



## 43rd Avenue and Elwood Street Planned Unit Development

*Request for a PUD for Continued Use of a Sand and Gravel Facility and  
Subsequent Post-Mining Development Plan*

**Zoning Case #: Z-6-24-7**

1ST SUBMITTAL: January 3, 2024

2<sup>ND</sup> SUBMITTAL: December 31, 2024

**CITY OF PHOENIX**

**JAN 02 2025**

**Planning & Development  
Department**

### **Planned Unit Development Disclaimer**

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies City of Phoenix Zoning Ordinance regulations and does not modify other City codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.

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## Exhibits

- Exhibit A.** Existing Zoning
- Exhibit B.** Current Mining Site Plan
- Exhibit C.** Phasing Plan for Mining and Backfill
- Exhibit D.** Mining Landscape Plan
- Exhibit E.** Post-Mining Land Use Plan
- Exhibit F.** Reuse Plan Vision
- Exhibit G.** Post-Mining Circulation
- Exhibit H.** Legal Description of Site
- Exhibit I.** Legal Description of Development Units

## 1. PURPOSE AND INTENT

The purpose of this Planned Unit Development (PUD) request for the southwest corner of 43<sup>rd</sup> Avenue and Elwood Street is to rezone approximately 173 acres from A-1, A-1 SP, and A-2 to PUD for the purpose of continued sand and gravel mining and existing associated batch plants and landfill operations at the existing mining site while planning for future land uses on the site to ensure the site continues to be productive in the post-mining stage. The site has a long history of industrial zoning and mining uses. This PUD eliminates the industrial zoning while allowing an important resource, sand and gravel, to be mined, and ultimately provides a land use plan that is compatible with regional plans for the Rio Salado.

The site is located between 43<sup>rd</sup> Avenue and 51<sup>st</sup> Avenue south of the Elwood Street alignment and includes four parcels: APNs 104-60-001D, 104-60-001B, 104-60-001C, and 104-61-002E. The location of the site and subject parcels is shown in Figure 1.

Figure 1. Site Location



## **1.1 Description of Requests**

The City of Phoenix Zoning Ordinance requires that a Special Permit be sought for mining operations; however, at the suggestion of the City of Phoenix Planning staff, this application instead requests a rezoning to PUD. Figure 2 shows the site that is proposed for PUD zoning.

Figure 2. Proposed PUD Zoning



This PUD addresses the Special Permit requirements and incorporates additional standards for mining operations and development standards for future development on the site. The PUD, therefore, includes a Mining Plan and a Post-Mining Plan.

The Mining Plan provides mining operation standards, which address all of the Special Permit standards for mining under Section 647.A.1.i of the City of Phoenix Zoning Ordinance.

The Special Permit requirements of the City of Phoenix Zoning Ordinance require a reuse plan for mining sites to establish a reclamation plan for the mined-out site. The Post-Mining Plan, therefore, provides a reuse plan, consistent with the Special Permit requirements and Rio Reimagined, in coordination with the City's Office of Environmental Programs. The Post-Mining Plan proposes future land uses on the site and related development standards.

## **2. BACKGROUND AND SITE CONTEXT**

### **2.1 Zoning History**

The site has been zoned industrially since the City’s first zoning ordinance in 1961. At this time, all parcels that make up the site were zoned A-1. Ordinance G-1303 was adopted in 1973 requiring a Special Permit for sand and gravel operations in Phoenix. The first rezoning case on the site, Z-73-79, was in 1979 when approximately 80 acres south of Elwood Street between 43<sup>rd</sup> Avenue and 47<sup>th</sup> Avenue were rezoned from A-1 to A-2 for the express purpose of “sand and gravel production”, as expressly stated in the City’s approval letter. Despite the earlier adoption of Ordinance G-1303, the zoning case did not include a Special Permit provision. This area, currently zoned A-2, has never had a Special Permit, although mining had previously occurred on this site prior to the current property ownership.

In 1998, a Special Permit was obtained for 69.7 acres on the site, which is currently zoned A-1 SP, for the purpose of sand and gravel mining, which was approved through zoning application Z-SP-14-98-7. This Special Permit included a timeframe, which has since lapsed. There are five stipulations for the previous zoning case, Z-SP-14-98-7 – this PUD aligns with the intent of those stipulations although it is acknowledged that this PUD case will include new and/or updated stipulations.

### **2.2 Existing Zoning**

Industrial zoning for the purpose of sand and gravel extraction has existed on the site since the 1970s and continues to exist on the site. The site is currently zoned A-1, A-1 SP, and A-2, and therefore, has vested industrial zoning. This existing zoning for the site is shown on Exhibit A.

A-1 and A-2 industrial uses continue to be permitted on the site as a matter of right. Such uses include automobile salvage, cement manufacturing, plastic products manufacturing, wrecking contractors’ yards, and the basic compounding and processing of raw materials (A-2). Additionally, past interpretations allow the following uses to be permitted in A-1 and A-2: waste transfer stations involving some hazardous materials (A-1 and A-2); ready mix transfer plant subject to limitations (A-1); and hot mix asphalt plants (A-2).

While the PUD does not propose these industrial uses on the site, these permitted industrial uses contradict and prevent the Rio Reimagined vision from coming to fruition in this strategic part of the Rio Salado Oeste segment of the river corridor. To overcome this, this PUD will totally eliminate industrial uses while the mine is in operation and proposes land uses complementary to Rio Reimagined once the site is mined out and reclaimed for post-mining development.



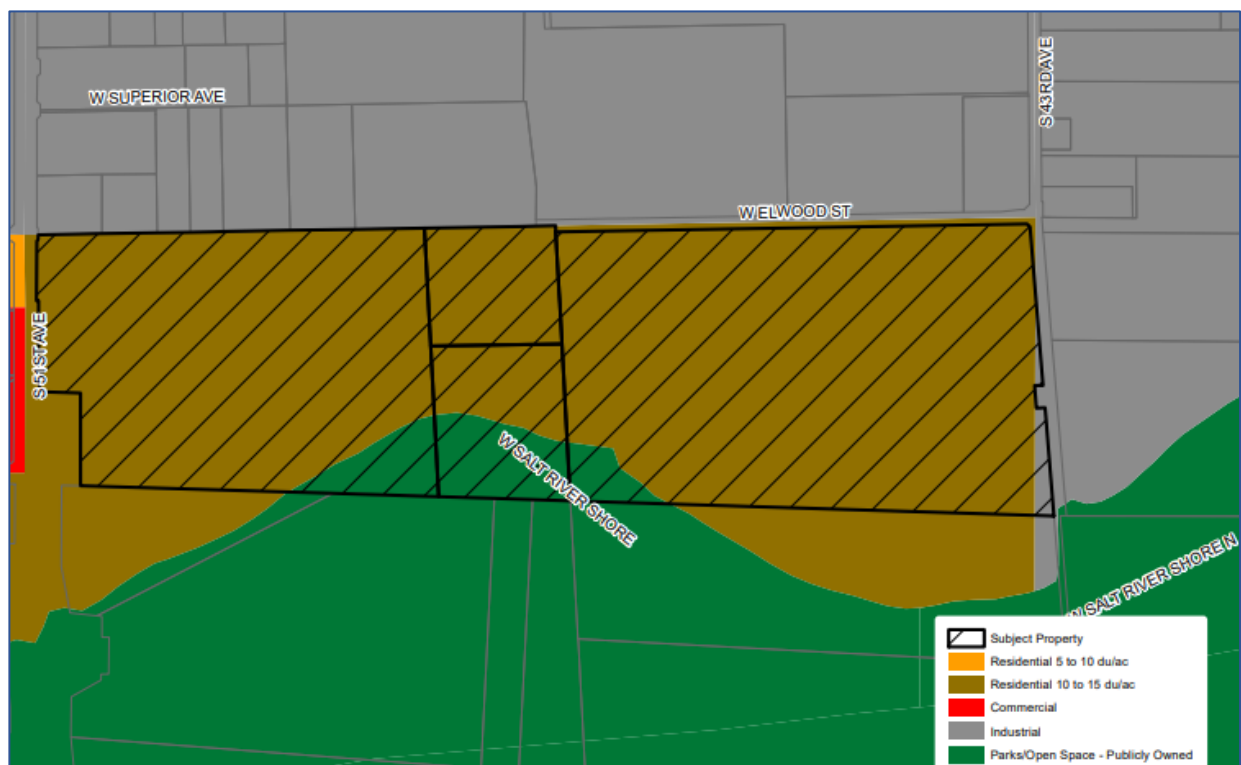
### 2.3 General Plan Land Use Designation

The most recently adopted General Plan land use designations for the site are shown on Figure 3 and are:

- Residential 10 to 15 du/ac
- Parks/Open Space – Publicly Owned
- Industrial

The land use designations have evolved for this site. The 1999 Estrella Village Plan references the 1988 General Plan land use designation for this site, which was mostly Industrial with some Parks/Open Space. Despite the General Plan land use designations changing from 1988 to the most current 2025 General Plan, the underlying zoning has not changed to be consistent with the current General Plan and the zoning continues to show the entire site as Industrial.

Figure 3. Current General Plan Designation, City of Phoenix

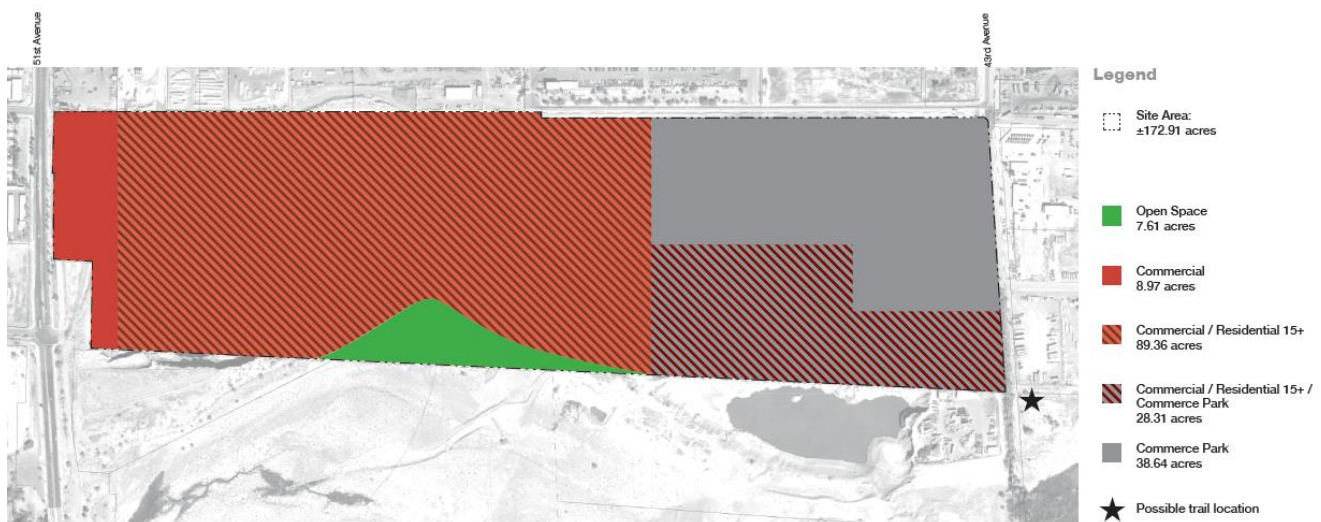


## 2.4 Minor General Plan Amendment

This PUD is being filed concurrently with a Minor General Plan Amendment through GPA-EST-1-24. These proposed land uses are shown in Figure 4 and are Transitioning from Industrial to

- Commercial
- Commercial/Residential
- Open Space
- Commerce Park
- Commercial/Residential 15+/Commerce Park

Figure 4. Proposed Minor General Plan Amendment Land Use Plan





## 2.5 Current Site Conditions and Operations

The site is currently an active sand and gravel mining facility. There are approximately 140 individuals employed at the site. The site has provided industrial employment opportunities since the 1970s, in alignment with Goal 4, Objective C of the Estrella Village Plan, which states “Industrial development is to provide a variety of employment opportunities for a diverse labor market.”

The current sand and gravel extraction area is located on the west side of the site where there is a pit that is 125 feet deep. The extraction process consists of removing earthen material for aggregate mining through dredging and other processes. Material is stockpiled on the site for use at the plant and outside sales.

The interior of the site includes storage areas for mining equipment, such as conveyors and heavy trucks, and material stockpiling. Ready-mix batch plants are located towards the east end of the site.

Office buildings are located along 43rd Avenue. No new buildings or structures are anticipated to be built while the mine operates.

Employees’ primary access is through an entrance and exit along 43rd Avenue.

The site includes a landfill area where inert materials are brought from off-site locations and used for backfilling the mining pit. Landfill trucks access the site from 51<sup>st</sup> Avenue, which is a secondary access point and is only used for the landfill operation.

There is a berm along 51<sup>st</sup> Avenue that serves as a screening and noise mitigation mechanism. The site is fully fenced for safety.

The existing conditions are shown in Exhibit B, Current Mining Site Plan.



## 2.6 Relationship to Surrounding Properties

The site is located in a predominantly industrial area of Phoenix within the Estrella Village. The site is surrounded by industrial land uses to the north, south, and east zoned A-1 and A-2. To the north and south are properties that are zoned A-1, which consist of a building materials store, a salvage company, concrete services, a ready mix business, a stone supplier, and currently vacant property. The A-2 uses to the east include a landfill, trucking company, and transportation yard. Current land uses to the west include a single-family residential neighborhood zoned R-2, which was built approximately 20 years ago. The neighborhood was therefore constructed after the mine had already been in operation for decades and was constructed with the knowledge of the existence of the mining operation. Other land uses to the west include self-storage facility zoned C-2 SP; and vacant land zoned C-2. Although the mining site has been operating for over 40 years, the current operator and the City have not received any complaints from adjacent property owners regarding the mine.

Figure 5 shows the nearby land uses surrounding the site. The following is a summary of zoning and land uses for the surrounding properties:

- North: A-1 Light Industrial
- South: A-1 Light Industrial
- East: A-2 Industrial
- West: R-2 Multifamily Residence, CP/GCP Commerce Park/General Commerce Park, C-2 SP Intermediate Commercial Special Permit

Figure 5. Surrounding Zoning and Land Uses



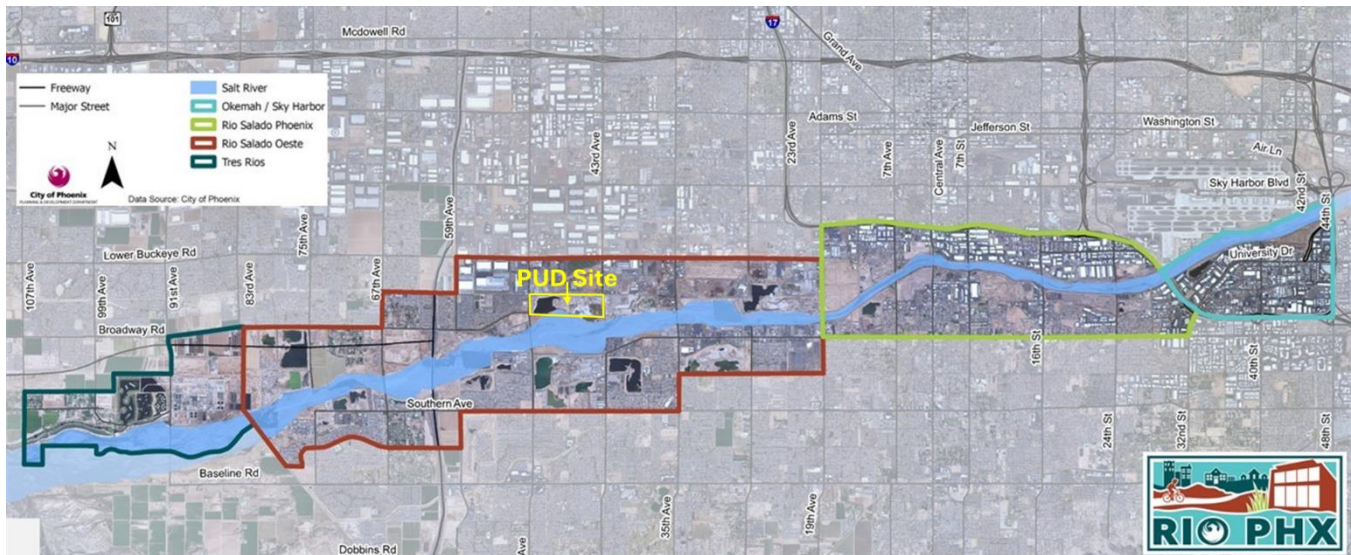


## 2.7 Relationship to Plans and Programs

### A. Rio Reimagined

The site is located in the Rio Reimagined planning area, specifically the Rio Salado Oeste phase, as shown on Figure 6. Rio Reimagined is a regionally significant, multi-jurisdictional planning initiative to revitalize the Rio Salado. Due to the river's regional significance, this PUD proposes a mining and post-mining plan that contributes to the regional efforts to activate the Rio Salado.

Figure 6. City of Phoenix Rio Reimagined Phases



The Rio Reimagined initiative has three objectives: Connecting Communities, Restoring and Revitalizing Healthy Rivers, and Developing Economic Sustainability. This PUD addresses these objectives in the following ways:

**Connecting Communities:** The reuse plan proposes land uses compatible with the surrounding area and brings the community – including residents, employees, and those looking to recreate – towards the Rio Salado. This is made possible, firstly, by removing the many permitted by right uses allowed under the existing A-1 and A-2 zoning categories, which are at odds with the Rio Reimagined vision.

Upon reclamation of the site, the reuse plan incorporates passive and active recreational spaces and pedestrian connections to the City's planned multi-use trail along the Rio Salado. This trail has been long envisioned by the City of Phoenix through the Estrella Village Multi-Use Trail Plan and has already been developed along portions of the river. This will support the City's ongoing efforts to create connectivity to the Rio in an area of Phoenix where there is currently no public access to the Rio Salado, and support the overall Rio Reimagined vision for regional connectivity along the river. To further support this, 7.61 acres of the site are being dedicated to



Rio Salado Trail between Central Avenue and 7<sup>th</sup> Avenue

the City, in coordination with the City's Parks and Recreation Department, for Rio Reimagined efforts, including the multi-use trail.

**Restoring and Revitalizing Healthy Rivers:** The reuse plan proposes a mining reclamation plan that is considerate of river hydrology and riparian ecology. Such reclamation efforts include establishing native tree vegetation along the existing floodplain consistent with the US Army Corps of Engineers Rio Salado Oeste Feasibility Report. Additionally, landscaping during and after the mining operation will emphasize native vegetation to complement the Salt River's ecology. Additional reclamation planning efforts are further described under Section 4.2.

**Developing Economic Sustainability:** The current mining operation contributes to the economy by directly employing 140 individuals and providing aggregate resources for growth in Phoenix. To continue the economic benefit on the site post-mining, the post-mining reuse plan incorporates a mix of land uses to support the growing Phoenix population and associated economic demands. In addition to residential land uses, the post-mining land use plan incorporates limited commerce park uses and commercial uses on the site to provide employment opportunities.

### B. Rio Oeste

The subject site is located in the Rio Oeste segment of the Rio Salado. There have been many planning efforts related to this segment of the Rio Salado, including the Rio Salado Oeste Study which dates back to 2006, and which was not implemented due to lack of funding. The 2006 Study was a joint project between the U.S. Army Corps of Engineers (USACE) and the City of Phoenix with the purpose of defining environmental degradation and water resource-related problems within this segment of the river, and to investigate the feasibility of creating solutions for the identified problems.

This segment of the Rio Salado is the eight-mile middle segment of the Rio located between 19<sup>th</sup> Avenue and 83<sup>rd</sup> Avenue, as shown on Figure 6. Similar projects with the USACE for the river have either been completed or are partially complete. These projects are the Tres Rios, which is west of 83<sup>rd</sup> Avenue, and Rio Salado Phoenix, which is east of 19<sup>th</sup> Avenue. The Rio Oeste segment is therefore a pivotal segment of the Rio that would connect Rio Salado Phoenix and Tres Rios to create a continuous 19-mile stretch of river restoration and recreation. The implementation of these plans and programs supports the regional Rio Reimagined initiative.

The City of Phoenix and USACE have reinitiated the Rio Salado Oeste project and are in the process of reevaluating the 2006 report through a feasibility study. While it is still too early to assess this PUD against the final feasibility study, there are features and objectives of the 2006 plan that are likely to remain relevant.

The Plan acknowledges the presence of mines along the Rio Salado, stating that "It is assumed that mining operations will continue operating until resources and demand dictate that they are no longer feasible in their existing locations".

The 2006 Oeste study notes how sand and gravel mining operations have contributed to changes in the river channel and hydrology. As part of this PUD process, a Grading and Drainage Plan has

been submitted to the City's Floodplain Management Office. This plan considers the present and future impacts of the site's mining and reclamation activities. The study evaluated hydrologic and sediment transport conditions associated with the 100-year flood condition referenced as the design event. The existing and planned mining and reclamation activities have been carefully designed to ensure that flows in the river are neither restricted, diverted, or retarded in the area around the Site for all flows up to and including the design event.

Another feature of the Oeste plan is the restoration of the river channel to a more natural state. The proposed mining and reclamation plan includes plans to abandon mining the land within the Salt River floodway and instead, proposes donating that land to the City of Phoenix for river restoration. In the area outside of the floodway, a reclamation concept has been developed, which restores pre-mining natural drainage on the property, creates open space and public access to the River, and protects the reclaimed site and adjacent properties from flooding and erosion.

This PUD addresses the objectives of the 2006 Feasibility Study in the following ways:

**Restore native riparian, wetland, and floodplain habitats and manage undesired plant, fish, and wildlife species:** The 2006 study proposed the revegetation of native plants including mesquite trees, along the river. The post-mining plan includes standards for the use of native Sonoran Desert plants in landscaping. The mining landscape plan for mining also proposes the use of native vegetation, including mesquite trees, for landscaping along public streets.

**Reduce flood damages to infrastructure and structures:** Historic and unpermitted excavations in the Salt River have the potential to alter the hydraulic conditions of the river which can cause unplanned changes to the river's path, scour depths, and flood elevations. The proposed Grading and Drainage Plan demonstrates that mining and reclamation activities at the Site will not change the course of the Salt River, cause scour, or induce flooding on adjacent properties.

**Improve passive recreation and environmental education opportunities:** 7.61 acres of land within the floodway are being donated to the City of Phoenix for recreational and environmental purposes related to Rio Reimagined. The donation agreement will specify that the land will not be mined and will be preserved as-is until the land is conveyed to the City in the future, at the City's request. Additionally, the proposed post-mining plan establishes open space and pedestrian connections to the Rio Salado to further support recreational opportunities in the city.

### C. Estrella Village Plans

The PUD incorporates concepts from the Estrella Village plans and programs including:

- Estrella Village Plan
- Estrella Village Arterial Street Landscape Program
- Estrella Multi-Purpose Trail Plan
- Estrella Character Plan

The PUD aligns with the vision for the Estrella Village, specifically, the following excerpts from the vision statement from the Estrella Village Plan:

- “Estrella Village will have a variety of types and prices of homes located in well designed, sustainable neighborhoods.”
- “...homes will be protected from potentially conflicting land uses so that neighborhoods form consistent, larger patterns of compatible development.”
- “Neighborhood oriented stores and services support the new homes...”
- “There is a greater range of technical and professional jobs to expand employment opportunities...”
- “...multi-use trails connect residents to many areas of the village.”

The Estrella Village Plan was adopted in 1999. As such, it references the General Plan land use map that was adopted in 1988, which shows the site as “Industrial” and “Parks/Open Space”. This creates inconsistencies with the currently adopted General Plan 2025.

### 3. MINING PLAN

The mining plan described in this section applies to the ongoing and future mining operations on the site. Post-mining development will occur after phases of the mining and subsequent backfilling/reclamation are completed.

#### 3.1 Land Use Plan

The current mining operations are shown on Exhibit B, Current Mining Site Plan. The land use plan in this section is for the mining entitlement only. Post-mining uses will be subject to the future entitlement outlined in Section 4 of this PUD.

#### 3.2 Phasing Plan

The site is subject to the following Phasing Table, Table 1, and Exhibit C, Phasing Plan for Mining and Backfilling, which imposes a cease date (deadline) for mining and related operations in each of the phases as well as a timeline for backfilling the mining pit. Once mining ceases in each of the phases and the site is backfilled and made development-ready, the uses permitted under such phase shall adhere to those outlined in Section 4 of this PUD. The post-mining use plan can therefore be implemented for Mining Phase 1 after 2045, and for Mining Phase 2 after 2065.

**Table 1. Mining Phasing Table**

Mining		Backfilling	
Mining Phase	Mining Operation Cease Dates	Fill Section	Fill Completion Date
1	December 31, 2045	1	December 31, 2045
		2	December 31, 2055
2	December 31, 2060	3	December 31, 2065
		4	December 31, 2075
		5	December 31, 2085

An extension of the timeframes identified in Table 1, Phasing Table, which are allocated for mining and related uses in each of the phases, shall constitute a minor amendment to this PUD and adhere to the minor amendment process outlined in the City of Phoenix Zoning Ordinance.

It should be noted that the rate of mining extraction and subsequent backfilling is dependent on various factors, including but not limited to existing and future market conditions and existing site conditions; therefore, adjustments to the phasing plan are to be expected.

The rate of mining extraction and backfilling is largely dependent on market conditions for the aggregate material. The operator cannot, with certainty, forecast how much aggregate will be in demand in the coming decades; therefore, cannot determine how quickly the mine will be



depleted of the aggregate resource. Nor can the operator forecast how much infill material will be available in the coming decades for the landfill operation to support the infill of the mining site.

These factors are dependent on market conditions and as such, the mining operation may be continuous or may be interrupted periodically. In times of interruptions related to economic conditions, the site will continue to undergo care and maintenance consistent with the Grading and Drainage Plan.

Additionally, the existing conditions will need to be accommodated as operations move on the site, which could impact the timing for extraction and/or backfilling. Such considerations should be given to the existing extent of the mined area, the dissection of the site by critical infrastructure including the WAPA easement, and the existing buildings and structures that may need to be relocated on the site as the operations move. The operator is aware of these conditions as it relates to future mining on the site; however, adjustments to the phasing plan could be needed once these conditions are encountered as mining and backfilling progresses.

### **3.3 List of Uses (Mining Operation)**

The site is subject to the following lists of uses until mining and related operations cease in each phase according to the Phasing Table outlined in Section 3.2 of this PUD. Once mining ceases in each phase, permitted uses shall adhere to Section 4 within this PUD.

#### **A. Permitted Uses**

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this section, as authorized by City of Phoenix Zoning Ordinance Section 307.A.3. All other uses not listed in the PUD, including other A-1 and A-2 uses not listed herein, including those listed under Section 2.2, are prohibited and thereby eliminated.

The permitted uses are as follows:

- i. Rock quarrying, Sand and gravel mining, and other mineral extraction and necessary processing and storage ancillary to extraction
- ii. Asphaltic and concrete mixing plants (batch plants) and ancillary storage
- iii. Offices associated with mining operations
- iv. Landfill operations in conjunction with the reclamation plan
- v. Temporary environmental remediation facilities

#### **B. Temporary Uses**

All temporary uses shall comply with the City of Phoenix Zoning Ordinance Section 708, Temporary Uses.

#### **C. Accessory Uses**

There are no accessory uses permitted for the mining site.

#### **D. Special Permit Uses**

All Special Permit uses are prohibited unless otherwise listed under Section 3.3.A.

### 3.4 Development Standards Table (Mining Operation)

The existing mining operation (including excavation) within the boundaries of this PUD is subject to the following development standards at a minimum, which are generally based on the Special Permit Uses (Section 647.A.1.i.) applicable to sand and gravel mineral extraction and the A-1 (Light Industrial, Section 627.F) zoning district, except as modified by the following standards in Table 2.:

**Table 2. Development Standards, Mining Operation**

Standard	Mining Operation
<b>Site size for any extractive operation, minimum</b>	5 acres
<b>Excavation setback (distance between new excavation and boundary of site) <sup>1</sup></b>	Elwood Street: 50' 51 <sup>st</sup> Avenue: 100' Southern perimeter: 75' 43 <sup>rd</sup> Avenue: 75' From future dedication to City: 75'
<b>Building (closed) Setback - Streets (Perimeter) minimum</b>	50'
<b>Building (closed) Setback - Interior minimum</b>	50'
<b>Building/Structure Setback - Distance of building or structure other than conveyor belts or tubes to a dwelling unit, minimum</b>	1,000'
<b>Outdoor Storage</b>	Except for vehicle parking areas, material stockpiles along Elwood Street <sup>2</sup> , and the berm along 51 <sup>st</sup> Avenue, no outdoor uses, outdoor storage or open buildings <sup>3</sup> shall be located within 150 feet of a public street, perimeter (not on a street) property line, and donated area. Any open use, including loading spaces or docking areas, within 100 feet from a public street or perimeter (not on a street), shall be screened by a minimum 8-foot-tall solid wall.
<b>Building Height, maximum</b>	30'; 1-foot increase in height per 5' of additional setback up to 50' in height maximum; batch plants up to 85' with a 300' setback from 43 <sup>rd</sup> Avenue
<b>Lot Coverage, maximum</b>	10%
<b>Lighting</b>	All lighting standards for new lighting on site shall comply with Section 704 Environmental Performance Standards of the City of Phoenix Zoning Ordinance. All on-site lighting shall be shielded from adjacent properties.
<b>Screening of Mining Open Pits, minimum</b>	6' tall berm <sup>4</sup> , 6' tall solid wall, landscaping
Notes: 1. This standard is specific to new excavation within the mining pit and does not apply to areas of the mining pit that currently encroach on the required setback. 2. Material stockpiles located along Elwood Street shall maintain a distance of 50' from Elwood Street and 150' from the southwest corner of 43 <sup>rd</sup> Avenue and Elwood Street. 3. The existing maintenance bay (an open building), located approximately 140' from 43 <sup>rd</sup> Ave, is	

exempt from this standard.

4. The height standard does not apply to flood management berms, which may also be used as a screening mechanism, as the height of flood management berms is dependent on flood stages.

#### A. Landscape Standards (Mining Operation)

The landscape plan for the existing mining operation is shown on Exhibit D Mining Landscape Plan. The landscape standards for any new landscaping, while the site remains operable, are listed below and in Table 3.

- i. Landscaping shall be implemented in one single phase while the mine is in operation, as approved by the Planning Department.
- ii. New landscaping trees and plants on arterials shall adhere to the Estrella Village Arterial Street Landscaping Program or their equivalents as approved by the Phoenix Planning Department.
- iii. New landscaping shall not include the use of turf.

**Table 3. Landscape Standards, Mining Operation**

Landscape Standard	Mining Operation
<b>Landscape Setbacks</b>	
<b>Streets (Perimeter)</b>	10'
<b>Parking Lot Standards</b>	
<b>Interior surface area (exclusive of perimeter landscaping and all required setbacks)</b>	5%
<b>Tree Caliper</b>	1-3 inch
<b>Streetscape Requirements</b>	
<b>Landscape strip located between back of curb and sidewalk</b>	51 <sup>st</sup> : 10' 43 <sup>rd</sup> : NA Elwood St: NA
<b>Shading requirements (sidewalks)</b>	75%
<b>Plant Standards</b>	
<b>Tree Caliper</b>	51 <sup>st</sup> Avenue: 1-3 inch 43 <sup>rd</sup> Avenue: 1-3 inch Elwood St: 100% 1-inch Berm: 100% 1-inch
<b>Plant type (not trees)</b>	51 <sup>st</sup> Avenue: 70% shrubs 20% ground cover 10% accent plant
<b>Shrub size, minimum</b>	5 gallons
<b>Groundcovers, minimum</b>	1 gallon
<b>Native Nectar Species</b>	10% of required shrubs and shall be planted in groups of three or more
Notes:	
1. Exclusive of perimeter landscaping and all required setbacks	

i. Plant Palette



*Acacia aneura*



*Acacia smallii*



*Cercidium praecox*



*Caesalpinia cacalaco*



*Prosopis chilensis*



*Pistacia chinensis*



*Cercidium floridum*



*Quercus virginiana*



*Cordia parvifolia*



*Caesalpinia mexicana*



*Dodonaea viscosa*



*Tecoma stans*



*Ruellia brittoniana*



*Lantana X New Gold*



*Asclepias subulata*



*Convolvulus cneorum*



*Fouquieria Splendens*



*Yucca rostrata*



*Opuntia engelmannii*



*Ferocactus ssp.*



*Lysiloma microphylla*



*Pithecellobium flexicaule*



*Cassia artemisioides*



*Leucophyllum frutescens*



*Sophora secundiflora*



*Simmondsia chinensis*



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## **B. Mining Operational Standards**

The following mining operational standards apply to rock quarrying, sand and gravel, and other mineral extraction, and necessary processing and storage ancillary to extraction, asphaltic and concrete mixing plants and storage ancillary thereto:

- i. All operations including excavation and processing and all interior drives and any roads connecting the site to the nearest collector or arterial street shall be maintained by the applicant so as to prevent dust emission beyond the boundaries of the site. Compliance with all federal, State, and County air pollution standards and requirements shall constitute compliance with this section.
- ii. The mining operator shall continue to comply with air pollution control regulations set forth by *Maricopa County Air Pollution Control Regulations Regulation III – Control Of Air Contaminants Rule 316 Nonmetallic Mineral Processing* as to prevent dust emissions related to the mining operations.
- iii. The portion of the site being used for mining operations at any particular period shall be enclosed by a wall or fence at least 6’ high and constructed to prevent uninvited access to mining operations. Fencing materials shall be as follows:
  - a. Perimeter fencing:
    - i. Not adjacent to street: Chain link
    - ii. Adjacent to Elwood Street: Chain link
    - iii. Adjacent to 51<sup>st</sup> Avenue: Chain link (If accompanied by new landscaping)
    - iv. Adjacent to 43<sup>rd</sup> Avenue: Wrought iron, metal, or chain link
  - b. Any changes to fencing materials shall be subject to Section 703 of the City of Phoenix Zoning Ordinance. All other fences and walls shall comply with the wall standards in the City of Phoenix Zoning Ordinance Section 703.
- iv. Mining operations closer than 200’ from a residential neighborhood shall include noise mitigation structures, such as a berm.

## **C. Parking Standards**

Off-street parking and loading shall follow the standards outlined in Section 702 of the City of Phoenix Zoning Ordinance, except that the number of parking spaces for mining operations shall be 1 space per 1.5 production workers. If the facility runs more than one shift a day, the employee count will be based on the two largest shifts and 1 space per 300 square feet of administrative office.

## **3.5 Signage**

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

### **3.6 Design Guidelines**

New improvements on-site shall comply with Section 507.Tab A. of the City of Phoenix Zoning Ordinance unless specified herein.

### **3.7 Infrastructure**

#### **A. Grading and Drainage**

The site falls within a FEMA floodway and floodplain. The location within the floodplain does not restrict the current or future mining operations on the site. Mining operations shall not occur in the floodway as this area will be donated to the City.

The inert backfill process is occurring in the floodplain. This PUD includes a Grading and Drainage Report, which addresses the backfill process within the floodplain. The Grading and Drainage Plan has been submitted to the City's Floodplain Management Office. Additional information about the Grading and Drainage Plan is in Section 4.2.

#### **B. Water and Wastewater**

Water and wastewater needs are not projected to change while the mine is in operation.

#### **C. Circulation**

The existing circulation network is shown on Exhibit B, Current Mining Site Plan. The site is located between 43<sup>rd</sup> Avenue and 51<sup>st</sup> Avenue south of Elwood Street and the Elwood Street alignment. The primary entrance and exit for the site are located on 43<sup>rd</sup> Avenue. There is a secondary access point on 51<sup>st</sup> Avenue, which is only used for the landfill operation. The primary access point is on 43<sup>rd</sup> Avenue, which is adjacent to other industrial uses and not immediately adjacent to residential uses. This complies with Goal 3 of the Estrella Village Plan.

The internal circulation system is limited to mining and landfill operations. Parking areas are located on the east side by the office buildings. Visitors may park in these spaces when the exit and entrance gates are open.

There are internal access roads throughout the site that lead to various operational areas, including the extraction pit. There are also haul roads for transporting bulk material. The internal roads may be reconfigured as mining progresses. Signage is posted along the internal roads to indicate the speed of traffic, the direction of traffic, and any caution notices that are needed for employees. The use of the roads on the site is for authorized operation purposes only and only authorized entry is permitted. The internal circulation roads are maintained by the operator.

## 4. POST-MINING REUSE PLAN

After mining and related operations cease according to the Phasing Table outlined in Section 3 of this PUD, the site shall be developed in accordance with the standards outlined in Section 4 of this PUD.

### 4.1 Special Permit Requirements for Reclamation

In compliance with Section 647.A.1.i. of the City of Phoenix Zoning Ordinance for Special Permit land uses, a post-mining reuse plan has been prepared for reclaiming the site for future uses, shown as Exhibit E, Post-Mining Land Use Plan.

The reuse plan complies with the regulations in Section 647.A.1.i (3) and (4) of the City of Phoenix Zoning Ordinance, which states:

*Section 647.A.1.i (3)* The property owner shall be responsible for preparing the site for re-use upon expiration of the special permit. All structures for mixing plants, processing and other activities, and all stockpiles shall be removed from the site within one year from the date of expiration or abandonment. The excavated areas shall be prepared for re-use in accordance with the approved site plan. The site plan submitted together with the application for a special permit may reflect alternative re-use possibilities. However, in such event, the Planning Commission and City Council shall have the right to review the site plan twelve months prior to the expiration of the special permit at which time the applicant will submit a revised site plan reflecting the actual re-use and ultimate disposition of the site upon expiration or abandonment. Intermittent operations shall be permitted and shall not be deemed an abandonment of the permit.

*Section 647.A.1.i (4)* A performance agreement, in a form and amount to be approved by the City Engineer, shall be filed with the City Engineer, prior to adoption of an ordinance for final approval of the special permit, which agreement shall cover the cost of restoring the premises in the manner shown on the site plan. The performance agreement and amount shall be determined in accordance with the phasing of the uses as reflected on the approved site plan and the applicant shall be required to submit said agreement and any bonds in connection therewith only for those portions of the operation actually commenced or physically undertaken. The amount may be reduced from time to time by the City Engineer when, in his opinion, the lower amount will be sufficient to cover the cost of restoring the premises.



## **4.2 Reclamation**

The purpose of the reclamation plan is to prepare the site for future development after the mining operation ends. The objectives of reclamation associated with the PUD are to ensure that the site remains safe for existing and future uses and to ensure that the site is developable for future uses. This will be accomplished by implementing the Grading and Drainage Plan, which outlines the reclamation phases for the site, and which was submitted in connection with this PUD. The main phases of the Grading and Drainage Plan include repairing historic overmining, establishing an armored berm, and backfilling the pit. The Grading and Drainage Plan, which has been prepared in conjunction with the PUD, will be reviewed by Floodplain Management independently.

### **A. Repairing Historic Overmining**

Historically overmined areas will be repaired in three areas.

### **B. Berming**

A significant component of the reclamation plan is reinforcing the mining pit through an armored berm. An armored berm is planned for the entire southern property line, following the flow of the Rio Salado, as a flood mitigation effort. The berm will provide protection to the existing mining operation and will also contribute to the future development viability of the site.

### **C. Filling**

There is currently a landfill operation, which began in 2013, in which inert materials are used to fill portions of the pit that are mined out. This is occurring concurrently as mining operations are completed on segments of the site, moving in a west-to-east direction. For example, while mining extraction operations move east, the west side of the extraction pit is backfilled.

This will continue to be the primary method of completing the backfilling operation. The level of backfill will be completed consistent with the Grading and Drainage Plan to ensure compliance within the floodplain.

Once mining and initial backfill are completed to the approved elevation, the final site regrade elevation and backfill level will be reviewed by the City's Floodplain Management Office and will undergo FEMA's Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) process. When this process is completed, backfill operations may go up to ground level. Upon being brought up to ground level, the site can be made development-ready for post-mining uses.

The reclamation plan described herein is for entitlement purposes only. Mining operations are also required to file reclamation plans with the State Mine Inspector. The requirements for the State-required reclamation plan differ from those of the City and will be filed with the State separately from this PUD.

### 4.3 Reuse Vision

The location of the site along the Rio Salado presents opportunities to activate this area of the Estrella Village, making this portion of the Rio a destination. Due to the location of the site near the Rio Salado, the reuse plan takes into consideration the concepts and objectives of the Rio Reimagined initiative. The post-mining reuse plan for the site, therefore, is envisioned to be a cohesive development with complementary land uses to the Rio and opportunities for pedestrian interaction. The reuse plan includes a mix of residential, commercial, open space, and commerce park land uses, all of which connect to a future City-owned multi-use trail along the Rio Salado. The visual concept of this vision is shown on Figure 7 and Exhibit F Reuse Plan Vision.

There are 7.61 acres located in the floodway that will be donated to the City of Phoenix Parks and Recreation Department for the Rio Reimagined trail that is planned along the Rio Salado. This acreage is therefore not a part of the post-mining plan.

Figure 7. Reuse Plan Vision



## 4.4 Development Units

Upon the completion of reclamation, the site is anticipated to be developed in individual development phases, as shown on Figure 8. There are four proposed development phases - a brief explanation of the development units are as follows:

### Unit 1: Commercial

Unit 1 will serve as the primary commercial hub for the site. Unit 1 comprises 8.97 acres of commercial (C-1 and C-2) uses with strategic access along 51<sup>st</sup> Avenue to serve residents and industry along 51<sup>st</sup> Avenue, as well as the other Development Units.

### Unit 2: Commercial/Residential

Unit 2 is 86.39 acres and is envisioned to be primarily residential with open spaces and commercial services (C-1) to support the residential neighborhoods. There are development limitations within the existing 200-foot-wide WAPA easement. The development restrictions create an opportunity for passive recreation, making it ideal for a paseo which serves as a centralized recreational area and provides connectivity to the Rio for the community.

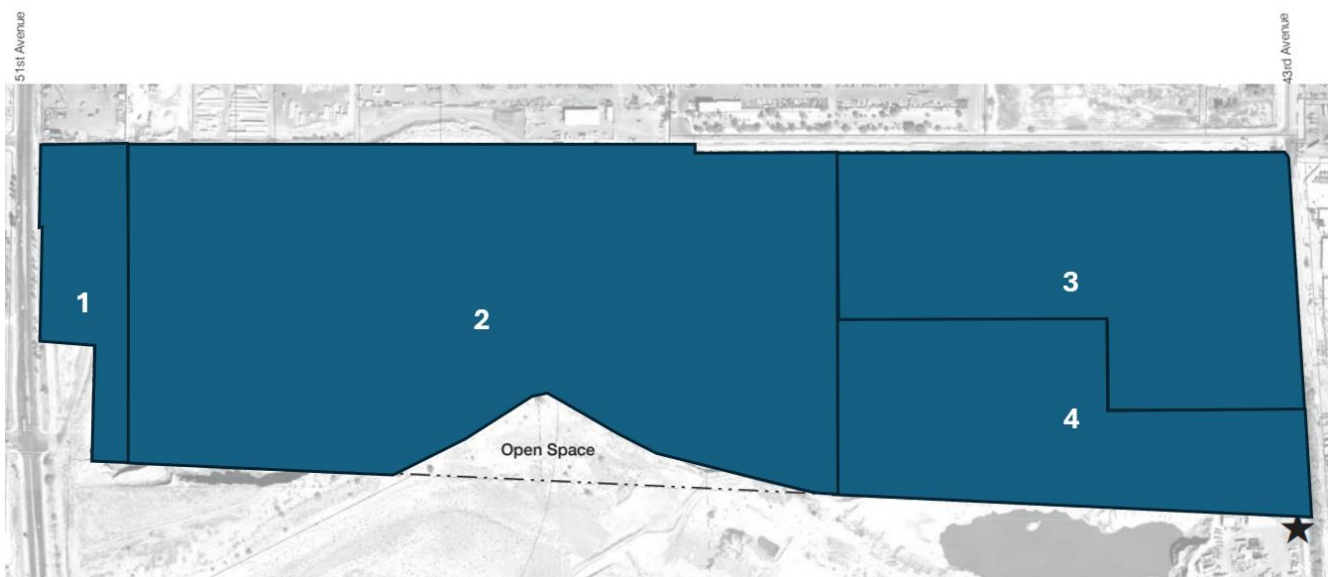
### Unit 3: General Commerce Park

Unit 3, 38.64 acres, will have General Commerce Park uses on the east side of the site, with access to 43<sup>rd</sup> Avenue and Elwood Street. This area creates a transition from the industrial areas surrounding the site, to the other proposed Development Units.

### Unit 4: Commercial/Commerce Park/Residential

The southeast section of the site is planned for 28.31 acres of commercial (C-1), commerce park, and/or residential uses. The mixed uses provide opportunities for development that is compatible with the surrounding area while providing flexibility to respond to future market changes.

Figure 8. Development Units



## 4.5 Land Uses

The Post-Mining Land Use Plan is shown on Figure 9 and Exhibit E Post-Mining Land Use Plan. The following is a description of each of the land uses within the site.

**Residential:** Residential land uses are intended to support medium-density residential development with a density of 15-23.1 units per acre. There shall be a maximum of 1,500 residential units across the PUD. Residential land uses may include townhomes, apartments, and other types of residential development that will support the activation of the Rio Salado. Residential uses shall be consistent with the R3-A Zoning District in the City of Phoenix Zoning Ordinance.

**Commercial (C-1):** The commercial uses are intended to provide retail and services to the area as well as to the surrounding neighborhoods, consistent with the C-1 Zoning District in the City of Phoenix Zoning Ordinance.

**Commercial (C-2):** These commercial uses may have more intensity than the C-1 uses and are intended to provide services on a regional scale. These commercial uses shall be consistent with the C-2 Zoning District in the City of Phoenix Zoning Ordinance.

**Commerce Park:** The Commerce Park portion of the site is envisioned to include indoor and/or enclosed uses including uses that support the availability of construction materials to facilitate future sustainable development in Phoenix. These uses are envisioned to be consistent with the General Commerce Park section of the City of Phoenix Zoning Ordinance.

**Ecological Overlay:** An ecological overlay is proposed to establish special design standards for development within 100 feet of the Rio Salado and for the paseo. These design standards are established to ensure that the design for the underlying uses is compatible with the Rio Reimagined trail along the Rio Salado and with the paseo proposed on the site.

Figure 9. Post-Mining Land Use Plan



## **4.6 List of Uses (Post-Mining)**

### **A. Permitted Uses**

The site is subject to the following lists of uses after mining operations cease in each of the phases according to the Phasing Table outlined in Section 3 of this PUD. The following list of uses are permitted where allowed by the Phasing Table.

#### **i. Unit 1: Commercial**

Uses permitted in Development Unit 1 shall be all uses permitted in the C-1 and C-2 zoning districts per Sections 622 and 623 of the City of Phoenix Zoning Ordinance, except as prohibited in Section 4.6.B of this PUD.

#### **ii. Unit 2: Commercial/Residential**

Uses permitted in Development Unit 2 shall be all uses permitted in the C-1 zoning district per Section 622 of the City of Phoenix Zoning Ordinance and R-3A (Multifamily Residential) Zoning District per Section 616 of the City of Phoenix Zoning Ordinance. A maximum of 1,500 residential units is permitted across Units 2 and 4.

#### **iii. Unit 3: General Commerce Park**

Uses permitted in Development Unit 3 shall be all uses permitted in the CP/GCP (Commerce Park/General Commerce Park) Zoning District per Section 626 of the City of Phoenix Zoning Ordinance, except as prohibited in Section 4.6.B of this PUD.

#### **iv. Unit 4: Commercial/Commerce Park/Residential**

Uses permitted in Development Unit 4 shall be all uses permitted in the CP/GCP (Commerce Park/General Commerce Park) Zoning District per Section 626, Commercial C-1 Zoning District per Section 622, and R-3A except per Section 616 of the City of Phoenix Zoning Ordinance, as prohibited in Section 4.6.B of this PUD. A maximum of 1,500 residential units is permitted across Units 2 and 4.

### **B. Prohibited Uses**

#### **i. Unit 1: Commercial**

The following land uses shall be prohibited in Unit 1:

- a. Adult bookstore, adult novelty store, adult theatre, adult live entertainment establishment, erotic dance or performance studio
- b. Auctioneers' Auditorium, for Antiques, Fine Arts and Furniture
- c. Automobile Rental excluding household moving centers
- d. Blood Banks and Blood Plasma Centers
- e. Boats, Retail Sale
- f. Bus Terminal
- g. Car Wash
- h. Farm Implements and Machinery, Retail Sales
- i. Feed, Retail and Sales Office
- j. Garage, Repair



- k. Gas Regulating Equipment, Sales and Service
- l. Hospital
- m. Laboratories, Testing and Research
- n. Pawn Shop
- o. Public Storage Garages
- p. Self-storage
- q. Taxicab Garages
- r. Tractors, Retail Sales, Display

**ii. Unit 2: Commercial/Residential**

Prohibited land uses in Unit 2 shall include any use not listed in Section 616 of 622 of the City of Phoenix Zoning Ordinance.

**iii. Unit 3: Commerce Park**

Prohibited land uses in Unit 3 shall include any use not listed in Section 626 of the City of Phoenix Zoning Ordinance, and the following:

- a. Ammunition, commercial loading of small arms
- b. Limited outdoor use

**iv. Unit 4: Commercial/Commerce Park/Residential**

Prohibited land uses in Unit 4 shall include any use not listed in Sections 616, 622, and 626 of the City of Phoenix Zoning Ordinance, and the following:

- a. Ammunition, commercial loading of small arms
- b. Limited outdoor use

**C. Temporary Uses**

Temporary uses shall be all temporary uses permitted in Section 708 of the City of Phoenix Zoning Ordinance.

**D. Accessory Uses**

**i. Unit 1: Commercial**

Accessory uses for commercial development shall be all accessory uses permitted in Sections 622 and 623 of the City of Phoenix Zoning Ordinance.

**ii. Unit 2: Commercial/Residential**

Accessory uses for residential development shall be all accessory uses permitted in Sections 622 and 608 of the City of Phoenix Zoning Ordinance.

**iii. Unit 3: Commerce Park**

Accessory uses shall be all accessory uses permitted in the CP/GCP Zoning District per Section 626 of the City of Phoenix Zoning Ordinance, except for the following:

- a. Outdoor storage within 300 feet of a public street of public park
- b. Outdoor processing

- c. Outdoor activities in conjunction with commercial schools

**iv. Unit 4: Commercial/Commerce Park/Residential**

Accessory uses for commercial development shall be all accessory uses permitted in Sections 608, 622, and 626 of the City of Phoenix Zoning Ordinance, except for the following:

- a. Outdoor storage within 300 feet of a public street or public park
- b. Outdoor processing
- c. Outdoor activities in conjunction with commercial schools

**E. Special Permit Uses**

**v. Unit 1: Commercial**

No special permit uses are permitted.

**vi. Unit 2: Commercial/Residential**

- a. Environmental Remediation Facility

**vii. Unit 3: Commerce Park**

- a. Concrete mixing plants (batch plants – a facility used to manufacture concrete by mixing aggregates) and accessory outdoor storage, subject to the following performance standards:
  - o Maximum height: 85'
  - o Minimum distance to Rio Salado: 300'
  - o Minimum distance from 43<sup>rd</sup> Avenue: 75'
  - o Minimum distance from Elwood Street: 50'
  - o Minimum distance from residential uses: 500'
  - o Minimum distance from commercial uses: 300'
  - o Minimum distance from other CP/GCP uses: 200'
  - o Concrete mixing plants/batch plants shall be enclosed.
  - o Accessory outdoor storage for concrete mixing plants shall be fully screened on all four sides by architectural elements and/or landscaping.
  - o Concrete mixing plants must be compliant with Maricopa County's Air Pollution Control Regulations to ensure potential adverse impacts to the surrounding community are mitigated.

**viii. Unit 4: Commercial/Commerce Park/Residential**

- a. Environmental Remediation Facility



## 4.7 Development Standards for Post-Mining Reuse Plan

Development shall adhere to the standards outlined in the City of Phoenix Zoning Ordinance, except as modified in the following subsections.

### A. Unit 1: Commercial

The development standards for commercial development in Unit 1 shall adhere to the standards in Section 623 of the City of Phoenix Zoning Ordinance, except as modified in Table 4.

**Table 4. Development Standards – Unit 1**

Standard	PUD Standard
Maximum building height	30'
Building setbacks, adjacent to streets	25'
Building setback, adjacent to residential	20'
Open space, minimum	5%

### B. Unit 2: Commercial/Residential

Commercial development shall adhere to the development standards listed in Section 4.3.A. Residential development in Unit 2 shall adhere to the standards in Section 616 of the City of Phoenix Zoning Ordinance except as modified in Table 5.

**Table 5. Development Standards – Unit 2**

Standard	PUD Standard
Maximum building height	3 stories or 40' for 150'; 1' in 5' increase to 48' height, 4-story maximum
Density	15-23.1 units/gross acre
Common areas/open space minimum	15%

### C. Unit 3: General Commerce Park

Development in Unit 2 shall adhere to the standards in Section 626 of the City of Phoenix Zoning Ordinance for the General Commerce district option except as modified in Table 6.

**Table 6. Development Standards – Unit 3**

Standard	PUD Standard
Maximum building height	40'
Open space, minimum	5%

### D. Unit 4: Commercial/General Commerce Park/Residential

Commercial development shall adhere to the development standards listed in Section 4.7.A. Residential development in Unit 2 shall adhere to the standards listed in Section 4.7.B. Commerce Park uses shall adhere to the standards listed in Section 4.7.C.

**E. Landscape Standards**

Conceptual landscaping throughout the site is shown on the Conceptual Land Use Rendering, Exhibit F. The landscape theme for development on the site shall emphasize Arizona Sonoran Desert vegetation and be complementary to the Rio Salado ecology. Development shall adhere to the landscape standards outlined in the City of Phoenix Zoning Ordinance except as modified below and in the following sections.

- i. Landscaping shall include drought-tolerant and low-water-use plants consistent with the Low-Water-Use/Drought Tolerant Plant List, or as approved by the Planning and Development Department.
- ii. The landscaping trees and plants on arterials shall adhere to the Estrella Village Arterial Street Landscaping Program or their equivalents as approved by the Phoenix Planning Department.
- iii. Per the Estrella Village Arterial Street Landscaping Program, approximately 70% of the landscaping along arterials, not including the trees, should be shrubs, 20% should be ground cover, and 10% should be accent plant. Landscaping within the WAPA easement shall adhere to those restrictions and may be subject to WAPA coordination and approval.
- iv. Tree selection should align with vegetation restoration efforts proposed by the Rio Salada Oeste Plan.

Table 7 lists the landscape standards for all the Development Units.

Table 7. Landscape Standards

Standard	Unit 1	Unit 2	Unit 3	Unit 4
Landscape Setbacks				
Street (Perimeter), average	25' for structures not exceeding two stories; minimum 20' permitted for up to 50% of the frontage	20' for Residential; 25' for Non-Residential	20'	20' for Residential; 25' for Non-Residential
Interior (Not adjacent to a street), minimum	10'	10'	15'	15'
Interior (Non-Residential to Residential), minimum	-	20'	-	20'
Parking Lot Standards				
Interior surface area <sup>2</sup>	10%			
Shading				
Open Space, minimum	50%			
Sidewalks, minimum	75%			
Uncovered areas	-	25% <sup>3</sup> for Residential	-	25% <sup>3</sup> for Residential
Plant Standards				
Tree Caliper, minimum	50% 2-inch and 50% 3-inch			
Shrub size, minimum	5 gallons			
Native Nectar Species	10% of required shrubs and shall be planted in groups of three or more			
Turf, maximum	-	50% <sup>2</sup>	-	50% <sup>2</sup>
Notes: 1. Landscaping or shade structures 2. Exclusive of perimeter landscaping and all required setbacks 3. Applies to the overall landscaped area in common areas within residential development				

## F. Streetscape Standards

Table 8 lists the streetscape standards that apply to the surrounding public streets.

**Table 8. Streetscape Standards**

Minimum Streetscape Standards	Street		
	51st Avenue	Elwood Street	43rd Avenue
Landscape strip located between back of curb and sidewalk	10'	8'	8'
<b>Landscape strip planting standards</b>			
Detached sidewalk width	6'	5'	5'
Sidewalk tree shade coverage	75%	75%	75%
<b>Minimum Planting Size</b>	100% 2" caliper trees or higher	100% 2" caliper trees or higher	100% 2" caliper trees or higher
<b>Plant Type</b>	70% shrubs; 20% ground cover; 10% accent plant		
<b>Tree planting standard</b>	20' center except for Pistachio and Oak trees, which should be planted 30' on center.		

## G. Parking Standards

Parking shall adhere to the Off-Street Parking and Loading standards outlined in the City of Phoenix Zoning Ordinance. EV parking standards are listed in Table 9. The following electric vehicle standards shall apply across the site, and as such, the minimum percentage of EV charging capability standards may be split across the Development Units:

**Table 9. EV Parking Standards**

EV Charging Capability	
<b>EV-Installed <sup>1</sup></b>	2%
<b>EV-Ready Outlet <sup>2</sup></b>	5%
<b>EV-Capable <sup>3</sup></b>	10%
Notes:	
1. EV-Installed infrastructure shall mean the installation of a minimum number of Level 2 EV charging stations	
2. EV-Ready Outlet shall mean the installation of electrical panel capacity and conduit to terminate in a junction box of 240-volt charging outlet. Level 2 EV charging offers charging through 240V (typical in residential applications) or 208V (typical in commercial applications) single-phase electrical service at 12-80 amps. Level 2 EV chargers provide about 10-20 miles of range per hour of charging.	
3. EV-Capable shall mean the installation of electrical panel capacity with a dedicated circuit and continuous raceway from the electrical panel to the future EV parking spot.	

## H. Bicycle Standards

Bicycle paths will be provided to create connectivity to amenities, the Rio Salado Trail, commercial and commerce park entrances, and bicycle facilities on public roads. These paths will be clearly defined throughout the development and will be developed based on the following standards and the standards in Table 10:

- i. The bicycle racks shall be inverted u racks and/or artistic racks located near building entrances or common spaces.

**Table 10. Bicycle Parking Standards**

Bicycle Parking	Unit 1	Unit 2	Unit 3	Unit 4
<b>Bicycle Parking Spaces</b>				
Dining and drinking establishments less than 5,000 SF	4 in the frontage setback and/or right-of-way if no vehicle parking is provided.	4 in the frontage setback and/or right-of-way if no vehicle parking is provided.	-	4 in the frontage setback and/or right-of-way if no vehicle parking is provided.
All other nonresidential uses over 5,000 SF	1 per 25 vehicle parking spaces, with a maximum of 25 spaces.	1 per 25 vehicle parking spaces, with a maximum of 25 spaces.	-	1 per 25 vehicle parking spaces, with a maximum of 25 spaces.
Multi-family residential	-	0.25 per unit, with a maximum 50 spaces	-	0.25 per unit, with a maximum 50 spaces
Commerce Park uses over 5,000 SF	-	-	1	1
<b>Electric Bicycle Parking</b>	-	10%	-	-
<b>Bicycle repair station (number)</b>	1			1
<b>Bicycle rack shade coverage</b>	75%			



**I. Pedestrian Connectivity Standards**

Pedestrian connectivity to and throughout the site is a defining factor of the post-mining plan. The post-mining plan conceptualizes a pedestrian network that provides pedestrian connectivity to the site, with connections throughout the Development Units, and to the Rio Salado.

The conceptual pedestrian network is shown on Exhibit G Post-Mining Circulation. The exact location of the trail connections may change based on the ultimate site plan and the location of the City's Rio Salado Trail. The pedestrian network will be made up of pedestrian-only connections and a public paseo, which are described herein:

**i. Paseo**

There will be multiple connections from the site to the Rio Salado Trail. These connections include an 8-foot-wide pedestrian paseo from Elwood Street to the Rio Salado Trail. This trail will be for public use but will be privately owned and maintained. The surface of the paseo will be determined during the site planning process. The design of the paseo should include considerations for serving as a drainage facility. The paseo shall comply with design standards under Section 4.9.D of this PUD.

**ii. Pedestrian Trails**

Pedestrian trails will be provided throughout the site. Pedestrian trails should be located along stormwater remediation areas where possible and shall comply with the following standard:

- i. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments.

There will be a minimum of two pedestrian trails that connect residential areas to the Rio Salado Trail. These trails will be privately owned and maintained. Due to their connectivity to the public Rio Salado Trail, the development of these trail connections, including trail connection location and design, to the Rio Salado Trail will be subject to the City's Parks and Recreation Department approval. Trail connections to the Rio Salado Trail shall have the following standards:

- i. Trail connections shall have 75% tree shading.
- ii. Landscaping along the trails shall have landscaping consistent with the landscaping materials under Section 4.7.E Landscaping Standards.
- iii. Amenities along the trail shall include, at a minimum, bench seating every 100 yards.
- iv. Amenities along the trail may include trash receptacles, drinking fountains, display boards.
- v. Trails lighting shall be warm white lighting, such as 2700K lighting, and shall be downlit.

**J. Lighting**

Lighting on site shall comply with the standards set forth through the City of Phoenix Zoning Ordinance Section 704.

**K. Fences/Walls**

Fences and walls within all units shall comply with the wall standards in the City of Phoenix Zoning Ordinance Section 702 and 703. Screening for General Commerce Park uses shall comply with Section 626 of the City of Phoenix Zoning Ordinance.

**L. Amenities****i. Unit 1: Commercial**

The common areas within the commercial areas shall include pedestrian seating benches, which shall be shaded to a minimum of 75%.

**ii. Unit 2: Commercial/Residential**

Amenities in multi-family residential development should comprise a minimum of 5% of the gross area, should be no less than 200 square feet or less than 20 feet in width, and should include a minimum of two (2) amenities listed below or of similarity:

- Indoor community or recreation areas
- Swimming pools
- Common courtyards
- Barbecue and picnic areas
- Tot lots
- Lawn and turf areas

Amenities in commercially developed areas shall comply with Section 4.7.L Amenities of the PUD.

There shall be a minimum of two pedestrian paths that connect Unit 2 to the Rio Salado multi-use trail, per Section 4.7.I Pedestrian Connectivity Standards.

**iii. Unit 2: General Commerce Park**

There should be, at a minimum, one outdoor employee resting area of no less than 400 square feet or two 200-square-foot areas provided in the commerce park area. The resting area shall include a minimum of two pedestrian seating benches and be shaded to a minimum of 75% using a minimum of 2-inch caliper trees and/or architectural shade.

**iv. Unit 4: Commercial/General Commerce Park/Residential**

Amenities in this Unit shall comply with Section 4.7.L of the PUD.

## **4.8 Signage**

The following signage standards within all development units as appropriate:

- a. All new signage shall comply with Section 705 of the City of Phoenix Zoning Ordinance. A comprehensive sign plan may be submitted for signage for each Development Unit.
- b. The signs shall be compatible with the overall design of the buildings and should incorporate similar design elements of the buildings.
- c. Any gateway signs may be permitted on access points off arterials, as approved by the City's Street Transportation Department and Planning and Development Department.
- d. Billboards are prohibited.

## **4.9 Design Guidelines for Post-Mining Reuse Plan**

Planned Unit Developments within the City of Phoenix are required to define key design guidelines for development across the project and ensure a high level of consistent design vernacular throughout the Site as it develops. The following design guidelines shall apply to future development on the site. Those standards not addressed herein shall comply with Section 507 Tab A of the City of Phoenix Zoning Ordinance.

The Design Guidelines include overarching design standards that support a strong relationship between development and the Rio Salado. The overall theme and character of the site shall ultimately be guided by the character of the Estrella Village and be cohesive throughout the site. Each of the Development Units shall have complementary designs and will adhere to the design guidelines in this section unless otherwise stated.

### **A. Site Design**

#### **i. Grouping of Structures**

- a. Each Development Unit should be formed by an arrangement of open blocks. Blocks should be arranged to provide a grouping that creates a centralized node to define the space and shall have outward-facing buildings or spaces to support walkability.
- b. In mixed-use areas, similar uses should be clustered together to define the area's character.

**ii. Variation in Building Siting and Orientation**

- c. Buildings should be complementary to other buildings and uses within each Development Unit.
- d. Multi-family residential development should consider the relationship between porches/patios and adjacent arterials.
- e. Multi-family residential development should consider designs that orient units towards internal courtyards or common spaces.
- f. Commercial buildings should have primary entrances oriented towards arterials where applicable.
- g. General Commerce Park buildings should have entrances oriented towards public streets where applicable.

**iii. Varied setbacks**

- a. Setbacks should be varied along 51st Avenue, 43rd Avenue, and Elwood Street to create visual interest along the frontage.

**iv. Minimize Visual Impact of Parking**

- a. Parking areas should be placed in the interior of blocks to minimize the visibility of parking.
- b. In Residential areas, parking spaces should be orientated in such a manner as to allow pedestrians direct access to the building entrance without considerable walking/cycling through parking spaces.
- c. Parking lots adjacent to streets should be screened by low walls, landscaping, and/or fencing.
- d. Parking should utilize landscaped islands to create a break in asphalt in parking lots consistent with Section 4.7.E Landscape Standards.
- e. Loading areas for General Commerce Park and Commercial uses should be located at the rear of the building and screened from public streets and open space areas consistent with Section 4.7.K.

**v. Mitigation of Adverse Effects**

- a. Screening in the General Commerce Park area shall comply with Section 626 of the City of Phoenix Zoning Ordinance.

**vi. Identifiable Building Streetscape**

- a. The building streetscape along the public realm should support connectivity to the Rio Salado and/or the paseo where applicable.

**vii. Pedestrian Connectivity**

- a. Pedestrian connectivity will be supported through a network of paths and trails that provide connections to open space areas, the Rio Salado multi-use trail, and neighborhood destinations consistent with Section 4.7.I Pedestrian Connectivity Standards.

**viii. Open Space Designation**

- a. Natural open space areas are envisioned along the Rio Salado.
- b. Open space areas are centralized in neighborhood blocks.

**B. Architectural Design**

**i. Manipulation of Massing**

- a. Buildings should have varied heights and be arranged to create a step down in heights from common spaces where applicable.

**ii. Building Articulation**

- a. Buildings should be designed with different façade treatments and undulations.



iii. **Textures, Materials, and Colors**

- a. Colors, materials, and textures on buildings will be complementary to one another and to the neighboring Rio Salado environment.
- b. Colors will be complementary to Arizona desert hues.
- c. Stucco, brick exteriors will be typical.
- d. A minimum of 20% of each building façade should incorporate at least two of the accent materials below.
  - Natural and Manufactured Stone
  - Exposed Wood (engineered or natural)
  - Metal Cladding
  - Clear, tinted, or minimally reflective glass

Examples of these materials are conceptually shown herein:



*Natural and Manufactured Stone*



*Metal Cladding*



*Exposed Wood*



*Glass*

e. Building roof materials shall include any of the following:

- Concrete
- Clay
- Natural or patina-finished metal
- Composite shingle (CP/GCP only)

**iv. Varied Heights**

a. Building profiles shall include height variation to provide visual interest.

**v. Distinct Entry Features**

b. Building entrances should have distinct architectural features and/or use of textures to be identifiable at the pedestrian scale.

**vi. Signage**

a. The scale and style of signage should relate to the scale and style of buildings.

**vii. Four-Sided Architecture**

a. All building elevations should include four-sided architecture to create visual appeal from public streets, open spaces, and trails.

**viii. Regionally Significant**

a. The overall design and character of the site should be influenced by the design principles of the Estrella Village Plan and the ecology of the Rio Salado.

### C. Conceptual Architectural Design

The following are conceptual examples of the architectural design and character of each land use proposed in the development units. The images used are for illustrative purposes only. All proposed development shall adhere to the City's design standards as prescribed in the City of Phoenix Zoning Ordinance unless otherwise specified herein.

#### Residential Architecture





## Commercial Architecture



## General Commerce Park Architecture



**D. Rio and Paseo Area of Influence Design Standards**

The Rio Salado is envisioned to be revitalized into a healthy, scenic riparian corridor that becomes a local and regional destination for the City of Phoenix. Similarly, the paseo is planned to provide public access to the Rio Salado as well as provide common open space for the site. These overarching design guidelines apply to all future development within 100 feet of the paseo and 500 feet of the Rio Salado. The following design standards, which align with the Rio Reimagined Visual Guide, shall apply:

**i. Building Orientation**

- a. Buildings that front the river or paseo shall have windows, porches, and balconies oriented toward the Rio Salado trail and/or the paseo.
- b. Building frontage shall be maximized along the river and paseo.
- c. Building entrances should be oriented to and adjacent to the river and/or paseo.
- d. Building elevations oriented towards the river should be treated as a main frontage and include enhanced design elements.
- e. Boundary fences should be placed behind the building frontage to emphasize the building facades and foster a more open environment as opposed to enclosed and siloed developments internalized within its boundary fence.
- f. Outdoor storage, loading areas/bays, drive aisles, refuse containers/bins, and parking should be located interior to the site and away from the river, paseo, and any public street.

**ii. Site Design**

- a. Open storage and loading areas shall be oriented away from trails, the river, and associated common areas.
- b. Building heights shall step down as development approaches the river or paseo.
- c. On-street parking of heavy trucks is discouraged on public streets within close proximity to the Rio.
- d. Spaces should be designed to encourage a sense of safety using crime prevention through environmental design principles (CPTED) and other techniques.

**iii. Building Materials and Design**

- a. Buildings should incorporate multiple textures and use rustic or natural materials to create visual interest.
- b. Design materials shall include natural materials such as stone, rusted metal, and glass.
- c. Buildings along the Rio should be designed to integrate the adjacent natural habitat and incorporate bird-friendly design elements.





### iv. Fencing/Walls

- a. Fencing and walls parallel to the Rio Salado Trail or paseo shall be 75% open.
- b. Fencing materials should be consistent with the natural environment.



### v. Pedestrian Connections

- a. There shall be a minimum of one pedestrian pathway that connects the site from Elwood Street to the Rio Salado Trail and a minimum of two pedestrian pathways that provide connections from the residential areas to the Rio Salado Trail. These pedestrian pathways shall be for public use.
- b. Bicycle facilities and parking should be provided to encourage multimodal transportation use.
- c. Detached and shaded sidewalks should be provided along adjacent public streets.

### vi. Landscaping

- a. Landscaping shall use native plant species in the Low-Water-Use/Drought-Tolerant Plant List or as approved by the Phoenix Planning Department.
- b. Plant materials along the river frontage should adhere to those listed in “Approved Plants and Top-Dressing Application for Development Adjacent to Rio Salado” plant list.
- c. The use of turf is not allowed within 100 feet of the Rio Salado.
- d. Landscaping shall utilize green stormwater infrastructure, where feasible, to naturally water plants.
- e. Trees planted along the Rio Salado shall be 100% 2” caliper trees or greater.

**vii. Amenities**

- a. Amenities, including seating, shall be placed in common areas within 50 feet of the Rio Salado trail.
- b. Amenities, including bench seating every 100 yards, shall be placed along the paseo and shall be for public use.
- c. Amenities in the overlay may include seating, resting nodes, trash receptacles, drinking fountains, picnic tables, and display boards.



*Example of shading and seating.*

**viii. Lighting**

- a. Lighting facing the Rio Salado and paseo shall be low level, pedestrian scale when appropriate, and shielded to direct light downward.
- b. Warm white lighting, such as 2700K lighting, should be utilized for outdoor lighting that is oriented towards the Rio Salado.
- c. Trails lighting shall be warm white lighting, such as 2700K lighting, and shall be downlit

**ix. Public Art**

- d. Public art shall be incorporated into the paseo to reflect the character of the area, the Estrella Village, and/or the Rio Salado.
- e. Public art may include sculptures, mosaics, and functional art (i.e. integrated into shade structures, benches, etc.).
- f. Other placemaking public art is encouraged within the overlay.

**4.10 Complete Streets**

The following is a description of how the post-mining plan achieves the City's Complete Streets principles from the Complete Streets Manual:

**A. Convenience and Comfort**

- i. The project includes minimum shade standards for sidewalks and pedestrian facilities throughout the site as well as minimum shade standards for bicycle racks.
- ii. Pedestrian facilities are planned across all Development Units.
- iii. Bicycle facilities, including bicycle racks, are planned for each Development Unit.
- iv. Bicycle use and pedestrian activity will be encouraged by providing amenities for storing and repairing bicycles in residential areas.

**B. Connectivity**

- i. Detached and shaded sidewalks are included throughout the site to provide pedestrian connectivity throughout the PUD.
- ii. The internal pedestrian network connects to sidewalks and bicycle lanes on 51st Avenue, 43rd Avenue, and Elwood Street.

- iii. Pathways and a paseo create connectivity to the regional multi-use trail along the Rio Salado.
- iv. There are bus stops on 51st Avenue and Elwood Street, and 51st Avenue and Broadway Road, which are walkable and bikeable from the site.

**C. Sustainability**

- i. Landscaping standards require trees of various caliper and types of trees which help reduce nearby streets' heat absorption.
- ii. The use of mesquite trees is encouraged to align with revegetation efforts for the Rio Oeste.

**D. Green Infrastructure**

- i. Native vegetation will be used for shading while supporting low water usage.
- ii. The paseo and pedestrian paths conceptually serve as drainage system to facilitate stormwater management and convey water into the Rio.
- iii. Permeable surfaces may be used for pedestrian pathways where appropriate. Specific surfaces may be coordinated during the site planning process.

### **4.11 Sustainability**

The following sustainability practices will be incorporated within all development units as appropriate:

- a. Landscaping shall include xeriscaping and drought-tolerant plants. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plan List, the Estrella Village Arterial Street Landscaping Program for landscaping along arterials, or similar plants as approved by the Planning and Development Department may be utilized.
- b. Turf that is not planned for functional passive or active recreational purposes is prohibited.
- c. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- d. Pressure-regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
- e. Utilize low-flow plumbing fixtures in buildings.
- f. Provide the required minimum of electric vehicle parking spaces per Section 4.7.G of the PUD.
- g. Provide the minimum required amount of shading on public sidewalks.
- h. A minimum of 25% of the surface parking areas shall be shaded. Shade may be achieved by structures or by a minimum 2-inch caliper, drought tolerant, shade trees at maturity, or a combination thereof.
- i. Water cooling systems should be considered for general commerce park buildings.
- j. Incorporate stormwater channels to create drainage that protects the site from flooding and contributes to water flows in the Rio.
- k. Utilize shared parking to reduce the number of parking spaces per Section 702.E.2 of the City of Phoenix Zoning Ordinance.

The following are sustainability practices that are highly encouraged and planned to be utilized for post-mining development. Additional sustainability measures should be considered to meet the City's future sustainability goals.

- a. Landscaping along the multi-use trail shall include native tree revegetation along the existing Salt River floodplain, as denoted in the US Army Corps of Engineers 2006 Rio Salado Oeste Feasibility Report.
- b. A mix of housing types and housing products should be encouraged in the residential land use area.
- c. Encourage participation in the City's waste diversion programs, including the provision of recycling containers for multi-family and commerce park developments.
- d. Encourage the use of building materials that reduce heat absorption.

## **4.12 Infrastructure**

### **A. Grading and Drainage**

The site falls within a FEMA floodway and floodplain. This PUD application includes a Grading and Drainage Plan associated with the mining operation and inert landfilling, which will be submitted and reviewed by Floodplain Management. The Grading and Drainage Plan shows the mining plan with an armored bank and backfilling limited to a vertical elevation that does not impact floodplain hydraulics. Drainage methods such as berms and drainage flow structures are conceptually planned to ensure that surface water is properly and effectively drained from the site.

The reuse plan conceptually plans for stormwater remediation channels throughout the site. The channels would capture upland flows and drain the stormwater flows into the Rio Salado. Not only does this contribute to stormwater remediation, but it also contributes to the Rio Salado Oeste plan to have a low-flow river channel in this area of the Rio.

### **B. Water and Wastewater**

Upon mining completion and reclamation of the site, the water and wastewater will be evaluated upon site plan review.

### **C. Circulation**

Upon completion of mining and reclamation of the site and during site plan review, a circulation plan will be developed to provide sufficient circulation for the proposed land uses on the site. A site-specific Traffic Impact Analysis will also be developed at that time.

An interim TIA has been submitted with this PUD to evaluate the potential traffic impacts of the proposed land uses. This TIA was submitted or rezoning entitlement only. Through this TIA, it is recommended that appropriate right-of-way be dedicated and improvements be constructed on 51<sup>st</sup> Avenue, 43<sup>rd</sup> Avenue, and Elwood Street adjacent to the site. These improvements will be:

- Dedication and construction of a minimum 55-foot right-of-way for the east side of 51<sup>st</sup> Avenue
- Dedication and construction of a minimum 40-foot right-of-way for the west side of 43<sup>rd</sup> Avenue

A circulation concept is shown on Exhibit G, Post-Mining Circulation. The proposed circulation configuration is conceptual and has not been approved by the Street Transportation Department. The final design of the circulation system for the site will be determined through the approved future site-specific TIA.

Primary vehicular access will be from 51<sup>st</sup> Avenue, 43<sup>rd</sup> Avenue, and Elwood Street, which is anticipated to go through to 51<sup>st</sup> Avenue at the time the reuse plan is implemented. The circulation plan will include secondary streets that provide connections to and from the surrounding primary roads. Tertiary streets will provide connectivity throughout the site from the surrounding arterials to destinations within the site, such as the Rio Salado Trail and neighborhood nodes. The final circulation plan will include WAPA coordination for any road that traverses the easement.



## 5. Comparative Zoning Standards

### 5.1 Compatible Zoning Standards Table for the Mining Plan

The following zoning comparison tables show the relation between the proposed PUD standards and the comparative zoning standards for Special Permit uses and A-1 Light Industrial uses.

**Table 11. Compatible Zoning Standards Table for the Mining Plan**

Standard	Code Standard	PUD Standard
	Special Permit - Section 647	Mining Operation
Site size for any extractive operation, minimum	5 acres	5 acres
Excavation setback (distance between new excavation and boundary of site) <sup>1</sup>	50'	Elwood Street: 50' 51 <sup>st</sup> Avenue: 100' Southern perimeter: 75' 43 <sup>rd</sup> Avenue: 75'
Building/Structure Setback - Distance of building or structure other than conveyor belts or tubes to a dwelling unit, minimum	500'	1,000'
Standard	A-1 Light Industrial - Section 627	Mining Operation
Building (closed) Setback - Streets (Perimeter) minimum	NA	50'
Building (closed) Setback - Interior minimum	NA	50'
Outdoor Storage	Except for vehicle parking areas, no outdoor uses, outdoor storage, or open buildings shall be located within seventy-five (75) feet of a public street.	Except for vehicle parking areas, material stockpiles along Elwood Street <sup>2</sup> , and the berm along 51 <sup>st</sup> Avenue, no outdoor uses, outdoor storage <sup>3</sup> or open buildings <sup>4</sup> shall be located within 150 feet of a public street, perimeter (not on a street) property line, and donated area.
	Any outside storage or use within one hundred (100) feet of a residential district or any public street shall be screened by a six (6) foot high solid fence or wall.	Any open use, including loading spaces or docking areas, within 100 feet from a public street or perimeter (not on a street), shall be screened by a minimum 8-foot-tall solid wall.
Building Height, maximum	Maximum height of 56', up to 80' with use permit, up to 110' with City Council approval	30'; 1-foot increase in height per 5' of additional setback up to 50' in height maximum; batch plants up to 85' with a 300' setback from 43 <sup>rd</sup> Avenue

## Section 5 Comparative Zoning Standards

<b>Lot Coverage, maximum</b>	NA	10%
<b>Screening of Mining Open Pits, minimum</b>	Any outside storage or use within one hundred (100) feet of a residential district or any public street shall be screened by a six (6) foot high solid fence or wall.	6' tall berm, solid wall, or landscaping
<b>Notes:</b> <ol style="list-style-type: none"> <li>1. This standard is specific to new excavation within the mining pit and does not apply to areas of the mining pit that currently encroach on the required setback.</li> <li>2. Material stockpiles located along Elwood Street shall maintain a distance of 50' from Elwood Street and 150' from the southwest corner of 43<sup>rd</sup> Avenue and Elwood Street.</li> <li>3. The existing maintenance bay (an open building), located approximately 140' from 43<sup>rd</sup> Ave, is exempt from this standard.</li> </ol>		

### 5.2 Compatible Zoning Standards Table for the Post-Mining Reuse Plan

The following zoning comparison tables show the relation between the proposed PUD standards and the comparative zoning standards.

**Table 12. Comparative Zoning Standards Table for Post-Mining Reuse Plan**

<b>Standard</b>	<b>Code Standard</b>	<b>PUD Standard</b>
	<b>C-1/C-2</b>	<b>Commercial</b>
<b>Maximum building height</b>	30'	30'
<b>Building setbacks, adjacent to streets</b>	Average, 25'	25'
<b>Building setback, adjacent to residential</b>	10'-45'	20'
<b>Open space, minimum</b>	NA	5%
<b>Standard</b>	<b>R-3A</b>	<b>Residential</b>
<b>Maximum building height</b>	3 stories or 40' for 150'; 1' in 5' increase to 48' height, 4-story maximum	3 stories or 40' for 150'; 1' in 5' increase to 48' height, 4-story maximum
<b>Density</b>	23.1; 26.4 with bonus	15-23.1 units/gross acre
<b>Common areas/open space minimum</b>	5%	15%
<b>Standard</b>	<b>CP/GCP</b>	<b>Commerce Park</b>
<b>Maximum building height</b>	18' within 30' of perimeter lot line; 1' increase per 3' additional setback, maximum 56' to 80' with use permit and site plan	40'
<b>Open space, minimum</b>	NA	5%

## **6. Legal Descriptions**

Please see Exhibit H for the legal description of the current mining site. Please see Exhibit I for the legal descriptions of the Development Units.

# Exhibit A

## Existing Zoning



Pre-App No. 23-3  
Zoning Map

Property Location: Southwest corner of 43rd Avenue and Elwood Street



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Planning & Development Department**

0 310 620 1,240 Feet





# **Exhibit B**

## **Current Mining Site Plan**

*Site Plan is undergoing final touches and will be supplemented in the near future.*

# **Exhibit C**

## **Phasing Plan for Mining and Backfill**



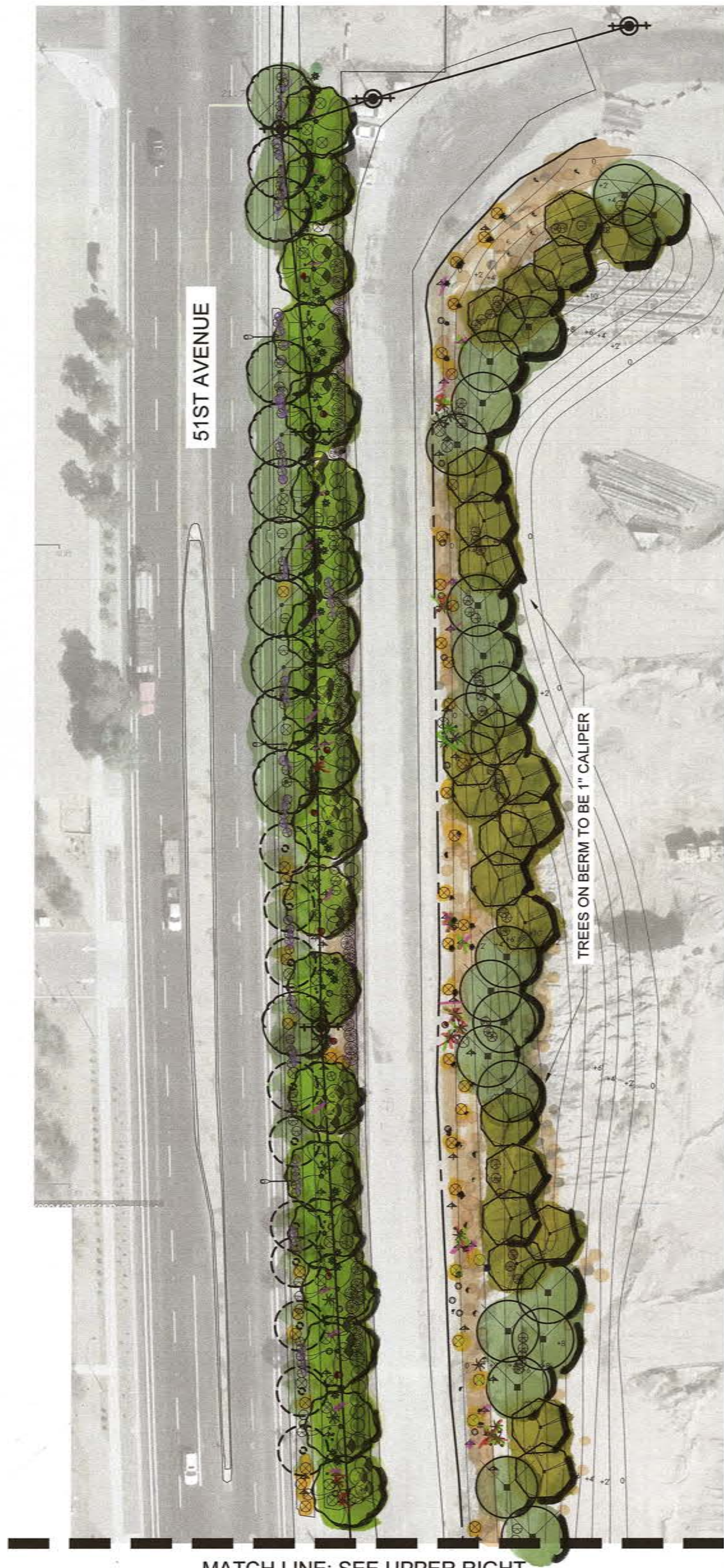




# Exhibit D

## Mining Landscape Plan





MATCH LINE: SEE UPPER RIGHT



MATCH LINE: SEE LOWER LEFT

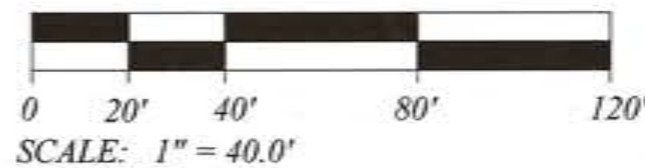
PLANT MATERIALS LEGEND

SYM.	PLANT NAME	SIZE	QTY	REMARKS
TREES				
	Existing Sissoo Trees	TO REMAIN	-	-
	Dahlbergia sissoo	SEE PLAN	14	-
	sissoo tree	SEE PLAN	10	-
	Caesalpinia cocalaco	SEE PLAN	39	-
	Cascalote	SEE PLAN	64	-
	Parkinsonia floridum	SEE PLAN	56	-
	Blue Palo Verde	SEE PLAN	0	-
	Parkinsonia praecox	SEE PLAN	56	-
	Sonoran Palo Verde	SEE PLAN	0	-
	Prosopis chilensis	SEE PLAN	0	-
	Chilean Mesquite	SEE PLAN	0	-
	Sophora secundiflora	SEE PLAN	0	-
	Mescal Bean Tree	SEE PLAN	0	-
SHRUBS				
	Leucophyllum frutescens	5 GAL.	117	-
	Texas Sage	5 GAL.	84	-
	Dodonaea viscoa	5 GAL.	48	-
	Hop Bush	5 GAL.	128	-
	Tecoma stans	5 GAL.	76	-
	Yellow Bells	5 GAL.	60	-
	Simmondsia chinensis	5 GAL.	49	-
	Joboba	5 GAL.	100	-
	Ruellia brittoniana	5 GAL.	59	-
	Ruellia	5 GAL.	159	-
ACCENTS/CACTUS				
	Asclepias subulata	5 GAL.	60	-
	Desert Milkweed	5 GAL.	60	-
	Ferocactus species	BARE ROOT	128	-
	Fishhook Barrel	BARE ROOT	49	-
	Fouquieria splendens	BARE ROOT	49	-
	Ocotillo	BARE ROOT	49	-
	Opuntia engelmannii	5 GAL.	100	-
	Engelmann's Prickley Pear	5 GAL.	100	-
	Yucca baccata	5 GAL.	59	-
	Banana Yucca	5 GAL.	59	-
GROUNDCOVERS				
	Lantana hybrid	1 GAL.	159	-
	New Gold Purple Combo	1 GAL.	159	-

MISC.  
DECOMPOSED GRANITE (2" DEPTH)  
IN ALL PLANTING AREAS. SIZE AND  
COLOR BY ROCK PROS TBD BY OWNER.  
Provided by Contractor

PLANT MATERIALS NOTES

- ALL PLANTS SHALL be WATERED with AUTOMATIC DRIP IRRIGATION SYSTEM.
- ALL LANDSCAPE AREAS to be COVERED with CRUSHED ROCK AT 2" DEPTH.
- PLANTING SHALL NOT OCCUR until FINAL GRADING is APPROVED.
- ALL SHRUBS to be PLANTED 3'-0" MIN. AWAY from EXISTING or FUTURE WALLS.
- ALL TREES to be PLANTED 5'-0" MIN. AWAY from EXISTING or FUTURE WALLS.
- WHERE POSSIBLE, ALL TREES & SHRUBS to be PLANTED 2'-0" MIN. AWAY from WALKS and CURBS.
- PLANT MATERIAL SHALL be ADJUSTED in FIELD to AVOID TREE ROOT BALLS.
- PLANT SIZES, QUANTITIES, SPECIES and LOCATIONS ARE PRELIMINARY. THEY WILL BE FINALIZED AT THE TIME OF THE LANDSCAPE DOCUMENT SUBMITTAL AND WILL BE PER THE CITY OF PHOENIX APPLICABLE GUIDELINES AND STANDARDS.



PROJECT # 182923561  
KIVA:  
LSPL:  
SDEV:  
PAPP:  
Q.S.:  
ZONING:



Preliminary Landscape Plan  
ARIZONA MATERIALS  
43rd AVENUE MINE  
PHOENIX, AZ

DATE:	11-27-24
JOB NO:	
DESIGNED BY:	NYA
CHECKED BY:	NYA
SCALE:	
REVISIONS:	DATE:
1	
2	
3	
4	
SUBMITTED FOR:	PRELIMINARY
SHEET NO.	PL01
	1 OF 2

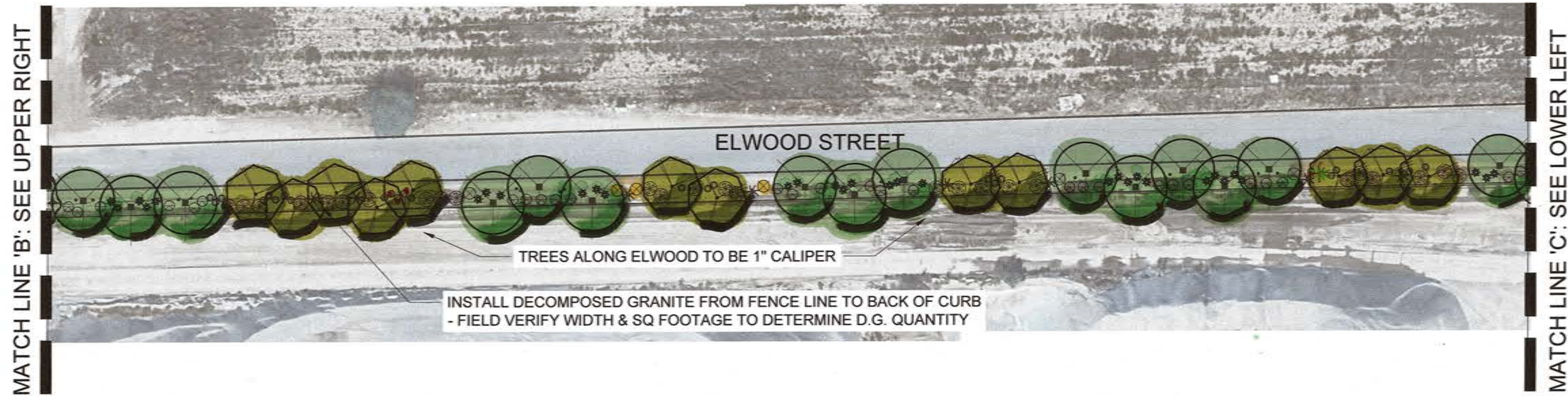
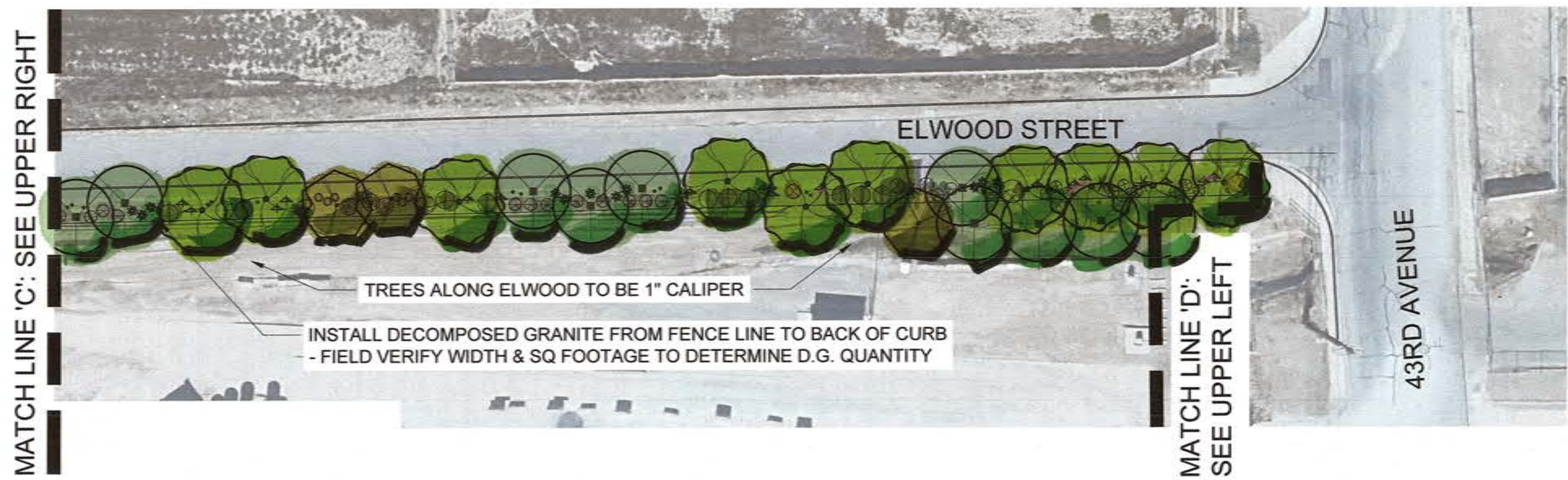
CITY OF PHOENIX GENERAL LANDSCAPE NOTES:

- THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.
- THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
- CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS, ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.
- ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- CONTACT THE PARKS & RECREATION DEPARTMENT, FORESTRY SUPERVISOR, AT 602-262-6862, TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.
- CONTACT THE STREET TRANSPORTATION DEPARTMENT, HORTICULTURIST, AT 602-262-6284, PRIOR TO THE RE-LOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
- ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.

- THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL, IN RIGHT-OF-WAY, PER THE APPROVED PLAN.
- WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6'8") PER SECTION 507 TAB A.II.A.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.
- PVC PIPE LATERALS ARE REQUIRED. A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE P.V.C. PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
- PLANT QUANTITIES AND CALIPER SIZES, PER THE SPECIFIC ZONING REQUIREMENTS FOR THIS SITE, PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN.  
NOTE: MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
- PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.



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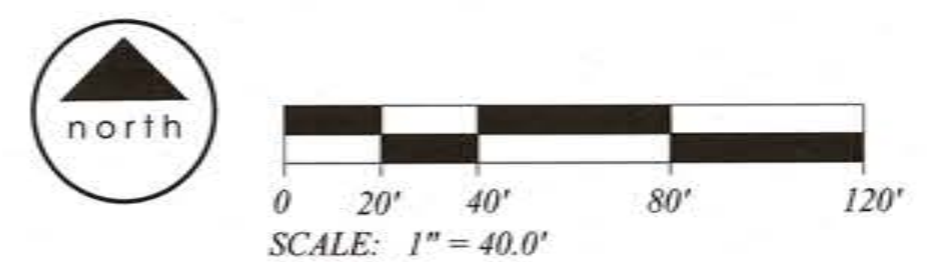


PLANT MATERIALS LEGEND

SYM.	PLANT NAME	SIZE	QTY	REMARKS
	Existing Sissoo Trees	TO REMAIN	-	-
TREES				
	Dahlgbergia sissou	SEE PLAN	14	-
	Sissoo tree	SEE PLAN	10	-
	Caesalpinia cacalaco	SEE PLAN	39	-
	Parkinsonia floridum	SEE PLAN	64	-
	Parkinsonia praecox	SEE PLAN	56	-
	Prosopis chilensis	SEE PLAN	0	-
	Sophora secundiflora	SEE PLAN	0	-
SHRUBS				
	Leucophyllum frutescens	5 GAL.	117	-
	Texas Sage	5 GAL.	84	-
	Dodonaea viscosa	5 GAL.	48	-
	Hop Bush	5 GAL.	128	-
	Tecoma stans	5 GAL.	76	-
	Yellow Bells	5 GAL.	76	-
	Simmondsia chinensis	5 GAL.	76	-
	Johoba	5 GAL.	76	-
	Ruellia brittoniana	5 GAL.	76	-
	Ruellia	5 GAL.	76	-
ACCENTS/CACTUS				
	Asclepias subulata	5 GAL.	60	-
	Desert Milkweed	5 GAL.	60	-
	Ferocactus species	BARE ROOT	128	-
	Fishhook Barrel	BARE ROOT	49	-
	Fouquieria splendens	BARE ROOT	49	-
	Ocotillo	BARE ROOT	49	-
	Opuntia engelmannii	5 GAL.	100	-
	Engelmann's Prickly Pear	5 GAL.	100	-
	Yucca baccata	5 GAL.	59	-
	Banana Yucca	5 GAL.	59	-
GROUNDCOVERS				
	Lantana hybrid	1 GAL.	159	-
	New Gold Purple Combo	1 GAL.	159	-

MISC.  
DECOMPOSED GRANITE (2" DEPTH)  
IN ALL PLANTING AREAS. SIZE AND  
COLOR BY ROCK PROS TBD BY OWNER.  
Provided by Contractor

- PLANT MATERIALS NOTES
- ALL PLANTS SHALL be WATERED with AUTOMATIC DRIP IRRIGATION SYSTEM.
  - ALL LANDSCAPE AREAS to be COVERED with CRUSHED ROCK AT 2" DEPTH.
  - PLANTING SHALL NOT OCCUR until FINAL GRADING is APPROVED.
  - ALL SHRUBS to be PLANTED 3'-0" MIN. AWAY from EXISTING or FUTURE WALLS.
  - ALL TREES to be PLANTED 5'-0" MIN. AWAY from EXISTING or FUTURE WALLS.
  - WHERE POSSIBLE, ALL TREES & SHRUBS to be PLANTED 2'-0" MIN. AWAY from WALKS and CURBS.
  - PLANT MATERIAL SHALL be ADJUSTED in FIELD to AVOID TREE ROOT BALLS.
  - PLANT SIZES, QUANTITIES, SPECIES and LOCATIONS ARE PRELIMINARY. THEY WILL BE FINALIZED AT THE TIME OF THE LANDSCAPE DOCUMENT SUBMITTAL AND WILL BE PER THE CITY OF PHOENIX APPLICABLE GUIDELINES AND STANDARDS.



PROJECT # 182923561  
KIVA:  
LSPL:  
SDEV:  
PAPP:  
Q.S.:  
ZONING:



Preliminary Landscape Plan  
ARIZONA MATERIALS  
43RD AVENUE MINE  
PHOENIX, AZ

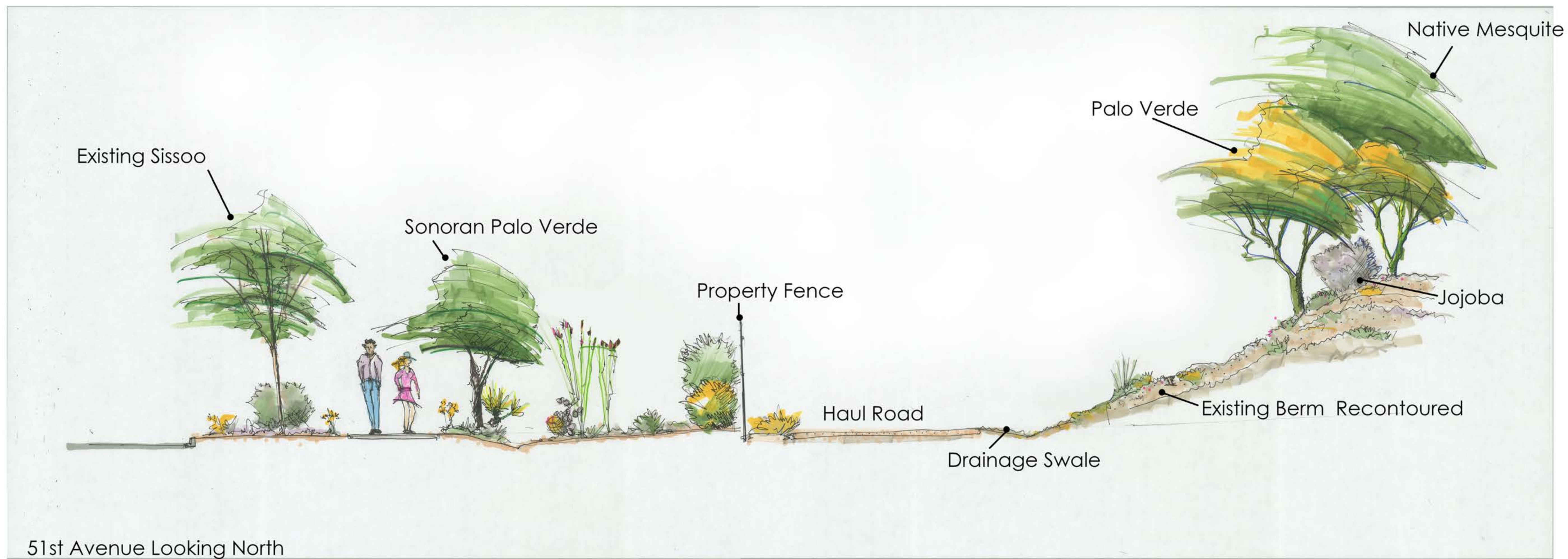
Landscape Architecture  
Land Planning  
Urban Design  
Phone 480.549.7127  
Fax 480.549.2655  
neill@neillandyoung.com  
3295 North Drinkwater Blvd  
Suite 112  
Scottsdale, Arizona 85251

neill + young  
associates, llc



DATE:	11-27-24
SCH NO:	
DESIGNED BY:	NYA
DESIGNED BY:	NYA
SCALE:	
REVISIONS:	DATE:
△	
△	
△	
SUBMITTED FOR:	
PRELIMINARY	
SHEET NO.	
PL02	
2 OF 2	





## Arizona Materials - 43rd Ave. Mine Elevation/Section Study Sketches



GILBERT BLILIE PLLC  
701 N. 44th Street | Phoenix, AZ 85008

Not for construction unless approved by local government



Landscape Architecture  
Land Planning  
Urban Design

phone 480.949.7127  
fax 480.949.2655

3295 north drinkwater blvd  
suite 12  
scottsdale, arizona 85251





Acacia aneura



Acacia smallii



Cercidium praecox



Caesalpinia cacalaco



Lysiloma microphylla



Pithecellobium flexicaule



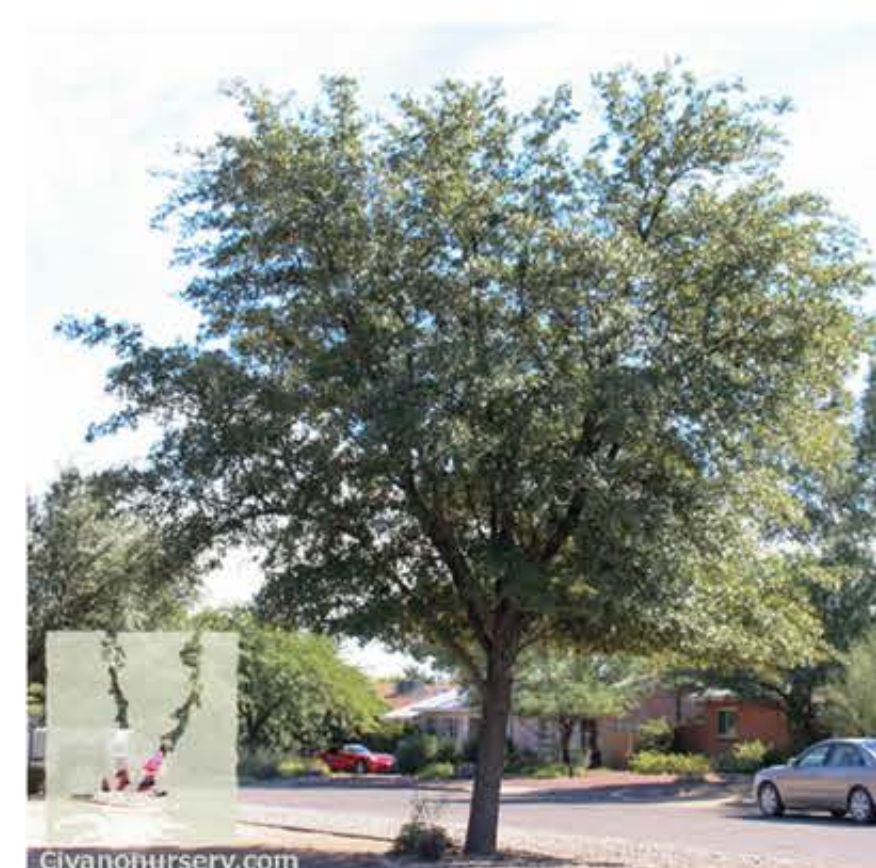
Prosopis chilensis



Pistacia chinensis



Cercidium floridum



Quercus virginiana



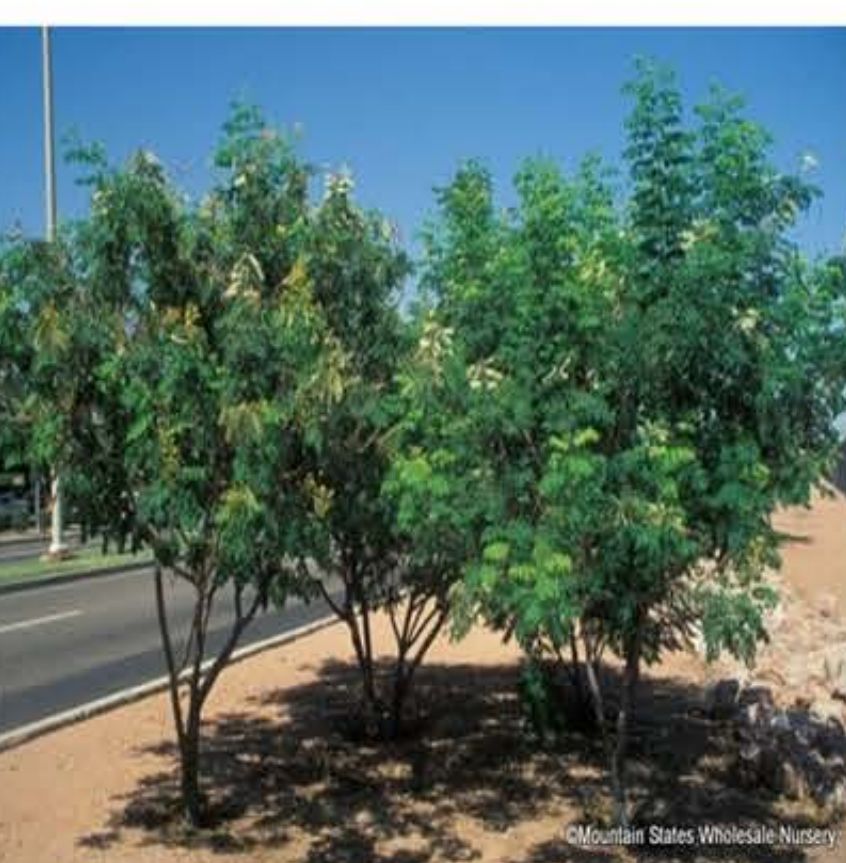
Cassia artemisioides



Leucophyllum frutescens



Cordia parvifolia



Caesalpinia mexicana



Dodonea viscosa



Tecoma stans



Sophora secundiflora



Simmondsia chinensis



Ruellia brittoniana



Lantana X New Gold



Asclepias subulata



Convolvulus cneorum



Fouquieria Splendens



Yucca rostrata



Opuntia engelmannii



Ferocactus ssp.

## Arizona Materials - 43rd Ave. Mine Plant Palette Impressions



GILBERT BLILIE PLLC  
701 N. 44th Street | Phoenix, AZ 85008

Not for construction unless approved by local government



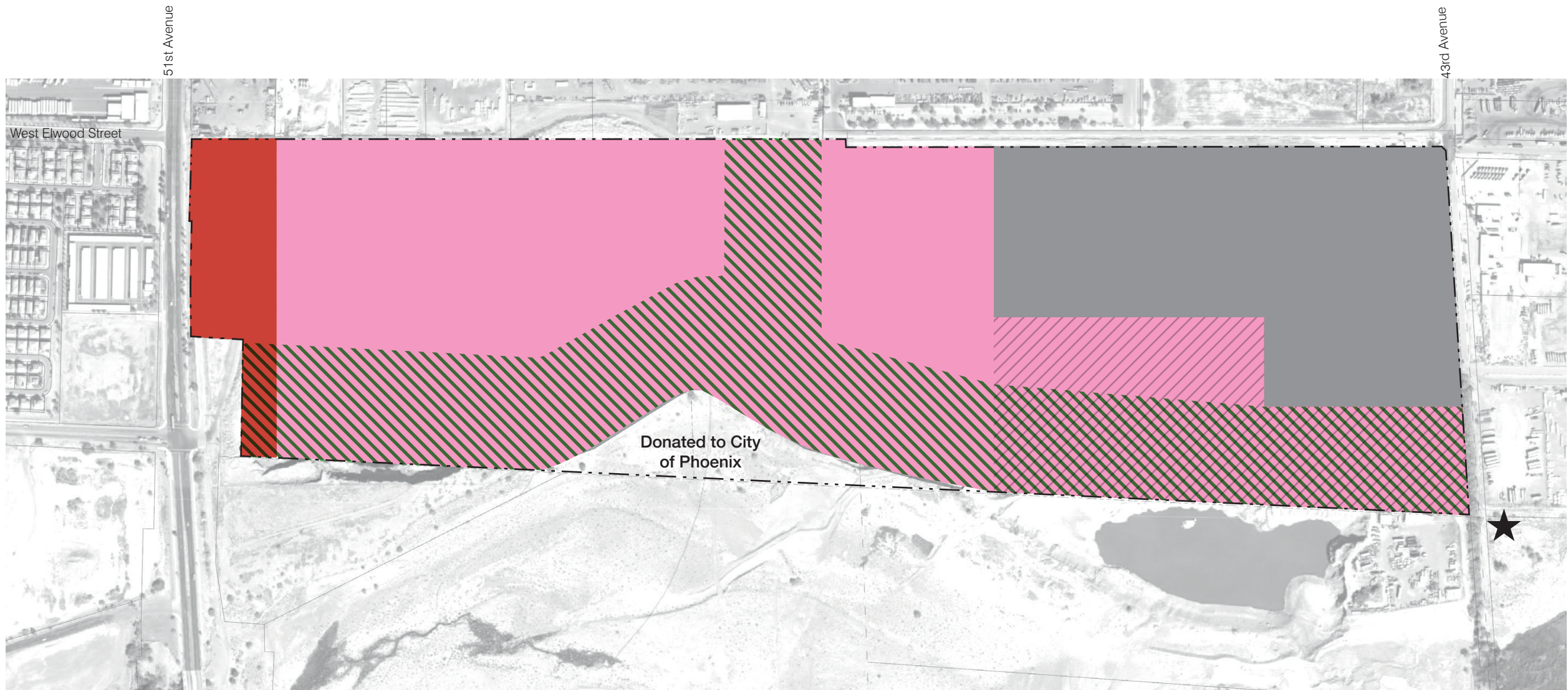
Landscape Architecture  
Land Planning  
Urban Design  
phone 480.949.7127  
fax 480.949.2655  
3295 north drinkwater blvd  
suite 12  
scottsdale, arizona 85251










# Exhibit E

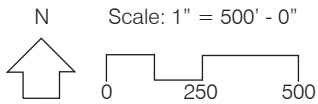
## Post-Mining Land Use Plan





**Legend**

-  **Site Area:**  
±172.91 acres
-  **Rio and Paseo Area of Influence**
-  **Commercial (C-1 and C-2)**  
8.97 acres
-  **Commercial (C-1) / Residential (R-3A)**  
89.36 acres
-  **Commercial (C-1) / Commerce Park (CP/GCP) / Residential (R-3A)**  
28.31 acres
-  **Commerce Park (CP/GCP)**  
38.64 acres
-  **Possible trail location**



Post-Mining PUD  
Land-use Exhibit

43rd Avenue + Elwood Street PUD  
Phoenix, AZ | December 17, 2024

o: 480.609.1000  
w: CIRCLEWEST.NET

500 East Thomas Road  
Suite 2C  
Phoenix, Arizona 85012

**CIRCLE  
WEST  
ARCHITECTS**

# Exhibit F

## Reuse Plan Vision

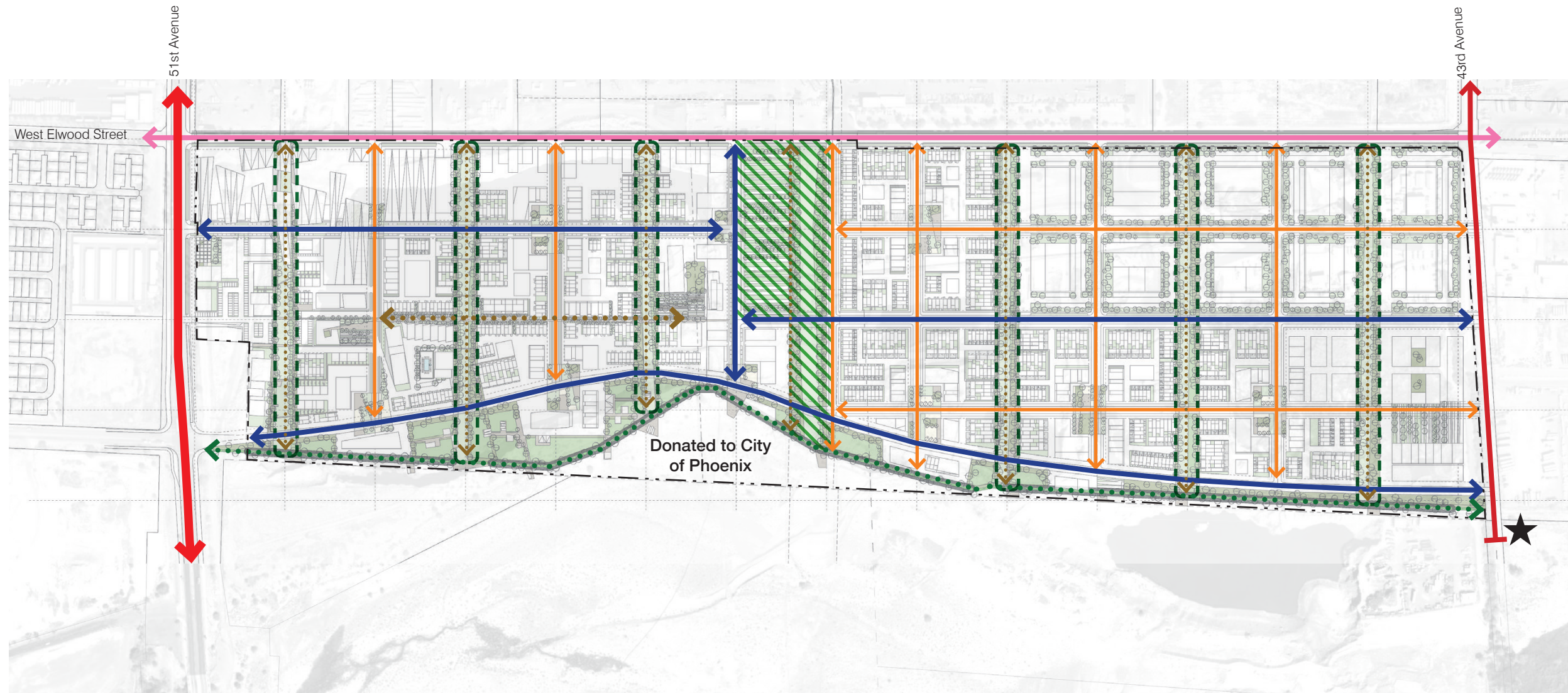






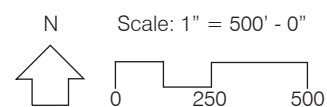
# Exhibit G

## Post-Mining Circulation



## Legend

- Property Line
- Primary Streets
- Secondary Streets
- Tertiary Streets
- Pedestrian only Connections
- Rio Salado Trail
- Paseo
- Stormwater Remediation, Pedestrian Connections, Parks, Community Gardens, and other similar activities
- Possible trail location



Circulation

43rd Avenue + Elwood Street PUD  
Phoenix, AZ | December 17, 2024

o: 480.609.1000  
w: CIRCLEWEST.NET

500 East Thomas Road  
Suite 2C  
Phoenix, Arizona 85012

**CIRCLE  
WEST  
ARCHITECTS**



# Exhibit H

## Legal Description of Site



ONE COMPANY.  
INFINITE SOLUTIONS.

**LEGAL DESCRIPTION  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-PARCEL OF LAND  
APN'S 104-60-001B, 104-60-001C, 104-60-001D & 104-61-002E  
CITY OF PHOENIX  
MARICOPA COUNTY, ARIZONA**

**LOCATED WITHIN A PORTION OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 NORTH,  
RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.**

**MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A FOUND MONUMENT CAP IN HANDHOLE STAMPED CITY OF PHOENIX, ACCEPTED  
AS THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST FROM WHICH A  
FOUND MONUMENT CAP IN HANDHOLE STAMPED CITY OF PHOENIX, ACCEPTED AS THE NORTHWEST  
CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST, THEREOF BEARS N00°07'12"E A  
DISTANCE OF 2640.03 FEET;**

**THENCE, LEAVING SAID WEST LINE OF SAID SECTION 21, N89°00'00"E A DISTANCE OF 72.03 FEET THE  
POINT OF BEGINNING;**

THENCE, N89°00'00"E A DISTANCE OF 2742.86 FEET;

THENCE, S03°09'03"E A DISTANCE OF 33.02 FEET;

THENCE, N89°00'00"E A DISTANCE OF 2496.86 FEET;

THENCE, S47°51'40"E A DISTANCE OF 21.89 FEET;

THENCE, S04°42'54"E A DISTANCE OF 1538.36 FEET;

THENCE, N88°15'36"W A DISTANCE OF 2561.82 FEET;

THENCE, N88°12'54"W A DISTANCE OF 2599.45 FEET;

THENCE, N00°08'47"E A DISTANCE OF 490.20 FEET;

THENCE, N88°12'54"W A DISTANCE OF 217.18 FEET;

THENCE, N02°12'12"W A DISTANCE OF 192.86 FEET;



ONE COMPANY.  
INFINITE SOLUTIONS.

THENCE, N00°08'47"E A DISTANCE OF 290.80 FEET;

THENCE, N89°51'13"W A DISTANCE OF 10.00 FEET;

THENCE, N00°08'47"E A DISTANCE OF 316.05 FEET;

THENCE, N41°20'10"E A DISTANCE OF 10.65 FEET;

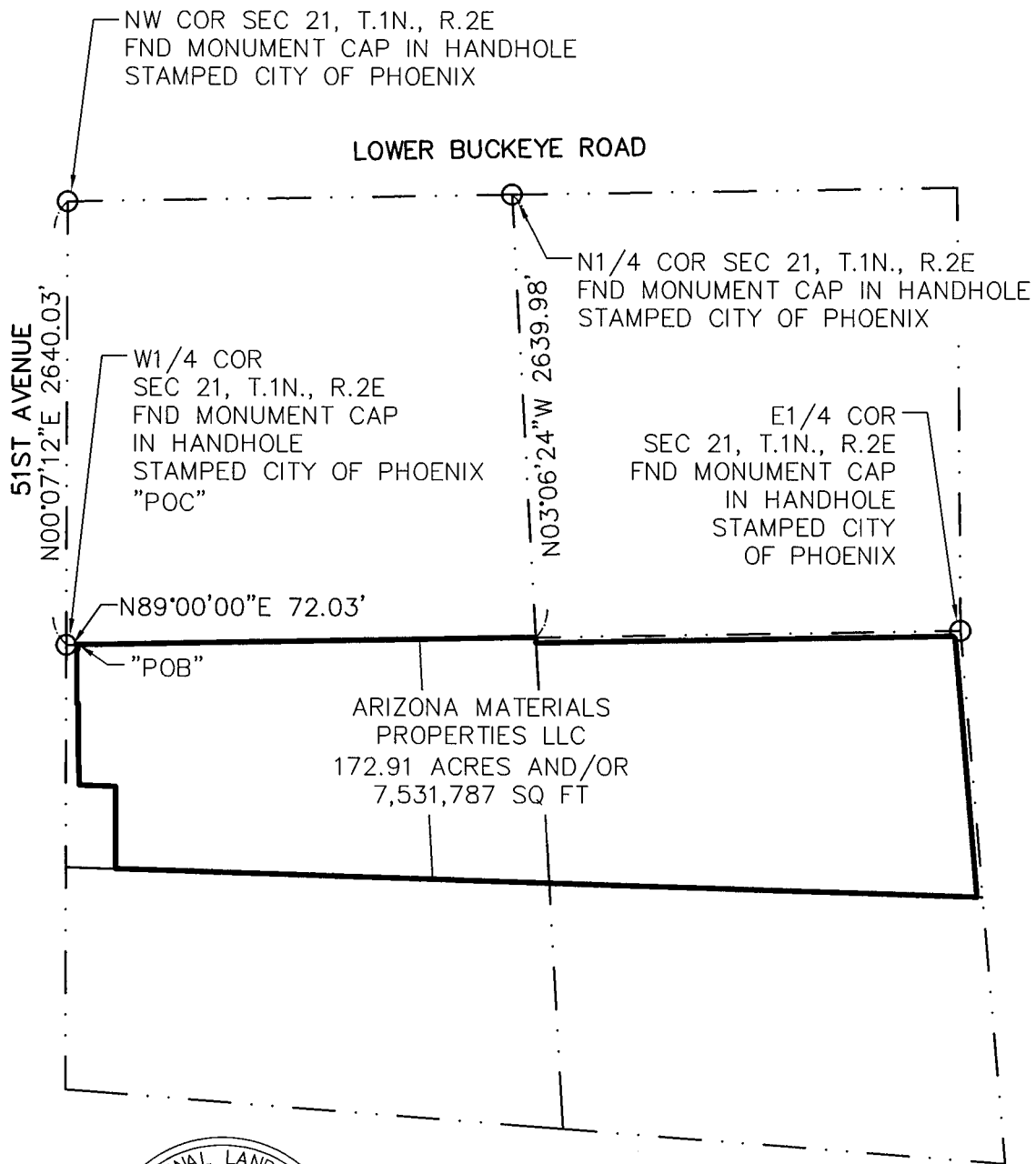
THENCE, N00°08'47"E A DISTANCE OF 26.07 FEET TO THE **POINT OF BEGINNING**.

**THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 7,531,787 SQUARE FEET OR 172.91 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.**

**THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.**

**PREPARED BY:  
ATWELL, LLC  
4700 E. SOUTHERN AVENUE  
MESA, ARIZONA 85206  
PROJECT NO. 23001757  
DATE DECEMBER 5TH, 2024**





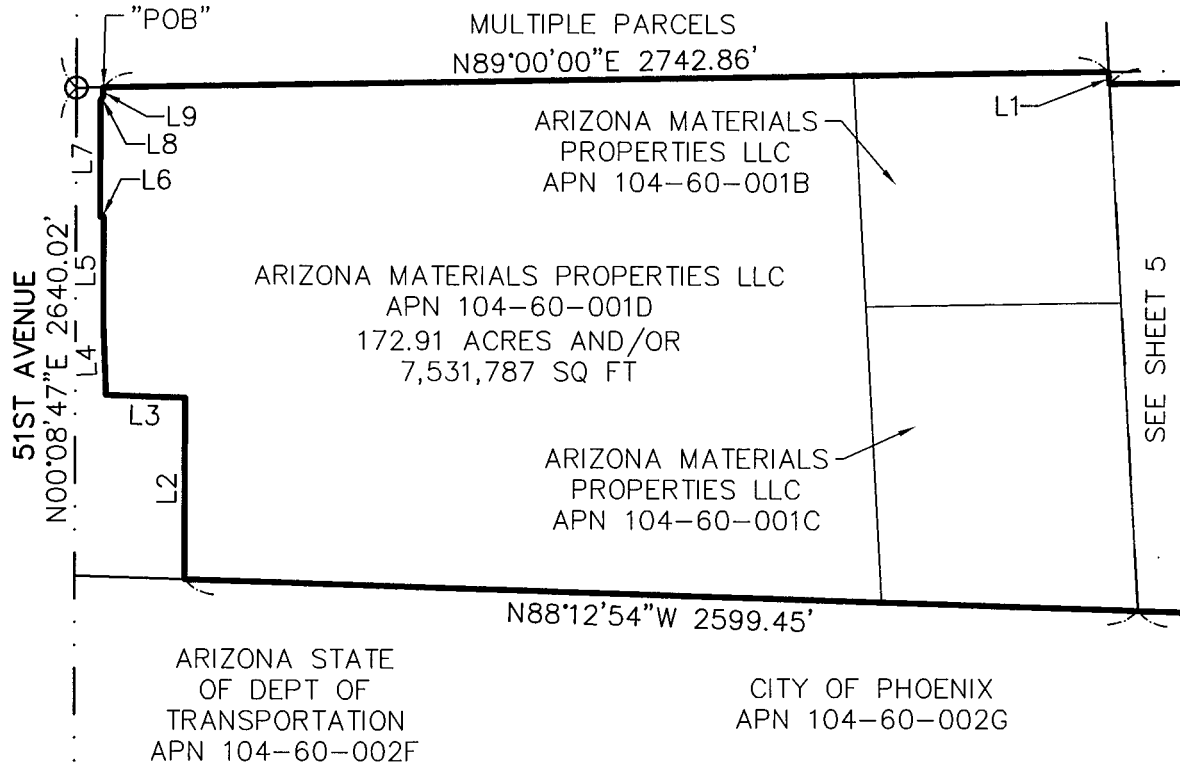
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JOB NO. 23001775 PRODUCT TYPE: EX DATE: 12-5-2024

SHEET 3 OF 5



EXHIBIT "A"  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-PARCEL OF LAND  
APN'S 104-60-001B, 104-60-001C,  
104-60-001D & 104-61-002E  
CITY OF PHOENIX, ARIZONA



LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S03°09'03"E	33.02'	L6	N89°51'13"W	10.00'
L2	N00°08'47"E	490.20'	L7	N00°08'47"E	316.05'
L3	N88°12'54"W	217.18'	L8	N41°20'10"E	10.65'
L4	N02°12'12"W	192.86'	L9	N00°08'47"E	26.07'
L5	N00°08'47"E	290.80'			



Scale: 1"=500'



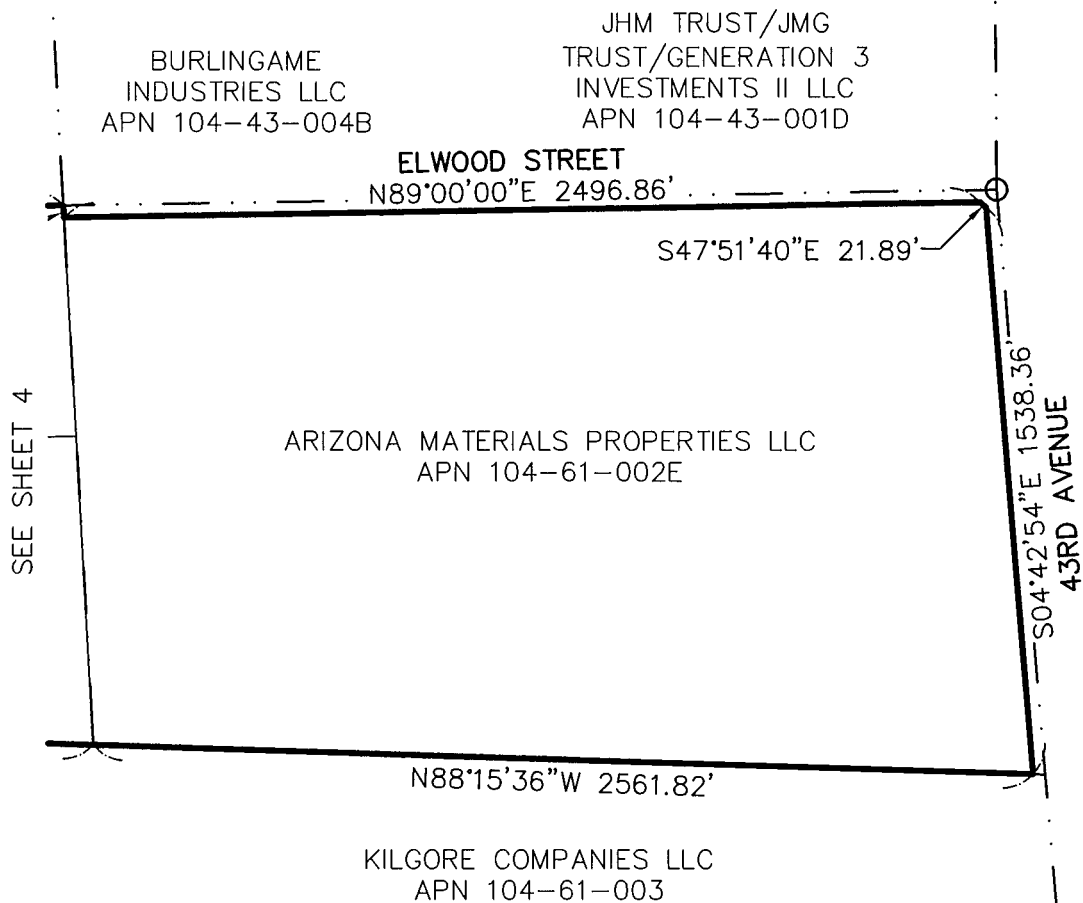
JOB NO. 23001775 PRODUCT TYPE: EX DATE: 12-5-2024

SHEET 4 OF 5

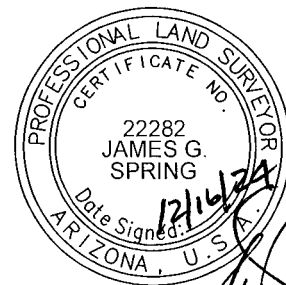


EXHIBIT "A"  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-PARCEL OF LAND  
APN'S 104-60-001B, 104-60-001C,  
104-60-001D & 104-61-002E  
CITY OF PHOENIX, ARIZONA





Scale: 1"=500'



JOB NO. 23001775 PRODUCT TYPE: EX DATE: 12-5-2024

SHEET 5 OF 5



EXHIBIT "A"  
 AZ MATERIALS PROPERTIES LLC  
 LAND USE EXHIBIT-PARCEL OF LAND  
 APN'S 104-60-001B, 104-60-001C,  
 104-60-001D & 104-61-002E  
 CITY OF PHOENIX, ARIZONA

# Exhibit I

## Legal Description of Development Units



ONE COMPANY.  
INFINITE SOLUTIONS.

LEGAL DESCRIPTION  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-COMMERCE PARK AREA  
CITY OF PHOENIX  
MARICOPA COUNTY, ARIZONA

LOCATED WITHIN A PORTION OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MONUMENT CAP IN HANDHOLE STAMPED CITY OF PHOENIX, ACCEPTED AS THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST FROM WHICH A FOUND MONUMENT CAP IN HANDHOLE STAMPED CITY OF PHOENIX, ACCEPTED AS THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST, THEREOF BEARS N89°01'35"E A DISTANCE OF 2666.57 FEET;

THENCE, N89°01'35"E A DISTANCE OF 764.43 FEET;

THENCE, LEAVING SAID NORTH LINE OF SAID SECTION 21, S00°00'00"E A DISTANCE OF 2671.24 FEET THE **POINT OF BEGINNING**;

THENCE, N89°00'00"E A DISTANCE OF 1877.34 FEET;

THENCE, S47°51'40"E A DISTANCE OF 21.89 FEET;

THENCE, S04°42'54"E A DISTANCE OF 1079.31 FEET;

THENCE, S89°00'05"W A DISTANCE OF 838.27 FEET;

THENCE, N00°59'55"W A DISTANCE OF 375.00 FEET;

THENCE, S89°00'05"W A DISTANCE OF 1125.00 FEET;

THENCE, N00°59'55"W A DISTANCE OF 716.95 FEET TO THE **POINT OF BEGINNING**.

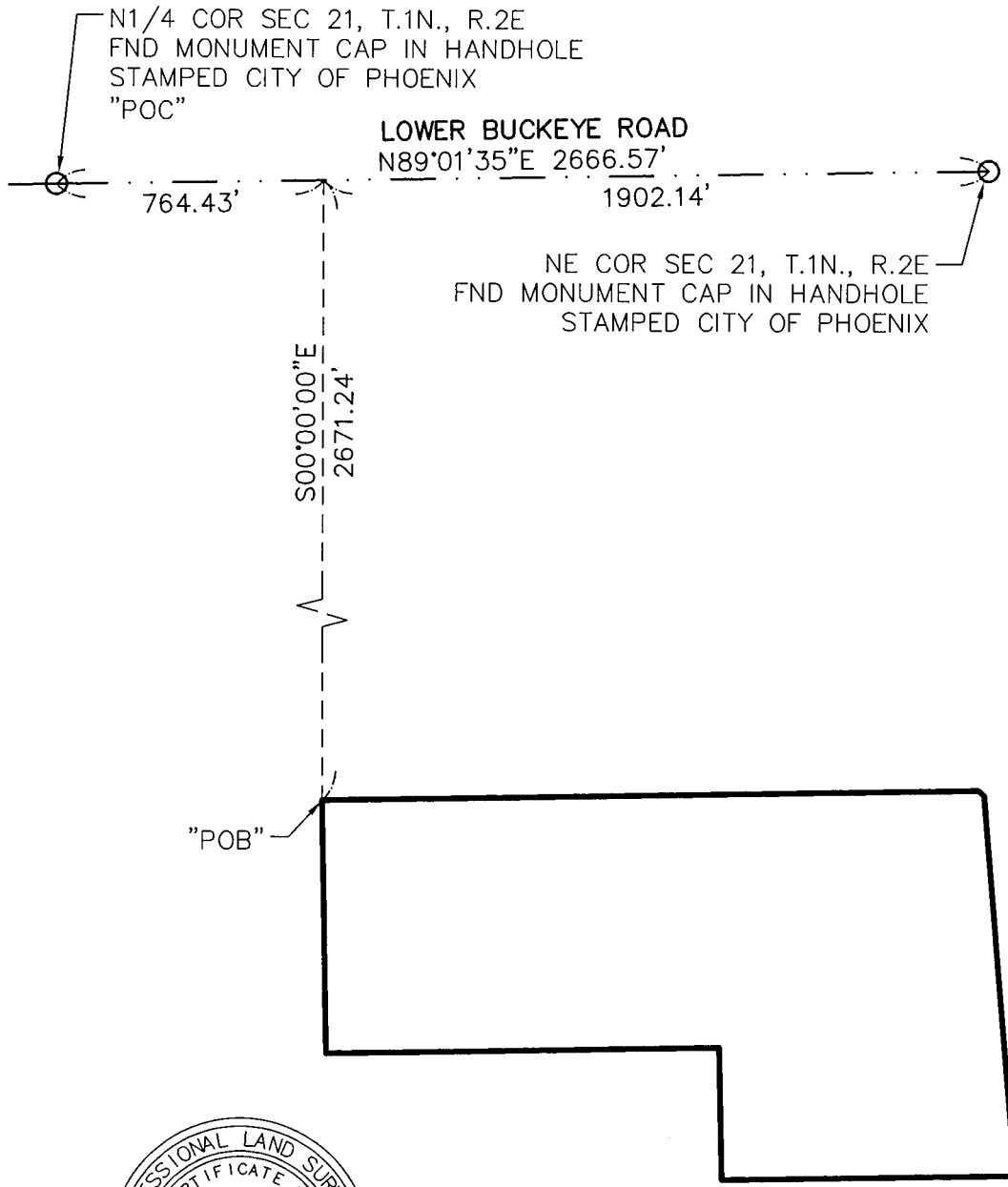
THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 1,683,129 SQUARE FEET OR 38.64 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:

ATWELL, LLC  
4700 E. SOUTHERN AVENUE  
MESA, ARIZONA 85206  
PROJECT NO. 23001757  
DATE DECEMBER 5TH, 2024





Scale: 1"=500'

JOB NO. 23001775 PRODUCT TYPE: EX DATE: 12-5-2024

SHEET 2 OF 3



EXHIBIT "A"  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-COMMERCE PARK AREA  
CITY OF PHOENIX, ARIZONA

BURLINGAME  
INDUSTRIES LLC  
APN 104-43-004B

JHM TRUST/JMG  
TRUST/GENERATION  
3 INVESTMENTS II LLC  
APN 104-43-001D

ELWOOD STREET

"POB"

N89°00'00"E 1877.34'

L1

COMMERCE PARK AREA  
38.64 ACRES AND/OR  
1,683,129 SQ FT

L3

S89°00'05"W 1125.00'

ARIZONA MATERIALS  
PROPERTIES LLC  
APN 104-61-002E

L2

S89°00'05"W 838.27'

S04°42'54"E 1079.31'  
43RD AVENUE

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S47°51'40"E	21.89'
L2	N00°59'55"W	375.00'
L3	N00°59'55"W	716.95'



Scale: 1"=300'



JOB NO. 23001775 PRODUCT TYPE: EX DATE: 12-5-2024

SHEET 3 OF 3



EXHIBIT "A"  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-COMMERCE PARK AREA  
CITY OF PHOENIX, ARIZONA



ONE COMPANY.  
INFINITE SOLUTIONS.

**LEGAL DESCRIPTION  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-COMMERCIAL RESIDENTIAL 15+  
CITY OF PHOENIX  
MARICOPA COUNTY, ARIZONA**

**LOCATED WITHIN A PORTION OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.**

**MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A FOUND MONUMENT CAP IN HANDHOLE STAMPED CITY OF PHOENIX, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST FROM WHICH A FOUND MONUMENT CAP IN HANDHOLE STAMPED CITY OF PHOENIX, ACCEPTED AS THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST, THEREOF BEARS N00°07'12"E A DISTANCE OF 2640.03 FEET;**

**THENCE, LEAVING SAID WEST LINE OF SAID SECTION 21, N89°00'00"E A DISTANCE OF 435.66 FEET THE POINT OF BEGINNING;**

THENCE, N89°00'00"E A DISTANCE OF 2379.23 FEET;

THENCE, S03°09'03"E A DISTANCE OF 33.02 FEET;

THENCE, N89°00'00"E A DISTANCE OF 619.53 FEET;

THENCE, S00°59'55"E A DISTANCE OF 1454.68 FEET;

THENCE, N88°15'34"W A DISTANCE OF 13.01 FEET;

THENCE, N77°09'46"W A DISTANCE OF 403.00 FEET;

THENCE, N75°22'42"W A DISTANCE OF 406.78 FEET;

THENCE, N60°25'55"W A DISTANCE OF 483.18 FEET;

THENCE, S89°00'05"W A DISTANCE OF 71.73 FEET;

THENCE, S61°54'13"W A DISTANCE OF 64.61 FEET;

THENCE, S56°58'41"W A DISTANCE OF 412.33 FEET;





ONE COMPANY.  
INFINITE SOLUTIONS.

THENCE, S69°04'37"W A DISTANCE OF 316.39 FEET;

THENCE, N88°13'24"W A DISTANCE OF 1012.81 FEET;

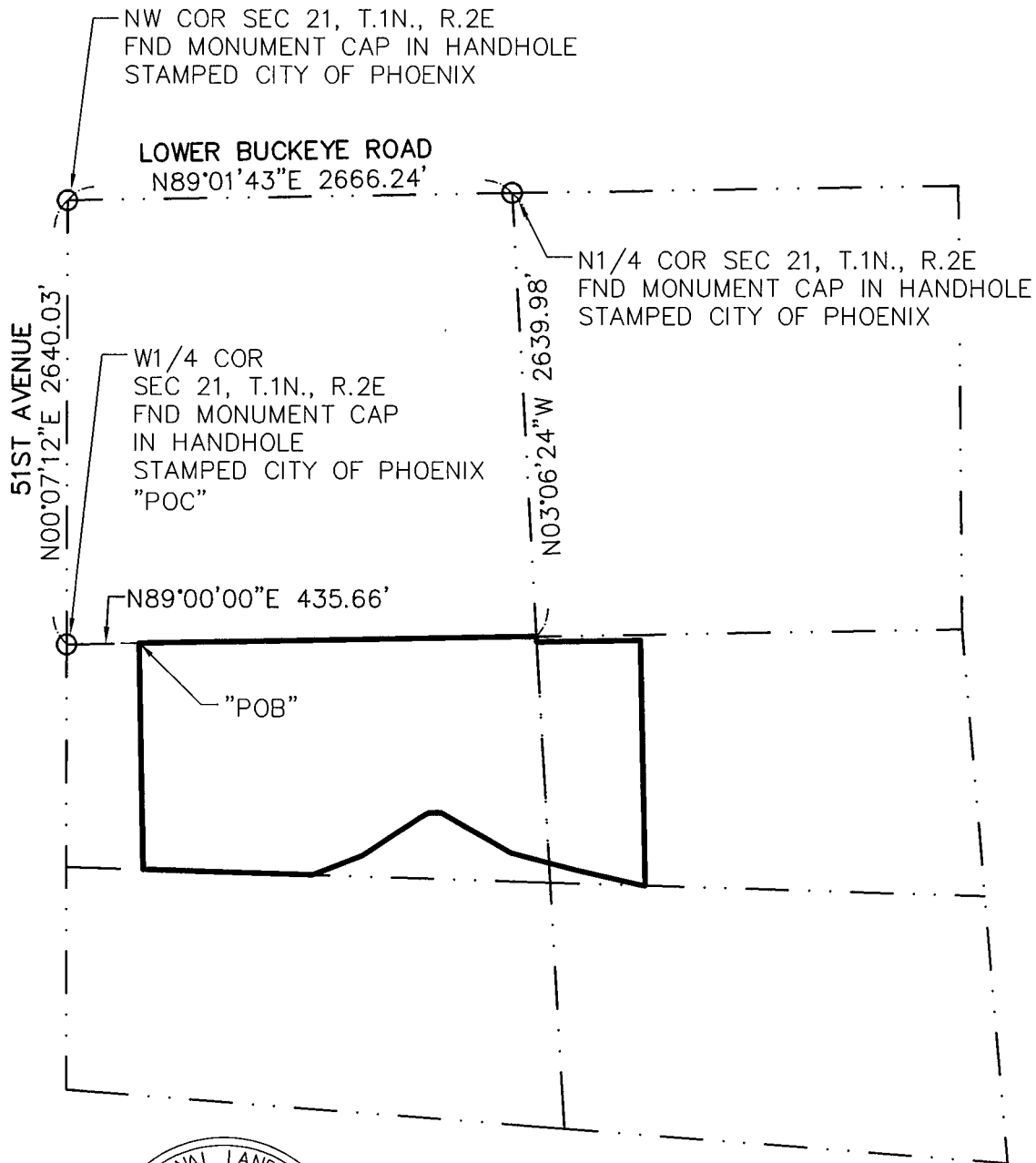
THENCE, N00°59'55"W A DISTANCE OF 1342.22 FEET TO THE **POINT OF BEGINNING**.

**THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 3,892,718 SQUARE FEET OR 89.36 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.**

**THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.**

**PREPARED BY:  
ATWELL, LLC  
4700 E. SOUTHERN AVENUE  
MESA, ARIZONA 85206  
PROJECT NO. 23001757  
DATE DECEMBER 5TH, 2024**



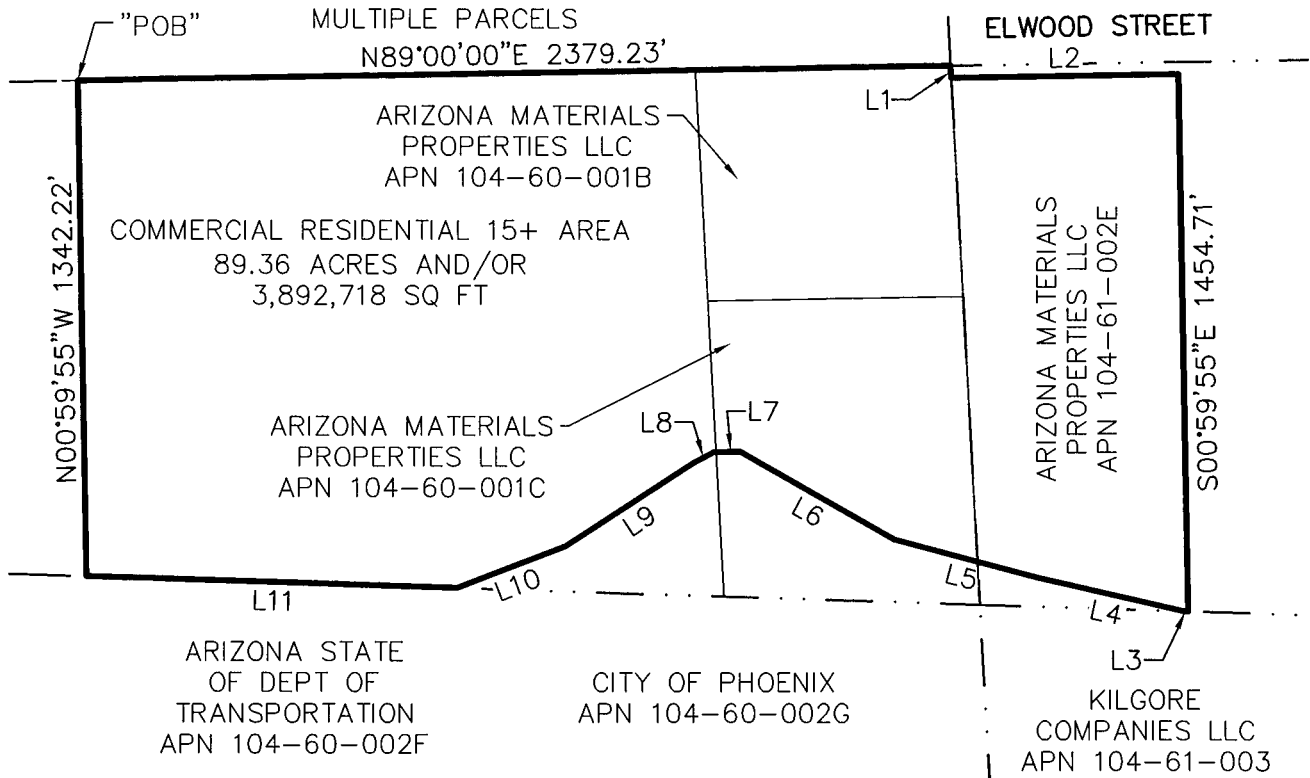


JOB NO. 23001775 PRODUCT TYPE: EX DATE: 12-5-2024

SHEET 3 OF 4

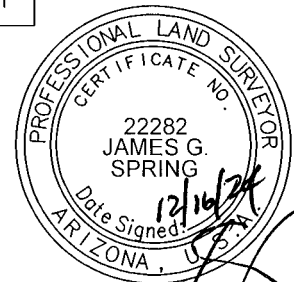


EXHIBIT "A"  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-COMMERCIAL  
RESIDENTIAL 15+  
CITY OF PHOENIX, ARIZONA



LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S03°09'03"E	33.02'	L7	S89°00'05"W	71.73'
L2	N89°00'00"E	619.53'	L8	S61°54'13"W	64.61'
L3	N88°15'34"W	13.01'	L9	S56°58'41"W	412.33'
L4	N77°09'46"W	403.13'	L10	S69°04'37"W	316.39'
L5	N75°22'42"W	406.78'	L11	N88°13'24"W	1012.81'
L6	S60°25'55"E	483.18'			

Scale: 1"=500'



JOB NO. 23001775 PRODUCT TYPE: EX DATE: 12-5-2024

SHEET 4 OF 4



EXHIBIT "A"  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-COMMERCIAL  
RESIDENTIAL 15+  
CITY OF PHOENIX, ARIZONA



ONE COMPANY.  
INFINITE SOLUTIONS.

LEGAL DESCRIPTION  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-COMMERCIAL/RESIDENTIAL 15+/ COMMERCE PARK AREA  
CITY OF PHOENIX  
MARICOPA COUNTY, ARIZONA

LOCATED WITHIN A PORTION OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MONUMENT CAP IN HANDHOLE STAMPED CITY OF PHOENIX, ACCEPTED AS THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST FROM WHICH A FOUND MONUMENT CAP IN HANDHOLE STAMPED CITY OF PHOENIX, ACCEPTED AS THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST, THEREOF BEARS N89°01'35"E A DISTANCE OF 2666.57 FEET;

THENCE, N89°01'35"E A DISTANCE OF 776.93 FEET;

THENCE, LEAVING SAID NORTH LINE OF SAID SECTION 21, S00°00'00"E A DISTANCE OF 2671.24 FEET THE **POINT OF BEGINNING**;

THENCE, N89°00'05"E A DISTANCE OF 1125.00 FEET;

THENCE, S00°59'55"E A DISTANCE OF 375.00 FEET;

THENCE, N89°00'05"E A DISTANCE OF 838.27 FEET;

THENCE, S04°42'54"E A DISTANCE OF 459.05 FEET;

THENCE, N88°15'36"W A DISTANCE OF 1995.30 FEET;

THENCE, N00°59'55"W A DISTANCE OF 737.76 FEET TO THE **POINT OF BEGINNING**.

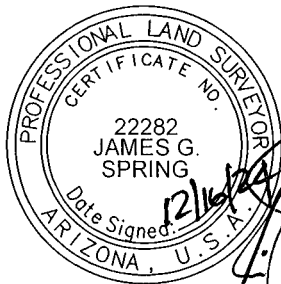
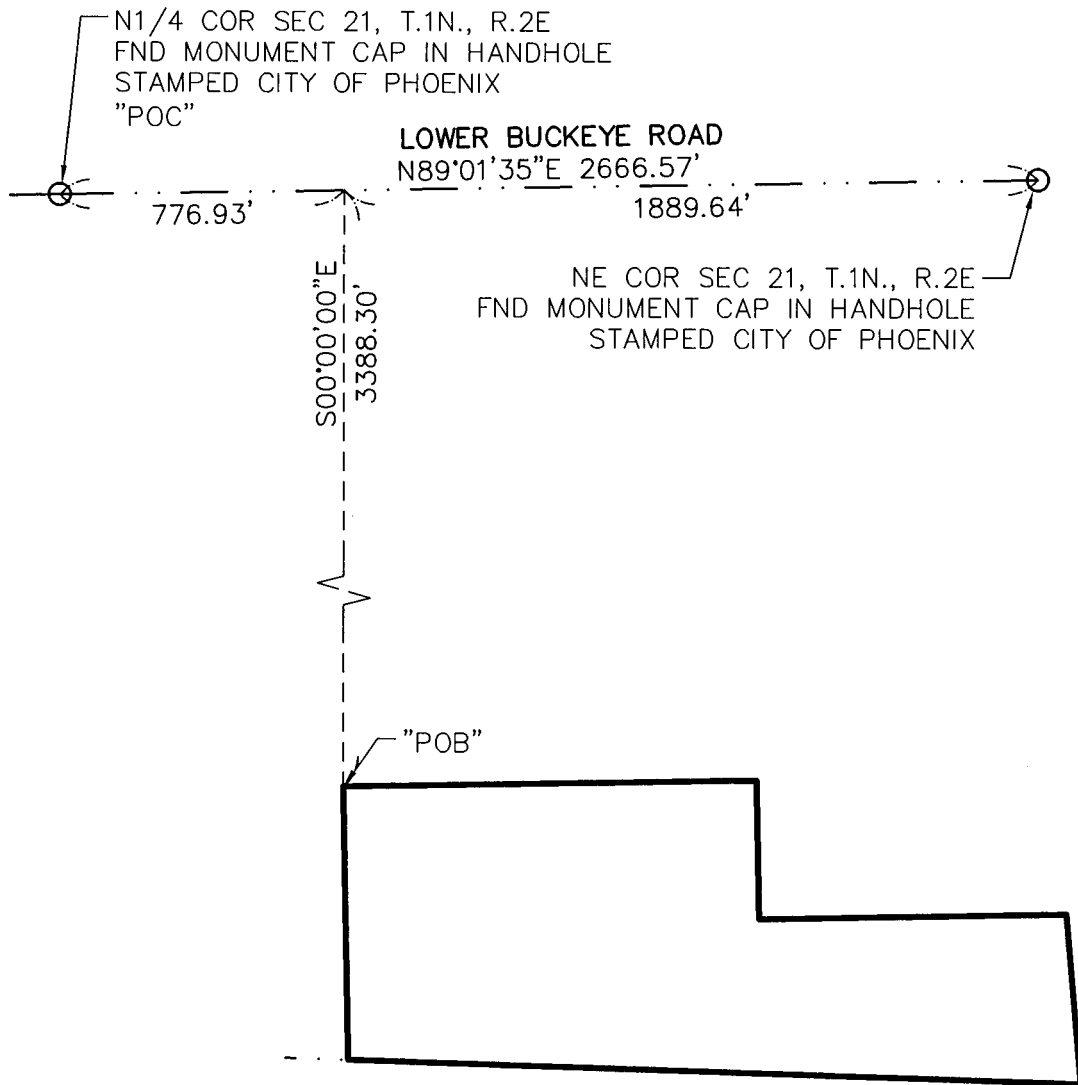
THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 1,233,037 SQUARE FEET OR 28.31 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:

ATWELL, LLC  
4700 E. SOUTHERN AVENUE  
MESA, ARIZONA 85206  
PROJECT NO. 23001757  
DATE DECEMBER 5TH, 2024





Scale: 1"=500'

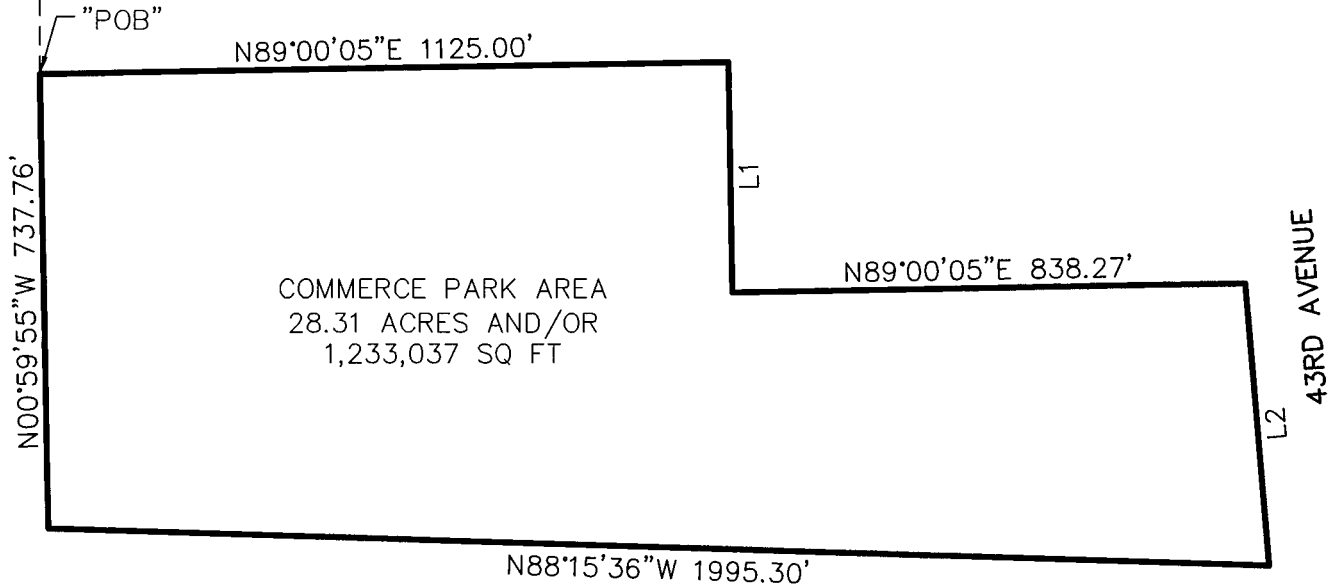
JOB NO. 23001775 PRODUCT TYPE: EX DATE: 12-5-2024

SHEET 2 OF 3



EXHIBIT "A"  
 AZ MATERIALS PROPERTIES LLC  
 LAND USE EXHIBIT-COMMERCIAL/  
 RESIDENTIAL 15+/COMMERCE PARK AREA  
 CITY OF PHOENIX, ARIZONA

ARIZONA MATERIALS PROPERTIES LLC  
APN 104-61-002E



KILGORE COMPANIES LLC  
APN 104-61-003

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°59'55"E	375.00'
L2	S04°42'54"E	459.05'



Scale: 1"=300'



JOB NO. 23001775 PRODUCT TYPE: EX DATE: 12-5-2024

SHEET 3 OF 3



EXHIBIT "A"  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-COMMERCIAL/  
RESIDENTIAL 15+/COMMERCE PARK AREA  
CITY OF PHOENIX, ARIZONA





ONE COMPANY.  
INFINITE SOLUTIONS.

**LEGAL DESCRIPTION  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-OPEN SPACE  
CITY OF PHOENIX  
MARICOPA COUNTY, ARIZONA**

**LOCATED WITHIN A PORTION OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.**

**MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A FOUND MONUMENT CAP IN HANDHOLE STAMPED CITY OF PHOENIX, ACCEPTED AS THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST FROM WHICH A FOUND MONUMENT CAP IN HANDHOLE STAMPED CITY OF PHOENIX, ACCEPTED AS THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST, THEREOF BEARS N89°01'43"E A DISTANCE OF 2666.24 FEET;**

THENCE, N89°01'43"E A DISTANCE OF 1465.98 FEET;

THENCE, LEAVING SAID NORTH LINE OF SAID SECTION 21, S00°00'00"E A DISTANCE OF 4030.69 FEET THE **POINT OF BEGINNING;**

THENCE, N69°04'37"E A DISTANCE OF 316.39 FEET;

THENCE, N56°58'41"E A DISTANCE OF 412.33 FEET;

THENCE, N61°54'13"E A DISTANCE OF 64.61 FEET;

THENCE, N89°00'05"E A DISTANCE OF 71.73 FEET;

THENCE, S60°25'55"E A DISTANCE OF 483.18 FEET;

THENCE, S75°22'42"E A DISTANCE OF 406.78 FEET;

THENCE, S77°09'46"E A DISTANCE OF 403.13 FEET;

THENCE, N88°13'24"W A DISTANCE OF 1977.83 FEET TO THE **POINT OF BEGINNING.**

**THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 331,726 SQUARE FEET OR 7.61 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE**

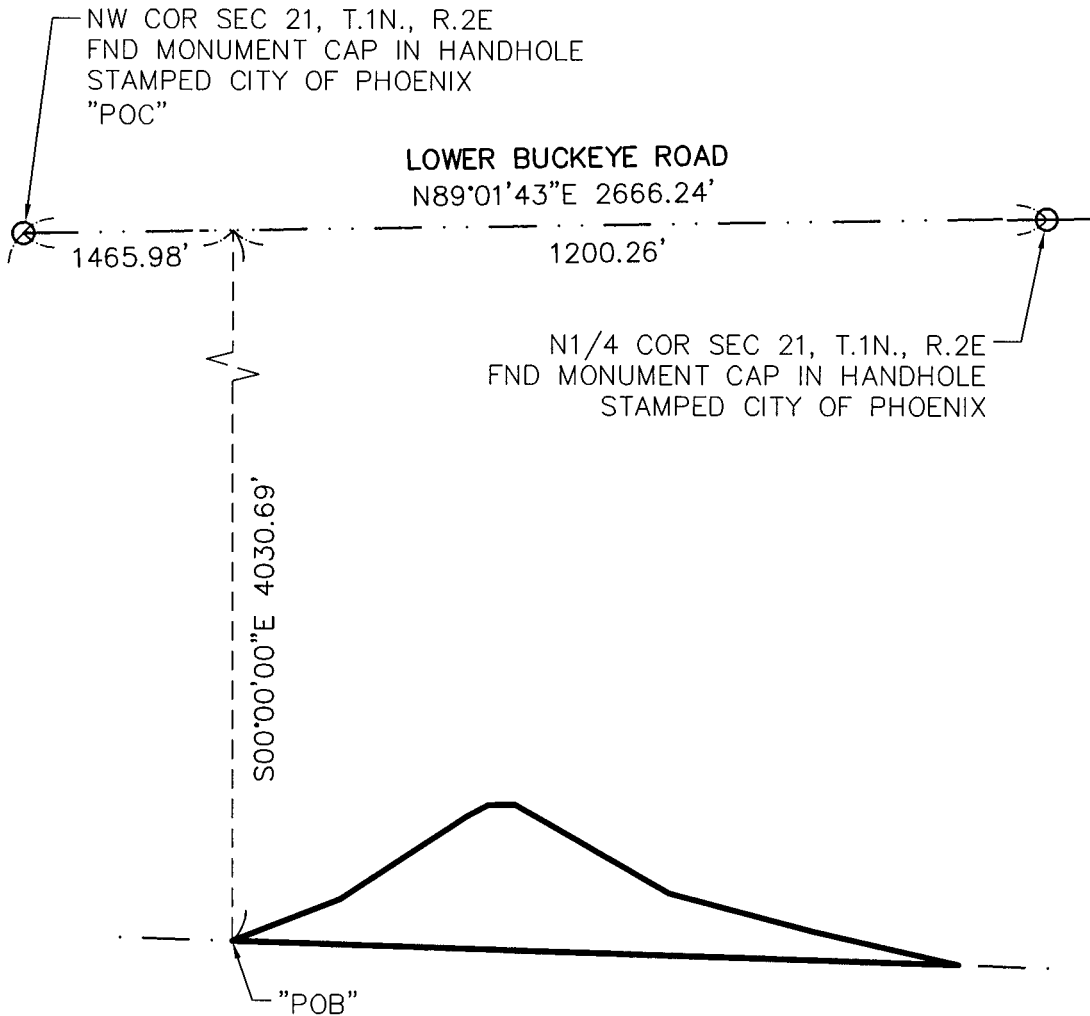


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PREPARED BY:  
ATWELL, LLC  
4700 E. SOUTHERN AVENUE  
MESA, ARIZONA 85206  
PROJECT NO. 23001757  
DATE DECEMBER 5TH, 2024





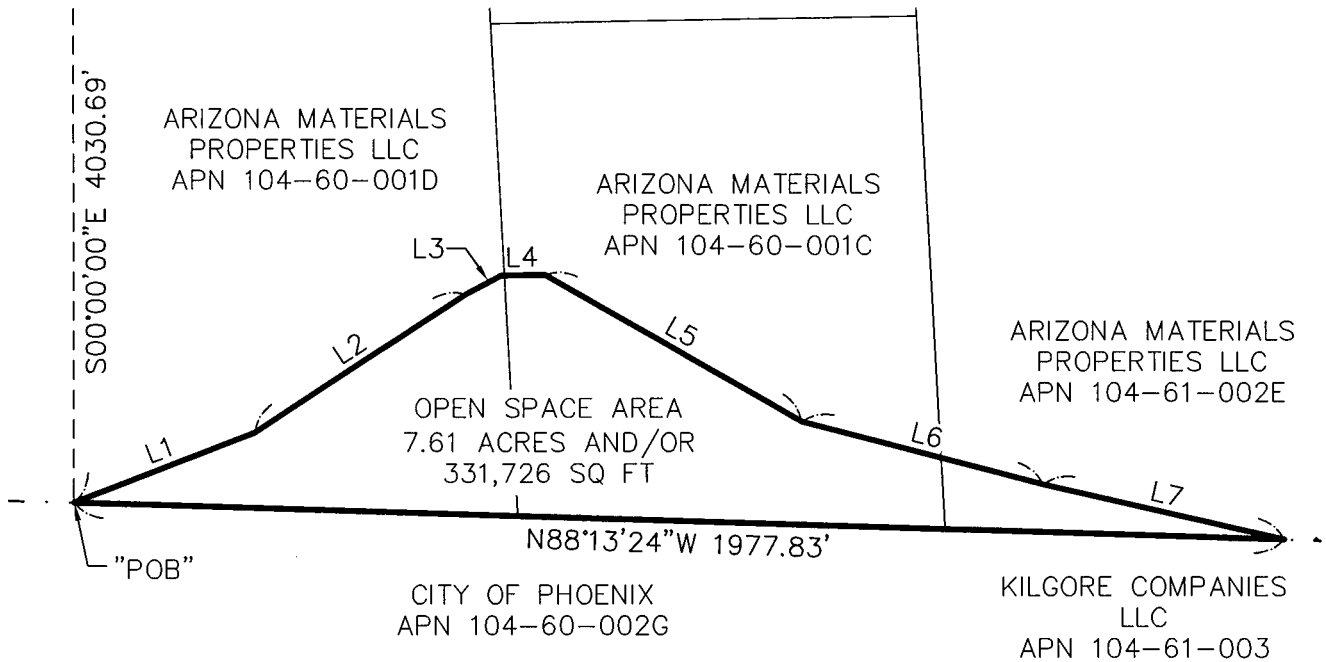
Scale: 1"=500'

JOB NO. 23001775 PRODUCT TYPE: EX DATE: 12-5-2024

SHEET 3 OF 4



EXHIBIT "A"  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-OPEN SPACE  
CITY OF PHOENIX, ARIZONA



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N69°04'37"E	316.39'
L2	N56°58'41"E	412.33'
L3	N61°54'13"E	64.61'
L4	N89°00'05"E	71.73'
L5	S60°25'55"E	483.18'
L6	S75°22'42"E	406.78'
L7	S77°09'46"E	403.13'



Scale: 1"=300'

JOB NO. 23001775 PRODUCT TYPE: EX DATE: 12-5-2024

SHEET 4 OF 4



EXHIBIT "A"  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-OPEN SPACE  
CITY OF PHOENIX, ARIZONA



ONE COMPANY.  
INFINITE SOLUTIONS.

**LEGAL DESCRIPTION  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-PROPOSED COMMERCIAL AREA  
CITY OF PHOENIX  
MARICOPA COUNTY, ARIZONA**

**LOCATED WITHIN A PORTION OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.**

**MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A FOUND MONUMENT CAP IN HANDHOLE STAMPED CITY OF PHOENIX, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST FROM WHICH A FOUND MONUMENT CAP IN HANDHOLE STAMPED CITY OF PHOENIX, ACCEPTED AS THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST, THEREOF BEARS N00°07'12"E A DISTANCE OF 2640.03 FEET;**

**THENCE, LEAVING SAID WEST LINE OF SAID SECTION 21, N89°00'00"E A DISTANCE OF 72.03 FEET THE POINT OF BEGINNING;**

THENCE, N89°00'00"E A DISTANCE OF 363.63 FEET;

THENCE, S00°59'55"E A DISTANCE OF 1342.22 FEET;

THENCE, N88°12'54"W A DISTANCE OF 162.45 FEET;

THENCE, N00°08'47"E A DISTANCE OF 490.20 FEET;

THENCE, N88°12'54"W A DISTANCE OF 217.18 FEET;

THENCE, N02°12'12"W A DISTANCE OF 192.86 FEET;

THENCE, N00°08'47"E A DISTANCE OF 290.80 FEET;

THENCE, N89°51'13"W A DISTANCE OF 10.00 FEET;

THENCE, N00°08'47"E A DISTANCE OF 316.05 FEET;

THENCE, N41°20'10"E A DISTANCE OF 10.65 FEET;

THENCE, N00°08'47"E A DISTANCE OF 26.07 FEET TO THE **POINT OF BEGINNING.**



ONE COMPANY.  
INFINITE SOLUTIONS.

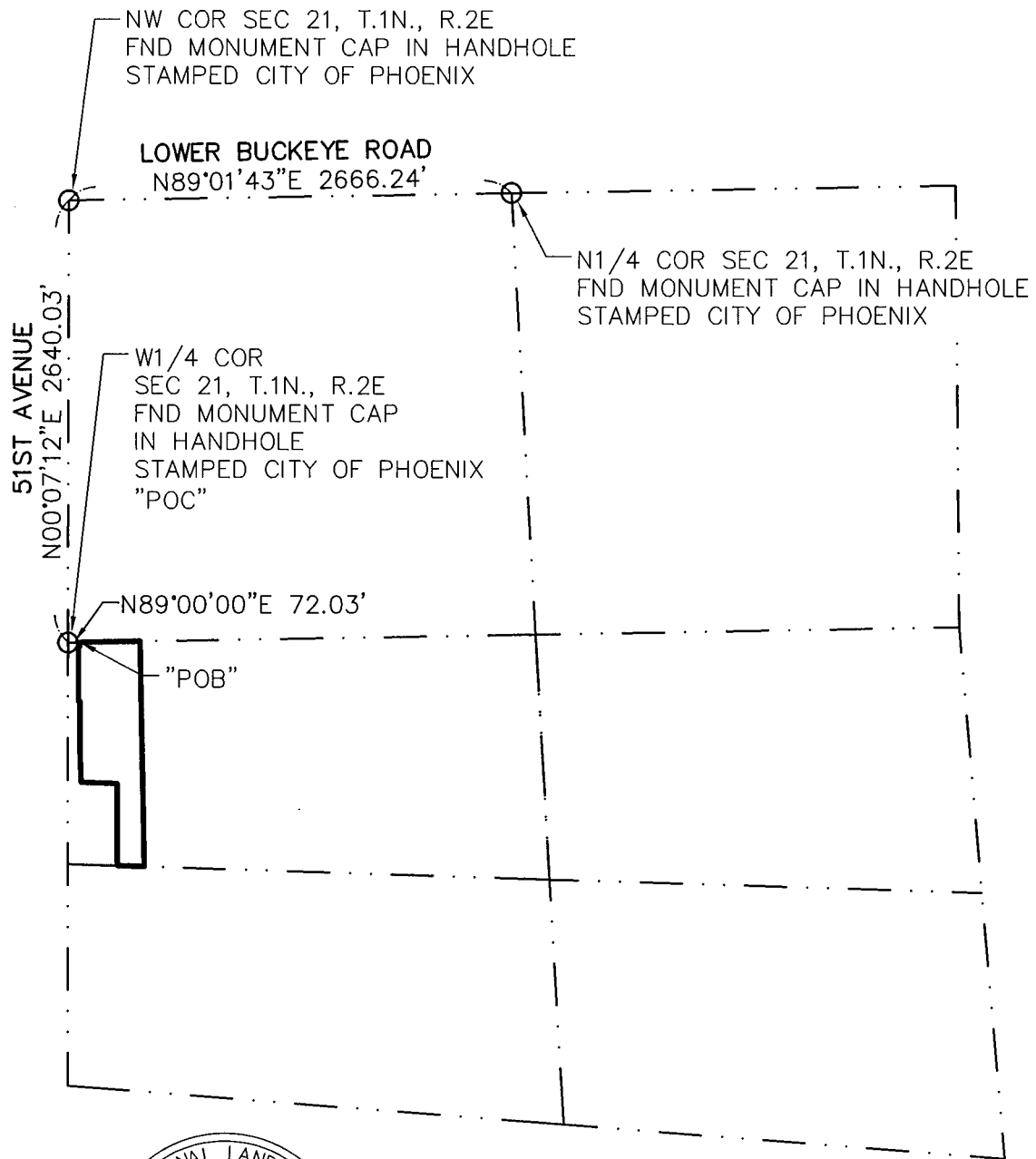
THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 390,646 SQUARE FEET OR 8.97 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

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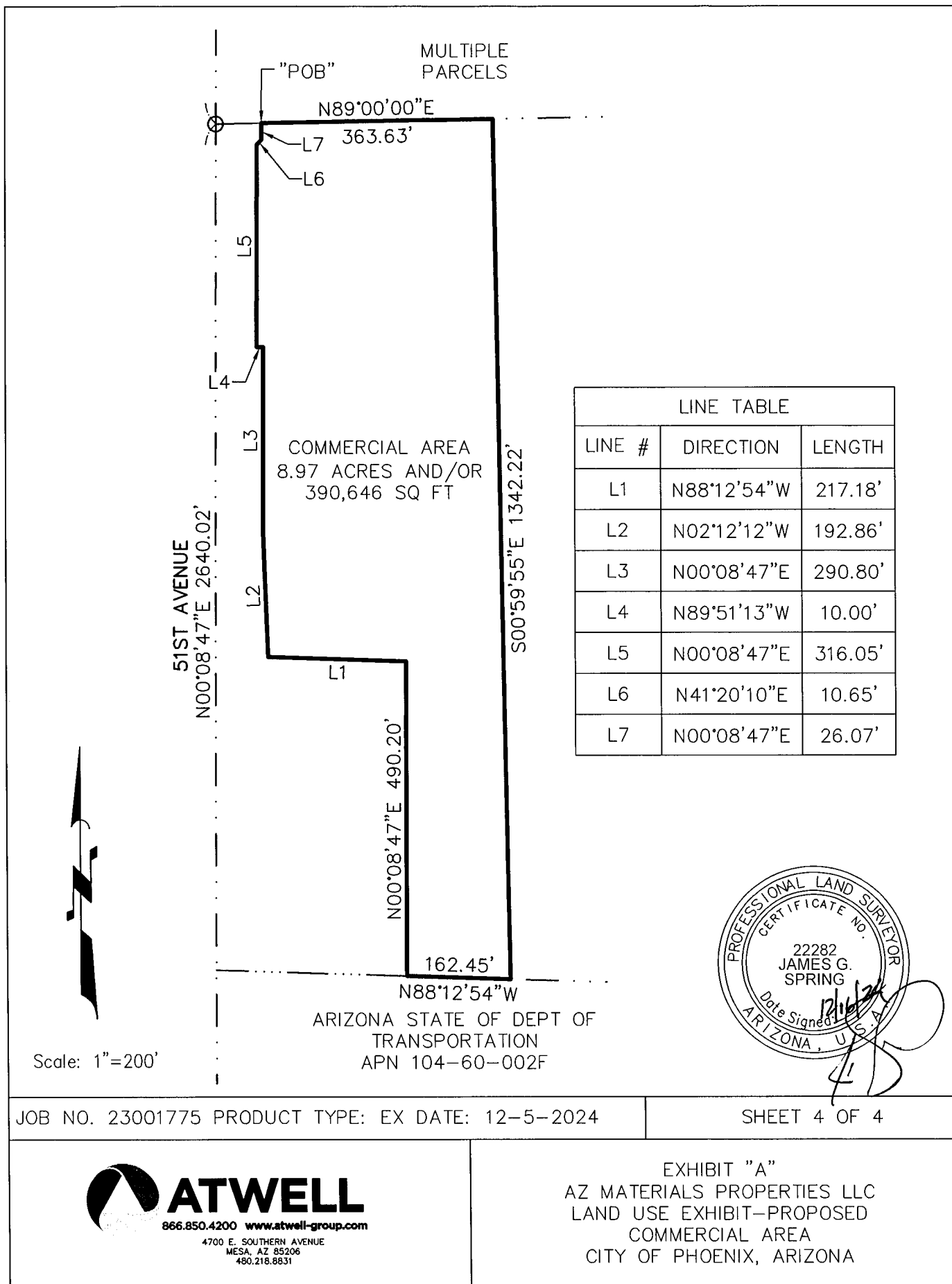
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JOB NO. 23001775 PRODUCT TYPE: EX DATE: 12-5-2024

SHEET 3 OF 4



EXHIBIT "A"  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-PROPOSED  
COMMERCIAL AREA  
CITY OF PHOENIX, ARIZONA



JOB NO. 23001775 PRODUCT TYPE: EX DATE: 12-5-2024

SHEET 4 OF 4



EXHIBIT "A"  
AZ MATERIALS PROPERTIES LLC  
LAND USE EXHIBIT-PROPOSED  
COMMERCIAL AREA  
CITY OF PHOENIX, ARIZONA