

North Black Canyon Crossings

PLANNED UNIT DEVELOPMENT

Land Use
and
Development Standards

Case Z-4-11-2

Submitted: January 19, 2011

Resubmitted: February 18, 2011

Public Hearing Draft Submitted: March 22, 2011

Final City Council Approval: July 6, 2011

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.

Development Team

PROPERTY OWNER/ DEVELOPER:	Westcor 11411 N. Tatum Blvd. Phoenix, AZ 85028 (602) 953-6741 office (602) 953-8361 fax	Amy Malloy Amy.Malloy@westcor.com Rob Bassett rbassett@westcor.com
APPLICANT/ LEGAL REPRESENTATIVE:	Beus Gilbert PLLC 4800 N. Scottsdale Road, Suite 6000 Scottsdale, AZ 85251 (480) 429-3064 office (480) 429-3100 fax	Susan Demmitt sdemmitt@beusgilbert.com Paul E. Gilbert pgilbert@beusgilbert.com
PLANNING/ LANDSCAPE ARCHITECTURE:	LVA Urban Design Studio, LLC 120 S. Ash Avenue Tempe, AZ 85281 (480) 994-0994 office (480) 994-7332 fax	Alan Beaudoin abeaudoin@lvadesign.com Joe Young, Landscape jyoung@lvadesign.com
CIVIL ENGINEER:	HilgartWilson 1661 E. Camelback Road, Suite 275 Phoenix, AZ 85016 (602) 490-0535 office (602) 325-0161 fax	Stephanie Kinsey skinsey@hilgartwilson.com
TRAFFIC ENGINEER:	Kimley – Horn & Associates 7878 N. 16 th Street, Suite 300 Phoenix, AZ 85020 (602) 944-5500 office (602) 678-3464 fax	Chuck Wright chuck.wright@kimley-horn.com
SIGN CONSULTANT:	JRC Design 4634 N. 44 th Street Phoenix, AZ 85018 (602) 224-5110 office (602) 224-5102 fax	Jamie Cowgill jcowgill@jrcdesign.com
SIGN CONSULTANT:	Bleier Industries, Ltd. 9650 W. Roosevelt Street Tolleson, AZ 85353 (602) 944-3117 office (602) 395-0753 fax	Paul Bleier pbleier@bleierindustries.com
LIGHTING CONSULTANT:	Walker, Bentley & Company, Inc. 4518 N. 12 th Street, Suite 201 Phoenix, AZ 85014 (602) 222-9360 office (602) 279-0825 fax	Mark Bentley m.bentley@wbcoinc.com

North Black Canyon Crossings

Planned Unit Development

Land Use and Development Standards

Table of Contents

EXECUTIVE SUMMARY	V
A. PURPOSE AND INTENT.....	1
1. REGULATORY PROVISIONS.....	1
2. ZONING ORDINANCE APPLICABILITY	2
B. DEVELOPMENT PLAN	3
1. LOCATION AND ACCESS.....	3
2. DEVELOPMENT SUB-AREAS.....	3
3. LAND USE.....	3
4. DEVELOPMENT STANDARDS.....	4
C. SITE LOCATION AND CONDITIONS	6
1. SITE LOCATION AND CONDITIONS.....	6
2. TOPOGRAPHY AND PHYSICAL FEATURES.....	6
3. SURROUNDING CONTEXT	8
D. GENERAL PLAN CONFORMANCE.....	10
1. A STATEMENT OF CONFORMITY	10
2. CONFORMANCE WITH GENERAL PLAN GOALS.....	10
3. NORTH BLACK CANYON CORRIDOR PLAN	13
E. ZONING AND LAND USE COMPATIBILITY	15
1. SURROUNDING ZONING AND LAND USE.....	15
F. LAND USES	19
1. PERMITTED PRINCIPAL USES	19
2. PERMITTED ACCESSORY USES.....	19
3. PERMITTED USES SUBJECT TO PERFORMANCE STANDARDS	19
G. PERFORMANCE AND DEVELOPMENT STANDARDS	32
1. PERFORMANCE STANDARDS.....	32
2. DEVELOPMENT STANDARDS (YARD, HEIGHT AND AREA REQUIREMENTS).....	48
a) Density Standards.....	48
b) Building Setbacks.....	48
c) Landscape Setbacks	50
d) Building Separation	50
e) Building Height.....	51
f) Lot Coverage.....	51
g) Common Area Open Space	51
h) North Black Canyon Overlay	51

3. LANDSCAPE STANDARDS	53
a) <i>Perimeter Landscape Buffer</i>	55
b) <i>Gateway and Entry Landscaping</i>	55
c) <i>Interior Streetscape</i>	56
d) <i>Landscape Adjacent to Buildings</i>	56
e) <i>Parking Lot Landscaping</i>	57
f) <i>Common Area and Retention Basin Landscape</i>	57
g) <i>General Landscape Requirements</i>	58
h) <i>Landscape Sustainability</i>	59
4. OFF-STREET PARKING & LOADING STANDARDS.....	59
a) <i>Parking Stall Dimensions</i>	59
b) <i>Vehicular Drive Isles</i>	59
c) <i>Off-street Loading Spaces</i>	59
5. SHADE.....	60
6. LIGHTING STANDARDS	60
a) <i>Automobile Dealership Exterior Lighting</i>	60
b) <i>Automobile Dealership Lighting Review Process</i>	60
c) <i>Landscape Lighting (All uses)</i>	61
7. CITY ADMINISTERED DESIGN GUIDELINES.....	61
8. WALLS AND FENCES	61
9. SIGN STANDARDS	61
a) <i>Signage Purpose and Intent</i>	61
b) <i>Project Identity Sign Master Plan</i>	62
c) <i>Individual Development Project and Tenant Signs</i>	62
d) <i>Black Canyon Motorplex Signage Standards</i>	62
e) <i>Sign Standards Matrix for Specific Types of Signs</i>	65
f) <i>Sign Standards for Individual Development Project and Tenant Signs</i>	68
g) <i>Sign Standards for Project Identity Signage Types</i>	75
h) <i>Electronic Message Displays</i>	76
10. SUSTAINABILITY GUIDELINES.....	77
11. INFRASTRUCTURE STANDARDS	78
a) <i>Circulation System</i>	78
b) <i>Grading and Drainage</i>	81
c) <i>Water and Sewer Service</i>	82
APPENDICES.....	84
Appendix A: PUD Area Legal Description	
Appendix B: Permitted Helistop Area Legal Description	
Appendix C: Reserved - Height Zone Descriptions	
Appendix D: Definitions	
Appendix E: Traffic Impact Analysis Executive Summary	
Appendix F: Reserved - Citizen Participation Efforts and Summary	
Appendix G: Reserved - Phoenix City Council Meeting Hearing Minutes	
Appendix H: Reserved - PUD – Conditions of Zoning Approval	

List of Figures

Figure 1:	Regional Context Exhibit	vii
Figure 2:	Conceptual Development Plan.....	5
Figure 3:	Existing Site Conditions.....	7
Figure 4:	Project Context and Vicinity.....	9
Figure 5:	Current General Plan Land Use.....	11
Figure 6:	Existing Zoning	17
Figure 7:	Proposed Zoning.....	18
Figure 8:	Helistop Area Exhibit.....	38
Figure 9:	Building Setback Standards.....	50
Figure 10:	Landscape Setback Standards.....	50
Figure 11:	Building Height Standards	52
Figure 12:	Landscape Zones	54
Figure 13:	Project Identity Sign Master Plan	64
Figure 14:	Street Sections.....	80

List of Tables

Table 1:	Surrounding Zoning	15
Table 2:	Permitted Use List.....	19

Executive Summary

The North Black Canyon Crossings Planned Unit Development (“PUD”) establishes the regulatory framework necessary to facilitate the proposed development of a community oriented hospital and medical office campus with high quality jobs as well as a revenue generating auto mall or retail development on eighty acres within the growing North Gateway Village area of the City of Phoenix. (See **Figure 1, Regional Context Exhibit.**) The North Black Canyon Crossings PUD compliments the future North Gateway Village Core, located to the southeast, which is planned as an important regional employment center with an intense urban character, including a mix of building heights up to ten stories, and a mix of land uses including employment, retail, and recreational opportunities. The City of Phoenix has invested significant resources in this area and is currently constructing Sonoran Boulevard, a vital regional roadway linkage, from Cave Creek Road to North Valley Parkway. Further, the Arizona Department of Transportation recently completed major improvements to Interstate 17, including the construction of an interchange at Sonoran Boulevard, as well as construction of the initial phases of the Loop 303 freeway including an interim connection to Interstate 17. These regional freeway improvements dynamically increase development opportunities within the North Gateway Village. In particular, development of North Black Canyon Crossings benefits over one hundred acres of adjacent State Trust land to the north and south that is planned for retail, mixed-use and multi-family development. The Regional Context Exhibit, provided on the following page, provides a graphic overview of the North Black Canyon Crossings planning area within the regional context defined within this PUD Executive Summary.

The North Black Canyon Crossings PUD represents the evolution of the Black Canyon Motorplex site, which is zoned C-2 with a Special Permit for auto sales and related uses. Originally zoned in 2006, the Black Canyon Motorplex was intended to develop as an eighty acre regional auto mall that concentrated auto sales and related uses in a campus setting. The 2006 zoning approval was the subject of significant public involvement and resulted in an approval supported by the community, but that also included significant design guidelines and neighborhood compatibility standards. In the time since the 2006 approval, the market conditions and demand for auto uses not only in the North Phoenix area, but nationally, have changed dramatically. An eighty acre auto mall is not viable in today’s economic climate. The development plans for the Black Canyon Motorplex have been reevaluated with the goal of maintaining a downscaled auto mall, and adding new retail uses as well as an “anchor” project that fulfills a community need and adds to the area’s employment base. The proposed hospital and medical office campus fill this need. The medical uses are planned to occupy the easternmost forty acres of the North Black Canyon Crossings site with the auto mall or retail uses generally developing on the balance, adjacent to Interstate 17. The hospital and medical office campus is anticipated to develop in phases with initial construction of a freestanding emergency department facility followed by related medical office development and ultimately a full service hospital as dictated by demand and market forces. The carefully crafted design guidelines and neighborhood compatibility standards for the auto mall or retail uses have been carried forward in the North Black Canyon Crossings PUD.

The North Black Canyon Crossings PUD provides a complimentary mix of high quality employment and important revenue generating retail uses that fulfill needs of both the community and the City of Phoenix. The project capitalizes on the City's investment in the region and will broaden economic development opportunities by acting as a catalyst for additional development in the area.



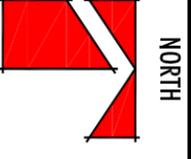
WESTCOR

PLANNED UNIT DEVELOPMENT

FIGURE 1

REGIONAL CONTEXT EXHIBIT

- LEGEND**
- PROJECT BOUNDARY



NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Date:	01.13.11	Project No.	1037
-------	----------	-------------	------



LVA urban design studio
 land planning • landscape architecture
 BEUS GILBERT PLLC
 ATTORNEYS AT LAW

120 south oak avenue • tempe, arizona 85281 • phone: 480.994.0994

A. Purpose and Intent

The North Black Canyon Crossings Planned Unit Development (“PUD”) facilitates development of a regional service oriented development that is planned to include “core” projects such as a hospital and medical campus, auto mall or retail uses on a highly visible site located within a growing area of the City of Phoenix. The primary goals of the PUD are to:

1. Facilitate development of a proposed community hospital and medical campus, and ancillary uses.
2. Preserve existing entitlements for and accommodate development of a regional auto mall and related uses.
3. Expand development options by allowing permitted uses that include many of the C-2 Intermediate Commercial land uses from the City of Phoenix Zoning Ordinance as well as Special Permit uses such as auto dealerships and related uses, and helistops.
4. Create flexible, quality driven development standards and design guidelines that promote the City’s goals for the North Black Canyon Corridor.

The PUD will ensure compatibility with surrounding properties; provide for a variety of land uses, services, and employment opportunities in a cohesive environment; promote new jobs; and generate new tax revenues to the City of Phoenix.

The intent of the PUD is to transform the standard provisions of the Zoning Ordinance of the City of Phoenix into a tool that facilitates high quality, context specific development, which addresses the needs of the surrounding community and fulfills the City’s goals for the North Black Canyon Corridor.

1. Regulatory Provisions

The PUD has been prepared pursuant to Section 671 of the Zoning Ordinance of City of Phoenix, Arizona (Planned Unit Development) to establish the regulatory framework for the North Black Canyon Crossings development by creating development standards and design guidelines specific to the context of the project site.

The PUD is a stand-alone document comprised of project specific zoning regulations, including permitted uses, performance standards, development standards, building heights and design guidelines. Zoning provisions not specifically regulated by the PUD are governed by the Zoning Ordinance of the City of Phoenix, Arizona. In the event of a conflict between a provision of the PUD and a provision of the Zoning Ordinance of the City of Phoenix, the PUD prevails, except when in conflict with the North Black Canyon Overlay, the Overlay shall prevail. The PUD does not modify other City Code provisions or requirements.

The provisions of the PUD apply to all property within the project boundary (see Appendix A, PUD Area Legal Description).

All images and site plans within the PUD are conceptual and intended to be illustrative of the character and quality of development. The images do not convey final design concepts, colors or materials. Specific site plans for

individual development projects will be processed in the future through the City of Phoenix site plan review process.

2. Zoning Ordinance Applicability

The intended regulatory applicability of the Zoning Ordinance of the City of Phoenix, Arizona as adopted and periodically amended, is applicable to the North Black Canyon Crossings PUD except as modified by the Development Standards contained within this Planned Unit Development. Specifically, the applicability of Zoning Ordinance Provisions is defined as follows:

- Chapter 1 Purpose and Applicability: All provisions are applicable to this PUD.
- Chapter 2 Rules of Construction and Definitions: The defined terms within Chapter 2 are applicable except as modified by Appendix D.
- Chapter 3 Decision Making and Administrative Bodies: All provisions are applicable to this PUD.
- Chapter 4 Planning Documents: All provisions are applicable to this PUD.
- Chapter 5 Development Review Procedures: All provisions are applicable to this PUD.
- Chapter 6 Zoning Districts: All provisions are replaced and superseded by this PUD.
- Chapter 7 Development Standards of General Applicability: All provisions are applicable except as modified by PUD Subsections G.4, G.8 and G.9.
- Chapter 8 Historic Preservations: All provisions are not applicable to this PUD.
- Chapter 9 Nonconformities: All provisions are not applicable to this PUD.
- Chapter 10 Enforcement: All provisions are applicable to this PUD.
- Chapter 11 Severability: All provisions are applicable to this PUD.
- Chapter 12 Downtown Core: All provisions are not applicable to this PUD.
- Appendix A Zoning Fee Schedule: All fees are applicable to this PUD as amended.

B. Development Plan

The North Black Canyon Crossings PUD, as an evolution of the Black Canyon Motorplex development plan, is designed to capitalize on the property's location along two important regional transportation corridors, expand on the City's planning and infrastructure investments in the area, and serve as a project of significance that will act as a catalyst for future economic development opportunities within the North Gateway Village. The North Black Canyon Crossings land use plan is intended to facilitate the proposed development of a community hospital and medical office campus as well as preserve the opportunity for an auto mall and related uses. The North Black Canyon Crossings PUD also expands development options by including many of the C-2 Intermediate Commercial land uses from the City of Phoenix Zoning Ordinance as well as specific Special Permit uses such as auto dealerships and related uses, and helistops as permitted uses. A significant portion of the site will be dedicated to the City of Phoenix for the Sonoran Preserve. The development plan promotes flexibility in uses and design, while providing consistent development regulations to ensure compatibility among development parcels. See **Figure 2, Conceptual Development Plan** for a reference of site land use and circulation.

1. Location and Access

North Black Canyon Crossings is an 84 acre master plan generally bounded by Interstate 17 to the west, Sonoran Boulevard (Dove Valley Road alignment) to the south, the Skunk Creek Wash corridor to the east and vacant land to the north currently owned under State Trust. Access to the site will occur from various locations, including the Interstate 17 frontage road and Sonoran Boulevard. A future connection to North Valley Parkway is planned through the neighboring property to the north.

2. Development Sub-Areas

The property has been divided into three development sub-areas that are created by the planned internal roadway network. Each development sub-area will include perimeter landscape standards using a common design theme, anchored by a central roadway spine with a possible traffic circle in the middle of the development. These unifying elements will establish a cohesive design approach and attractive environment throughout the development, while providing flexibility in land use within each sub-area.

3. Land Use

The North Black Canyon Crossings PUD maintains the auto sales and auto related uses that were approved with the Black Canyon Motorplex project, but also expands development flexibility by adding many of the C-2 Intermediate Commercial land uses as permitted uses, land uses specific to a hospital and medical campus development, and specific Special Permit uses such as auto dealerships and related uses, and helistops. A comprehensive list of permitted uses has been developed that includes permitted uses, permitted accessory uses, and permitted uses subject to certain performance standards. Performance standards are additional conditions upon permitted uses, and are intended to promote compatibility with surrounding properties and adjacent land uses. The North Black Canyon Crossings PUD specifically provides that helistops are a permitted accessory use to a hospital or emergency medical

care facility and includes performance standards that govern the location and design of helistops.

The hospital and medical office campus are generally envisioned on the eastern portion of the property adjacent to Skunk Creek Wash, with the auto mall or retail uses on the western half and adjacent to Interstate 17. The PUD, however, does not require strict adherence to this conceptual land use layout and provides flexibility for any of the permitted uses to locate anywhere on the site.

4. Development Standards

In general, the development standards for the C-2 Intermediate Commercial district and the design guidelines within the Zoning Ordinance of the City of Phoenix have been preserved. Strategic changes have been made, however, where appropriate given the proposed development plan and context of the site. In many cases, the standards within the North Black Canyon Crossings PUD are more restrictive than the City's ordinance. Detailed and comprehensive sign standards are included within the PUD to provide certainty to the sign element of the project and foreclose the need for a future comprehensive sign plan. Another important component to the land use plan is the allowable building heights included within the PUD. The location of the North Black Canyon Crossings site being adjacent to both Sonoran Boulevard and Interstate 17 could support increased building heights. Further, as indicated by the City of Phoenix General Plan Land Use Map, the periphery of the subject property is surrounded by land uses that are not anticipated to be sensitive to building height. The hospital, in particular, requires the ability to develop six to eight story buildings up to one hundred twenty (120) feet. Other permitted uses, such as medical office, professional office, retail, or high density residential, require flexibility for building heights up to 56 feet (approximately four stories). Planned automobile sales and service uses however, would be limited to thirty feet of building height.

The North Black Canyon Crossings PUD allows flexibility and creativity in the types of land uses and overall site design, but is carefully constrained by context specific design guidelines and performance standards that address neighborhood compatibility and buffering needs.



WESTCOR

PLANNED UNIT DEVELOPMENT

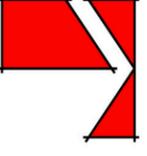
FIGURE 2

CONCEPTUAL DEVELOPMENT PLAN

LEGEND

- PUD BOUNDARY
- PROJECT BOUNDARY
- DEVELOPMENT AREA
- ROADWAY
- LANDSCAPE BUFFER/ STREETScape
- DEVELOPMENT SUB-AREA
- PLANNED OR EXISTING TRAFFIC SIGNAL
- PLANNED 10' WIDE PRIVATE MULTI-USE TRAIL
- FLOODWAY
- FLOODPLAIN
- JURISDICTIONAL DELINEATION

NOT TO SCALE



PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 Date: 02.16.11 Project No. 1037

westcor **hilgartwilson**
 ENGINEERS • PLANNERS • SURVEYORS

Kimley-Horn
 and Associates, Inc.

LVA urban design studio
 land planning • landscape architecture
BEUS GILBERT
 PLLC
 ATTORNEYS AT LAW

1203 south cacti avenue • tempe, arizona 85281 • phone: 480.994.0994

C. Site Location and Conditions

1. Site Location and Conditions

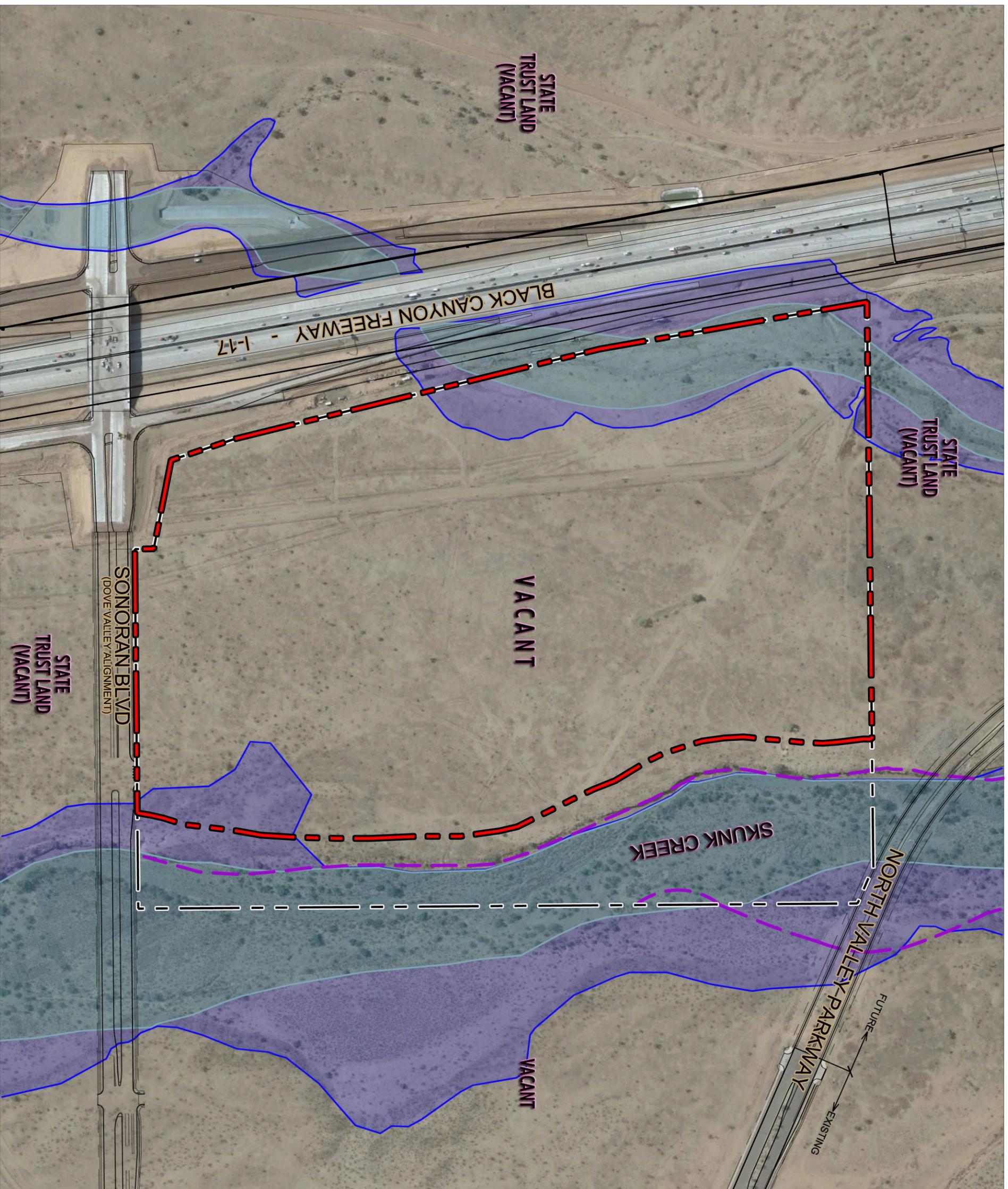
The North Black Canyon Crossings PUD is comprised of a single approximately one hundred seven (107) acre parcel located at the northeast corner of Sonoran Boulevard and Interstate 17. Interstate 17 forms the western boundary of the site with Sonoran Boulevard and property owned by the State Trust to the south, Skunk Creek Wash to the east, and property owned by the State Trust to the north. The legal description for the PUD is provided in Appendix A.

Sonoran Boulevard is planned as a major regional transportation corridor that will ultimately provide a connection from Interstate 17 to Cave Creek Road and direct access to the site. The City of Phoenix is currently constructing Sonoran Boulevard to within one-half mile of the North Black Canyon Crossings site. The North Black Canyon Crossings development team is working with the City of Phoenix regarding completion of Sonoran Boulevard, including the connection to Interstate 17. A frontage road is planned along the subject site's western border (between Sonoran Boulevard and Carefree Highway) and will provide additional surface street access to the site. A future connection from the North Black Canyon Crossings site to North Valley Parkway is planned.

Approximately 23 acres of the North Black Canyon Crossings site are located within the Skunk Creek Wash and will be dedicated to the City of Phoenix for the Sonoran Preserve. The remaining approximately 84 acres are available for development. The North Black Canyon Crossings property is currently under single ownership, which provides significant opportunity to master plan a cohesive development that includes common design themes and development standards.

2. Topography and Physical Features

The North Black Canyon Crossings site is relatively flat, undeveloped and vegetated with native desert plants. The property is currently used for agricultural grazing. A portion of the Skunk Creek Wash occupies the easternmost portion of the property and is planned to be dedicated to the City of Phoenix for the Sonoran Preserve. (Refer to **Figure 3, Existing Site Conditions.**)



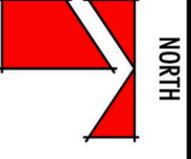
WESTCOR

PLANNED UNIT DEVELOPMENT

FIGURE 3

EXISTING SITE CONDITIONS

- LEGEND**
- PUD BOUNDARY
 - GROSS PROPERTY BOUNDARY
 - FLOODWAY
 - FLOODPLAIN
 - JURISDICTIONAL DELINEATION



NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Date: 02.17.11 Project No. 1037



LVA urban design studio
 land planning • landscape architecture
 BEUS GILBERT PLLC
 ATTORNEYS AT LAW

1203 south cacti avenue • tempe, arizona 85281 • phone: 480.994.0994

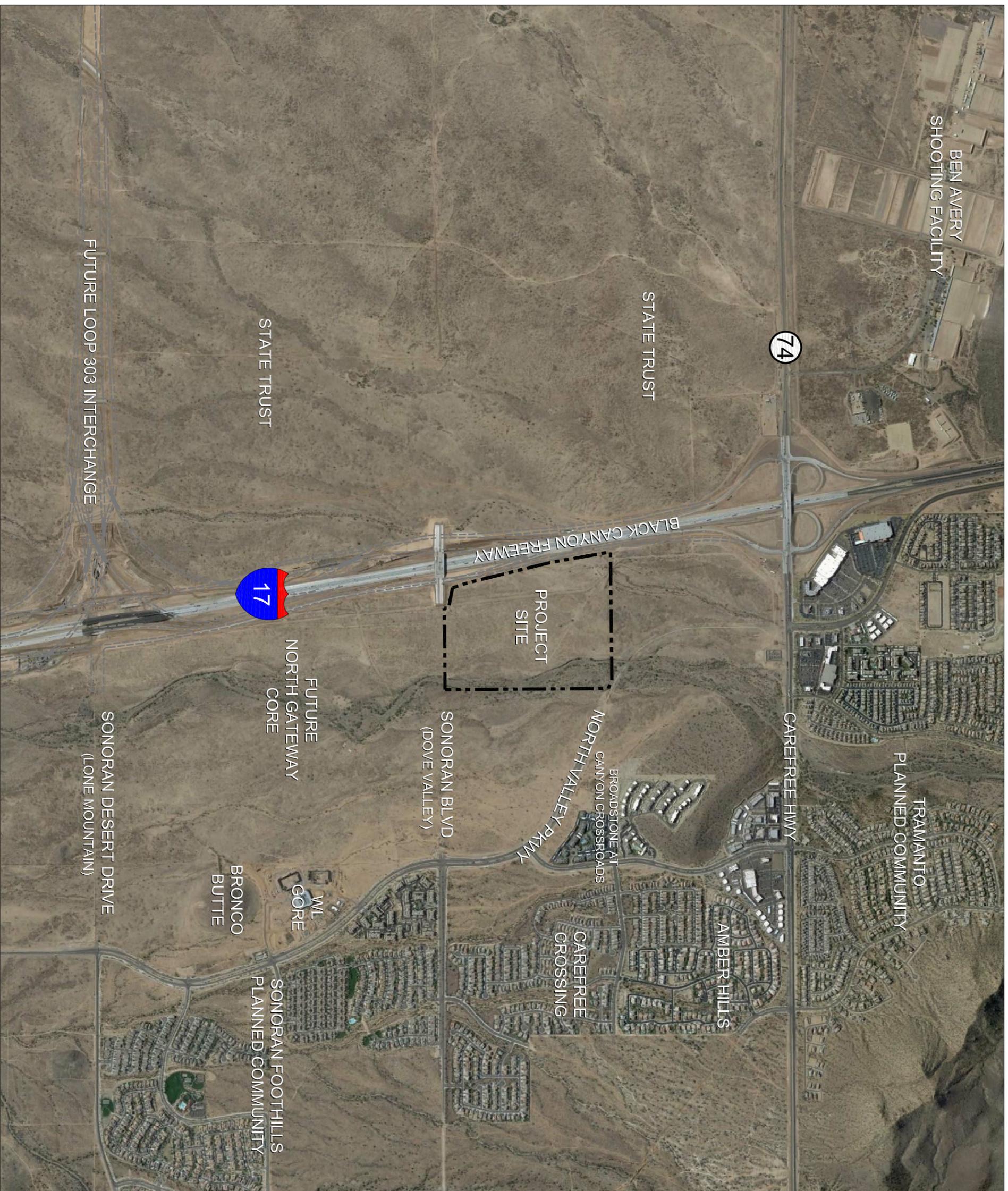
3. Surrounding Context

Neighboring properties in the immediate vicinity of the North Black Canyon Crossings site are generally vacant, although extensive residential development exists within approximately one mile of the site in the communities of Tramonto (to the north) and Sonoran Foothills (to the east). The State Trust owns property to the immediate north and south of the North Black Canyon Crossings site. The State Trust property to the north is approximately 110 acres and zoned for future commercial development. The State Trust property to the south includes approximately 28 acres zoned for commercial or mixed-use development with the remainder planned for acquisition by the City of Phoenix as a future regional park. Skunk Creek Wash, which borders the property to the east, is a significant natural feature that will become part of the City's Sonoran Preserve and include a trail system. The North Gateway Village Core is located to the southeast of the North Black Canyon Crossings site and is generally undeveloped. Construction is nearly complete, however, on the W.L. Gore & Associates medical products facility, which is the first major commercial development project within the Village Core. The project is located at the southwest corner of Sonoran Boulevard and North Valley Parkway. (Refer to **Figure 4, Project Context and Vicinity.**)

Property to the west of Interstate 17 is located outside the City of Phoenix Infrastructure Limit Line, and is currently vacant and unplanned. The nationally renowned Ben Avery Shooting Range operated by the Arizona Game and Fish Department is approximately two miles to the northwest of the site.

Minimal significant commercial services or employment opportunities exist in the immediate area. Retail development including a grocery store anchored shopping center and home improvement store anchored shopping center exists one mile to the north at Carefree Highway and Interstate 17, within the Tramonto community. The next closest commercial services are located either within the community of Anthem, several miles to the north or at Happy Valley Road and Interstate 17, several miles to the south. Auto uses typically cluster and serve a ten mile radius and the North Black Canyon Crossings site is ideally situated for auto mall uses. Professional offices and employment opportunities are almost non-existent in the immediate area, although the nearby North Gateway Village Core is planned as an urban density employment center with building heights up to 190 feet. The closest hospital services are available at the John C. Lincoln Hospital, Deer Valley campus located at Interstate 17 and the 101 Freeway, over eight miles to the south.

The Arizona Department of Transportation has recently completed significant improvements along Interstate 17, including an interchange at Sonoran Boulevard, and is completing the first phase of the Loop 303 freeway that includes an interim connection to Interstate 17. These regional transportation corridor improvements significantly improve access to both the North Black Canyon Crossings site and the North Gateway Village in general.

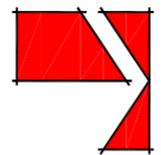


WESTCOR
 PLANNED UNIT DEVELOPMENT

FIGURE 4
 PROJECT CONTEXT AND VICINITY

- LEGEND**
-  PROJECT BOUNDARY

NOT TO SCALE

 NORTH

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 Date: 02.17.11 Project No. 1037

westcor **hilgartwilson**
 ENGINEERS • PLANNERS • SURVEYORS

 Kimley-Horn and Associates, Inc.

LVA urban design studio
 land planning • landscape architecture

BEUS GILBERT PLLC
 ATTORNEYS AT LAW

120 south cacti avenue • tempe, arizona 85281 • phone: 480.994.0994

D. General Plan Conformance

1. A Statement of Conformity

The City of Phoenix General Plan designates the North Black Canyon Crossings property as a mix of land uses including designations of Commercial, 10-15 du/ac Higher Density, and 5-10 du/ac Traditional Lot. The North Black Canyon Crossings PUD is consistent with the Commercial land use designation and is also consistent with many of the goals and policies outlined in the City of Phoenix General Plan and the North Black Canyon Corridor Plan. (Refer to **Figure 5, Current General Plan Land Use.**)

2. Conformance with General Plan Goals

Growth Element - Strategic View of Growth

Maintain a high quality of life and economically healthy community by providing employment growth and retail opportunities close to residential areas.

The North Black Canyon Corridor is identified by the City of Phoenix as a targeted employment growth center. The North Black Canyon Crossings PUD is located within the City's defined Infrastructure Limit Line. The project provides employment and service opportunities for the surrounding communities through development of uses such as a hospital, medical offices, auto mall or retail, and results in an increase in the local sales tax base.

Land Use Element - 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 services areas, regional service areas, and open space.

The North Black Canyon Crossings site is located within the North Gateway Village as defined by the City of Phoenix General Plan. The City of Phoenix General Plan defines five components to the urban village model, which is the foundation of the General Plan. The North Black Canyon Crossings site, which is located just outside the North Gateway Village Core and adjacent to Interstate 17 and Sonoran Boulevard, both major regional transportation corridors, is appropriately located for Regional Service Area land uses. Regional Service Area land uses are defined by the General Plan to include hospitals, auto malls and large retail centers, among other uses. Regional Service Areas may serve residents of multiple villages and be located adjacent to the village core.

An important consideration in locating Regional Service Areas is to "protect neighborhoods from cut-through traffic, parking, and noise and light impacts of regional uses." The North Black Canyon Crossings site is ideally located to provide protection for existing and future neighborhoods. Skunk Creek Wash provides a significant natural buffer for residential neighborhoods to the east that is further enhanced by existing multifamily development on the east side of the wash.

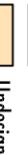
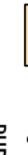
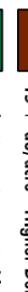
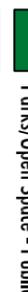
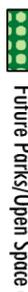
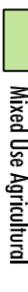
WESTCOR

PLANNED UNIT DEVELOPMENT

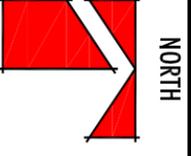
FIGURE 5

CURRENT GENERAL PLAN LAND USE

LEGEND

 0 to 1 du/acre - Large Lot	 Industrial
 1 to 2 du/acre - Large Lot	 Commerce/Business Park
 2 to 3.5 du/acre - Traditional Lot	 Public/Quasi-Public
 3.5 to 5 du/acre - Traditional Lot	 Floodplain
 5 to 10 du/acre - Traditional Lot	 Undesignated Area
 10 to 15 du/acre - Higher Density	 PUD Boundary
 15+ du/acre - Higher Density	 Project Boundary
 Parks/Open Space - Publicly Owned	
 Parks/Open Space - Privately Owned	
 Future Parks/Open Space or 1 du/acre	
 Mixed Use Agricultural	
 Nurseries/Flower Gardens w/ alt. 3.5 to 5 du/acre	
 Commercial	
 Mixed Use (MU)	 Mixed Use (Areas C, D, and NW Area only)

NOT TO SCALE



PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Date: 02.17.11 Project No. 1037



LVA urban design studio
land planning • landscape architecture
BEUS GILBERT PLLC
ATTORNEYS AT LAW

120 south oak avenue • tempe, arizona 85281 • phone: 480.994.0994



Planned large scale commercial development on property owned by the Arizona State Trust Land to the north, and additional commercial development and a planned regional recreational facility to the south provide additional buffers for residents. Interstate 17 to the west is a significant buffer for property to the west, which is currently outside the City's Infrastructure Limit Line and undeveloped.

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.

Development of jobs so that residents can live and work in the same village is a fundamental goal of the urban village model. The North Black Canyon Crossings site combined with the approximately 100 acres of property owned by the Arizona State Trust Land at the southeast corner of Interstate 17 and Carefree Highway are designated on the General Plan as a mix of uses including Commercial as an approved land use designation. Both properties are located within the North Black Canyon employment corridor and appropriate for development with Regional Service Area land uses, which include a variety of retail and employment opportunities. Commercial and employment land uses on these properties will help balance the existing land use mix in the area, which is primarily residential.

The proposed auto dealerships, retail, hospital or medical office uses provide opportunity for significant numbers of high quality, high paying jobs.

Based on generalized employment data, the North Black Canyon Crossings development could generate between 1,000 and 4,500 jobs depending on ultimate land uses and intensity of development. If the site developed as originally planned with 84 acres of auto development, approximately 1,000 jobs would be created. Alternatively, if the site develops at a higher level of density with a mix of professional office (at three to four stories), retail and a 300-bed hospital, approximately 4,500 jobs would be created.

The North Black Canyon Crossings PUD provides the City with employment, needed retail uses in an appropriate location and significant sales tax generation. The uses compliment and provide support for the wide variety of housing planned for the immediate and larger surrounding area.

Land Use Element - Goal 11 - General Plan Land Use Map and Zoning Conformity
Zoning granted subsequent to the adoption of the General Plan or any amendment shall be in conformity with the land use category shown and defined on the General Plan.

The City of Phoenix General Plan designates the subject property as a mix of uses including Commercial as one of the approved land use designations. Development of the North Black Canyon Crossings site under the Planned Unit

Development zoning classification with a hospital and medical campus, auto mall or retail commercial development is in conformance with the General Plan.

Land Use Element - Goal 12 - Village Character

The unique character and image of each village should be retained and enhanced.

The North Black Canyon Crossings property falls within the North Gateway Village. The North Gateway Village characteristics include: undeveloped Sonoran desert, mountains and washes; regional employment center opportunities; scenic corridors and trails; visual linkages to open space; and large, master planned communities. The North Black Canyon Crossings PUD provides opportunity for regional employment and retail services to serve the surrounding master planned communities and also supports the preservation of the Sonoran desert character by preserving and dedicating a large portion of the overall site to the City of Phoenix for the Sonoran Preserve.

3. North Black Canyon Corridor Plan

The North Black Canyon Corridor Plan contains four primary goals:

1. *Promote the North Black Canyon Corridor as a regional employment center through development of a comprehensively planned village core with ancillary planned commercial nodes.*

Development of The North Black Canyon Crossings site as a Regional Service Area is also consistent with the strategy defined in the North Black Canyon Corridor Plan that directs the City to “designate land area for commercial development, to be comprehensively planned and sized to meet surrounding community needs.” The entire area adjacent to Interstate 17 from Happy Valley Road to Carefree Highway is designated within the City of Phoenix General Plan as a future employment corridor. The North Black Canyon Crossings PUD provides opportunity for high quality, high paying regional service area jobs within a targeted employment area.

2. *Achieve a balance between employment and housing.*

The North Black Canyon Crossings PUD provides employment opportunities that compliment the wide variety of housing planned for the immediate and larger surrounding area.

3. *Concentrate growth within a defined corridor.*

The North Black Canyon Crossings PUD provides jobs within a targeted employment area, adjacent to major transportation corridors and within the City’s defined Infrastructure Limit Line.

4. *Preserve North Sonoran desert amenities and use these features to define community form and identity by developing an integrated recreation and*

conservation plan to preserve fragile desert resources and to provide outdoor recreational opportunities.

The North Black Canyon Crossings PUD is adjacent to the Skunk Creek Wash corridor. In support of the City's efforts to create an integrated recreation and desert conservation amenity in the North Gateway Village, approximately twenty acres of property within Skunk Creek Wash will be dedicated to the City for the Sonoran Preserve.

E. Zoning and Land Use Compatibility

1. Surrounding Zoning and Land Use

The existing zoning on the North Black Canyon Crossings property is C-2 with a Special Permit overlay for auto and auto-related uses and is subject to the North Black Canyon Overlay District. The easternmost portion of the North Black Canyon Crossings property is zoned Flood Hazard District (and is not included in this rezoning application). The site is undeveloped and consists of native vegetation. (Refer to **Figure 6, Existing Zoning.**)

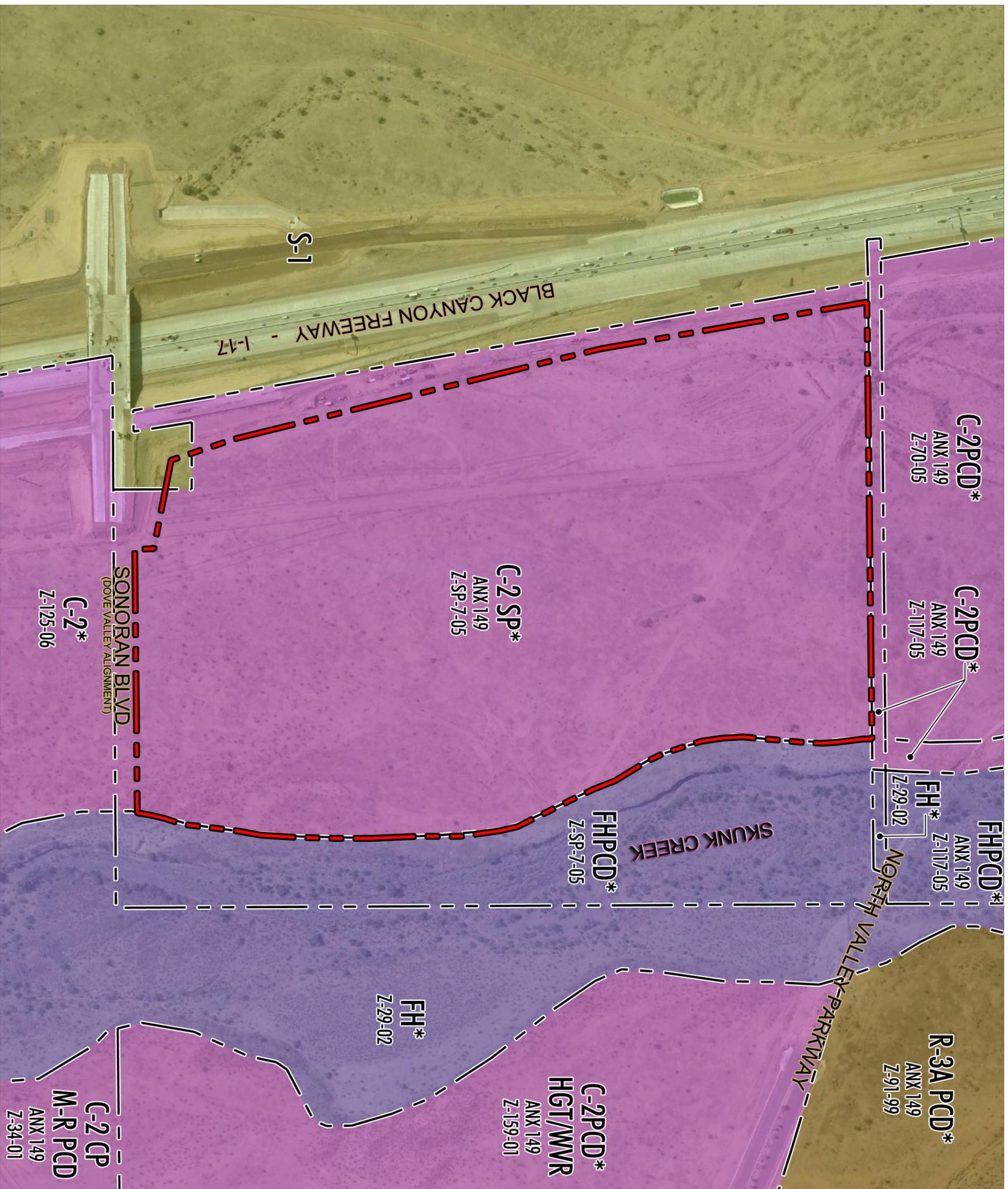
Table 1: Surrounding Zoning

Location	Ownership	General Plan	Zoning	Land Use
North	Arizona State Trust Land	Mixed Use: Commercial, Single Family Residential 5-10, High Density Residential 10-15	C-2 PCD NBCOD Z-70-05 Z-117-05 Z-29-02	Vacant; planned for retail development
South	Arizona State Trust Land	Mixed Use: Commercial and High Density Residential 15+	C-2 NBCOD Z-125-06	Vacant; planned for mixed-use development and future regional park
East	Canyon Crossroads	Open Space, Floodplain and Commercial	FH C-2 PCD NBCOD HGT/WVR Z-159-01 Z-29-02	Vacant; planned for multi-family and commercial / employment with heights up to four stories
West	Arizona Department of Transportation	n/a	n/a	Interstate 17

The North Black Canyon Crossings property and surrounding properties are subject to the North Black Canyon Overlay District, the North Black Canyon Corridor Plan, the North Black Canyon Corridor Commercial Design Booklet, the Sonoran Preserve Edge Treatment Guidelines and the Flood Hazard Erosion Management Overlay District. The North Black Canyon Crossings PUD has been crafted to implement the goals and objectives of these documents.

Properties adjacent to the North Black Canyon Crossings site are undeveloped, but planned for commercial and multi-family residential development at intensities similar to that proposed within the North Black Canyon Crossings PUD. The Canyon Crossroads project to the immediate east across Skunk Creek Wash is approved C-2 with a height waiver allowing heights up to four (4) stories throughout the entire site. The State Trust property to the north is approved C-2

and planned to develop with community and regional commercial uses that can capitalize off the Interstate 17 and Carefree Highway interchange. The State Trust Land to the south is also approved C-2 and planned for mixed-use development that may include multi-family residential at heights up to four (4) stories. All properties surrounding the North Black Canyon Crossings site have pledged to preserve the Skunk Creek Wash corridor as a major recreation and conservation amenity that benefits the entire North Gateway Village. The North Black Canyon Crossings PUD proposes land uses and development standards that are consistent with adjacent development as well as in harmony with the City's planning framework for the area. (Refer to **Figure 7, Proposed Zoning.**)



WESTCOR

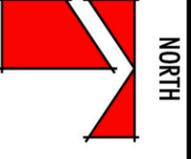
PLANNED UNIT DEVELOPMENT

FIGURE 6

EXISTING ZONING

- LEGEND**
- PUD BOUNDARY
 - ZONING DISTRICT BOUNDARIES

- CITY OF PHOENIX ZONING DESIGNATIONS**
- C-2 - INTERMEDIATE COMMERCIAL
 - FH - FLOOD HAZARD & EROSION MANAGEMENT DISTRICT
 - S-1 - RANCH OR FARM RESIDENCE
 - R-3A - MULTIPLE-FAMILY RESIDENCE

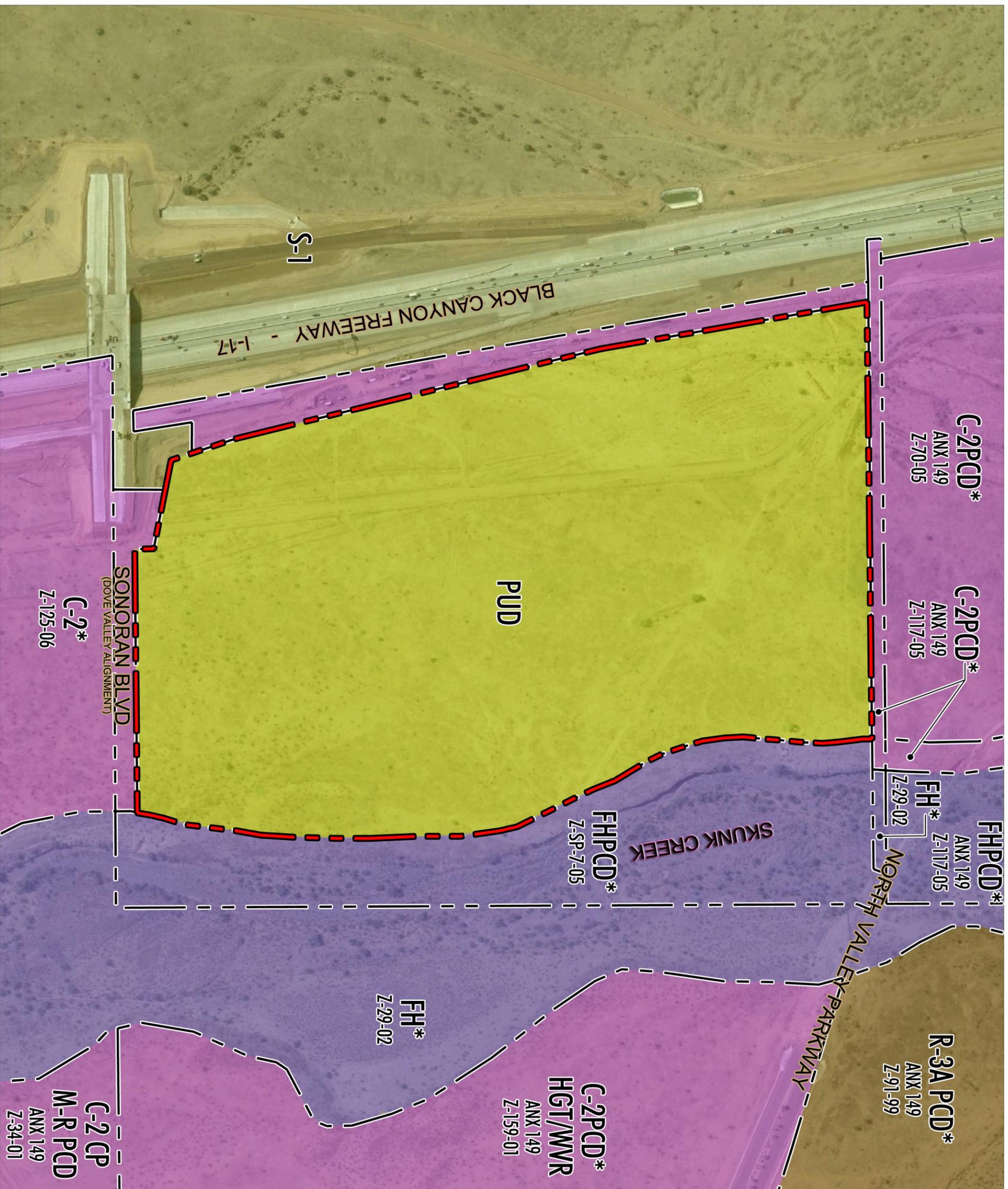


NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 Date: 02.16.11 Project No. 1037



LVA urban design studio
 land planning • landscape architecture
 BEUS GILBERT PLLC
 ATTORNEYS AT LAW



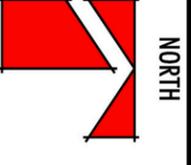
WESTCOR

PLANNED UNIT DEVELOPMENT

FIGURE 7 PROPOSED ZONING

- LEGEND**
- PUD BOUNDARY
 - ZONING DISTRICT BOUNDARIES

- CITY OF PHOENIX ZONING DESIGNATIONS**
- PUD - PLANNED UNIT DEVELOPMENT
 - C-2 - INTERMEDIATE COMMERCIAL
 - FH - FLOOD HAZARD & EROSION MANAGEMENT DISTRICT
 - S-1 - RANCH OR FARM RESIDENCE
 - R-3A - MULTIPLE-FAMILY RESIDENCE



NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 Date: 02.16.11 Project No. 1037

westcor **hilgartwilson**
ENGINEERS • PLANNERS • SURVEYORS

CVA urban design studio
land planning • landscape architecture

BEUS GILBERT PLLC
ATTORNEYS AT LAW

1203 south cacti avenue • tempe, arizona 85281 • phone: 480.994.0994

F. Land Uses

The following list of uses (**Table 2: Permitted Use List**) defines permitted principal uses, uses permitted as an accessory use, and uses subject to Performance Standards allowed within the North Black Canyon Crossings PUD. All permitted uses are allowed on any parcel within the PUD subject to applicable Performance Standards and development standards. The master developer or any property owner within the defined limits of the PUD may request an interpretation of analogous use to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below. A brief description of the three types of permitted uses is defined below.

1. Permitted Principal Uses

Uses specifically permitted or analogous to those specifically permitted as determined by the City of Phoenix Zoning Administrator.

2. Permitted Accessory Uses

Uses specifically permitted as an accessory to a permitted principal use. Permitted accessory uses are only allowed as an accessory to a permitted principal use and may not be developed as a stand alone use. Permitted accessory uses that are allowed as accessory to any permitted principal use are located in the "Accessory" land use group within Table 2. Permitted accessory uses that are only allowed as accessory to a specific permitted principal use are enumerated directly beneath the permitted principal use.

3. Permitted Uses Subject to Performance Standards

Uses specifically permitted subject to Performance Standards as set forth in **Section G** of this PUD. Performance Standards are specific for each individual use as defined within this section of the PUD. Some uses subject to performance standards may also require a Use Permit which is processed in accordance with the provisions of the City of Phoenix Zoning Ordinance (as amended). See the PUD Performance Standards, Section G for the application of this entitlement provision.

Table 2: Permitted Use List

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
ACCESSORY USES – Land Use Group				
1.	Automated Teller Machine		■	
2.	Farmer’s Market		■	
3.	Outdoor Display of Merchandise		■	■
4.	Outdoor Garden Center, Permanent		■	■
5.	Outdoor Retail and Food Sales <i>accessory to general retail uses only</i>		■	■

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
6.	Parking Lot or Structure, Commercial		■	
7.	Parking Lot or Structure, Customer		■	
8.	Parking Lot or Structure, Private		■	
9.	Parking Lot or Structure, Public		■	
10.	Promotional Events		■	■
11.	Propane Retail Sales <i>accessory to general retail uses only</i>		■	■
AGRICULTURAL, RANCHING – Land Use Group				
12.	Agricultural Grazing	■		
AUTOMOBILE & RELATED USES – Land Use Group				
13.	Automobile Glass Service and Repair	■		
14.	Automobile Parts and Supplies, Retail and Wholesale	■		
15.	Automobile Retail Sales, New & Used, Leasing and Rental <i>with the following accessory uses:</i>			■
15.1	Automobile General Repair, Body Shops and/or Painting		■	■
15.2	Automobile Inventory Storage Lot		■	■
16.	Compressed Natural Gas (CNG) Retail Sales		■	■
17.	Automobile Seat Covers and Trim Shop	■		
18.	Automobile Service Station <i>with the following accessory use:</i>	■		
18.1	Compressed Natural Gas (CNG) Retail Sales		■	■
18.2	Propane Retail Sales		■	■
19.	Boats, Retail Sales			■
20.	Car Wash	■		
21.	Motorcycles, Repairing and Sales			■
22.	Tractors, Retail Sales, Display	■		
23.	Travel Trailer, Camper and Recreational Vehicle Sales			■

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
COMMERCIAL RETAIL / SERVICES – Land Use Group				
24.	Antique Shop, Retail and Wholesale	■		
25.	Architects' Supplies	■		
26.	Army and Navy Goods, Retail Sales, New	■		
27.	Art Gallery, Commercial Sales	■		
28.	Artist Supplies, Retail	■		
29.	Awnings, Custom Fabrication and Sales	■		
30.	Baby Shops	■		
31.	Bakers and Baked Goods, Retail Sales	■		
32.	Banks and Trust Companies <i>with the following accessory use:</i>	■		
33.	Barbers	■		
34.	Barbers' Supplies, Retail and Wholesale	■		
35.	Bathroom Accessories, Display and Retail Sales Only	■		
36.	Beauty Shop <i>with the following accessory use:</i>	■		
36.1	Massage Therapy, if performed by a licensed massage therapist		■	
37.	Beauty Shop Equipment, Retail Sales	■		
38.	Bicycles, New and Used, Retail Sales and Repairs	■		
39.	Bird Sales, Retail	■		
40.	Blueprinting	■		
41.	Bonding Companies	■		
42.	Booksellers and Rentals, except adult bookstores	■		
43.	Braces, Orthopedic, Sales Retail	■		
44.	Brushes, Retail Sales	■		
45.	Building Materials, Retail Sales Only	■		

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
46.	Burglar Alarm Equipment Sales and Service	■		
47.	Business Machines, Distribution and Retail Sales, Repair and Service, Storage and Wholesale	■		
48.	Butchers Shops (no slaughtering)	■		
49.	Camera Shops	■		
50.	Candy Shops, Retail	■		
51.	Canvas Goods Sales, Retail	■		
52.	Caterers	■		
53.	Cigar Stores	■		
54.	Cigarette Service	■		
55.	Cigars Manufacturing, Custom Hand Rolled	■		
56.	Cigars, Wholesale and Storage	■		
57.	Clothing, Retail Sales	■		
58.	Coffee, Wholesale and Storage, No Roasting	■		
59.	Coin Dealers	■		
60.	Collection Agencies	■		
61.	Confectioneries, Retail Sales	■		
62.	Contractors Equipment and Supplies, Retail Sales	■		
63.	Convenience Market	■		
64.	Conveyors, Retail Sales	■		
65.	Crockery Sales, Retail	■		
66.	Curio Shops	■		
67.	Dairies, Retail Sales of Products	■		
68.	Delivery Service Office	■		
69.	Department Stores	■		
70.	Desks, Sales, Retail	■		
71.	Detective Agencies	■		

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
72.	Draperies, Manufacturing	■		
73.	Diaper Supply Service	■		
74.	Draperies, Sales	■		
75.	Drawing Materials, Retail Sales and Wholesale	■		
76.	Dressmakers, Custom	■		
77.	Drive-Up Facilities for Permitted Uses, Freestanding or Kiosk			■
78.	Driving Schools, Auto	■		
79.	Drugs, Retail Sales	■		
80.	Dry Cleaners	■		
81.	Dry Goods, Retail, Wholesale and Storage	■		
82.	Electric Equipment, Retail Sales and Repair	■		
83.	Electrical Appliances, Retail Sales and Service	■		
84.	Employment Agencies, not Including Day Labor Hiring and Transportation Centers	■		
85.	Engravers	■		
86.	Fire Protection Equipment and Supplies, Retail Sales and Service	■		
87.	Fish Markets, Retail Sales	■		
88.	Floor Coverings, Retail and Wholesale	■		
89.	Florists, Retail Sales	■		
90.	Furniture, Display and Sales, Retail	■		
91.	Furs, Retail Sales and Repairing	■		
92.	Garage Equipment, Retail Sales	■		
93.	Gas Appliances, Retail Sales and Service	■		
94.	Gas Regulating Equipment, Sales and Service	■		
95.	Gift Shops	■		

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
96.	Glass Shops, Custom	■		
97.	Groceries, Retail Sales with the following accessory use:	■		
97.1	Outdoor Sales of Food Items		■	■
98.	Guns, Retail Sales and/or Repairs			■
99.	Gymnasiums, Private or Commercial	■		
100.	Hardware, Retail Sales (New)	■		
101.	Health Club, Fitness Center	■		
102.	Health Food Products, Retail Sales	■		
103.	Heating and Ventilating Sales, Retail	■		
104.	Hemstitching	■		
105.	Hobby Goods Stores	■		
106.	Hotel	■		
107.	House Furnishings, Retail Sales	■		
108.	Household Moving Center	■		
109.	Ice Cream Shops	■		
110.	Ice, Package, Sales	■		
111.	Imported Goods, Retail Sales	■		
112.	Indexing Systems and Supplies, Retail Sales	■		
113.	Indian Goods, Retail Sales	■		
114.	Interior Decorators, Display, Retail Sales and Fabrication, Custom	■		
115.	Jewelers, Manufacturing and Wholesale	■		
116.	Jewelers, Retail Sales and Repairs	■		
117.	Lawn Furniture, Retail Sales	■		
118.	Leather Goods: Repairing, Sales, Custom or Handicraft Manufacturing	■		
119.	Linen Supply Laundry Service	■		
120.	Linens, Retail Sales	■		

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
121.	Linoleum Sales, Retail	■		
122.	Liquor, Package Retail Sales			■
123.	Liquor, Storage and Wholesale	■		
124.	Lithographers	■		
125.	Locksmiths' Repair Shops	■		
126.	Machinery Dealers, Retail Sales and Showrooms	■		
127.	Machinery Rental	■		
128.	Magazines, Retail Sales, except adult bookstores	■		
129.	Merchandise Brokers Office and Display	■		
130.	Messenger Service	■		
131.	Milliners, Custom and Retail Sales	■		
132.	Mimeographing and Multigraphing, Commercial	■		
133.	Mirrors, Resilvering; Custom Work	■		
134.	Monuments, Retail Sales and Display	■		
135.	Motion Picture Equipment, Retail Sales and Display	■		
136.	Music Studios	■		
137.	Musical Instruments, Retail Sales New and Used <i>with the following accessory use:</i>	■		
137.1	Musical Instruments, Rental and Repair		■	
138.	Needlework	■		
139.	News Dealers	■		
140.	Notions, Retail Sales	■		
141.	Novelties, Retail & Wholesale	■		
142.	Nut Shop	■		
143.	Office Furniture Equipment and Supplies, Retail Sales and Showroom	■		

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
144.	Optical Goods, Manufacturing and Sales	■		
145.	Paint and Varnish, Retail Sales	■		
146.	Painting Equipment and Supplies, Retail Sales	■		
147.	Pet Care Facility			■
148.	Pet Day Care Facility, Indoor Only			■
149.	Pet Day Care Facility, With Outdoor Accessory Uses			■
150.	Pet Grooming	■		
151.	Pet Shops, Retail Sales Only	■		
152.	Pharmacy	■		
153.	Phonograph Records, Sales, Retail	■		
154.	Photo-Engraving Company	■		
155.	Photographers, Commercial Studios	■		
156.	Photographic Developing and Printing	■		
157.	Photographic Equipment and Supplies, Retail Sales	■		
158.	Physical Therapy Equipment, Retail and Wholesale	■		
159.	Picture Framing, Custom	■		
160.	Plant Nurseries, Indoor	■		
161.	Plant Nurseries, Outdoor			■
162.	Plastic and Plastic Products, Retail and Wholesale	■		
163.	Playground Equipment Sales	■		
164.	Plumbing Fixtures and Supplies, Display and Retail Sales	■		
165.	Poster Illustration, Studio	■		
166.	Pottery and Ceramics, Retail Sales & Wholesale	■		
167.	Precision Instruments, Custom Repair	■		

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
168.	Printers	■		
169.	Publicity Service	■		
170.	Pumps, Retail Sales and Display	■		
171.	Radio and Television, Retail Sales and Service	■		
172.	Radio Repair Shop	■		
173.	Range and Stoves, Retail Sales and Service	■		
174.	Refrigerators, Retail Sales and Service	■		
175.	Restaurant Equipment, Supplies and Retail Sales	■		
176.	Restaurants	■		
177.	Restaurants, Bars and Cocktail Lounges <i>(as defined in Appendix D)</i>			■
178.	Restaurants, with Drive Through Facilities			■
179.	Riding Equipment Sales	■		
180.	Rug Sales	■		
181.	Saddlery Shops, Custom, Handmade	■		
182.	Safes, Repairing and Sales	■		
183.	Second Hand/Used Merchandise, Sales	■		
184.	Sewing Machines, Commercial and Industrial Type, Retail Sales and Repairing	■		
185.	Sewing Machines, Household Sales and Service	■		
186.	Shoe Repairing	■		
187.	Sound Systems and Equipment Sales	■		
188.	Sound Systems, Rentals and Repairs	■		
189.	Sporting Goods, Retail Sales & Wholesale	■		
190.	Stamp Dealers	■		

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
191.	Stationers, Retail Sales	■		
192.	Surplus Stores	■		
193.	Tailors, Custom	■		
194.	Tanning Salon <i>with the following accessory use:</i>	■		
195.	Massage therapy if performed by a licensed massage therapist			
196.	Tapestries	■		
197.	Tea Room	■		
198.	Tents and Awnings, Retail Sales	■		
199.	Tire Repairing Equipment and Supplies	■		
200.	Towels, Supply Service	■		
201.	Toys, Retail Sales	■		
202.	Upholsterers, Custom, Retail Sales and Supplies	■		
203.	Vacuum Cleaners, Retail Sales	■		
204.	Variety Stores, Retail	■		
205.	Veterinarians' Supplies, Retail and Wholesale	■		
206.	Veterinary Hospitals			■
207.	Wall Paper, Sales and Display	■		
208.	Washing Machines, Retail Sales and Display, Custom Repairing	■		
209.	Watches, Sales and Repairing	■		
210.	Water Softening Equipment, Service and Repairs	■		
211.	Weaving, Handicraft, Custom	■		
212.	Window Cleaners' Service	■		
213.	Window Display Installations, Studio and Shops	■		
214.	Wines, Storage and Wholesale	■		
EDUCATIONAL / RELIGIOUS / ASSEMBLY – Land Use Group				

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
215.	Assembly Halls and Auditoriums	■		
216.	Christian Science Reading Rooms	■		
217.	Exhibition Hall	■		
218.	Libraries, Private, Rental	■		
219.	Lunch Rooms	■		
220.	Preschool	■		
221.	School for Mentally or Physically Handicapped	■		
222.	School, Commercial: Barber, Beauty, Business, Commercial, Correspondence, Data Processing, Dancing, Gymnastics, Health, Insurance, Martial Arts, Modeling, Private, Real Estate, and Stenographic	■		
223.	Teaching of Fine Arts	■		
MEDICAL & HEALTH – Land Use Group				
224.	Adult Health Day Care <i>(as defined in Appendix D)</i>	■		
225.	Ambulance Service Office	■		
226.	Artificial Limbs, Braces, Sales	■		
227.	Clinic, Medical or Dental Offices <i>(as defined in Appendix D)</i>	■		
228.	Emergency Medical Care Facility (24 Hour Service) <i>with the following accessory uses:</i> <i>(as defined in Appendix D)</i>	■		
228.1	Helistop			■
228.2	Mobile Diagnostic Unit		■	
229.	Health and Support Services	■		
230.	Hospice	■		
231.	Hospital <i>with the following accessory uses:</i>	■		
231.1	Blood Banks and Blood Plasma Centers		■	

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
231.2	Helistop			■
231.3	Mobile Diagnostic Unit		■	
231.4	Recreational Vehicle Parking and Service Hook-Up		■	
232.	Hospital Service Organizations	■		
233.	Laboratories, Clinical, Dental, Testing and Research			
234.	Medical Supplies, Retail Sales and Rentals	■		
235.	Nursing Home			■
236.	Orthopedic Appliances, Manufacturing and Sales	■		
237.	Outpatient Treatment Facility	■		
238.	Surgical Supplies, Retail Sales & Wholesale	■		
OFFICE – Land Use Group				
239.	Adjusters, Insurance	■		
240.	Auctioneer's Office (only)	■		
241.	Biomedical and Medical Research Office and/or Laboratory	■		
242.	Brokerage House	■		
243.	Burglar Alarm Watching Service	■		
244.	Contractors' Office with Inside Storage of Materials Only	■		
245.	Electric Light and Power Company Offices	■		
246.	Express Companies, Offices Only	■		
247.	Finance Companies and Loan Offices	■		
248.	Freight Traffic Service Offices	■		
249.	Gas Companies' Offices	■		
250.	Labor Unions, Offices	■		
251.	Market, Stock and Bond	■		
252.	Motor Freight Co., Offices Only	■		

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
253.	News Service	■		
254.	Newspaper Advertising Sales Office	■		
255.	Office Service: Stenographic Service, Letter Preparation, Addressing and Mailing, Duplicating, Multigraphing, Machine Tabulation, Research and Statistical	■		
256.	Offices with Conference, Reception or Health/Recreation Facilities			■
257.	Offices, General, Administrative, Professional and Medical	■		
258.	Publishers' Offices	■		
259.	Radio and Television Broadcasting Stations	■		
260.	Radio and Television Studios	■		
261.	Satellite Earth Station			■
262.	Theatrical Agencies	■		
263.	Travel Bureau	■		
264.	Veterinary Offices			■
PUBLIC / QUASI-PUBLIC – Land Use Group				
265.	Civic Uses (as defined in Appendix D)	■		
266.	Public Utility Service Yards			■
267.	Wireless Communication Facility			■
268.	Place of Worship	■		
RECREATIONAL / ENTERTAINMENT – Land Use Group				
269.	Bingo	■		
270.	Bowling Alleys	■		
271.	Family Game Center	■		
272.	Miniature Golf	■		
273.	Pool and Billiard Halls	■		
274.	Skating Rinks, Indoor	■		
275.	Swimming Pool Commercial	■		

Land Use Group		Permitted Principal Use	Permitted Accessory Use	Permitted Subject to Performance Standards
276.	Theaters	■		
RESIDENTIAL – Land Use Group				
277.	Assisted Living Facility <i>(as defined in Appendix D)</i>	■		
278.	Independent Living <i>(as defined in Appendix D)</i>	■		
279.	Personal Care Home	■		
280.	Residential, Multi-Family <i>(as defined in Appendix D)</i>			■
281.	Residential, Multi-Family Live/Work <i>(as defined in Appendix D)</i>			■
282.	Residential, Multi-Family Loft <i>(as defined in Appendix D)</i>			■
TRANSPORTATION – Land Use Group				
283.	Sightseeing Tours, Garages and Depot	■		

G. Performance and Development Standards

1. Performance Standards

The Uses Subject to Performance Standards as defined in **Section F.2** and listed in **Table 2** identify the proposed uses allowed within the subject PUD requiring additional development or operational standards to minimize the effects to the community from hazards, nuisances and other negative factors; to ensure that land uses are not operated in such a manner as to cause a detrimental impact on adjacent properties or the ambient community environment; and to preserve and enhance the lifestyle of existing and future residents through the protection of the public health, safety and general welfare. The following restrictions shall apply to all applicable properties within this PUD.

a) Automobile Inventory Storage Lot:

Standards:

These provisions apply to dealerships which sell new, new and used, lease or rent vehicles:

- (1) The storage lot shall have access only from a freeway frontage road, arterial, or 32nd Avenue;
- (2) Buildings on the storage lot shall not be located any closer than 100 feet to an existing or zoned single-family residential use;
- (3) The site plan shall identify the number, size and arrangement of all inventory parking spaces on the site;
- (4) All inventory storage shall be screened on all sides by a six foot (6') high solid masonry wall. Gates screening access to the site shall be

solid and remain closed when deliveries are not being made. Additional wall height may be permitted at the time of site plan approval;

- (5) Vehicle loading and unloading shall occur on-site.

b) Automobile Retail Sales, New, Used, Leasing and Rental:

Standards:

The following special provisions shall apply:

- (1) Body repair, painting, wash, and service bays done on the lot shall be confined to a closed building.
- (2) The area used for parking, display, storage or circulation shall be dust-free.
- (3) Lots shall be properly enclosed with a wall, fence, hedge, plantings, or combinations thereof, having a minimum height of ten inches above the grade at which the cars are to be displayed unless a hedge, planting or combinations thereof are approved in lieu of the ten-inch wall and/or the lot is depressed below the elevation of adjacent lots in which case appropriate landscaping may be approved. This does not apply to the permanent display pedestals.
- (4) The hours of operation for all automobile related uses including sales, services, and maintenance shall be limited to the hours between 6:00 a.m. and Midnight.
- (5) Dealerships will encourage vehicle deliveries to occur during non-rush hour timeframes.
- (6) On-site temporary events such as carnivals, fairs, and petting zoos are prohibited. Temporary dealership events such as sales events and national campaigns are permitted.
- (7) The installation and use of an outdoor public address or bell system shall be prohibited.
- (8) Vehicle display racks shall not exceed a height of fifteen (15) feet except that vehicular display racks within one hundred (100) feet of the perimeter lot line adjacent to a street shall be permanent display pedestals and shall not exceed a height of three (3) feet as approved by the Planning and Development Department.
- (9) Vehicles stored on the top of buildings shall not be visible from a point six (6) feet above grade along any property line as approved by the Planning and Development Department.
- (10) Vehicle display is not permitted within the required landscape setback.
- (11) Vehicle loading and unloading shall occur on-site.
- (12) Between the hours of midnight and 6:00 a.m., on site lighting levels shall be managed (automated controllers) to result in a maximum of one (1) foot candle at the PUD boundary.
- (13) Between the hours of 5:00 p.m. and 11:59 p.m., on site lighting levels shall be managed (automated controllers) to result in a maximum of ten (10) foot candle at the PUD boundary.
- (14) The surface parking areas for customer, display, and employee use, but not including storage areas, shall be landscaped and provided with pedestrian amenities as follows:

Parking Lot Area	
Interior surface area (exclusive of perimeter landscaping and all setbacks)	Minimum 10%
Landscaped planters	At ends of each row of parking and approximately every 110'
Landscaped planters**, single row of parking	Minimum 150 square feet***
Landscaped planters**, double row of parking	Minimum 300 square feet***
Landscaping adjacent to pedestrian walkways	(1) Minimum 15-foot wide combination sidewalk/ landscaped planter along the walkway as approved by Planning and Development Department. Where planters are adjacent to head-in parking, they shall be a minimum 7.5 feet wide. At installation, the landscape palette shall contain a mixed maturity consisting of 60% trees with minimum 2-inch caliper, 40% with minimum 1 inch caliper, or (2) An equivalent shade structure designed to shade 50% of the pedestrian walkway as approved by the Planning and Development Department.
Additional parking lot landscaping*	As needed to meet 10% minimum requirement, additional landscaping to be evenly distributed throughout the entire parking area. Minimum interior dimension of five (5) feet (length and width). Minimum rate of one (1) for every six 6 parking spaces, evenly distributed throughout the entire parking area.
Plant Type	Minimum Planting Size
Trees	Minimum one (1) 2-inch caliper per planter****
Shrubs	Minimum five (5) 5-gallon shrubs per planter

* Twenty (20) feet on center or equivalent groupings.

** Measured from inside face of curb to inside face of curb.

*** Not to exceed the length of a standard City of Phoenix parking stall. Modifications to the square footage may be approved by the

Planning and Development Department if the overall intent of the standard is being met.

**** Or as approved by the Planning and Development Department.

- (15) Accessory uses such as car wash bays, auto service bays, auto body shops or loading bays shall be fully enclosed and their openings shall not be visible from a point six feet above grade along Sonoran Boulevard (Dove Valley Road) and the eastern property line as approved by the Planning and Development Department.
- (16) Utility cabinets, enclosures and mechanical equipment or services shall be screened from the right-of-way and public trails along Sonoran Boulevard (Dove Valley Road) and the Skunk Creek Paseo along the eastern boundary of the PUD as approved by the Planning and Development Department.

c) Automobile General Repair, Body Shops and/or Painting:

Standards:

The following special provisions shall apply:

- (1) The use shall have access limited directly to a freeway frontage road, arterial or 32nd Avenue;
- (2) Buildings shall not be located any closer than 200 feet to an existing or zoned single-family residential use;
- (3) A site plan shall be required which identifies the specific areas designated for all proposed operations, products, materials, equipment, and storage on the site;
- (4) Service bays for automobiles needing repair or painting shall be within an enclosed building and located so that they are not visible from adjacent street frontages;
- (5) All operations and storage shall maintain a minimum five-foot (5') landscaped setback along interior lot lines.
- (6) The hours of operation for all automobile related uses including sales, services, and maintenance shall be limited to the hours between 6:00 a.m. and Midnight.

d) Boats, Retail Sale:

The following special provisions shall apply:

- (1) Boat repair and painting done on the lot shall be confined to a closed building.
- (2) The area used for parking, display, storage or circulation shall be dust-free.
- (3) Boat sale lots shall be properly enclosed with a wall, fence, hedge, plantings, or combinations thereof, having a minimum height of three (3) feet above the grade at which the boats are to be displayed unless a hedge, planting or combinations thereof are approved in lieu of the wall and/or the lot is depressed below the elevation of adjacent lots in which case appropriate landscaping may be approved.
- (4) The hours of operation for all automobile related uses including sales and services shall be limited to the hours between 6:00 a.m. and Midnight.

e) Charitable Institutions, Offices Only:

Standards:

- (1) Bingo may be operated as an accessory use on the premises of the institution for no more than two (2) days a week.
- (2) Bingo may be operated on the premises for more than two days a week with a use permit.

f) Compressed Natural Gas (CNG) Retail Sales:

Standards:

The following special standards shall apply:

- (1) Natural gas fueling equipment may be sheltered by an enclosure constructed of non-combustible or limited combustible materials that has at least one side predominantly open and a roof designed for ventilation and dispersal of escaped gas. This facility shall be considered outdoors for Zoning Ordinance purposes. If the fueling equipment is not sheltered by such a structure, the equipment shall be screened with a masonry block wall which is architecturally compatible with the buildings on the site; the wall shall be predominantly open on one side.
- (2) The equipment shall not be located closer than one hundred (100) feet to a residential property line or four hundred (400) feet to a school property line.
- (3) The use shall comply with all pertinent requirements of the Phoenix Fire, Building, and Electrical Codes.
- (4) Signage on shelter wall shall be limited to that required by the Fire Code.
- (5) No container shall exceed a size of three hundred (300) gallons water capacity; no more than six (6) containers shall be included at a CNG facility. The containers shall be mounted horizontally.

g) Drive-Up Facilities for Permitted Uses, Freestanding or Kiosk:

Standards:

- (1) Drive-up or drive-through facilities housing permitted uses are allowed in a free-standing or "kiosk" type service building of no more than two hundred fifty (250) square feet in size. If there are more than two such facilities proposed for any one site, they may be required to be grouped for common access as a condition of approval.

h) Guns, Retail Sales and/or Repairs:

Standards:

Guns, Retail Sales and/or Repairs, subject to the following limitations:

- (1) Commercial loading of small arms ammunition for on-site retail sale shall be permitted as an accessory use upon compliance with the following conditions:
 - a. A maximum of five thousand (5,000) cartridges loaded per day.
 - b. Ammunition loading and component storage activity shall not occupy more than two hundred (200) square feet, or ten

(10) percent (10%) of the gross building area, whichever is less.

- (2) Commercial loading of small arms ammunition for on-site retail sale in excess of the standards listed in subsection 1 above shall be permitted subject to the following limitations:
- a. A maximum of ten thousand (10,000) cartridges loaded per day,
 - b. Ammunition loading and component storage activity shall not occupy more than five hundred (500) square feet, or twenty-five (25) percent (25%) of the gross building area, whichever is less, and
 - c. A use permit shall be obtained subject to the provisions of the City of Phoenix Zoning Ordinance.
 1. The quantities, arrangement, distance requirements for the storage of propellant powder, primers, and percussion caps shall be in accordance with the Fire Code.
 2. A permit to load ammunition shall be obtained from the Fire Department.
 3. In addition to applicable requirements listed above, the loading of specialty or custom ammunition shall be subject to obtaining a use permit.

i) Helistop:

Standards:

Helistops, when the use is for a hospital or emergency medical care facility (24 hour service). These regulations are designed to find appropriate locations for helistops which are consistent with safety, noise, and the directions of approach and departure paths resulting in minimum adverse impact to residential uses, refer to **Figure 8, Helistop Area Exhibit, and legal description in Appendix B**. Helistops are subject to the following standards:

(1) Fire protection:

All helistops shall comply with provisions acceptable to the Phoenix Fire Department.

(2) Site plan requirements:

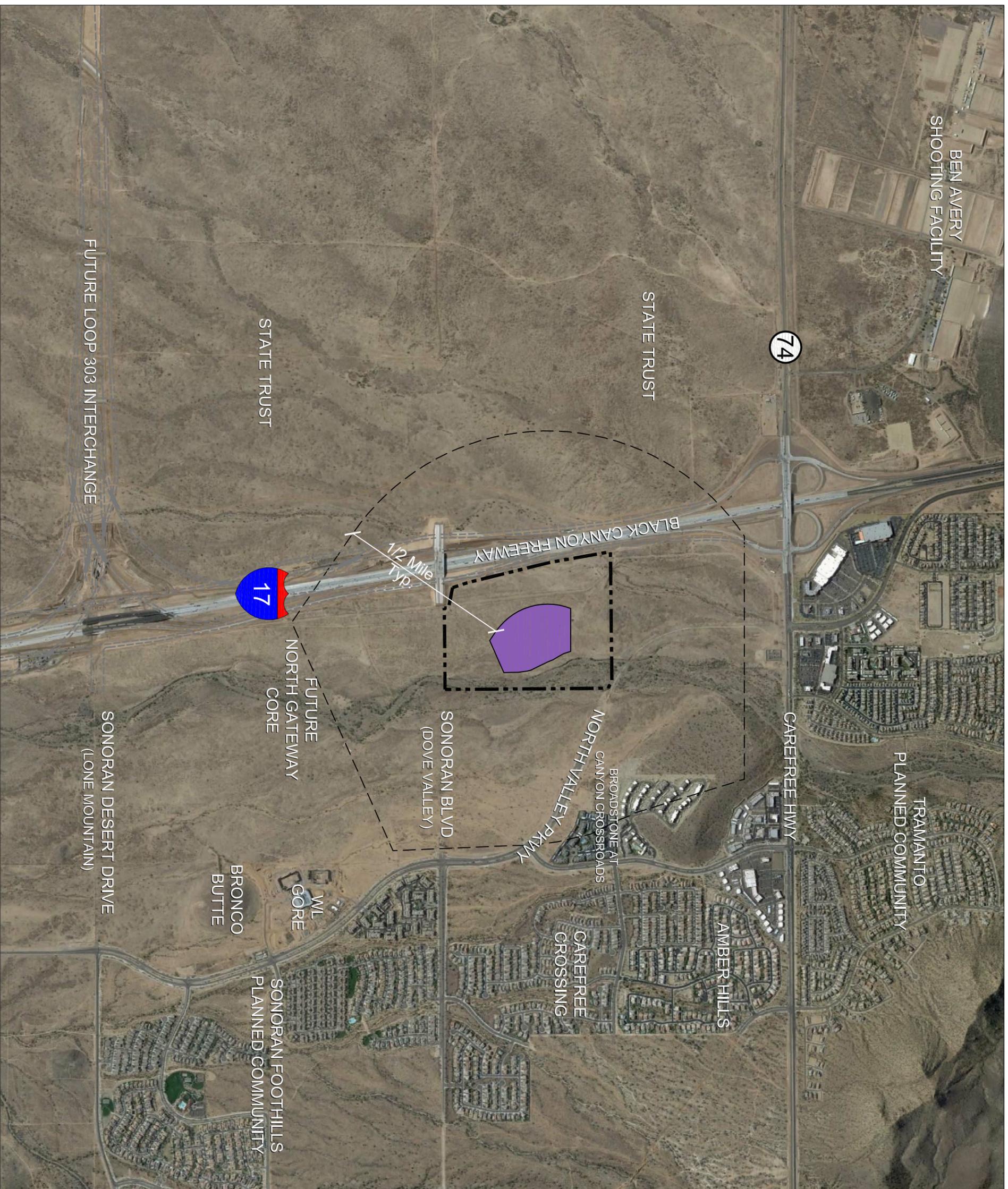
Development review will be based on analysis of general conformance with FAA advisory circular AC 150/5390-1B, "Heliport Design Guideline," issued August 22, 1977.

(3) Noise impact:

A helicopter sitting on the touchdown pad of a helistop shall emit a maximum noise level of no greater than ninety dB(A) at the boundaries of the lot or parcel containing the nearest residential use, excluding high-rise residential developments and hotels and motels and multifamily residential. Noise will be measured with an IEC (International Electrotechnical Commission) or ANSI S1.4-1983 (R2006)/S1.4A-1985 (R2006) (American National Standards Institute) Type I sound level meter with A-weighted impulse response.

(4) Emergency use:

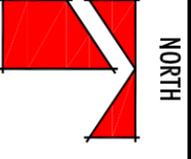
A helistop is restricted to use for emergency transportation only.



WESTCOR
 PLANNED UNIT DEVELOPMENT

FIGURE 8
 HELISTOP AREA EXHIBIT

- LEGEND**
-  PROJECT BOUNDARY
 -  HELISTOP AREA



NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Date: 01.13.11 Project No. 1037

westcor **hilgartwilson**
 ENGINEERS • PLANNERS • SURVEYORS

Kimley-Horn and Associates, Inc.

LVA urban design studio
 land planning • landscape architecture

BEUS GILBERT PLLC
 ATTORNEYS AT LAW

120 south oak avenue • tempe, arizona 85281 • phone: 480.994.0994

j) Liquor, Package Retail Sales:

Standards:

Liquor, Package Retail Sales, subject to the following conditions or limitations:

- (1) Package liquor sales as a primary use or as an accessory use to a convenience market shall require a use permit in accordance with the standards and procedures of the Phoenix Zoning Ordinance if the lot or parcel on which the use is conducted is less than three hundred (300) feet from a residential district, including undeveloped residentially zoned property. The use permit shall specifically address noise from the use, including parking lot noise, screening of lighting from vehicle headlights and light standards on site, parking access, and access to adjacent neighborhoods but shall not address issues which are the purview of the Arizona Department of Liquor Licenses and Control, such as the number of liquor licenses in the area. Package liquor sales as an accessory use to other uses shall not require a use permit.
- (2) Drive-through windows for sale of alcohol shall be located at least three hundred (300) feet from a residential district, including undeveloped or residentially developed property, and shall have primary access to 32nd Avenue.
- (3) Retail sales of liquor as an accessory use shall be subject to the following conditions:
 - a. Selling and display space for alcoholic beverages shall be limited to a maximum of twenty percent (20%) of total selling space.
 - b. All displays of alcoholic beverages shall be located a minimum of five (5) feet from the entrance to the primary use.

k) Motorcycles, Repairing and Sales:

Standards:

The following special provisions shall apply:

- (1) Motorcycle repair and painting done on the lot shall be confined to a closed building.
- (2) The area used for parking, display, storage or circulation shall be dust-free.
- (3) Motorcycle sale lots shall be properly enclosed with a wall, fence, hedge, plantings, or combinations thereof, having a minimum height of two (2) feet above the grade at which the motorcycles are to be displayed unless a hedge, planting or combinations thereof are approved in lieu of the wall and/or the lot is depressed below the elevation of adjacent lots in which case appropriate landscaping may be approved.
- (4) The hours of operation for all automobile related uses including sales and services shall be limited to the hours between 6:00 a.m. and Midnight.

l) Nursing Home:

Standards:

The site shall be subject to the following:

- (1) One hundred square feet of usable outdoor space per bed shall be provided.
- (2) The lot shall have vehicular access from 32nd Avenue, Sonoran Boulevard and/or the Interstate 17 frontage road.

m) Offices with Conference, Reception or Health/Recreation Facilities:

Standards:

In conjunction with office complexes with a gross leasable area of fifty thousand (50,000) square feet or more, a conference and reception center and health/recreation facilities may be established, provided the following requirements are met:

- (1) Access to the site is to be from an arterial street or 32nd Avenue as defined on the street classification map and within the PUD.
- (2) The sale of alcoholic beverages is permitted as an accessory use to a conference and reception center upon compliance with the following conditions:
 - a. The securing of a use permit from the Zoning Administrator or Board of Adjustment.
- (3) Outdoor dining is permitted as an accessory use to a conference and reception center.
- (4) The conference and reception center may not exceed twenty percent (20%) of the total gross leasable area of the office complex.
- (5) A health/recreation facility, which is limited to employees within the office complex, may not exceed ten percent (10%) of the total gross leasable area of the office complex.

n) Outdoor Display of Merchandise:

Standards:

Outdoor display of merchandise is permitted as an accessory use subject to the following:

- (1) A maximum three hundred (300) square feet of display area, can be located anywhere along the building except as noted in 2 below;
- (2) No display or sale is permitted within ten (10) linear feet of either side of the building entrance or exit;
- (3) The depth, measured from the front facade of the building, may not exceed ten (10) feet unless otherwise approved by the Planning and Development Department upon a determination that a greater depth does not interfere with any pedestrian passage;
- (4) Payment for the products displayed must occur indoors;
- (5) Outdoor display or sales shall not be located within any required setbacks or in the parking lot.

o) Outdoor Garden Center, Permanent:

Standards:

- (1) Permanent outdoor sales areas are limited to a maximum of 35,000 gross square feet.

- (2) The Zoning Administrator or Board of Adjustment may issue a use permit in accordance with the provisions of the Phoenix Zoning Ordinance to increase the outdoor sales area from 35,000 gross square feet to a maximum area of 50,000 gross square feet when:
 - a. It is demonstrated that the proposed modification is not detrimental to adjacent property or the public welfare in general.
- (3) Products sold outdoors shall be screened by a minimum eight (8) foot high solid masonry wall or screened so as not to be visible from property line or street. Wall shall have a decorative finish that is complimentary to the primary building walls for all required screening.
- (4) Decorative screen material(s) may be used only in garden centers but shall not exceed 50% of the screened area. Decorative screening may include one or more of the following: wire, screen material, landscaping and/or alternative materials, as approved by the Planning and Development Department.
- (5) Chain link fencing is not permitted.

p) Outdoor Sales of Food Items:

Standards:

Outdoor sales of food items shall be permitted as an accessory use to retail grocery sales as follows, with no more than one entity selling such items permitted at any one time:

- (1) Outdoor chili roasting, subject to the following limitations:
 - a. All roasted chilies sold must be consumed off site.
 - b. Sales must be conducted by employees of the retail grocery store.
 - c. Sales area must be located within 20' of the front door and not in the parking lot, or as approved by the Zoning Administrator.
 - d. Sales limited to the hours of 12:00 noon to 8:00 p.m. each day.
 - e. Payment for product must occur indoors.
 - f. Employees preparing the food product shall have a food safety permit.
 - g. Equipment used for food preparation shall be immobile during operation. Plans for the use of equipment that is fueled by gasoline, propane or similar form of fuel must be approved by the Fire Department.
- (2) The preparation of food items outdoors, other than roasted chilies, will be permitted for no more than 3 months per year on any site, subject to the following limitations:
 - a. All food products sold must be consumed off site.
 - b. Sales must be conducted by employees of the retail grocery store.
 - c. Sales area must be located within 20' of the front door and not in the parking lot, or as approved by the Zoning Administrator.
 - d. Sales limited to the hours of 12:00 noon to 8:00 p.m. each day.
 - e. Payment for product must occur indoors.
 - f. Employees preparing the food product shall have a food safety permit.

- g. Equipment used for food preparation shall be immobile during operation. Plans for the use of equipment that is fueled by gasoline, propane or similar form of fuel must be approved by the Fire Department.
- (3) The sale of packaged food items that are not prepared on site shall be permitted for no more than 3 months on any site, subject to the following limitations:
- a. Sales shall be limited to nonprofit organizations or other recognized community entities raising funds for non-personal purposes. No sales by individuals or for personal gain shall be permitted.
 - b. Sales limited to the hours of 8:00 a.m. to 10:00 p.m. each day.
 - c. Sales areas shall be limited to the private walkway areas adjacent to the building and not in the parking lot.
 - d. Sales must be conducted with written permission of grocery store owner or his duly designated representative.

No direct light, sound, smoke or odor caused by any food processed or sold on site shall be broadcast beyond the property boundaries. The outdoor sales operation shall not be visible from any adjacent residential area.

q) Outdoor Retail and Food Sales:

Standards:

Outdoor Retail and Food Sales as an accessory use to a general retailer with a minimum of seventy-five thousand (75,000) square feet of gross business area, including outdoor garden centers, subject to the following limitation:

- (1) The outdoor sales area shall not exceed 500 square feet.
- (2) The outdoor sales area must be enclosed within a perimeter screen wall and/or decorative fence to ensure the proper screening of stock merchandise as approved by the Planning and Development Department. Plant materials are excluded from this requirement and may be displayed without solid screening.

r) Pet Care Facility:

Standards:

Pet Care Facility, subject to the following limitations:

- (1) A use permit shall be obtained in accordance with the standards and procedures of the Phoenix Zoning Ordinance.
- (2) Shall be constructed so that direct unaccompanied access by animals to outside areas of the buildings is not allowed.
- (3) Animals must be accompanied by a facility employee or pet owner at all times when outside the building. All walks and exercise periods must take place on facility grounds.
- (4) When located adjacent to a residential district, every building and every outdoor animal exercise run shall be set back at least one hundred (100) feet from any lot line abutting such residential district.
- (5) A solid masonry wall or fence seven (7) feet in height shall be constructed along the perimeter of all outdoor runs.

- (6) Solid waste shall be removed from outdoor exercise areas every five (5) hours at a minimum during time periods when these areas are in use.
- (7) The average noise level, measured at the property line, shall not exceed fifty-five DB (one LDN) when measured on an "A-weighted" sound level meter. Noise will be measured with an IEC (International Electrotechnical Commission) or ANSI S1.4-1983 (R2006)/ANSI S1.4A-1985 (R2006) (American National Standards Institute) Type I sound level meter with "A-weighted" impulse response.

s) Pet Day Care Facility, Indoor Only:

Standards:

Pet Day Care Facility, Indoor Only, subject to the following limitation:

- (1) Operation shall be limited to the hours between 6:00 a.m. and 10:00 p.m.
- (2) The average noise level, measured at the property line, shall not exceed fifty-five DB (one LDN) when measured on an "A-weighted" sound level meter. Noise will be measured with an IEC (International Electrotechnical Commission) or ANSI S1.4-1983 (R2006)/ANSI S1.4A-1985 (R2006) (American National Standards Institute) Type I sound level meter with "A-weighted" impulse response.

t) Pet Day Care Facility, With Outdoor Accessory Uses:

Standards:

Pet Day Care Facility, with Outdoor Accessory Uses, subject to the following limitations:

- (1) A use permit shall be obtained in accordance with the standards and procedures of the Phoenix Zoning Ordinance.
- (2) Shall be constructed so that direct unaccompanied access by animals to outside areas of the buildings is not allowed.
- (3) Animals must be accompanied by a facility employee or pet owner at all times when outside the building. All walks and exercise periods must take place on facility grounds.
- (4) When located adjacent to a residential district, every building and every outdoor animal exercise run shall be set back at least one hundred feet from any lot line abutting such residential district.
- (5) A solid masonry wall or fence seven feet in height shall be constructed along the perimeter of all outdoor runs.
- (6) Solid waste shall be removed from outdoor exercise areas every five hours at a minimum during time periods when these areas are in use.
- (7) The average noise level, measured at the property line, shall not exceed fifty-five DB (one LDN) when measured on an "A-weighted" sound level meter. Noise will be measured with an IEC (International Electrotechnical Commission) or ANSI S1.4-1983 (R2006)/ANSI S1.4A-1985 (R2006) (American National Standards Institute) Type I sound level meter with "A-weighted" impulse response.
- (8) Operation shall be limited to the hours between 6:00 a.m. and 10:00 p.m.
- (9) Some review period of the use permit may be established should a neighborhood protest occur at the use permit hearing.

u) Plant Nurseries, Outdoor:

Standards:

- (1) The outdoor sales area must be enclosed within a perimeter screen wall and/or decorative fence to ensure the proper screening of stock merchandise as approved by the Planning and Development Department. Plant materials are excluded from this requirement and may be displayed without solid screening.

v) Promotional Events:

Standards:

- (1) Promotional events are allowed for all permitted principal uses within **Table 2** pursuant to the regulations within the City of Phoenix Zoning Ordinance and subject to the City's Standard review and approval procedures.
- (2) Promotional events such as carnivals, fairs, and petting zoos shall be prohibited for auto dealerships. Temporary promotional events such as sales events and national campaigns are permitted.

w) Propane Retail Sales as an outside accessory use to automobile service stations:

Standards:

Propane Retail Sales permitted as an accessory use to service stations, subject to the following limitations:

- (1) A use permit shall be obtained in accordance with the standards and which is contiguous to a lot or parcel which is zoned for residential development.
- (2) One container of a size not to exceed one thousand (1,000) gallons water capacity nor be mounted higher than four (4) feet.
- (3) The container shall be installed horizontally.
- (4) The container shall be screened from view of adjacent public rights-of-way with a two-sided, four (4) foot high masonry block wall. The bottom two (2) feet of the wall shall be ventilated in accordance with the Fire Code. The wall shall be architecturally compatible with the buildings on the site.
- (5) The container shall not be located closer than one hundred (100) feet to a residential zoning district boundary line nor four hundred (400) feet to a school property line.
- (6) Compliance with all pertinent requirements of the Phoenix Fire Code, the National Fire Protection Association Standard No. 58 as required by the Fire Department, and other codes and regulations.
- (7) Safety inspections of the containers for which use permits are issued shall be conducted by the supplier semiannually and a copy of the safety review form shall be sent to the City for inclusion in the use permit file and sent to and reviewed by the City of Phoenix Fire Marshal.
- (8) Signage on the container and screen walls shall be limited to that required by the Fire Code.

x) Propane Retail Sales as an outside accessory use to a retail facility:

Standards:

Propane Retail Sales as an outside accessory use to a retail facility, subject to the following limitations:

- (1) Securing a use permit in accordance with the provisions of the Phoenix Zoning Ordinance if the rack of propane containers is located less than two hundred (200) feet from a residential district including undeveloped or residentially zoned property, day care facility or school property line. The use permit shall specifically address placement of the racks in order to ensure access is not obstructed.
- (2) Site plan approval is required in accordance with Development Review Procedures defined by the Phoenix Zoning Ordinance through the Planning and Development Department for the purpose of assuring continuous pedestrian access to buildings and minimizing view from public streets.
- (3) The public's view of the rack of propane containers shall be minimized with screening devices such as planters, building columns, facade elements or walls as determined through the site plan review process.
- (4) The propane shall be sold only in sealed steel containers with a maximum volume of 20 lbs. (4.8 gallons propane). The containers shall be in racks with an aggregate capacity of not more than 12 containers at each location.
- (5) The rack of containers shall be mounted or anchored to the ground or building, the rack shall not block the view into a store window and in all events may not be more than 41 inches high.
- (6) Each 20 lb. (4.8 gallon propane) container shall be fitted with a propane service valve (Type I) for safety purposes.
- (7) Review by the Fire Department and compliance with all pertinent requirements of the Phoenix Fire Code, the National Fire Protection Association Standard No. 58 as required by the Fire Department, and other codes and regulations.
- (8) Signage shall be limited to product identification on each 20 lb. (4.8 gallon propane) container and to six (6) square feet of identification signs on the storage rack.

y) Public Utility Service Yards:

Public Utility Service Yards subject to the following conditions:

- (1) All outside storage or uses shall be enclosed by a minimum six (6) foot high and maximum ten (10) foot high masonry wall.
- (2) A ten (10) foot wide landscaped area shall be required outside of the wall, with screen plantings maintained to a height of ten (10) feet.
- (3) No lighting fixtures shall exceed fifteen (15) feet in height.

z) Residential, Multifamily; Residential, Multifamily Condominium; Residential, Live/Work; and Residential, Multifamily Loft:

Standards:

- (1) A residential convenience market is permitted as an accessory use to a multiple-family development, subject to the following conditions:

- a. The development shall contain a minimum of four hundred (400) dwelling units.
- b. The market shall not exceed one thousand (1,000) square feet in total floor area (display and storage) if the development contains less than eight hundred fifty (850) dwelling units. The market shall not exceed three thousand (3,000) square feet in total floor area (display and storage) if the development contains eight hundred fifty (850) or more dwelling units.
- c. No parking spaces shall be required or permitted for the market except for spaces designated for deliveries or handicapped individuals.

ca) Restaurants, with Drive Through Facilities; Restaurants, Bars and Cocktail Lounges:

Standards:

Restaurants, Bars and Cocktail Lounges, subject to the following conditions or limitations:

- (1) Music or entertainment shall be permitted subject to the following regulations:
 - a. The stage or performance area shall be a maximum of eighty (80) square feet unless a use permit is obtained.
 - b. The average noise level, measured at the property line, shall not exceed 55dB (1 DN) when measured with an IEC (International Electrotechnical Commission) or ANSI S1.4-1983 (R2006)/ANSI S1.4A-1985 (R2006) (American National Standards Institute) Type I sound level meter with "A-weighted" impulse response. An increase not to exceed 5 dB for five continuous seconds or less shall not be deemed a violation of this section.
 - c. Nothing in this section shall be construed to include an adult use.
- (2) Patron dancing shall be permitted only upon securing a use permit.
- (3) Outdoor recreation uses, outdoor dining, outdoor alcoholic beverage consumption shall be permitted as accessory uses only upon securing a use permit if within five hundred (500) feet of a residential district zoning line. This distance shall be measured from the exterior wall of the building, or portion thereof, in which the business is conducted or proposed use to be conducted closest to the residential district zoning line.
- (4) Drive-through facilities as an accessory use to a restaurant, subject to the following conditions:
 - a. Access to the site is to be from a freeway frontage road, an arterial or 32nd Avenue.
 - b. Securing a use permit if the queuing lane for the drive-through facility is less than three hundred (300) feet from a residential district zoning line. This distance shall be measured from the point of the queuing lane closest to the residential district zoning line.
- (5) Any bar or cocktail lounge which exceeds five thousand (5,000) square feet in gross floor area and is located on a lot or parcel within three hundred (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 to be conducted closest to the residential district zoning line.

- (6) Outdoor food preparation and cooking shall be permitted as an accessory use subject to the following conditions:
 - a. Securing a use permit.
 - b. The regularly used cooking area inside the establishment shall be of equal or greater size than the outdoor cooking area.
 - c. The outdoor cooking area shall be located within fifty (50) feet of a building entrance from where the restaurant is operated. This distance shall be measured from the appliance in the outdoor cooking area closest from the building entrance from where the restaurant is operated.
 - d. The outdoor cooking area shall be setback a minimum of three hundred (300) feet from a residential district. This distance shall be measured from the appliance in the outdoor cooking area closest to the residential district zoning line.

bb) Satellite Earth Station:

Standards:

A satellite earth station must adhere to the commercial standards set forth within the City of Phoenix Zoning Ordinance.

cc) Travel Trailer, Camper and Recreational Vehicle Sales:

Standards:

The following special provisions shall apply:

- (1) Travel trailer and camper repair and painting done on the lot shall be confined to a closed building.
- (2) The area used for parking, display, storage or circulation shall be dust-free.
- (3) Travel trailer, camper and recreational vehicle sale lots shall be properly enclosed with a wall, fence, hedge, plantings, or combinations thereof, having a minimum height of three (3) feet above the grade at which the display inventory are to be displayed unless a hedge, planting or combinations thereof are approved in lieu of the wall and/or the lot is depressed below the elevation of adjacent lots in which case appropriate landscaping may be approved.
- (4) The hours of operation for all automobile related uses including sales and services shall be limited to the hours between 6:00 a.m. and Midnight.

dd) Veterinary Hospitals:

Standards:

- (1) Veterinary hospitals shall be no closer than one hundred (100) feet to any residential district or to any residence, hotel, motel or restaurant in any district and shall have adequate controls to prevent offensive noise and odor.

ee) Veterinary Offices:

Standards:

Veterinary offices subject to the following conditions:

- (1) Veterinary offices shall be so constructed and operated as to prevent objectionable noise and odor outside the walls of the office as approved by the Planning and Development Department.
- (2) Keeping or boarding of animals shall not occupy more than twenty-five percent (25%) of the gross floor of the office.
 - a. There shall be no outdoor kennels or runs.
 - b. There shall be no direct outside exit from any room containing kennels.

ff) Wireless Communication Facility:

Standards:

Wireless communication facilities must adhere to the standards for disguised or concealed facilities as set forth within the City of Phoenix Zoning Ordinance.

2. Development Standards (Yard, Height and Area Requirements)

To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged. The standards identified herein pertain to density, building setbacks, landscape setbacks, building separation, building height, lot coverage and common area open space.

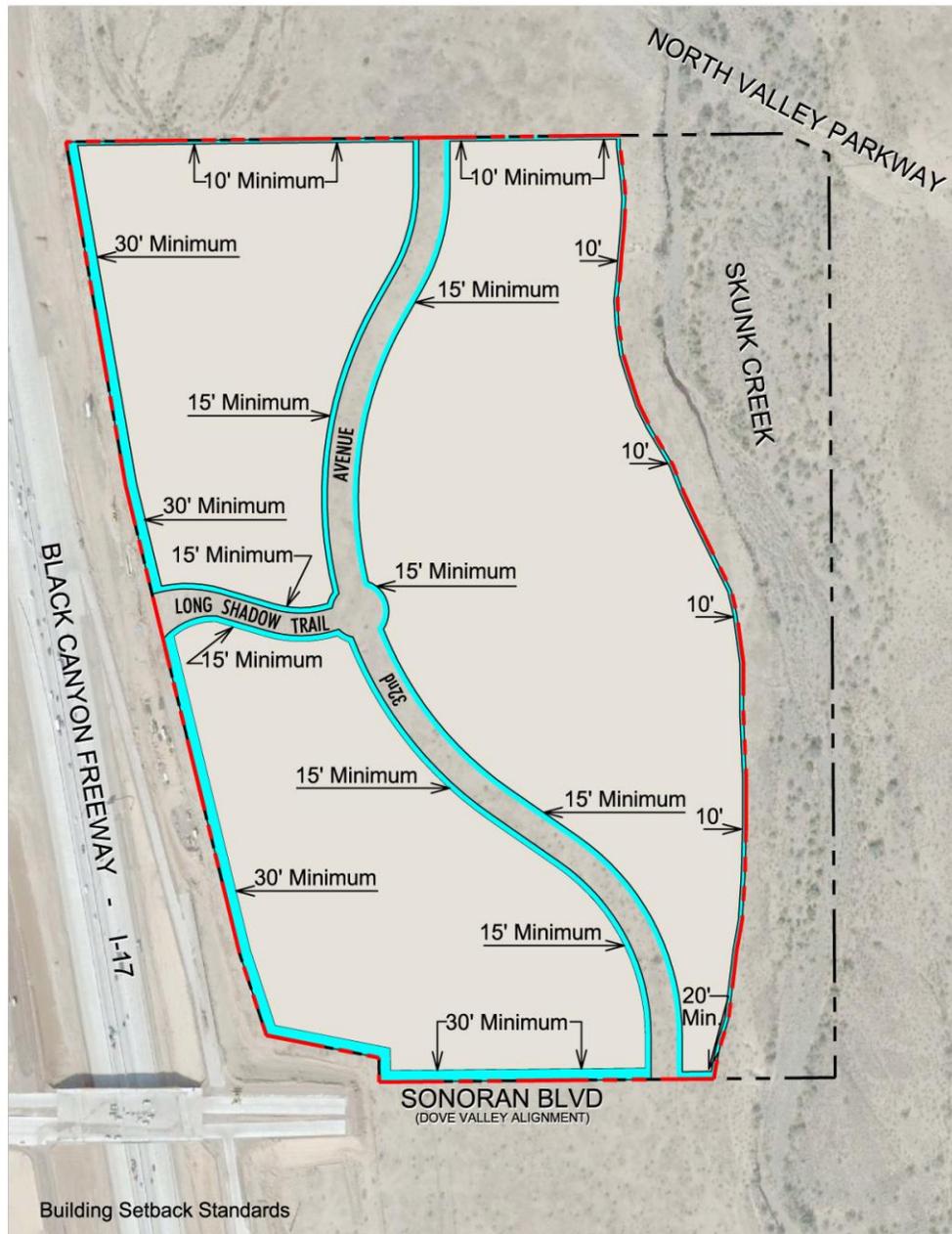
a) Density Standards

This PUD is limited to a maximum of six hundred (600) dwelling units as may be administered by the Master Developer and approved by the City of Phoenix through the Development Review process. Development density is not restricted.

b) Building Setbacks

Perimeter property line building setbacks shall be in accordance with **Figure 9, Building Setback Standards** below.

Figure 9: Building Setback Standards



Interior property line building setbacks, affiliated with any future subdivided parcel shall be a minimum of ten (10) feet from a property line established by the Subdivision Plat or Land Split processes.

c) Landscape Setbacks

Perimeter landscape buffers and interior street landscape setbacks shall be in accordance with **Figure 10, Landscape Setback Standards** below.

Figure 10: Landscape Setback Standards



Interior property line landscape setbacks, affiliated with any future subdivided parcel shall be a minimum of five (5) feet from a property line established by the Subdivision Plat or Land Split processes.

d) Building Separation

Building separation shall be regulated by the International Building Code or per City of Phoenix adopted modifications to the Code, as amended.

e) Building Height

Maximum building heights shall be in accordance with **Figure 11, Building Height Standards**. It is the intent of this provision of the PUD to express the maximum building heights as a measurement of feet and not as an expression of total number of stories. Any stepback provision defined within the City of Phoenix Zoning Ordinance is not applicable to development within this PUD. Height standards shall be measured in accordance with the defined term for building height provided within Chapter 2 of the Phoenix Zoning Ordinance.

f) Lot Coverage

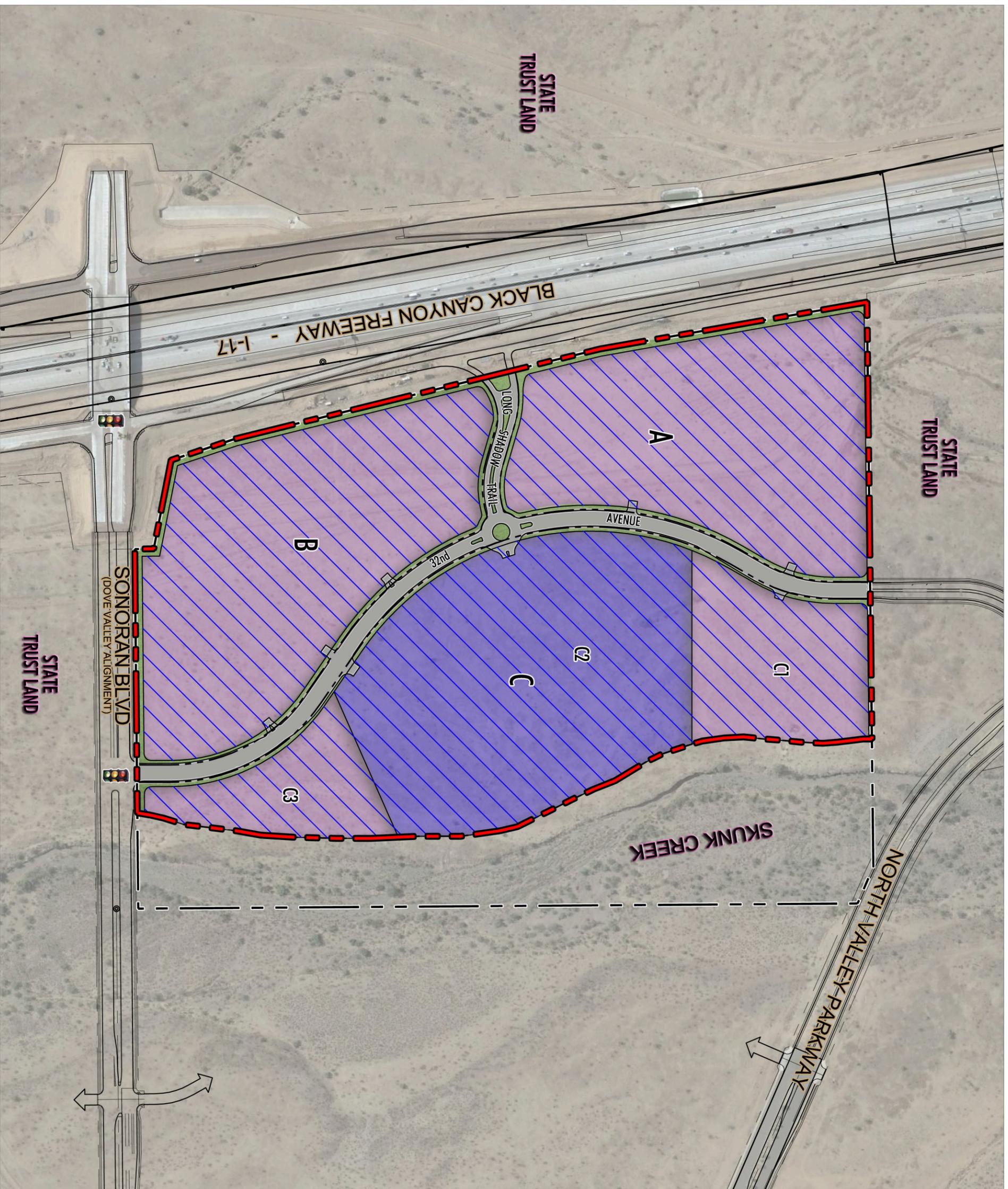
The building coverage on any subdivided lot shall not exceed sixty percent (60%) of the net lot area.

g) Common Area Open Space

Common area open space is required for any residential development. For these uses, a minimum of ten percent (10%) of the net site area shall be devoted to open space use and improvements in accordance with the defined term provided within Appendix D.

h) North Black Canyon Overlay

Development within the North Black Canyon Crossings PUD shall be subject to the provisions of the North Black Canyon Overlay District as amended and contained within the City of Phoenix Zoning Ordinance.



WESTCOR

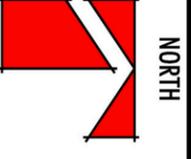
PLANNED UNIT DEVELOPMENT

FIGURE 11

BUILDING HEIGHT STANDARDS

LEGEND

-  PUD BOUNDARY
-  PROJECT BOUNDARY
-  LANDSCAPE SETBACK - NO HEIGHT
-  56 FEET
-  120 FEET HOSPITAL USES ONLY.
56 FEET FOR ALL OTHER USES WITHIN THIS AREA. (SEE APPENDIX C FOR THE DESCRIPTION OF THIS HEIGHT ZONE)
-  AUTOMOBILE USES ARE RESTRICTED TO A MAXIMUM OF THIRTY (30) FEET OF BUILDING HEIGHT.



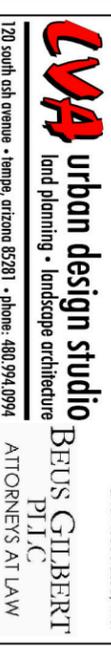
NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Date: 03.18.11

Project No.

1037



3. Landscape Standards

In accordance with the concepts outlined within the North Black Canyon Crossings Corridor Design Guidelines, the purpose of the Landscape Standards section is to outline the baseline requirements for landscape improvements and establish a common landscape theme for the project as a whole. The intent is to provide a naturalistic appearance native to the Sonoran Desert and visually connect individual parcels and buildings with a distinctive aesthetic that is unique to this PUD and sensitive to the surrounding community.

Responsible design ideals begin with the understanding of regional climatic and resource conditions. As part of the development of this project, an important goal is to create a sustainable and environmentally sensitive landscape design. With the implementation of this goal, this PUD shall reduce the amount of impact on valuable resources while aiding in the efficient operation of the buildings and their systems and utilizing existing mature landscape materials for salvage and revegetation where feasible.

The diverse landscape areas on the site will require varying levels of treatments appropriate to their use and functionality. These shall be defined by the following categories: (see **Figure 12, Landscape Zones**).

- a. Perimeter Landscape Buffer
- b. Gateway and Entry Landscaping
- c. Interior Streetscape
- d. Landscape Adjacent to Buildings
- e. Parking Lot Landscaping
- f. Common Area and Retention Basin Landscape

In addition to the described landscape categories, there shall be general landscape requirements and provisions for sustainable design. These shall be described as:

- g. General Landscape Requirements
- h. Landscape Sustainability

The permitted plant species for use within the landscape category zones shall be referenced to the North Black Canyon Overlay District, Appendix A: "Approved Species List".

a) Perimeter Landscape Buffer

The Perimeter Landscape Buffer will set the tone for the development's appearance from the public's vantage point as well as from adjacent properties, and provide a sense of edge in order to define property boundaries. An appropriate mix of canopy trees, groundcovers and shrubs provided between street and sidewalk, and between the sidewalk and parking or building areas, can create an attractive, comfortable pedestrian environment while maintaining the native desert feel desired within the North Black Canyon Overlay District. Existing plant materials deemed appropriate for salvage and revegetation should be utilized primarily around the project perimeter and at primary entry points into the project. Landscaped berms and undulating landforms used in conjunction with vegetation are encouraged to provide both visual interest and screening of parking, maneuvering and utility areas.

The following standards shall apply:

- (1) Landscaping within perimeter landscape buffer areas shall incorporate an appropriate mix of shade trees along all property lines.
- (2) Trees shall be spaced at twenty (20) feet on center average with five (5) shrubs per tree and a minimum fifty percent (50%) groundcover.
- (3) A mix of tree sizes shall be used in this area; Two (2) inch caliper trees fifty percent (50%); three (3) inch caliper trees fifty percent (50%) (in accordance with the Arizona Nurseryman's Association Standards).
- (4) Perimeter Landscape buffer dimensions will vary based on adjacent land use conditions and existing natural features. Refer to **Figure 10, Landscape Setback Standards** for locations of various setbacks.
- (5) Turf shall not be used within any perimeter landscape zones.

b) Gateway and Entry Landscaping

The project includes a primary project "gateway" entry along Sonoran Boulevard, and secondary gateway entry locations along the Interstate 17 frontage road and future connection to North Valley Parkway to access the site. The gateway entrances will be used as the primary access to general circulation routes within the site and will be designed to create an enhanced sense of arrival for the users. Direct access to specific uses within the development and parking areas will be via the internal roadway network. A general hierarchy of these entrance types will be distinguished by overall size, entry monuments and choice of plant material. Landscape treatments shall be comprised of mature specimen trees (2 inch caliper or greater) and dense mass plantings of flowering shrubs, groundcover, and accent cacti plantings.

The following standards shall apply:

- (1) Landscaping within gateway and entry landscape areas shall incorporate an appropriate mix of shade trees.
- (2) Trees quantities shall be determined by meeting average tree spacing for that particular street frontage twenty (20) feet on center average spacing with five (5) shrubs per tree a minimum fifty percent (50%) groundcover.

- (3) A mix of tree sizes shall be used in this area; two (2) inch caliper trees fifty percent (50%); three (3) inch caliper trees fifty percent (50%); in accordance with the Arizona Nurseryman's Association Standards.
- (4) Main Entry Landscape treatments at the Sonoran Boulevard and Interstate 17 frontage Road shall be a minimum of 3000 square feet of landscape area with a minimum width dimension of twenty (20) feet and located on both corners of the entry roads.
- (5) Turf shall not be used at Entry or Gateway landscape zones.

c) Interior Streetscape

All roadway corridors within the project boundary are considered under the designation of Interior Streetscape. Public street streetscape shall be developed to provide for a visually appealing "boulevard" type landscape treatment that is easily navigated by vehicles and is pedestrian friendly. Street trees may be planted in clustered arrangements in order to provide sight corridors to signage and building entrances. Where possible, a double row of trees shall be planted to provide added shade for pedestrians where sidewalks are detached. Driveway entrances into parcels shall be treated with enhanced landscape treatments similar to the Entry/Gateway Landscape requirements previously described, but on a smaller scale. Landscape berms and undulating landforms used in conjunction with vegetation are encouraged to provide both visual interest and screening of parking, maneuvering and utility areas.

The following standards shall apply:

- (1) Landscaping along Interior Streetscape areas shall incorporate an appropriate mix of shade trees along all street frontages.
- (2) Trees quantities shall be determined by meeting average tree spacing for that particular street frontage equaling twenty (20) feet on center average spacing with five (5) shrubs per tree and a minimum fifty percent (50%) groundcover.
- (3) A mix of tree sizes shall be used in this area; two (2) inch caliper trees fifty percent (50%); three (3) inch caliper trees fifty percent (50%) (in accordance with the Arizona Nurseryman's Association Standards).

d) Landscape Adjacent to Buildings

Foundation landscape areas shall be incorporated around buildings in order to soften the vertical planes of structures and create comfortable green spaces for pedestrians. Appropriately selected tree species will be important for these areas in order to prevent growth from interfering with structures. An appropriate mix of evergreen and flowering shrubs and groundcover shall be used. Building entrances shall be treated with flowering shrubs, potted accent plants and shade trees where possible. Wide landscape areas around the buildings will allow for the placement of shade trees which in turn will provide sun and heat protection to building facades and windows, contributing to energy efficiency and building sustainability.

The following standards shall apply:

- (1) Building facades within one hundred (100) feet of public right-of-way or adjacent to public entrances to the building shall have a minimum

of twenty-five percent (25%) of the exterior wall length treated with either a minimum five (5) foot wide landscape planter, arcade or equivalent feature.

- (2) A mix of tree sizes shall be used in this area; one (1) inch caliper trees forty percent (40%); two (2) inch caliper trees sixty percent (60%) in accordance with the Arizona Nurseryman's Association Standards.
- (3) Turf may be used in select areas around buildings where it is applied for usable open space or within retention basins for water filtration. Turf should not be used adjacent to buildings, unless it is located near areas where seating is provided. In no cases shall turf be located directly against the building face.

e) Parking Lot Landscaping

It shall be required for all parcels developed within this project to include parking lot landscape treatments that meet or exceed current City of Phoenix requirements for all surface parking lots. Landscape islands shall be dispersed evenly throughout the parking areas to provide sufficient shade cover and be sized accordingly. Landscaping located within parking lots helps in reducing the heat island effect and provides refuge from intense heat and sunlight for the parked vehicles. This landscaping also provides "green" space within the parking fields to break up the expanses of asphalt and concrete. Pedestrians should also have quick access to shaded walkways located throughout the parking areas. These shaded areas increase the user's comfort and provide additional green space that enhances the site's character.

The following standards shall apply:

- (1) Parking islands shall be a minimum of one hundred twenty (120) square feet for single row parking and two hundred forty (240) square feet for double row parking. (See the performance standards, Section G.1.b. for the applicability of standards for automobile retail sales, leasing and rental.)
- (2) Ten percent (10%) of the total surface parking lot area shall be landscaped exclusive of landscaped setbacks.
- (3) Trees selected for parking islands shall be of the same species and selected to provide abundant shade. An accent tree may be considered at main driveway corridors.
- (4) Trees used in parking islands shall be a minimum of two (2) inch caliper in accordance with the Arizona Nurseryman's Association Standards.
- (5) Trees and shrubs shall be included at one (1) tree and five (5) shrubs (five (5) gal) per parking island row.
- (6) Turf shall not be used in parking islands.

f) Common Area and Retention Basin Landscape

Improved open space and retention basin landscape areas shall be incorporated into the site development of the project. These common areas provide opportunities for storm water storage while also adding clustered open space which increases the potential for amenities and activity spaces. It is the intent of this PUD to encourage the development of these spaces to

include usable areas, tree lined walkways and seating areas, and interesting arrangements of shrub and groundcover plantings in dense plant massing. In providing these elements, the common areas will promote a pleasant pedestrian environment, function as an interconnected open-space system for onsite users as well as adjacent land uses and provide visual connections between spaces and uses within the development. The landscape in these areas shall be designed so that the plant material has opportunities to use the storm water runoff to supplement the irrigation system and provide groundwater recharge. Limited use of turf may be used in the bottom of basins where appropriate, otherwise fractured granite rip rap or river rock should be placed in the low water areas to hide unsightly dirt and oils from storm water runoff.

The following standards shall apply:

- (1) Common areas will be owned, managed and maintained by a common association formed to address all common areas and facilities within this PUD.
- (2) Landscaping within common area and retention basin landscape areas shall incorporate an appropriate mix of shade trees.
- (3) A mix of tree sizes shall be used in this area; one (1) inch caliper trees forty percent (40%); two (2) inch caliper trees sixty percent (60%) in accordance with the Arizona Nurseryman's Association Standards.
- (4) Trees and shrubs shall be included at minimum of one (1) tree and five (5) shrubs per five hundred (500) square feet of landscape area.
- (5) Turf may be used in select locations within common areas and retention basins where it can be justified as a usable space.

g) General Landscape Requirements

The following items shall be incorporated into all spaces of the site that are developed as landscape areas:

- (1) All landscape areas are to be treated with an appropriate top dressing material for dust control and aesthetic treatment. The use of "Desert Cobble" is encouraged to be used at all landscape areas adjacent to roadways, project perimeter and open space areas. Cobble is to be salvaged from site and may be supplemented with similar color and size. Areas within parking lots and adjacent to public spaces near buildings may use decomposed granite top dressing, one-half (½) inch minus, two (2) inch minimum thickness.
- (2) Turf is limited to thirty percent (30%) of the landscape area or ten percent (10%) of the total site area, whichever is less.
- (3) A minimum of fifty percent (50%) of all landscape areas shall be covered with trees, shrubs or groundcover.
- (4) Berms shall not exceed a ratio of four (4): one (1) side slopes.
- (5) Basins shall not exceed a ratio of three (3): one (1) side slopes.
- (6) All landscape areas are to have an automatic irrigation system. Trees, shrubs and groundcover shall be watered by a drip irrigation system and turf areas shall incorporate high efficiency spray heads.

h) Landscape Sustainability

Sustainable landscape and irrigation design practices shall be considered. A minimum of three (3) of the six (6) items described below shall be implemented with the development of each parcel.

- (1) Capture gray water discharge from developments facilities and re-use for landscape irrigation.
- (2) Utilize "Smart" irrigation control systems.
- (3) Utilize efficient drip irrigation technology.
- (4) Locate plant material in or near storm water drainage swales or basins to maximize water benefit for landscape areas.
- (5) Use low water use plant material.
- (6) Provide slope stabilizing plant material where appropriate to limit erosion.

4. Off-Street Parking & Loading Standards

Refer to the Off-Street Parking and Loading Standards of the Phoenix Zoning Ordinance for the required parking and loading standards with the following exceptions:

a) Parking Stall Dimensions

Perpendicular parking space dimensions are modified for the following uses:

- (1) Retail: Nine (9) feet wide by eighteen (18) feet deep.
- (2) Medical or Dental Offices and Clinics: eight and one-half (8 ½) feet wide by eighteen (18) feet deep.
- (3) Hospital and Emergency Medical Care Facilities: nine (9) feet wide by eighteen (18) feet deep.

b) Vehicular Drive Isles

Vehicular drive aisle width for a loaded parking aisle shall be twenty-four (24) foot circulation drives throughout the PUD area. When a drive aisle is not loaded with parking stalls, the minimum width shall be twenty-two (22) feet.

c) Off-street Loading Spaces

Off-street loading spaces are required for non-residential development based on the following standards:

- (1) Stall dimensions shall be ten (10) feet wide and thirty (30) feet deep.
- (2) One loading stall shall be required for development with gross building area greater than 24,999 square feet and less than one hundred thousand (100,000) square feet.
- (3) One additional loading stall shall be required for each additional one hundred thousand (100,000) square feet of aggregate gross building area or fraction thereof.

Off-street loading spaces are required for multifamily residential development based on the following standards:

- (1) Site Plans with fewer than twenty-five (25) units are not required to provide spaces.
- (2) Site Plans with twenty-six (26) to one hundred fifty (150) shall provide one (1) loading space.

- (3) For each additional one hundred fifty (150) units, one (1) additional loading space shall be provided.

5. Shade

All pedestrian walkways shall be shaded (fifty percent (50%) at maturity) by a combination of shade trees building canopies, overhangs, arcades, or other shade method as measured at noon on the Summer Solstice. Surface parking lots will provide a minimum of fifteen percent (15%) shade cover through a combination of shade trees and/or shade canopies.

6. Lighting Standards

To promote safety and continuity in design of the fixtures as well as the color and intensity of light, This PUD shall comply with lighting standards as defined within the Environmental Performance Standards and the Guidelines for Design Review Section of the Phoenix Zoning Ordinance except as modified below.

a) Automobile Dealership Exterior Lighting

Automobile dealership lots will utilize metal halide luminaires, mounted at a height not to exceed twenty-five (25) feet, except that poles installed within thirty (30) feet of the PUD boundary shall not exceed eighteen (18) feet in height. Building mounted luminaires shall not exceed fourteen (14) feet in height. Separate lighting zones shall be established for perimeter and internal areas with automatic controls to reduce lighting levels after close of business. Lighting levels shall be consistent with IESNA (Illuminating Engineering Society of North America) recommended practices for auto dealerships as outlined in publication RP-2, table H1.

b) Automobile Dealership Lighting Review Process

Each phase of development within this PUD shall submit a master lighting plan to be approved by the Planning and Development Department as a part of the Preliminary Site Plan Review Process. The master lighting plan shall include the following:

- (1) Photometric analysis. The photometric analysis shall demonstrate the lighting design will not produce lighting levels that exceed 1-foot candle at the PUD boundary at the close of business. Business hours for Automobile Retail Sales, New and Used, Leasing and Rental are regulated 6:00am to 12:00am.
- (2) A demonstration that all exterior lighting will be fully shielded.
- (3) A demonstration that pole mounted lighting fixtures will not exceed twenty-five (25) feet in height except that pole mounted lighting fixtures within thirty (30) feet of the property line shall not exceed eighteen (18) feet in height.
- (4) A demonstration that all exterior building mounted light fixtures will not exceed fourteen (14) feet in height.
- (5) A plan to demonstrate that adjustable lighting controls shall be provided and organized into functional zones; separate lighting zones for perimeter areas, and internal site areas. Each zone shall have automatic light level and timing controls.

c) Landscape Lighting (All uses)

The Preliminary Landscape Plan and Landscape Construction documents for each phase of development within this PUD shall promote landscape lighting in accordance with the following:

- (1) Select landscape features, specimen trees and directional signage will be highlighted throughout the project with “up-light” and/or floodlight fixtures.
- (2) Lighting will emphasize the informational and dramatic elements within the landscape (monument signs, groups of trees and shrubs and architectural features) rather than uniform, flat lighting of the entire development.
- (3) Special attention will be given to lighting the project entries and building entries.

7. City Administered Design Guidelines

Development within this PUD area will be required to comply with all Design Guidelines as defined within Development Review of the Phoenix Zoning Ordinance.

8. Walls and Fences

Along the east PUD boundary bordering the Skunk Creek Wash corridor view fencing shall be allowed. View fencing shall be a maximum of six-foot high, which may have a solid base of no more than two feet above finished grade of the PUD development parcel, with the upper four-foot portion open to allow visibility, such as with wrought iron. Perimeter walls or view fencing shall vary by a minimum of four feet every four-hundred lineal feet to visually reflect a meandering or staggered appearance; or design features should be used to break up the appearance of a long, straight wall or fence. Such design features may include planters, pilasters or dense landscaping adjacent to the wall or fence.

Stone detail of rock, stone veneer, stone work or faux stone shall be incorporated into the design of perimeter walls or fences. Wall or fence colors shall be muted and blend with rather than contrast strongly with the natural surrounding desert environment. Reflective materials should not be used.

Retaining walls which may be required along the east PUD boundary shall be a maximum of six-foot high and shall comply with the regulations applicable to retaining walls as described in the Phoenix Zoning Ordinance.

9. Sign Standards

a) Signage Purpose and Intent

The sign regulations within the North Black Canyon Crossings PUD have been crafted to preserve the existing sign standards as approved for the Black Canyon Motorplex project as well create flexible sign standards to accommodate all land uses identified within the PUD. The sign regulations are intended to ensure that all land uses have adequate signs for project identity, way-finding and regulatory signage needs. Signs within North Black Canyon Crossings will be designed to reinforce the cohesive nature of the overall project.

These sign standards establish the regulatory framework and design guidelines for all signs within North Black Canyon Crossings. All development projects must adhere to these sign standards and design guidelines. The sign standards included within this PUD are intended to replace and supersede the comparable sign standards contained within the City of Phoenix Zoning Ordinance. In the event of a conflict between a provision of the PUD and a provision of the City of Phoenix Zoning Ordinance, the PUD prevails. In the event that the PUD is silent regarding a specific sign standard, the City of Phoenix Zoning Ordinance prevails.

b) Project Identity Sign Master Plan

Included within the North Black Canyon Crossings sign regulations is a Project Identification Signage Master Plan. See **Figure 13, Project Identity Sign Master Plan**. This plan illustrates the conceptual geographic location of the overall project identification freeway pylon signs, primary project identity monuments, secondary project identity monuments, and project directional / directory signs. The sign master plan provides the framework for the project identity signs that support the development as a whole. Individual development project and tenant signage is not included within Project Identity Sign Master Plan. Permit applications for project identity signage will be reviewed and approved pursuant to the City's standard procedures. A comprehensive sign plan is not required for project identity signs.

c) Individual Development Project and Tenant Signs

Individual development project and tenant signs are signs above and beyond the signs identified within the Project Identity Sign Master Plan, and are allowed pursuant to the signage regulations contained within this PUD and, where applicable, the City of Phoenix Zoning Ordinance. Permit applications for individual development project and tenant signage will be reviewed and approved pursuant to the City's standard procedures. A comprehensive sign plan is not required for individual development project and tenant signage.

A private design review process will be established by the North Black Canyon Crossings developer to ensure that all individual development project and tenant signage complies with the private CC&R's for the North Black Canyon Crossings development. This process will occur prior to and outside of the City of Phoenix review and approval process.

d) Black Canyon Motorplex Signage Standards

Carefully crafted design guidelines and neighborhood compatibility standards were approved in conjunction with the previous Black Canyon Motorplex zoning approval (Case Number Z-SP-7-05-2). The following sign standards as approved with the Black Canyon Motorplex project have been maintained and are applicable for auto sales and auto related development within the North Black Canyon Crossings PUD.

- (1) That all signage shall be monument style except for freeway frontage signs, way-finding signs, wall-mounted building signage and signs which identify restrictions on vehicle test drives.

- (2) That exposed neon tubing shall not be utilized.
- (3) That signage shall be placed at all egress points notifying customers that “test driving” in the neighborhoods is prohibited.
- (4) That no air sock, pennant, inflatable character, up-light, streamer, banner, or other visual nuisance, temporary or permanent, shall be allowed.
- (5) That no electronic message board shall be allowed for individual auto dealership monument signs, except that electronic message boards shall be allowed for the project identity freeway pylon signs.

FIGURE 13
 PROJECT IDENTITY
 SIGN MASTER PLAN

- Project Signage Legend
 (Typical Locations)
-  1.1 Project Identity Freeway Pylons
 -  1.2 Primary Project Identification Monumenation
 -  1.3 Secondary Project Identification Monumenation
 -  1.4 Project Directional/Directory
-  PUD Boundary

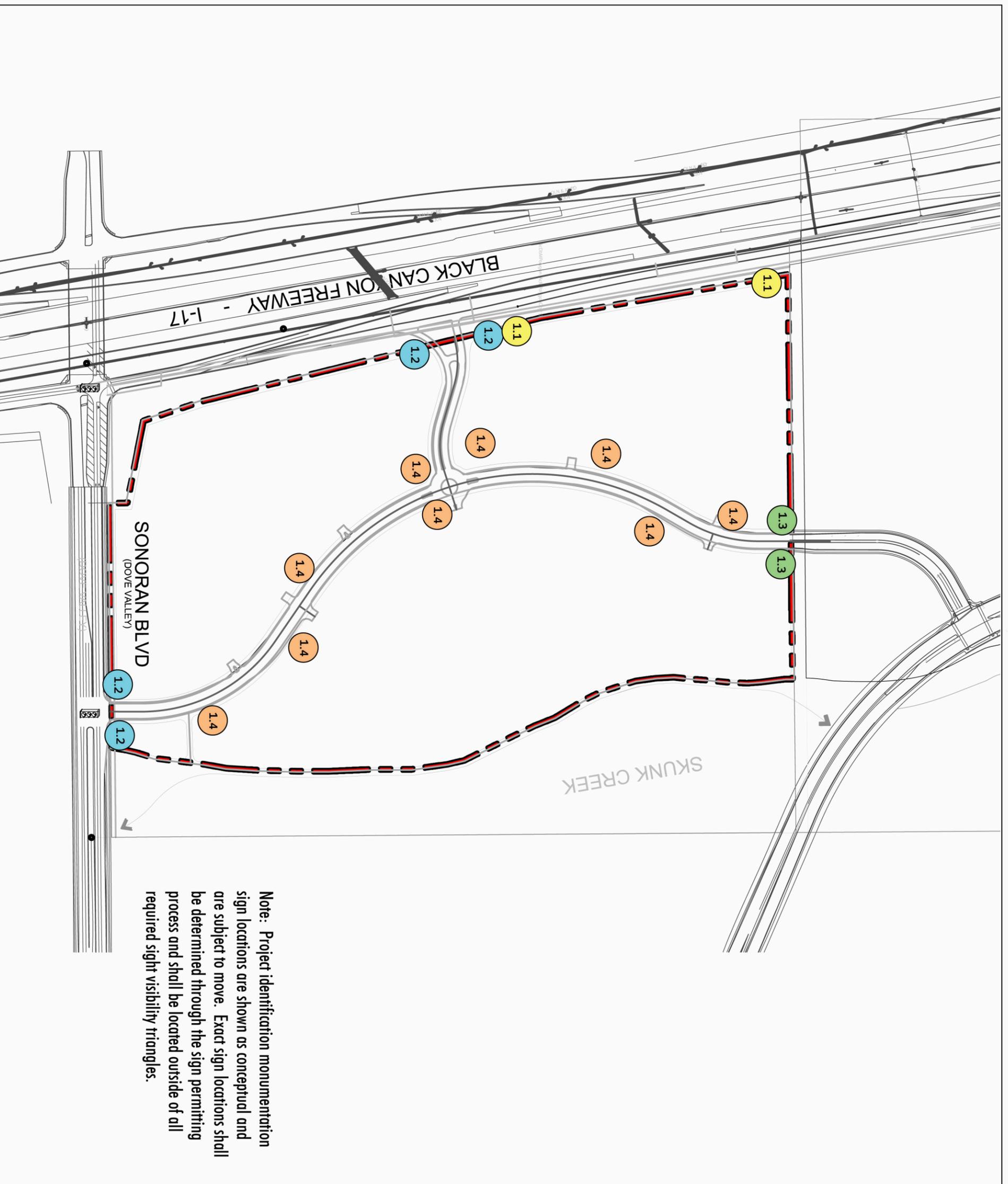


NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, LLC.
 Date: 02.17.11 Project No. 1037



LVA urban design studio
 land planning • landscape architecture
 BEUS GILBERT PLLC
 ATTORNEYS AT LAW



e) Sign Standards Matrix for Specific Types of Signs

This section includes specific sign standards for ground signs, combination signs, and wall signs.

Table 3.1: Wall Sign Standards

Wall Signs		
Land Use	Height	Area
Multi-Family Residential	15'	<ul style="list-style-type: none"> • 1 square foot / each linear feet • minimum 24 square feet
Commercial, Office & Non-Residential⁴	56' or less	<ul style="list-style-type: none"> • 1.25 square feet per lineal foot per elevation • minimum 50 square feet
Hospitals⁴	56' or less	<ul style="list-style-type: none"> • 1.25 square feet per lineal foot per elevation • minimum 50 square feet
Hospitals⁵	Greater than 56'	<ul style="list-style-type: none"> • Maximum 2% of overall wall area • minimum 50 square feet • 4 signs permitted - maximum

Table 3.2: Ground and Combination Sign Standards

Ground and Combination Signs			
Land Use & Type of Sign	Number of Signs & Spacing	Maximum Height	Maximum Area
Individual Development Project and Tenant Signage			
Multifamily Residential¹	<ul style="list-style-type: none"> • 1 per driveway • 150 foot spacing 	8 feet	32 square feet
Commercial, Office & Non-Residential			
Primary Sign	<ul style="list-style-type: none"> • 1 sign permitted per 300 lineal feet of street frontage • minimum of 1 regardless of street frontage 	16 feet	110 square feet
Primary Sign Freeway Frontage	<ul style="list-style-type: none"> • 1 sign permitted per 300 lineal feet of street frontage • minimum of 1 	20 feet	150 square feet

Ground and Combination Signs			
Land Use & Type of Sign	Number of Signs & Spacing	Maximum Height	Maximum Area
	regardless of street frontage		
Secondary Sign	1 sign permitted per 150 lineal feet of street frontage (less signage permitted above for Primary Sign)	12 feet	80 square feet
Secondary Sign Freeway Frontage	1 sign permitted per 150 lineal feet of street frontage (less signage permitted above for Primary Sign)	16 feet	125 square feet
Directional Sign	2 per driveway	10 feet	64 square feet
Hospitals			
Primary Sign ⁶	<ul style="list-style-type: none"> • 1 sign permitted per 300 lineal feet of street frontage • minimum of 1 regardless of street frontage 	16 feet	110 square feet
Primary Sign Freeway Frontage ⁶	<ul style="list-style-type: none"> • 1 sign permitted per 300 lineal feet of street frontage • minimum of 1 regardless of street frontage 	20 feet	150 square feet
Secondary Sign ⁶	1 sign permitted per 150 lineal feet of street frontage (less signage permitted above for Primary Sign)	12 feet	80 square feet
Secondary Sign Freeway Frontage ⁶	1 sign permitted per 150 lineal feet of street frontage (less signage permitted above for Primary Sign)	16 feet	125 square feet

Ground and Combination Signs			
Land Use & Type of Sign	Number of Signs & Spacing	Maximum Height	Maximum Area
Directional Sign	2 per driveway maximum	10 feet	64 square feet
Project Identity Signage			
Freeway Pylon Sign ^{3, 7, 8}	<ul style="list-style-type: none"> • 3 maximum • 500 foot minimum spacing 	75 feet	1,122 square feet and a maximum of 672 for an Electronic Message Display
Primary Monument Sign ⁷	<ul style="list-style-type: none"> • 2 per project entrance maximum 	16 feet	110 square feet
Secondary Monument Sign ⁷	<ul style="list-style-type: none"> • 2 per project entrance maximum 	10 feet'	125 square feet
Directional Sign ⁷		10 feet	125 square feet

¹ Spacing of ground signs for multifamily residential may be reduced to one hundred (100) feet from ground signs on an adjacent commercially zoned property.

² One (1) sign on a multiple-use parcel shall include center identification (i.e. the name of the center).

³ Freeway signs shall only be located on property with freeway frontage and must be within three hundred (300) feet of, and oriented to Interstate 17. No setback is required and may include electronic message centers for a freeway sign.

⁴ Building signs may be placed on any wall surface and are not required to be placed directly over the space occupied by the use identified by the sign.

⁵ Building signs may be placed along the upper section of a building elevation above the fifty-six (56) foot building height, but shall not be closer to the parapet than half the height of the largest letter. Building signs may be placed on any wall surface and are not required to be placed directly over the space occupied by the use identified by the sign.

⁶ A primary and secondary sign for a hospital may include directional information.

⁷ All Project Identification Signage shall contain the overall project identification, and may contain individual development project or individual tenant sign information within the square footage allowed. The individual development project or individual tenant sign information area shall not be subtracted from the individual development project and tenant signage allowances.

⁸ Sign area for the freeway pylon sign is calculated based on the total area of the freeway signage excluding the pylon structure and architectural embellishments.

f) Sign Standards for Individual Development Project and Tenant Signs

(1) Ground Signs – Specific standards

a. Frontage Requirement—Multiple-Use Parcel. If a multiple-use parcel has more than one street front, the signs allowed for each street shall be calculated separately. If a parcel contains a corner site that uses Section 9.f.1.d (Special Regulations for Corner Parcels) to determine allowable signs, the frontage of the corner parcel shall not be included in the calculation of the street frontage for signs described in this section.

1. Primary identification sign. A multiple-use parcel is allowed one primary identification sign for the first three hundred (300) feet, or portion thereof, of frontage. One (1) additional primary identification sign is allowed for each additional full three hundred (300) feet of frontage.

2. Secondary identification sign. A multiple-use parcel may display one secondary identification sign for each one hundred fifty (150) feet of frontage. The number of permitted secondary identification signs shall be reduced by the number of primary identification signs on the same street frontage of the multiple-use parcel.

b. Frontage Requirement—Single-Use Parcel. If a single-use parcel has more than one (1) street front, the allowed signs for each street shall be calculated separately depending on the length of each street frontage.

1. Parcel with one hundred (100) feet or less of frontage. A single-use parcel with one hundred (100) feet or less of frontage may display one secondary identification sign.

2. Parcel with between one hundred (100) and three hundred (300) feet of frontage. A single-use parcel with between one hundred (100) and three hundred (300) feet of frontage may display one primary identification sign.

3. Parcel with more than three hundred (300) feet of frontage. A single-use parcel with more than three hundred (300) feet of

frontage may display the same number and sizes of signs as a multiple-use parcel with the same frontage.

- c. Height and Area Allowances. Signs shall not exceed the limits set forth in Tables 3.1 and 3.2.
- d. Special Regulations for Corner Parcels.
 1. Parcel with less than one hundred (100) feet of frontage on either street. A corner parcel with less than one hundred (100) feet of frontage on either street may display:
 - i. One (1) ground sign that does not exceed twenty (20) feet in height and one hundred fifty (150) square feet in area; or
 - ii. One (1) ground sign on each street front that does not exceed eight (8) feet in height and thirty-two (32) square feet in area.
 2. Parcel with more than one hundred (100) but less than three hundred (300) feet of frontage on both streets. A corner parcel with more than one hundred (100) feet of frontage on both streets may display:
 - i. One (1) ground sign at the corner that does not exceed twenty (20) feet in height and one hundred fifty (150) feet square feet in area; or
 - ii. One (1) ground sign on each street front that does not exceed eighteen (18) feet in height and one hundred thirty (130) square feet in area.
 3. Visibility triangles. All signs for corner parcels must comply with visibility triangle restrictions as set forth within the City of Phoenix Zoning Ordinance.
 4. Parcel at intersection of a street and a freeway. A corner parcel with less than three hundred (300) feet of frontage at the intersection of a freeway or freeway frontage road and a street may display one (1) freeway sign along the freeway frontage and may display one (1) ground sign along the street frontage complying with the requirements of Tables 3.1 and 3.2.
- e. Special Regulations for Time and Temperature Ground Signs. Clocks and time and temperature devices that individually do not exceed a total area of thirty-two (32) square feet are not included in the calculation of the size of a ground sign.
- f. Location of Ground Signs. Ground signs shall be located in the front yard, or side yard of a corner lot adjacent to a street. Ground signs may be located at the property line or two (2) feet from the back side of a curb or sidewalk, whichever is greater.

- g. Information Displayed. No ground sign shall contain more than ten (10) items of information. The following material shall not be considered when calculating items of information:
 - 1. Information on a retail gasoline outlet ground sign that shows affiliation with a motor club, indicates acceptance of designated credit cards, or fuel price and grade information; and
 - 2. Information on a theater sign showing names and, if applicable, ratings of current showings or performances; and
 - 3. Information on a hospital.
- h. Menu Boards (all land uses).
 - 1. Height is limited to a maximum of eight (8) feet for the menu board, and six (6) for speaker boards.
 - 2. Sign area is limited to a maximum of eighty (80) square feet if menu board and speaker board are combined, or thirty (30) square feet each if individual menu and speaker boards are constructed.
- i. Address Requirements.
 - 1. Ground signs shall display the address of the lot or parcel on which the sign is located. The following signs are exceptions to this requirement and are not required to display the address of the lot or parcel on which the sign is located:
 - i. Signs that serve multiple addresses within a single development; and
 - ii. Freeway signs; and
 - iii. Ground signs on corner parcels or projects that front more than one street.
 - 2. The address numerals shall be a minimum of six (6) inches high, but shall not exceed six (6) square feet in total area.
 - 3. The address shall not be included in the calculation of the area of the ground sign and is not counted as an item of information.

(2) Wall Sign Standards

- a. Height and Area. Height and area of wall signs shall be determined pursuant to Tables 3.1 and 3.2. The sign area for each use in a building is based on the linear frontage of the building or suite in which the use being signed is located.
- b. Number of Signs. There is no limit on the number of wall signs that can be placed on a facade, provided that the permitted wall sign area for a use or building is not exceeded.

- c. Special Regulations for Time and Temperature Wall Signs. Clocks and time and temperature devices that individually do not exceed an area of thirty-two (32) square feet shall not be included in the calculation of the size of a wall sign.
- d. Reader Panels. A wall sign may be comprised of a reader panel.
- e. Signs Erected Above the Roofline. A wall sign may exceed the height of the roofline or may be placed on the slope of a peaked roof, but shall be designed to ensure integration of the sign into the architecture of the building.
- f. Signs Erected on Attached Walls. A wall sign erected against a bearing or nonbearing wall connected to a building structure within building setback lines of the premises shall be permitted. The area of such wall signs shall not be deducted from the area permitted on the building wall to which the bearing or nonbearing wall is connected.
- g. Signs Erected Over Fifty-Six (56) Feet in Height.
 - 1. Area. The area of a wall sign erected over fifty-six (56) feet in height shall not exceed two percent (2%) of the area of the elevation to which it is attached. This area is independent of and shall not be subtracted from the wall sign area that may be placed on the building below fifty-six (56) feet.
 - 2. Placement on wall. A wall sign erected over fifty-six (56) feet in height shall be placed in the top fifteen percent (15%) of the wall to which it is attached and shall not exceed eighty percent (80%) of the width of the building face to which it is attached.
 - 3. Illumination. A wall sign erected over fifty-six (56) feet in height shall be internally illuminated, backlit, or a combination thereof. Such sign shall not include flashing lights or changing messages.

(3) Directional signs

- a. Number of Directional Signs.
 - 1. There shall be no more than two (2) directional signs per driveway entrance to a lot, parcel, or multiple-use lot or parcel.
 - 2. There shall be no limit on the number of directional signs interior to a site.
- b. Size of Directional Signs.
 - 1. Directional signs within on-site parking areas shall be a maximum of thirty-two (32) square feet in area and have a maximum height no greater than eight (8) feet above grade.

2. Directional signs adjacent to street frontages shall be no greater than one-hundred and twenty-five (125) square feet in area and have a height no greater than ten (10) feet above grade.

c. Information on Directional Signs.

1. Information placed on directional signs may include the following:

- i. business name,
- ii. logo,
- iii. type of use,
- iv. directional arrows, and
- v. informational copy.

2. No more than fifty (50%) of the area of a directional sign may be devoted to business identification; such area shall not be calculated as part of allowable business identification sign area.

(4) Window signs

- a. Any use may display window signs so long as the aggregate area of such signs does not exceed thirty percent (30%) of each window area located on the ground floor of the building.
- b. For computation of area, window panels separated by muntins or mullions shall be considered as one continuous windowpane.
- c. Window signs shall not be subtracted from the allowable area for wall signs.
- d. Window signs may not be located on glass doors.

(5) Marquees, canopies and awnings

- a. Marquee signs. Signs on marquees shall be considered wall signs and shall be subject to the requirements established for wall signs.
- b. Canopies and awnings.
 1. Signs on canopies and awnings shall be considered wall signs and shall be subject to the requirements established for wall signs.
 2. Signs may be hanging, surface mounted, top mounted, or projecting letters off all surfaces.
 3. Lettering that does not exceed seven (7) inches in height and that is displayed on the edge of a canopy or awning and is hanging perpendicular to the ground shall not be counted against the allowable sign area for wall signs.

4. No portion of a canopy or awning shall be less than eight (8) feet above the level of the sidewalk or other surface over which it projects.
5. Awning signs may be illuminated indirectly or internally.

(6) Pedestrian signs

- a. Pedestrian signs shall not be counted as part of wall or window sign area.

(7) Temporary signs

- a. The City of Phoenix may issue a permit for temporary signs for temporary events including; grand openings, business identification prior to placement of permanent signage, and business identification during periods of construction in adjacent rights-of-way.

- b. Temporary signs are subject to the following requirements:

1. General requirements. Signs permitted include, but are not limited to banners, construction fence wraps, construction trailers, construction barricades, window signs, balloons, and portable "A" frame signs.

- i. Construction barricade and/or fence wraps, and construction trailers:

- a. Graphics shall be attached to a construction barricade, trailer, or fence in a secure manner.
- b. Graphic applications shall be vented as required to ensure they will withstand wind pressure from any direction applied to the projected exposed area.
- c. Full coverage graphics – one hundred percent (100%) of the background area can pertain to the site graphically and be in full color (with the exception of fluorescents).
- d. Project identity, phone number or other "advertising" graphics or photography shall be limited to twenty percent (20%) of the overall wrap area.

- ii. Banners:

- a. Banners shall be attached to a solid structure in a secure manner.
- b. Banners shall have a minimum clearance of eight feet above grade when placed above an area open for the common or general use of the public.
- c. Banners shall be vented to ensure they will withstand wind

pressure from any direction applied to the projected exposed area.

d. Banners shall not project above the roofline.

iii. Window Signs during construction:

a. Temporary Window Signs are allowed to cover one hundred percent (100%) of the window during construction and development.

2. Temporary event signs. All Signs for temporary events as permitted within the City of Phoenix Zoning Ordinance are allowed as follows:

i. Such signs shall be erected no more than two (2) days prior to the event and shall be removed no more than one (1) day after the event.

ii. Such signs are limited to no more than four (4) events at one site in a calendar year.

3. Grand openings/temporary business identification while awaiting permanent signage. Signs for grand openings or temporary business identification while awaiting permanent signage are permitted as follows:

i. Temporary business identification is limited to one (1) sign per street front.

ii. Such signs shall be erected for a period not to exceed fourteen (14) days.

iii. Permits for grand openings shall be issued only if a valid building permit for construction or alteration of the building or suite for that location has been issued, or a valid application for a certificate of occupancy has been made, if required, for the address in question.

4. Temporary business identification during periods of right-of-way construction. Signs for temporary business identification during periods of right-of-way construction are permitted as follows:

i. Such signs are permitted only during periods of construction in adjacent rights-of-way; the signs must be removed immediately upon restoration of traffic flow on the affected rights-of-way.

ii. The lot or parcel on which the business is located must be immediately adjacent to the right-of-way construction zone.

iii. Such signs are limited to one (1) per street front.

iv. Each sign is limited to sixteen (16) square feet in area and can

be no more than five (5) feet in height.

g) Sign Standards for Project Identity Signage Types

(1) Freeway Pylons

- a. Freeway pylons may consist of one or multiple elements in composition including both static displays and electronic message displays, which will establish the project from both north and south-bound traffic along Interstate 17 (Black Canyon Freeway).
- b. Freeway pylons may consist of one or multiple elements in composition similar in design.
- c. Three (3) pylons shall be permitted.
- d. Pylons are limited to seventy-five (75) feet in height to top of architectural embellishments. Electronic Message Displays shall be limited to 672 square feet.
- e. The maximum signage area per sign is limited to one-thousand, one hundred and twenty-two (1,122) square feet excluding the freeway pylon structure and architectural embellishments.
- f. Illumination shall be in accordance to City of Phoenix Zoning Ordinance standards.
- g. Electronic message displays are permitted and may be incorporated in combination with multiple static tenant panels and may identify the business uses, sales, products, events, and other advertising elements that pertain to any business use or establishment located within the boundaries of the North Black Canyon Crossings PUD.

(2) Primary Project Monument Signs.

- a. Primary Project Monument Signs should be located at the primary project entrances along the Freeway Frontage Road and Sonoran Boulevard, as shown on Figure 12.
- b. Primary Project Monument signs will be designed to integrate with the overall character of the development, screen walls, street lights, and other way-finding elements. Signs should be sized to vehicular viewing in scale, height, letter size and graphic standards.
- c. Signs shall identify the North Black Canyon Crossing Project and may include signage of the various parcel uses.
- d. Height is restricted to a maximum of sixteen (16) feet.
- e. Sign area shall be limited to one-hundred and ten (110) square feet on each side of a primary project entrance.
- f. Signs may be located at the right-of-way line and within landscape easements.

(3) Secondary Project Monument Signs.

- a. Secondary Project Monument Signs will be located at the north entrance to the project, as shown on Figure 12. Smaller in scale than

the Primary Project Monument Signs, these signs will integrate with the project's overall design character.

- b. These signs shall identify the North Black Canyon Crossing Project and may include signage of the various parcel uses.
- c. Height is restricted to a maximum of ten (10) feet.
- d. Maximum sign area is limited to one-hundred and twenty five (125) square feet on each side of the secondary project entrance.

(4) Project Directional/Directory Signs.

- a. Signs will be primarily free-standing monuments.
- b. Height shall be limited to a maximum of ten (10) feet in height.
- c. Sign area shall be limited up to a maximum of one-hundred and twenty-five (125) square feet in area.
- d. Placement of signs should generally conform to the conceptual locations in Figure 12. Signs are away from the main project entrances as necessary to direct traffic to specific projects, tenants, medical facilities, hospitals or other campus type users. Directional / directory signs may be used on all roadways within the project and shall be seamlessly integrated with the overall design theme for project identification signs, using colors and materials that are appropriate for the signage type and use.

h) Electronic Message Displays.

Electronic message displays shall be permitted upon satisfying the following minimum conditions:

- (1) The sign copy shall change only through an immediate transition of the sign copy or message that does not have the appearance of moving text or images. The sign copy shall not use flashing, intermittent or moving lights or produce the optical illusion of movement. No part of the sign structure or cabinet may move or rotate, except as otherwise permitted by these sign provisions.
- (2) The sign copy shall be displayed for a minimum of eight (8) seconds.
- (3) The sign shall include photocell technology to control and vary the intensity of lighting depending on the amount of ambient light that is present (e.g. daytime, nighttime, cloudy conditions). The intensity of the lighting shall not exceed three hundred (300) nits from dusk until dawn.

10. Sustainability Guidelines

The “Leadership in Energy and Environmental Design” (LEED) Green Building Rating System is presently a voluntary standard for developing high-performance sustainable buildings. Developers of this PUD property are strongly encouraged to incorporate current LEED standards for New Commercial Construction (LEED-NC) within the project. Key project areas to be reviewed in accordance with a LEED building certification include Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Design Innovation. A number of cities in the Western United States have adopted local green building guidelines and the trend is expected to continue at a growing rate.

This PUD should be a development that recognizes this trend to formulate design goals and a basis of methodology for building elements and environmental systems.

The subject PUD encourages sustainability principles through the implementation of at least three (3) of the following Design Review Presumptions, or other sustainability principles as approved by the Planning and Development Department.

- a) Building designs should respond to the harsh southwest climate by incorporating materials and design methods suitable for the region.
- b) The orientation of buildings should recognize the value of human comfort zones, and surrounding buildings with appropriate landscaping and abundant shading.
- c) Orientation of buildings and fenestration design should maximize solar benefits while minimizing the negative impacts of heat gain.
- d) Recognizing that sustainability methods are continually improving and evolving over time, incorporate state-of-the-art sustainability methods and products as the project is phased.
- e) Incorporate solar collection technologies for providing and storing energy as well as heated water systems for individual buildings.
- f) Design to reduce project energy loads by addressing passive design elements (i.e. daylight, natural ventilation, materials solar mass properties) and active design elements (i.e. environmental conditioning methods, radiant heating and cooling, shared building systems).
- g) Design for effective water usage and conservation methods in buildings by using low flow plumbing fixtures using minimal amounts of potable water.
- h) Design for effective use of energy efficient appliances and HVAC systems by demonstrating reductions in on-going power consumption.
- i) Design for the capture of gray water discharge from buildings for reuse for landscape irrigation.
- j) Incorporate “Smart” irrigation control systems into the design and development of the development phase.
- k) Use roofing materials that specify a high Solar Reflectance Index for a minimum of 75% of the roof surface area.
- l) Use recycled and/or salvaged, non-hazardous, construction and demolition materials. Develop and implement a construction waste management plan

- to identify the materials to be diverted from disposal and whether the materials will be sorted on-site or comingled.
- m) Use paints and coatings on the interior of the building (i.e., inside of the weatherproofing system and applied on-site) that comply with the following criteria as applicable to the project scope 1:
- (1) Architectural paints and coatings applied to interior walls and ceilings must not exceed the volatile organic compound (VOC) content limits established in Green Seal Standard GS-11, Paints, 1st Edition, May 20, 1993.
 - (2) Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates must not exceed the VOC content limit of 250 g/L established in Green Seal Standard GC-03, Anti-Corrosive Paints, 2nd Edition, January 7, 1997.
 - (3) Clear wood finishes, floor coatings, stains, primers, and shellacs applied to interior elements must not exceed the VOC content limits established in South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004.

11. Infrastructure Standards

a) Circulation System

The North Black Canyon Crossings PUD proposes a comprehensive internal street network that is coordinated with the street network as planned by the City of Phoenix for the area. The North Black Canyon Crossings site has significant exposure to regional transportation corridors with Interstate 17 bordering the property to the west and the Sonoran Boulevard arterial street alignment to the south. Sonoran Boulevard is currently unimproved adjacent to the site but is planned as a major arterial roadway. A frontage road is planned along Interstate 17 from Sonoran Boulevard to Carefree Highway. The internal street network is designed with connections to Sonoran Boulevard and the Interstate 17 frontage. A future connection is planned from the North Black Canyon Crossings site to North Valley Parkway.

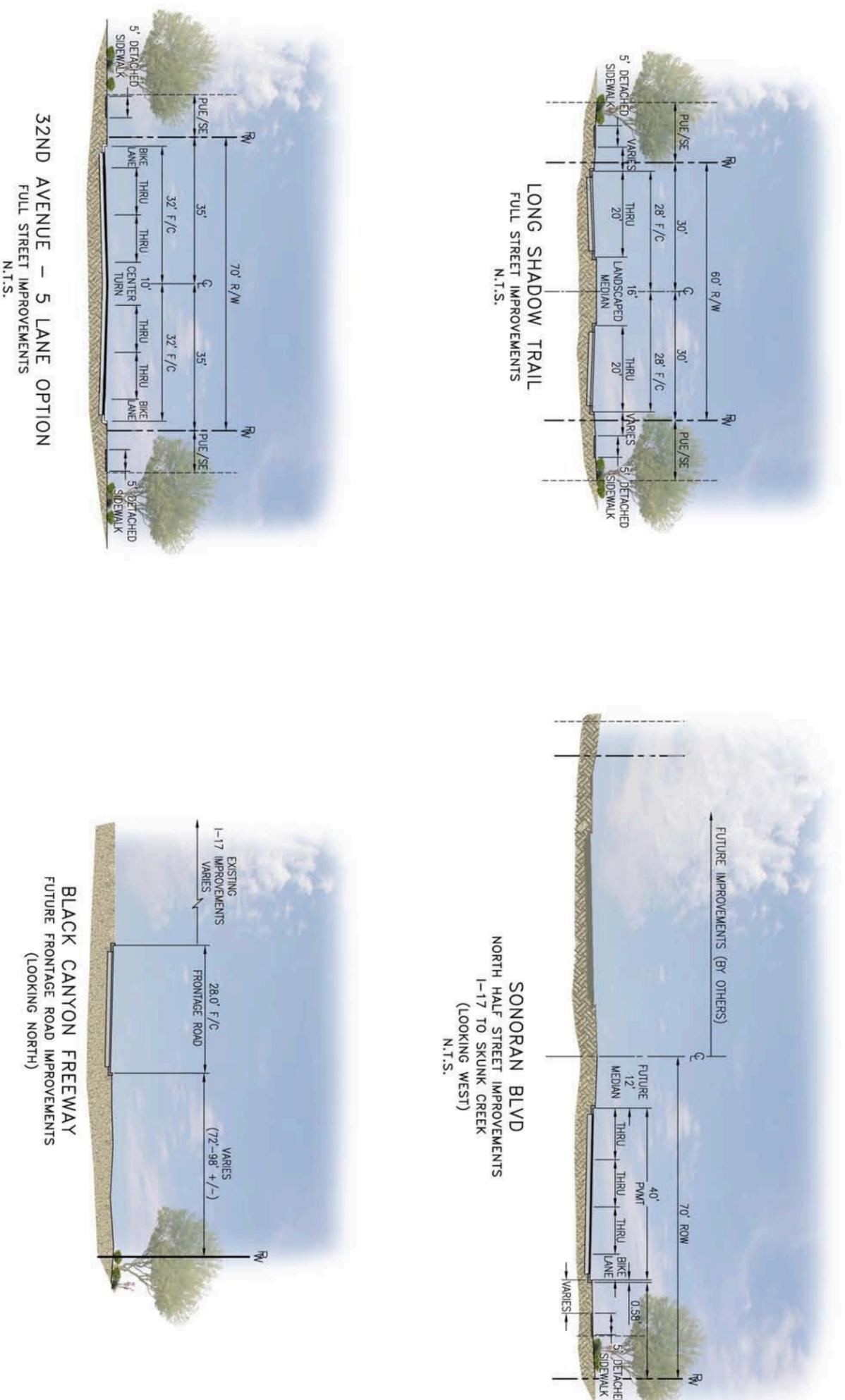
Partial improvements to North Valley Parkway were completed as part of the Sonoran Foothills Planned Community development and terminate east of Skunk Creek at the southeast corner of the project area. A wet crossing of the Skunk Creek Wash is contemplated at both the North Valley Parkway and Sonoran Boulevard crossings.

- (1) Sonoran Boulevard: Sonoran Boulevard is planned as a major arterial road with three travel lanes in each direction and a center raised median. A 70 foot half street is proposed for the north half of Sonoran Boulevard, which includes a twelve foot half median, three travel lanes, landscape strip, sidewalk, and additional landscape buffer area (See **Figure 14, Street Sections** for a cross section of Sonoran Boulevard).
- (2) Interstate 17 Frontage Road: A 28-foot wide frontage road is planned adjacent to Interstate 17 from Sonoran Boulevard to Carefree Highway, approximately two miles. The frontage road will provide

local access to the North Black Canyon Crossings PUD at the Long Shadow Trail. (See **Figure 14, Street Sections** for a cross section of Interstate 17 Frontage Road).

- (3) 32nd Avenue and Long Shadow Trail: Two internal roads provide primary circulation within North Black Canyon Crossings. The planned alignment for 32nd Avenue runs north/south providing access from Sonoran Boulevard through the site. Eventually 32nd Avenue will connect to North Valley Parkway through the State Trust property to the north. Long Shadow Trail runs east/west and provides access from the Interstate 17 frontage road into the North Black Canyon Crossings site. 32nd Avenue and Long Shadow Trail are proposed as 3-lane

FIGURE 14
STREET SECTIONS



NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, LLC.

Date: 05.20.11 Project No. 1037

westcor **hilgartwilson**
 ENGINEERS • PLANNERS • SURVEYORS

LVA urban design studio
 land planning • landscape architecture

BEUS GILBERT
 PLLC
 ATTORNEYS AT LAW

120 south oak avenue • tempe, arizona 85281 • phone: 480.994.0994

roads with one travel lane in each direction and a center turn lane or median island. Long Shadow Trail will include a full street right-of-way of 60-feet and 32nd Avenue will include a full street right-of-way of 70-feet, both with detached sidewalks. An optional cross section providing five lanes may also be considered for 32nd Avenue (See **Figure 14, Street Sections** for a cross section of 32nd Avenue and Long Shadow Trail).

- (4) Pedestrian connectivity: Pedestrian connectivity is an important component of the North Black Canyon Crossings PUD. The planned roadway network will couple as an efficient pedestrian system and will provide connections to adjoining properties. Plans for Sonoran Boulevard include a five foot sidewalk separated from the curb by a landscape strip, providing opportunities for shade trees along the sidewalk. The internal 32nd Avenue and Long Shadow Trail roadway segments will include five foot sidewalks setback from the curb, providing opportunities for shade trees on both sides of the sidewalk. Additionally, sidewalk connections will be provided from each of the buildings to the primary sidewalks along the roadways as they are developed, providing a comprehensive and connected sidewalk network throughout the development. A trail is also proposed within the Skunk Creek Wash corridor by the City of Phoenix to provide recreational use along this natural open space.

b) Grading and Drainage

The site is generally vacant desert, contains sparse growth of natural desert vegetation, and slopes to the south and west. Offsite flows approaching the property from the east enter Skunk Creek and are carried south before reaching the proposed PUD planning area. A temporary channel along the north boundary will direct flows from the State Trust parcel to the west to a series of pipe culverts under Interstate 17 in a historic fashion.

The site is located in the North Gateway Village Planning Area. The site will be subject to the North Black Canyon Overlay District Design Guidelines, the Sonoran Preserve Edge Treatment Guidelines and the Flood Hazard and Erosion Management District Guidelines. A portion of the site, east of the development limit line for the Skunk Creek Wash is zoned Flood Hazard and will be conveyed to the City of Phoenix in the future as a contribution to the much larger Sonoran Preserve. A low flow crossing along Sonoran Boulevard at Skunk Creek Wash is proposed as an interim solution to provide transportation connections to the site. This interim condition is anticipated to serve the transportation network until such time as bridges could be constructed with funding from the City of Phoenix Capital Improvement Program or other financing means North Black Canyon Crossings will comply with the current City of Phoenix Storm Water Policies and Standards and the Flood Control District of Maricopa County Guidelines.

Skunk Creek Wash is located along the entire length of project's eastern boundary. Building limits and erosion hazard setbacks were determined by and based on the findings in the Skunk Creek Watercourse Master Plan prepared for the Flood Control District of Maricopa County by JE Fuller in

2001. The assessment also indicates that erosive velocities, widening of the banks and lateral erosion are likely during floods equal to or greater than the 10 year event. JE Fuller recommends that structural bank stabilization be constructed if development is proposed within the Lateral Migration Erosion Hazard Zone (LMEHZ).

Runoff generated interior to the North Black Canyon Crossings PUD will be managed onsite. Runoff will be routed and retained via surface flow and where necessary via storm drain pipes to any one or combination of surface basins or underground vaults. All finished floor elevations will be established a minimum of one foot above the high adjacent water surface elevations. The proposed development will provide retention for the one hundred year, two hour storm event per the City of Phoenix design standards. Retention for the proposed development will be provided on individual parcels and/or within common retention areas servicing large portions of the development. The common retention areas will be limited to a maximum of three feet of water depth and graded with maximum side slope ratio of 3:1. Retention areas provided on individual parcels may be either by retention basins or underground storage. All retention facilities will be drained within thirty-six hours of a major storm event as required by the City of Phoenix Drainage Design Manual.

c) Water and Sewer Service

- (1) Wastewater Design: The North Black Canyon Crossings development will utilize existing sewer mains to provide sanitary service to the site. Existing sewer facilities in the vicinity of the site include a 24-inch sewer main in North Valley Parkway that extends from Carefree Highway south to Sonoran Boulevard. The 24-inch main in North Valley Parkway currently flows via gravity south and.

Due to the topography and the presence of a significant wash, a gravity sewer system connecting to the existing sewer line is not feasible. Hence, the site will require a wastewater lift station and force main. The lift station will be located in the southeastern portion of the PUD planning area.

The wastewater flows generated will be collected and conveyed to the private lift station. The flows from the proposed onsite lift station will connect via force mains to either an existing manhole located on the 24-inch main in North Valley Parkway north of the site or to a gravity sewer line in Sonoran Boulevard from the site to North Valley Parkway.

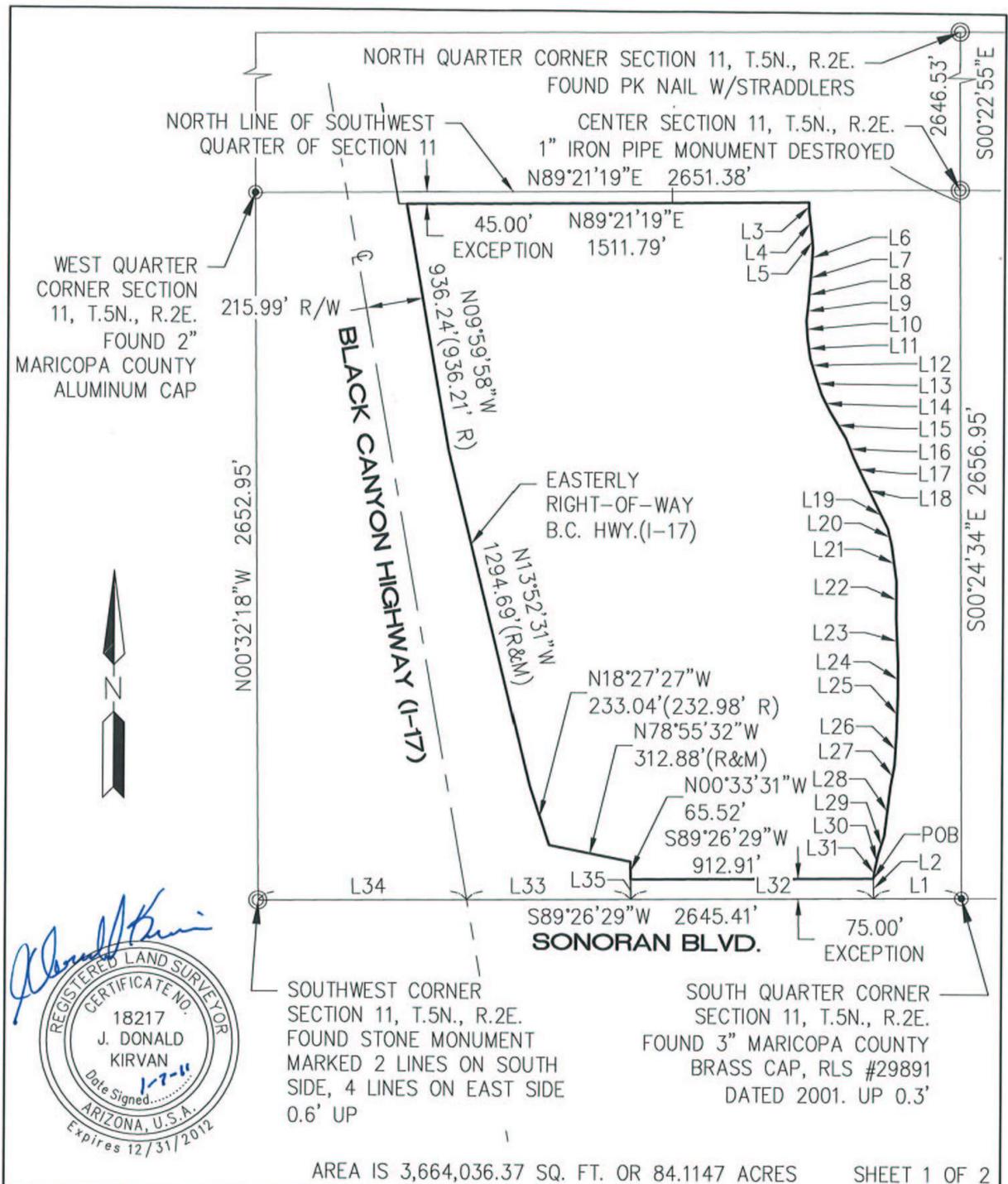
The wastewater flow generated by the planning area will ultimately be discharged to the City of Phoenix North Gateway Lift Station, which is south of the project along the Dixileta Drive alignment and west of North Valley Parkway.

- (2) Water Design: The North Black Canyon Crossings development will utilize existing water mains in Carefree Highway and North Valley Parkway to provide a water service connection to the site. North Black Canyon Crossings is located within the City of Phoenix water service area in Pressure Zone 6B. Existing water infrastructure in the vicinity of the site includes a 12-inch waterline on the north side of Carefree Highway. Parallel to the 12-inch waterline is a 78-inch waterline south of Carefree Highway. The Zone 7B Booster Pump Station is located approximately at the intersection of Carefree Highway and 27th Avenue.

A 12-inch waterline is proposed within North Valley Parkway to connect to the existing 12-inch line in Carefree Highway, and extend south along the 32nd Avenue alignment to Sonoran Boulevard. A new 12-inch water line will be installed along Sonoran Boulevard from the North Black Canyon Crossings site to the existing 12-inch line in North Valley Parkway to the east. The proposed Carefree Highway connection will require the crossing of an existing 78-inch transmission main and 69 kV Arizona Public Service lines along Carefree Highway. Water main sizes and fire hydrant spacing will be installed as required by the City of Phoenix Water Services Design Manual.

Appendices

Appendix A: PUD Area Legal Description



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°26'29"W	330.95'
L2	N00°33'31"W	75.00'
L3	S00°00'08"E	29.90'
L4	S06°56'50"E	92.05'
L5	S04°24'36"E	48.14'
L6	S02°51'53"W	73.97'
L7	S05°28'53"W	77.86'
L8	S04°03'55"W	51.88'
L9	S06°00'18"W	70.52'
L10	S03°10'42"E	66.60'
L11	S08°05'46"E	78.34'
L12	S17°09'37"E	50.24'
L13	S18°26'49"E	93.43'
L14	S26°35'26"E	66.04'
L15	S31°16'22"E	121.02'
L16	S21°49'30"E	79.52'
L17	S25°30'21"E	85.93'
L18	S26°34'12"E	90.84'
L19	S26°35'38"E	115.61'
L20	S13°13'04"E	64.52'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	S07°55'29"E	134.22'
L22	S00°00'23"E	140.32'
L23	S02°29'11"E	170.04'
L24	S00°02'28"E	117.69'
L25	S01°28'08"W	144.11'
L26	S03°34'04"W	118.36'
L27	S10°20'06"W	82.59'
L28	S06°50'53"W	185.96'
L29	S17°32'30"W	73.61'
L30	S12°43'02"W	50.23'
L31	S09°27'14"W	41.66'
L32	S89°26'29"W	912.91'
L33	S89°26'29"W	615.01'
L34	S89°26'29"W	786.54'
L35	N00°33'31"W	75.00'



SHEET 2 OF 2

PROJ.#:	1072	BAHA PROPERTY WITHOUT WASH I-17 & SONORAN BLVD. PHOENIX, ARIZONA EXHIBIT A	 ENGINEERS • PLANNERS • SURVEYORS 1661 E. CAMELBACK RD., STE. 275 PHOENIX, AZ 85016 PH 602.490.0535 FAX 602.325.0161
DATE:	JAN 2011		
SCALE:	NTS		
DRAWN BY:	CB		
CHECKED BY:	JDK		

U:\1000\1072\SURVEY\DOCS\1072-WithoutWash-Legal-2011-01-04.dwg 1/6/2011 12:18 PM

EXHIBIT "A"
NORTH BLACK CANYON BAHA PROPERTY
LEGAL DESCRIPTION

That portion of the Southwest quarter of Section 11, Township 5 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a found 3" Maricopa County brass cap stamped "RLS #29891 DATE 2001, UP 0.3" accepted as the South quarter corner of said Section 11 from which a found stone monument marked "2 line on south side, 4 lines on east side 0.6' up" accepted as the Southwest corner of said Section 11 bearing South 89 degrees 26 minutes 29 seconds West a distance of 2645.41 feet;

Thence along the south line of Southwest quarter of said section 11, South 89 degrees 26 minutes 29 seconds West a distance of 330.95 feet;

Thence North 00 degrees 33 minutes 31 seconds West a distance of 75.00 feet to the **POINT OF BEGINNING**;

Thence South 89 degrees 26 minutes 29 seconds West a distance of 912.91 feet to the easterly right-of-way line of Black Canyon Highway (I-17);

Thence along said easterly line, North 00 degrees 33 minutes 31 seconds West a distance of 65.52 feet;

Thence continuing along said easterly line, North 78 degrees 55 minutes 32 seconds West a distance of 312.88 feet;

Thence continuing along said easterly line, North 18 degrees 27 minutes 27 seconds West a distance of 233.04 feet;

Thence continuing along said easterly line, North 13 degrees 52 minutes 31 seconds West a distance of 1294.69 feet;

Thence continuing along said easterly line, North 09 degrees 59 minutes 58 seconds West a distance of 936.24 feet;

Thence North 89 degrees 21 minutes 19 seconds East a distance of 1511.79 feet;

Thence South 00 degrees 00 minutes 08 seconds East a distance of 29.90 feet;

Thence South 06 degrees 56 minutes 50 seconds East a distance of 92.05 feet;

Thence South 04 degrees 24 minutes 36 seconds East a distance of 48.14 feet;

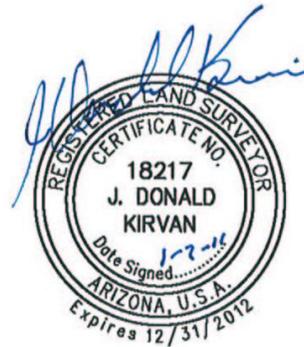
Thence South 02 degrees 51 minutes 53 seconds West a distance of 73.97 feet;

Thence South 05 degrees 28 minutes 53 seconds West a distance of 77.86 feet;
Thence South 04 degrees 03 minutes 55 seconds West a distance of 51.88 feet;
Thence South 06 degrees 00 minutes 18 seconds West a distance of 70.52 feet;
Thence South 03 degrees 10 minutes 42 seconds East a distance of 66.60 feet;
Thence South 08 degrees 05 minutes 46 seconds East a distance of 78.34 feet;
Thence South 17 degrees 09 minutes 37 seconds East a distance of 50.24 feet;
Thence South 18 degrees 26 minutes 49 seconds East a distance of 93.43 feet;
Thence South 26 degrees 35 minutes 26 seconds East a distance of 66.04 feet;
Thence South 31 degrees 16 minutes 22 seconds East a distance of 121.02 feet;
Thence South 21 degrees 49 minutes 30 seconds East a distance of 79.52 feet;
Thence South 25 degrees 30 minutes 21 seconds East a distance of 85.93 feet;
Thence South 26 degrees 34 minutes 12 seconds East a distance of 90.84 feet;
Thence South 26 degrees 35 minutes 38 seconds East a distance of 115.61 feet;
Thence South 13 degrees 13 minutes 04 seconds East a distance of 64.52 feet;
Thence South 07 degrees 55 minutes 29 seconds East a distance of 134.22 feet;
Thence South 00 degrees 00 minutes 23 seconds East a distance of 140.32 feet;
Thence South 02 degrees 29 minutes 11 seconds East a distance of 170.04 feet;
Thence South 00 degrees 02 minutes 28 seconds East a distance of 117.69 feet;
Thence South 01 degrees 28 minutes 08 seconds West a distance of 144.11 feet;
Thence South 03 degrees 34 minutes 04 seconds West a distance of 118.36 feet;
Thence South 10 degrees 20 minutes 06 seconds West a distance of 82.59 feet;
Thence South 06 degrees 50 minutes 53 seconds West a distance of 185.96 feet;
Thence South 17 degrees 32 minutes 30 seconds West a distance of 73.61 feet;
Thence South 12 degrees 43 minutes 02 seconds West a distance of 50.23 feet;
Thence South 09 degrees 27 minutes 14 seconds West a distance of 41.66 feet to the **POINT OF BEGINNING**;

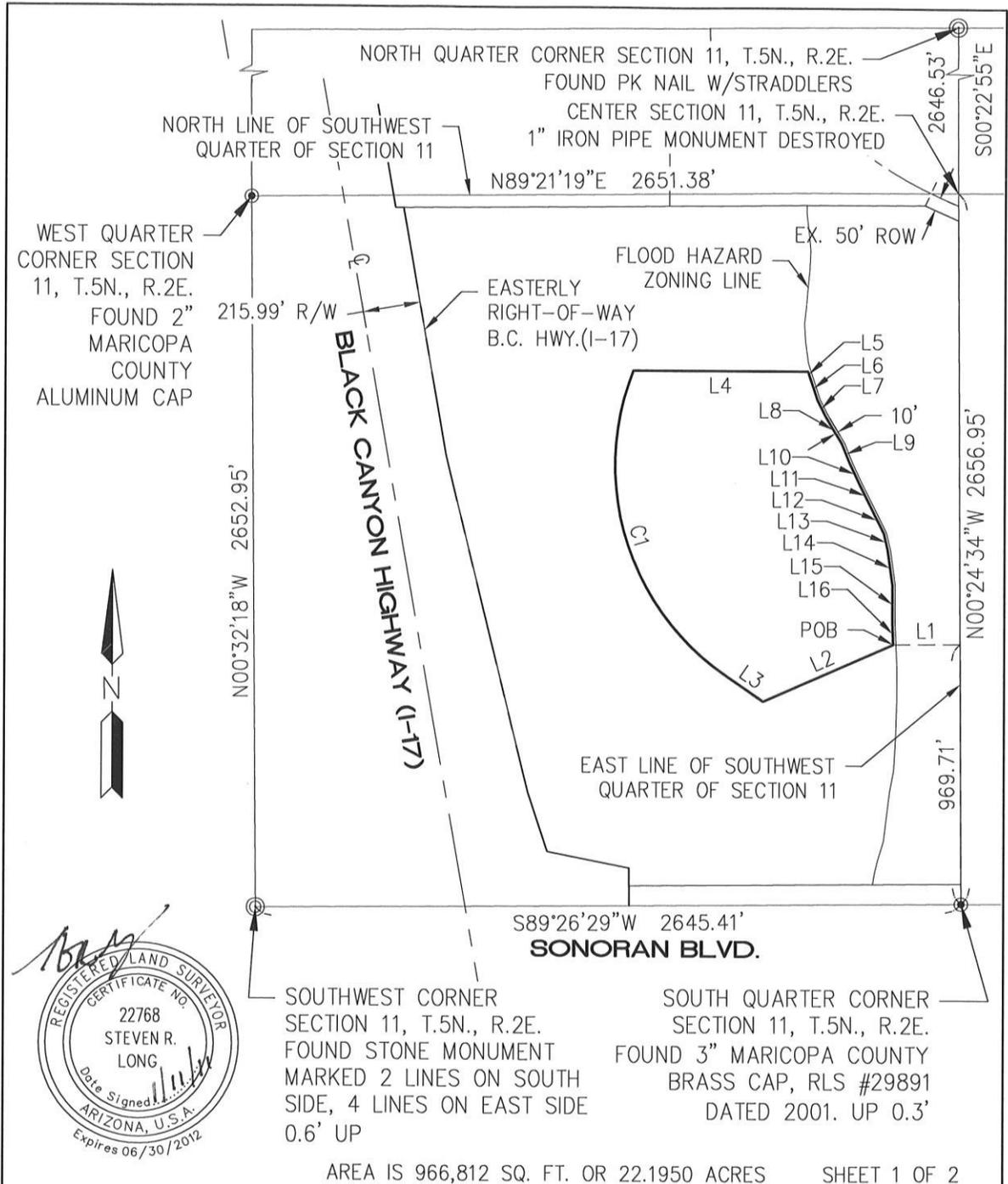
The above described property contains a computed area of 3,664,036 Sq. Ft. (84.1147 acres) more or less.

This description shown hereon is not to be used to violate subdivision regulation of the state, county and/or municipality or any other land division restrictions.

Prepared by: HilgartWilson
1661 East Camelback Road
Suite 275
Phoenix, AZ
Job No. 1072
January 7, 2011



Appendix B: Permitted Helistop Area Legal Description



PROJ.#:	1072	N. BLACK CANYON BAHA HELISTOP I-17 & SONORAN BLVD. PHOENIX, ARIZONA	hilgartwilson ENGINEERS • PLANNERS • SURVEYORS 1661 E. CAMELBACK RD., STE. 275 PHOENIX, AZ 85016 PH 602.490.0535 FAX 602.325.0161
DATE:	JAN 2011		
SCALE:	1"=500'	EXHIBIT A	
DRAWN BY:	CB		
CHECKED BY:	JDK, SRL		

U:\1000\1072\SURVEY\POCS\1072-Legal-Helistop.dwg 1/11/2011 3:33 PM

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	950.00'	77°17'03"	1281.42'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°35'26"W	250.61'
L2	S66°10'07"W	533.31'
L3	N55°36'39"W	173.06'
L4	N90°00'00"E	654.48'
L5	S17°09'37"E	17.94'
L6	S18°26'49"E	94.25'
L7	S26°35'26"E	67.17'
L8	S31°16'22"E	120.60'
L9	S21°49'30"E	79.01'
L10	S25°30'21"E	86.35'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	S26°34'12"E	90.94'
L12	S26°35'38"E	114.44'
L13	S13°13'04"E	62.88'
L14	S07°55'29"E	133.07'
L15	S00°00'23"E	139.84'
L16	S02°29'11"E	79.66'



SHEET 2 OF 2

PROJ.#:	1072	N. BLACK CANYON BAHA HELISTOP I-17 & SONORAN BLVD. PHOENIX, ARIZONA	hilgartwilson ENGINEERS • PLANNERS • SURVEYORS 1661 E. CAMELBACK RD., STE. 275 PHOENIX, AZ 85016 PH 602.490.0535 FAX 602.325.0161
DATE:	JAN 2011		
SCALE:	NTS	EXHIBIT A	
DRAWN BY:	CB		
CHECKED BY:	JDK, SRL		

U:\1000\1072\SURVEY\DOCS\1072-Legal-Helistop.dwg 1/11/2011 3:34 PM

EXHIBIT "A"
NORTH BLACK CANYON BAHA PROPERTY HELISTOP
LEGAL DESCRIPTION

That portion of the Southwest quarter of Section 11, Township 5 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a found 3" Maricopa County brass cap stamped "RLS #29891 DATE 2001, UP 0.3" accepted as the South quarter corner of said Section 11 from which a found stone monument marked "2 lines on south side, 4 lines on east side", 0.6' up and accepted as the Southwest corner of said Section 11 bearing South 89 degrees 26 minutes 29 seconds West a distance of 2645.41 feet;

Thence along the east line of Southwest quarter of said section 11, North 00 degrees 24 minutes 34 seconds West a distance of 969.71 feet;

Thence depart said east line South 89 degrees 35 minutes 26 seconds West a distance of 250.61 feet to the **POINT OF BEGINNING**;

Thence South 66 degrees 10 minutes 07 seconds West a distance of 533.31 feet;

Thence North 55 degrees 36 minutes 39 seconds West a distance of 173.06 feet to the beginning of a tangent curve concave easterly having a radius of 950.00 feet;

Thence northerly along said curve through a central angle of 77 degrees 17 minutes 03 seconds an arc length of 1281.42 feet;

Thence North 90 degrees 00 minutes 00 seconds East a distance of 654.48 feet;

Thence South 17 degrees 09 minutes 37 seconds East a distance of 17.94 feet;

Thence South 18 degrees 26 minutes 49 seconds East a distance of 94.25 feet;

Thence South 26 degrees 35 minutes 26 seconds East a distance of 67.17 feet;

Thence South 31 degrees 16 minutes 22 seconds East a distance of 120.60 feet;

Thence South 21 degrees 49 minutes 30 seconds East a distance of 79.01 feet;

Thence South 25 degrees 30 minutes 21 seconds East a distance of 86.35 feet;

Thence South 26 degrees 34 minutes 12 seconds East a distance of 90.94 feet;

Thence South 26 degrees 35 minutes 38 seconds East a distance of 114.44 feet;

Thence South 13 degrees 13 minutes 04 seconds East a distance of 62.88 feet;

U:\1000\1072\SURVEY\DOCS\NBC BAHA HELISTOP LEGAL.doc

Page 1 of 2

Thence South 07 degrees 55 minutes 29 seconds East a distance of 133.07 feet;

Thence South 00 degrees 00 minutes 23 seconds East a distance of 139.84 feet;

Thence South 02 degrees 29 minutes 11 seconds East a distance of 79.66 feet to the **POINT OF BEGINNING**;

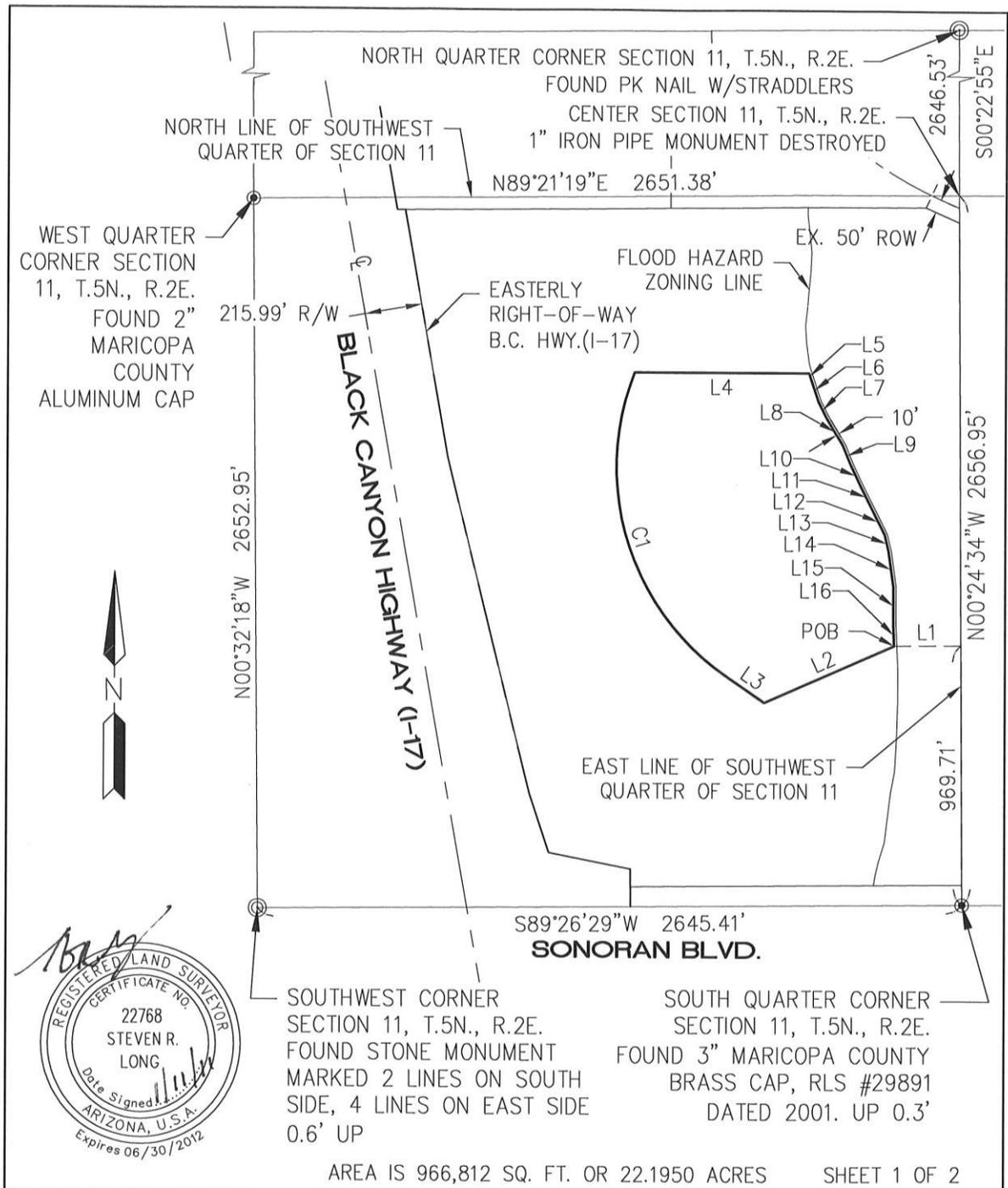
The above described property contains a computed area of 966,812 Sq. Ft. (22.1950 acres) more or less.

This description shown hereon is not to be used to violate subdivision regulation of the state, county and/or municipality or any other land division restrictions.

Prepared by: HilgartWilson
1661 East Camelback Road
Suite 275
Phoenix, AZ
Job No. 1072
January 11, 2011



Appendix C: Height Zone Descriptions
Hospital Use Height Zone



PROJ.#:	1072	N. BLACK CANYON BAHA HELISTOP I-17 & SONORAN BLVD. PHOENIX, ARIZONA	hilgartwilson ENGINEERS • PLANNERS • SURVEYORS 1661 E. CAMELBACK RD., STE. 275 PHOENIX, AZ 85016 PH 602.490.0535 FAX 602.325.0161
DATE:	JAN 2011		
SCALE:	1"=500'	EXHIBIT A	
DRAWN BY:	CB		
CHECKED BY:	JDK, SRL		

U:\1000\1072\SURVEY\DOCS\1072-Legal-Helistop.dwg 1/11/2011 3:33 PM

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	950.00'	77°17'03"	1281.42'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°35'26"W	250.61'
L2	S66°10'07"W	533.31'
L3	N55°36'39"W	173.06'
L4	N90°00'00"E	654.48'
L5	S17°09'37"E	17.94'
L6	S18°26'49"E	94.25'
L7	S26°35'26"E	67.17'
L8	S31°16'22"E	120.60'
L9	S21°49'30"E	79.01'
L10	S25°30'21"E	86.35'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	S26°34'12"E	90.94'
L12	S26°35'38"E	114.44'
L13	S13°13'04"E	62.88'
L14	S07°55'29"E	133.07'
L15	S00°00'23"E	139.84'
L16	S02°29'11"E	79.66'



SHEET 2 OF 2

PROJ.#: 1072	N. BLACK CANYON BAHA HELISTOP I-17 & SONORAN BLVD. PHOENIX, ARIZONA	hilgartwilson ENGINEERS • PLANNERS • SURVEYORS 1661 E. CAMELBACK RD., STE. 275 PHOENIX, AZ 85016 PH 602.490.0535 FAX 602.325.0161
DATE: JAN 2011		
SCALE: NTS	EXHIBIT A	
DRAWN BY: CB		
CHECKED BY: JDK, SRL		

U:\1000\1072\SURVEY\DOCS\1072-Legal-Helistop.dwg 1/11/2011 3:34 PM

EXHIBIT "A"
NORTH BLACK CANYON BAHA PROPERTY HELISTOP
LEGAL DESCRIPTION

That portion of the Southwest quarter of Section 11, Township 5 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a found 3" Maricopa County brass cap stamped "RLS #29891 DATE 2001, UP 0.3" accepted as the South quarter corner of said Section 11 from which a found stone monument marked "2 lines on south side, 4 lines on east side", 0.6' up and accepted as the Southwest corner of said Section 11 bearing South 89 degrees 26 minutes 29 seconds West a distance of 2645.41 feet;

Thence along the east line of Southwest quarter of said section 11, North 00 degrees 24 minutes 34 seconds West a distance of 969.71 feet;

Thence depart said east line South 89 degrees 35 minutes 26 seconds West a distance of 250.61 feet to the **POINT OF BEGINNING**;

Thence South 66 degrees 10 minutes 07 seconds West a distance of 533.31 feet;

Thence North 55 degrees 36 minutes 39 seconds West a distance of 173.06 feet to the beginning of a tangent curve concave easterly having a radius of 950.00 feet;

Thence northerly along said curve through a central angle of 77 degrees 17 minutes 03 seconds an arc length of 1281.42 feet;

Thence North 90 degrees 00 minutes 00 seconds East a distance of 654.48 feet;

Thence South 17 degrees 09 minutes 37 seconds East a distance of 17.94 feet;

Thence South 18 degrees 26 minutes 49 seconds East a distance of 94.25 feet;

Thence South 26 degrees 35 minutes 26 seconds East a distance of 67.17 feet;

Thence South 31 degrees 16 minutes 22 seconds East a distance of 120.60 feet;

Thence South 21 degrees 49 minutes 30 seconds East a distance of 79.01 feet;

Thence South 25 degrees 30 minutes 21 seconds East a distance of 86.35 feet;

Thence South 26 degrees 34 minutes 12 seconds East a distance of 90.94 feet;

Thence South 26 degrees 35 minutes 38 seconds East a distance of 114.44 feet;

Thence South 13 degrees 13 minutes 04 seconds East a distance of 62.88 feet;

U:\1000\1072\SURVEY\DOCS\NBC BAHA HELISTOP LEGAL.doc

Page 1 of 2

Thence South 07 degrees 55 minutes 29 seconds East a distance of 133.07 feet;
Thence South 00 degrees 00 minutes 23 seconds East a distance of 139.84 feet;
Thence South 02 degrees 29 minutes 11 seconds East a distance of 79.66 feet to the **POINT OF BEGINNING**;

The above described property contains a computed area of 966,812 Sq. Ft. (22.1950 acres) more or less.

This description shown hereon is not to be used to violate subdivision regulation of the state, county and/or municipality or any other land division restrictions.

Prepared by: HilgartWilson
1661 East Camelback Road
Suite 275
Phoenix, AZ
Job No. 1072
January 11, 2011



Appendix D: Definitions

Definitions

Adult Health Day Care: A facility that provides planned care supervision and activities, personal care; personal living skills training, preventive, therapeutic and restorative health-related services; meals; and health monitoring during a portion of a continuous twenty-four hour period.

Assisted Living Facility: A residential living facility that is licensed by the Arizona State Department of Health Services, and that provides supervisory care services, personal care services, directed care services, or health related services for persons who do not need continuous nursing services.

Bar/Night Club: A drinking, dancing and entertainment establishment which includes the sale of spirituous liquor to be consumed on the premises, and which may or may not serve food. This use may include a dance floor, a DJ booth or other form of recorded or live music.

Civic Uses: A land use devoted to public or private municipal functions or agencies. Some examples include, but are not limited to, US Postal Service, electrical substation, water or sewer pump or pressure regulation station, or any other use devoted to municipal or community systems or function.

Clinic, Medical or Dental Offices: A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis.

Common Area Open Space: Land within or related to a development, not individually owned or dedicated for public use, that is designated and intended for the common use or enjoyment of the residents and their guests of the development and may include such complementary structures and improvements as are necessary and appropriate. Required open space is to be centrally located, be a minimum of 1,000 square feet of level surface area, and maintain a maximum grade of 4:1 at any point including its periphery.

Emergency Medical Care Facility (24 hour): Means a medical facility for the diagnosis and treatment of human patients which may include emergency service, surgery and may include overnight housing of patients.

Independent Living: A multi-family housing facility for the elderly living in separate dwellings in which all units, other than those used for the specific purpose of managing and operating the project, is occupied by a household in which all persons, or at least one spouse of a married couple, is 60 years old or older. The community may include common amenities, services and possibly common dining.

Residential, Multifamily: A building or buildings attached to each other and containing two or more dwelling units. The term multi-family dwelling is intended primarily to apply to such dwelling types as condominiums, apartments, independent living (rental or owner-occupied) facilities, and buildings where any dwellings have their primary

access to a common internal hallway, external corridor and/or common stair or semi-private entrances.

Residential, Multifamily Live/Work: A residential unit that is also used for commercial purposes for a time, with minimum of 25 percent of the total building area given to the commercial use within the same structure as the residential component.

Residential Multifamily Loft: a residential unit or series of units, either rental-occupied apartments or owner-occupied condominium units located above lower-level retail or office uses.

Appendix E: Traffic Impact Analysis

(This section is reserved for placement of the Traffic Impact Analysis once approved by the City of Phoenix Streets Transportation Department)

Appendix F: Reserved - Citizen Participation Efforts and Summary

**Appendix G: Reserved – Phoenix City Council Meeting Hearing
Minutes**

Appendix H: Reserved - PUD – Conditions of Zoning Approval