



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-28-12-5
September 19, 2012

Maryvale Village Planning Committee Meeting Date September 25, 2012

Planning Commission Hearing Date October 9, 2012

Request From: S-1 (19.7 acres)

Request To: PUD (19.7 acres)

Proposed Use Planned Unit Development with various uses (Commercial, Commerce Park, Light Industrial)

Location Northeast corner of 99th Avenue and Campbell Avenue

Owner Clayton McKnight

Applicant/Representative Mike Withey, Withey Morris PLC

Staff Recommendation Approval subject to stipulations

General Plan Conformity			
General Plan Land Use Designations		Mixed-use – Commercial/Commerce Park	
Street Map Classification	99th Avenue	Arterial	70 foot east half street
	Campbell	Collector	50 foot north half street
<p>LAND USE ELEMENT, GOAL 2, EMPLOYMENT AND POPULATION BALANCE: DEVELOPMENT OF EACH VILLAGE’S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT AND HOUSING IN A WAY THAT ACHIEVES A BALANCED CITYWIDE PLAN AND THAT IS CONSISTENT WITH COMMUTE TRAVEL PATTERNS AND THE CURRENT CHARACTER OF EACH DEVELOPED VILLAGE.</p>			
<p>The PUD Development Narrative helps the city maintain a high quality of life and economically healthy community, while supporting the surrounding residential areas and the Maryvale Village.</p>			
<p>NEIGHBORHOOD ELEMENT, GOAL 2, COMPATIBLE NEIGHBORHOOD DEVELOPMENT: NEW DEVELOPMENT AND EXPANSION OR REDEVELOPMENT OF EXISTING DEVELOPMENT IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES AND CONSISTENT WITH ADOPTED PLANS.</p>			
<p>The proposed development is consistent with types of development along the Loop101, as well as the approved entitlements south of the subject site.</p>			

BACKGROUND

1. The subject site is located along the west side of the Loop 101 on the northeast corner of 99th Avenue and Campbell Avenue. The applicant proposes a development consisting of commerce park, light industrial and commercial uses.

SUBJECT SITE

2. The site is currently zoned S-1 and was so when annexed into the city of Phoenix in 2004.
3. The concept plan proposes six individual lots ranging between 1.6 to 3.6 acres in size. The development will be accessed from Campbell Avenue by an internal cul-de-sac serving the four eastern lots. The two western lots will be accessed from 99th Avenue. The proposed lots will be developed around the existing city of Phoenix fire station fronting Campbell Avenue. These lot sizes will attract a variety of mid-size users while retaining flexibility for a variety of small or large commercial and commerce park uses.
4. The proposed uses are consistent with the General Plan Land Use designation of Mixed Use – Commercial/Commerce Park.

SURROUNDING USES & ZONING

5. **North**
Property directly north of the parcel is currently vacant and zoned C-2 with a height waiver.

West

The parcel to the west of the subject site across 99th Avenue is a single-family residential development zoned R-2.

South

Property to the south of the subject parcel is zoned PUD PCD and is part of the Algodon development. The proposed Algodon development is entitled with a mix of uses from residential to commercial and commerce park.

East

The Loop 101 is adjacent to the property on the east.

PROPOSAL

6. Below is a summary of the proposed standards for the subject site as described in the attached PUD narrative date stamped September 7, 2012, Attachment B.

Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision will be applied.

Land Use

The narrative proposes permitted uses that are generally consistent with the C-2 and CP/GCP zoning districts. Assembly Halls and Banquet Halls are not permitted by right. No residential uses are allowed on the site.

Performance Standards

All temporary uses shall follow the standards described in Section 708 of the Zoning Ordinance.

Development Standards

The allowed building heights are up to a maximum of 56 feet.

Building setbacks are consistent with the Algodon PUD at 30 feet adjacent to streets and 12 feet in the side and rear yards. Lot coverage is at 50%.

Landscape Standards

Landscape standards are also consistent with the Algodon PUD at a 30-foot minimum along 99th Avenue and Campbell Avenue. Twenty-foot minimum landscape setbacks are required for internal streets. A plant list is shown on the Conceptual Landscape Plan within the Development Narrative (Attachment B).

Parking

The minimum number of required parking spaces shall be as set forth in Section 702 of the Zoning Ordinance, minus 10%. The parking space dimension, landscape, and drive aisles widths shall comply with Section 702.

Shade

The narrative proposes that 50 percent of all private pedestrian walkways and sidewalks be shaded by vegetation and/or shade structures as measured at 12 noon on the summer solstice.

Design Guidelines

The Development Narrative does not propose any new design guidelines, therefore, all applicable design guidelines set forth in Section 507 Tab A of the Zoning Ordinance will apply.

Phasing

It is anticipated that initial improvements will include the 98th Avenue cul-de-sac and the completion of any Campbell Avenue improvements. Individual buildings will be developed with the property as market conditions warrant. The developer will submit plans to staff for each individual site to ensure proper and orderly development and to ensure that infrastructure is sufficient for each individual site.

Sustainability

The narrative proposes several options to incorporate sustainability principles which include the building orientation, green building techniques, and design for effective water use.

STREETS AND TRAFFIC

7. Through staff stipulations, the applicant is to submit a Traffic Impact Study to the Street Transportation Department for review.

MISCELLANEOUS

8. Water for the proposed development will be provided to the site through an existing 16-inch water line along 99th Avenue, a 12-inch line along Campbell Avenue and a 12-inch line along 98th Avenue. The 12-inch line along 98th Avenue will be extended north to the termination of the proposed cul-de-sac.

Sewer service for the proposed development will be provided to the site through an existing 59-inch main in 99th Avenue, an existing 15-inch main along Campbell Avenue and an existing 8-inch main along 98th Avenue. The 8-inch line along 98th Avenue will be extended north to the termination of the proposed cul-de-sac.

9. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposal is consistent with the General Plan Land Use designation of Mixed Use – Commercial/Commerce Park.
2. The scale of the proposed development is consistent with surrounding entitlements as well as development along the freeway.
3. The proposed uses will bring employment opportunities to the surrounding area and Maryvale Village.

Stipulations

1. An updated Development Narrative for the Campbell Commerce Center PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped September 7, 2012, as modified by the following stipulations.
2. The developer shall provide curb, gutter, sidewalk, paving, and incidentals on all interior and peripheral streets, as approved by the Planning and Development Department. The developer shall provide city of Phoenix standard pavement transition tapers to all existing improvements.

3. Any modifications and improvements to the corner of 99th Avenue and Campbell Avenue shall result in submittal of signal plans to the Street Transportation Department for review and approval. All work related to the construction of the traffic signal is the responsibility of the developer.
4. Seventy feet of right-of-way shall be dedicated along the east side of 99th Avenue. Additional easements for utility and drainage improvements may be required based upon final roadway design. The applicant shall coordinate with the Street Transportation Department and the Planning and Development Department.
5. The developer shall dedicate minimum eight-foot wide public utility easements along both sides of all streets, including around any cul-de-sac turnarounds, as approved by the Planning and Development Department.
6. The applicant shall complete a Red Border Letter to notify ADOT of development adjacent to its freeway corridor and submit it to the Street Transportation Department, with a copy to the Planning and Development Department Traffic Engineer and Civil Plans Reviewer.
7. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to final preliminary site plan approval. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by the Street Transportation Department and the Planning and Development Department.
8. The applicant shall dedicate right-of-way for a future bus stop (detail #1260) along north bound 99th Avenue on the far side of Campbell Avenue, as approved by the Planning and Development Department.
9. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of City of Glendale Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

Writer

Jacob Zonn

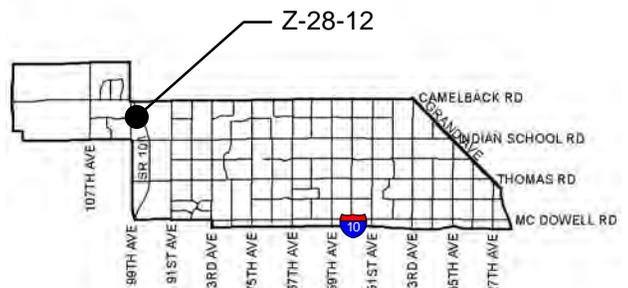
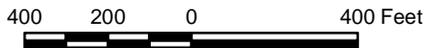
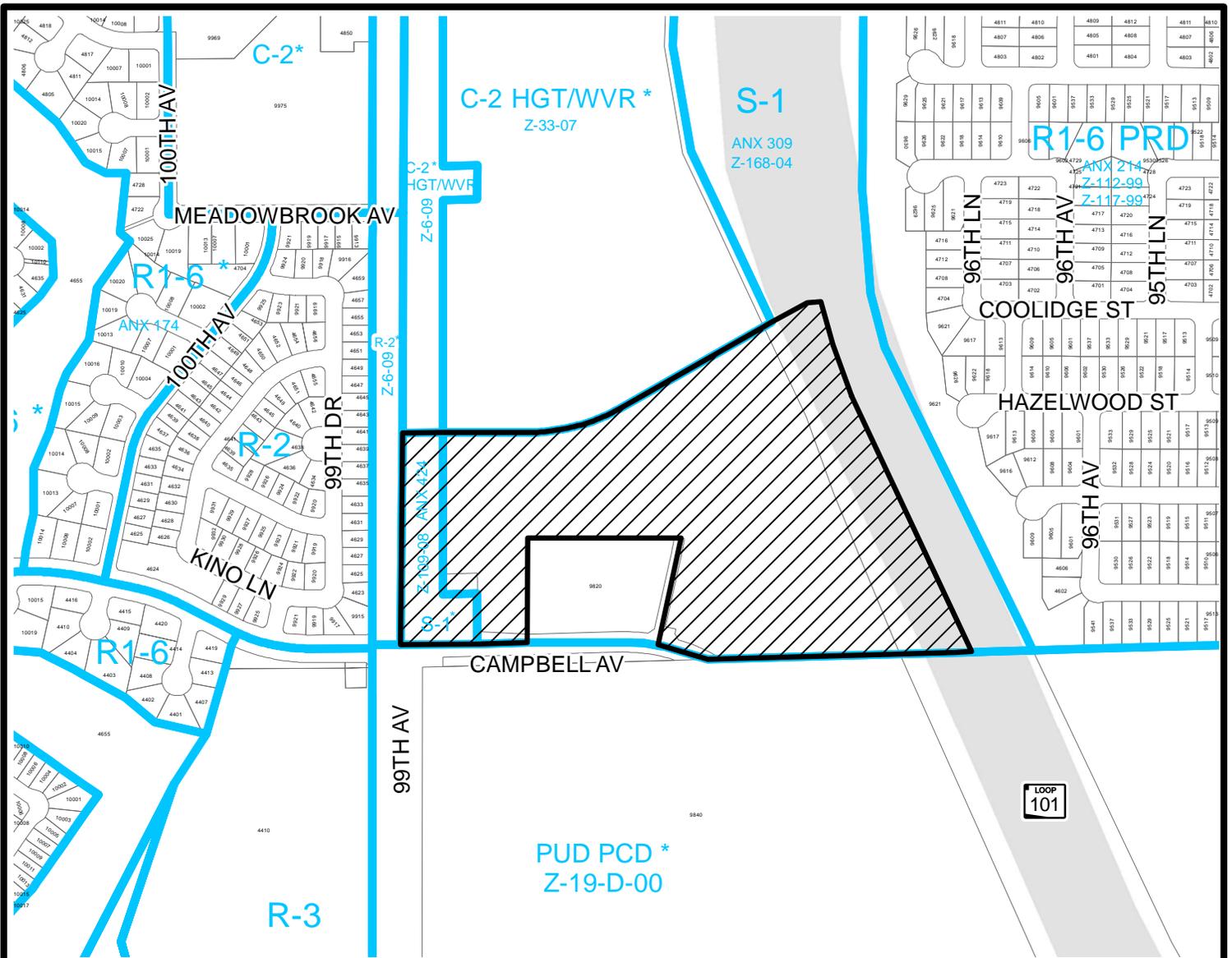
09/19/12

Joshua Bednarek

Attachments

Attachment A: Sketch Map

Attachment B: Campbell Commerce Center PUD Narrative date stamped September 7, 2012



CITY OF PHOENIX PLANNING DEPARTMENT

MARYVALE VILLAGE

CITY COUNCIL DISTRICT: 5

APPLICANT'S NAME: Mike Withey/Withey Morris		REQUESTED CHANGE: FROM: S-1, (19.70 a. c.) TO: PUD, (19.70 a. c.)	
APPLICATION NO. Z-28-12	DATE: 08/21/12	REVISION DATES:	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 19.70 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q5-18	ZONING MAP H-2	
MULTIPLES PERMITTED S-1 PUD	CONVENTIONAL OPTION 19 N/A		* UNITS P.R.D. OPTION 19 N/A

* Maximum Units Allowed with P.R.D. Bonus

Campbell Commerce Center

Northeast Corner of 99th Avenue and Campbell Ave

**Planned Unit Development
Development Narrative**

**Original Submittal: July 2012
Resubmittal: August 29, 2012
Final Submittal: September 7, 2012**

PRINCIPALS AND DEVELOPMENT TEAM

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4. Conceptual Lot Plan
5. Legal Description
6. Area Vicinity Map
7. Context Plan and Photographs
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10. Thematic Street Cross Sections
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A. PURPOSE AND INTENT

1. Planned Unit Development

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. If there are conflicts between specific provisions of this PUD, and the Phoenix zoning ordinance or design guidelines, the terms of this PUD shall apply. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City.

2. Project Overview and Goals

The Campbell Commerce Planned Unit Development (PUD) rezones approximately 17 acres of vacant land located at the northeast corner of Campbell Avenue and 99th Avenue (the "Property"). See Aerial and Parcel maps at **Exhibits 1** and **2**. The applicant proposes a mixed use development consisting of employment, commerce park, industrial, and commercial land uses consistent with the General Plan Land Use designation of Mixed Use – Commercial/Commerce Park.

The Campbell Commerce Center will promote a mixed use development that will integrate retail, industrial, and commerce park uses. It is anticipated that the development will attract a variety of mid-size users while retaining flexibility for a variety of small or large commercial and commerce park uses. More importantly, the development provides new employment opportunities within the Maryvale Village, demonstrates a significant investment in the community, and will have a positive impact on the area.

3. Surrounding Area

The Property was zoned S-1 upon annexation into the City of Phoenix in 2004 and is adjacent to the 101 freeway. To the north is vacant land zoned commercial (C-2) with a height waiver, and to the south is land zoned PCD PUD called Algodon as shown on the Phoenix zoning map at **Exhibit 3**. The proposed use is consistent with the area and will complement the existing and proposed surrounding land uses. The surrounding area has evolved over the years from a residential/agricultural area to a business and entertainment hub including regional malls, sports venues and other uses approved within the Algodon PUD. Other medical and professional uses have located in this area such as the Banner Estrella Medical Campus.

4. Overall Design Concept

The mixed use project will provide a number of common design elements including thematic streetscape, building materials, and colors compatible to the southwest. It will offer pedestrian linkages and outdoor spaces with careful attention to landscaping throughout the site. The project will integrate into the surrounding area developments with regard to use, design, and setting. The perimeter design appeal to both the on-site users and the public traveling on 99th Avenue. The development plan will promote flexibility in uses and design while providing consistent development regulations to guide development of the individual parcels within the center.

B. LAND USE PLAN

The approximate 17 acre site is designed for Commerce Park and Commercial Retail uses. The development plan will promote flexibility in uses and design while providing consistent development regulations to guide development of the individual parcels within the center. The proposal is consistent with the General Plan Mixed Use land use designation. The Conceptual lotting plan for the Property is at **Exhibit 4**. The concept plan proposes 6 lots ranging between 1.6 to 3.6 acres in size. The development will be accessed from Campbell Avenue by an internal cul-de-sac serving the four eastern lots. The two western lots will be accessed from 99th Avenue. The proposed lots will be developed around the existing fire station fronting Campbell Avenue. The lots may be modified, combined or reconfigured during the platting process.

C. SITE CONDITIONS AND LOCATION

Acreage

The Property consists of approximately 17 acres. See legal description at **Exhibit 5**.

Location

The Property is located at the northeast corner of 99th Avenue and Campbell Avenue and is adjacent to the 101 freeway located directly to the east. See Vicinity Map at **Exhibit 6**.

Topography

There are no significant topographical or natural features on the Property. The site is generally flat, vacant land that has historically been used for agricultural purposes. See Context Plan and Site Photos at **Exhibit 7**.

D. GENERAL PLAN CONFORMANCE

The proposed mixed use development is supported by the following goals, policies and objectives of the General Plan.

Growth Area, Goal 1 – “The City should maintain a high quality of life and an economically healthy community.”

- **“Future employment growth within any part of the region will be closely linked to the characteristics and growth of the surrounding residential areas located within a 30 to 45 minute commute.”**
- **“Future sales tax generation will be more tightly linked to providing retail opportunities close to residential areas and employment areas.”**
- **“The ability to financially provide infrastructure will be the major constraint for growth located at the outer edge of the region’s urban areas.”**

High quality developments like the Campbell Commerce Center help the City maintain a high quality of life and economically healthy community. The employment growth attributed to this development will support the surrounding residential areas. The commercial component will also generate future sales tax. The overall development will help complete the needed area infrastructure and adjacent roadway improvements.

Land Use, Goal 2, Employment and Population Balance – “Development of each village’s potential should be encouraged by distributing a diversity of employment and housing in a way that achieves a balanced citywide plan and that is consistent with commute travel patterns and the current character of each developed village.”

- **“Favor development proposals that improve the existing resident/employment balance when those proposals are consistent with other goals and policies in the General Plan.”**

The development will provide new employment and investment in the Maryvale Village. The project will create a commerce center that will provide new employment opportunities to area residents. The mixed use nature of the development will encourage a variety of employment opportunities which will help balance the jobs to housing ratio in Maryvale.

Land Use, Goal 4, Mixed Land Use Development – “Mixed land use patterns should be developed within urban villages and at smaller scales to minimize the number and length of trips.”

The proposed PUD allows for a variety of land uses within the project which encourages residents to work and shop in close proximity to where they live, thereby reducing the number and length of trips.

Land Use, Goal 11, General Plan Land Use Map and Zoning Conformity – “Zoning granted subsequent to the adoption of the General Plan shall be in conformity with the land use category shown and defined on the General Plan.”

The proposed PUD is compatible with the General Plan land use designation for the Property which is Mixed Use – Commercial/Commerce Park. See General Plan Map at **Exhibit 8**. The proposed development will be a Commerce Park / General Commerce Park with the option to provide commercial and industrial uses. Specific users will be identified in future planning phases, however, the plan as proposed sets up the framework to attract the type of users envisioned for this Property.

Circulation, Policy 4 – “Support the land use element goals of balancing housing and employment...and encouraging a mixture of land uses in neighborhoods to reduce the length and number of vehicle trips.”

The proposed Commerce Park Center will provide employment opportunities that support area residents and provide a good balance with the existing housing developments. The commercial component is a complimentary amenity to the existing neighborhoods that will help reduce the length and number of vehicle trips.

Neighborhood, Goal 2, Compatible Neighborhood Development – “New development...in or near residential areas should be compatible with existing uses and consistent with adopted plans.”

- **Policy 1: “Encourage new land uses that are specifically supported by the General Plan.”**
- **Policy 3: “Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impacts on the residential properties.”**

The proposed PUD is compatible with area neighborhoods and is supported by the underlying General Plan land use designation. The proposed commerce park buffers the neighborhoods from the nearby 101 Freeway. The mixed use development also offers increased perimeter landscape setbacks to enhance the streetscape appearance and provide greater buffers to the residential properties west of 99th Avenue.

E. ZONING AND LAND USE COMPATIBILITY

The area has seen dramatic growth over the years including regional malls, sports and entertainment venues, medical complexes, and master planned communities. See Existing Zoning Map at **Exhibit 3**. This Property is currently zoned S-1, a temporary zoning district until development of the Property is proposed. To the west is a residential subdivision zoned R-2 and 99th Avenue. To the east is the 101 freeway. To the north is vacant land zoned C-2 with a height waiver, and to the south is the Algodon PUD. The Algodon PUD is an 844-acre development that includes entertainment, retail, office, medical, employment, hospitality, and other uses. This proposed PUD for a commerce park and commercial development is fully compatible with the surrounding uses and the Algodon mixed-use PUD. See Proposed Zoning Map at **Exhibit 9**.

F. LIST OF USES

- A. Permitted Uses: All uses permitted by right or use permit in the CP/GCP zoning district. All uses permitted by right or use permit in the C-2 zoning district, except that Assembly Halls and Banquet Halls shall be permitted by right. No residential uses shall be permitted.
- B. Temporary Uses: All Temporary Uses permitted in Section 708 of the Phoenix Zoning Ordinance.
- C. Accessory Uses: All accessory uses permitted in the CP/GCP and C-2 zoning districts in the City of Phoenix Zoning Ordinance.

G. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within this PUD to promote the development of a dynamic mixed use development. The provisions of the PUD will ensure compatibility with surrounding properties; provide a variety of land uses, services, and employment opportunities; promote new jobs, and generate new tax revenues to the City of Phoenix. The Campbell Commerce Center's development standards and design guidelines are reflective of the mixed-use environment envisioned for the area.

Development of the Commerce Center shall comply with the provisions governed by the zoning ordinance, unless specifically listed below. If there are conflicts between specific provisions of this PUD, and the Phoenix zoning ordinance or design guidelines, the terms of this PUD shall apply. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements.

<i>Development Standards</i>	<i>PUD</i>
Building setbacks	Adjacent to streets: 30' Side and Rear yard: 12'
Building separation	Per Building Code
Building Height	Maximum building height not to exceed 56'
Lot Coverage	Maximum 50%

H. DESIGN GUIDELINES

The buildings will visually integrate with the site and its context by utilizing building placement and form that harmonize with the site and surrounding environment. An appropriate balance will exist between the buildings and the surrounding open spaces to create a hierarchy of spatial definition. The development plan will promote flexibility in uses and design while providing consistent development regulations to guide development of the individual parcels within the center. The development will comply with the Design Guidelines set forth in Section 507 Tab A., of the Phoenix Zoning Ordinance.

The Campbell Commerce Center will provide a number of common design elements which will include: thematic streetscape, building materials and colors, shade features on the buildings etc., pedestrian linkages and outdoor spaces, lighting fixtures, and compatible, uniform landscaping and Signage.

Screen Walls

Campbell Commerce Center will comply with all wall standards defined by the City of Phoenix Zoning Ordinance. Site screen walls will be designed to complement and emphasize the overall commerce park/commercial architectural theme. Lots fronting onto streets shall have a 3' masonry screen wall or 3' vegetation or a combination of the two. All loading dock areas visible from the public street will be screened with a solid 6' wall.

Thematic Streetscape

Tree lined streets and shaded walkways will be provided in the development. Offset sidewalks along 99th Avenue with landscape between the curb and sidewalk will create an aesthetic and physical buffer for pedestrians. The interior roadway will have tree lined streets with trees evenly spaced wide enough to provide visual corridors to businesses while also shading the pedestrian walkway. Driveway entrances into parcels shall be treated with enhanced landscape treatments similar to the entry monumentation at the corner of 99th Avenue and Campbell. See Streetscape at **Exhibit 10**.

Landscape

Landscape Design Standards for this development shall not only meet the City of Phoenix standards but in most areas on the site these standards will be exceeded. The landscape design for Campbell Commerce Center is intended to create a continuity of design by visually connecting individual parcels and buildings for this mixed use project. The plant list, which is shown on the Conceptual Landscape Plan, will aide in creating this continuity while helping to create a solid identity for this project. Additional plant material may be permitted as approved by Staff. All plant species will be from the Arizona Department of Water Resources, Low Water Use Plant List.

The development shall have a lush desert appearance with color and texture all year round using drought tolerant plant material combined with minimal use of turf areas. Turf shall not exceed 10% of total landscape areas for each individual parcel. If turf is used, it is encouraged to locate in retention basins to filter storm water runoff before recharge. Areas where turf is not used shall have a minimum of 50% plantings with shrubs or groundcovers. Trees along streetscapes shall be planted at a minimum rate of 2-inch caliper (50% of required trees), minimum 3-inch caliper or multi-trunk tree (25% of required trees), and a minimum 4-inch caliper or multi-trunk tree (25% of required trees). Trees within parking lots and perimeter property lines not adjacent to a street shall be planted at a minimum rate of 2-inch caliper (60% of required trees) and minimum 1-inch caliper (40% of required trees). All trees shall be planted at a rate of 1 tree per 20' on center or equivalent groupings. Shrubs to be planted at a rate of five (5) 5-gallon shrubs per tree. Seasonal color is encouraged at main building entries. Inert groundcover to be decomposed granite, size and color to be continuous throughout parcels and common areas and will be determined at time of final design for the initial perimeter planting. Berming and undulating landforms planted with vegetation are encouraged to provide both visual interest and screening of parking and utility areas. Irrigation for the landscape shall be below ground, fully automated, energy efficient systems in compliance with all building code requirements. All plantings will use a drip irrigation system for trees and shrubs. Landscape setbacks along main street frontages will be a minimum of 30 feet, perimeter setbacks will be a minimum of 10 feet with many areas exceeding this requirement to allow for extra landscape buffering. See Landscape Plan at **Exhibit 11**.

<i>Landscape Standards</i>	<i>PUD</i>
Streetscape along 99 th Avenue	30' minimum setback
Streetscape along Campbell Avenue	30' minimum setback
Adjacent to 101	0' minimum setback
Streetscape along cul-de-sac	20' minimum setback
Perimeter property lines not adjacent to a street	10' minimum setback
<i>Streetscape Planting size</i>	
Trees	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper or multi-trunk tree (25% of required trees) Min. 4-inch caliper or multi-trunk tree (25% of required trees)
	1 tree per 20' on center or equivalent groupings
Shrubs	Min. five (5) 5-gallon shrubs per tree
<i>Perimeter & Parking Lot Area</i>	
	At ends of each row of parking and approximately every 110'. Minimum of 120 s.f.
	Min. 10% (Interior parking surface area (exclusive of perimeter landscaping and all required setbacks)
Trees	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)
	1 tree per 20' on center or equivalent groupings
Shrubs	Min. five (5) 5-gallon shrubs per tree

Parking

The parking space dimension, landscaping, and drive aisles widths for the Campbell Commerce Center shall comply with Section 702 of the Phoenix Zoning Ordinance. The minimum number of required parking spaces shall be as set forth in Section 702 of the Phoenix Zoning Ordinance, minus 10%. This provision shall not limit the ability of the applicant or end user to apply for a zoning adjustment application to further modify any development standard or ordinance provision. A conceptual Parking Plan is at **Exhibit 12**.

Lighting

Lighting fixtures have been selected to complement the overall Campbell Commerce Center. Exterior lighting will be oriented downward and fully shielded adjacent to residential uses. Flat or recessed lenses are required. Photometric Plans shall be submitted with site plan review. The value of light foot candles at property lines cannot exceed 1.0 foot candle and the interior cannot exceed 4.0 foot candle. Lighting layout and fixtures to adhere to Dark Sky Ordinance. Final light fixture style to be selected at time of final design. All parcels within development will use same light fixture style and color to create a consistent design theme throughout project. Metal Bollard light fixtures may be used, and are encouraged at pedestrian building entries and outdoor spaces. Bollard style and colors to match parking and area lights. See Lighting Sheet at **Exhibit 13**.

I. SIGNS

OVERVIEW

Campbell Commerce Center signage has been developed to create an integrated graphic system that will provide standards for individual business identification and the Campbell Commerce Center. All signage shall comply with City of Phoenix signage regulations. All signs requiring a permit must be permitted by the City of Phoenix prior to fabrication and installation.

SIGN STANDARDS

Any sign which bears the Campbell Commerce Center name shall conform to the logo standards as set forth in this PUD. For each development/ project within Campbell Commerce Center, wall/ building signage shall be approved as part of the Final Development Approval, and shall be in compliance with the City of Phoenix sign standards.

PROJECT SIGN TYPES

Each owner is responsible for all signs on site which shall be built, installed and maintained by the owner as part of their improvements. A conceptual Sign Plan and elevations are shown at **Exhibit 14**. Ownership reserves the right to file and process a Comprehensive Sign Plan at its option. Signage for the common areas, project identity and individual tenant standards have been created in the following categories:

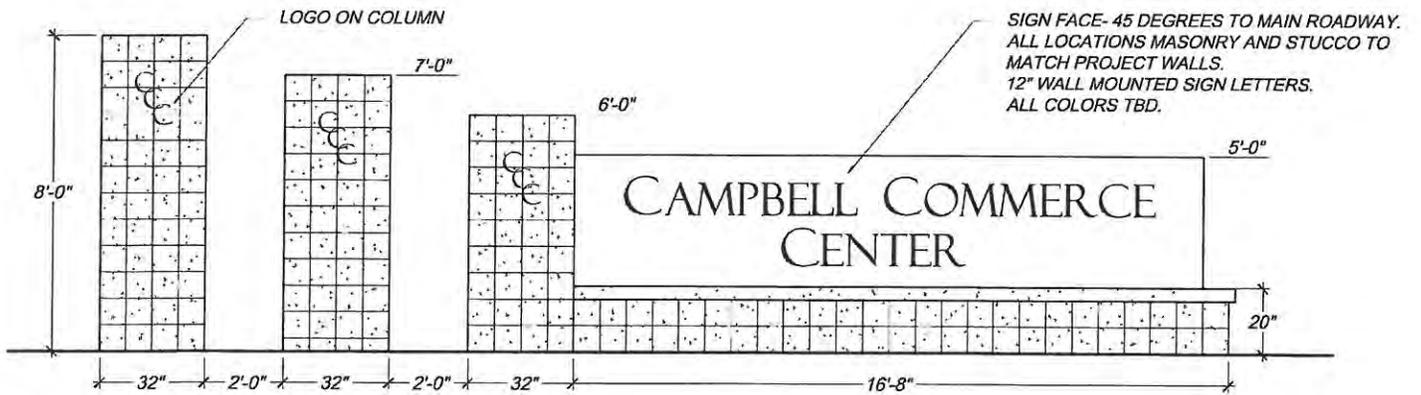
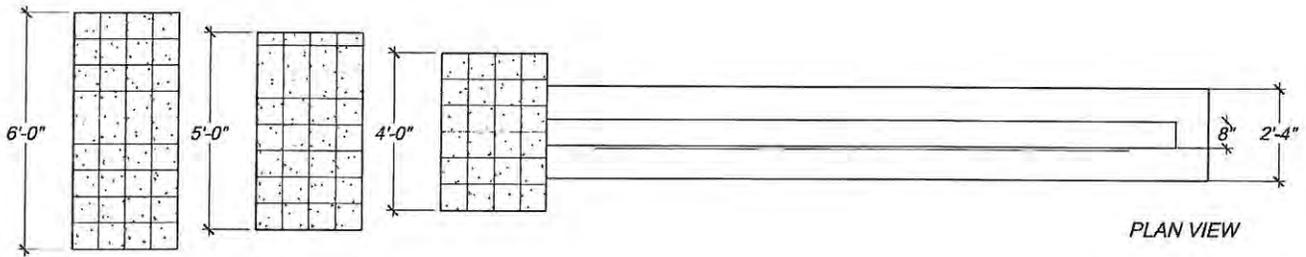
Monument Sign Entry Wall

Primary signage will be located at the southwest corner of 99th Avenue and Campbell Avenue. The monument will be at a 45 degree angle to the intersection and designed to create a separate identity for the project. Signage columns and base to be built with split face block. The sign wall to be solid block with a sand stucco finish, colors to be determined at time of final design. Columns to be of varied height, offset and staggered to replicate the logo that will be mounted to the columns.

The angled CCC represents the three C's of the development name Campbell Commerce Center. Letters on the main sign shall be reverse panel channel aluminum letters mounted to the wall, color to be determined. Ground mounted uprights will also light the signage. The logo and similar materials to be used on all signage will create a cohesive look throughout the project.

Landscape treatments at the main signage monument shall be comprised of mature specimen trees (2 inch caliper or greater), dense mass plantings of flowering shrubs, groundcover, and accent plantings. The character of the entrance is unique and identifiable if the landscaping takes on a more structured design, setting it apart from the general streetscape.

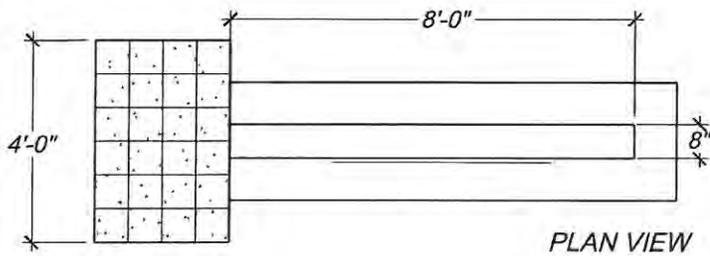
MONUMENT SIGN ENTRY WALL



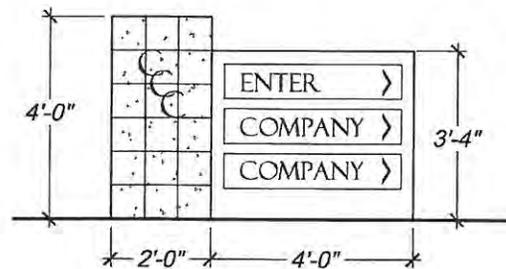
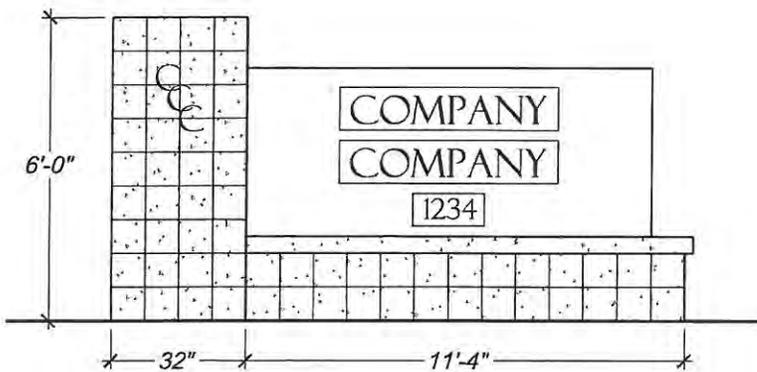
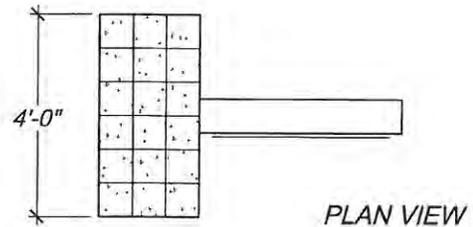
Freestanding and Directional Signage

All colors and materials of Freestanding Identification Signage and On-Site Directional Signage to match monument entry wall. Directional signage plaque sizes to be uniform. Lettering size to vary depending on length of company name to fit within plaque. Below are conceptual renderings of freestanding ground signs.

FREESTANDING IDENTIFICATION SIGNS



ON-SITE DIRECTIONAL SIGNS



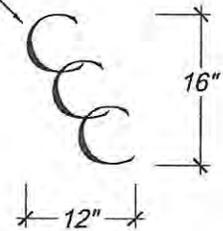
LETTERING DETAILS

LETTERING TO BE 1/2" THICK FLAT CUT OUT NON-DIRECTIONAL FINISHED ALUMINUM, STUD MOUNTED ONTO 1/4" FCO ALUMINUM. FINAL COLORS TBD.



LOGO DETAILS

LOGO TO BE 1/4" THICK FLAT CUT OUT NON-DIRECTIONAL FINISHED ALUMINUM, STUD MOUNTED TO BLOCK, FLOAT 1" OFF BLOCK. LETTERS ARE APPROX. 6" HT., FINAL COLORS TBD.



Wall or Building Signage

On-site directory/ directional, parcel/ tenant free-standing identification signage and wall/ building signage shall comply with Section 705 of the Phoenix Zoning Ordinance. Individual signs shall be reviewed and approved administratively by staff at time of individual plan application.

J. SUSTAINABILITY

Campbell Commerce Center will encourage developers to consider building and landscape sustainability in their designs, including the City of Phoenix Green Building Code, Leadership in Energy and Environmental Design (LEED) certification, the use of solar energy, orientation of the building on the parcel and low water use landscape.

Developers will be encouraged to design buildings that respond to the harsh southwest climate by incorporating materials and design methods suitable for the region. They will also be encouraged to address orientation of the building to maximize solar benefits while minimizing heat gain. Architects will consider solar collection technologies for providing and storing energy, as well as using the latest sustainable building equipment in all facets of design.

A minimum 50% shade of all private walkways by means of vegetation or shade structure shall be provided. The percentage of shade is measured at noon during the summer solstice. Building overhangs and canopies shall be implemented to shade pedestrians and promote a walkable environment. Landscape will be utilized around buildings to shade the structures and entries as well as seating/ gathering areas.

Landscape will be of a low water use, xeriscape design to enhance the streetscape and the areas surrounding the buildings, open space and parking lots. Turf, if used, will be limited to a percentage that is below City of Phoenix minimums. Irrigation for the parcels needs to use City supplied water, but Ownership will encourage the capture and reuse of building gray water discharge along with an efficient irrigation system. The use of irrigation sensors may be implemented into the design of the irrigation system for the regulation and reduction of water consumption. Recycled local materials may be used in the landscape and the hardscape designs.

K. INFRASTRUCTURE

Circulation

The development will be accessed from Campbell Avenue by an internal cul-de-sac serving the eastern portion of the site. The western portion of the property will be accessed from 99th Avenue. The proposed lots will be developed around the existing fire station fronting Campbell Ave. A copy of the Circulation Plan is at **Exhibit 15**. Below is information regarding the status of the existing roadway conditions and the proposed improvements to be completed.

North 98th Avenue

98th Avenue is to be extended approximately 200 feet to the north and terminate with a 55-foot radius cul-de-sac which will provide adequate access for the interior lots to Campbell Avenue. The proposed paving section for 98th Avenue is 20.5 feet to back of curb with a 5-foot wide sidewalk. The cul-de-sac is to terminate with a 50 foot back of curb radius. The west side of the 98th Avenue improvements currently exist and were constructed with the development of the adjacent fire station.

99th Avenue

99th Avenue presently exists as a 61.5 foot wide asphalt roadway with all of the existing improvements lying east of the monument line of 99th Avenue within a 125 foot wide right-of-way. The ultimate paving section for 99th Avenue is to be 52.5 feet wide to back of 6" vertical curb with a 5-foot wide sidewalk separated from the curb by a minimum of 8 feet. The 99th Avenue improvement will require a 70-foot wide right-of-way and therefore the east 55 feet of the existing 125-foot right-of-way shall be abandoned. The ultimate improvement for 99th Avenue may include a raised median. If so, a median cut shall be permitted at the northwest corner of the parcel to allow full turning movements in and out of the Property.

Grading and Drainage

The proposed development will adhere to the City of Phoenix Design Guidelines. The project will provide retention for the 100-year, 2-hour storm event and will retain the half street drainage of the surrounding public rights of way. The project will provide storm water retention using surface retention basins located on individual parcels throughout the site, or if surface retention is not sufficient due to site plan considerations, the project may utilize underground retention. The project will utilize storm drains and catch basins to collect sheet flow in the parking areas as needed to convey water to the retention basins. The retention areas will be limited to a maximum of 3-feet of water depth and graded with maximum side slopes of 3:1. Retention areas provided on individual parcels may be either by retention basin 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.

Water and Sewer

Water for the proposed development will be provided to the site via the City of Phoenix water system thru the existing 16" D.I.P. water line in 99th Avenue, the 12" D.I.P. water line in Campbell Avenue and the 12" D.I.P. water line in 98th Avenue. The 12" D.I.P. water line in 98th Avenue will be extended north to the termination of the proposed cul-de-sac.

Sewer service for the proposed development will be provided to the site via the City of Phoenix sewer system thru the existing 59" main in 99th Avenue, the existing 15" main in Campbell Avenue and the existing 8" main in 98th Avenue. The existing 8" main in 98th Avenue will be extended north to the termination of the proposed cul-de-sac.

L. PHASING PLAN

It is anticipated that initial improvements will include the 98th Avenue cul-de-sac and the completion of any Campbell Avenue improvements. Individual buildings (together with the necessary site work and infrastructure for those buildings) will be developed within the Property as market conditions warrant. Ownership will submit plans to City Staff for each individual site to ensure proper and orderly development and to ensure that infrastructure is sufficient for each individual site. Improvements to 99th Avenue and its frontage will occur concurrently with the development of parcels fronting on 99th Avenue.

EXHIBIT 1. AERIAL MAP



EXHIBIT 2. PARCEL MAP

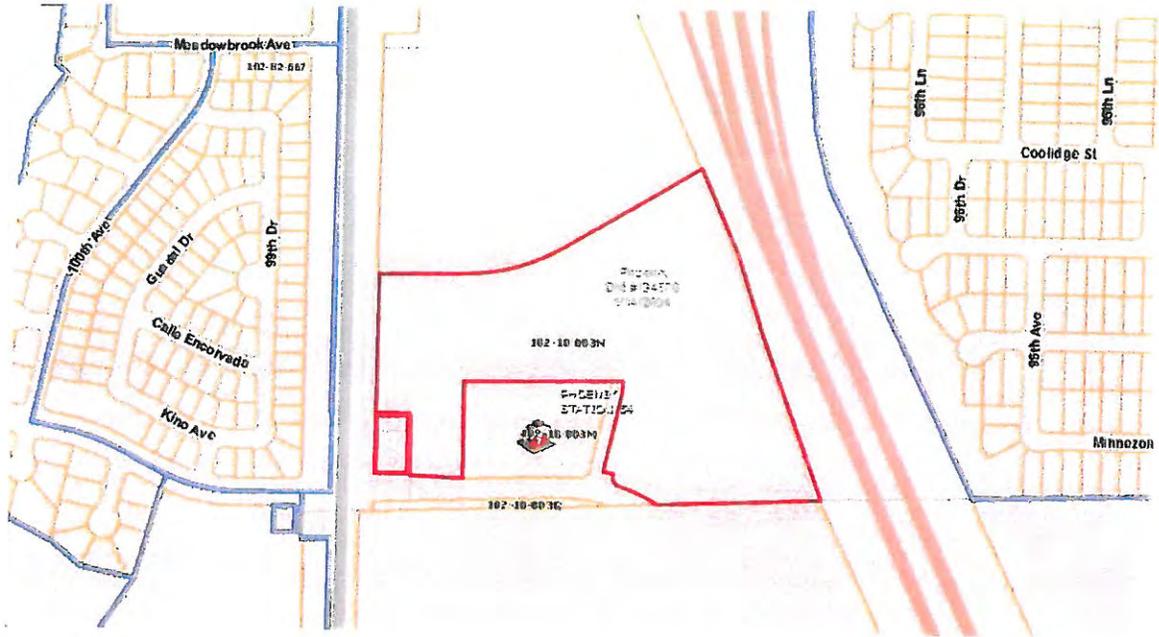




EXHIBIT 4- CONCEPTUAL LOT PLAN



CONCEPT PLAN

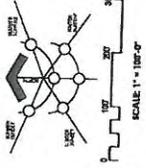
99th Ave & Campbell

Phoenix, Arizona

THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

Drawn By:	DATE:
Job No:	12025
DATE:	08/14/12

L-1 of 3



**PINNACLE
DESIGN, INC.**

1248 E. 44th Street
Phoenix, Arizona 85018
Phone: (602) 998-8888
Fax: (602) 998-8889

EXHIBIT 5. LEGAL DESCRIPTION

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, BEING AN M.C.H.D. BRASS CAPPED MONUMENT IN HANDHOLE;

THENCE SOUTH $00^{\circ} 21' 10''$ EAST, ALONG THE WEST LINE OF SAID SECTION, 2,646.08 FEET TO THE WEST QUARTER CORNER OF SAID SECTION, BEING A BRASS CAPPED SURFACE MONUMENT;

THENCE NORTH $88^{\circ} 05' 06''$ EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, 125.05 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF 99TH AVENUE;

THENCE NORTH $00^{\circ} 21' 10''$ WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 99.57 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH $88^{\circ} 05' 06''$ EAST 101.25 FEET;

THENCE SOUTH $87^{\circ} 20' 28''$ EAST A DISTANCE OF 149.00 FEET;

THENCE NORTH $00^{\circ} 21' 10''$ WEST A DISTANCE OF 280.00 FEET;

THENCE NORTH $89^{\circ} 38' 50''$ EAST, A DISTANCE OF 454.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS POINT WHICH BEARS NORTH $82^{\circ} 36' 2''$ WEST, A DISTANCE OF 550.00 FEET;

THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $04^{\circ} 55' 24''$, AN ARC DISTANCE OF 47.26 FEET;

THENCE SOUTH $12^{\circ} 19' 22''$ WEST, A DISTANCE OF 216.95 FEET;

THENCE SOUTH $78^{\circ} 13' 29''$ EAST A DISTANCE OF 30.00 FEET;

THENCE, SOUTH $12^{\circ} 19' 22''$ WEST A DISTANCE OF 13.33 FEET;

THENCE, SOUTH $31^{\circ} 48' 23''$ EAST A DISTANCE OF 21.48 FEET TO THE POINT OF NON-TANGENCY OF A CIRCULAR CURVE SOUTHWESTERLY

WHICH HAS A CENTRAL ANGLE $16^{\circ} 10' 33''$ AND WHOSE RADIUS POINT BEARS SOUTH $16^{\circ} 44' 41''$ A DISTANCE OF 530.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.24 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 21;

THENCE NORTH $88^{\circ} 05' 39''$ EAST ALONG SAID EAST-WEST CENTERLINE, A DISTANCE OF 525.33 FEET TO THE WESTERLY RIGHT-OF-WAY OF AGUA FRIA FREEWAY;

THENCE NORTH $22^{\circ} 48' 49''$ WEST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 506.54 FEET;

THENCE NORTH $19^{\circ} 52' 35''$ WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 240.59 FEET;

THENCE NORTH $25^{\circ} 28' 51''$ WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 290.80 FEET;

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH $59^{\circ} 51' 46''$ WEST, A DISTANCE OF 473.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 FEET;

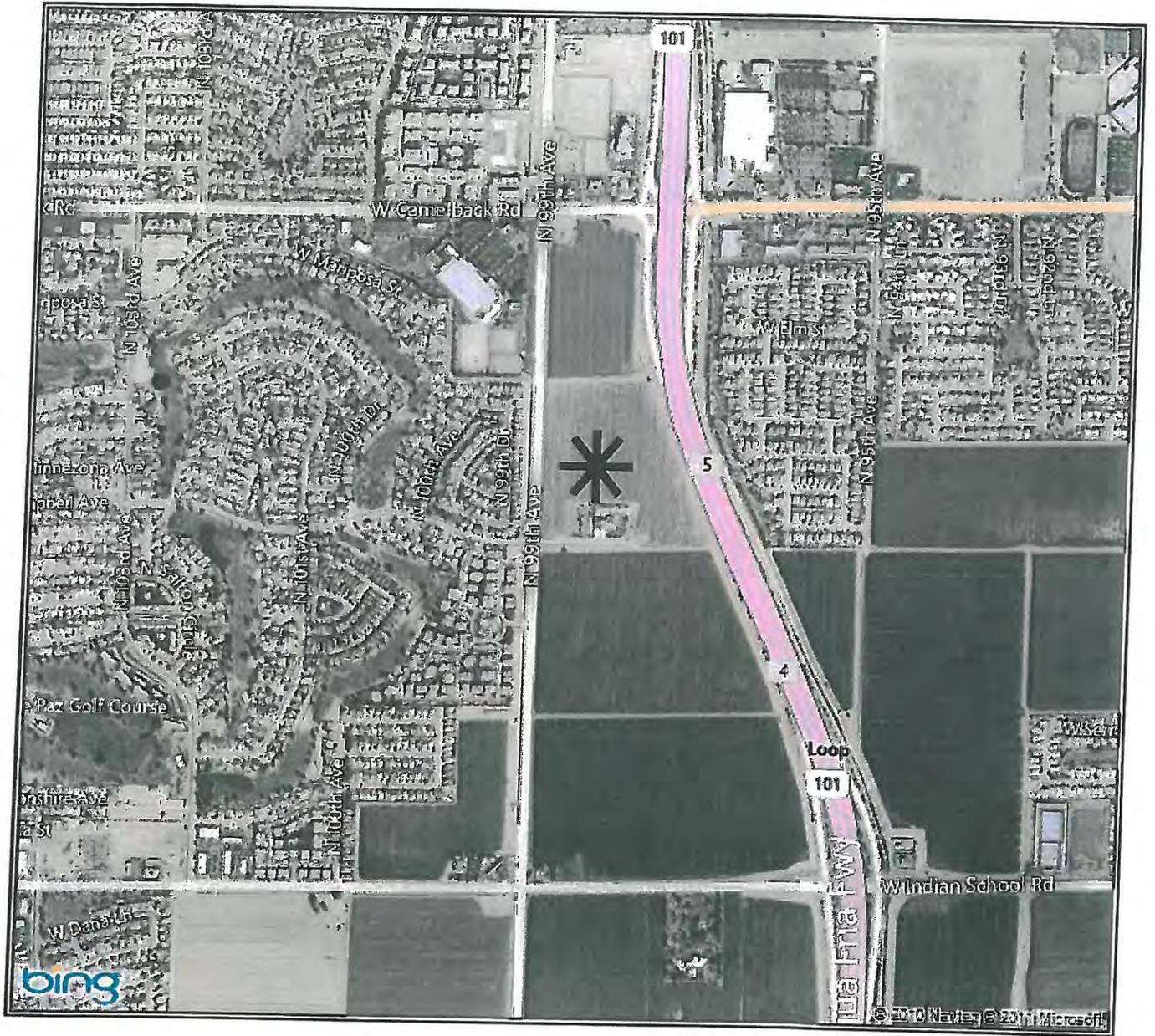
THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $29^{\circ} 37' 42''$, AN ARC DISTANCE OF 292.17 FEET;

THENCE SOUTH $89^{\circ} 30' 01''$ WEST A DISTANCE OF 247.94 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID 99TH AVENUE;

THENCE SOUTH $00^{\circ} 21' 10''$ EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 584.42 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 728,856 SF OR 16.73 ACRES MORE OR LESS

EXHIBIT 6. AREA VICINITY MAP



*** SITE**

EXHIBIT 6. VICINITY MAP



EXHIBIT 7. CONTEXT PLAN AND PHOTOGRAPHS (LOCATIONS A-E)



EXHIBIT 7. CONTEXT PLAN AND PHOTOGRAPHS (LOCATION A- PHOTOS 1-4)

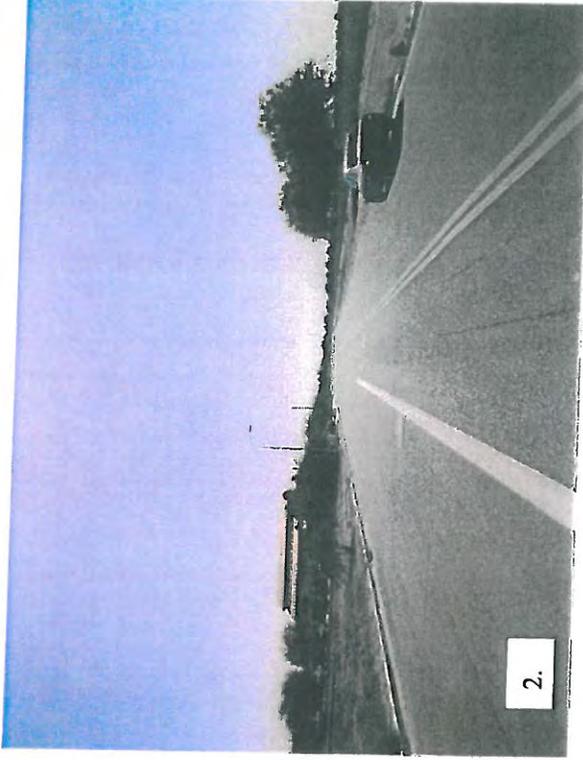
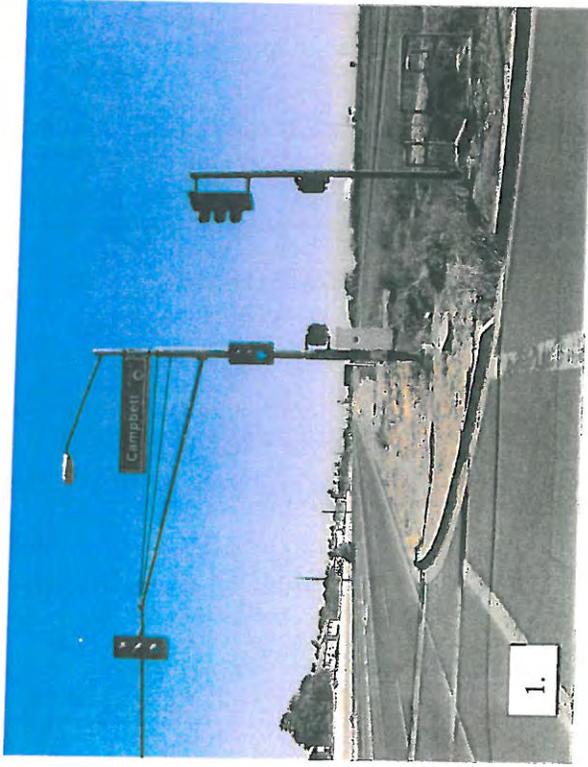


EXHIBIT 7. CONTEXT PLAN AND PHOTOGRAPHS (LOCATION B- PHOTOS 1-4)

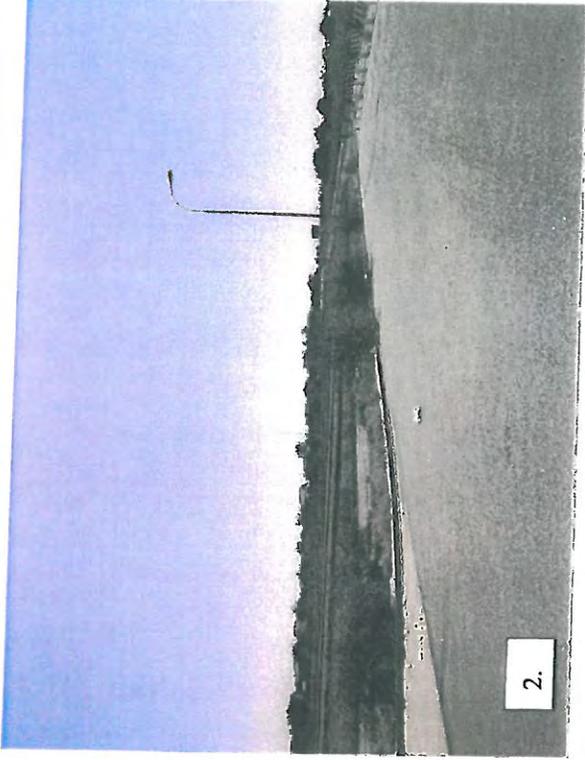
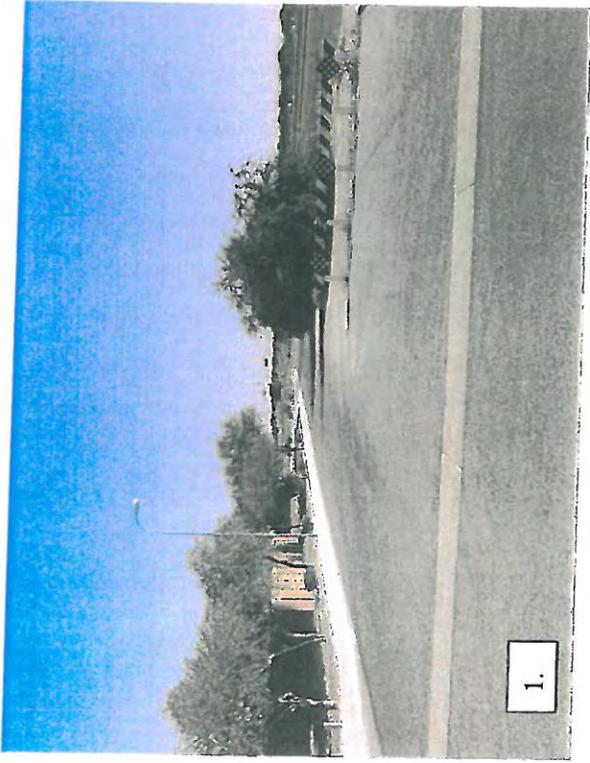


EXHIBIT 7. CONTEXT PLAN AND PHOTOGRAPHS (LOCATION C- PHOTOS 1-4)

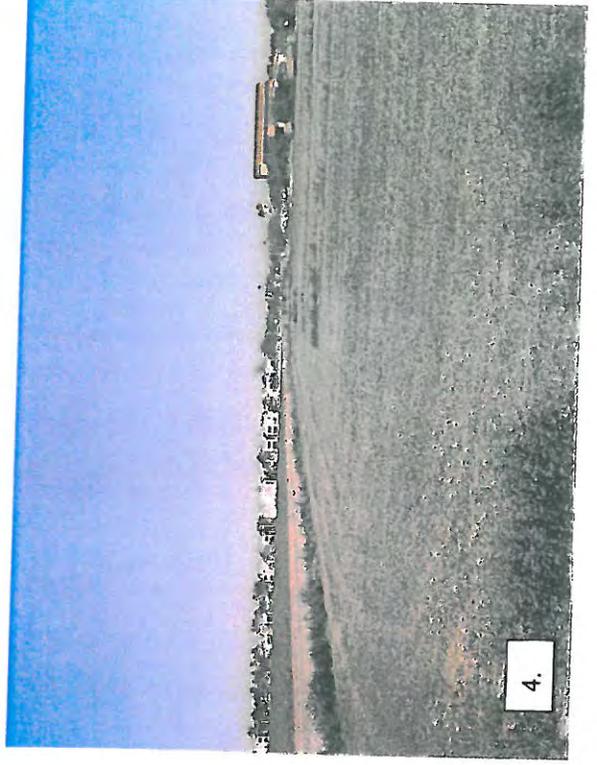
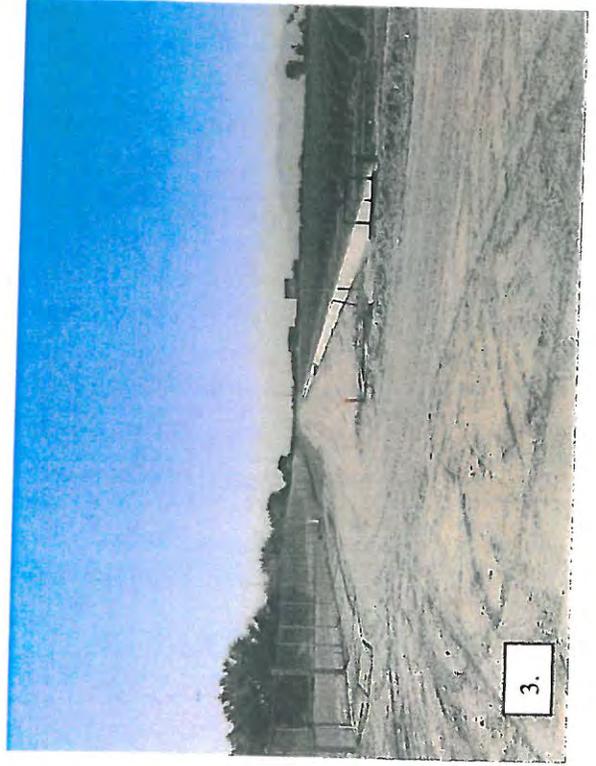
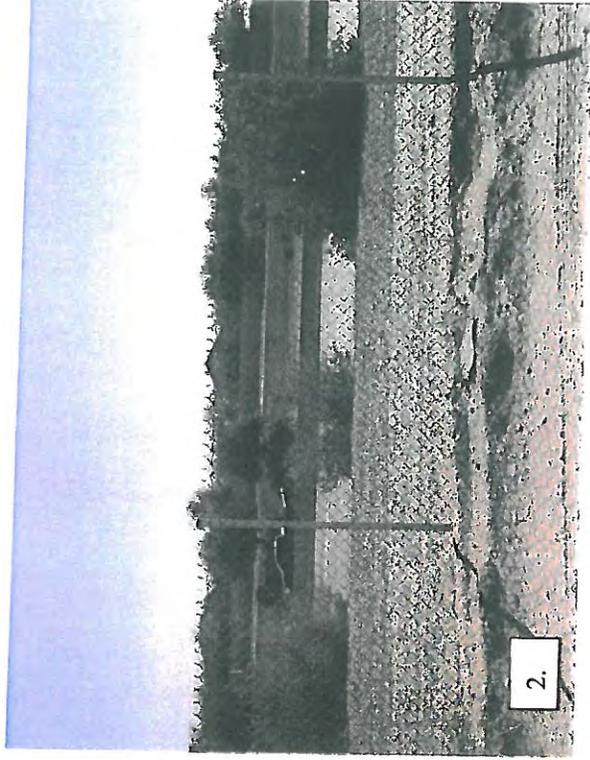


EXHIBIT 7. CONTEXT PLAN AND PHOTOGRAPHS (LOCATION D- PHOTOS 1-4)

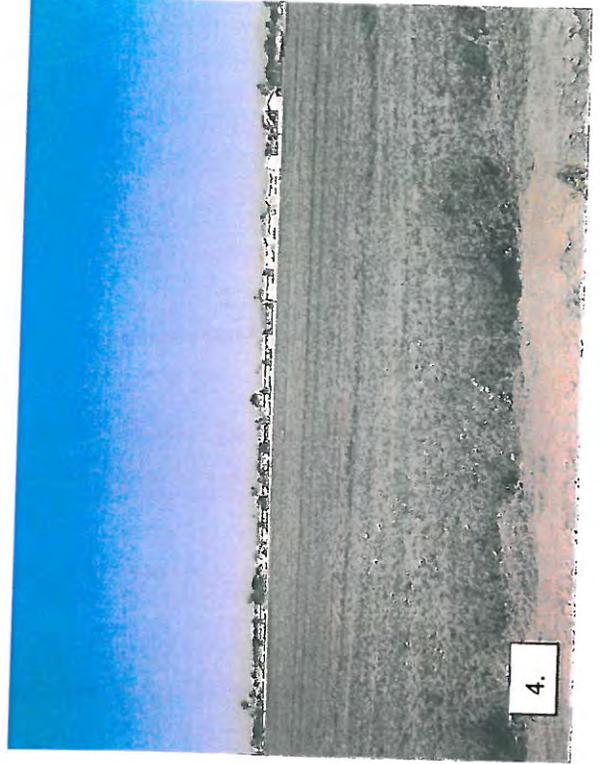
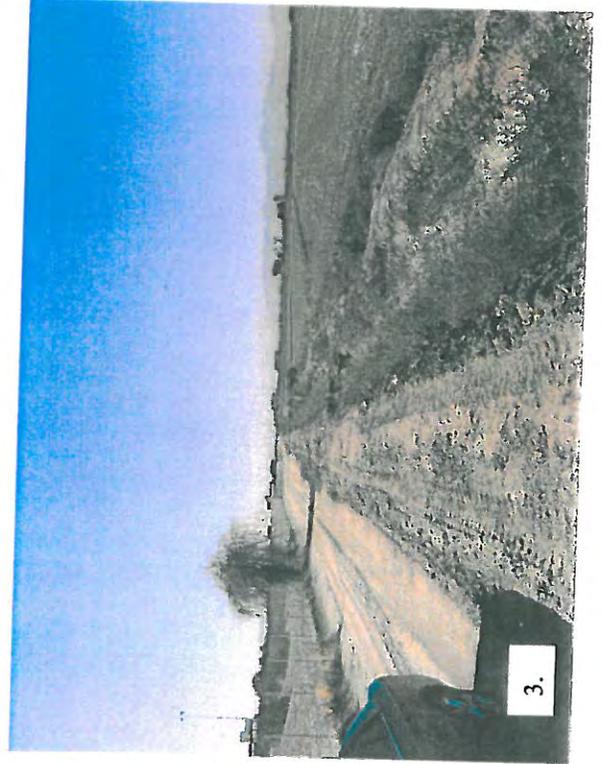
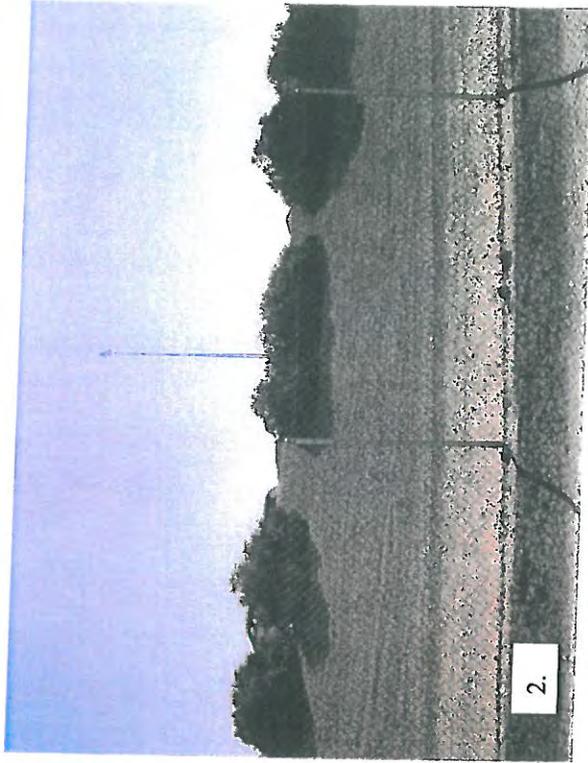
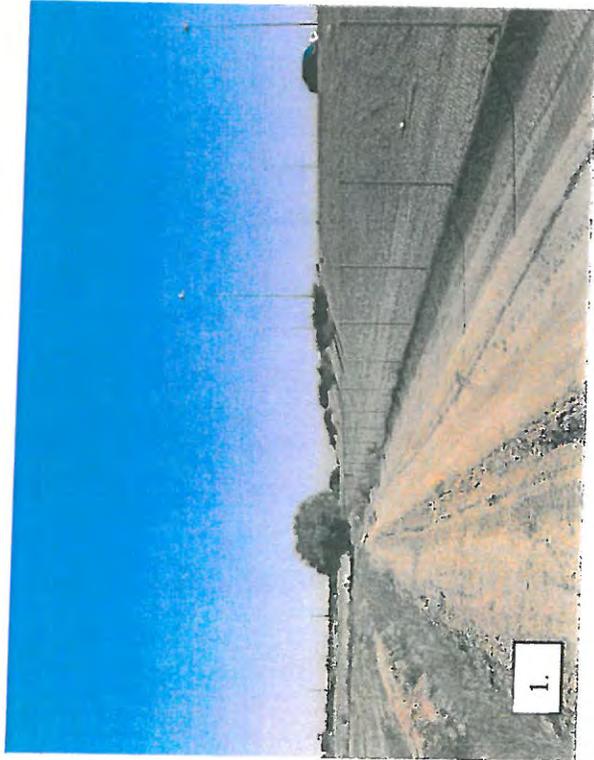


EXHIBIT 7. CONTEXT PLAN AND PHOTOGRAPHS (LOCATION E- PHOTOS 1-4)

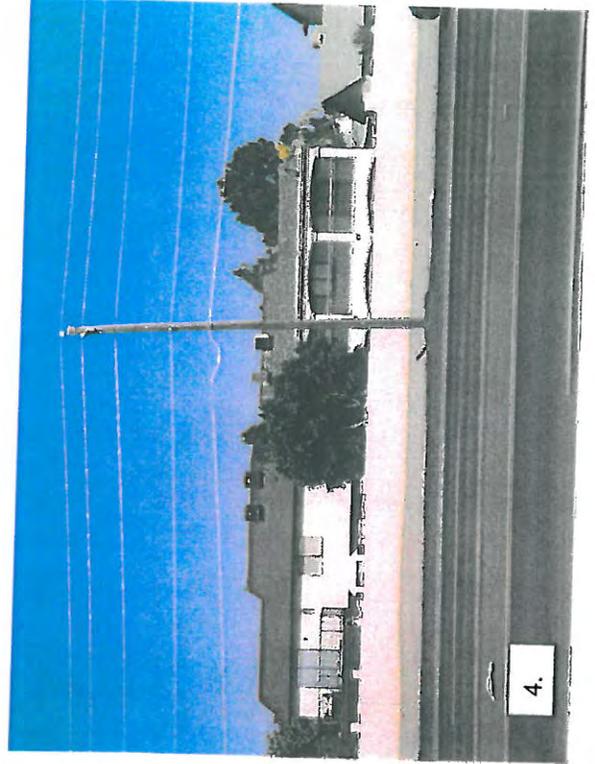
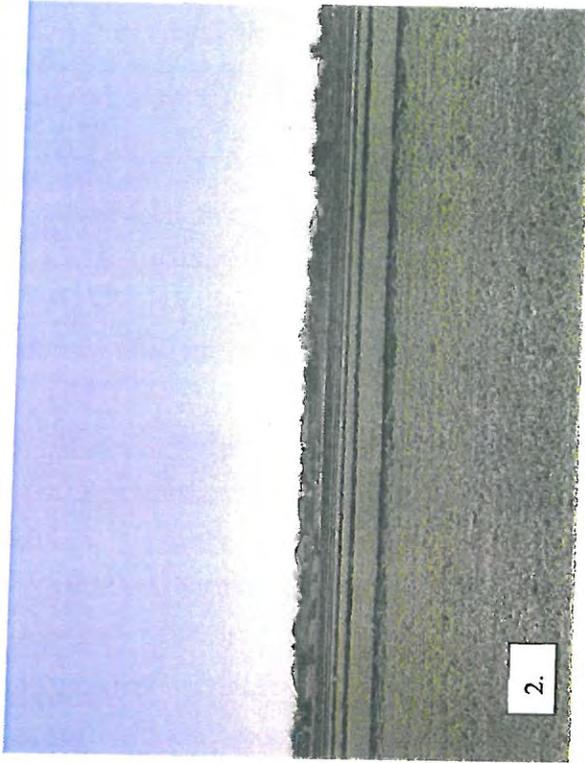
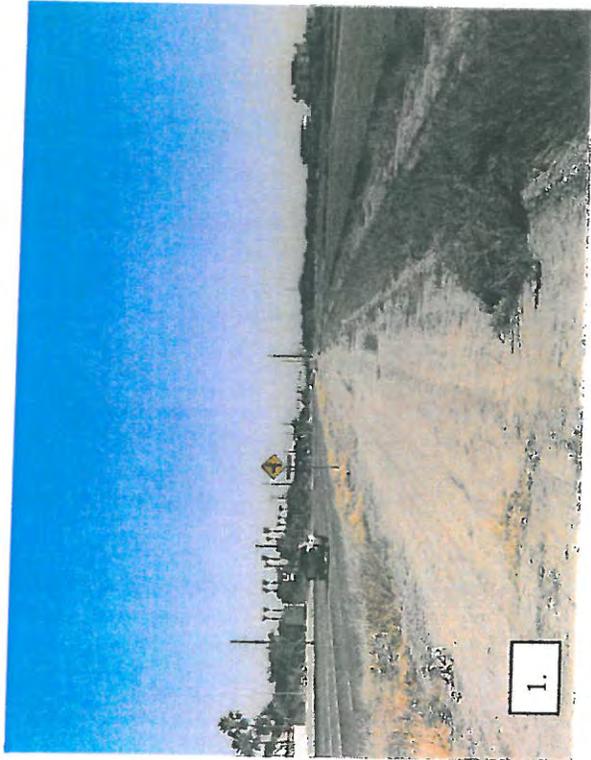
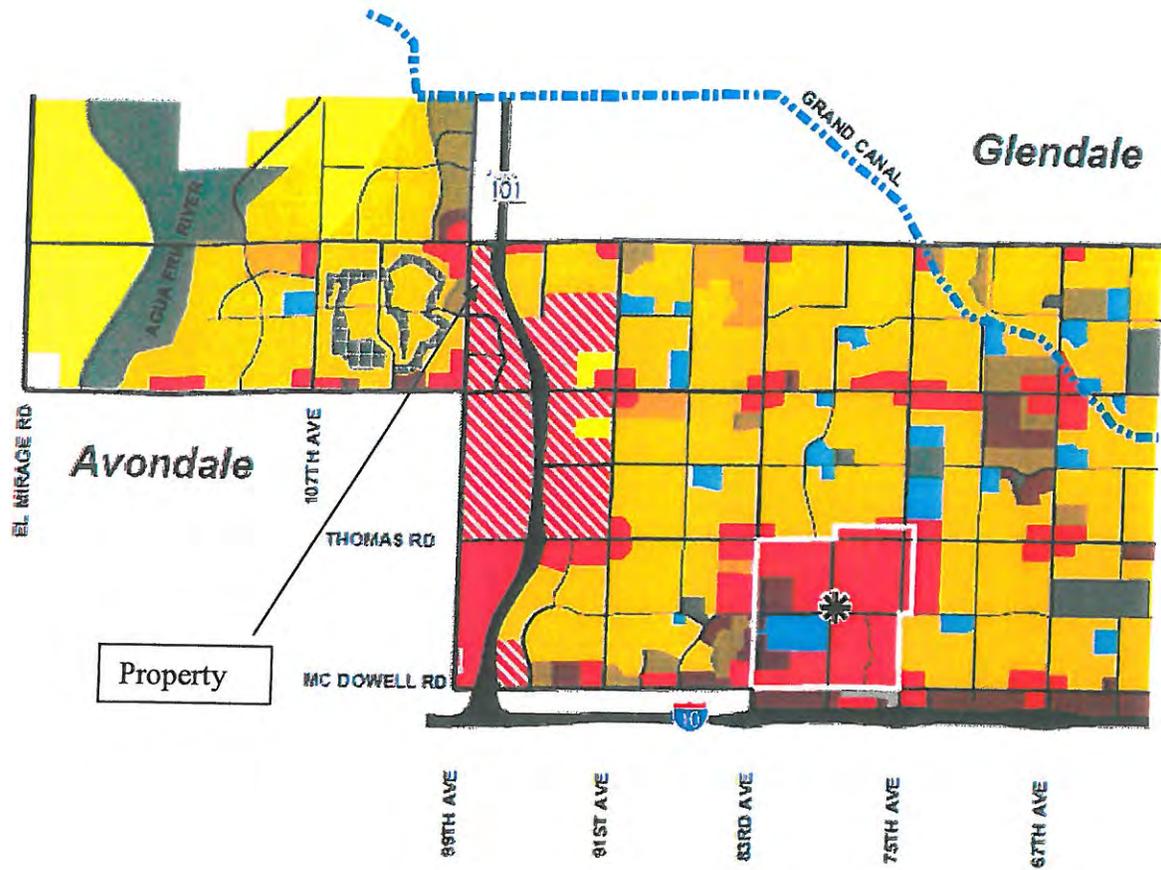


EXHIBIT 8. GENERAL PLAN MAP



General Plan Categories

<p>Notes: 1. Minimum lot size for residential categories is 1/4 acre. 2. Minimum lot size for commercial categories is 1/2 acre. 3. Minimum lot size for industrial categories is 1/2 acre. 4. Minimum lot size for public use is 1/2 acre. 5. Minimum lot size for transportation is 1/2 acre. 6. Minimum lot size for parks/open space is 1/2 acre. 7. Minimum lot size for mixed use is 1/2 acre.</p>	<ul style="list-style-type: none"> 1 to 2 du/acre - Large Lot 2 to 3.5 du/acre - Traditional Lot 3.5 to 5 du/acre 5 to 10 du/acre 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments 15+ du/acre - Higher density attached townhouses, condos, or apartments Parks/Open Space - Publicly Owned Mixed Use (Striped) <p>Two color stripes indicate that either land use in any quantity is appropriate. Can be any combination (i.e., commercial/industrial, or residential/residential, or industrial/residential specific density, etc.)</p>	<ul style="list-style-type: none"> Commercial Industrial Commercial Park Public/Quasi-Public Transportation Arterial Streets Collector Streets Canals Rail Primary Core Secondary Core
--	--	---

EXHIBIT 9. PROPOSED ZONING MAP

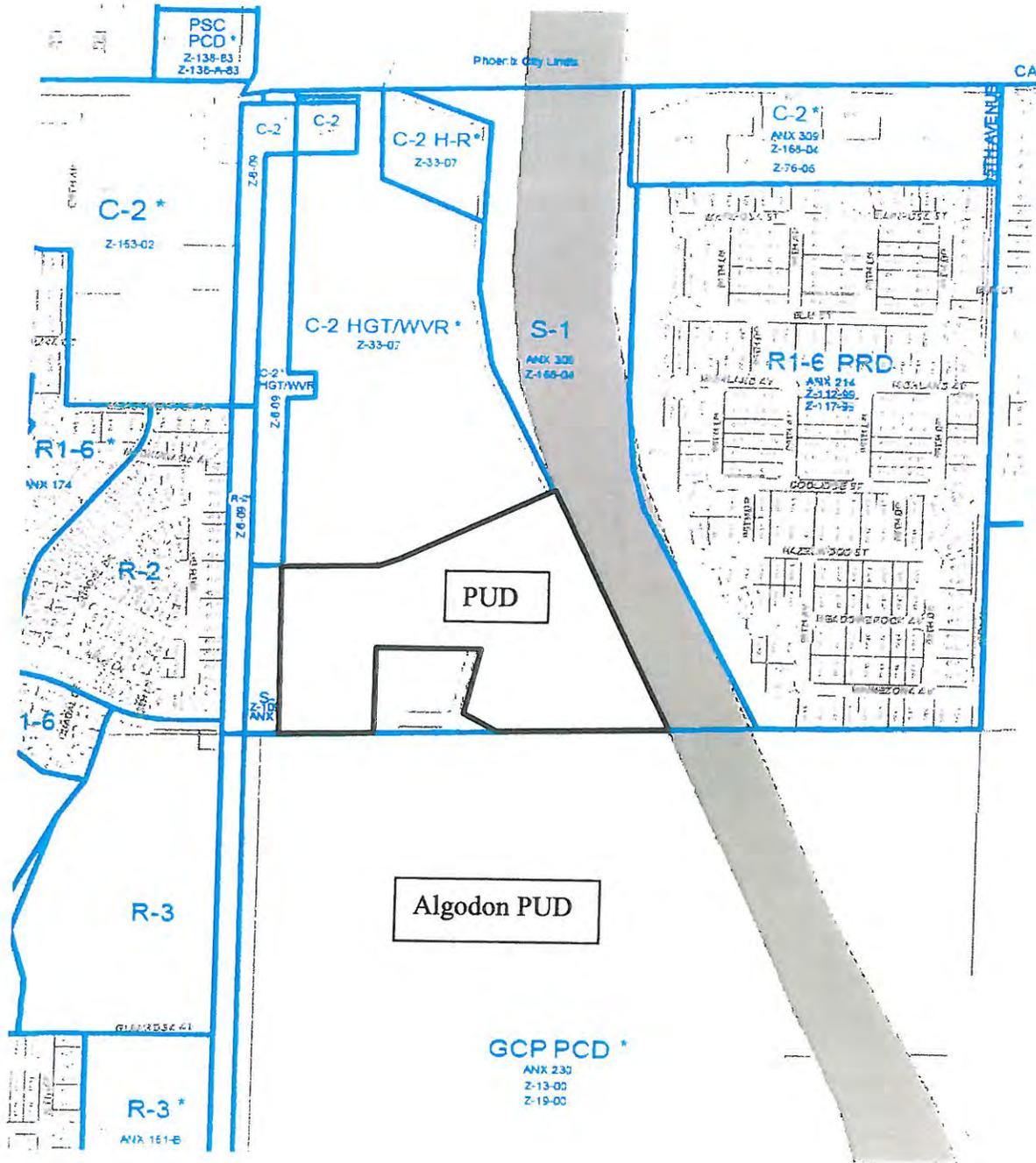
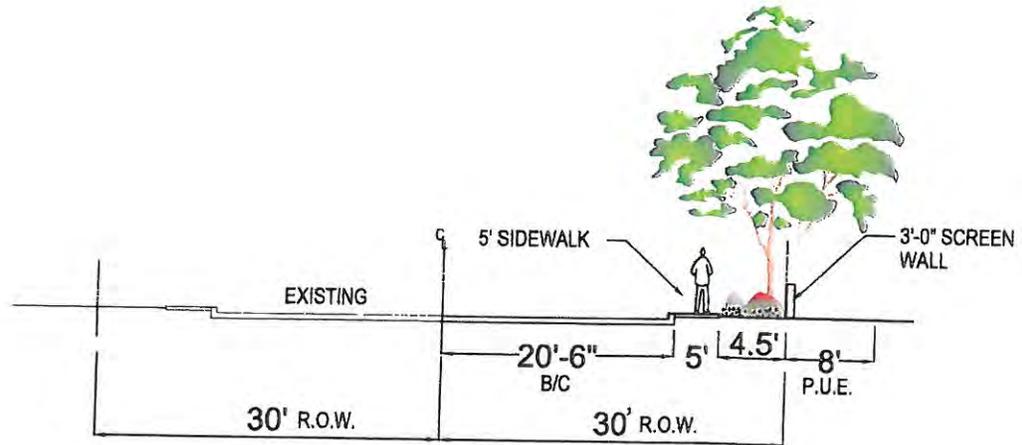
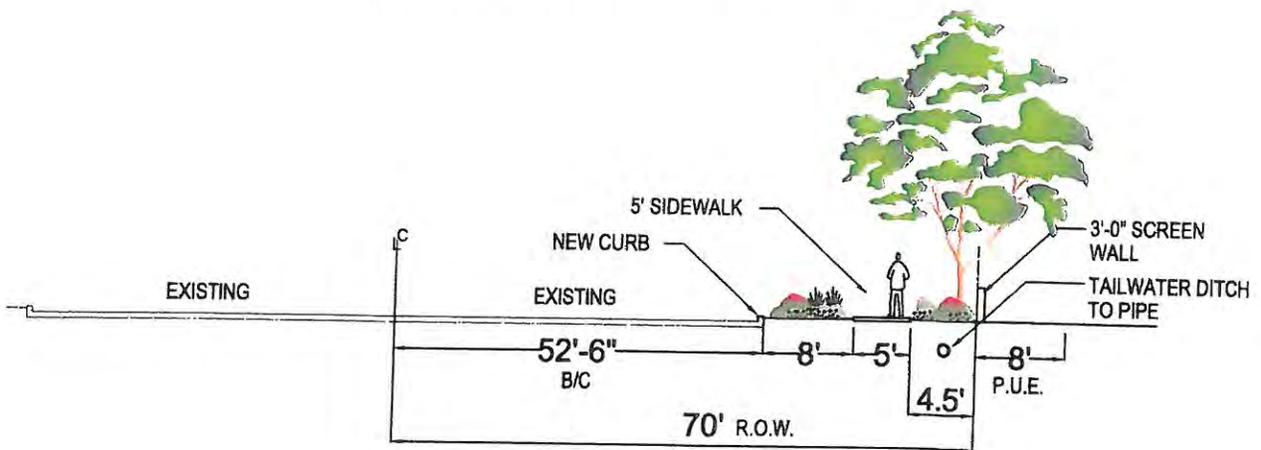




EXHIBIT 10. THEMATIC STREET CROSS SECTIONS

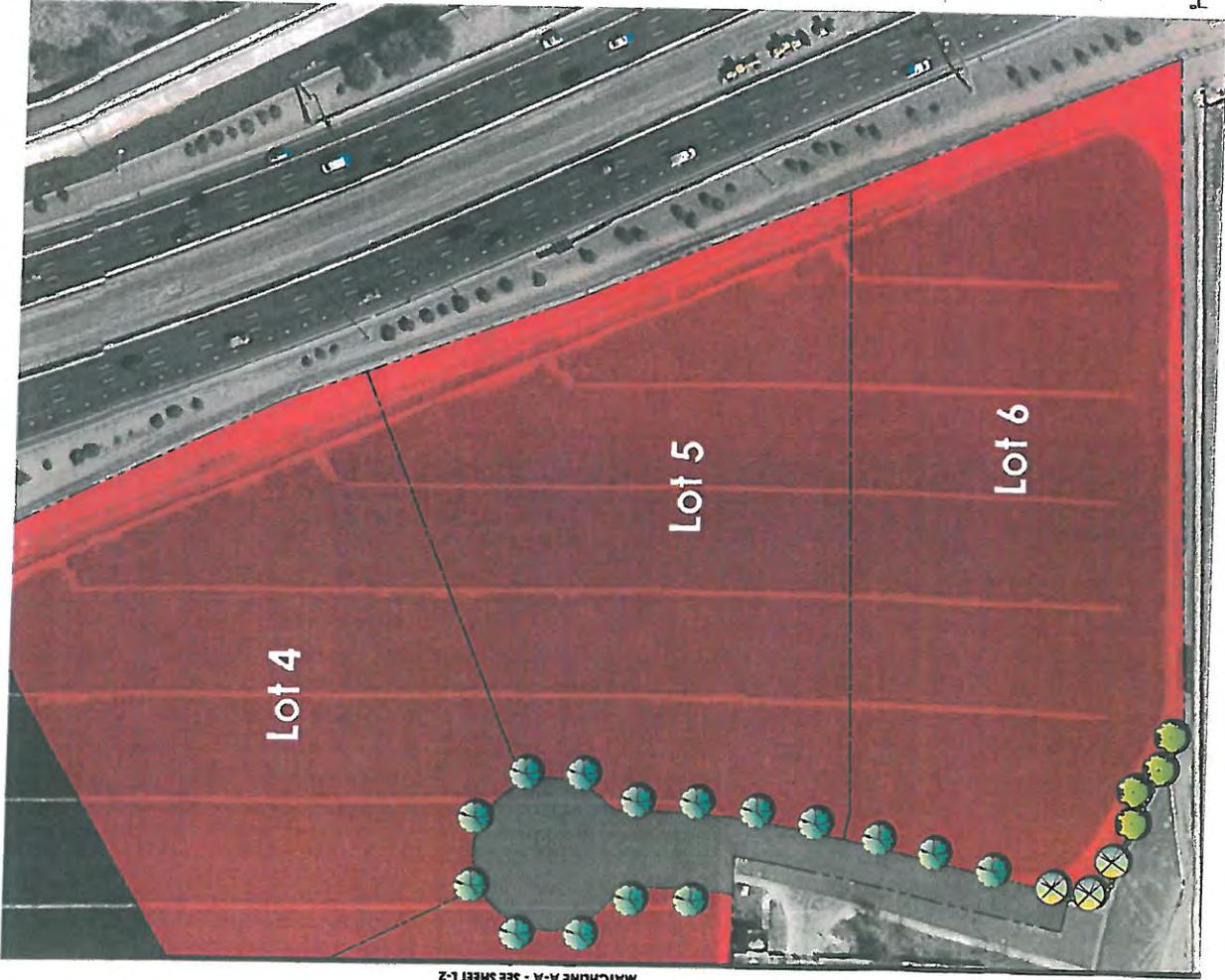


98TH AVENUE STREET CROSS SECTION
(CUL-DE-SAC)



99TH AVENUE STREET CROSS SECTION

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MATCHLINE A-A - SEE SHEET L-2

EXHIBIT 11 - CONCEPTUAL LANDSCAPE PLAN
2 OF 2



1000 N. 44th Street
Phoenix, Arizona 85018
760-994-1100

Phoenix, Arizona
99th Ave & Campbell
PRELIMINARY LANDSCAPE PLAN

Drawn By: SA/VE
App No: 13003
Date: 03/17/12
L-3 of 3



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	SILVER OAK	SILVER OAK	24" DBH
	DESERT MESQUITE	DESERT MESQUITE	18" DBH
	THORNLESS MESQUITE	THORNLESS MESQUITE	24" DBH
SHRUBS			
	BIRD OF PARADISE	BIRD OF PARADISE	6 GAL
	CASSIA	CASSIA	6 GAL
	ALENTEJO BUSH	ALENTEJO BUSH	6 GAL
	LEUCOSIPHON SP.	LEUCOSIPHON SP.	6 GAL
	PHOENIX SP.	PHOENIX SP.	6 GAL
	YUCCA SP.	YUCCA SP.	6 GAL
ACCENTS			
	AGAVE SP.	AGAVE	6 GAL
	ALOE SP.	ALOE	1 GAL
	RED YUCCA	RED YUCCA	6 GAL
	DEER YUCCA	DEER YUCCA	1 GAL
GROUNDCOVER			
	GOPIER PLANT	GOPIER PLANT	1 GAL
	PURPLE LANTANA	PURPLE LANTANA	1 GAL
	HOT GOLD LANTANA	HOT GOLD LANTANA	1 GAL
INSET GROUNDCOVER			
	DECOMPOSED GRANITE	SIZE AND COLOR TBD	

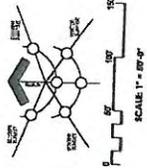


EXHIBIT 12. CONCEPTUAL PARKING LOT LAYOUT

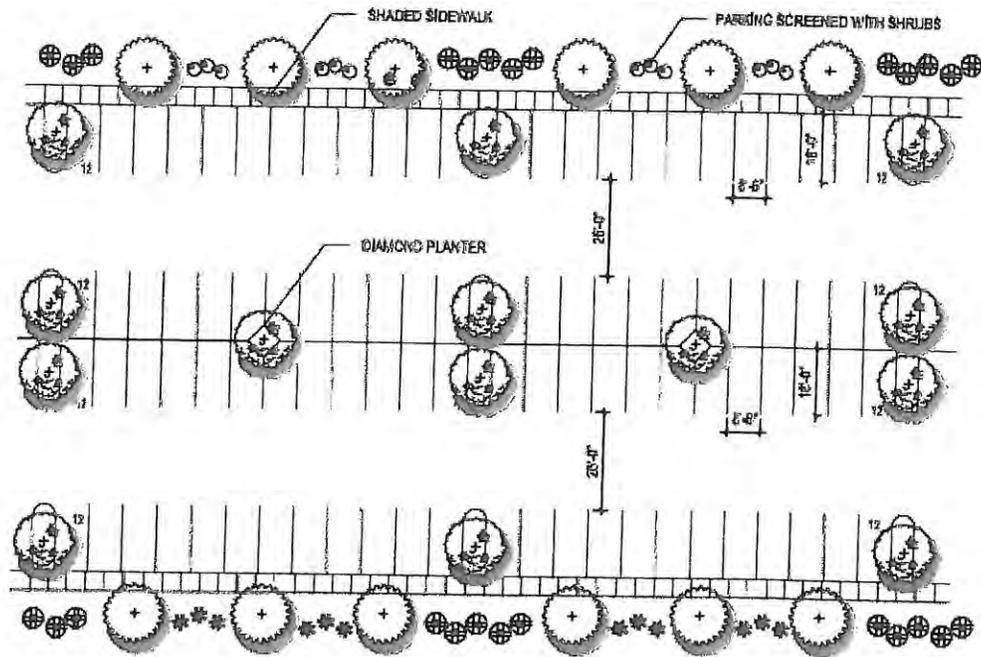


EXHIBIT 13. LIGHTING

Exterior lighting will be oriented downward and fully shielded adjacent to residential uses. Flat or recessed lenses are required. Photometric Plans shall be submitted with site plan review. The value of light foot candles at property lines can not exceed 1.0 foot candle and the interior can not exceed 4.0 foot candle. Lighting layout and fixtures to adhere to Dark Sky Ordinance. Final light fixture style to be selected at time of final design. All parcels within development will use same light fixture style and color to create a consistent design theme throughout project. Height of light poles to be determined at time of final design and will adhere to City of Phoenix lighting standards.

Sample light cut sheet below:

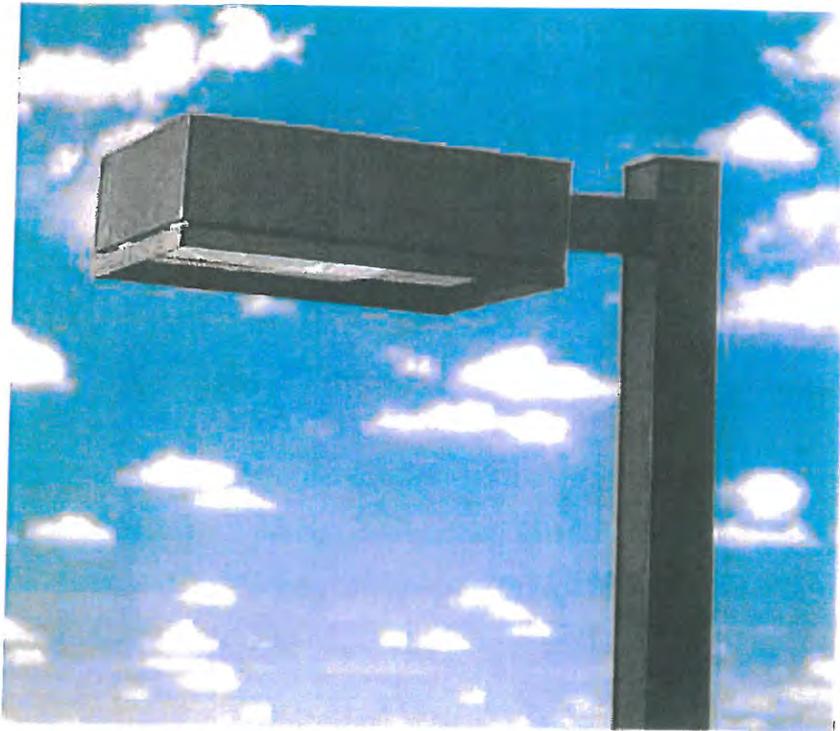


EXHIBIT 14. SIGNAGE DESIGN STANDARDS

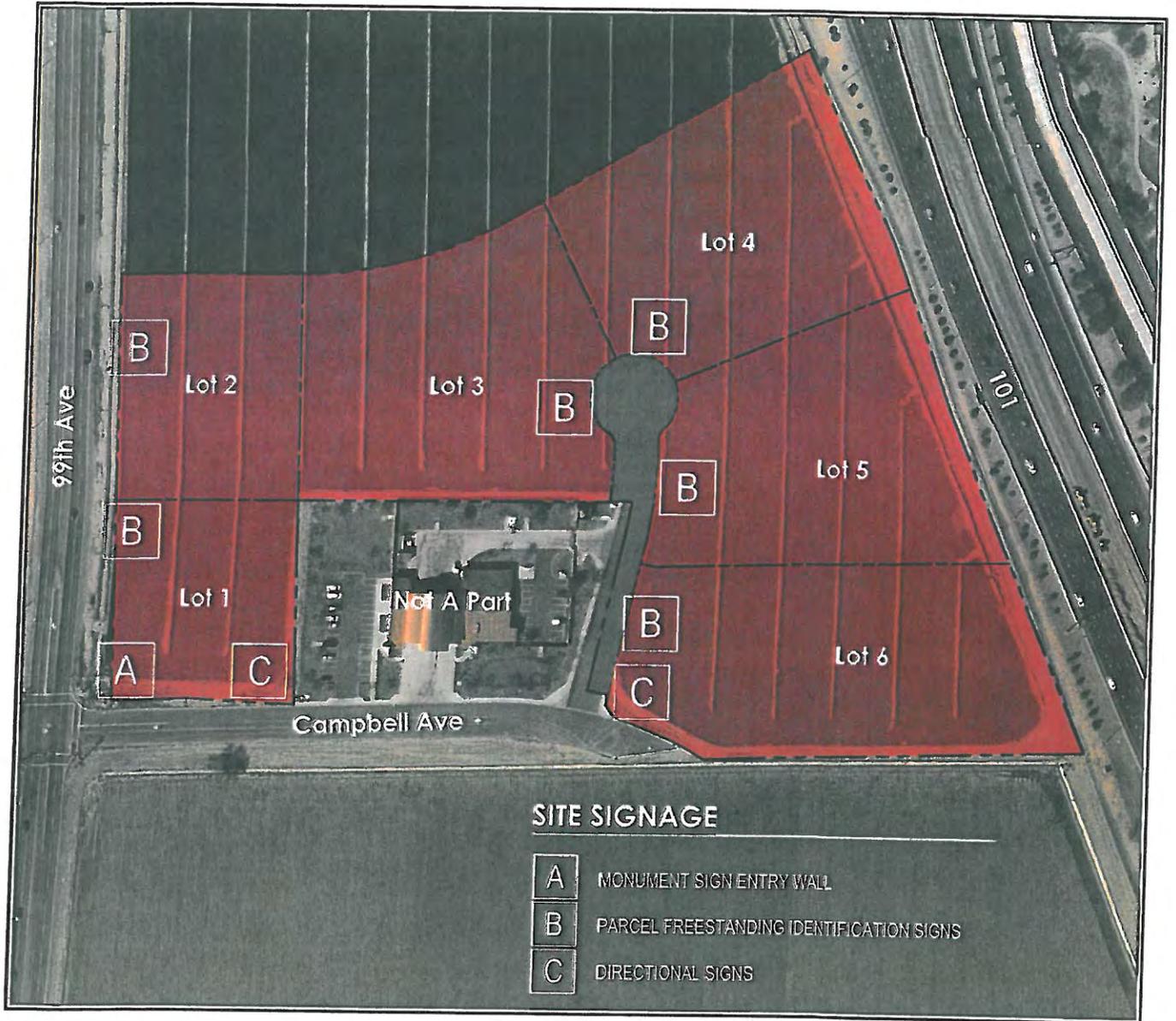


EXHIBIT 15. CIRCULATION PLAN

