



Sonoran Crossing

NEC of Black Canyon Freeway (I-17) and Dove Valley Road

Planned Unit Development (PUD)

Land Use and Development Standards

Case Z-46-17

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City Council Approval: May 2, 2018

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 articulate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.

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A. Executive Summary

Located at the northeast corner of Interstate 17 (Black Canyon Freeway) and Dove Valley Road within the growing North Black Canyon Corridor Plan area, Sonoran Crossing is appropriately sited to become a health and wellness campus. The property sits just north of the North Gateway Village Core which is envisioned as a place to live, work, shop and play within a compact, urban environment. Sonoran Crossing will complement the North Gateway Village Core, providing a mixed-use wellness campus anchored by an HonorHealth Hospital. (Refer to **Figure 1: Area Vicinity Map**)

Recent rezoning cases have positioned the property for the newly envisioned Sonoran Crossing development. In 2006, the property was rezoned to C-2 Special Permit (Case No. Z-78-05-2) to develop the site as an Autoplex with automobile dealerships and accessory auto related uses. The Black Canyon Motorplex was intended to become a regional auto mall, but was never developed.

With a change in market conditions, in 2011 Westcor (now Macerich) rezoned the property from C-2 Special Permit and S-1 to Planned Unit Development (PUD) / North Black Canyon Overlay (NBCO) (Case No. Z-4-11-2). This rezoning created the North Black Canyon Crossing PUD which was planned as a community oriented hospital and medical office campus with supporting auto mall and/or retail uses. Zoning Ordinance G-5629 was approved in July 2011 and improvements were made to the property that include: roadway improvements (including full right-of-way and utilities), construction of the HonorHealth Sonoran Health & Emergency Center (including a helistop), and a City of Phoenix Lift Station.

HonorHealth now owns all of the approximately one hundred five (105) acre property and has taken the opportunity to reimagine the development opportunities to develop Sonoran Crossing, a mixed-use wellness campus anchored by an HonorHealth Hospital. The property has been re-designed to eliminate the planned Autoplex, increase the residential density, and increase building heights to accommodate a larger hospital within a mixed use development.

It is important to note that approximately 20.5 acres along the eastern boundary of the property is located within the Skunk Creek Wash corridor and is zoned Flood Hazard and Erosion Management District (FHD). As was indicated in the original North Black Canyon Crossing PUD, it is the intent of the property owner, now HonorHealth, to dedicate this acreage to the City of Phoenix to be preserved and maintained as open space including a regional multi-use trail. The overall Sonoran Crossing property boundary includes the approximately 20.5 acre Skunk Creek Wash parcel; however, since the Skunk Creek Wash parcel is not being rezoned and no development and/or design standards are being provided for within this document, the PUD boundary excludes this parcel. The legal description for the PUD boundary, inclusive of 87.2 acres, is provided in **Appendix A**.



SONORAN CROSSING
 HONORHEALTH

FIGURE 1
 AREA VICINITY MAP

LEGEND

■■■■ PROJECT BOUNDARY

NORTH
 NTS

BERRY | RIDDELL LLC
 NORRIS DESIGN
 Devenney GROUP
 Dibble Engineering
 MCCARTHY

B. Purpose and Intent

1. Project Overview and Goals

The purpose of this PUD is to create the regulatory means necessary to achieve HonorHealth's vision for a world class destination health and wellness campus and mixed-use development. The HonorHealth Hospital will be the defining centerpiece of Sonoran Crossing and will set the tone for a health and wellness-focused community. To suit the needs of an ever growing multi-generational demographic, other uses and site amenities may include medical office facilities, retail, restaurants, hotel, office space, multi-family housing, assisted living, community open space and fitness trails.

Goals of the Sonoran Crossing PUD are:

- Facilitate development of a proposed community hospital and medical campus, and ancillary uses.
- Incorporate flexible development standards and design guidelines that blend with the character of the area and further the City's vision for the North Black Canyon Corridor.
- Create new jobs and generate tax revenue.
- Provide a comprehensive framework for development in order to establish a mixed-use community that will include for a variety of land uses, services and employment opportunities.

2. Overall Design Concept

Sonoran Crossing is planned to be a mixed-use, wellness-focused community anchored by an HonorHealth Hospital. The health and wellness campus is designed as an urban environment that promotes walkability and fosters social interaction amongst its visitors, residents and employees. Common design elements such as building materials and colors, hardscape elements, landscape, signage and streetscape will unify the development and create a cohesive vision for the approximately 87.2 acre site. This PUD encourages flexibility in uses and design while meeting the design intent of the North Black Canyon Corridor Overlay District and Sonoran Preserve Edge Treatment Guidelines.

3. Regulatory Provisions

Unless a use or standard for development is specifically restated herein, the Phoenix Zoning Ordinance as adopted and periodically amended, shall apply. If there are conflicts between specific provisions of this PUD and the Phoenix Zoning Ordinance, the terms of this PUD shall apply, except when in conflict with the North Black Canyon Overlay, the Overlay shall prevail.

C. Land Use Plan

Sonoran Crossing is a mixed-use health and wellness campus consisting of healthcare, office, retail/commercial, assisted living and multi-family residential land uses. The land uses will support both existing and proposed land uses in the area, capitalize on the nearby Interstate 17 and Dove Valley Road transportation corridors, complement the planned intensity and density of the North Gateway Village Core located directly to the southeast and promote the goals and vision of the North Black Canyon Overlay District (NBCOD). Due to similarities in site characteristics, direct access to major roadways and close proximity to the North Gateway Village Core, Sonoran Crossing is envisioned as an extension of this Village Core with its own urban character and brand.

The conceptual design framework for Sonoran Crossing incorporates three (3) development districts and an internal roadway network. (See **Figure 2: Land Use Plan**). Development standards and design guidelines as outlined in this PUD will establish a cohesive design approach for the property, while providing flexibility in land use within each development district.

The hospital and associated medical office uses are generally envisioned on the southwest portion of the property within the Healthcare District, with a mix of multi-family residential, assisted living and office uses on the eastern half of the site in the Employment / Residential District. The existing Sonoran Health & Emergency Center will likely transition into medical office buildings and the helistop will be relocated as the HonorHealth hospital is constructed. The mix of uses within the Employment / Residential District will be determined by future land use demand for residential and office uses. The balance of the property is planned as an urban Mixed Use District that will include horizontal and vertical layers of such uses as commercial, retail, hospitality, office and residential. The more intense uses are planned adjacent to Interstate 17, transitioning in intensity as the development moves east to meet the natural landscape of Skunk Creek Wash and creating an appropriate transitional buffer to the natural environment. **Figure 3: Conceptual Site Plan Options** is a conceptual representation of the design intent for Sonoran Crossing and is subject to modification. Site plans for individual parcels will be processed through the City of Phoenix Site Plan Review Process.



SONORAN CROSSING

FIGURE 2
LAND USE PLAN

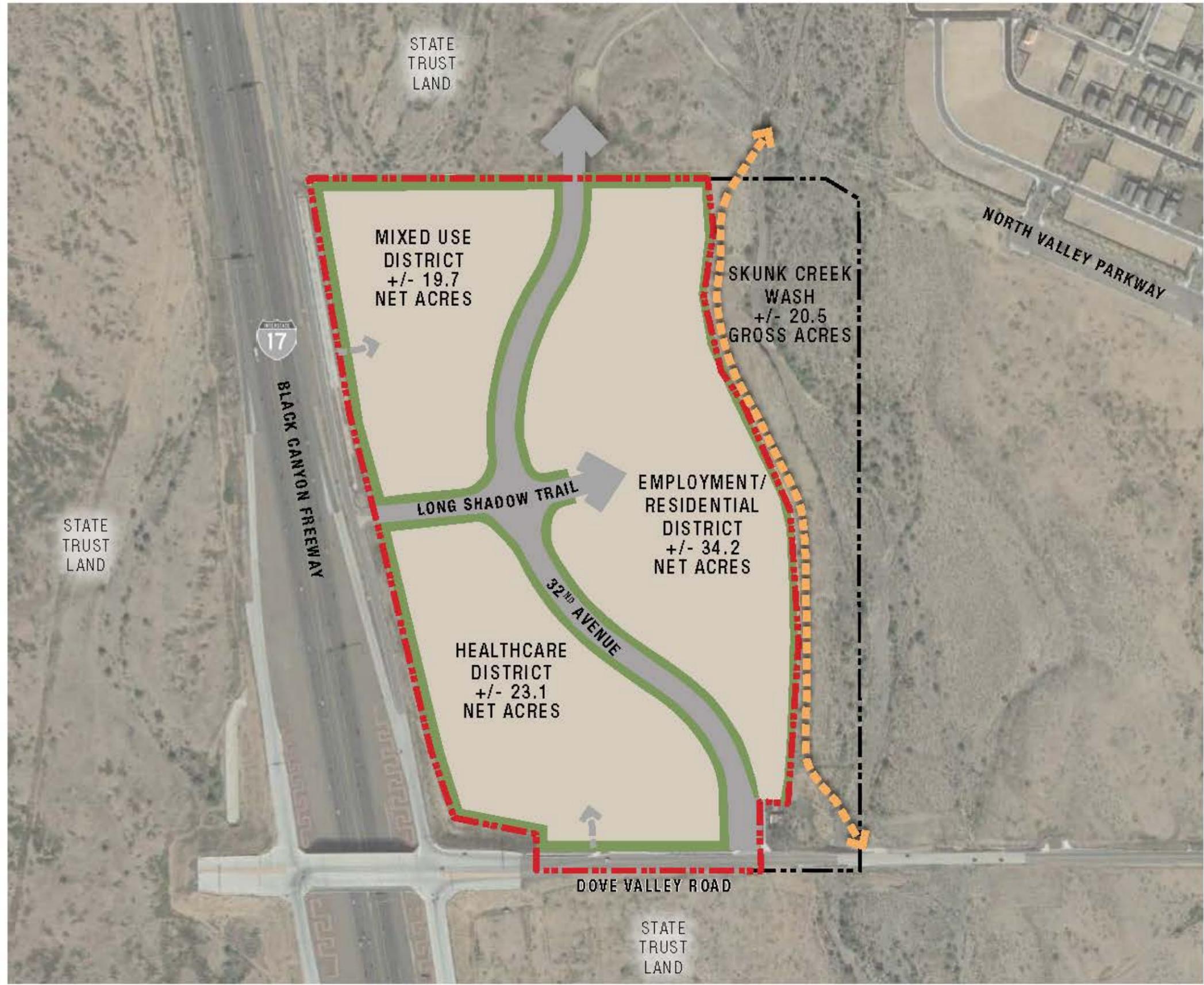
MIXED USE DISTRICT
PRIMARY LAND USES: COMMERCIAL, RETAIL, OFFICE, HOTEL, MULTI-FAMILY RESIDENTIAL, ASSISTED LIVING

HEALTHCARE DISTRICT
PRIMARY LAND USES: HOSPITAL, MEDICAL OFFICE, HELIPAD

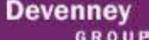
EMPLOYMENT / RESIDENTIAL DISTRICT
PRIMARY LAND USES: MULTI-FAMILY RESIDENTIAL, ASSISTED LIVING, OFFICE

- LEGEND**
- PROJECT BOUNDARY
 - PUD BOUNDARY
 - DEVELOPMENT DISTRICT
 - ROADWAY
 - LANDSCAPE SETBACK
 - 10' WIDE MULTI-USE TRAIL
 - FUTURE ACCESS DRIVE

NOTE:
INTERNAL PATHWAY CONNECTIONS ARE CONCEPTUAL AND WILL BE DETERMINED AT FINAL SITE DESIGN FOR THE INDIVIDUAL DEVELOPMENT PARCEL WITHIN THE EMPLOYMENT/RESIDENTIAL DISTRICT.












HONORHEALTH SONORAN CROSSING

FIGURE 3
CONCEPTUAL SITE PLAN OPTIONS

LEGEND

- PROJECT BOUNDARY
- PUD BOUNDARY
- HOSPITAL / HEALTHCARE
- RETAIL / MIXED USE
- OFFICE
- MULTI-FAMILY RESIDENTIAL / EMPLOYMENT / ASSISTED LIVING
- LANDSCAPE/OPEN SPACE
- SURFACE PARKING
- PARKING GARAGE
- 10' MULTI-USE TRAIL

NORTH
NTS

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Dibble Engineering MCCARTHY

NOTE: Site Plan Options for the Sonoran Crossing PUD are conceptual and subject to change. Site plans for PUD Development Districts and/or parcels will be approved through the Site Plan Review process.

D. Site Location and Existing Conditions

1. Site Location and Context

The property is bounded by Interstate 17 to the west, Dove Valley Road to the south, the Skunk Creek Wash corridor to the east and vacant land currently owned by the Arizona State Trust to the north. (Refer to **Figure 4: Aerial Map**) Neighboring properties in the immediate vicinity are undeveloped, although residential development exists within approximately one (1) mile of the property in the communities of Tramonto (to the north) and Sonoran Foothills (to the east). The North Gateway Village Core is located south of Dove Valley Road, and although it is currently undeveloped except for the W.L. Gore campus, this area is planned for a vibrant urban environment with a variety of mixed uses and allowed building heights up to one hundred ninety (190) feet. The W.L. Gore campus expansion is planned east of Sonoran Crossing, on the east side of Skunk Creek Wash.

Limited commercial services currently exist in the immediate area. Retail development including a grocery store, department store, home improvement store, restaurants and ancillary uses exists one (1) mile to the north at Carefree Highway and Interstate 17, within the Tramonto community. A new Fry's Shopping Center is located half a mile to the east at the northwest corner of Dove Valley Road and North Valley Parkway. 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. Professional offices and employment opportunities are almost non-existent in the immediate area. The HonorHealth Sonoran Health & Emergency Center located on site is the closest health related service available, and the nearest hospital is the HonorHealth Deer Valley Medical Center, located at Interstate 17 and the 101 Freeway, over eight (8) miles to the south.

2. Topography and Site Features

The property is relatively flat with a gentle slope to the south and west. The undeveloped portions of the property are generally vacant desert, containing sparse growth of natural desert vegetation. The Skunk Creek Wash corridor (an intended part of the Sonoran Preserve) borders the eastern boundary and will be maintained as dedicated open space with the addition of a multi-use trail. A temporary drainage channel exists along the north boundary which routes water flows from the north side of the property to a series of pipe culverts which pass under Interstate 17.

Currently, the property includes existing infrastructure for 32nd Avenue and Long Shadow Trail, and the HonorHealth Sonoran Health & Emergency Center located near the center of the property along the east side of 32nd Avenue. (Refer to **Figure 5: Existing Site Conditions**) A public 12-inch water line and public 10-inch sewer line currently exist within 32nd Avenue. In addition, service lines for Arizona Public Service (APS), Southwest Gas, Century Link, and Cox Communications follow the 32nd Avenue alignment. A City of Phoenix Lift Station, which is not included within the PUD Boundary, is located at the northeast corner of 32nd Avenue and Dove Valley Road.

HONORHEALTH SONORAN CROSSING

FIGURE 4
AERIAL MAP



- LEGEND
- PROJECT BOUNDARY
 - .-.- PUD BOUNDARY

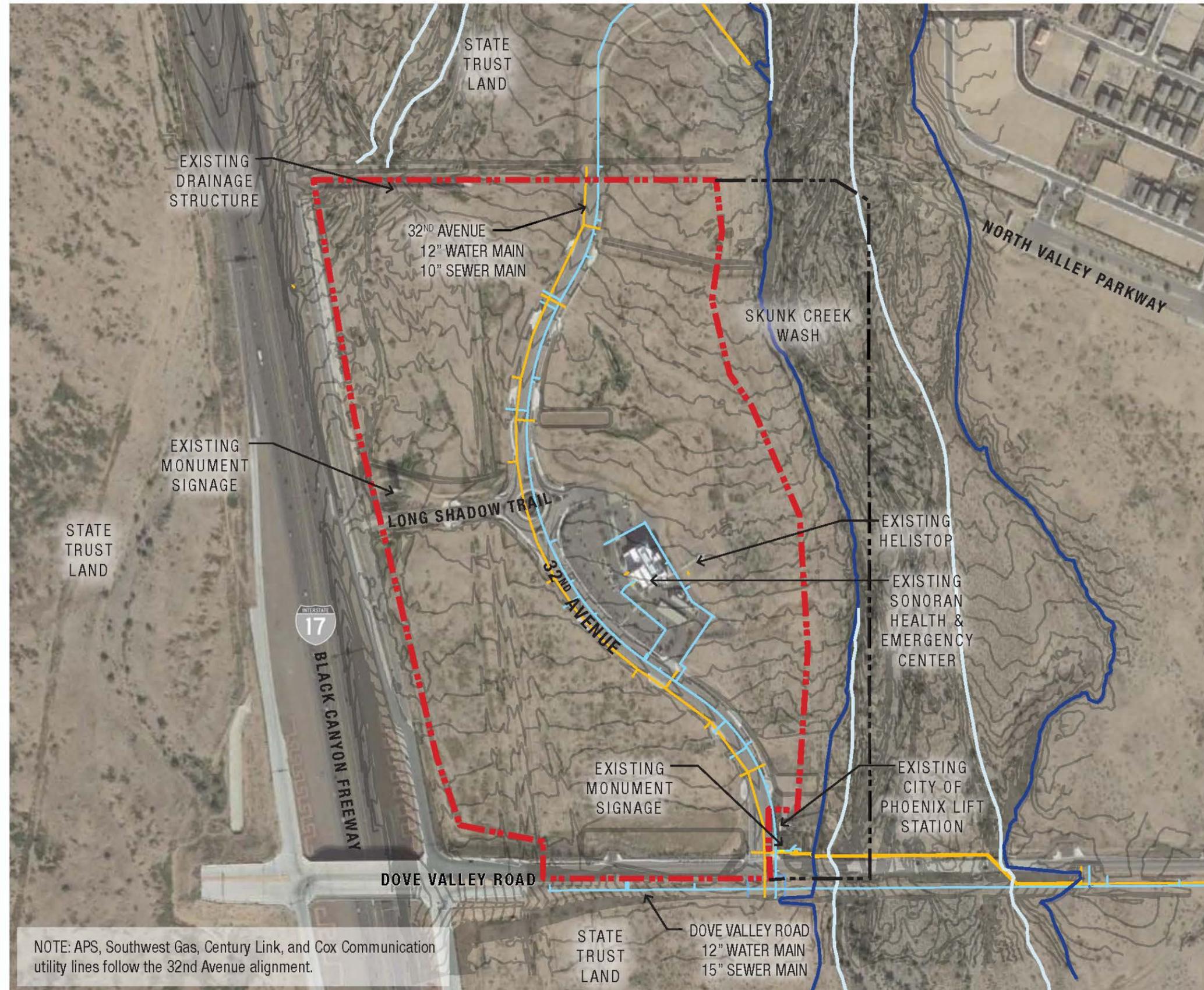


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LLC | PLANNING | LANDSCAPE ARCHITECTURE | PROJECT PREPARATION | GROUP

Dibble | **MCCARTHY**
Engineering

HONORHEALTH SONORAN CROSSING

FIGURE 5
EXISTING SITE CONDITIONS



- LEGEND
- PROJECT BOUNDARY
 - PUD BOUNDARY
 - TOPOGRAPHY
 - FLOODWAY
 - FLOODPLAIN
 - WATER MAINLINE
 - SEWER MAINLINE



NOTE: APS, Southwest Gas, Century Link, and Cox Communication utility lines follow the 32nd Avenue alignment.

BERRY | RIDDELL LLC NORRIS DESIGN Devenney GROUP
 Dibble Engineering McARTHUR

E. General Plan Conformance

1. A Statement of Conformity

The City of Phoenix General Plan designates the Sonoran Crossing property as a mix of land uses including designations of Commercial, 10-15 du/ac Higher Density, and 5-10 du/ac Traditional Lot. Sonoran Crossing is consistent with planned land uses and goals and policies outlined in the City of Phoenix General Plan and the North Black Canyon Corridor Plan. (Refer to **Figure 6: General Plan Map**)

2. Conformance with General Plan Goals

The Sonoran Crossing PUD achieves a number of specific goals of the 2015 General Plan (planPHX), as discussed on the following pages.

Core Value: Connect People & Places

Subsection	Goal
Cores, Centers & Corridors	Phoenix residents should have an abundance of places to connect with services, resources and each other.

A core tenet of the Phoenix General Plan is to create, support and activate village cores by providing a mix of land uses within a pedestrian friendly environment. Sonoran Crossing, located just outside the North Gateway Village Core and adjacent to Interstate 17 and Dove Valley Road, is appropriately located to be developed as an activity center supporting a healthy urban village with a balanced mix of housing, employment opportunities and services.

The development of this property as a unified health oriented community provides for an inherent connection between residents with a shared goal. The achievement of a healthier community as an overarching theme will resonate throughout the character of the development. Additionally, residents within the broader community will benefit from a variety of goods and services that are currently lacking in this area.

Core Value: Strengthen Our Local Economy

Subsection	Goal
Job Creation (Employers)	Our major employers and established employment centers will continue to grow and provide high quality, wealth generating employment opportunities. Facilitate job creation in targeted high growth/high-wage industry sectors and targeted trade industry sectors.

The proposed commercial, retail, hospital and office uses planned for Sonoran Crossing provide opportunity for significant numbers of high quality, high paying jobs. Based on generalized employment data, Sonoran Crossing, with a mix of professional office, retail and a 300-bed hospital, could generate up to 6,000 jobs depending on ultimate land uses and intensity of development.

The property's proximity to Interstate 17 makes it an ideal location for north Phoenix professionals seeking to avoid long commutes to jobs, dining, and shopping and entertainment venues. The retail and employment uses complement and provide support for the existing and planned residential uses in the immediate and larger surrounding area. In addition, the proposed multi-family housing and assisted living within Sonoran Crossing will create a new pool of customers for nearby retail establishments and restaurants.

Core Value: Celebrate our Diverse Communities & Neighborhoods

Subsection	Goal
Connected Neighborhoods	Ensure connectivity to resources and services for neighborhoods and communities. Ensure a cohesive, connected community through adequate venues for community interaction, community building activities and events, and the sharing of information about community issues and services.
Healthy Neighborhoods	Ensure all communities and neighborhoods are designed and have the necessary infrastructure to allow residents to enjoy a healthy lifestyle.
Diverse Neighborhoods	Encourage communities and neighborhoods to be a mix of ages, incomes and ethnicities and provide housing suitable to residents with special needs. A diverse range of housing choices, densities, and prices in each village should be encouraged.

Sonoran Crossing is planned as a mixed-use health and wellness campus with employment, retail and residential uses. Pedestrian linkages throughout the property, which will connect to the future Skunk Creek Wash trail, provide opportunities for healthy living as well as create an environment that fosters social interactions and unifies the land uses. The overall design intent is to provide a campus that provides places to gather, eat, live, work, play and heal together.

A variety of housing options such as multi-family residential (both rental and owner-occupied), and assisted living facilities are planned within Sonoran Crossing. This mix of housing types and densities will attract a broad range of lifestyles and provide support for the non-residential land uses.

The core design theme of this community focuses on the increasing need for urban development that encourages healthy, sustainable living. Creative and innovative planned communities can create a standard for built environments with healthy living in mind. This community recognizes that the burden of healthy living no longer lies solely with health professionals, but with architects, developers, and land planners, in creating built environments that respond to the health needs of its residents and visitors.

Core Value: Build the Sustainable Desert City

Subsection	Goal
Desert Landscape	Protect and celebrate our unique desert landscape.

Sonoran Crossing is within the North Black Canyon Overlay District (NBCOD) which strongly encourages preservation of visual and physical access to the surrounding desert environment. Skunk Creek Wash borders the entire eastern boundary of the property. Sonoran Crossing incorporates the use of the Sonoran Preserve Edge Treatment Guidelines and Design Guidelines of the NBCOD to preserve the interface between the built environment and the Skunk Creek Wash corridor.

3. North Black Canyon Corridor Plan

Sonoran Crossing is located within the North Black Canyon Corridor Plan area, one of the City's identified growth areas. This PUD meets the intent of the four (4) primary goals of the North Black Canyon Corridor Plan by creating a new, high quality, mixed-use development within a targeted employment area. The urban form of Sonoran Crossing promotes a sense of community, ties into major transportation corridors surrounding the property and creates a health and wellness campus, which both integrates with and preserves the natural desert environment. Sonoran Crossing has the potential to become one of the most highly competitive and emerging employment locations in north Phoenix.

The four (4) primary goals of the North Black Canyon Corridor Plan are as follows:

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.
2. Achieve a balance between employment and housing.
3. Concentrate growth within a defined corridor.
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.

FIGURE 6 GENERAL PLAN MAP



LEGEND

- | | |
|--|---|
|  PROJECT BOUNDARY |  15+ DU/ACRE - HIGHER DENSITY ATTACHED TOWNHOUSES, CONDOS, OR APARTMENTS |
|  PUD BOUNDARY |  PARKS/OPEN SPACE - PUBLICLY OWNED |
|  ARTERIAL AND COLLECTOR STREETS |  COMMERCIAL |
|  2 TO 3.5 DU/ACRE - TRADITIONAL LOT |  COMMERCE/BUSINESS PARK |
|  3.5 TO 5 DU/ACRE - TRADITIONAL LOT |  FLOODPLAIN |
|  5 TO 10 DU/ACRE - TRADITIONAL LOT | |
|  10 TO 15 DU/ACRE - HIGHER DENSITY ATTACHED TOWNHOUSES, CONDOS, OR APARTMENTS | |

F. Zoning and Land Use Compatibility

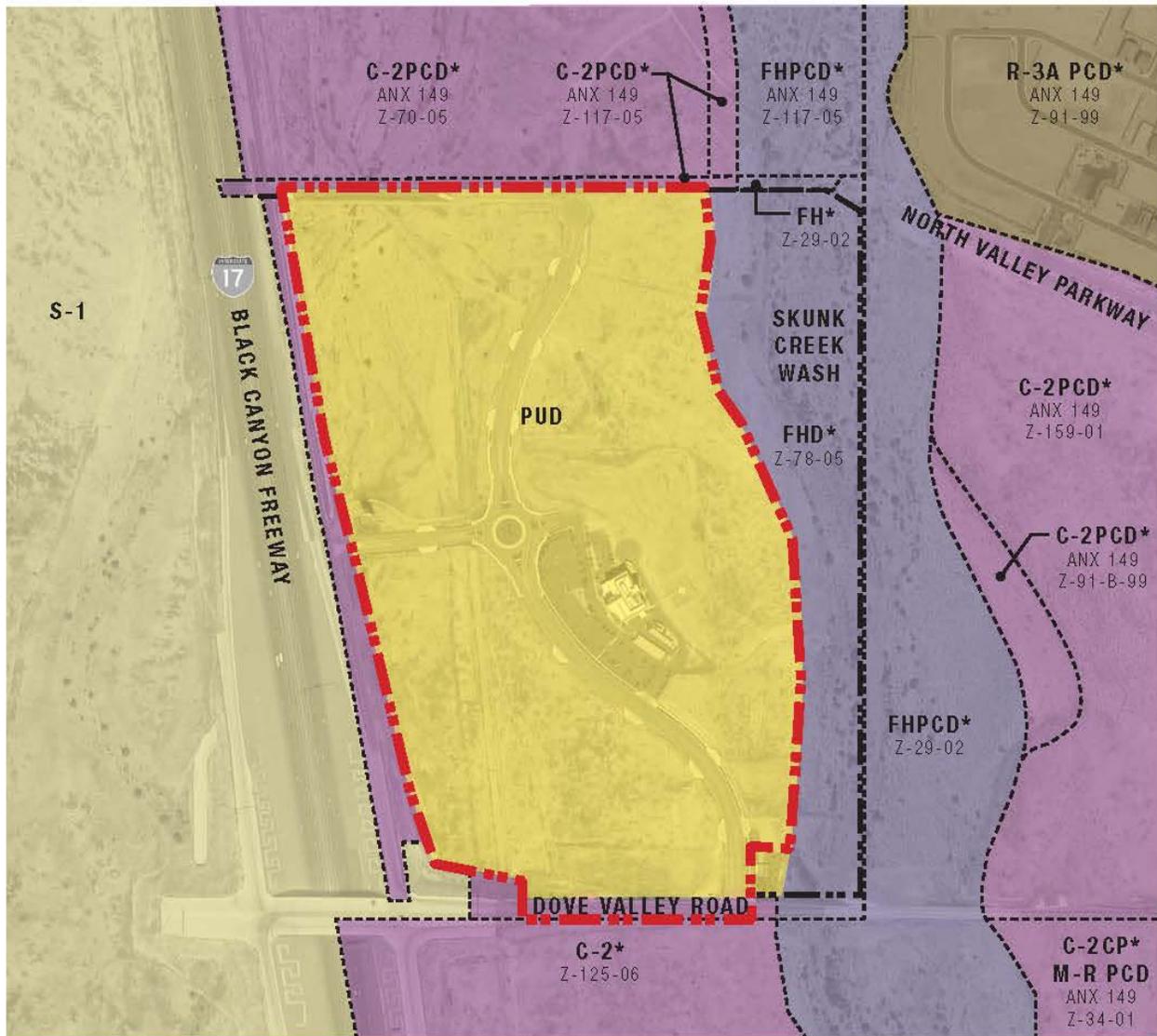
The Sonoran Crossing property is currently zoned Planned Unit Development (PUD) and North Black Canyon Overlay District (NBCOD), as well as Flood Hazard & Erosion Management District (FH). This PUD only applies to the area within the PUD boundary, excluding the approximately 20.5 acre parcel located within the project boundary which is zoned FH and will ultimately be deeded to the City of Phoenix to continue the preservation and management of Skunk Creek Wash. The surrounding area is primarily zoned C-2 NBCOD, as noted below and on **Figure 7: Existing Zoning Map** and **Figure 8: Proposed Zoning Map**.

Table 1: Adjacent Zoning and Land Use

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	Skunk Creek Wash	Open Space and Floodplain	FH C-2 PCD NBCOD HGT/WVR Z-78-05	Vacant
West	Arizona Department of Transportation	n/a	n/a	Interstate 17

The property is geographically separated from other developments by Interstate 17, Dove Valley Road and Skunk Creek Wash. Properties adjacent to Sonoran Crossing are currently undeveloped, but planned for office, commercial and multi-family residential development at intensities similar to that proposed within Sonoran Crossing. Canyon Crossroads, located east across Skunk Creek Wash, is zoned C-2 PCD / NBCOD with a height waiver allowing heights up to four (4) stories or a maximum of fifty-six (56) feet. The Canyon Crossroads development currently has a new Fry's grocery store and is under development to include an expansion of the W.L. Gore campus. The Arizona State Trust property to the north is zoned C-2 PCD / NBCOD and planned to develop with community and regional commercial uses that capitalize off the Interstate 17 and Carefree Highway interchange. The Arizona State Trust Land to the south is also zoned C-2 / NBCOD and planned for mixed-use development which may include multi-family residential at heights up to four (4) stories or fifty-six (56) feet. The North Gateway Village Core, immediately southeast of Sonoran Crossing, is currently undeveloped but planned as an urban density employment center with building heights up to one hundred ninety (190) feet. Due to similarities in site characteristics and close proximity to the North Gateway Village Core, Sonoran Crossing is envisioned as an extension of this Village Core with its own character, brand and planned uses. Sonoran Crossing, as well as all surrounding properties have pledged to preserve the Skunk Creek Wash corridor as a major recreation and conservation amenity that benefits the entire North Gateway Village. Through this PUD, Sonoran Crossing proposes land uses and development standards that are consistent with adjacent development and in harmony with the City's long-range planning goals for the area.

FIGURE 7 EXISTING ZONING MAP

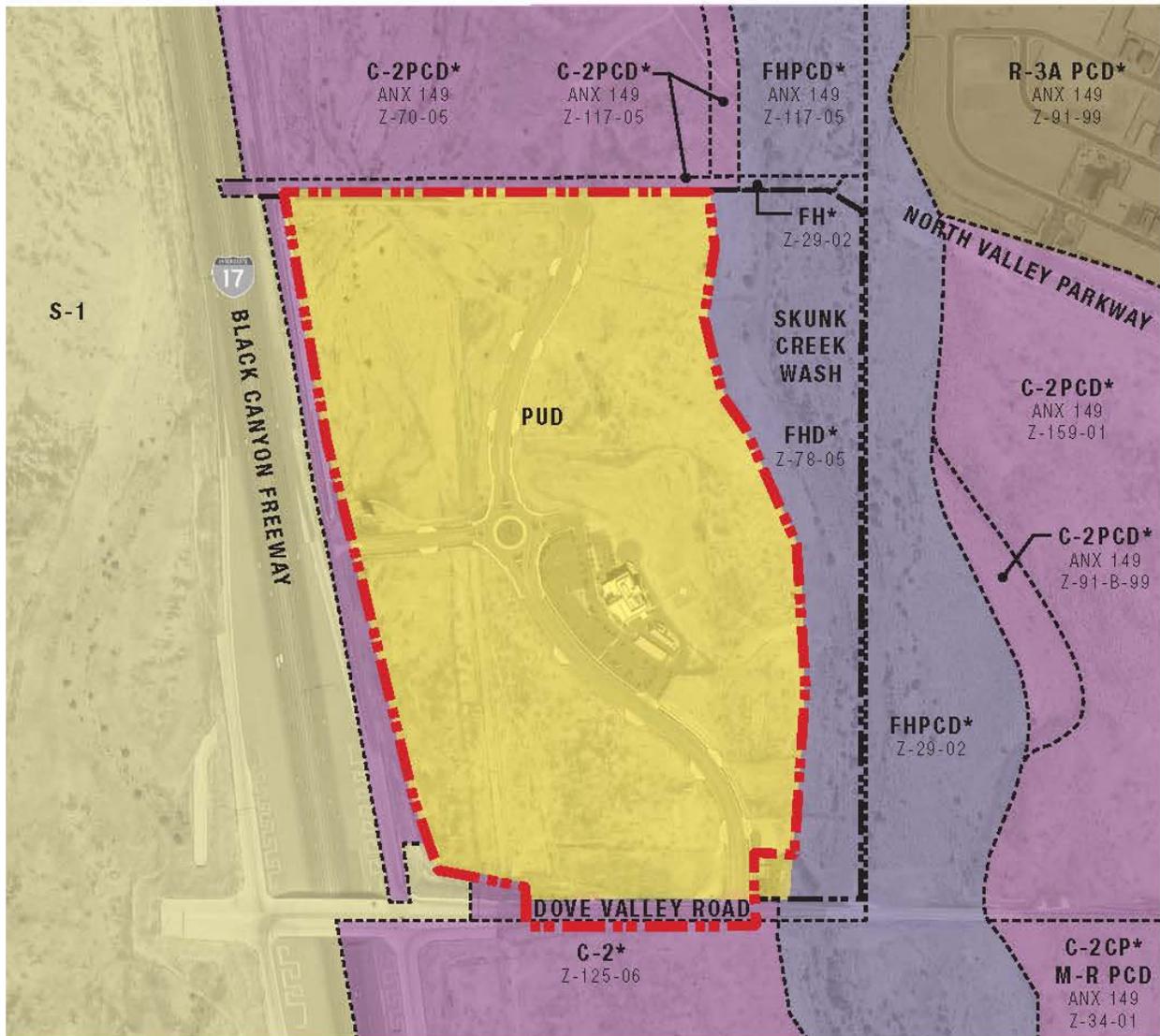


LEGEND

- PROJECT BOUNDARY
 - 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
- 

NORTH
NTS

FIGURE 8 PROPOSED ZONING MAP



LEGEND

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

H. Development Standards and Guidelines

It is the intent of this PUD to develop the Healthcare District and Mixed-Use District (approximately 42.8 net acres) with similar/comparative development standards to that of the Intermediate Commercial (C-2) District with Mid-Rise Overlay and the Employment / Residential District (approximately 34.2 net acres) with similar/comparative development standards to that of the R-5 Multifamily Residence District. Development standards and guidelines for the remaining approximately 20.5 acres, which is located within Skunk Creek Wash and is zoned FH, will meet the requirements as outlined in Section 657 FH – Flood Hazard and Erosion Management District, Phoenix Zoning Ordinance. The FH zoned portion of the Sonoran Crossing project will be deeded to the City of Phoenix for the preservation and management of Skunk Creek Wash.

The Sonoran Crossing PUD shall comply with the development standards and design guidelines as written in the North Black Canyon Overlay District (NBCOD), Sonoran Preserve Edge Treatment Guidelines and the Phoenix Zoning Ordinance, as may be amended from time to time, and as amended herein. If there are conflicts between specific provisions of this PUD and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. Where conflicts arise between this PUD and the NBCOD, the NBCOD shall apply.

1. Healthcare District

The Healthcare District located in the southwest section of the property, as shown on the Land Use Plan, is intended to allow for development of the new HonorHealth Hospital, as well as other hospital related uses such as medical office and helistop. The uses permitted within the Healthcare District shall be those permitted in Section 623 Commercial C-2 District – Intermediate Commercial of the Phoenix Zoning Ordinance, as amended from time to time, with the following exclusions and additions:

The following uses shall be prohibited:

1. Adult bookstore, adult novelty store, adult theatre, adult live entertainment establishment, erotic dance or performance studio
2. Agricultural Implements, Distributions and Display, Retail Sales
3. Automobile Parts and Supplies, New Retail and Wholesale
4. Auto Seat Covers and Trim Shop
5. Bakers and Baked Goods, Manufacturing Wholesale and Storage
6. Balls and Bearings, Retail Sales
7. Beer, Ale and Wine Distributor, Wholesale and Storage (no bottling)
8. Beverages, Wholesale and Storage (no bottling)
9. Blueprinting
10. Boats, Retail Sale
11. Bookbinders, Commercial
12. Building Materials, Retail Sales Only
13. Candy, Wholesale Distribution
14. Carpet, Rug and Furniture Cleaners
15. Cigarette or Vapor Service
16. Cigars Manufacturing, Custom Hand Rolled
17. Cigars, Wholesale and Storage
18. Cleaning and Dyeing Plants
19. Coin Machines, Rental and Service
20. Confectioners, Wholesale
21. Draperies, Manufacturing
22. Egg, Storage and Processing

23. Farm Implements and Machinery, Retail Sales
24. Feed, Retail and Sales Office
25. Frozen Foods, Wholesale Storage and Distribution
26. Furniture, Repairing and Refinishing
27. Furs, Custom Cleaning, Storage
28. Guns, Retail Sales and/or Repairs
29. Lawn Mower Repair Shops
30. Liquor, Storage and Wholesale
31. Milliners, Wholesale and Manufacturing
32. Mineral Water Distillation and Bottling
33. Motorcycles, Repairing and Retail Sales
34. Nonprofit medical marijuana dispensary facility
35. Pawn Shop
36. Restaurant Equipment, Supplies and Retail Sales
37. Riding Equipment Sales
38. Rug Cleaning
39. Saddlery Shops, Custom, Handmade
40. Saw Sharpening Shop
41. Service Station Equipment, Wholesale
42. Shoe Repairing Equipment and Supplies, Wholesale
43. Sightseeing Tours, Garages and Depot
44. Slip Covers, Custom and Manufacturing
45. Soaps, Wholesale and Storage
46. Soda Fountain Supplies, Retail and Wholesale
47. Spices, Wholesale and Storage
48. Tanning Salon
49. Tattoo Shops
50. Tire Repairing Equipment and Supplies
51. Tobacco Oriented Retailers
52. Tobacco, Wholesale
53. Tolls, Wholesale and Distribution
54. Tortillas, Manufacturing Wholesale
55. Tractors, Retail Sales, Display
56. Upholsterers, Custom, Retail Sales and Supplies
57. Venetian Blinds, Custom Manufacturing and Cleaning
58. Washing Machines, Retail Sales and Display, Custom Repairing
59. Water or Mineral, Drinking or Curative, Bottling and Distribution
60. Water Softening Equipment, Service and Repairs
61. Wines, Storage and Wholesale

The following additional uses will be allowed:

1. Public Assembly, Active Recreational
2. Public Assembly, General
3. Public Assembly, Spectator

The following uses will be allowed by right and NOT subject to a use permit:

1. Farmers Market
2. Satellite Earth Station and Wireless Communications

Below are the development standards and guidelines that regulate development within the Healthcare District.

Table 2A: Healthcare District Development Standards and Guidelines

Minimum Lot Width/Depth		None
Building Setbacks⁽¹⁾		
Adjacent to Streets (Interstate 17 and Dove Valley Road)	30 Feet Minimum	
Adjacent to Streets (Long Shadow Trail & 32 nd Avenue)	15 Feet Minimum	
Adjacent to Perimeter Boundary (Not Adjacent to a Street)	N/A	
Adjacent to Interior Property Lines (Not Adjacent to a Street)	0 Feet	
Commercial adjacent to Residential	10 Feet Minimum ⁽²⁾	
Residential adjacent to Public Assembly	10 Feet Minimum ⁽²⁾	
Building Separation		
Building Separation	IBC or COP Adopted Modifications	
Building Height		
Maximum Building Height	120 Feet	
Building Stepbacks⁽³⁾		
District Boundary	Minimum 30 Feet for any Portion of the Building in Excess of 56 Feet, Except No Stepback is Required Adjacent to Interstate 17	
Lot Coverage		
Building Coverage	Maximum 60% of Net Area	
Open Space		
Minimum Common Open Space (Residential)	5% of Gross Parcel Area	
Minimum Common Open Space (Non-Residential)	N/A	

Notes:

- (1) Surface parking and drive aisles are allowed within the minimum building setback.
- (2) Building setbacks between Residential, Public Assembly and Commercial uses shall not apply when uses are integrated into one building.
- (3) Building stepbacks are exclusive of landscape setbacks.

Table 2B: Healthcare District Landscape Standards & Planting Guidelines

Minimum Landscape Setbacks	
Long Shadow Trail Frontage	10 Feet Minimum / 30 Feet Average ⁽¹⁾
Dove Valley Road Frontage	15 Feet Minimum / 30 Feet Average
32 nd Avenue Frontage	10 Feet Minimum / 30 Feet Average ⁽¹⁾
Interstate 17 Frontage	10 Feet Minimum / 15 Feet Average
Minimum Landscape Standards	
Streetscape	50% Trees 3-inch caliper / 50% Trees 2-inch caliper planted 20 feet on center or in equivalent groupings, less driveways and sidewalks / Min. five (5) 5-gallon shrubs per tree
Parking Lot	Phoenix Zoning Ordinance Section 623 E.4.e
Adjacent to Buildings	Phoenix Zoning Ordinance Section 623 E.4.e

Notes:

- (1) An average thirty (30) foot landscape setback shall be provided when parking (surface or structured) is adjacent to right-of-way.

2. Mixed Use District

The Mixed Use District located in the northwest section of the property, as shown on the Land Use Plan, is intended to allow for development of a variety of uses including retail, commercial, hospitality, office, multi-family residential and assisted living. The Mixed Use District will allow for a mix of land uses both horizontally and/or vertically. The uses permitted within the Mixed Use District shall be those permitted in Section 623 Commercial C-2 District – Intermediate Commercial of the Phoenix Zoning Ordinance, as amended from time to time, with the following exclusions and additions:

The following uses shall be prohibited:

1. Adult bookstore, adult novelty store, adult theatre, adult live entertainment establishment, erotic dance or performance studio
2. Cigarette or Vapor Service
3. Cigars Manufacturing, Custom Hand Rolled
4. Cigars, Wholesale and Storage
5. Guns, Retail Sales and/or Repairs
6. Nonprofit medical marijuana dispensary facility
7. Pawn Shop
8. Tattoo Shops
9. Tobacco Oriented Retailers
10. Tobacco, Wholesale

The following additional uses will be allowed:

1. Public Assembly, Active Recreational
2. Public Assembly, Entertainment
3. Public Assembly, General
4. Public Assembly, Spectator

The following uses will be allowed by right and NOT subject to a use permit:

1. Farmers Market
2. Satellite Earth Station and Wireless Communications

Below are the development standards and guidelines that regulate development within the Mixed Use District.

Table 3A: Mixed Use District Development Standards and Guidelines

Minimum Lot Width/Depth	None
Building Setbacks ⁽¹⁾	
Adjacent to Streets (Interstate 17)	30 Feet Minimum
Adjacent to Streets (Long Shadow Trail and 32 nd Avenue)	15 Feet Minimum
Adjacent to Perimeter Boundary (Not Adjacent to a Street)	10 Feet Minimum
Adjacent to Interior Property Lines (Not Adjacent to a Street)	0 Feet
Commercial adjacent to Residential	10 Feet Minimum ⁽²⁾
Residential adjacent to Public Assembly	10 Feet Minimum ⁽²⁾
Building Separation	
Building Separation	IBC or COP Adopted Modifications
Building Height	
Maximum Building Height	90 Feet

Table 3A: Mixed Use District Development Standards and Guidelines, cont.

Building Stepbacks⁽³⁾	
District Boundary	Minimum 30 Feet for any Portion of the Building in Excess of 56 Feet, Except No Stepback is Required Adjacent to Interstate 17
Lot Coverage	
Building Coverage	Maximum 60% of Net Area
Open Space	
Minimum Common Open Space (Residential)	5% of Gross Parcel Area
Minimum Common Open Space (Non-Residential)	N/A

Notes:

- (1) Surface parking and drive aisles are allowed within the minimum building setback.
 - (2) Building setbacks between Residential, Public Assembly and Commercial uses shall not apply when uses are integrated into one building.
 - (3) Building stepbacks are exclusive of landscape setbacks.
- NS = No Standard

Table 3B: Mixed Use District Landscape Standards & Planting Guidelines

Minimum Landscape Setbacks	
North Common Property Line (State Trust)	10 Feet Minimum
Long Shadow Trail Frontage	10 Feet Minimum / 30 Feet Average ⁽¹⁾
32 nd Avenue Frontage	10 Feet Minimum / 30 Feet Average ⁽¹⁾
Interstate 17 Frontage	10 Feet Minimum / 15 Feet Average
Minimum Landscape Standards	
Streetscape	50% Trees 3-inch caliper / 50% Trees 2-inch caliper planted 20 feet on center or in equivalent groupings, less driveways and sidewalks / Min. five (5) 5-gallon shrubs per tree
Parking Lot	Phoenix Zoning Ordinance Section 623 E.4.e
Adjacent to Buildings	Phoenix Zoning Ordinance Section 623 E.4.e

Notes:

- (1) An average thirty (30) foot landscape setback shall be provided when parking (surface or structured) is adjacent to right-of-way.

3. Employment / Residential District

The Employment / Residential District located in the eastern portion of the property, as shown on the Land Use Plan, is intended to allow for development of multi-family residential, assisted living, and office. No single-family residential uses are permitted. The mix of office use and residential use will be flexible and determined by market demand. Land use transitions between the existing medical use, future office and residential will be resolved during Site Plan review, if any incompatibilities emerge. The uses permitted within the Employment / Residential District shall be those permitted in Section 618 R-5 Multifamily Residence District of the Phoenix Zoning Ordinance, as amended from time to time, with the following exclusions and additions:

The following uses shall be prohibited:

1. Adult bookstore, adult novelty store, adult theatre, adult live entertainment establishment, erotic dance or performance studio

2. Agricultural Implements, Distributions and Display, Retail Sales
3. Automobile Parts and Supplies, New Retail and Wholesale
4. Auto Seat Covers and Trim Shop
5. Balls and Bearings, Retail Sales
6. Boats, Retail Sale
7. Building Materials, Retail Sales Only
8. Bus Terminal
9. Business Machines, Distribution and Retail Sales, Repair and Services, Storage and Wholesale
10. Carpet, Rug and Furniture Cleaners
11. Cigarette or Vapor Service
12. Cigars Manufacturing, Custom Hand Rolled
13. Cigars, Wholesale and Storage
14. Cleaning and Dyeing Plants
15. Coin Machines, Rental and Service
16. Compressed Natural Gas (CNG) Retail Sales, as an accessory us to automobile service stations
17. Contractors Equipment and Supplies, Retail Sales
18. Conveyors, Retail Sales
19. Dental Supplies, Retail and Wholesale
20. Draperies, Manufacturing
21. Egg, Storage and Processing
22. Farm Implements and Machinery, Retail Sales
23. Feed, Retail and Sales Office
24. Furs, Custom Cleaning, Storage
25. Gas Regulation Equipment, Sales and Service
26. Guns, Retail Sales and/or Repairs
27. Janitors' Supplies, Storage and Warehouse
28. Laundry Equipment and Supplies
29. Lawn Mower Repair Shops
30. Machinery Dealers, Retail Sales and Showrooms
31. Machinery Rental
32. Milliners, Wholesale and Manufacturing
33. Milling Equipment. Showrooms, Retail Sales
34. Motion Picture Equipment, Retail Sales and Display
35. Motorcycles, Repairing and Retail Sales
36. Nonprofit medical marijuana dispensary facility
37. Oil Burners, Retail Sales and Repairs
38. Pawn Shop
39. Pumps, Retail Sales and Display
40. Radio Repair Shop
41. Radio and Television Broadcasting Stations
42. Refrigeration Equipment, Repairs and Sales
43. Restaurant Equipment, Supplies and Retail Sales
44. Riding Equipment Sales
45. Road Building Equipment, Retail Sales
46. Saw Sharpening Shop
47. Service Station Equipment, Wholesale
48. Sewing Machines, Commercial and Industrial Type, Retail Sales and Repairing
49. Shoe Repairing Equipment and Supplies, Wholesale
50. Slip Covers, Custom Manufacturing
51. Soda Fountain Supplies, Retail and Wholesale

52. Tanning Salon
53. Tattoo Shops
54. Taxicab Garages
55. Tire Repairing Equipment and Supplies
56. Tobacco Oriented Retailers
57. Tobacco, Wholesale
58. Tools, Wholesale and Distribution
59. Tortillas, Manufacturing Wholesale
60. Tractors, Retail Sales, Display
61. Venetian Blinds, Custom Manufacturing and Cleaning
62. Veterinary Hospital
63. Washing Machines, Retail Sales and Display, Custom Repairing
64. Water Softening Equipment, Service and Repairs

The following additional uses will be allowed:

1. Public Assembly, General
2. Public Assembly, Residential

The following uses will be allowed by right and NOT subject to a use permit:

1. Farmers Market
2. Satellite Earth Station and Wireless Communications

Below are the development standards and guidelines that regulate development within the Employment / Residential District.

Table 4A: Employment / Residential District Development Standards and Guidelines

Minimum Lot Width/Depth	None
Building Setbacks⁽¹⁾	
Adjacent to Streets (32 nd Avenue)	10 Feet Minimum
Adjacent to Perimeter Boundary (Not Adjacent to a Street)	10 Feet Minimum
Adjacent to Interior Property Lines (Not Adjacent to a Street)	0 Feet
Commercial adjacent to Residential	10 Feet Minimum ⁽²⁾
Building Separation	
Building Separation	IBC or COP Adopted Modifications
Building Height	
Maximum Building Height	60 Feet
Building Stepbacks⁽³⁾	
District Boundary	Minimum 30 Feet for any Portion of the Building in Excess of 48 Feet
Lot Coverage	
Building Coverage	Maximum 60% of Net Area
Open Space	
Minimum Common Open Space (Residential)	5% of Gross Parcel Area ⁽⁴⁾
Minimum Common Open Space (Non-Residential)	N/A

Notes:

- (1) Surface parking and drive aisles are allowed within the minimum building setback.
- (2) Building setbacks between Residential, Public Assembly and Commercial uses shall not apply when uses are integrated into one building.

(3) Building setbacks are exclusive of landscape setbacks.

NS – No Standard

Table 4B: Employment / Residential District Landscape Standards & Planting Guidelines

Minimum Landscape Setbacks	
North Common Property Line (State Trust)	10 Feet Minimum
East Common Property Line (Sonoran Preserve)	0 Feet
32 nd Avenue Frontage	10 Feet Minimum / 30 Feet Average ⁽¹⁾
Minimum Landscape Standards	
Streetscape	50% Trees 3-inch caliper / 50% Trees 2-inch caliper planted 20 feet on center or in equivalent groupings, less driveways and sidewalks / Min. five (5) 5-gallon shrubs per tree
Parking Lot	Phoenix Zoning Ordinance Section 623 E.4.e
Adjacent to Interior Property Lines	50% Trees 2-inch caliper / 50% Trees 1-inch caliper planted 20 feet on center or in equivalent groupings, less driveways and sidewalks / Min. five (5) 5-gallon shrubs per tree
Adjacent to Buildings	Phoenix Zoning Ordinance Section 623 E.4.e

Notes:

(1) An average thirty (30) foot landscape setback shall be provided when parking (surface or structured) is adjacent to right-of-way

4. General Provisions

The following Development Standards and Guidelines pertain to all Districts located within the Sonoran Crossing PUD, unless otherwise stated.

a) Residential Unit Count

This PUD is limited to a maximum of one thousand five hundred-fifty (1,550) dwelling units as may be administered by the Master Developer and approved by the City of Phoenix through the Development Review process.

b) Wireless Communication Facilities

Wireless communication facilities must adhere to the standards for disguised, concealed, or visible facilities as set forth within the City of Phoenix Zoning Ordinance Section 715. Mono-palms will be prohibited as a design solution for wireless communication facilities because palm trees are a prohibited plant material within the NBCOD. All visible wireless communication facilities shall be restricted to an area located within one hundred (100) feet of the Interstate 17 right-of-way.

c) Helistop

- a. The Sonoran Crossing PUD (Z-4-11-2) formalized the current location for a helistop adjacent to the existing Sonoran Health and Emergency Center located in the Employment / Residential District. It is the intent of this PUD to relocate the existing helistop to the Healthcare District as an accessory use to the new HonorHealth hospital.
- b. A buffer of a minimum of one hundred-fifty (150) feet must be maintained between the center of the helistop pad and any residential land use.

- c. Per Zoning Ordinance Text Amendment Z-TA-9-11, a helistop is a permitted accessory use to a hospital, subject to conditions in Section 623.D.
- d. For any real estate transaction involving land within two hundred-fifty (250) feet of the landing pad to an existing or future helistop, the developer shall record a Notice to Prospective Purchasers of Proximity to Helistop in order to disclose the existence and operational characteristics of the helistop.

SONORAN CROSSING
HONORHEALTH

FIGURE 9
BUILDING SETBACK STANDARDS



MIXED USE DISTRICT
PRIMARY LAND USES: COMMERCIAL, RETAIL, OFFICE, HOTEL, MULTI-FAMILY RESIDENTIAL, ASSISTED LIVING

HEALTHCARE DISTRICT
PRIMARY LAND USES: HOSPITAL, MEDICAL OFFICE, HELIPAD

EMPLOYMENT / RESIDENTIAL DISTRICT
PRIMARY LAND USES: MULTI-FAMILY EMPLOYMENT/ RESIDENTIAL, ASSISTED LIVING, OFFICE

LEGEND

- PROJECT BOUNDARY
- PUD BOUNDARY
- DEVELOPMENT DISTRICT
- ROADWAY
- BUILDING SETBACK
- 10' WIDE MULTI-USE TRAIL



BERRY | RIDDELL LLC NORRIS DESIGN Devenney GROUP
 Dibble Engineering MCARTHY

HONORHEALTH
SONORAN CROSSING

FIGURE 11
BUILDING STEPBACK STANDARDS

MIXED USE DISTRICT
 PRIMARY LAND USES: COMMERCIAL, RETAIL, OFFICE, HOTEL, MULTI-FAMILY RESIDENTIAL, ASSISTED LIVING

HEALTHCARE DISTRICT
 PRIMARY LAND USES: HOSPITAL, MEDICAL OFFICE, HELIPAD

EMPLOYMENT / RESIDENTIAL DISTRICT
 PRIMARY LAND USES: MULTI-FAMILY RESIDENTIAL, ASSISTED LIVING, OFFICE

LEGEND

- PROJECT BOUNDARY
- PUD BOUNDARY
- BUILDING SETBACK - NO HEIGHT
- 48 FOOT MAXIMUM HEIGHT
- 56 FOOT MAXIMUM HEIGHT
- 60 FOOT MAXIMUM HEIGHT
- 90 FOOT MAXIMUM HEIGHT
- 120 FOOT MAXIMUM HEIGHT



BERRY | RIDDELL LLC NORRIS DESIGN Devenney GROUP
 Dibble Engineering MCARTHY

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FIGURE 10
BUILDING HEIGHT STANDARDS



LEGEND

- PROJECT BOUNDARY
- PUD BOUNDARY
- 60 FOOT MAXIMUM HEIGHT
- 90 FOOT MAXIMUM HEIGHT
- 120 FOOT MAXIMUM HEIGHT
- ROADWAY



SONORAN CROSSING
HONORHEALTH

FIGURE 12
CONCEPTUAL LANDSCAPE PLAN



- LEGEND**
- PROJECT BOUNDARY
 - PUD BOUNDARY
 - PERIMETER LANDSCAPE BUFFER
 - SKUNK CREEK WASH EDGE TREATMENT
 - STREETSCAPE
 - 10' WIDE MULTI-USE TRAIL
 - MAIN ENTRY LANDSCAPE TREATMENT (3000 S.F. MINIMUM)
 - DEVELOPMENT DISTRICT
 - ROADWAY
- ↑
NORTH
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BERRY | RIDDELL
LUC

NORRIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE | PROJECT MANAGEMENT

Devenney
GROUP

Dibble
Engineering

MCCARTHY

NOTE: An average 30' landscape setback will be provided adjacent to Longs Shadow Trail and 32nd Avenue when parking (either surface or structured) is the adjacent use to roadway.

5. Contextual Design Guidelines

The Sonoran Crossing project originally got its name because it is the western gateway into the Sonoran Preserve, a 21,500 acre park master plan located east of the project site between Interstate 17 and Cave Creek Road, two roads of regional significance in the northern Phoenix area. The preservation of the Skunk Creek wash corridor (located within the Sonoran Preserve) as a valuable ecological habitat and resource, as well as a recreational amenity, is a key element and guiding principle of the North Black Canyon Overlay District (NBCOD) Guidelines. The preservation of hillside, washes, view corridors and the native desert, as detailed in the Sonoran Preserve Edge Treatment and NBCOD Guidelines, provides a framework to encourage developments to blend contextually and compatibly with the desert environment. It is the intent of this PUD to build upon these existing guidelines in order to develop a mixed use development that will live in harmony with its unique surrounding.

Sonoran Crossing is envisioned as a health and wellness campus anchored by an HonorHealth hospital, a place to live, work and play within a high density, urban environment. The location of the development, between Skunk Creek Wash and Interstate 17, creates a variety of opportunities for the project site. Proximity to existing major roadway networks allow for land uses at an intensity / density of an urban environment, while the Sonoran Preserve on the eastern edge allows for the opportunity to connect with the adjacent desert environment. Sonoran Crossing embraces its surroundings and uses the juxtaposition between the urban form and desert fabric as a guiding principle in the overall design of the project. This PUD encourages the use of the following Design Guidelines to provide a comprehensive approach to design and development which is compatible in character with the Sonoran Crossing site location.

- Orient buildings to take advantage of intermediate and distant views to the mountain peaks to the west, northeast, east and southeast.
- Provide access within the Employment / Residential District to the multi-use trail planned within the Sonoran Preserve. Access to be provided every four hundred (400) to six hundred (600) linear feet along the eastern PUD boundary edge.
- Provide a 'soft' edge along the eastern PUD boundary adjacent to the Sonoran Preserve by incorporating a variety of edge treatments to draw pockets of the Sonoran Preserve into the development and allow for view corridors in and out of the project. Edge treatments may include items such as, building orientation (massing), passive open space, active open space, pedestrian access points, etc.
- Create an open view corridor at the terminus of Long Shadow Trail through to the Sonoran Preserve and Skunk Creek Wash.
- Provide human scale within the built environment with the inclusion of items such as ground level plazas, shaded courtyards, etc.
- Utilize indigenous and alternative paving materials for pedestrian circulation which permit the infiltration of water, yet still provides accessibility to the physically disabled.
- Incorporate the use of stone in signage, landscape and building materials to reflect the desert character of the site context and reinforce the design character envisioned within the North Black Canyon Corridor Plan Design Guidelines.

6. Architectural Character

For architectural design intent, refer to **Figure 13: Architecture Character**. The images represented on **Figure 13** are intended to provide examples of the type of architectural character, materials, and outdoor environments that may be used to shape the built environment at Sonoran Crossing.

- a) **Massing:** The visual presence of a building relates to the size of the building as well as the relationship between its length, width and height. The interest of a building can be enhanced by appropriate utilization of features such as prominent entries, windows, color and materials.
- a. Building mass should be broken into smaller elements, consistent with the proportions of the architectural style selected and surrounding uses.
 - b. In large multi-building projects, vary the size, massing and height of the buildings in relation to each other.
 - c. Reduction of building mass may be achieved by using a combination of the following techniques:
 - Variation in the rooflines and form
 - Use of ground level arcades and covered areas
 - Use of protected or recessed entries
 - Use of vertical elements on or in front of expansive blank walls
 - Use of pronounced wall plane offsets and projections
 - Use of focal points and vertical accents
 - Inclusion of windows on elevations facing streets and pedestrian areas
 - Retaining a clear distinction between roof, body and base of a building
- b) **Design:** Articulate facades to provide visual interest that is consistent with the community's character and scale.
- a. All facades, including back and side elevations of a building, visible from public view or adjacent to residential areas, should be architecturally treated and relate to but not overwhelm the neighborhood.
 - b. Design multi-building projects to include consistent design elements that unify project.
 - c. Building elevations should incorporate architectural features and patterns that include a pedestrian scale.
 - d. Internalize roof drain elements within the building or an architectural feature such as columns (excepting at-grade discharge).
 - e. For all buildings with facades greater than 100 feet in length, a minimum of two of the elements listed below, shall repeat at appropriate intervals, either horizontally or vertically:
 - Texture change
 - Material change
 - Architectural variety and interest through a change in plane such as offsets, reveals, archways or projecting ribs
 - Wall plane projections or recesses
 - f. Roof size, shape, material, color and slope should be coordinated with the scale and theme of the building. The size of all roof elements should be appropriate to the size and scale of roofing materials used. Buildings with sloping roofs should include multiple planes.
 - g. Solid and Soft or Open areas of the façade should be arranged to create a relationship that complements the architectural style of the structure. Soft or open building elements include windows, entryways, arbors, porches, arcades, etc.
 - h. Predominant exterior building materials include, but are not limited to:
 - Brick
 - Stone, natural or faux
 - Integral color, sand blasted or stained textured masonry
 - Split-face or scored concrete masonry units
 - Textured tilt-up concrete panels
 - Stucco/EFIS
 - Treated metal roofs
 - Natural or indigenous materials

- Clear and tinted glass
- i. Predominant exterior building materials should not include the following:
- Un-textured tilt-up concrete panels
 - Pre-fabricated steel panels
 - Highly reflective glass
 - Wood
- j. Predominant facade colors should possess low reflectivity characteristics, and respect the diversity of color in the southwest. The use of bright color schemes should be justified by the overall design, and may not be appropriate in many contexts.
- l. Building trim, signage and accent areas may feature different building materials and different colors than the building field color, including use of HonorHealth Purple, as shown on Figure 13, if compatible with the architectural design.
- m. Buildings should have clearly defined customer entrance(s) through the use of design elements such as:
- Canopies or porticos
 - Overhangs
 - Recesses/projections
 - Arcades
 - Raised corniced parapets over the door
 - Peaked roof forms
 - Arches
 - Entrance framed by outdoor pedestrian features or enhanced landscaping
 - Architectural details such as tile work and moldings integrated into the building structure to frame the entryway
 - Integral planters or wing walls that incorporate landscaped areas and/or sitting areas.
 - Enhanced pedestrian surfaces
- c) **Freestanding Accessory Structures:** Enclosed service/refuse areas and covered parking should be designed to be an integral part of the building architecture. The forms, colors, textures and materials used should be contextual to the main building.

7. Walls and Fences

Walls and fences within Sonoran Crossing will be designed to comply with the City of Phoenix Zoning Ordinance (Sections 507 Tab A, 654 and 703) and the North Black Canyon Overlay District Design Guidelines.

8. Parking

Refer to the Phoenix Zoning Ordinance Section 702 Off-Street Parking and Loading for the required parking and loading standards for Sonoran Crossing with the following exceptions:

a) Parking Stall Dimensions

Perpendicular parking space dimensions are modified for the following uses:

- (1) Commercial Retail: Nine (9) feet wide by eighteen (18) feet deep.

b) Vehicular Drive Aisles

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. All vehicular drive aisles shall comply with Fire Department requirements.

c) Off-street Loading Spaces

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

- a. Stall dimensions shall be ten (10) feet wide and thirty (30) feet deep.
- b. One (1) 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.
- c. One (1) additional loading stall shall be required for each additional one hundred thousand (100,000) square feet of aggregate gross building area or fraction thereof.

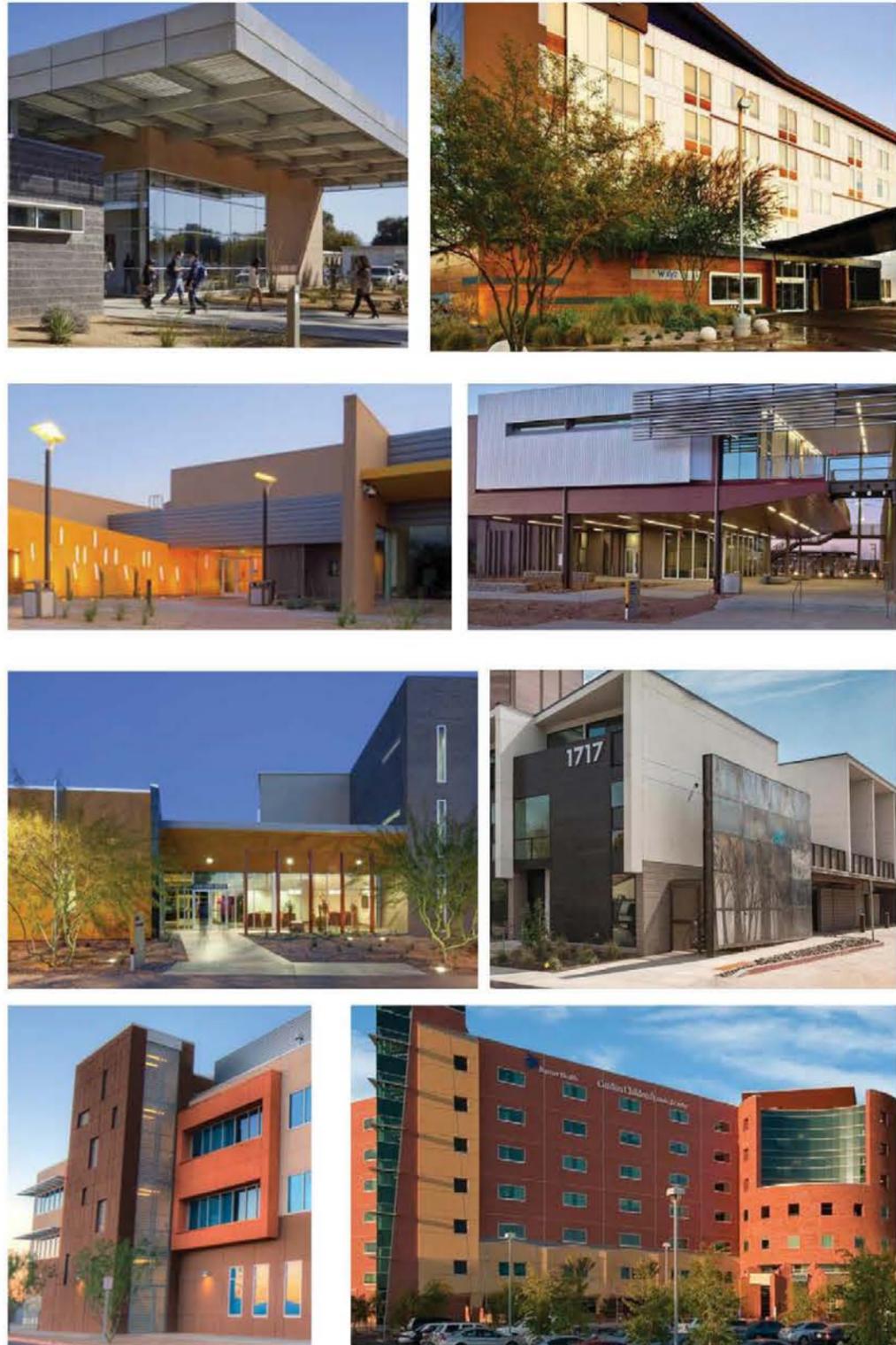
9. Shade

Refer to City of Phoenix Zoning Ordinance Section 507 Tab A Guidelines for Design Review.

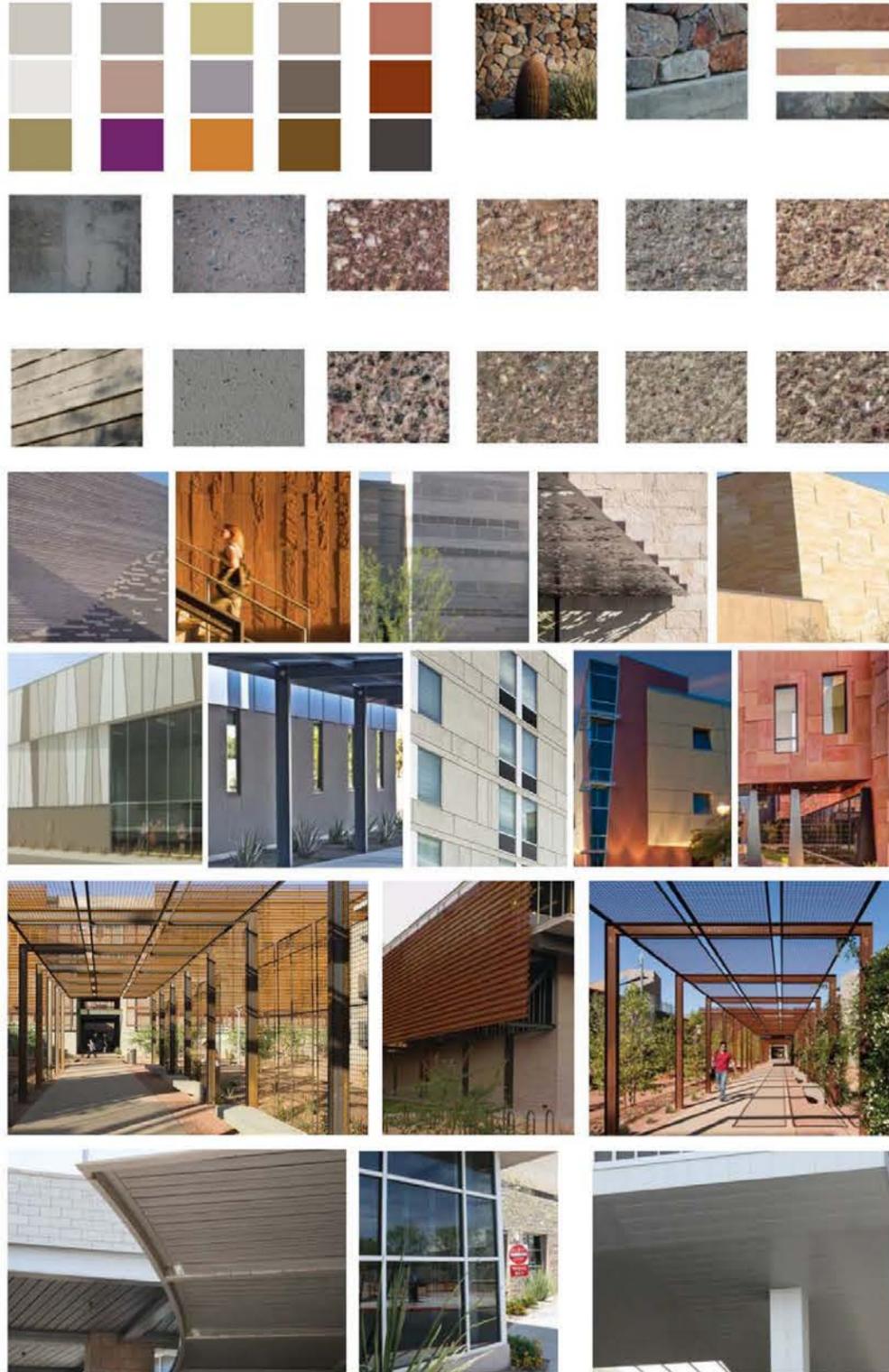
10. Lighting

Site lighting within Sonoran Crossing will be sensitive to the surrounding communities through the use of screening and shielding mechanisms. All lighting shall comply with lighting standards as defined within the Section 704 Environmental Performance Standards and Section 507 Tab A Guidelines for Design Review of the Phoenix Zoning Ordinance.

BUILDING ARTICULATION AND RELATIONSHIPS

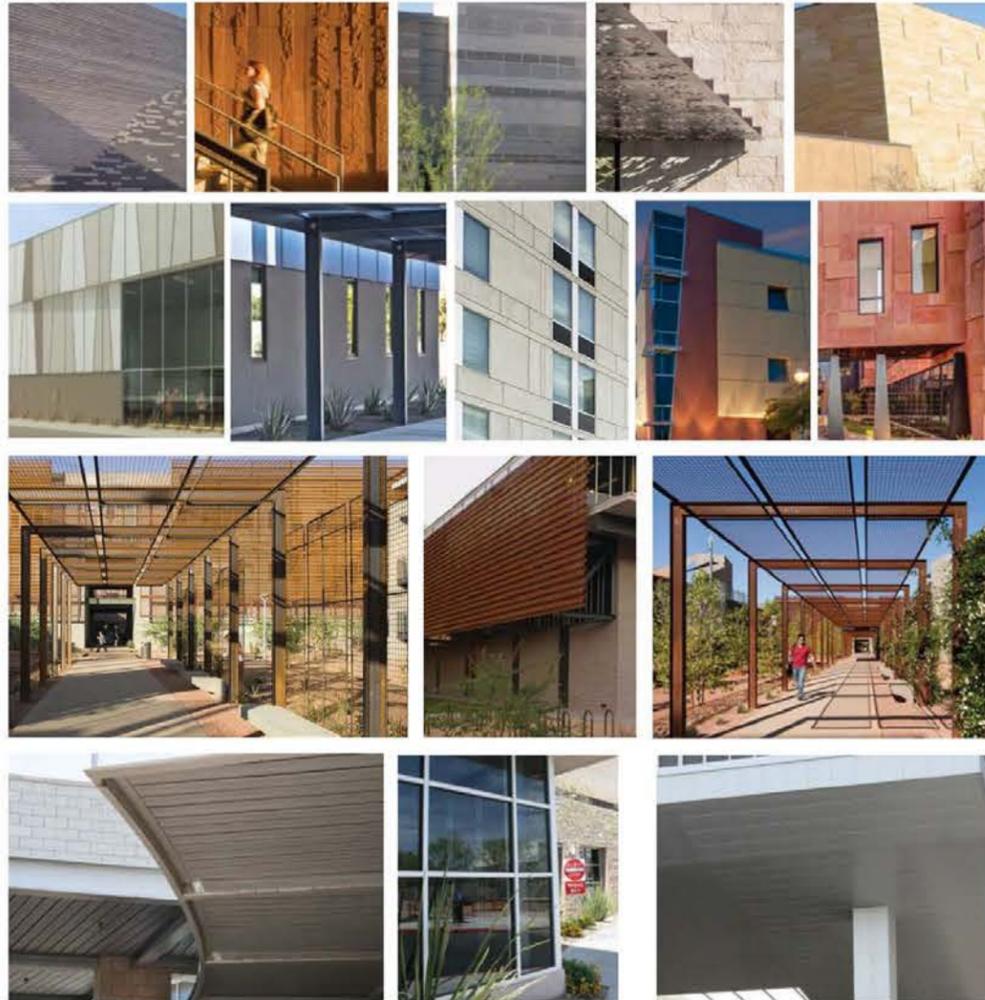


MATERIAL COLOR AND TEXTURE



SONORAN CROSSING
HONORHEALTH

FIGURE 13
ARCHITECTURE CHARACTER



11. Main Entry Landscaping

Sonoran Crossing includes two main entry landscape zones, one at the intersection of Dove Valley Road and 32nd Avenue and one at Interstate 17 frontage road and Long Shadow Trail. The main project 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. 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 main 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 3,000 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 the main entry landscape zones.

12. Signage

a) Signage Purpose and Intent

The sign standards within this PUD reflect what was previously approved through Z-4-11-2. All signage shall comply with Section 705 Signs and Section 654 North Black Canyon Overlay District of the Phoenix Zoning Ordinance, unless otherwise noted in this PUD. Examples of signage types and styles are shown on **Figure 14: Signage Examples**.

b) Project Identity Sign Master Plan

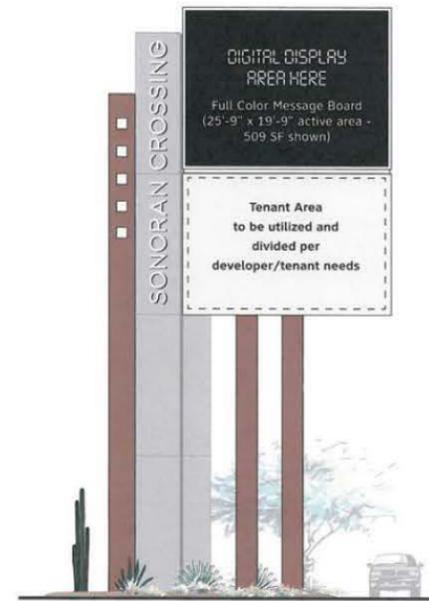
Figure 15: Sign Plan illustrates the conceptual geographic location of identification freeway pylon signs, primary project identity monuments, secondary project identity monuments, and project directory signs. Individual development project and tenant signage is not included within the Project Identity Sign Master Plan. Sign 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.

Table 5.1 and 5.2 is intended to provide provisions for height and area of signage. Prior to the construction of wall signs above fifty six (56) feet in height, a Comprehensive Sign Plan (CSP) will be processed for review of placement, design, and form of all signs above fifty six (56) feet in height. Corporate / brand colors on signage is permitted by right and will be presented within the CSP application.

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, Section 705 of the 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.

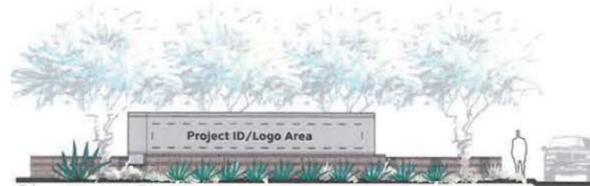
PROJECT IDENTITY FREEWAY PYLONS



FREEWAY PYLON SIGNAGE



PRIMARY PROJECT IDENTITY MONUMENTATION



PRIMARY MONUMENT SIGN - CORNER FEATURE EXAMPLES



PRIMARY MONUMENT SIGNAGE - PROJECT IDENTIFICATION (FRONTAGE ROAD ENTRY)



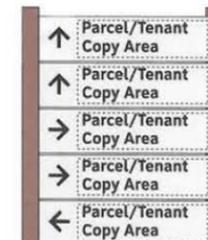
SECONDARY PROJECT IDENTITY MONUMENTATION



PARCEL PRIMARY MONUMENT SIGNAGE - NON-FREEWAY FRONTAGE (16' MAX HEIGHT)



PROJECT DIRECTORY SIGNAGE



PROJECT DIRECTIONAL SIGNAGE - PROJECT INTERIOR ROADWAYS



FIGURE 14
SIGNAGE EXAMPLES



HONORHEALTH
SONORAN CROSSING

FIGURE 15
SIGN PLAN

LEGEND

- PROJECT BOUNDARY
- PUD BOUNDARY
- PROJECT IDENTITY FREEWAY PYLONS
- PRIMARY PROJECT IDENTITY MONUMENTATION
- SECONDARY PROJECT IDENTITY MONUMENTATION
- PROJECT DIRECTORY SIGNAGE
- ⓔ EXISTING SIGNAGE
- DEVELOPMENT DISTRICT
- ROADWAY



NOTE: All signage and monumentation locations are conceptual and subject to change. Exact sign locations will be finalized through the sign permitting process and will be located outside all required sight visibility triangles.

BERRY | **RIDDELL** | **NORRIS DESIGN** | **Devenney GROUP**
Dibble Engineering | **MCCARTHY**

d) Sign Standards Matrix for Specific Types of Signs

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

Table 5.1: Wall Sign Standards

Wall Signs		
Land Use	Height	Area
Multi-Family Residential ²	15 feet	<ul style="list-style-type: none"> 1 square foot / each linear feet minimum 24 square feet
Commercial, Office & Non-Residential ^{1,2}	56 feet or less	<ul style="list-style-type: none"> 1.25 square feet per lineal foot per elevation minimum 50 square feet
Hospitals ²	56 feet or less	<ul style="list-style-type: none"> 1.25 square feet per lineal foot per elevation minimum 50 square feet
Commercial, Office, Residential & Hospitals	Greater than 56 feet	<ul style="list-style-type: none"> Maximum 1% of overall wall area Minimum 50 square feet Two (2) signs permitted for hospital³ Two (2) signs permitted maximum for all other uses

Table 5.2: 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			
Multi-Family Residential	<ul style="list-style-type: none"> One (1) per driveway 150 foot spacing 	8 feet	32 square feet
Commercial, Hospital, Office & Non-Residential			
Primary Sign ⁴	<ul style="list-style-type: none"> One (1) sign permitted per 300 lineal feet of street frontage minimum of one (1) regardless of street frontage 	16 feet	110 square feet
Primary Sign Freeway Frontage ⁵	<ul style="list-style-type: none"> One (1) sign permitted per 300 lineal feet of street frontage minimum of one (1) regardless of street frontage 	20 feet	150 square feet
Secondary Sign ⁴	<ul style="list-style-type: none"> One (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 ⁵	<ul style="list-style-type: none"> One (1) sign permitted per 150 lineal feet of street frontage (less signage permitted above for Primary Sign) 	16 feet	125 square feet
Directory Sign ⁹	<ul style="list-style-type: none"> Two (2) per driveway 	10 feet	64 square feet

Ground and Combination Signs			
Land Use & Type of Sign	Number of Signs & Spacing	Maximum Height	Maximum Area
Project Identity Signage			
Freeway Pylon Sign ^{5, 6, 7}	<ul style="list-style-type: none"> • Three (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 ^{6, 8}	<ul style="list-style-type: none"> • Two (2) per project entrance maximum 	16 feet	110 square feet
Secondary Monument Sign ^{6, 8}	<ul style="list-style-type: none"> • Two (2) per project entrance maximum 	10 feet	125 square feet
Directory Sign ^{6, 9}		10 feet	125 square feet

Notes:

- (1) 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.
- (2) Building signs may be placed along the upper section of a building elevation, 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.
- (3) Up to four (4) signs are allowed with Planning Hearing Officer (PHO) approval
- (4) A primary and secondary sign for a hospital may include directional information.
- (5) 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.
- (6) 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.
- (7) 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.
- (8) Entrances are allowed either a Primary Monument Sign or a Secondary Monument Sign, but not both.
- (9) Directory Signs shall guide vehicular and pedestrian traffic to various destinations along the frontages located along interior project streets such as Long Shadow Trail and 32nd Avenue and within individual commercial, hospital, office and non-residential development parcels.

e) Sign Standards for Individual Development Project and Tenant Signs

Individual development project and tenant signs within Sonoran Crossing shall follow the Phoenix Zoning Ordinance, Section 705 Signs, with the following exceptions:

- (1) Ground Signs – Specific standards
 - a. 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.

b. 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 (1) 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.

c. Location of Ground Signs.

1. 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.
2. All signs for corner parcels must comply with visibility triangle restrictions as set forth within the City of Phoenix Zoning Ordinance.

(2) Wall Sign Standards

- a. 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.
- b. 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.
- c. 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 one percent (1%) 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 along the upper section of a building elevation, but shall not be closer to the parapet than half the height of the largest letter 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. The illumination from the signs will be restricted to no greater than one (1) footcandle as measured at the property line. Such sign shall not include flashing lights or changing messages.

(3) Directory signs

- a. Number of Directory Signs
 1. There shall be no more than two (2) directory signs per driveway entrance to a lot, parcel, or multiple-use lot or parcel.
 2. There shall be no limit on the number of directory signs interior to a site.

b. Size of Directory Signs.

1. Directory signs within on-site parking areas for commercial, hospital, office and non-residential development parcels 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 sixty-four (64) square feet in area and have a height no greater than ten (10) feet above grade.

c. Information on Directory Signs.

1. Information placed on directional/directory 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 percent (50%) of the area of a directional/directory sign may be devoted to business identification; such area shall not be calculated as part of allowable business identification sign area.

(4) Marquees, canopies and awnings

a. 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.

(5) Temporary signs

- a. A permit is required 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 (8) 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.
 - iv. "A" frame signs:
 - a. "A" frame signs shall be allowed for the temporary use of directing traffic and for special events.
 - b. "A" frame signs will be temporary and must be removed prior to midnight.
- f) Sign Standards for Project Identity Signage Types
- (1) Freeway Pylons
 - a. Project Identity Freeway Pylons should be located along Interstate 17 Frontage Road, as shown on **Figure 15: Sign Plan**.
 - b. 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).
 - c. Freeway pylons may consist of one (1) or multiple elements in composition similar in design.
 - d. Three (3) pylons shall be permitted.
 - e. 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.
 - f. 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.
 - g. Illumination shall be in accordance to Phoenix Zoning Ordinance standards.
 - h. 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 Sonoran Crossing.
 - (2) Primary Project Monument Signs.
 - a. Primary Project Monument Signs should be located at the primary project entrances along Interstate 17 Frontage Road and Dove Valley Road, as shown on **Figure 15: Sign Plan**.
 - 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 Sonoran Crossing 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 15: Sign Plan**. Smaller in scale than the Primary Project Monument Signs, these signs will integrate with the overall design character for Sonoran Crossing.
 - b. Signs shall identify the Sonoran Crossing development 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.
 - 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 15: Sign Plan**. Signs are away from the main project entrances as necessary to direct traffic to specific uses, 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.

- g) Electronic Message Displays.

Electronic message displays shall be permitted, by Use Permit approval, for freeway pylon signs only 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.

H. Sustainability

Sonoran Crossing intends to incorporate, where feasible, building elements and environmental systems that increase energy efficiency, reduce water consumption, and help to reduce the urban heat island. This PUD encourages sustainability principles through the implementation of at least five (5) of the following Design Review Presumptions, or other sustainability principles as identified during the Site Plan Review process. Items shown in italics will be measurable and enforceable by the City.

- Building designs should respond to the southwest climate by incorporating materials and design methods suitable for the region.
- The orientation of buildings should recognize the value of human comfort zones, and surrounding buildings with appropriate landscaping and abundant shading.
- Orientation of buildings and fenestration design should maximize solar benefits while minimizing the negative impacts of heat gain.
- 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.
- Incorporate solar collection technologies for providing and storing energy as well as heated water systems for individual buildings.
- 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).
- Design for effective water usage and conservation methods in buildings by using low flow plumbing fixtures using minimal amounts of potable water.
- Design for effective use of energy efficient appliances and HVAC systems by demonstrating reductions in on-going power consumption.
- Design for the capture of gray water discharge from buildings for reuse for landscape irrigation.
- *Provide water efficient landscaping (drought tolerant plants).*
- *Utilize a drip irrigation system to minimize water waste.*
- Incorporate "Smart" irrigation control systems into the design and development of the development phase.
- *Use roofing materials that specify a high Solar Reflectance Index for a minimum of 75% of the roof surface area.*
- 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.
- 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.

I. Infrastructure

1. Circulation System

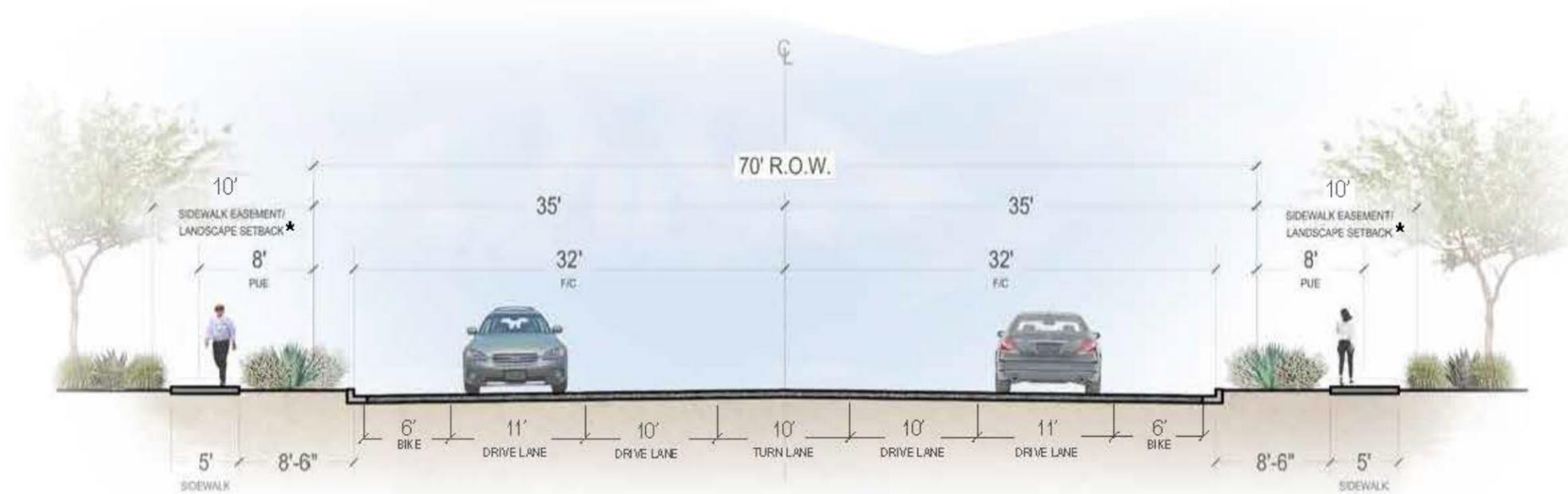
Sonoran Crossing proposes a comprehensive internal street network which ties into the existing and proposed major circulation routes for the area as planned by the City of Phoenix. The property is adjacent to major significant transportation corridors, with Interstate 17 located along the western boundary and Dove Valley Road (a major east/west arterial) bordering to the south. The existing internal street network includes connections to Dove Valley Road and the Interstate 17 Frontage Road through a series of collector roadways.

Existing roadways adjacent to the property boundary include Interstate 17 Frontage Road to the west and Dove Valley Road to the south. Interstate 17 Frontage Road is a twenty-eight (28) foot wide roadway that runs parallel to Interstate 17 from Sonoran Boulevard to Carefree Highway, providing access to Sonoran Crossing at Long Shadow Trail. Dove Valley Road is a major east/west arterial which currently is partially improved. Half-street improvements for the north half of Dove Valley Road are complete, with future south half-street improvements anticipated as a part of future development of the Arizona State Land property to the south. At final build-out, Dove Valley Road will be built to City of Phoenix standards as a one hundred forty (140) foot right-of-way. (See **Appendix C: Traffic Analysis Statement Update**)

Primary roadway circulation within Sonoran Crossing includes two (2) existing roadways, 32nd Avenue and Long Shadow Trail. (See **Figure 16: Street Sections**) 32nd Avenue runs north/south providing access to Sonoran Crossing from Dove Valley Road and eventually connecting to North Valley Parkway through the Arizona State Land property to the north of the site. 32nd Avenue is a seventy (70) foot wide collector including five (5) lanes, two (2) lanes in each direction and one (1) center turn lane. Long Shadow Trail runs east/west and provides access from Interstate 17 Frontage Road to the property. Long Shadow Trail is a sixty (60) foot collector including three (3) lanes, one (1) lane in each direction and one (1) center turn lane.

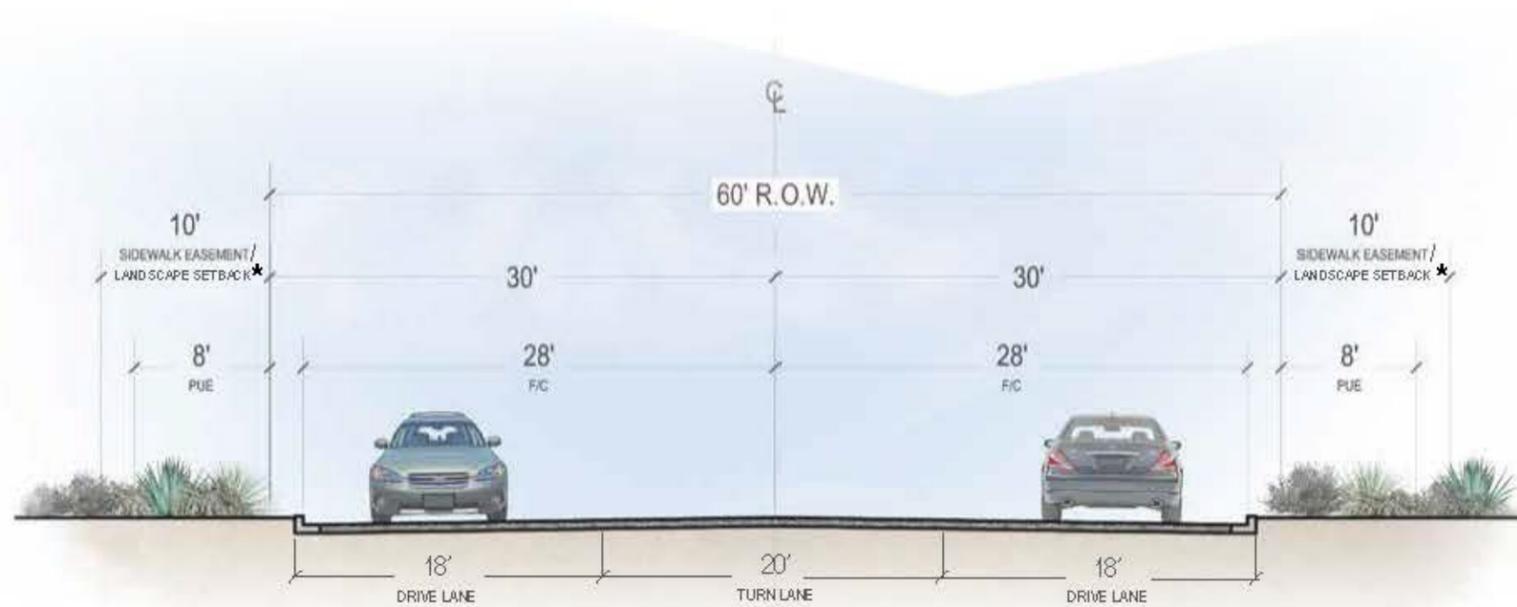
In addition to the vehicular circulation network, pedestrian connectivity will be important to the overall development and work in conjunction with the primary roadway system. Sonoran Boulevard and 32nd Avenue will each include five (5) foot sidewalks separated from the curb by a landscape tract, allowing for shade trees and a more inviting pedestrian experience. (See **Figure 17: Circulation Plan**) 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 Sonoran Crossing. A ten (10) foot multi-use trail within the Sonoran Preserve dedicated land area is planned east of the PUD boundary, within the Skunk Creek parcel that will be deeded to the City of Phoenix. Opportunities for future connections to this multi-use trail will be planned with the development of the Employment / Residential District.

FIGURE 16 STREET SECTIONS



* A 10' MINIMUM / 30' AVERAGE LANDSCAPE SETBACK WILL BE PROVIDED. AN AVERAGE 30' LANDSCAPE SETBACK WILL BE PROVIDED WHEN PARKING (EITHER SURFACE OR STRUCTURED) IS ADJACENT TO RIGHT-OF-WAY.

32ND AVENUE (TYPICAL SECTION)



* A 10' MINIMUM / 30' AVERAGE LANDSCAPE SETBACK WILL BE PROVIDED. AN AVERAGE 30' LANDSCAPE SETBACK WILL BE PROVIDED WHEN PARKING (EITHER SURFACE OR STRUCTURED) IS ADJACENT TO RIGHT-OF-WAY.

LONG SHADOW TRAIL (TYPICAL SECTION)





HONORHEALTH SONORAN CROSSING

FIGURE 17
CIRCULATION PLAN

LEGEND

- PROJECT BOUNDARY
- PUD BOUNDARY
- 10' WIDE MULTI-USE TRAIL
- PEDESTRIAN SIDEWALKS
- FUTURE INTERNAL TRAIL CONNECTIONS TO MULTI-USE TRAIL (TO BE SPACED APPROXIMATELY EVERY 400' TO 600')
- 70' COLLECTOR ROADWAY
- 60' COLLECTOR ROADWAY
- FUTURE ACCESS DRIVE (FINAL LOCATION TO BE DETERMINED)

NOTE:
INTERNAL PATHWAY CONNECTIONS ARE CONCEPTUAL AND WILL BE DETERMINED AT FINAL SITE DESIGN FOR THE INDIVIDUAL DEVELOPMENT PARCEL WITHIN THE RESIDENTIAL DISTRICT.

↑
NORTH
NTS

BERRY | RIDDELL
LLC

NORRIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE | PROJECT MANAGEMENT

Devenney
GROUP

Dibble
Engineering

MCCARTHY

2. Grading and Drainage

Undeveloped portions of the Sonoran Crossing property are generally vacant desert, containing sparse growth of natural desert vegetation. The property generally slopes to the south and west. Offsite flows approaching the property from the east are intercepted by Skunk Creek Wash and carried south before reaching the property. A temporary channel along the north boundary routes flows from the Arizona State Trust parcel from the north along the north and west sides of the property to a series of pipe culverts which pass under Interstate 17.

Due to this temporary channel along the north boundary, Lot 1, the northwestern-most lot of the development, is located within a Special Flood Hazard Area zoned AE Floodway by FEMA. Development of this lot will require a Floodplain Use Permit through Maricopa County Flood Control District.

Sonoran Crossing 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. To the immediate east of the property boundary is Skunk Creek Wash which is zoned Flood Hazard and is in the process of being dedicated to the City of Phoenix as a contribution to the much larger Sonoran Preserve. There is a low flow crossing along Dove Valley Road at Skunk Creek Wash which is an interim solution to provide transportation connections to the property. This interim condition is anticipated to serve the transportation network until such time as bridges are constructed with funding from the City of Phoenix Capital Improvement Program or other financing means. Sonoran Crossing 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 Sonoran Crossing'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 ten (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 Sonoran Crossing 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 (1) foot above the high adjacent water surface elevations. Sonoran Crossing will provide retention for the one hundred (100) year, two (2) hour storm event per the City of Phoenix design standards. Retention will be provided on individual parcels and/or within common retention areas servicing the larger development districts. The common retention areas will be limited to a maximum of three (3) feet of water depth and graded with maximum side slope ratio of 4:1. Retention areas provided on individual parcels may be either by retention basins or underground storage. All retention facilities will be designed to drain within thirty-six (36) hours of a major storm event as required by the City of Phoenix Drainage Design Manual.

3. Water and Wastewater Services

- a) Water Design: Sonoran Crossing is located within the City of Phoenix water service area in Pressure Zone 6B. The Zone 7B Booster Pump Station is located near the intersection of Carefree Highway and 27th Avenue.

The Sonoran Crossing development will utilize the existing 12-inch water main in 32nd Avenue that ties into an existing 12-inch water main in Dove Valley Road south of the site. Additional water lines that will service the property will be sized and fire hydrant spacing will be installed as required by the City of Phoenix Water Services Design Manual.

- b) Waste Water Design: Existing sewer facilities on-site include a sewer main in 32nd Avenue that varies in size from 8-inch to 10-inch vitrified clay pipe (VCP) and flows south to an existing City of Phoenix sewer lift station which pumps the flows east, under the Skunk Creek Wash into a 15-inch sewer main in Dove Valley Road. The existing sewer main in 32nd Avenue has five (5) 8-inch services; any new taps are required to be north of sewer manhole #403 per City of Phoenix Quarter Section Map 57-21

The wastewater flow generated by Sonoran Crossing will ultimately be discharged to the City of Phoenix North Gateway Lift Station, located south of the property along the Dixileta Drive alignment and west of North Valley Parkway. The existing sewer main can potentially serve the development; it is the City's intent to provide sewer service, however, assurances for sewer service for each property is determined at the time of site plan review.

J. Phasing

Sonoran Crossing is a multi-phase development with the initial phase of improvements anticipated to include phase one of the planned HonorHealth Hospital located in the Healthcare District and possibly some supporting residential (multi-family residential and/or assisted living) located in the Employment / Residential District. Development of additional phases of the hospital and development districts will be driven by market conditions.

Appendix A – Legal Description

LEGAL DESCRIPTION
FOR
SONORAN CROSSING PUD

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 EAST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF SONORAN CROSSING AS RECORDED IN BOOK 1127 OF MAPS ON PAGE 12, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 07 DEGREES 17 MINUTES 41 SECONDS EAST, ALONG AND WITH THE EAST LINE OF SAID LOT 3, 100.53 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 667.78 FEET, THROUGH A CENTRAL ANGLE OF 12 DEGREES 24 MINUTES 51 SECONDS, 144.69 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 05 DEGREES 07 MINUTES 11 SECONDS WEST, 224.94 FEET TO A NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 86 DEGREES 41 MINUTES 57 SECONDS EAST, 755.00 FEET;

THENCE ALONG AND WITH THE ARC OF SAID CURVE, SAME BEING THE EAST LINE OF LOT 5 OF THE AFORESAID SONORAN CROSSING, HAVING A RADIUS OF 755.00 FEET, THROUGH A CENTRAL ANGLE OF 30 DEGREES 52 MINUTES 23 SECONDS, 406.82 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 12 DEGREES 26 MINUTES 04 SECONDS, 75.96 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG AND WITH THE EAST LINE OF LOT 5, SOUTH 21 DEGREES 44 MINUTES 22 SECONDS EAST, 59.57 FEET;

THENCE SOUTH 26 DEGREES 15 MINUTES 52 SECONDS EAST, 227.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 24 DEGREES 07 MINUTES 37 SECONDS, 210.55 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 02 DEGREES 08 MINUTES 15 SECONDS EAST, ALONG AND WITH THE EAST LINE OF LOT 5 AND 6 OF SONORAN CROSSING, 346.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2500.00 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 45 MINUTES 01 SECONDS, 381.81 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 06 DEGREES 36 MINUTES 47 SECONDS WEST, 53.72 FEET TO THE NORTHEAST CORNER OF TRACT B OF THE AFORESAID SONORAN CROSSING;

THENCE ALONG AND WITH THE NORTH LINE OF SAID TRACT B, SOUTH 89 DEGREES 33 MINUTES 27 SECONDS WEST, 138.88 FEET TO A NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 85 DEGREES 01 MINUTES 14 SECONDS WEST, 635.00 FEET;

THENCE ALONG AND WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 635.00 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 10 MINUTES 28 SECONDS, 57.35 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS WEST, 79.19 FEET;

THENCE SOUTH 45 DEGREES 07 MINUTES 26 SECONDS WEST, 49.22 FEET;

THENCE SOUTH 00 DEGREES 26 MINUTES 33 SECONDS EAST, 70.00 FEET TO A POINT 5.00 FEET NORTH OF THE SOUTH LINE OF THE AFORESAID SECTION 11;

THENCE SOUTH 89 DEGREES 33 MINUTES 27 SECONDS WEST, 5.00 FOOT NORTH OF AND PARALLEL WITH SAID SOUTH LINE, 871.93 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 33 SECONDS WEST, 115.09 FEET;

THENCE NORTH 78 DEGREES 49 MINUTES 11 SECONDS WEST, 306.99 FEET;

THENCE NORTH 18 DEGREES 25 MINUTES 50 SECONDS WEST, 248.68 FEET;

THENCE NORTH 13 DEGREES 44 MINUTES 53 SECONDS WEST, 1296.56 FEET;

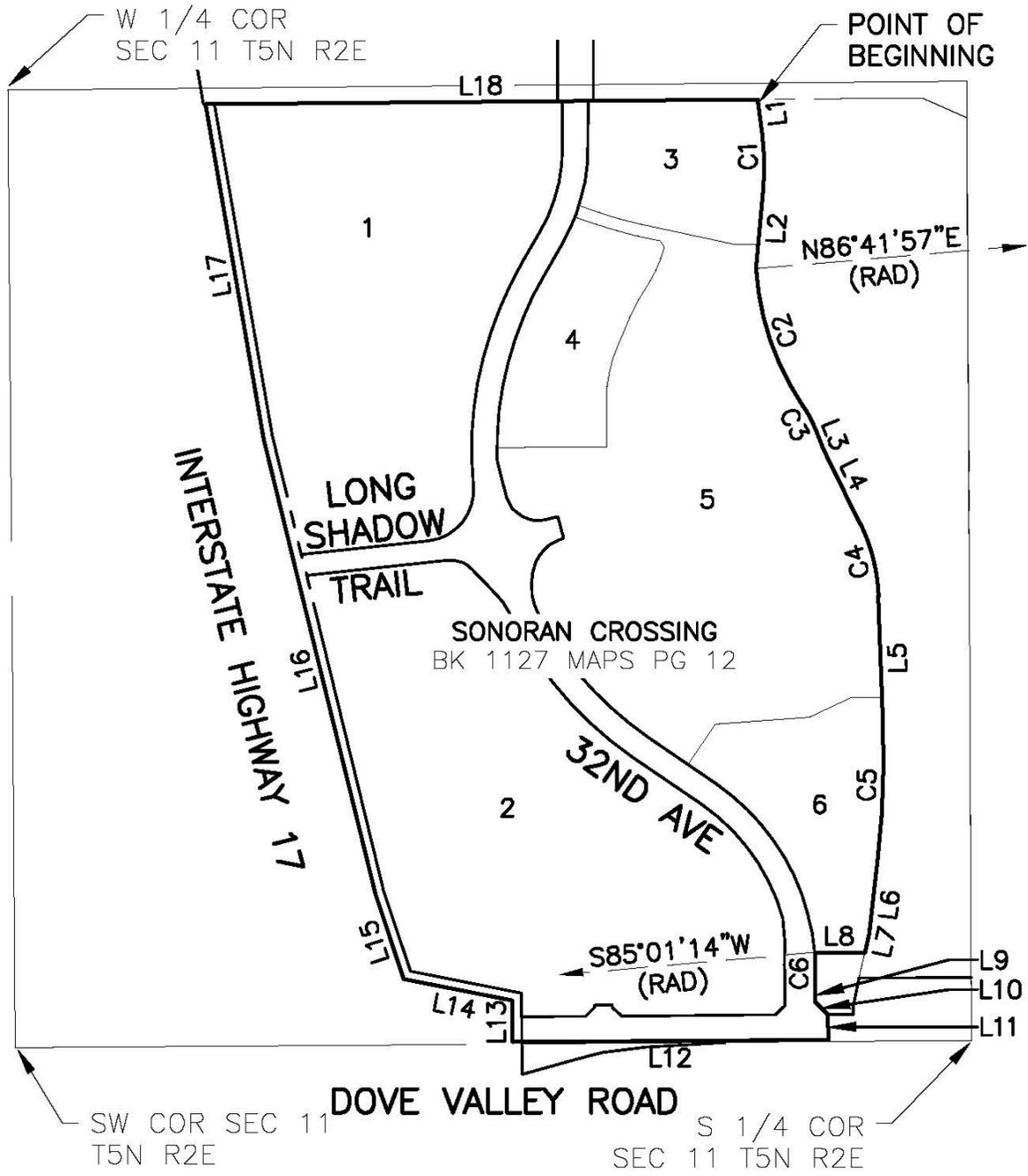
THENCE NORTH 09 DEGREES 53 MINUTES 10 SECONDS WEST, 941.16 FEET;

THENCE NORTH 89 DEGREES 28 MINUTES 03 SECONDS EAST, ALONG AND WITH THE NORTH LINE OF LOT 1 AND 3 OF SONORAN CROSSING, 1527.35 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 3,766,402 SQUARE FEET OR 86.402 ACRES OF LAND, MORE OR LESS.

THE ATTACHED EXHIBIT 'A' IS TO BE INCLUDED AND MADE PART OF THIS DESCRIPTION.



FILE:\PROJECTS\2016\1116044.01 Honor Health-Sonoran Crossing\CAD\EXHIBITS\Sonoran Crossing PUD Bndry.dwg DATE:Jan, 09 2018 TIME: 10:24 am



PARCEL AREA:
 3,766,402 SF OR
 86.465 ACRES

**THIS IS NOT A PROPERTY
 BOUNDARY SURVEY.**

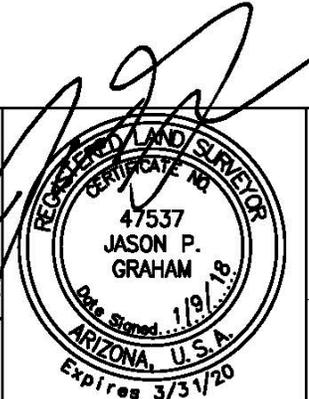
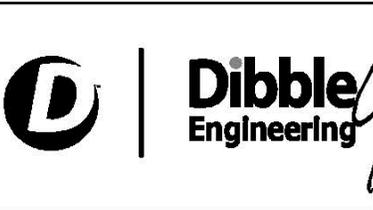


EXHIBIT "A"
SONORAN CROSSING PUD BOUNDARY
 A PORTION OF THE SW QUARTER SECTION 11,
 T5N, R2E, GILA & SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA

Dibble Engineering
 Project No 1116044.02

DATE: JAN 2018
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PAGE 4 OF 5

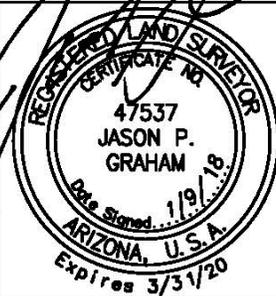
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LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S07°17'41"E	100.53'
L2	S05°07'11"W	224.94'
L3	S21°44'22"E	59.57'
L4	S26°15'52"E	227.11'
L5	S02°08'15"E	346.34'
L6	S06°36'47"W	206.73'
L7	S12°39'47"W	53.72'
L8	S89°33'27"W	138.88'
L9	S00°11'42"W	79.19'
L10	S45°07'26"E	49.22'
L11	S00°26'33"E	70.00'
L12	S89°33'27"W	871.93'
L13	N00°26'33"W	115.09'
L14	N78°49'11"W	306.99'
L15	N18°25'50"W	248.68'
L16	N13°44'53"W	1296.56'
L17	N09°53'10"W	941.16'
L18	N89°28'03"E	1527.35'

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	144.69'	667.78'	12°24'51"
C2	406.82'	755.00'	30°52'23"
C3	75.96'	350.00'	12°26'04"
C4	210.55'	500.00'	24°07'37"
C5	381.81'	2500.00'	8°45'01"
C6	57.35'	635.00'	5°10'28"



**Dibble
Engineering**



Dibble Engineering
Project No 1116044.02

EXHIBIT "A"
SONORAN CROSSING PUD BOUNDARY
 A PORTION OF THE SW QUARTER SECTION 11,
 T5N, R2E, GILA & SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA

DATE: JAN 2018
 DRN: BAR
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Appendix B – Comparative Standards Zoning Table

Comparative Standards Zoning Table

Table 1A: Healthcare District Development Standards and Guidelines

	PUD Standard	C-2 M-R Standard
Lot Dimensions		
Minimum Lot Width	None	Residential: Minimum 55' Commercial: None
Minimum Lot Depth	None	None, except 110' adjacent to freeway or arterial
Building Setbacks		
Adjacent to Streets (Interstate 17 & Dove Valley Road)	30 Feet Minimum	For structures not exceeding 30': average 25' For structures exceeding 30': average 30'
Adjacent to Streets (Long Shadow Trail & 32 nd Avenue)	15 Feet Minimum	
Adjacent to Perimeter Boundary (Not Adjacent to a Street)	N/A	None
Adjacent to Interior Property Lines (Not Adjacent to a Street)	0 Feet Minimum	None
Commercial Adjacent to Residential	10 Feet Minimum	None
Residential Adjacent to Public Assembly	10 Feet Minimum	None
Building Separation		
Building Separation	IBC/COP Adopted Modifications	None
Building Height		
Maximum Building Height	120 Feet	190 Feet
Stepbacks		
District Boundary	Minimum 30' for any portion of building in excess of 56', except no stepback is required adjacent to Interstate 17	No Standard
Building Coverage		
Building Coverage	Maximum 60% of Net Area	Residential: Maximum 50% Commercial: No Standard
Open Space		
Minimum Common Open Space	N/A	No Standard

Table 1B: Healthcare District Landscape Standards and Guidelines

	PUD Standard	C-2 M-R Standard
Minimum Landscape Setbacks		
Long Shadow Trail	10 Feet Minimum, 30 Feet Average when parking (surface or structured) is adjacent to right-of-way	Streetscape: Average 25' for structures not exceeding 30'; minimum 20' permitted for up to 50% of the frontage. Average 30' for structures exceeding 30', minimum 20' for up to 50% of the frontage. Perimeter Property Lines: Minimum 10'
Dove Valley Road	15 Feet Minimum / 30 Feet Average	
32 nd Avenue	10 Feet Minimum, 30 Feet Average when parking (surface or structured) is adjacent to right-of-way	
Interstate 17	10 Feet Minimum / 15 Feet Average	
Minimum Landscape Standards		
Streetscape	50% Trees 3-inch caliper / 50% Trees 2-inch caliper planted 20 feet on center or in equivalent groupings, less driveways and sidewalks / Min. five (5) 5-gallon shrubs per tree	50% Trees 2-inch caliper 25% Trees 3-inch caliper 25% Trees 4-inch caliper Min. five (5) 5-gallon shrubs per tree
Parking Lot	Phoenix Zoning Ordinance Section 623 E.4.e	60% Trees 2-inch caliper 40% Trees 1-inch caliper
Adjacent to Buildings	Phoenix Zoning Ordinance Section 623 E.4.e	60% Trees 2-inch caliper 40% Trees 1-inch caliper Min. five (5) 5-gallon shrubs per tree

Table 2A: Mixed Use District Development Standards and Guidelines

	PUD Standard	C-2 M-R Standard
Lot Dimensions		
Minimum Lot Width	None	Residential: Minimum 55' Commercial: None
Minimum Lot Depth	None	None, except 110' adjacent to freeway or arterial
Building Setbacks		
Adjacent to Streets (Interstate 17 & Dove Valley Road)	30 Feet Minimum	For structures not exceeding 30': average 25' For structures exceeding 30': average 30'
Adjacent to Streets (Long Shadow Trail & 32 nd Avenue)	15 Feet Minimum	
Adjacent to Perimeter Boundary (Not Adjacent to a Street)	10 Feet Minimum	None
Adjacent to Interior Property Lines (Not Adjacent to a Street)	0 Feet Minimum	None
Commercial Adjacent to Residential	10 Feet Minimum	None
Residential Adjacent to Public Assembly	10 Feet Minimum	None
Building Separation		
Building Separation	IBC/COP Adopted Modifications	None
Building Height		
Maximum Building Height	90 Feet	190 Feet
Stepbacks		
District Boundary	Minimum 30' for any portion of building in excess of 56', except no stepback is required adjacent to Interstate 17	No Standard
Building Coverage		
Building Coverage	Maximum 60% of Net Area	Residential: Maximum 50% Commercial: No Standard
Open Space		
Minimum Common Open Space (Residential)	5% of Gross Parcel Area	No Standard
Minimum Common Open Space (Non-Residential)	N/A	No Standard

Table 2B: Mixed Use District Landscape Standards and Guidelines

	PUD Standard	C-2 M-R Standard
Minimum Landscape Setbacks		
North Property Line	10 Feet Minimum	Streetscape: Average 25' for structures not exceeding 30', minimum 20' permitted for up to 50% of the frontage. Average 30' for structures exceeding 30', minimum 20' for up to 50% of the frontage. Perimeter Property Lines: Minimum 10'
Long Shadow Trail	10 Feet Minimum , 30 Feet Average when parking (surface or structured) is adjacent to right-of-way	
32 nd Avenue	10 Feet Minimum, 30 Feet Average when parking (surface or structured) is adjacent to right-of-way	
Interstate 17	10 Feet Minimum / 15 Feet Average	
Minimum Landscape Standards		
Streetscape	50% Trees 3-inch caliper / 50% Trees 2-inch caliper planted 20 feet on center or in equivalent groupings, less driveways and sidewalks / Min. five (5) 5-gallon shrubs per tree	50% Trees 2-inch caliper 25% Trees 3-inch caliper 25% Trees 4-inch caliper Min. five (5) 5-gallon shrubs per tree
Parking Lot	Phoenix Zoning Ordinance Section 623 E.4.e	60% Trees 2-inch caliper 40% Trees 1-inch caliper
Adjacent to Buildings	Phoenix Zoning Ordinance Section 623 E.4.e	60% Trees 2-inch caliper 40% Trees 1-inch caliper Min. five (5) 5-gallon shrubs per tree

Table 3A: Employment / Residential District Development Standards and Guidelines

	PUD Standard	R-5 Standard
Lot Dimensions		
Minimum Lot Width	None	Residential: Minimum 20' Commercial: None
Minimum Lot Depth	None	None
Building Setbacks		
Adjacent to Streets (32 nd Avenue)	10 Feet Minimum	10' for units fronting street rights-of-way; 15' for units siding street rights-of-way
Adjacent to Perimeter Boundary (Not Adjacent to a Street)	10 Feet Minimum	10'
Adjacent to Interior Property Lines (Not Adjacent to a Street)	0 Feet Minimum	None
Commercial Adjacent to Residential	10 Feet Minimum	None
Residential Adjacent to Public Assembly	10 Feet Minimum	None
Building Separation and Height		
Building Separation	IBC/COP Adopted Modifications	None
Maximum Building Height	60 Feet	4 stories or 48'
Stepbacks		
District Boundary	Minimum 30' for any portion of building in excess of 48'	No Standard
Building Coverage		
Building Coverage	Max. 60% of Net Area	Residential: 100% Commercial: No Standard
Open Space		
Minimum Common Open Space (Residential)	5% of Gross Parcel Area	5% of Gross Area
Minimum Common Open Space (Non-Residential)	N/A	No Standard

Table 3B: Employment / Residential District Landscape Standards and Guidelines

	PUD Standard	R-5 Standard
Minimum Landscape Setbacks		
North Property Line	10 Feet Minimum	Streetscape: Avg. 25' for structures not exceeding 30', min. 20' permitted for up to 50% of frontage. Avg. 30' for structures exceeding 30', min. 20' for up to 50% of frontage. Perimeter Property Lines: Minimum 10'
Sonoran Preserve	0 Feet	
32 nd Avenue Frontage	10 Feet Min., 30 Feet Average when parking (surface or structured) is adjacent to right-of-way	
Minimum Landscape Standards		
Streetscape	50% Trees 3-inch caliper / 50% Trees 2-inch caliper planted 20 feet on center or in equivalent groupings, less driveways and sidewalks / Min. five (5) 5-gallon shrubs per tree	One (1) minimum fifteen-gallon drought resistant tree for each five hundred (500) square feet of required setback area, less driveways and sidewalks. One (1) minimum five-gallon drought resistant shrub for each one hundred (100) square feet of required setback, less driveways and sidewalks.
Parking Lot	Phoenix Zoning Ordinance Section 623 E.4.e	No Standard
Adjacent to Interior Property Lines	50% Trees 2-inch caliper / 50% Trees 1-inch caliper planted 20 feet on center or in equivalent groupings, less driveways and sidewalks / Min. five (5) 5-gallon shrubs per tree	One (1) minimum fifteen-gallon tree for each twenty (20) feet of linear distance. One (1) minimum five-gallon shrub for each five (5) feet of linear distance.
Adjacent to Buildings	Phoenix Zoning Ordinance Section 623 E.4.e	No Standard

Appendix C – Traffic Impact Analysis Update



October 16, 2017

Jeff McBride, PE
 Vice President
 Dibble Engineering
 1626 North Litchfield Road, Suite 150
 Goodyear, Arizona 85395-1255

Re: Sonoran Crossing
 Northwest Corner of Dove Valley Road and I-17- Traffic Impact Analysis Update
 Phoenix, Arizona

Dear Mr. McBride:

This letter outlines our findings regarding the trip generation of the proposed Sonoran Crossing project located at the northeast corner of the intersection of Dove Valley Road and I-17 in Phoenix, Arizona. The current development plan of the 105.3-acre site includes residential, medical, office and retail land uses. A previous Traffic Impact Study for the same parcel was approved by the City of Phoenix in 2011 but included a different mix of uses. Access to the site is proposed to be provided at the same access points as were proposed in the original analysis. A copy of the trip generation calculations from the approved study is attached. The original plan was expected to generate approximately 24,000 daily trips of which 1,193 trips would occur in the AM peak hour and 2,242 trips would occur in the PM peak hour.

Trip generation rates published by the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition* were used to estimate the trip generation characteristics of the parcel under the currently proposed development plan. The trip generation characteristics of the proposed land use assumptions are summarized in **Table 1**.

Table 1 – Trip Generation

Land Use	ITE Cod	Quantity	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Apartment	220	1350	D.U.'s	8,978	138	551	689	544	293	837
Specialty Retail Center	826	22	1,000 sq. ft.	976				26	34	60
Medical-Dental Office Building	720	120	1,000 sq. ft.	4,336	227	60	287	120	308	428
General Office Building	710	151	1,000 sq. ft.	1,666	208	28	236	38	187	225
Hospital	610	300	Beds	3,882	285	111	396	141	285	426
Hotel	310	150	Rooms	1,226	47	33	80	46	44	90
Senior Adult Housing - Attached	252	200	D.U.'s	688	14	24	38	28	18	46
Assisted Living	254	200	Beds	532	18	10	28	19	25	44
Total Trips				22,284	937	817	1,754	962	1,194	2,156

Under the proposed development plan land uses assumptions, the site is expected to generate 22,284 daily trips, of which 1,754 trips would occur in the AM peak hour and 2,156 trips would occur in the PM peak hour. Detailed calculations are attached to this document. Based on the proposed uses, the anticipated trip generation is not expected to be significantly different from the original estimate of new trips projected in the approved report.

A more in-depth review of the traffic related issues under the current land use plan can be prepared once the individual parcel access plans are developed.

If you have any further questions, please feel free to contact me at (602) 944-5500.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Charles R. Wright, P.E.



\\kimley-horn.com\mt_phx1\PHX_Traffic\191540001 - Dove Valley and 32nd Avenue\Reports\trip gen 2017r1.doc

TRAFFIC IMPACT ANALYSIS

North Black Canyon Crossings Phoenix, Arizona

Prepared For:

*Westcor
11411 N. Tatum Boulevard
Phoenix, Arizona 85028*

Prepared By:

*Kimley-Horn and Associates, Inc
7878 North 16th Street, Suite 300
Phoenix, Arizona 85020*

091279023
June 2011
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Table 3 – Buildout Trip Generation

Land Use	ITE	Quantity	Units	Daily	AM Peak			PM Peak		
	Code			Total	In	Out	Total	In	Out	Total
Hospital	610	320	Beds	4,108	245	100	345	149	265	414
Medical-Dental Office	720	48,000	SF	1,748	87	23	110	40	108	148
Medical-Dental Office	720	45,000	SF	1,625	82	22	104	38	102	140
Medical-Dental Office	720	36,000	SF	1,257	65	18	83	31	84	115
Medical-Dental Office	720	45,000	SF	1,625	82	22	104	38	102	140
Shopping Center	820	202,990	SF	10,760	143	91	234	501	521	1,022
Pass-By Trips				3,658	0	0	0	174	174	347
New Trips				7,102	143	91	234	327	347	675
Shopping Center	820	175,111	SF	9,774	131	83	214	454	472	926
Pass-By Trips				3,323	0	0	0	157	157	315
New Trips				6,451	131	83	214	297	315	611
Total Site Generated Trips				30,897	835	358	1,193	1,251	1,653	2,904
Pass-By Trips				6,982	0	0	0	331	331	662
Total New Trips				23,915	835	358	1,193	920	1,322	2,242

Hospital (ITE 8th Edition)

Daily (ITE 610)	$T = 7.42 \times (\text{Number of Beds}) + 1733.31$	50% In	50% Out
AM Peak Hour (ITE 610)	$T = 1.33 \times (\text{Number of Beds}) - 80.91$	71% In	29% Out
PM Peak Hour (ITE 610)	$T = 1.36 \times (\text{Number of Beds}) - 21.17$	36% In	64% Out

Medical-Dental Office (ITE 8th Edition)

Daily (ITE 720)	$T = 40.89 \times (\text{1000's of SF}) - 214.97$	50% In	50% Out
AM Peak Hour (ITE 720)*	$T = 2.30 \times (\text{1000's of SF})$	79% In	21% Out
PM Peak Hour (ITE 720)	$\text{Ln}(T) = 0.88 \times \text{Ln}(\text{1000's of SF}) + 1.59$	27% In	73% Out

*Utilized the rate.

Shopping Center (ITE 8th Edition)

Daily (ITE 820)	$\text{Ln}(T) = 0.65 \times \text{Ln}(\text{1000's of SF}) + 5.83$	50% In	50% Out
AM Peak Hour (ITE 820)	$\text{Ln}(T) = 0.59 \times \text{Ln}(\text{1000's of SF}) + 2.32$	61% In	39% Out
PM Peak Hour (ITE 820)	$\text{Ln}(T) = 0.67 \times \text{Ln}(\text{1000's of SF}) + 3.37$	49% In	51% Out

The proposed development is expected to generate 30,897 daily trips upon buildout, with 1,193 trips occurring in the AM peak hour and 2,904 trips occurring in the PM peak hour.

5.1.2 Trip Reductions

As documented in the ITE publication, *Trip Generation, 8th Edition*, retail land use doesn't typically generate all new traffic on a roadway system. The total traffic generation is a combination of pass-by trips, or traffic drawn directly from the passing traffic flow on the adjacent streets, and primary trips, which represent new traffic drawn to the facility. In order to assess the pass-by trips, the data published in the *ITE Trip Generation Handbook, June 2004*, was used to estimate the pass-by trip percentage for the commercial parcels. It should be noted that pass-by trip generation reductions do not reduce driveway traffic volumes. Pass-by reductions are shown in **Table 3**.

Taking into consideration pass-by trips, the proposed development is expected to add 23,915 total daily trips, 1,193 AM peak hour trips, and 2,242 PM peak hour trips to the roadway network upon buildout.

5.1.3 Trip Distribution

Trips generated by the proposed retail development were distributed based on the estimated total population within a 5.64-mile radius of the site and trips generated by the medical office and hospital land uses were distributed based on the estimated total population within an 11.8-mile radius of the site. The radii are based on the average trip length to commercial and employment land uses discussed in the *NPTS Travel Patterns* report (December 1999).