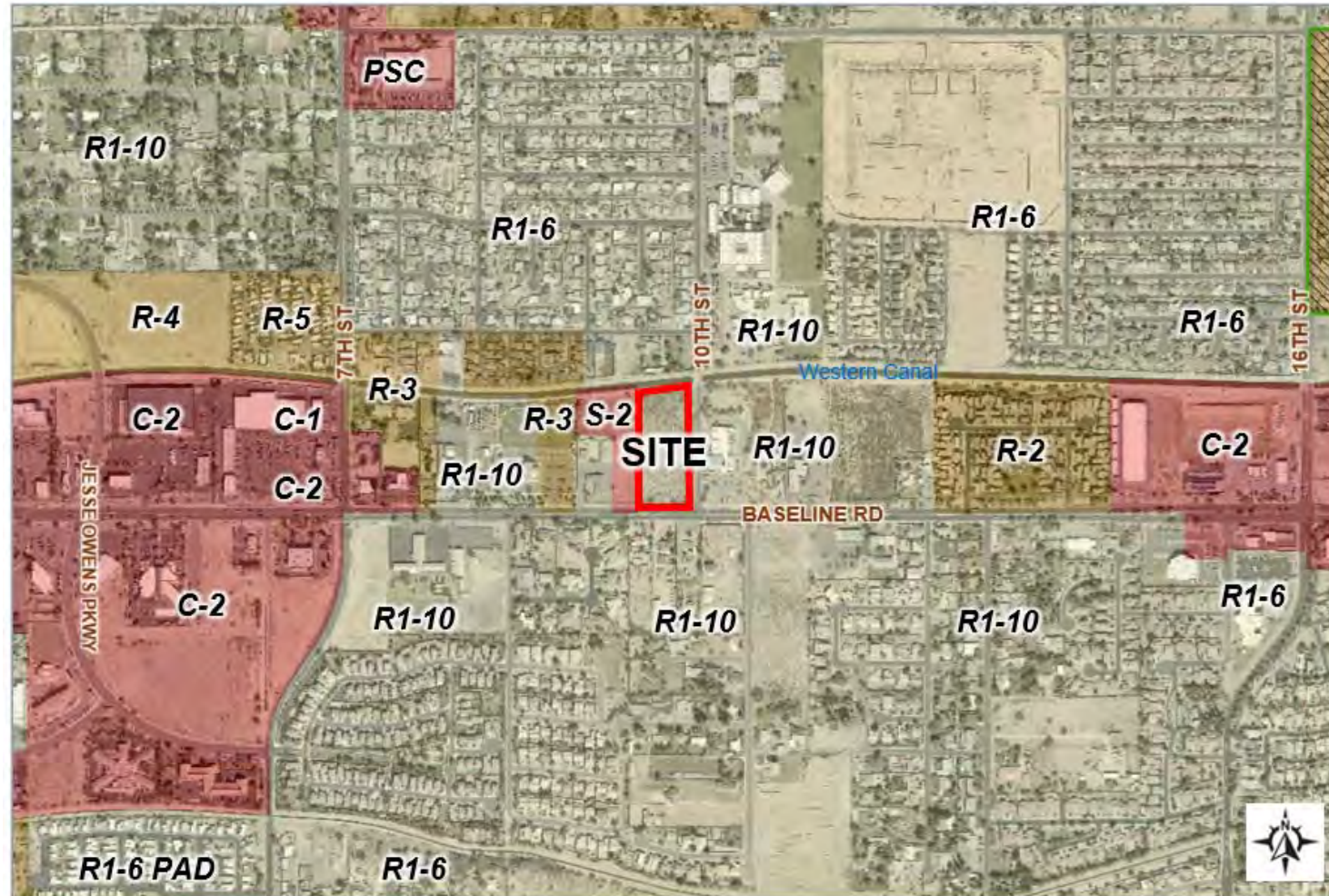
Neighborhood Outreach for Rezoning  
Application to City of Phoenix

# Aerial Map - Site Location

- 5.1 acres



# Zoning Map: R1-10, Baseline Overlay



# Request

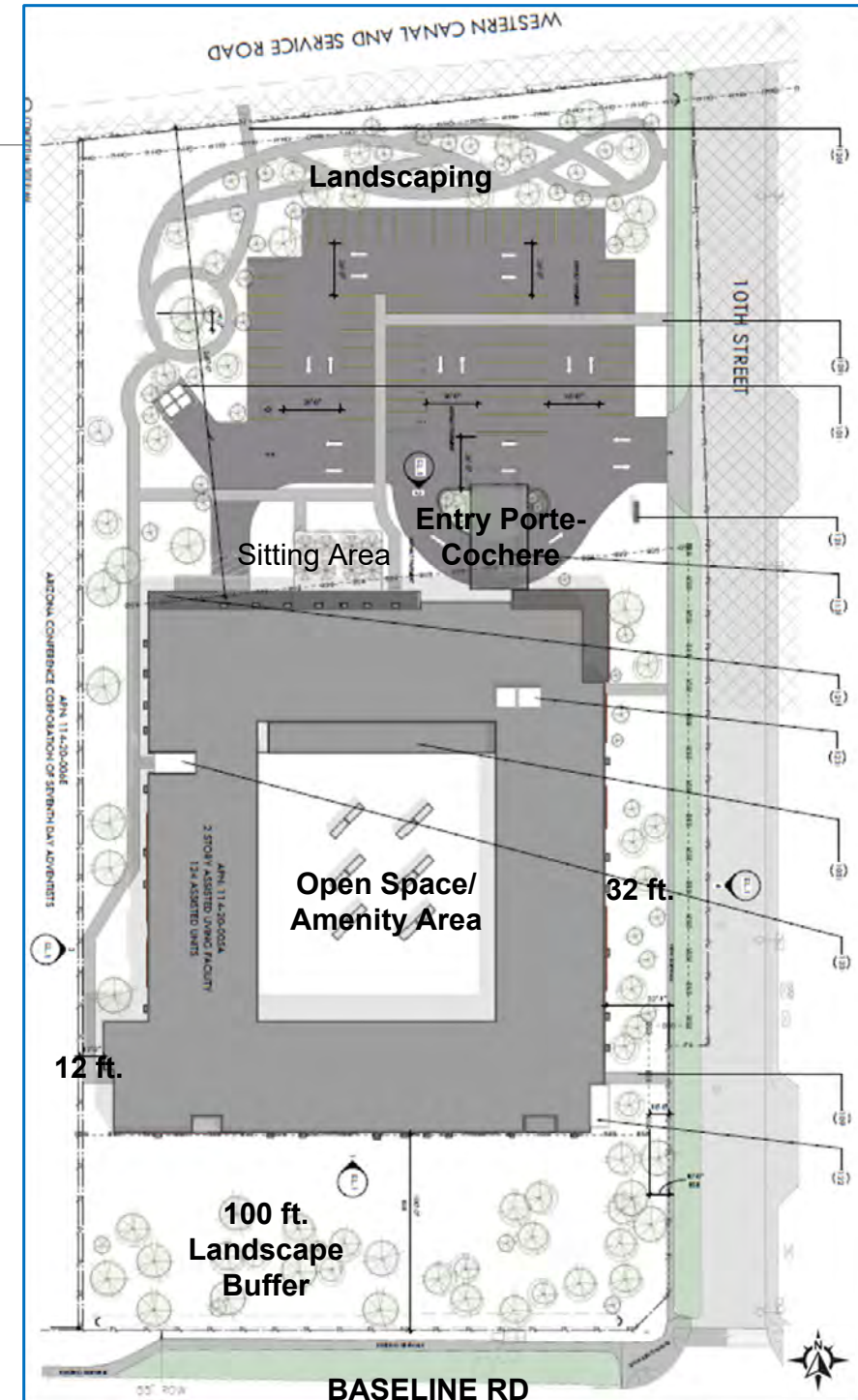
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- Rezone from R1-10 to R-3A

# Conceptual Plan

## High quality assisted living development

- Age 65+ with 24-hour medical/daily living services
- 1 Building, 2 stories
- 124 units-beds
- Lot coverage is smaller than allowed  
45% allowed, 24% provided  
(more open feel)
- Compliance with Baseline Overlay goals
- Landscaping will meet or exceed standards
- Internal parking and access will mitigate traffic impacts.



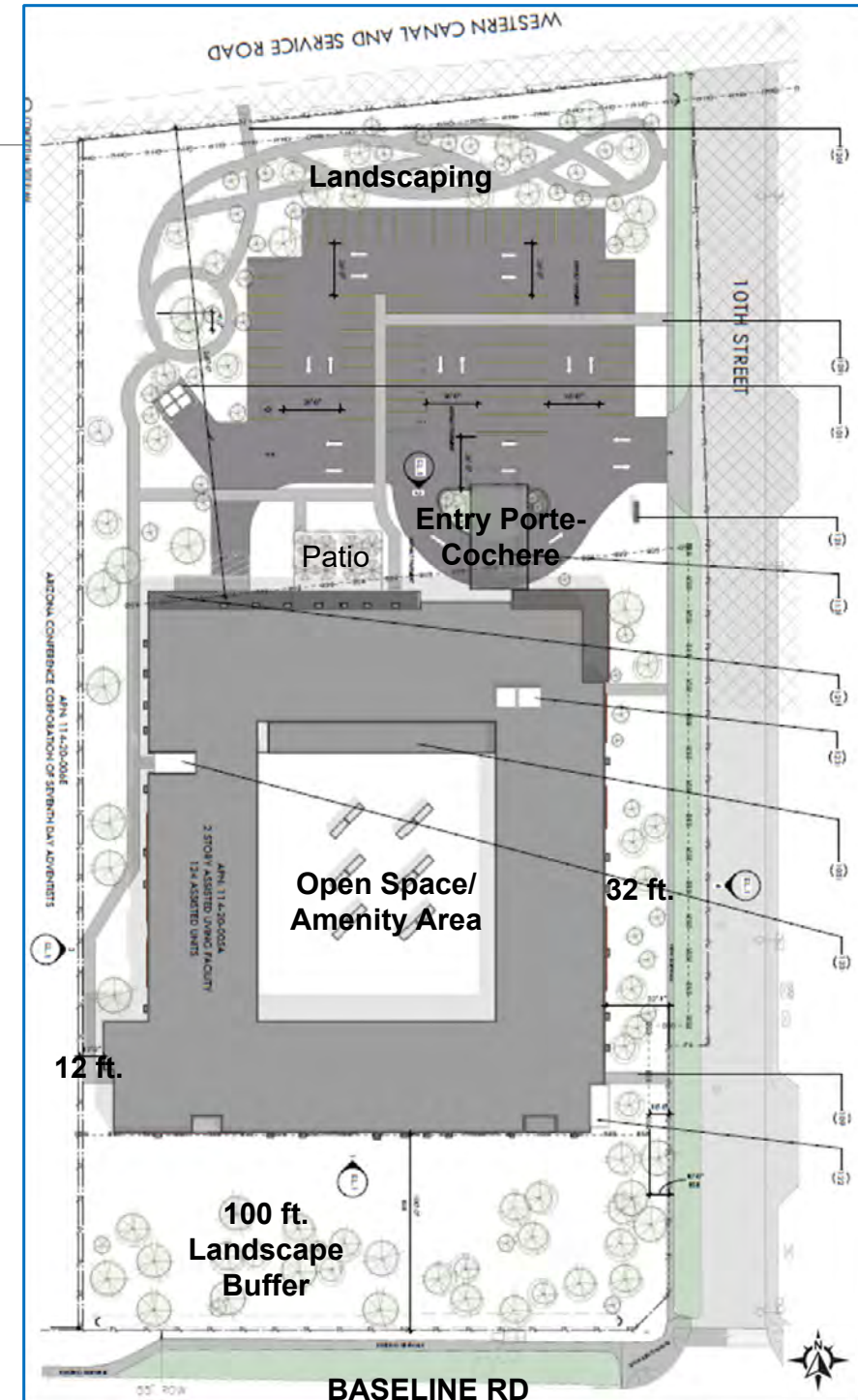
# Conceptual Plan

## Open Space and Recreational Features

- Open space internal courtyard
- Shaded walking trails
- Garden areas
- Outdoor patios
- Perimeter buffers – 4 sides

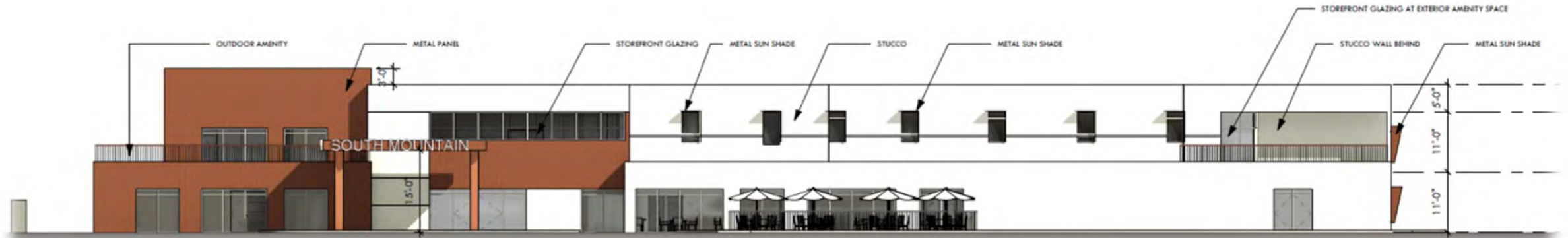
## Other Features

- Community activity rooms
- Lounges
- Library
- Fitness room, Physical therapy
- Restaurant-style dining room
- Housekeeping/laundry services
- Porte-cochere, scheduled transportation

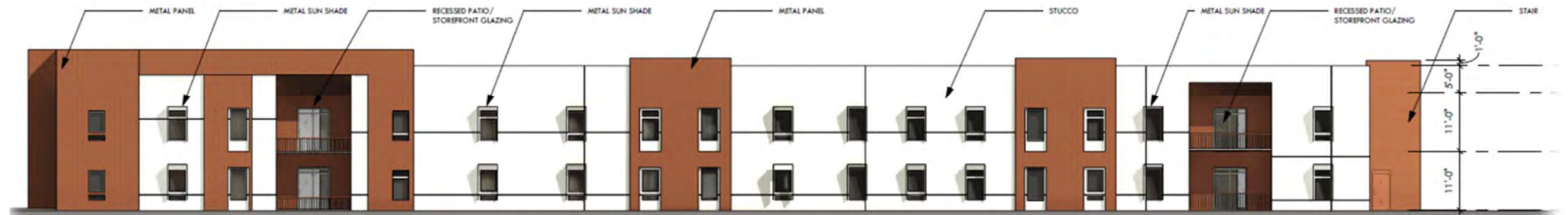


# Conceptual Architectural Elevations

## View from Parking Area



## View from Baseline



# Questions?

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## Contact:

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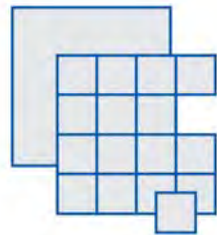
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