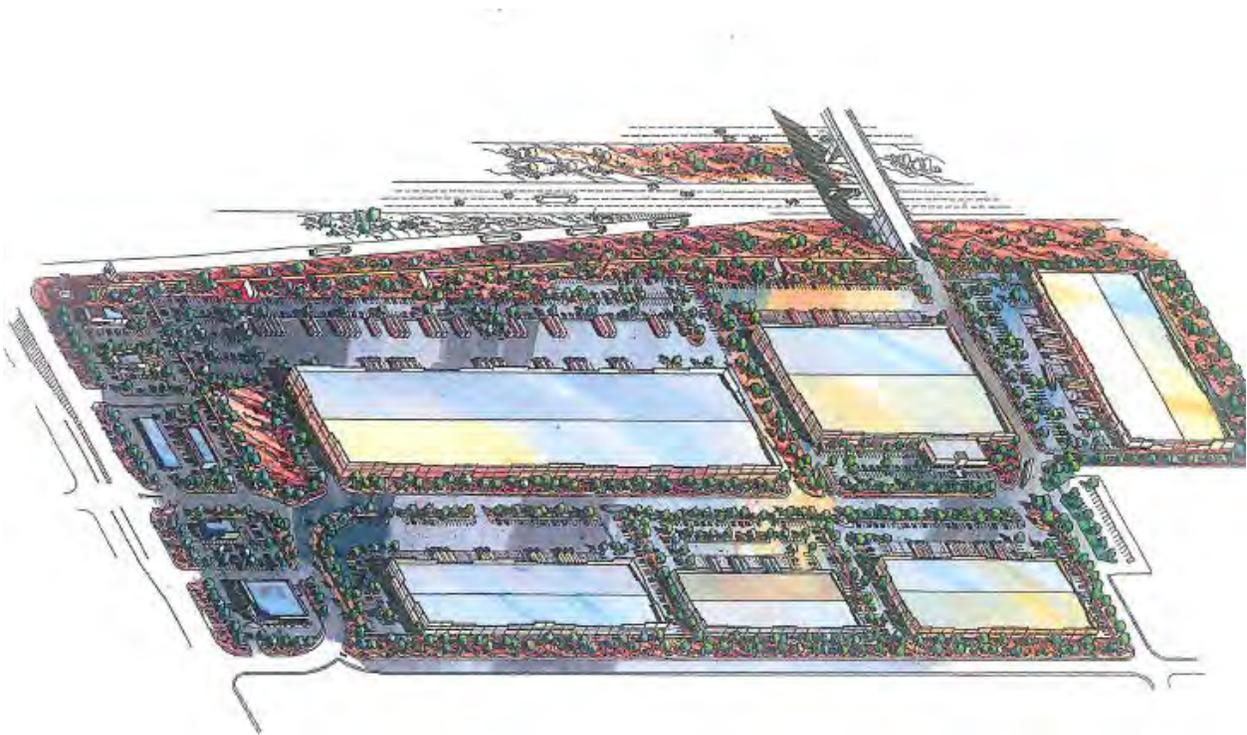


ESTRELLA VISTA COMMERCE PARK

**REZONE REQUEST FROM CP/GCP AND R-3 TO PLANNED UNIT DEVELOPMENT
CASE NO: Z-20-13**

1ST Submitted May 6, 2013

Resubmitted August 30, 2013



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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 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 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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A. PURPOSE AND INTENT

Project Overview and Goals

Estrella Vista Commerce Park is a property of approximately 85 acres located on the south side of the I-10 Freeway between 67th and 63rd Avenues. Its size and freeway orientation result in an opportunity for infill development that provides substantial employment and generates economic activity on a large scale. Conceptually, the project will offer retail convenience services along 67th Avenue with small to large retail, distribution, warehouse, wholesale, and assembly operations within the interior. At the same time, this is an infill project with existing residential, school, and park uses adjacent to the project perimeter. As a consequence the project must be context-sensitive, providing large buffers, diverting truck traffic away from homes and schools, and providing pedestrian connectivity where appropriate.

Overall Design Concept

- To promote an aesthetically pleasing campus with appropriate consideration given to building materials, design and site layout.
- Establish a commerce/ business park with a presence along the I-10 freeway with distribution facilities and showrooms.
- Respect agreements with surrounding neighborhoods as to buffers, setbacks, street design, and building height.
- To promote neighborhood stability by diverting truck traffic away from homes and schools, and by providing pedestrian connections to Sunridge Elementary School and Sunridge Park
- Provide convenience retail services along 67th Avenue to serve the industrial park, the public, and the surrounding neighborhoods.
- Provide a significant spatial and landscape buffer between the campus and adjacent residential districts to reduce any perceived negative impacts between dissimilar land uses.

B. LAND USE PLAN

Vehicular Access

67th Avenue provides access into the campus at Latham Street and an intersection with Roosevelt Street. These streets converge at a single interior point as Roosevelt Street realigns north to the Latham alignment, and Roosevelt Street continues southeast as an exclusively residential street segment. This creates a buffer between the more intense uses in Estrella Vista Commerce Park and the residential areas south of the Roosevelt alignment. It also diverts truck traffic away from Sunridge Elementary School and Sunridge Park. The School District has also requested the developer abandon 63rd Avenue between Latham and Roosevelt streets to further reduce traffic adjacent to Sunridge School. The proposed street widths within the PUD are depicted in the Appendix in the section entitled Thematic Street Cross Sections, and reflect the approved final plat of Estrella Vista Commerce Park.

Landscape Design

A key component of the site design is to provide a landscape buffer between Estrella Vista and adjacent homes. The buffer also will offer pedestrian connections to Sunridge School and Sunridge Park via a sidewalk along the north side of Roosevelt Street, helping to maintain a unified and cohesive neighborhood. In addition to landscaping on the north side of Roosevelt Street resulting from the realignment there will be a 50-foot building and landscape setback imposed along Roosevelt Street on lots east of 66th Drive. The landscaping and setback will provide a significant buffer to the homes south of Roosevelt Street and a neighborhood amenity. Plant materials will be indigenous or low water use plants and will contain trees that will, in time, provide shade and a visual screen from the south.

To the north, adjacent to the I-10 Freeway and Arizona Department of Transportation (“ADOT”) property, a smaller landscape setback is proposed. A tall berm on ADOT property blocks any view from the freeway. The area in question cannot be seen from outside the site and landscaping there would be difficult to maintain. In addition, vegetation there would create a security issue by providing hiding places for unsavory activities.

In the case of the internal streets, most of the right of way is taken by street improvements to accommodate the expected truck traffic and streetscape planting will be limited.

The concept is to concentrate the landscaping to the south and east where it buffers and enhances the surrounding residential neighborhood with targeted landscaping on the interior focused on locations where it can be most effective. These strategies will enhance the livability of the neighborhood while accommodating infill development that offers the public significant financial benefit in terms of jobs and sales taxes.

Use Categories

In general, the uses that will be allowed are based on the C-2 (Intermediate Commercial) and CP/GCP (Commerce Park General Option) zoning districts. These provide for a broad range of retail, service, warehouse, wholesale, and assembly activities. Living Spaces, a furniture showroom and warehouse facility with a combined floor area of approximately 437,000 square feet, will be located in the interior of the project in Phase 1. Phase 1 will also include retail pads along 67th Avenue. Future phases will be improved based on the demand for space. It is expected the future phases will be comprised largely of warehouse, wholesale, and distribution facilities. A complete list of permitted uses is reflected on Exhibit F-1.

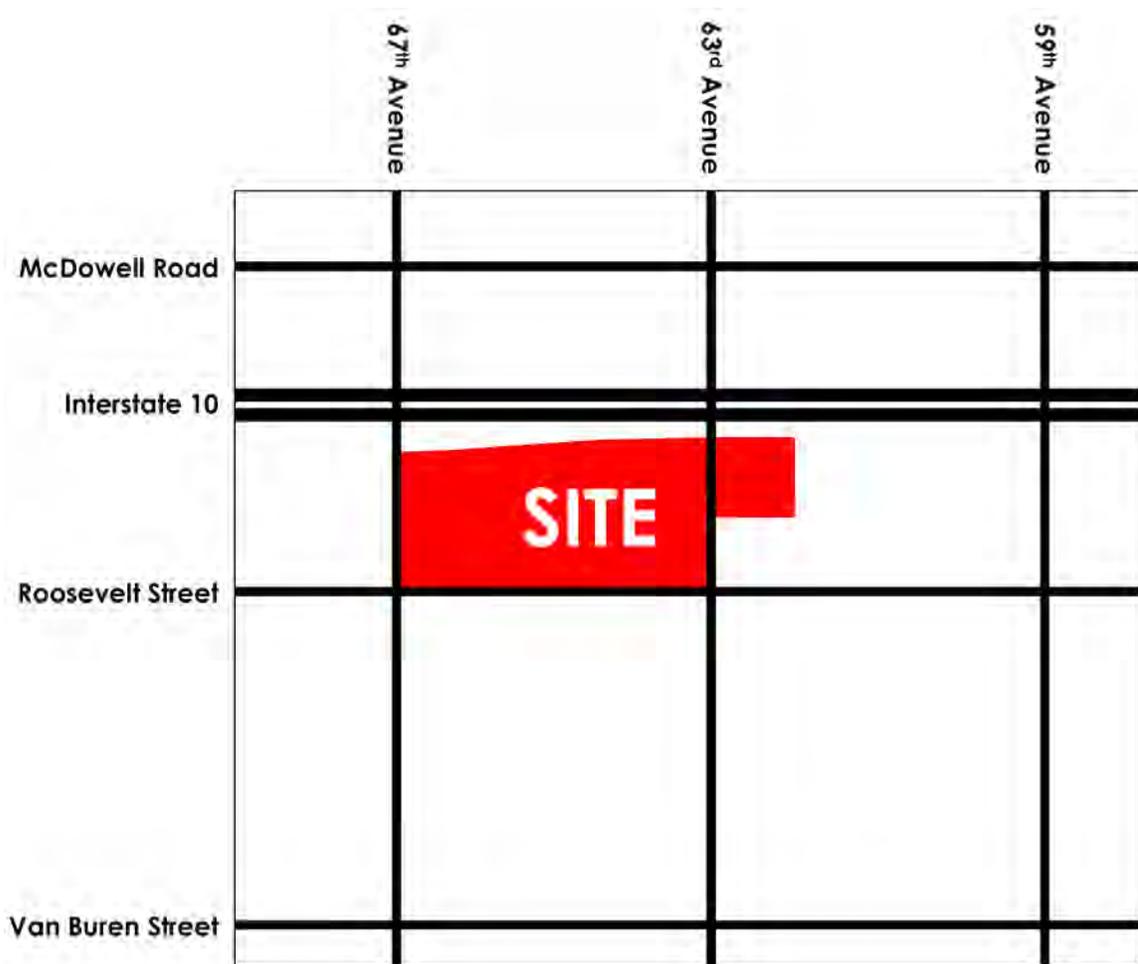
The conceptual site plan is located on the following page.

C. SITE CONDITIONS AND LOCATION

The site is a vacant parcel of approximately 85 net acres. The land is virtually flat, with no significant topographic features or major watercourses. Estrella Vista is located in the Estrella Village, and is surrounded by a variety of uses including single-family homes, Sunridge School, Sunridge Park, the I-10 Papago Freeway, Danny’s Car/Truck Wash, and the Flying J Truck Stop.

Exhibit C-1 below illustrates the site location.

EXHIBIT C-1



The site’s relationship to its surroundings is illustrated by the following tables:

TABLE C-1

<i>Surrounding Land Uses</i>	
<i>North</i>	<i>I-10 Freeway/Multifamily</i>
<i>South (Roosevelt street)</i>	<i>Single family homes</i>
<i>West</i>	<i>Flying J truck stop, Danny's Truck Wash</i>
<i>East</i>	<i>Elementary School, Park, Homes</i>

Surrounding Zoning Districts

TABLE C-2

<i>Surrounding Zoning Districts</i>	
<i>North</i>	<i>C-2, R4-A</i>
<i>South</i>	<i>R 1-6</i>
<i>East</i>	<i>R 1-6</i>
<i>West</i>	<i>A-1</i>

D. GENERAL PLAN CONFORMANCE

The City of Phoenix General Plan Land Use Designation for the Property is a combination of Commercial and Residential 3.5-5, Residential 5-10, and Residential 15+. A General Plan Amendment seeking a change to Commerce/Business Park will accompany this rezone request. As set forth in the following subsections, the proposed Planned Unit Development rezone request is consistent and compatible with many of the goals and objectives outlined in the General and Land Use Plans, as well as the current zoning designation for most of the property.

The surrounding properties to the north, south, east and west are designated on the Land Use Plan as single-family residential (3.5 to 5 dwelling units per acre), multi-family, and industrial as shown in Table D.1.

TABLE D-1

<i>Surrounding Land Use Designations</i>	
<i>North</i>	<i>Residential 15+</i>
<i>South (of Roosevelt Street)</i>	<i>Residential 3.5-5 DUAC</i>
<i>West (Across 67th Avenue)</i>	<i>Industrial</i>
<i>East</i>	<i>Residential 3.5-5 DUAC</i>

The General Plan recognizes the need to promote strong, healthy neighborhoods and to preserve their unique character, while encouraging development that is sensitive to the scale and character of the surrounding neighborhoods. Typically, this is accomplished by incorporating appropriate development standards, such as landscaping, screening and setbacks, to mitigate any negative impacts where disparate land uses are adjoining. The following outlines the relationship between the requested rezone change and the City of Phoenix General Plan. The General Plan Elements seek to promote comprehensive direction for the growth, conservation and development of all physical aspects of the City. The proposed rezone meets or exceeds the following goals outlined in the General Plan:

Growth Area Element

Goal 1 – Growth: Maintain a **high quality of life** and economically healthy community.

The rezoning request supports a high quality of life by supporting a stronger linkage between existing homes, Sunridge Elementary School, and Sunridge Park. Further, the proposed rezoning request recognizes the desired scale and land use classification of the adjacent residential properties by utilizing intense buffering techniques, which include sizeable setbacks, extensive landscaping and perimeter treatment, inward orientation with frontage on Latham Street, and extra deep lots.

The economic health of the community is bolstered by the development of a new commerce park with hundreds of new jobs and retail sales projected to exceed \$ 75,000,000 per year in Phase 1 alone.

Land Use Element

The following outlines the relationship between the requested rezoning, the surrounding land uses and the City of Phoenix General Land Use Plan Element. “The Land Use Element” recommends how “Phoenix should grow within its boundaries to have a rational urban form (the urban village model), promote infill and **be compatible with its neighbors.**” In addition, urban form and the Village Model are integral to the General Plan and zoning relationship:

Goal 1 – Urban Form: Growth should be structured into a series of urban villages characterized by the five components of the urban village model: core, neighborhoods, community service areas, regional service areas and open space.

The Principles:

- **Promoting the uniqueness of each village:** celebrating the lifestyle and character, the unique identity of each village with its history, patterns of development, types of open space, public facilities, and types of development from large lot and rural to mixed-use and urban.
- **Preserving and enhancing the quality of life in each village:** protecting the historic character, unique amenities, open spaces, public facilities, and neighborhoods, and ensuring compatible new development.
- **Providing for a majority of resident needs within the village:** allowing residents the opportunity to live, work, play, shop, to receive health care and social services within their villages conveniently, and to access these activities by a multi-modal transportation system.

Urban Village Model: Neighborhoods

Neighborhoods: “The neighborhood component of the urban village model recognizes the importance of residential areas as the major land use in each village. Its goal is to preserve and enhance existing neighborhoods and create strong and viable new neighborhoods.”

- **Policy No. 2:** Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design and appearance.

Policy No. 6: Ensure that neighborhoods have reasonable access to basic neighborhood support services.

E. ZONING AND LAND USE COMPATIBILITY

The Property is currently zoned City of Phoenix CP/GCP (Commerce Park General Option) and R-3 (Multiple Family Residence District). Surrounding zoning is mixed, with R1-6 (Single Family Residence District) on adjacent property south and east and A-1 (Light Industrial) to the west (see diagram below). This variety is reflected in the adjacent uses, which include homes, an elementary school, a city park, a truck stop, and a car and truck wash.. The subject property is located in Estrella Village, and is not within the Village Core or an overlay zoning district. As previously mentioned, this is a vacant infill site. It is suitable for commercial and light industrial use, and in so doing care must be exercised to avoid negative impacts on surrounding land uses.

The PUD employs a variety of perimeter landscape treatments, setbacks, and street realignment to ensure compatibility with adjacent properties. These are more completely described in section G of this Narrative.

EXHIBIT E-1 EXISTING ZONING

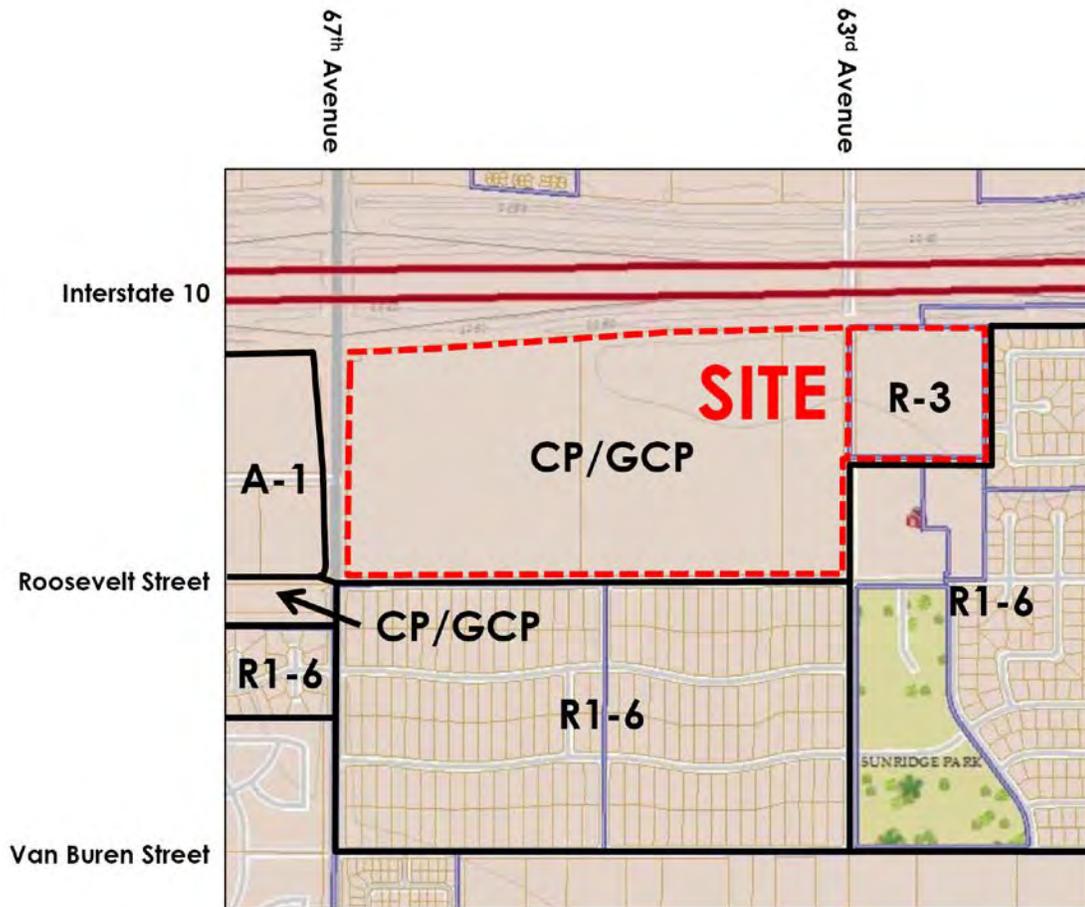
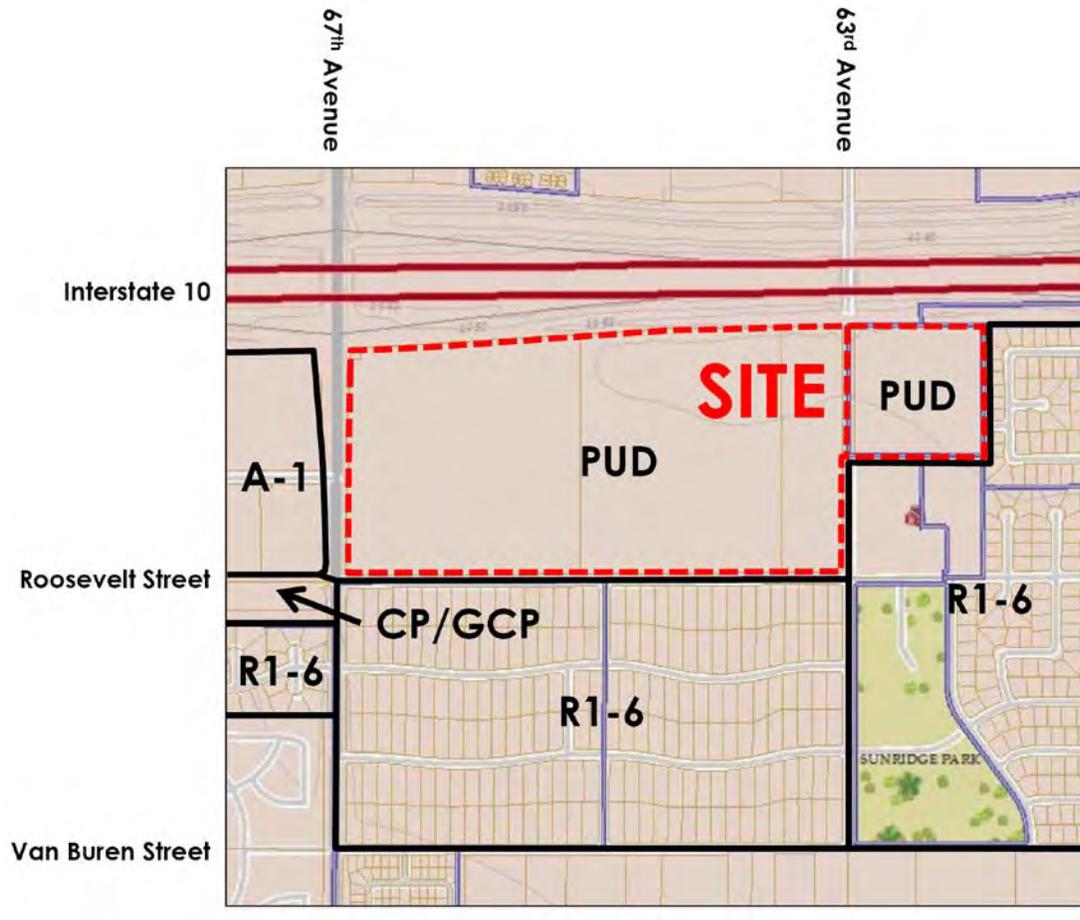


EXHIBIT E-2 PROPOSED ZONING



F. LIST OF USES

Permitted uses. Within the PUD no building, structure, or use shall be made of land for any purpose other than any one of the following, provided that any such use shall meet the standards as set forth in this section: Uses and storage shall be conducted within a completely enclosed building except as specified herein.

1. Agricultural Implements, Distributions and Display, Retail and Wholesale Sales
2. Ambulance Service Office
3. Antiques, Wholesale
4. Architects' Supplies
5. Artificial Limbs, Braces, Sales
6. Artist's Materials and Supplies, Wholesale
7. Assayers (See "Laboratory")
8. Assembly Halls and Banquet Halls.
 - a. Any Assembly Hall or banquet hall of 25,000 square feet or less in gross floor area shall be permitted only upon securing a use permit pursuant to Section 307.
 - b. Outdoor uses shall be permitted only upon securing a use permit pursuant to Section 307.
9. Auctioneers' Auditorium, for Antiques, Fine Arts and Furniture, subject to a Use Permit.
10. Automobile Parts and Supplies, New Retail and Wholesale
11. Auto Seat Covers and Trim Shop
12. Automobile Service Station which may include as accessory uses: sales and installation of tires, batteries, hoses and belts; oil changes; lubes minor tuneups, and compression natural gas sales. Service bays shall not open toward an adjacent public street or a residential district.
13. Bakers and Baked Goods, Manufacturing, Wholesale and Storage Bakeries, food packaging and freezing, including milk and ice cream plants, but excluding canneries, slaughtering, processing and packaging of meat.
14. Balls and Bearings, Retail and Wholesale Sales
15. Bank Vault Storage, subject to a Use Permit
16. Barber and beauty shop.
17. Barbers' Supplies, Retail and Wholesale
18. Bathroom Accessories, Display, Retail and Wholesale Sales
19. Beauty Shop. Massage Therapy, performed by a licensed massage therapist, is permitted as an accessory use.
20. Beauty Shop Equipment, Retail, and Wholesale Sales, and Distribution
21. Beer, Ale and Wine Distributor, Wholesale and Storage (no bottling)
22. Beverages, Wholesale and Storage (no bottling)
23. Bingo
24. Biomedical and Medical Research Office and/or Laboratory
25. Blood Banks and Blood Plasma Centers as a primary use
26. Blueprinting
27. Boats, Retail Sales
28. Bookbinders, Commercial
29. Bowling Alleys
30. Brushes, Retail and Wholesale Sales

31. Building Materials, Retail Sales Only
32. Burglar Alarm Equipment Sales and Service
33. Burglar Alarm Watching Service
34. Business Machines, Distribution Retail and Wholesale Sales, Repair and Service, and Storage
35. Butchers' Supplies, Retail and Wholesale
36. Candy, Wholesale Distribution and Manufacturing
37. Carpet, Rug and Furniture Cleaners All activity except loading and unloading restricted to a closed building.
 - a. All solvents, shampoos, detergents and other agents shall be non-combustible and non-explosive, and shall require approval of the City Fire Marshall, and same shall not emit odors beyond the zoned lot boundaries.
 - b. Only hand portable machinery shall be permitted.
38. Car Wash, which may be in an open building subject to a use permit.
39. Chemicals and Drugs, Storage and Distribution
40. Cigarette Service
41. Cigars, Wholesale and Storage
42. Cleaning and Dyeing Plants Clothing, Wholesale and Distribution
43. Coffee, Wholesale and Storage, no roasting
44. Coin Machines, Rental and Service
45. Commercial schools
46. Compression Natural Gas (CNG) Retail Sales, as primary use or a use accessory to automobile service stations
47. Contractors Equipment and Supplies, Retail and Wholesale Sales
48. Contractors' Office with Inside Storage of Materials Only
49. Conveyors, Retail and Wholesale Sales
50. Curios, Wholesale
51. Day Care and Pre-School
52. Dental Laboratories
53. Dental Supplies, Retail and Wholesale
54. Diaper Supply Service
55. Dolls, Repairing
56. Draperies, Manufacturing
57. Drawing Materials, Retail Sales and Wholesale
58. Drugs, Wholesale and Storage
59. Dry Goods, Wholesale and Storage
60. Egg, Storage and Processing
61. Electric Equipment, Retail and Wholesale Sales and Repair
62. Engravers
63. Environmental remediation facility.
64. Exhibition Hall
65. Facilities and storage incidental to construction project and located on the project site.
66. Family Game Center
67. Farm Implements and Machinery, Retail and Wholesale Sales including outdoor display and storage
68. Feed, Retail and Sales Office
69. Fire Protection Equipment and Supplies, Retail and Wholesale Sales and Service

70. Floor Coverings, Retail and Wholesale
71. Florist, Wholesale
72. Frozen Foods, Wholesale, Storage and Distribution
73. Furs, Custom Cleaning, Storage
74. Garage Equipment, Retail Sales
75. Garage, Repair, not Body and Fender Shops
76. Garages, Public
77. Gas Regulating Equipment, Sales and Service
78. Glass Shops, Custom
79. Guns, Retail Sales and/or Repairs, excluding loading of ammunition.
80. Gymnasiums, Private or Commercial
81. Hospital, including blood bank and plasma center as an accessory use
82. Hotel Equipment, Supplies, Retail and Wholesale Sales
83. Hotel or Motel
84. Janitors' Supplies, Storage and Warehouse
85. Jewelers, Manufacturing
86. Jewelers, Wholesale
87. Kiddieland
88. Laboratories, Testing and Research
89. Large scale retail, in excess of 100,000 gross square feet
90. Laundry
91. Laundry Equipment and Supplies
92. Lawn furniture, New, Sales, including outdoor display
93. Lawn Mower Repair Shops
94. Leather Goods: Repairing, Sales, Custom or Handicraft Manufacturing
95. Linen Supply Laundry Service
96. Lithographers
97. Liquor, Storage and Wholesale
98. Lockers, Food Storage
99. Locksmiths' Repair Shops
100. Machinery Dealers, Retail Sales and Showrooms, including outdoor display and storage
101. Machinery Rental
102. Manufacturing or assembly of finished products or subassemblies so long as the primary use of the property is not the basic processing and compounding of raw materials or food products, except as otherwise provided in this section.
103. Medical and dental laboratories.
104. Medical Supplies, Retail and Wholesale Sales and Rentals
105. Milliners, Wholesale and Manufacturing
106. Millinery and Artificial Flower Making
107. Milling Equipment. Showrooms, Retail and Wholesale Sales
108. Mimeographing and Multigraphing, Commercial
109. Mineral Water Distillation and Bottling
110. Miniature Golf
111. Mirrors, Resilvering; Custom Work
112. Monuments, Retail Sales and Display
113. Mortuary
114. Motion Picture Equipment, Retail and Wholesale Sales and Display
115. Motion picture production and television broadcast studios.

- 116. Motion Picture Theatres
- 117. Motorcycles, Repairing and Sales
- 118. Moving and Storage
- 119. Musical Instruments, Repairing, Retail and Wholesale Sales
- 120. Music Studios
- 121. News Dealers
- 122. News Service
- 123. Newspaper Printing
- 124. Novelties, Wholesale
- 125. Offices for administrative, clerical or sale services
- 126. Offices for professional use
- 127. Office Service: Stenographic Services, Letter Preparation, Addressing and Mailing, Duplicating, Multigraphing, Machine Tabulation, Research and Statistical
- 128. Off-premise advertising structure
- 129. Oil Burners, Retail and Wholesale Sales and Repairs
- 130. Optical Goods, Manufacturing and Sales
- 131. Orthopedic Appliance, Manufacturing and Sales
- 132. Outside Retail Food Sales as an accessory use to a general retailer subject to the following limitation:

A use permit shall be obtained in accordance with the standards and procedures of Section 307.

- 133. Outdoor storage which shall be screened with a solid fence or continuous evergreen plantings. Such storage shall be no higher than twelve feet.
- 134. Painters' Equipment and Supplies Shops, Wholesale and Storage
- 135. Parking Lot, Commercial, Subject to Provisions of Section 702
- 136. Parking structures.
- 137. Pawn Shop. Subject to the following limitations:
 - a. A use permit shall be obtained subject to the standards and procedures of Section 307.
 - b. The exterior walls of the building in which the use is located shall be at least five hundred (500) feet from a residential zoning district line.
- 138. Pet care facility subject to the following limitations:
 - a. Animal housing units shall be constructed so as not to allow for direct, unaccompanied access by animals to the outside areas of the buildings.
 - b. Animals must be accompanied by a facility employee at all times when outside building. All walks and exercise periods must take place on facility grounds.
 - c. When located adjacent to a residential district, every building and every outdoor dog exercise run shall be set back at least fifty feet from any lot line abutting such residential district.
 - d. A solid masonry wall or fence seven feet in height shall be constructed along the property line in both the rear and side yards.

- e. Solid waste shall be removed from outdoor exercise areas every five hours at a minimum during time periods when these areas are in use.
- f. The average noise level, measured at the property line, shall not exceed fifty-five dB (55 ldn) when measured on an “A weighted” sound level meter and according to the procedures of the environmental protection agency.

- 139. Pharmacy
- 140. Photographic Developing and Printing
- 141. Photo-Engraving Company
- 142. Physical Therapy Equipment, Retail and Wholesale
- 143. Plastic and Plastic Products, Retail and Wholesale
- 144. Playground Equipment Sales, including outdoor display
- 145. Plumbing Fixtures and Supplies, Display, Wholesale Retail Sales, and Distribution
- 146. Pool and Billiard Hall
- 147. Poster Illustration, Studio
- 148. Pottery and Ceramics, Wholesale
- 149. Precision Instruments, Custom Repair
- 150. Printers, Distribution and Sales
- 151. Propane Retail Sales permitted as an accessory use to an automobile service station
- 152. Propane Retail Sales as an outside accessory use to a retail facility
- 153. Publicly operated buildings or properties.
- 154. Public Storage Garages
- 155. Public Utility Buildings and facilities when necessary for serving the surrounding territory.
- 156. Public Utility Service Yards subject to the following conditions:
 - a. Securing a use permit.
 - b. All outside storage or uses shall be enclosed by a minimum six (6) foot screen fence.
 - (1) Said fence shall be masonry construction when adjoining a residential zoning district.
 - (2) A ten (10) foot wide landscaped area outside of the wall, with screen plantings maintained to a height of ten (10) feet shall be provided when adjoining a residential zoning district.
 - c. No lighting standards over six (6) feet high shall be located within twenty-five feet of a residential zoning district line.
- 157. Pumps, Retail and Wholesale Sales and Display
- 158. Quarters for caretakers or watchmen.
- 159. Radio and Television Broadcasting Stations
- 160. Radio Repair Shop
- 161. Radio and Television Studios
- 162. Reducing Salons
- 163. Refrigeration Equipment, Repairs and Sales

164. Research laboratories for scientific research, investigation, testing, or experimentation which may include prototype product development.
165. Restaurants, Bars and Cocktail Lounges subject to the following conditions or limitations:
 - a. Music or entertainment shall be permitted subject to the following regulations:
 - (1) The stage or performance area shall be a maximum of 80 square feet unless a use permit is obtained.
 - (2) The noise level, measured at any point on the received property, shall not exceed 55 dBa unless a use permit is obtained. An occurrence where the sound level increases up to 60 dBa for five continuous seconds or less shall not be deemed a violation of this section as long as there are not more than five occurrences within an hour long interval.
 - (3) Nothing in this section shall be construed to include an adult use.
 - b. Patron dancing shall be permitted only upon securing a use permit.
 - c. Outdoor recreation uses, outdoor dining, and outdoor alcoholic beverage consumption shall be permitted as accessory uses, subject to:
 - (1) Securing a use permit, if within 200 feet of a residential zoning district line.
 - (2) This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed uses is to be conducted closest to the residential zoning district line.
 - d. Drive-through facilities as an accessory use to a restaurant, subject to the following conditions:
 - (1) Access to the site is to be from an arterial or collector street as defined on the street classification map.
 - (2) Securing a use permit if the queuing lane for the drive-through facility is less than 150 feet from a residential zoning district line.
 - (3) This distance shall be measured from the point of the queuing lane closest to the residential zoning district line.
 - e. Any bar or cocktail lounge which exceeds 5,000 square feet in gross floor area and is located on a lot or parcel within 300 feet of a residential district shall be permitted only upon securing a use permit. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed use is to be conducted closest to the residential zoning district line.

f. Outdoor food preparation and cooking shall be permitted as an accessory use subject to the following conditions:

- (1) Securing a use permit.
- (2) The regularly used cooking area inside the establishment shall be of equal or greater size than the outdoor cooking area.
- (3) The outdoor cooking area shall be located within 50 feet of a building entrance from where the restaurant is operated.
- (4) This distance shall be measured from the applicant in the outdoor cooking area closest to the building entrance from where the restaurant is operated.
- (5) The outdoor cooking area shall be set back a minimum of 300 feet from a residential district. This distance shall be measured from the appliance in the outdoor cooking area closest to the residential zoning district line.

166. Restaurant Equipment, Supplies, Retail and Wholesale Sales
167. Retailing in conjunction with distribution, wholesaling, or fabrication, regardless of the area of the building occupied by the respective activities relative to each other or the size of the facilities. Permitted uses may be blended in one building in proportions determined by the property owner or may occur in separate buildings on a single lot.
168. Riding Equipment Sales
169. Road Building Equipment, Retail Sales
170. Rug Cleaning
171. Saddlery Shops, Custom, Handmade
172. Safes, Repair and Sales
173. Saw Sharpening Shop
174. Schools: Barber, Beauty, Business, Commercial, Correspondence, Data Processing, Dancing, Gymnastics, Health, Insurance, Martial Arts, Modeling, Private, Real Estate, and Stenographic
175. School Equipment and Supplies Wholesale
176. Sewing Machines, Commercial and Industrial Type, Retail Sales and Repairing
177. Shoe Repairing Equipment and Supplies, Wholesale
178. Sightseeing Tours, Garages and Depot
179. Sign Painters' Shops, Not Neon Sign Fabrication
180. Skating Rinks, Indoor
181. Slip Covers, Custom Manufacturing
182. Soaps, Wholesale and Storage
183. Soda Fountain Supplies, Retail and Wholesale
184. Sound System and Equipment Sales
185. Sound Systems, Rentals and Repairs
186. Special School or Training Institution not offering curriculum of general instruction comparable to public schools
187. Spices, Wholesale and Storage

188. Sporting Goods, Wholesale. The sale of gunpowder and primers in excess of permitted retail quantities as regulated by the Fire Code shall be subject to the following conditions:
 - a. Wholesale sales revenue shall constitute a minimum of seventy-five percent (75%) of sales revenue on the premises.
 - b. The quantities, arrangement, and distance of such storage shall be in accordance with the Fire Code.
189. Steam Baths
190. Surgical Supplies, Wholesale
191. Surplus Stores
192. Swimming Pool, Commercial, Outdoor
193. Tanning Salon Massage therapy, performed by a licensed massage therapist, is permitted as an accessory use.
194. Taxicab Garages
195. Taxidermists
196. Telegraph Companies, Facilities and Offices
197. Telephone Companies, Facilities and Offices
198. Theaters
199. Tire Repairing Equipment and Supplies
200. Tobacco, Wholesale and Storage
201. Tombstones, Sales and Display
202. Tools, manufacturing, Wholesale and Distribution
203. Tortillas, Manufacturing and Wholesale
204. Towels, Supply Service
205. Tractors, Retail and Wholesale Sales, Display
206. Upholsterers, Custom, Retail and Wholesale Sales and Supplies
207. Venetian Blinds, Custom Manufacturing and Cleaning
208. Veterinaries' Supplies, Retail and Wholesale
209. Veterinary offices shall be so constructed and operated as to prevent objectionable noise and odor outside the walls of the office. Objectionable noise means noise that exceeds an average noise level, measured at the property line, in excess of 55 dB when measured on an A-weighted sound level meter and measured according to the procedures of the Environmental Protection Agency
210. Warehousing: not including dead vehicle storage, trucking companies, and moving-storage companies, except that moving-storage companies shall be permitted if all storage is in containers that are stored within a completely enclosed building
211. Wholesaling

G. DEVELOPMENT STANDARDS

The development standards contained within this PUD are intended to provide a consistent and predictable framework for future development within the campus. These standards are intended to address the various influences on the site in relation to its use, surrounding neighborhood, relationship to major streets, and other infrastructure. Internally, development standards will be based on the existing CP/GCP zoning, with appropriate changes to Commerce Park development

standards depicted herein. Conformance with the City of Phoenix Zoning Ordinance Section 507 will be required to ensure comprehensive use of city-wide standards.

BUILDING AND LANDSCAPE SETBACKS

For the purposes of this PUD, building and landscape setbacks are tailored to the unique conditions found in each cardinal direction. The site frontage along 67th Avenue is on an arterial street with industrial uses across the street, and 67th Avenue uses will be retail. The perimeter to the west and generally along 63rd Avenue abuts Sunridge Elementary School. The north perimeter of the project is the I-10 Freeway. Existing single-family homes with R1-6 zoning are to the south of Roosevelt Street and east of Lot 8 at 63rd Avenue. Specific discussion of each condition follows.

South Perimeter

The yard condition along Roosevelt Street is the longest interface with single-family residential development, and extraordinary measures will be employed to buffer the homes. Specifically, as previously described, the through movement of traffic on Roosevelt Street from 67th Avenue is being diverted north to the Latham Street alignment to minimize traffic volume and to minimize truck traffic. A large building and landscape setback, and height limit have also been imposed on the southerly portion of Estrella Vista. There is a 50-foot building setback along Roosevelt Street and any buildings within 50 feet of the Roosevelt right-of-way line will be limited to 24.5 feet in height.

East of 66th Drive building and landscape setbacks shall be not less than 50 feet measured from the north right of way line of Roosevelt Street.

North Perimeter

This yard is adjacent to ADOT right of way for the I-10 Freeway, with the freeway travel lanes more than 100 feet north of the site property line. The right of way is landscaped with a substantial tree cover. A berm and mature trees buffer this side of the PUD and a 10-foot landscape setback is proposed. Buildings with facades longer than 350 feet must set back a minimum of 50 feet from the north property line and be separated by a minimum of 60 feet.

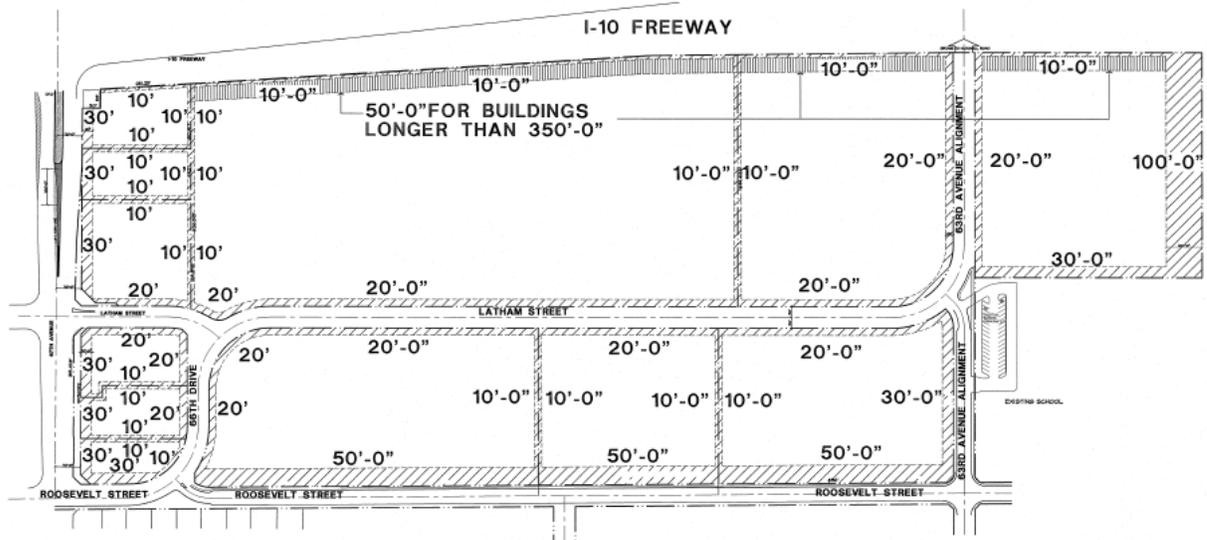
West Perimeter

The (west) frontage condition on 67th Avenue is on a heavily travelled arterial street. Given this urban condition and the retail uses intended for this portion of the PUD, setback standards along 67th Avenue are based on the C-P zoning district standards. Building setbacks along this perimeter shall be not less than 30 feet. Landscape setbacks adjacent to 67th Avenue shall be a minimum of 30 feet. Landscape standards for this perimeter include trees planted 20 feet on center, with 25% of the required trees being 2-inch caliper or greater (or multi-trunk trees), and the remaining required trees being 1" caliper or greater (or multi-trunk trees). A minimum of five 5-gallon shrubs are required per tree. The zone between the landscape setback and the building setback may consist of turf, retention basins, improved hardscape, parking, sidewalks or vehicular circulation.

East Perimeter

The east perimeter of the subject property is at 63rd Avenue adjacent to Sunridge Elementary School and is immediately adjacent to R1-6 single family residential properties north of the school. Building setbacks along this perimeter shall be not less than 20 feet adjacent to non-residential uses and 100 feet adjacent to single family residential uses.

Building and landscape setbacks are portrayed graphically on the exhibits on the following page.



BUILDING SETBACK EXHIBIT

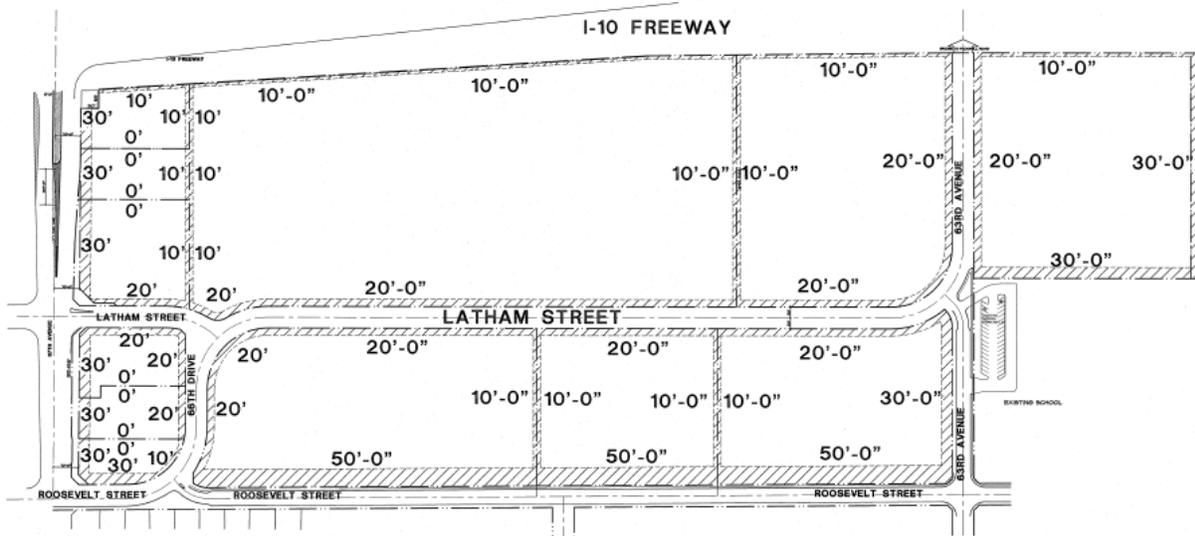
SCALE:

1" = 100'-0"



NOTE:
SETBACK LINES SHALL BE MEASURED FROM THE FINAL APPROVED RIGHT-OF-WAY LINES OR PERIMETER PROPERTY BOUNDARIES AS DEFINED BY THE LEGAL DESCRIPTIONS FOR EACH PARCEL.

67TH AVENUE AND ROOSEVELT SITE



LANDSCAPE SETBACK EXHIBIT

SCALE:

1" = 100'-0"



NOTE:
SETBACK LINES SHALL BE MEASURED FROM THE FINAL APPROVED RIGHT-OF-WAY LINES OR PERIMETER PROPERTY BOUNDARIES AS DEFINED BY THE LEGAL DESCRIPTIONS FOR EACH PARCEL.
SETBACK SHALL BE MEASURED TO THE INSIDE FACE OF CURB WHERE EVER PARKING OR DRIVE AISLES OCCUR ADJACENT TO THE SETBACK.
SCREEN WALLS MAY OCCUR WITHIN THE SETBACK.
UP TO 50% OF FRONTAGE SETBACKS MAY BE USED FOR RETENTION. 100% OF OTHER SETBACKS MAY BE USED FOR RETENTION.

67TH AVENUE AND ROOSEVELT SITE

Height

This PUD shall limit height on the campus to a maximum of 56 feet. Buildings within 50 feet of the Roosevelt Street property line are limited to 24.5 feet in height.

Lot Coverage

This PUD shall limit lot coverage of buildings and parking structures to no more than 55 percent.

Allowed Uses

See Section F, List of Uses.

Required Review

This PUD shall conform to the standards of the City of Phoenix Zoning Ordinance Section 507 with additional standards as indicated.

TABLE G-1

Development Standards Table			
<i>Standards</i>	<i>Allowed in CP/GCP</i>	<i>Allowed in R-3</i>	<i>Proposed PUD Standards</i>
Minimum lot width	None	55'	None
Minimum lot depth	None	110' adjacent to freeway or arterial	None
Minimum perimeter building setbacks	30' from street, 20' No Street	Front: 15' Rear: 15' (1-story), 20' (2-story) Side: 10' 1-story), 15' (2-story)	(south): 50' (north): 10' (west): 30' North 10' along freeway South 50' along Roosevelt East 30' north of Latham 20' south of Latham 100' adjacent to single family residential use
Minimum Landscape Setback	NA	None	West 30' Side yard: 20' Interior perimeter: 0' Adjacent to freeway 10' Roosevelt St. 50' 67 th Avenue 30' 63 rd Avenue 20'
Minimum interior building setbacks	Street 20' Lot Line 0'	Front 25' Rear 15' Side 10', 3'	Street: 20' Lot line: 0'
Minimum building separation	NA	10'	Per building code
Maximum height	18' within 30' of perimeter; 1' increase for 3' of additional setback; maximum 56'	30'	Maximum 56'; 24.5' within 50 feet of Roosevelt Street
Lot Coverage	50%	Primary 40%, total 50%	All structures: 55%

Common areas	None		None
Required review	Per Section 507	Per Section 507	Per Section 507
Street standards	Public street, or private street built to City standards with a property owner association or equivalent established for maintenance	Public street or private built to city standards	Public streets or private streets built to public standards
On-lot and common retention	NA	Common retention required for lots less than 8,000 SF	On lot retention
Landscape Standards	15 gallon evergreen trees a minimum of 20 feet on center abutting residential zoning	Perimeter common trees a maximum of 20 to 30 feet on center, 5 shrubs per tree	PUD standards below

LANDSCAPE STANDARDS

Landscape standards shall apply based on street frontage of the respective lot as delineated in the following tables.

67 th Avenue	
Front Yard	1 tree and 5 5-gallon shrubs per 20' frontage 25% of trees to be minimum 2" caliper, 75% minimum 1" caliper
Side Yard	1 tree and 2 5-gallon shrubs per 40' frontage 25% of trees minimum 2" caliper, 75% minimum 1" caliper
Rear Yard	1 1" caliper tree and 2 5-gallon shrubs per 40' frontage

Latham – North Side	
Front Yard	1 tree and 5 5-gallon shrubs per 40' frontage
Side Yard	1 1" caliper tree, 2 5-gallon shrubs per 60' frontage
Rear Yard	1 1" caliper tree, 2 5-gallon shrubs per 60' frontage

Latham – South Side	
Front Yard	1 tree, 5 5-gallon shrubs per 40' frontage
Side Yard	1 2" caliper tree, 2 5-gallon shrubs per 40'
Rear Yard (Roosevelt Street Side)	1 24" box tree, 5 5-gallon shrubs per 40' frontage

63 rd Ave (Both Sides) (north of Latham)	
Front Yard	1 2" caliper tree, 5 5-gallon shrubs per 40' frontage 75% of trees 1" caliper minimum, 25% trees 2" caliper
Side Yard	1 1" caliper tree, 2 5-gallon shrubs per 40' frontage
Rear Yard (Adjacent to Residential)	1 2" caliper tree, 5 5-gallon shrubs per 20' frontage

Perimeter Property Line Landscaping

Perimeter property line landscape standards shall apply to the landscape setbacks adjacent to residential zoning districts and to public right-of-way adjacent to residential zoning districts, not specified above. East of 63rd Avenue these areas shall have an average of one tree for every 20 feet of perimeter (spaced on center or equivalent groupings). A minimum of 25% of these trees shall be 2" inch caliper or greater, and the remainder of the required trees shall be 1" caliper or greater. A minimum of five 5-gallon shrubs shall be planted per tree.

<i>Adjacent to residential (east of 63rd Avenue)</i>	
<i>Trees</i>	<i>1 tree per 20' of frontage 25% of trees minimum 2" caliper, 75% minimum 1" caliper</i>
<i>Shrubs</i>	<i>5 5-gallon shrubs per tree</i>

Freeway Perimeter Landscaping

<i>Adjacent to freeway</i>	
<i>trees</i>	<i>1 1" caliper tree per 60' of frontage</i>
<i>shrubs</i>	<i>2 5-gallon shrubs per tree</i>

Retention Area Landscaping

Retention Areas tree quantity shall be calculated as one tree for every 30 feet of retention area perimeter. A minimum of 50% of these trees shall be 2" caliper or greater, and the remainder of the required trees shall be 1-inch caliper or greater. A minimum of two 5-gallon shrubs shall be planted per tree. Retention areas are to be limited to a maximum slope of 5:1.

<i>Retention Areas</i>	
<i>Trees</i>	<i>Min. 2" caliper or multi-trunk (25% of required trees) Min. 1" caliper or greater (75% of required trees)</i>
<i>Shrubs</i>	<i>Min. 2 5-gallon shrubs per tree</i>
<i>Retention area maximum slope shall be 5:1 and landscaped with trees placed a minimum of 30 feet on center or equivalent groupings.</i>	

Parking Area Landscaping

Landscape planters shall be located either at the ends of each row of parking and at least one planter per 12 parking spaces, or in a continuous planter between rows of parking. The total planter area shall be not less than 120 SF per 12 spaces. Trees shall be planted at a minimum of one tree per

12 parking spaces. All trees shall be 1” caliper or greater. A minimum of 5 5-gallon shrubs shall be planted per tree.

Landscape Materials

Landscape materials shall be selected from the Arizona Water Resources Department’s Low Water Use Drought Tolerant Plant List. Indigenous trees such as ironwoods, and low water use plants such as sage, will be featured in the plant palette.

Parking Standards

Estrella Vista will be a mix of retail, wholesale, warehouse, assembly, and light industry. Parking demand will vary through a wide range due to different characteristics of each use, but will ultimately benefit from different times of operation and peak use. For example, Living Spaces, anticipated to be the largest individual user in the project, has its retail use concentrated in the weekend daytime. Wholesale operations will have primarily employee traffic occurring during the work week.

Since Estrella Vista will function as a shared parking project a 15% reduction from the base ordinance requirement will park the project well. Accordingly, the proposed standard is a 15% reduction from the standard contained in Chapter 7 of the City of Phoenix Zoning Ordinance for all uses within the Estrella Vista Commerce Park.

Shade

Given our desert environment, special consideration must be given to shade in order to create pleasant outdoor experiences that will encourage pedestrian activity. Landscape architecture, building design, and building placement are the three key factors that impact the quality of shade. 25% of sidewalks shall be shaded by the strategic placement of landscaping.

Lighting Standards

As structures are added to the campus, photometric plans for impacted areas shall be submitted to the Planning and Development Department concurrent with building plans. Lighting plans shall conform to the Phoenix Zoning Ordinance and City Code, specifically section 23-100 of the City Code (also known as the “Dark Sky Ordinance”). Outdoor lighting will also comply with the standards of the Phoenix Zoning Ordinance. Illumination from freestanding lighting shall not exceed 1 foot candle at all property lines adjacent to residential zoning or uses.

H. DESIGN GUIDELINES

This PUD is unique in that it applies to a campus that will be constructed as individual tenants choose locations, and not by a master developer in a defined period of time. Also, as a wide and deep 85 gross acre campus, individual buildings that may eventually be constructed in the center of campus are likely of less interest to the surrounding community than projects that are visible from

adjacent properties and public roads. Therefore, the design guidelines found in this section focus instead on future perimeter landscape buffers of interest to the neighboring community. The Estrella Vista Planned Unit Development shall conform to Section 507 of the Phoenix Zoning Ordinance with additional standards as noted herein.

I. SIGNAGE

These signage standards will address the needs of the industrial and retail tenants while preserving the needs for privacy and safety of the adjacent residential neighborhoods. In an effort to unify the center and suggest that all of the buildings are part of a single development, a Comprehensive Sign Plan will be prepared to supplement the provisions of the PUD.

In concept, the industrial properties, which form the majority of the development, need a primary monument sign located at 67th Avenue and Latham Street that identifies the Industrial companies that are located along Latham Street. Such a sign will go a long way in keeping unwanted traffic out of the center and limit the number of drivers looking for something that is located elsewhere. Such a sign would also help people who are looking for specific users. This is an important consideration in light of the current and expected traffic on 67th Avenue.

Each industrial user will be allowed a ground sign which identifies their business name and/or logo. Multiple tenants in one building must share the single ground sign allowed per building site. As such there may be a need for a ground sign which uses the full eighty (80) S.F. allowable sign area.

Site 1, containing the Living Spaces showroom, will be the exception to the general rules for all signage. The site is nearly twenty five (25) acres and the building contains both retail and warehouse uses. Site 1 is allowed an 80 square foot ground sign, as well as building signage. The west portion of the building is a large furniture showroom which faces directly west toward 67th Avenue. The building will be blocked by the retail pads along 67th Avenue when they are fully constructed. Therefore it will be necessary to mount the sign as high as possible for the store identification to be seen. The building has a curving free standing wall at the main entry where the sign will be placed. The sign area needs to be calculated from the west main building face to get enough sign area to have a sign on the south and the west faces of the building. The Living Spaces showroom and warehouse will be the premier tenant of the entire center. While the space required for a showroom is quite large, the actual number of people visiting the building will be fairly light compared to retail stores like Costco or IKEA. Visible signage will go a long way in ensuring business comes to the building.

The retail pads along 67th Avenue will all have building signage consistent with the current building signage ordinance. We are requesting each pad be allowed to have a ground sign in addition to the building signage. The ground signs will be placed one hundred feet apart and one hundred and fifty feet from the Primary sign for the industrial developments on Latham. Large tenants will be allowed an 80 S.F. sign whereas most users will be limited to a 50 S.F. sign.

There will be a freeway pylon sign available for the pad sites along 67th Avenue to attract business from the freeway. Additional height for the sign will be necessary to provide visibility as the overpasses at 67th and 63rd Avenues will most likely block visibility of a smaller sign.

We are also proposing freeway off-premise advertising and pylon/monument signs. The pylon/ monument signs will be available to advertise on-site properties. Whereas the code limits the potential sign users to only properties fronting the freeway, we want to include all properties within the development. This will include the retail and industrial users south of Latham and north of Roosevelt.

The off-premise advertising signs will be spaced one thousand feet apart pursuant to the zoning ordinance standard. These will alternate with the pylon signs and will be alternatively placed at five hundred feet apart. The heavy mature landscape on the freeway, the overpasses along with a high berm that parallels our north property line must be considered when evaluating height and placement for each proposed sign.

The sign site plan identifies where the proposed signs will go. As many of the sites are conceptual at this point there may be some modification to the final sign locations. Each project will need to be reviewed and evaluated on a case by case basis for sign locations.

We believe our sign proposal will unify the site and provide the best identification for the affected properties while limiting intrusion into adjacent residential neighborhoods. A city approved Comprehensive Sign Plan will be submitted at a later date to outline the type, size, and quantity of signs allowed. Signs shall be permitted as outlined below.

1. The sign site plan shows the currently anticipated layout for all ground signs. Ground signs include freeway signs, monument signs, and tenant ground mounted signs.
2. Freeway signs are located along the north property line adjacent to the freeway. Sixty (60) foot by eighty (80) foot freeway sign easements adjacent to the freeway shall be created for on site and off premise monument signs and billboards. Every freeway sign parcel for a pylon sign or billboard shall include a vertical easement which shall be seventy five (75) feet. No land owner shall obstruct the view to or block the access to any sign or billboard. No land owner shall build or erect any structure or pave in or over any freeway sign easement without consent of the sign Owner. All easements shall be in perpetuity.
3. Off-premise advertising signs and pylon monument signs shall allow a maximum of 750 square feet of sign area. Land owners shall permit access to the sign parcels for construction and regular maintenance as it is needed. All freeway signs shall be allowed a maximum height of 72 feet. A perpetual access agreement shall run concurrently with every adjacent land owner. Every land owner shall accommodate the Sign Owner or his assigns to access the signs and sign easements for construction or maintenance.
4. Freeway signs shall be available for lease. The western most sign shall be reserved for the retail tenants along 67th Avenue. The remaining signs shall be both on-premise and off premise signs. Owners within the Estrella Vista Center shall be able to rent sign space on a pylon sign.
5. A center monument sign on 67th Avenue is proposed near the Latham Street entry for identification of the industrial users in the center. Eight double sided panels are available for lease. Reference exhibit S-3 for a conceptual elevation of this sign.

6. Each industrial tenant shall be allowed one illuminated building sign facing the street. Tenants adjacent to the freeway shall be allowed one additional sign facing the freeway. This sign may be illuminated as well. Tenants of buildings adjacent to Roosevelt shall only be allowed illuminated signage facing Latham Street. Only non-illuminated signage will be allowed facing any residential area. No signage is required on these south facing walls, but non-illuminated signs are allowed. Industrial tenant building signs shall be limited to 84” in height. The minimum sign letter size is 24”. Building signs are limited in area to 1.50 square feet of sign for every 1 foot of tenant frontage, but no tenant shall have less than 50 square feet of allowable building signage. Each industrial tenant shall be allowed not less than 1 ground sign and 1 wall sign.
7. Each retail tenant shall be allowed not less than one ground sign and one wall sign. Size and location are depicted in the Sign Matrix.
8. Miscellaneous on-site signage shall be permitted. These shall include but not be limited to such signs as menu boards, directional signs, traffic signs, parking signs and signs noting any hazards. All ADA related signs are permitted as well.
9. No audible, flashing signs, or moving signs shall be allowed. Pylon monument freeway signs and billboards may have changing signs as allowed by the City of Phoenix Sign Ordinance.
10. Living Spaces (the Anchor Tenant) signage shall be excepted from the general sign limitations in paragraphs 6 and 7, and the Sign Matrix. Living Spaces signage is depicted on pages of this section I.

Table I 1

SIGN DESIGNATION REFERENCE SITE PLANS										
	Sign Type	Location	Quantity	Sign Face Size	Sign Area	Sign Box Size	Fonts	Letters	Background	Illumination
A	Ground	Street	1 Per	10'-0"W.X8'-0" 10'-0"W. X5'-0"	80 S.F. *1 50 S.F.	14-8"W X 11'-0"H	Varies	Vinyl Faces Acrylic	Acrylic/ Metal	Internal Illumination
B	Freeway	Street	2 Off Premise 4 On Premise	NA	672 S.F. 750 S.F.	Embellish ments Per Code	Varies	Vinyl Faces Acrylic	Acrylic/ Metal	Leds Or Internal Illumination
C	Monument	Street	1	10'-0" W.X15'-0" H.	150 S.F. *2	15-8"W X 17'0"H	Varies	Vinyl Faces Acrylic	Acrylic/ Metal	Internal Illumination
D	Ground	Drivethru	1 Per Drive- Thru Rest.	3'-0"H.X3'-0" W."W.	9 S.F.	5'-0"W X 5'-0"H	Varies	Vinyl Faces Acrylic	Acrylic/ Metal	Internal Illumination
E	Retail Shops	Building Fascia	1 Per Suite * **	1.25 S.F. Per 1'-0" Suite Front	Per Code	NA	Varies	Individual Plex- Face/ Metal Pan	Wall	Internal Neon Or Led
F	Building	Wall	1 Per Tenant	Maximum 500 S.F.	Varies With Sign	Varies With Sign	Varies	Backlit Acrylic Panel,	Metal Frame	Varies With Sign
G	Shingle Signs	Canopy Soffit	1 Per Suite	1' X 4' Per Details	As Detailed	Na	Varies	Varies	Varies	None

H	Window Sign	Entry Door Window	1 Per Tenant	12" X 12"	144 Sq.In.	Na	Varies	Varies	Glass	None
I	Directional Sign	On Site If Needed	As Needed	2' X 3'	6 S.F.	Na	Varies	Varies	Acrylic/Metal	None
J	Industrial Tenant	Wall	1 Per Tenant	Maximum 500 S.F.	Varies With Sign	Varies With Sign	Varies	Backlit Acrylic Panel,	Metal Frame	Varies With Sign

* SIGN COLORS ARE NOT LIMITED. END CAP TENANTS MAY HAVE SECOND SIGN, IF IT FACES A STREET OR INTERIOR COURT.

TENANTS BEHIND DIAGONAL MINI-TOWERS MAY HAVE SIGNS ON BOTH EXPOSED DIAGONAL FACES OF THE TOWER.

** 50 S.F. MINIMUM SIGN AREA ALLOWED AND MAXIMUM TO 150 S.F.

*1 LARGER SIGN AREA RESERVED FOR TENANTS OVER 5,000 S.F.

*2 SIGN RESERVED FOR INDUSTRIAL TENANTS OR LARGE RETAIL USERS

SIGN MATERIALS FOR A, B, C, D

SIGNS SHALL HAVE CAST IN PLACE CONCRETE FOOTINGS WITH A 4"-8" DIAMETER SUPPORT STEEL POST AS REQUIRED.

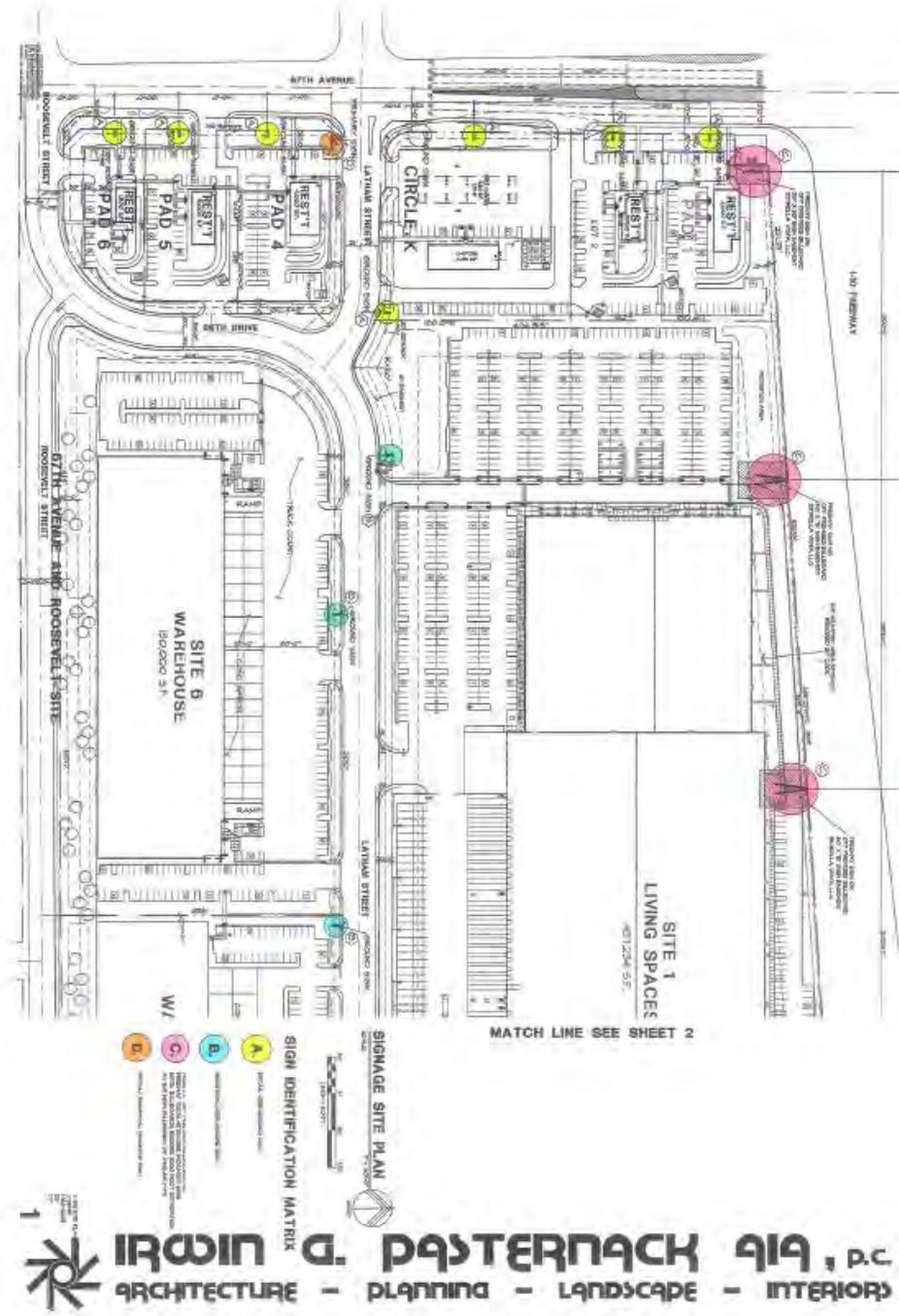
SIGN SURROUND SHALL BE CONSTRUCTED FROM REINFORCED MASONRY AND SHALL HAVE A FAUX STONE VENEER TO MATCH BUILDING.

SIGN BOX SHALL HAVE STEEL FRAME WITH EXTERIOR SIGN BOX TO BE CONSTRUCTED FROM SHEET METAL WITH STAINLESS STEEL REVEALS AND TRIM.

SIGN BOX SHALL HAVE PAINTED MONTECX FINISH. TENANT PANEL SIGN FACES SHALL BE MADE OF WHITE PLEX WITH VINYL CUT OUT LETTERS MATERIALS ARE CALLED OUT ON THE INDIVIDUAL SIGN ELEVATIONS.

The locations of major signs are identified on following Exhibits S-1 and S-2.

EXHIBIT S-1



ANCHOR TENANT SIGNS

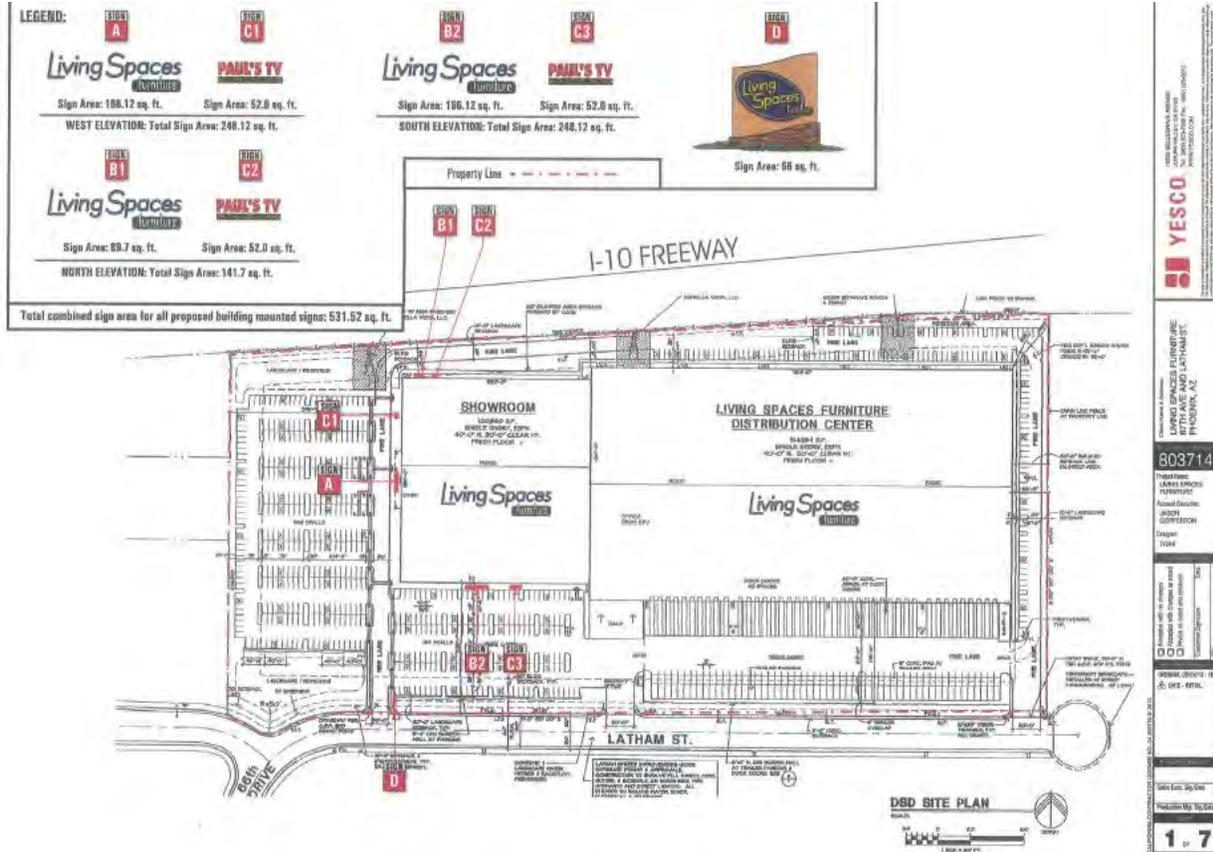


Exhibit L S-2 West Elevation Signs

ELEVATIONS



WEST ELEVATION
Scale: 1" = 35'-0"



WEST ELEVATION - PARTIAL
Scale: 1" = 16'-0"

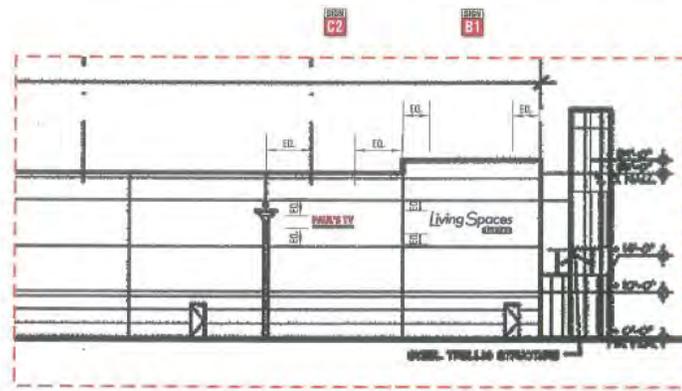
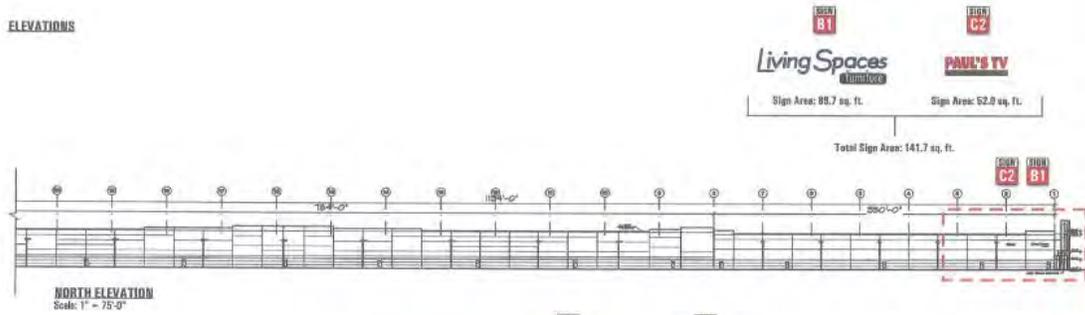


WEST ELEVATION - PARTIAL
Scale: 1" = 16'-0"

YESCO
 803714
 LIVING SPACES FURNITURE
 PAUL'S TV
 2 of 7

Exhibit LS-3 North Elevation Signs

ELEVATIONS



YESCO
 10000 W. WILLOW AVE.
 PHOENIX, AZ 85043
 (602) 998-8888
 www.yesco.com

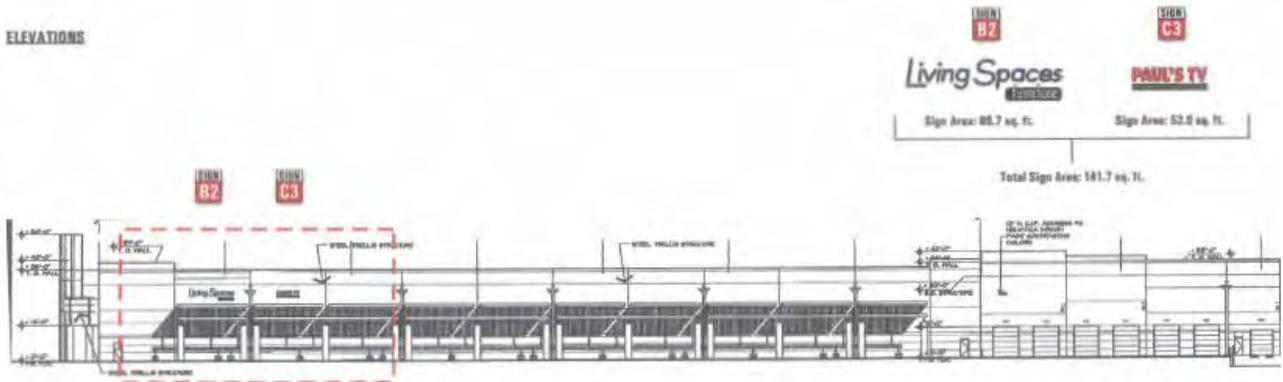
Project No. 803714
 Project Name: YESCO
 Project Location: PHOENIX, AZ
 Project Description: YESCO
 Project Status: YESCO

Scale: 1" = 16'-0"
 Date: 10/14/14
 Author: YESCO
 Checker: YESCO
 Designer: YESCO
 Title: YESCO

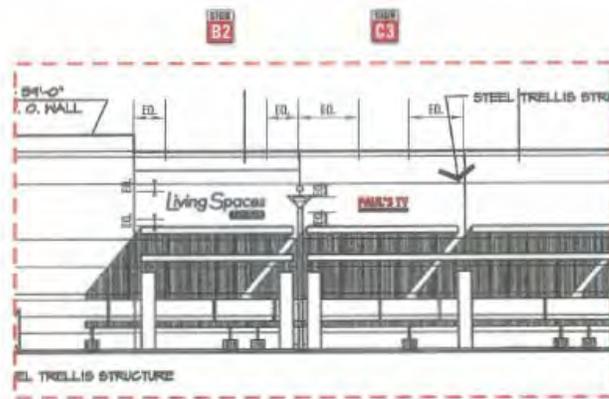
3 of 7

Exhibit L S -4 South Elevation Signs

ELEVATIONS



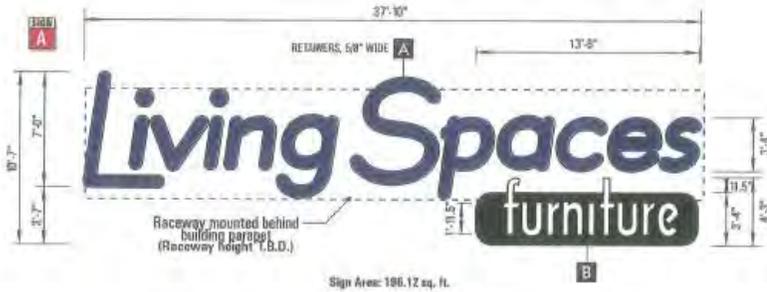
SOUTH ELEVATION
Scale: 1" = 35'-0"



SOUTH ELEVATION - PARTIAL
Scale: 1" = 16'-0"

Exhibit L S-5 Details and Dimensions

DETAILS & DIMENSIONS



WEST ELEVATION SET Scale: 3/16" = 1'-0"
Proposed "Living Spaces" illuminated channel letters.

Scope of Work: Manufacture & install one (1) set in a location as shown on site plan & elevation.



NORTH ELEVATION SETS Scale: 3/16" = 1'-0"
Proposed "Living Spaces" illuminated channel letters

Scope of Work: Manufacture & install two (2) sets in location as shown on site plan & elevations.



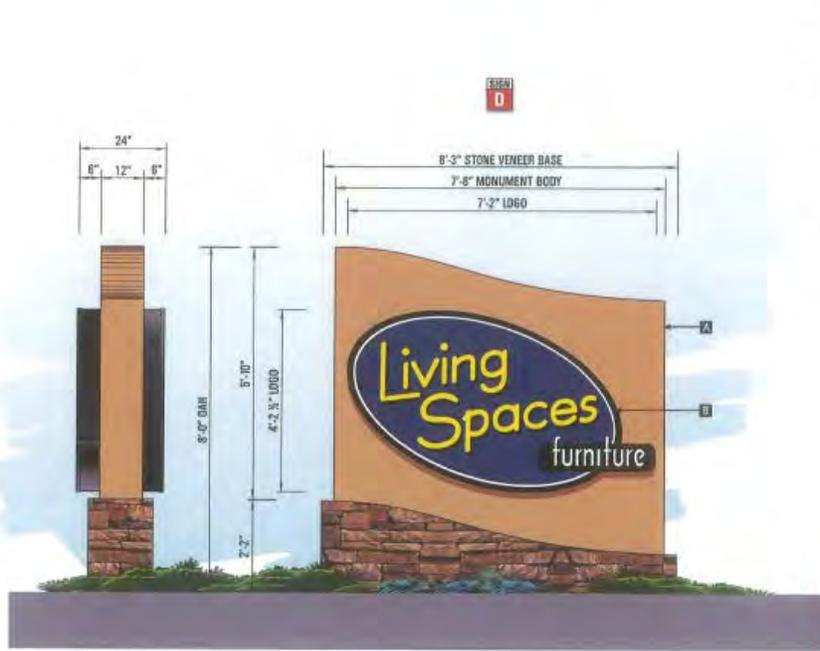
NORTH, WEST & SOUTH ELEVATIONS SETS Scale: 3/8" = 1'-0"
Proposed "Paul's TV" illuminated channel letters

Scope of Work: Manufacture & install three (3) sets in locations as shown on site plan & elevations.

SIGN SPECS		
A	LETTERS:	FACE: WHITE ACRYLIC
		EDGE: 3/4" ROUND BORE
	WRAP:	COLOR: 1/2" WHITE
		EDGE: 1/4" 45 DEGREE WHITE CHANNEL
		TYPE: 3D
B	CHANNEL:	FACE: ALUMINUM, POLISHED COPY
		REAR: ALUMINUM, 1/2" THICK ANODIZED
		COPY: 1/2" THICK WHITE ACRYLIC, PLACED THROUGH FACE
		LETTERS: ALUMINUM, 1/2" TALL
		LETTERS: WHITE LETTERS, 1/2" CHANNEL ILLUMINATION
C	LETTERS:	FACE: 1/2" ANODIZED
		EDGE: 3/4" ROUND BORE
		LETTERS: ALUMINUM, 1/2" TALL
		WRAP: 1/2" BLACK
		LETTERS: RED LETTERS, 1/2" CHANNEL ILLUMINATION
D	CHANNEL:	FACE: ALUMINUM, POLISHED COPY
		REAR: 1/2" THICK WHITE ACRYLIC, PLACED THROUGH FACE
	WRAP:	COLOR: 1/2" WHITE
		EDGE: 1/4" 45 DEGREE
		TYPE: TRANSPARENT

COLOR KEY	
PRIME	1/2" BLACK
ACRYLIC	1/2" THICK WHITE ACRYLIC
ALUMINUM	1/2" THICK ANODIZED
ALUMINUM	1/2" TALL
WRAP	1/2" THICK WHITE ACRYLIC

Exhibit L S -6 Monument Signs



SIGN SPECS	
A	MONUMENT BODY: ALUMINUM OVER STEEL FRAME CONSTRUCTION NOTES: GATE FINISH PAINTED TO MATCH FINISH 230C
A	LED: MATERIAL: 4" BULK CUT LED REMAINERS PAINTED W/ BLACK GLASS BACK-LIT MEDIA RECESSED LAMP SOCKS IS 5/16" WHITE POLY-ETHYLENE TEREPHTHALATE (PET) SHEET OVERLAYS - SEE COLOR SAMPLE 24" ROUNDER CUT WHITE "WOODEN AND FURNITURE" COPY - ART-GRAFFITI.FRM Face is 2018 white poly-ethyleneterephthalate (PET) sheet available as follows: R020-013 Yellow R020-117 Blue R020-121 Black 24" Round Cut White "Wooden and Furniture" copy - art-graffiti.frm
A	BASE: MATERIAL: SAGE IS ALUMINUM OVER STEEL FRAME CONSTRUCTION APPROXIMATE STONE OR TO BE DETERMINED

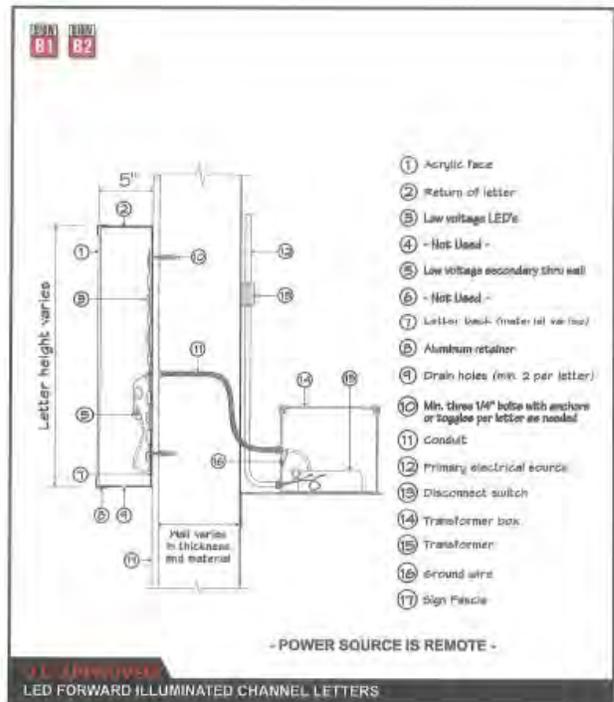
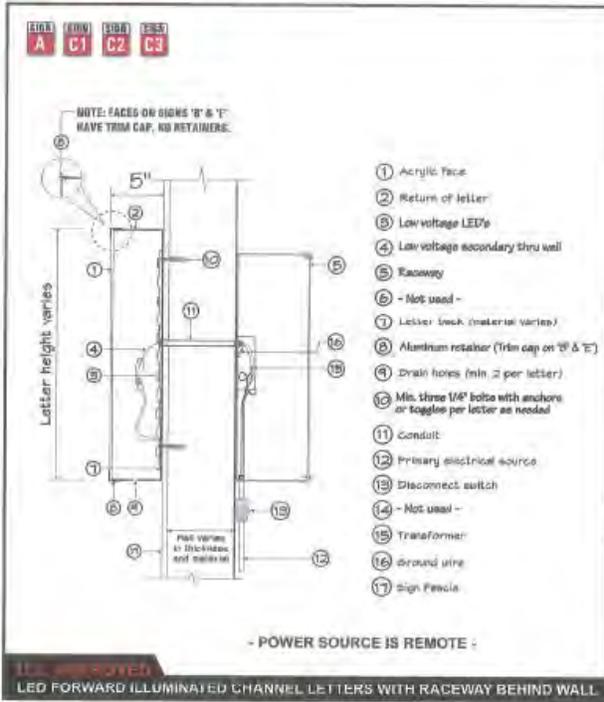
COLOR KEY	
PAINT	MP BLACK
PAINT	BLACKEN GREEN TRUFFLE
PAINT	BLACK
PAINT	408-101 PA CAR BLUE
PAINT	TYPE: TRANSPARENT
PAINT	408-015 YELLOW
PAINT	TYPE: TRANSPARENT

NEW DOUBLE FACE MONUMENT SIGN Scale: 1/2" = 1'-0"
 Proposed "Living Spaces" illuminated double face monument sign 66 S0FT
 Scope of Work: Manufacture & install one (1) D/F illuminated monument sign as shown in site plan.



OPPOSITE SIDE

SECTION DETAILS - CHANNEL LETTERS



GENERAL NOTES
All work shall comply with 2015 Edition of CCR Title 24 which adopts and amends the 2008 BIC to 2010 California Building Code, 2008 IMC to 2010 California Mechanical Code, 2008 UPC to 2010 California Plumbing Code, 2008 NEC to 2010 California Electrical Code 2009 IFC to 2010 California Fire Code and the 2008 Title 24 Energy Efficiency Standards. CBC 1.8.3, IMMC 14.10.010.

J. SUSTAINABILITY

The redevelopment of urban infill locations offers general benefits from a sustainability perspective, such as minimizing vehicle trips, providing employment in the proximity of housing, and providing services in the proximity of housing.

Estrella Vista Commerce Park will also function as a mixed-use project in that its various uses will peak at different hours and on different days, allowing a reduction in parking spaces and correspondingly less asphalt.

A native plant inventory has been completed, and native trees will be retained in place where appropriate. Salvaged trees that must be relocated will be stored on site until replanted.

Estrella Vista has also designed its vehicle circulation system with extraordinary sensitivity to adjacent residential neighborhoods to ensure the long-term viability of these neighborhoods. In addition, the project will enhance the residential areas by providing street improvements, including sidewalks along Roosevelt Street (which the Project cannot access) and by providing a connection to the 63rd Avenue bridge over the I-10 freeway so neighborhood can make shorter trips to serve local needs.

K. INFRASTRUCTURE

Streets

The street system is so integral to the project design the basis of this system has been discussed extensively, particularly in Sections C and G. The project will take access from 67th Avenue in Phase 1, and realign Roosevelt Street to the Latham Street alignment in Phase 1 to divert truck traffic from residences and Sunridge Elementary School to the south and east. Ultimately Latham Street will connect to 63rd Avenue and the bridge over the I-10 Freeway to provide greater ease of local vehicle circulation and to relieve reduce congestion on 67th Avenue. There will also be a form of diversion in 63rd Avenue south of Latham Street to protect the school from unwanted truck traffic, or in the alternative, 63rd Avenue will be abandoned adjacent to the school.

Grading and Drainage

The DSD Fact Finding Summary shows that the project will be designed to accommodate on-site storage for run-off from a 100-year, 2-hour storm event. The retention areas will be limited to a maximum of three feet of water depth and graded with maximum side slopes of 4:1. Retention areas provided on individual parcels may be either by retention basins or underground storage. All retention facilities will be drained within 36-hours of a major storm event as required by the City of Phoenix Drainage Design Manual.

Pedestrian Circulation

Roosevelt Street from 67th to 63rd Avenues is currently constructed as a half-street. Estrella Vista will enhance neighborhood pedestrian circulation by providing sidewalk along the north side

of Roosevelt Street and completing the north half of the street. Internally, Estrella Vista will provide all sidewalks consistent with City of Phoenix design guidelines.

Water & Wastewater Services

Water Design

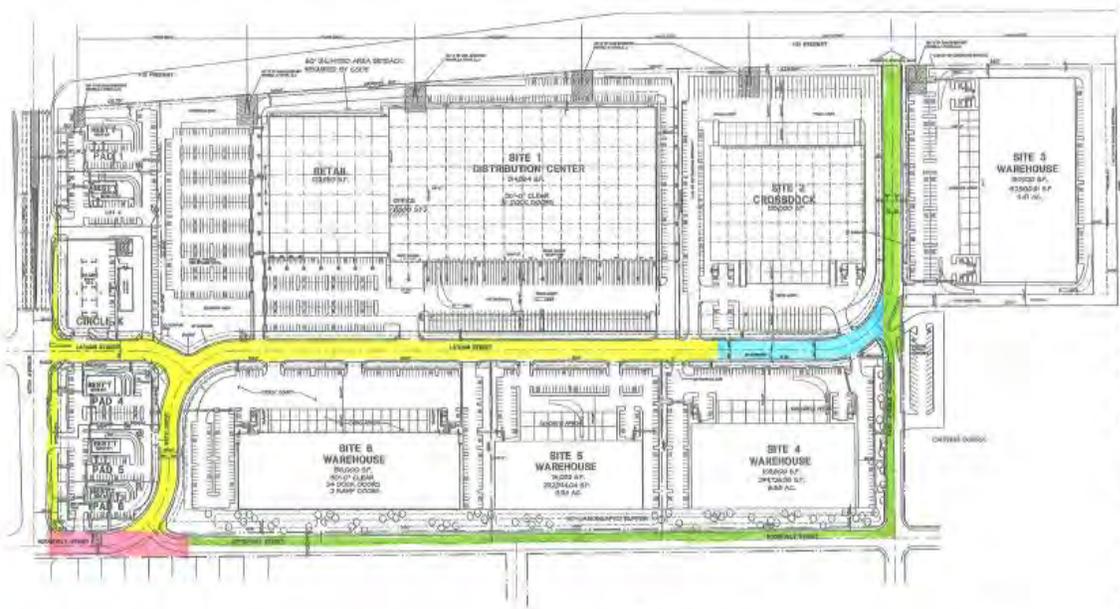
The Infrastructure Fact finding Summary indicates there are no water lines along the project frontage and a line extension of approximately one-half mile will be necessary to serve this project. However, civil plans associated with the subdivision plat indicate water lines existing in 67th Avenue adjacent to the site.

Wastewater Design

The Infrastructure fact Finding Summary indicates there are no sewer lines capable of serving this project along the project frontage and an extension of approximately one-half mile will be necessary to serve the project. However, civil plans associated with the subdivision indicate a sewer line exists within 67th Avenue. The project will be connected to the sanitary sewer in either case.

L. PHASING PLAN

At the time of submittal of this PUD application one active project, Living Spaces, is under design and anticipating construction as soon as entitlements can be obtained. In addition, there are convenience retail and restaurant uses desiring locations fronting on 67th Avenue. The first phase will construct improvements to 67th Avenue and the realignment of Roosevelt to the Latham alignment temporarily terminating in a cul-de-sac where Phase One is depicted ending in the graphic below. In Phase Two the residential segment of Roosevelt Street will be completed and the area immediately north of Roosevelt Street will be landscaped. As property in the easterly portions of the PUD develop the street system will be completed including the connection of Latham Street to 63rd Avenue.



SITE PLAN 15
DATE: 11/11/2011

- PHASE ONE - DEDICATION AND IMPROVEMENTS - YELLOW
- PHASE ONE - IMPROVEMENTS ONLY - PINK
- PHASE TWO - DEDICATION AND IMPROVEMENTS - BLUE
- PHASE TWO - IMPROVEMENTS ONLY - GREEN



SITE AREA (GROSS)	+ (21,713,953 S.F. / 23.2) AC.
BUILDING AREA	+ 481,294 S.F.
% OF COVERAGE	+ 45.34 %
PARKING REQUIRED	+ OFFICE 81,800 + 800/250 = 8
	+ WAREH 426,734 / 2,000 = 91 SPACES
TOTAL REQUIRED	+ 99 SPACES
PARKING PROVIDED	+ 850 SPACES

IRWIN D. PASTERBACK AIA, P.C.
ARCHITECTURE - PLANNING - LANDSCAPE - INTERIORS



M. EXHIBITS

Comparative Zoning Standards Table

Development Standards Table			
<i>Standards</i>	<i>Allowed in CP/GCP</i>	<i>Allowed in R-3</i>	<i>Proposed PUD Standards</i>
Minimum lot width	None	55'	None
Minimum lot depth	None	110' adjacent to freeway or arterial	None
Minimum perimeter building setbacks	30' from street, 20' No Street	Front: 15' Rear: 15' (1-story), 20' (2-story) Side: 10' 1-story), 15' (2-story)	(south): 50' (north): 10' (west): 30' North 10' along freeway South 50' along Roosevelt East 30' north of Latham 20' south of Latham 100' adjacent to single family residential use
Minimum Landscape Setback	NA	None	West 30' Side yard: 20' Interior perimeter: 0' Adjacent to freeway 10'' Roosevelt St. 50'' 67 th Avenue 30'' 63 rd Avenue 20''
Minimum interior building setbacks	Street 20' Lot Line 0'	Front 25' Rear 15' Side 10', 3'	Street: 20' Lot line: 0'
Minimum building separation	NA	10'	Per building code
Maximum height	18' within 30' of perimeter; 1' increase for 3' of additional setback; maximum 56'	30'	Maximum 56'; 24.5' within 50 feet of Roosevelt Street
Lot Coverage	50%	Primary 40%, total 50%	All structures: 55%
Common areas	None		None
Required review	Per Section 507	Per Section 507	Per Section 507
Street standards	Public street, or private street built to City standards with a property owner association or equivalent established for maintenance	Public street or private built to city standards	Public streets or private streets built to public standards
On-lot and common retention	NA	Common retention required for lots less than 8,000 SF	On lot retention
Landscape Standards	15 gallon evergreen trees a minimum of 20 feet on center abutting residential zoning	Perimeter common trees a maximum of 20 to 30 feet on center, 5 shrubs per tree	PUD standards below

LEGAL DESCRIPTION

Exhibit A

Those parts of Lots 183, 184, 185 and 186, of PATIO HOMES WEST TWO, according to Book 167 of Maps, page 30, records of Maricopa County, Arizona; and

That part of Lot 1, of PATIO HOMES WEST TWO REPLAT, according to Book 242 of Maps, page 1, records of Maricopa County, Arizona; and

That part of the North half of Section 6, 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 the West quarter corner of said Section 6;

THENCE North 89 degrees 35 minutes 21 seconds East, along the East-West mid-section line of said Section 6, a distance of 46.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 89 degrees 35 minutes 21 seconds East, along said East-West mid-section line a distance of 2476.21 feet to a brass cap which is center of section per City of Phoenix;

THENCE North 00 degrees 00 minutes 15 seconds East, along the North-South mid-section line of said Section 6, which is the West line of Fowler School per Special Warranty Deed as recorded in Docket 16083, page 1524, a distance of 593.69 feet;

THENCE North 89 degrees 34 minutes 24 seconds East, parallel to the East-West mid-section line of said Section 6, which is also along the North line of that property described in the aforementioned Special Warranty Deed, a distance of 660.76 feet to a point on the East line of Lot 1, as recorded in Book 242 of Maps, page 1, records of Maricopa County, Arizona;

THENCE North 00 degrees 05 minutes 24 seconds East, along the aforementioned East line of Lot 1 and the Northerly prolongation thereof, a distance of 632.89 feet, more or less, to a point on the South right-of-way line of the Ehrenberg-Phoenix Highway per Docket 16269, page 499, Area #2;

THENCE South 89 degrees 22 minutes 51 seconds West along said right-of-way line, a distance of 661.73 feet to a point on the North-South mid-section line of said Section 6, said point bears North 00 degrees 00 minutes 15 seconds East, a distance of 1224.35 feet from the aforementioned brass cap which is the center of section per City of Phoenix;

THENCE continuing South 89 degrees 22 minutes 51 seconds West, along the aforementioned right-of-way of the Ehrenberg-Phoenix Highway, a distance of 877.63 feet;

THENCE South 86 degrees 25 minutes 09 seconds West, along the aforementioned right-of-way line, a distance of 1570.56 feet;

THENCE South 00 degrees 21 minutes 41 seconds West, along the aforementioned right-of-way and parallel to the West line of said Section 6, a distance of 210.00 feet;

THENCE South 04 degrees 18 minutes 24 seconds West, along the aforementioned right-of-way line, a distance of 348.83 feet;

THENCE South 00 degrees 21 minutes 41 seconds West, along the aforementioned right-of-way line which is parallel to the West line of said Section 6, a distance of 576.70 feet to the TRUE POINT OF BEGINNING;

EXCEPT the South 30 feet and the East 30 feet of the East half of the East half of the East half of the Northwest quarter and the West 30 feet of the Northeast quarter, all in Section 6, Township 1 North, Range 2 East of the Gila and Salt River Base and Meridian; and

EXCEPT that part of said Northwest quarter described as follows:

BEGINNING at the intersection of the North line of the South 30 feet of said Northwest quarter with the West line of the East 30 feet thereof;

THENCE North along said West line, a distance of 14 feet;

THENCE Southwesterly to a point in said North line which is 14 feet West of the POINT OF BEGINNING;

THENCE to the POINT OF BEGINNING; and

EXCEPT those parts thereof lying North of the South right-of-way line of the Ehrenberg-Phoenix Highway (I-10); and

EXCEPT the South 593.69 feet of said West 30 feet, as measured along the West line of said Northeast quarter; and

EXCEPT the South 30 feet of the West half of the Northwest quarter of Section 6, Township 1 North, Range 2 East of the Gila and Salt River Base and Meridian; and

EXCEPT that part of said West half described as follows;

BEGINNING at the intersection of the East line of the West 46 feet of said West half with the North line of the South 30 feet thereof;

THENCE North along said East line, a distance of 18 feet;

THENCE Southeasterly to a point in said North line which is 18 feet East of the POINT OF BEGINNING;

THENCE to the POINT OF BEGINNING;

EXCEPT the West 46 feet of said South 30 feet; and

EXCEPT the South 30 feet of the West half of the East half of the East half of the Northwest quarter; and the South 30 feet of the West half of the East half of the Northwest quarter, all in Section 6, Township 1 North, Range 2 East of the Gila and Salt River Base and Meridian; and

EXCEPT that portion conveyed to the City of Phoenix in Document No. 94-0404091, more particularly described as follows:

That part of Lot 5, of Section 6, Township 1 North, Range 2 East of the Gila and Salt River Base and Meridian, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 6;

THENCE North 89 degrees 35 minutes 43 seconds East, along the East-West mid-section line of said Section 6, a distance of 46.00 feet;

THENCE North 00 degrees 21 minutes 59 seconds East, parallel with the West line of said Section 6, a distance of 576.70 feet;

THENCE North 04 degrees 18 minutes 42 seconds East, a distance of 348.83 feet;

THENCE North 00 degrees 21 minutes 59 seconds East, parallel with said West line and along a line herein designated as Line "A", a distance of 160.00 feet to an orthogonal line herein, designated as Line "B" and the POINT OF BEGINNING;

THENCE continuing North 00 degrees 21 minutes 59 seconds East, along said Line "A", a distance of 50.00 feet to the terminus of said Line "A";

THENCE North 86 degrees 25 minutes 27 seconds East, to a line that is 50.00 feet Easterly of an parallel with said Line "A";

THENCE South 00 degrees 21 minutes 59 seconds West, along last said parallel line to said Line "B";

THENCE North 89 degrees 38 minutes 01 seconds West, along said Line "B" to the POINT OF BEGINNING; and

EXCEPT that portion conveyed to the City of Phoenix in Document No. 99-0438741, more particularly described as follows:

That part of Lot 5, of Section 6, Township 1 North, Range 2 East of the Gila and Salt River Base and Meridian, more particularly described as follows:

COMMENCING at the intersection of the East line of the West 46 feet of said Northwest quarter and the North line of the South 30 feet thereof;

THENCE Northerly along said East line, a distance of 18 feet to the POINT OF BEGINNING;

THENCE Southeasterly to a point on said North line, which is 18 feet Easterly of the POINT OF COMMENCEMENT;

THENCE Easterly along said North line to the East line of the West 100 feet of said Northwest quarter;

THENCE Northerly along last said East line to the North line of the South 38 feet of said Northwest quarter;

THENCE Westerly along last said North line to a point which is 20 feet Easterly of the intersection of last said North line and said East line of the West 46 feet;

THENCE Northwesterly to a point in last said East line which is 20 feet Northerly of last said intersection;

THENCE Southerly along last said East line to the POINT OF BEGINNING:

TOGETHER WITH that part of Lot 5, described as follows:

COMMENCING at the Southeast corner of the West 46 feet of the Northwest quarter;

THENCE Northerly along the East line of said West 46 feet, a distance of 73.80 feet to the POINT OF BEGINNING:

THENCE continuing Northerly along said East line, a distance of 30 feet to an orthogonal line, designated herein as Line "A";

THENCE continuing Northerly along said East line, a distance of 62 feet to an orthogonal line, designated herein as Line "B";

THENCE continuing Northerly along said East line, a distance of 30 feet;

THENCE Southeasterly to the intersection of said Line "B" and the East line of the West 52 feet of said Northwest at;

THENCE Southerly along last said East line, a distance of 62 feet to said Line "A";

THENCE Southwesterly to the POINT OF BEGINNING; and

TOGETHER WITH that part of said Lot 5, described as follows:

COMMENCING at the West quarter corner of said Section 6;

THENCE North 89 degrees 35 minutes 43 seconds East, along the East-West mid-section line of said Section 6, a distance of 46 feet to said East line of the West 46 feet;

THENCE North 00 degrees 21 minutes 59 seconds East, along last said East line, a distance of 228.80 feet to a point, designated herein as Point "A";

THENCE continuing North 00 degrees 21 minutes 59 seconds East, along said East line, a distance of 347.90 feet to a point, designated herein as Point "B";

THENCE continuing North 00 degrees 21 minutes 59 seconds East, along last said East line, a distance of 141.10 feet to an orthogonal line;

THENCE South 89 degrees 38 minutes 01 seconds East, along last said orthogonal line to a point which bears North 04 degrees 18 minutes 42 seconds East, from said Point "B" and the POINT OF BEGINNING;

THENCE South 04 degrees 18 minutes 42 seconds West, to said Point "B";

THENCE South 00 degrees 21 minutes 59 seconds West, along last said East line, a distance of 347.90 feet to said Point "A";

THENCE Northeasterly to the POINT OF BEGINNING.

VICINITY MAP



GENERAL CONTEXT ZONING AERIAL

67th Avenue

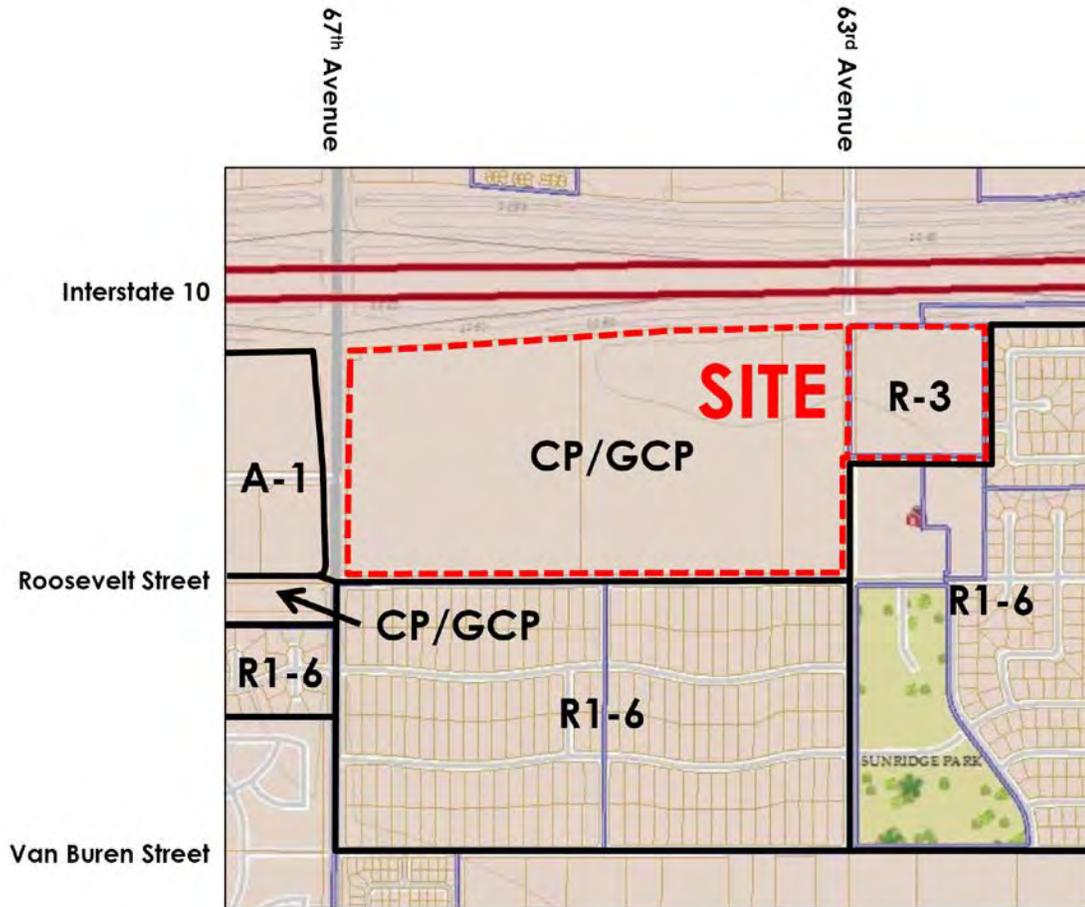
63rd Avenue

Interstate 17

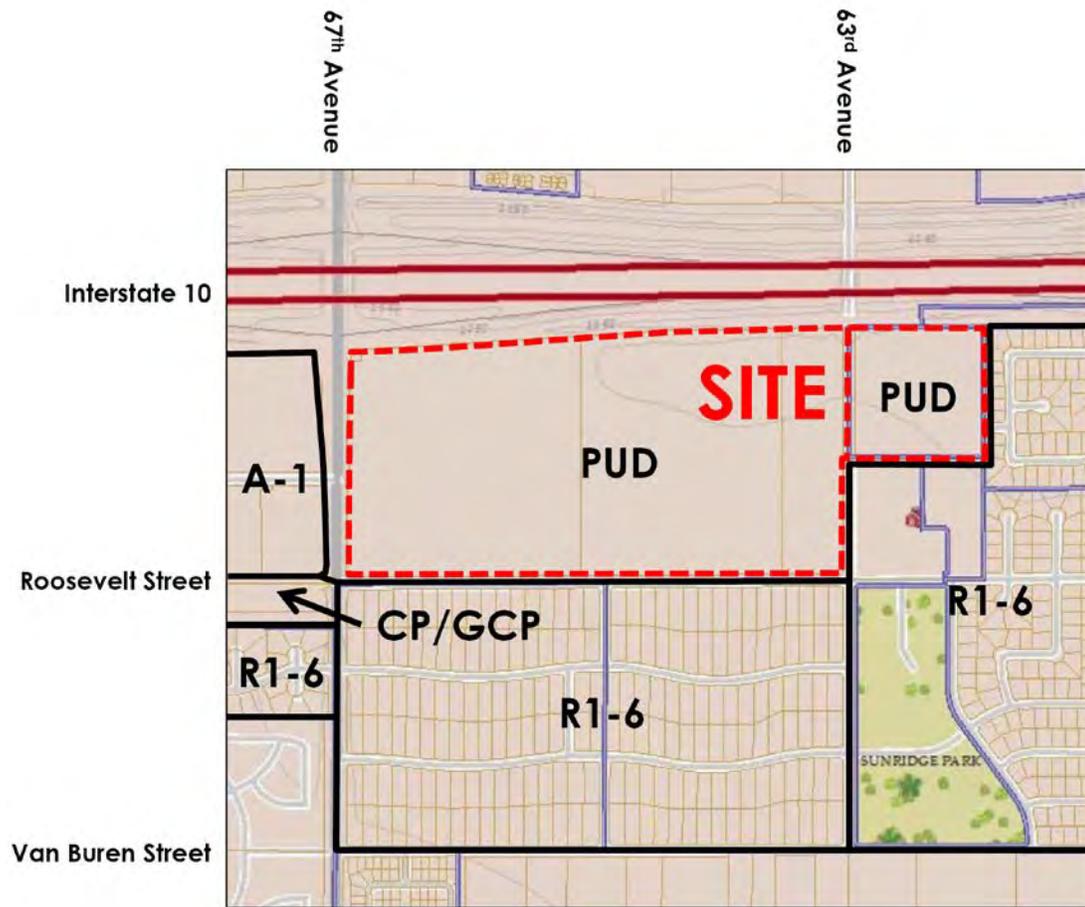
Roosevelt Street

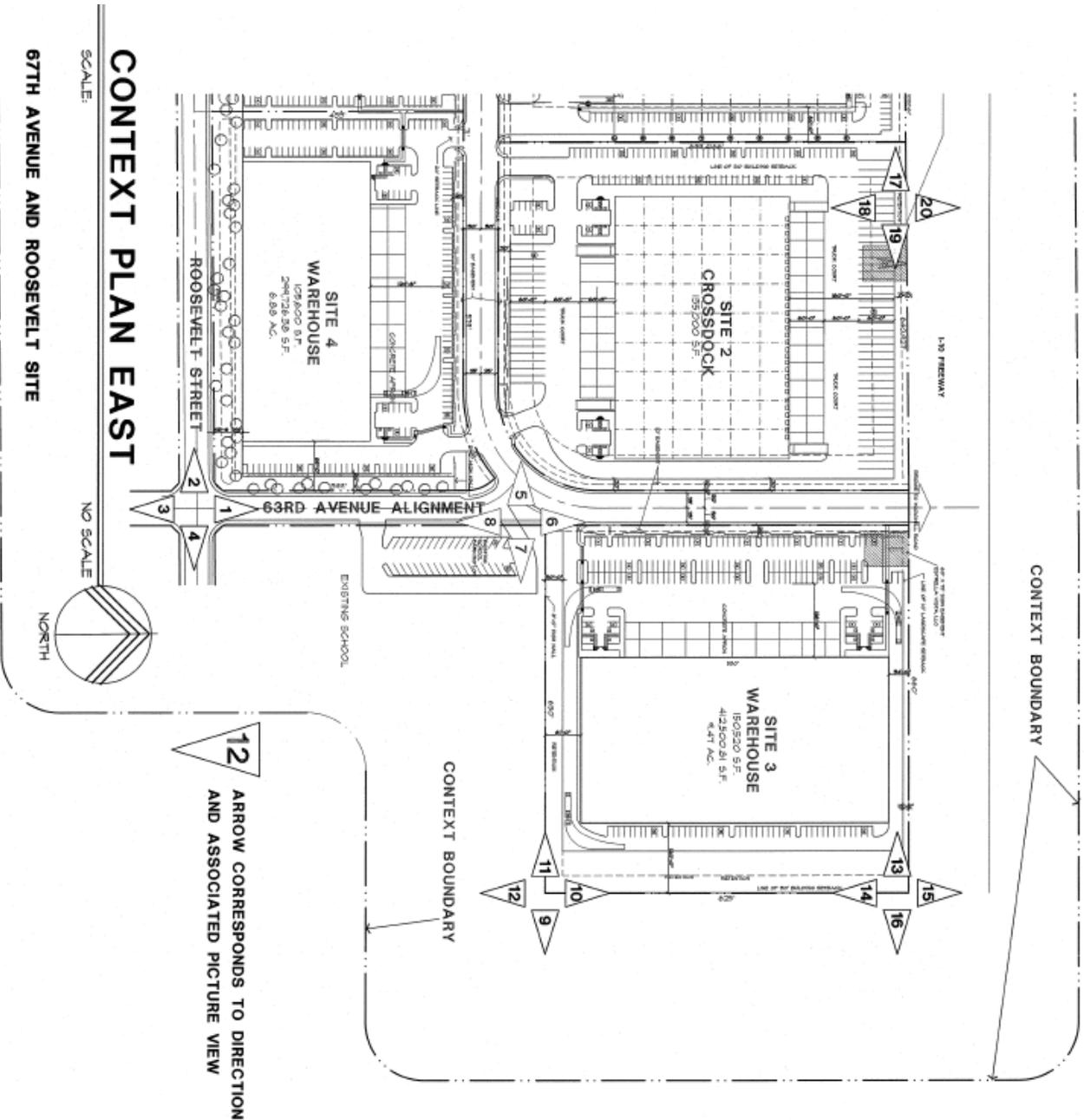


EXISTING ZONING



PROPOSED ZONING





1



2



3



4



5



6



#7



#8



9



10



11



12



13



14



15



16



17



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20



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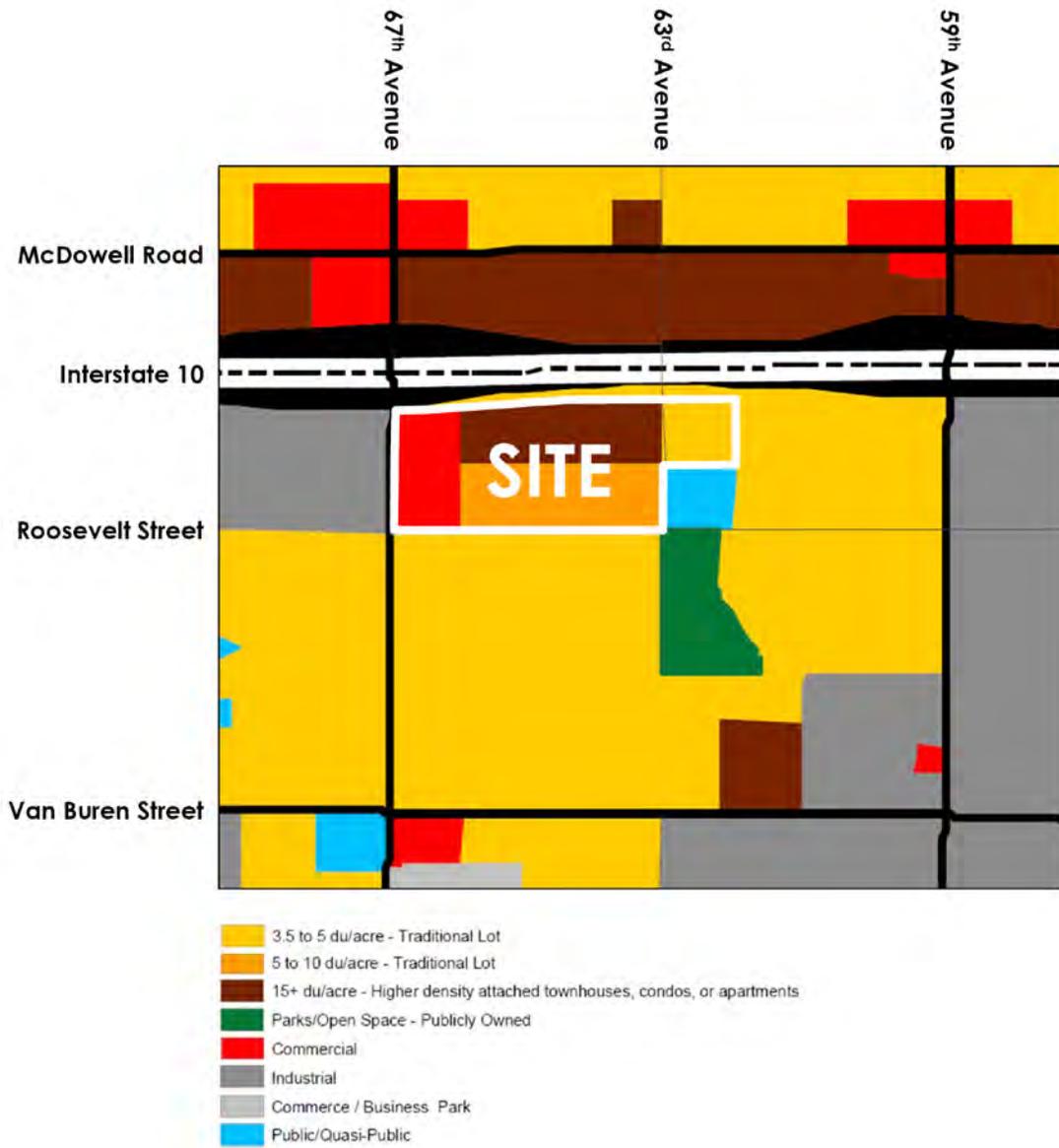
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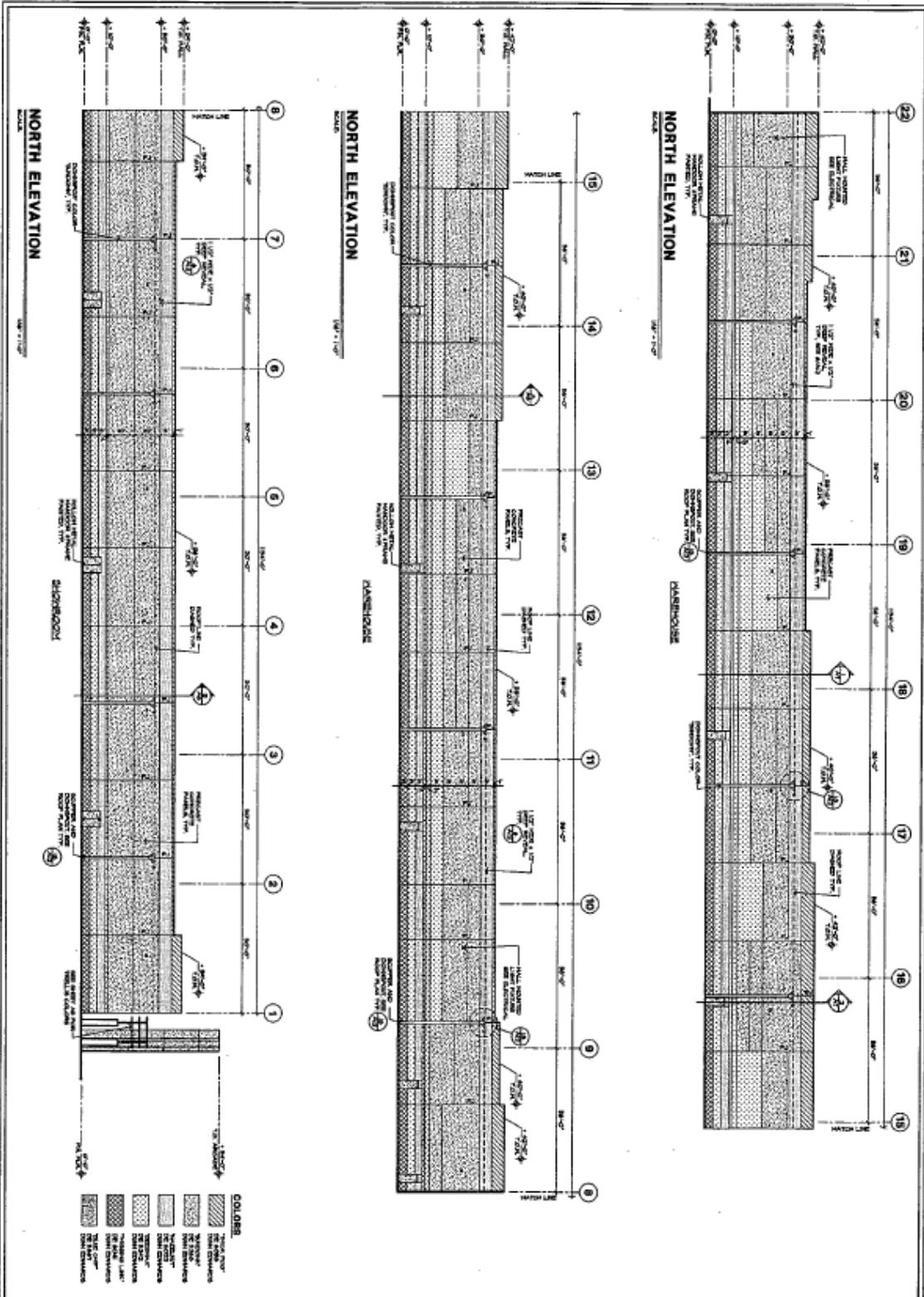


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GENERAL PLAN 2002





A3

DATE	10/10/2018
PROJECT	NEW DISTRIBUTION CENTER & SHOWROOM FOR LIVING SPACES FURNITURE
LOCATION	6900 W. LATHEAM STREET WITHIN THE ESTRELLA VISTA COMMERCE PARK PHOENIX, ARIZONA
SCALE	AS SHOWN
DESIGNED BY	ARCHITECTURE
DRAWN BY	ARCHITECTURE
CHECKED BY	ARCHITECTURE
APPROVED BY	ARCHITECTURE

NEW DISTRIBUTION CENTER & SHOWROOM FOR
LIVING SPACES FURNITURE
 6900 W. LATHEAM STREET WITHIN THE
 ESTRELLA VISTA COMMERCE PARK
 PHOENIX, ARIZONA



ARCHITECTURE
 1000 N. CENTRAL AVENUE, SUITE 1000
 PHOENIX, ARIZONA 85004
 PH: 602.441.1111
 WWW.ASAP-ARCHITECTURE.COM

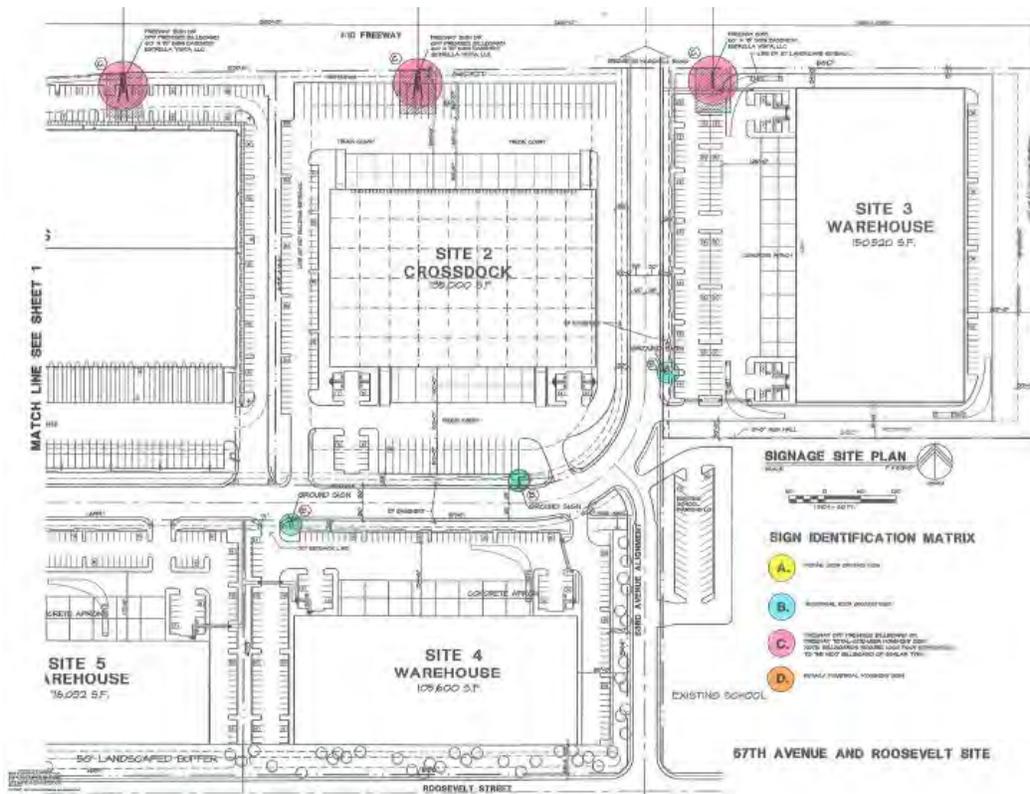


THEMATIC STREET CROSS SECTIONS

Street cross-sections in Estrella Vista Commerce have been reviewed extensively to ensure adjacent residential areas maintain vehicle access while being minimally impacted by existing and future truck traffic; to provide vehicle access for Estrella Vista Commerce Park and to augment the regional vehicle circulation system. Street right of way and improvements were previously established by the subdivision final plat for Estrella Vista Commerce Park.

Table A- 1 street cross sections

Street Segment	Right-of-way	Curb to curb dimension
Latham, 67 th Ave. to 66 th Ave.	60'	40'
Latham, 66 th Ave. to 63 rd Ave.	80' (60' ROW and 10' sidewalk easement on each side)	50'
66 th Drive, Roosevelt to Latham	80' (60' ROW and 10' sidewalk easement on each side)	50'
Roosevelt, 66 th to 67 th	40' half street	50'
Roosevelt, 63 rd Ave. to 66 th Ave.	60'	40' *
63 rd Ave., Latham to I-10 bridge	80' (60' ROW and 10' sidewalk easement on each side)	50' *
63 rd Ave. Latham to Roosevelt	60'	40' * **
67 th , Roosevelt to I-10	70' half street	
<p>* Phase 2 of Project ** This segment of road may be vacated pursuant to the City of Phoenix abandonment process, without amendment to this PUD.</p>		



IRWIN G. PASTERNAK AIA, P.
 ARCHITECTURE - PLANNING - LANDSCAPE - INTERIOR

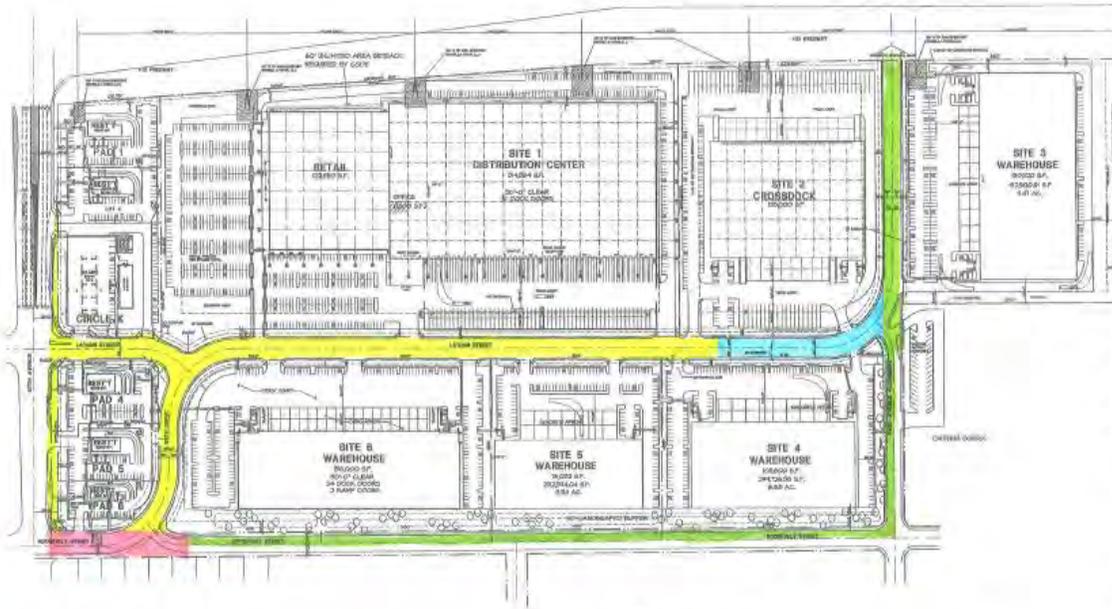
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COLOR PALLETE

COLOR SCHEMES: All colors are Dunn Edwards Paint

Group 1:	DE 5261	Cashew Nut
	DE 5262	Field of Wheat
	DE 5263	Sonoma Shade
Group 2:	DE 6037	Geyser
	DE 6032	Hazelnut
	DE 6034	Raisin in the Sun
Group 3:	DE 5247	Allspice
	DE 5207	Pecan Veneer
	DE 5186	Secluded Canyon
Group 4:	DE 6094	Canyon Dusk
	DE 6096	Homestead
	DE 6076	Wandering Road
Group 5:	DE 5260	Sandy Beach
	DE 6109	Kraft Paper
	DE 6110	Warm Hearth
Group 6:	DE 5267	Almondine
	DE 5268	Sundown
	DE 5248	Rusty Orange
Group 7:	DE 6620	Porous Stone
	DE 6221	Flintstone
	DE6305	Galway Bay
	METL SPAN	Sandstone K-5

PHASING PLAN



SITE PLAN 15
SCALE: 1" = 50'-0"

- PHASE ONE - DEDICATION AND IMPROVEMENTS - YELLOW
- PHASE ONE - IMPROVEMENTS ONLY - PINK
- PHASE TWO - DEDICATION AND IMPROVEMENTS - BLUE
- PHASE TWO - IMPROVEMENTS ONLY - GREEN



SITE AREA (GROSS)	+ 121,713.92 SQ. FT. (2.77 AC.)
BUILDING AREA	+ 481,284 SQ. FT.
% OF COVERAGE	+ 45.34 %
PARKING REQUIRED	+ OFFICE #1807 + 800/220, + 8
	+ WDCR 426,124, 22000 + 81 SPACES
	+ TRUCKS STORAGE 1400 + 308 SPACES
TOTAL REQUIRED	+ 491 SPACES
PARKING PROVIDED	+ 650 SPACES

IRWIN G. PASTERBACK AIA, P.C.
 ARCHITECTURE - PLANNING - LANDSCAPE - INTERIORS

TRAFFIC STUDY

A traffic study completed by Civtech Inc. has been submitted under separate cover.