



# PUD Narrative for ASLD Supplier Site A

A +/- 320-acre master planned industrial hub located at the northeast corner of 19th Avenue and Pinnacle Peak Road.

Case #: Z-57-20

**CITY OF PHOENIX**

**FEB 01 2021**

**Planning & Development  
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# 1. PURPOSE & INTENT

## 1a. The Arizona State Land Department (ASLD)

The Arizona State Land Department (ASLD) manages over 9.2 million acres of state trust land in Arizona. Since 1915, the ASLD’s mission has been to manage the assets of a multi-generational perpetual trust in alignment with the interests of the Trust’s 13 beneficiaries and Arizona’s future. The mission statement of the ASLD is as follows:

*“To manage State Trust lands and resources to enhance value and optimize economic return for the Trust beneficiaries, consistent with sound business management principles, prudent stewardship, and conservation needs supporting socio-economic goals for citizens here today and future generations. To act in the best interest of the Trust for the enrichment of the beneficiaries and preserve the long-term value of the State Trust lands.”*

State Trust land is often misunderstood in terms of both its character and management. Trust land is different from public land such as parks or National Forests. Trust lands are managed by the ASLD to generate revenue for K-12 schools and 13 additional institutional beneficiaries. The Trust accomplishes its mission through its sale and lease of Trust lands for grazing, municipal, residential, commercial, mining, and open space purposes.

The ASLD, serving as the fiduciary for the Trust, is required by the Arizona Constitution to receive maximum value for the sale or lease of Trust lands for the benefit of the Trust. Given this Constitutional mandate, it is incumbent upon ASLD to carefully plan these properties to maximize their ultimate value. Accordingly, the ASLD is in the process of re-evaluating the existing development plans for the Trust lands in the area and is working with the City of Phoenix to develop plans that are appropriate for the area and that will meet market demands.

## 1b. Planned Unit Development

The Planned Unit Development (“PUD”) zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix (“Phoenix Zoning Ordinance”). A PUD is intended to be a standalone document that sets forth the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project (“PUD Regulations”). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations or requirements. A PUD may include background information and narrative discussion, including purpose and intent statements,

which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and are not requirements to be enforced by the City of Phoenix.

The PUD regulations apply to all property within the PUD project boundary. The PUD regulations supersede and replace all applicable Phoenix Zoning Ordinance requirements. If there is a conflict between PUD regulations and the Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the Phoenix Zoning Ordinance controls.

## 1c. Project Overview and Goals

This PUD for ASLD Supplier Site A rezones approximately 320-acres of State Trust land located within the Deer Valley Village. The Site is located at the southeast corner of 19<sup>th</sup> Avenue and Alameda Road. See **Figure 1: Regional Context Map**. In alignment with the City's General Plan land use designations for the subject property, as amended through a concurrent minor General Plan land use amendment, this application proposes development of an industrial supplier site tailored to support the employment development located within the North Phoenix 3,500 PUD (case # Z-37-20-1). The primary goal of this PUD request is to allow for the industrial development of the site to support major economic and employment drivers within the region.

Additional goals and objectives of the ASLD Supplier Site A PUD are to:

- Enhance the value of the State Trust land on behalf of the ASLD's beneficiaries.
- Establish entitlement flexibility to support needs of the industrial suppliers that will serve the major employment generators within the region and benefit the region and City as a whole.
- Establish development and design standards to ensure land use compatibility with surrounding uses to create an appropriately sited industrial development.

## 1d. General Plan Amendment

The north half of the site currently has a General Plan land use designation of Commerce/Business Park and the South half of the site currently has a General Plan land use designation of Industrial as shown in **Figure 2: Current General Plan Land Use**. This PUD request is accompanied by a Minor General Plan Amendment request to modify the Site's land use designations to Mixed Use (Commerce/Business Park/Industrial) as shown in **Figure 3: Proposed General Plan Land Use**. This revised land use designation will support the industrial development planned for this Site and in the North Phoenix region.

The Site is also governed by the following additional land planning documents:

- Deer Valley Character Area Plan
- Deer Valley Airport Overlay

The ASLD Supplier Site A PUD will comply with the above-mentioned planning documents.

## 2. EXISTING SITE CONDITIONS

The ASLD Supplier Site A is approximately 320 gross acres in size and is located within the Deer Valley Village at the southeast corner of 19<sup>th</sup> Avenue and Alameda Road. The Site is generally flat and does not include significant topographical or natural features. The northern half of the site is currently undeveloped. The south half of the site is currently occupied with improvements and subject to ASLD Commercial Lease No. 03-053542 to Exponent of Delaware, Inc. through 1/16/2028. As shown in **Table 1: Surrounding Uses**, below, the Site is surrounded by other industrial uses.

<b>Table 1: Surrounding Uses</b>				
<b>Location</b>	<b>APN</b>	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
North	210-07-006A, 210-07-011, 210-07-007E, 210-07-025A, 210-07-002, 210-07-026A, 210-08-017, 210-08-002, 210-08-007, 210-08-011, 210-08-008C, 210-08-025C, 210-08-022C, 210-08-014	Commerce / Business Park	RU-43, CP/GCP, S-1, A-1	Shamrock Towing, Vacant County Land, Western Underground Construction, County Residential
West	210-05-011, 210-05-010B, 210-05-052, 210-05-937, 210-05-933	Industrial, Residential 15+	R3-A, A-1, C-2 HGT/WVR	Arizona Wholesale Growers, Pinnacle Peak Commerceplex, Assisted Home Care Services, Fast Food
South	209-02-464B, 209-02-461, 209-02-218, 209-02-176, 209-02-175A, 209-02-172A, 209-02-171, 209-02-007F, 209-02-188, 209-02-469, 209-02-467	Industrial	IND.PK., CP/GCP	Industrial Park, Commercial
East	210-16-003C, 210-16-003D, 210-16-003F, 210-16-003G, 210-16-009	Commerce / Business Park, Industrial	A-1, CP/BP	Unique Heavy Recovery Towing, Vacant

### 3. DEVELOPMENT PLAN

The ASLD Supplier Site A PUD provides the regulatory framework for development of an industrial supplier site to promote regional economic development. As shown on **Figure 4: Existing Zoning**, the Site is currently zoned S-1 SP, and rezoning the Site to PUD will establish the necessary development standards and permitted uses to allow for the development of the property as an industrial supplier site while maintaining compatibility with surrounding uses. See **Figure 5: Proposed Zoning**.

The ASLD Supplier Site A PUD provides for a variety of industrial land use types that are consistent and compatible with adjacent properties. The flexibility and enhancement of site design standards proposed with this PUD offers a desirable improvement over conventional zoning standards and directly promotes the appropriate and efficient use of land and infrastructure. See **Figure 6: Conceptual Land Use Plan**.

### 4. LAND USES

#### PERMITTED USES

Uses allowed within the ASLD Supplier Site A PUD include the following:

- All uses permitted in the A-2 Light Industrial District per Zoning Ordinance Section 628.B&C.
- All uses permitted in the Commerce Park District: General Commerce Park Option per Zoning Ordinance Section 626.F.

The following additional use is allowed by right within the ASLD Supplier Site A PUD:

- Research, engineering, testing, and development of vehicles, vehicular components, machinery, structures and structural components, industrial processes, agriculture equipment, military equipment, mechanical, and chemical and electrical systems.
- Stadiums, tracks for racing, amphitheaters, and other similar places of public assembly, including uses customarily associated therewith and appurtenant thereto, provided that the site:
  - Contains a minimum of eighty acres; and
  - Abuts an arterial street or freeway as shown on the street classification map of the City of Phoenix;
  - And provided that every building be set back a least one hundred feet from the lot lines.

**PROHIBITED USES**

- Single family and multifamily residential development

**5. DEVELOPMENT STANDARDS**

**5a. Development Standards Table**

Development Standards are essential to maintaining land use compatibility between neighboring uses. This ASLD Supplier Site A PUD utilizes the A-2 Industrial District with a MR Mid-Rise District overlay as base zoning designations with modifications indicated below. Development standards within this PUD are generally in conformance with the standards of these districts with exceptions to promote enhanced perimeter buffering standards and allow for structure heights that facilitate the unique needs of the future industrial uses on the property. These standards are identified in **Table 2: Development Standards**.

<b>Table 2: Development Standards</b>	
<i>Building Height:</i>	Eighty (80) foot maximum height.  In addition to the building height exceptions outlined in the Zoning Ordinance (Section 701.B), non-habitable mechanical equipment and structures that may include, but are not limited to, elements such air separators, exhaust pipes, storage tanks, and gas processing equipment are permitted up to one hundred fifty (150) feet in height.
<i>Open Space:</i>	For any property development in excess of fifty-six (56) feet: A minimum of ten (10%) percent of the parcel’s total net area shall be open space with appropriate landscaping and other employee-oriented amenities as identified within <i>Section 7:Design Guidelines</i> .
<i>Building setback adjacent to a collector / arterial street:</i>	Min. fifty (50) feet
<i>Building setback adjacent to a non- collector / non-arterial street:</i>	Min. twenty (20) feet
<i>Building setback not adjacent to a street:</i>	Min. zero (0) feet

**Table 2: Development Standards (Continued)**

<b>Screening</b>	
<i>Screening for Parking or Loading and Unloading Areas where within one hundred fifty (150) feet of a Residence District:</i>	<b>Per A-2 Code</b> - For employee and customer parking a four (4) to six (6) foot wall or landscaped berm is required. The wall may be three (3) feet high if the parking area is located in a yard as specified in Section 628.E.2.b(1).
	<b>Per A-2 Code</b> - In areas used for truck parking, loading or unloading, an eight (8) foot high wall is required.
<i>Screening for Open Storage Use:</i>	<b>Per A-2 Code</b> - Any outside storage or use within one hundred (100) feet of a residential district or any public street shall be screened by a six (6) foot high solid fence or wall.
	<b>Per A-2 Code</b> - Height of Open Storage: Open storage shall be no higher than six (6) feet plus one (1) foot in height for every additional three (3) feet of setback from a property line. If the storage area is within one hundred fifty (150) feet of a public street, screening in the addition to the required six (6) foot high solid fence or wall shall include fifteen (15) gallon trees spaced no more than twenty-five (25) feet apart and with an adequate watering system.
<i>Screening for Open Storage Use:</i>	<b>Per A-2 Code</b> - Except for vehicle parking areas, no outdoor uses, outdoor storage, or open buildings shall be within seventy-five feet of a public street.
<i>Screening for Surface Parking</i>	<b>Per MR Code</b> - For any site development in excess of fifty-six (56) feet: all surface parking must be buffered by landscaping regardless of whether located in side yards or rear yards.

**Table 3: Landscape Development Standards**

<i>Landscape setback adjacent to a collector / arterial street:</i>	Min. fifty (50) feet
<i>Landscape setback adjacent to a non-collector /non- arterial street:</i>	Min. ten (10) feet
<i>Landscape setback not adjacent to a street:</i>	Min. zero (0) feet
<b>STREETSCAPE, ALONG ARTERIAL AND COLLECTOR ROAD FRONTAGES</b>	
<b>Plant Type:</b>	<b>Minimum Planting Size</b>
<i>Trees*</i>	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper or multi-trunk tree (25% of required trees) Min. 4-inch caliper or multi-trunk tree (25% of required trees)
<i>Shrubs</i>	Min. five (5) 5-gallon shrubs per tree
<i>Groundcover</i>	Min. 60% live coverage
<b>DETACHED SIDEWALKS ALONG ARTERIAL AND COLLECTOR STREETS</b>	
<i>Detached Sidewalk****</i>	<u>Sidewalk Width:</u> Minimum 6-feet <u>Landscape Strip:</u> Minimum ten (10) feet
<b>PARKING LOT AREA</b>	
<i>Interior surface area (exclusive of perimeter landscaping and all required setbacks)</i>	Min. 10%
<i>Landscaped planters</i>	At ends of each row of parking & approximately every 110'
<i>Landscaped planters**, single row of parking</i>	Min. 120 sq. ft.***
<i>Landscaped planters**, double row of parking</i>	Min. 240 sq. ft.***
<i>Additional parking lot landscaping</i>	As needed to meet 10% minimum requirement, evenly distributed throughout the entire parking lot. Min. interior dimension 5' (length and width).
<b>Plant Type:</b>	<b>Minimum Planting Size</b>
<i>Trees</i>	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)
<i>Shrubs</i>	Min. five (5) 5-gallon shrubs per tree

<b>Table 3: Landscape Development Standards (Continued)</b>	
<b>RETENTION BASINS</b>	
<i>Stormwater Management</i>	Where conditions allow, retention basis shall be planted with a minimum of 60% live coverage of plants to serve as bioswales reducing urban runoff and promoting vegetation on the site
<b>Plant Type:</b>	<b>Minimum Planting Size</b>
<i>Trees</i>	Min. 2-inch caliper (40% of required trees) Min. 1-inch caliper (60% of required trees)
<i>Shrubs</i>	Min. five (5) 5-gallon shrubs per tree

\* Minimum double row of trees planted 20 feet on center or equivalent groupings.

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

\*\*\* Not to exceed the length of a standard City of Phoenix parking stall. Modifications to the square footage may be approved by Planning and Development Department if the overall intent of the standard is being met.

\*\*\*\*Standards shall only apply to new sidewalk construction and shall not affect any existing sidewalks along arterial and collector roads. Existing sidewalks along arterial and collector roads may remain in place.

## **5b. Development Standards of General Applicability**

Development standards relating to the following elements within ASLD Supplier Site A shall adhere to City of Phoenix Zoning Ordinance standards except as modified through this PUD.

### **PARKING**

The minimum number of required parking spaces shall be as set forth in Section 702 of the Phoenix Zoning Ordinance. This provision shall not limit the ability of the applicant or end user to apply for a zoning adjustment application to further modify any development standard or ordinance provision relating to parking.

## **FENCES AND WALLS**

All screen walls and fences shall comply with the Phoenix Zoning Ordinance, Section 703: Landscaping, Fences and walls.

## **SHADE**

Shading of pedestrian spaces is necessary for summer comfort. Any plazas, courtyards, and sidewalks must contain spaces within them that are shaded in the summer months, but that allow for sun penetration in the winter months. The following shade provisions apply:

- Minimum 50% shading of all publicly accessible sidewalks and walkways by means of vegetation at maturity and/or shade structures.
- Minimum 75% shading of all publicly accessible sidewalks and paths along arterial and collector roadways by means of vegetation at maturity and/or shade structures.

## **LIGHTING**

Exterior lighting throughout the site shall be in conformance with the provisions set forth in City of Phoenix Zoning Ordinance Section 507.Tab.A.II.A.8: Site Lighting and in Phoenix City Code Section 23-100: Outdoor Lighting.

## **SIGNS**

Signs are allowed within ASLD Supplier Site A pursuant to City of Phoenix Zoning Ordinance Section 705. A comprehensive sign plan shall be processed for approval for all commercial uses in accordance with Section 705.E.2 of the Phoenix Zoning Ordinance.

## **PEDESTRIAN CIRCULATION**

Pedestrian circulation and connectivity is required for ASLD Supplier Site A. See **Figure 7: Conceptual Circulation Plan**. The following provisions shall guide pedestrian connectivity across the site:

- A publicly accessible detached meandering sidewalk shall be provided along perimeter arterial and collector street frontages. This sidewalk shall be a minimum 75% shaded at maturity.
- Pedestrian accesses to the site from the sidewalk should be attractive and inviting and separated in distance from vehicular traffic to provide a design that accentuates and prioritizes the importance and care of patrons arriving to the site on foot.

- Generally, connect all public building entrances and exits, parking areas, and all public sidewalks utilizing the minimum possible distance and providing the most direct route.
- Building entrances should be identifiable at a pedestrian scale and directly accessible from a public sidewalk. The developer shall provide ADA compliant pedestrian access to and from the site, connecting the sidewalk / sidewalks and the main entrance of the building in the most direct route. At properties located in signalized intersections (or future signalized intersections), additional ADA complaint pedestrian paths shall be provided from the traffic signal (or future site of a traffic signal) to the entrances of the building in the most direct route.
- Appropriate street lighting shall be provided in accordance with City of Phoenix Standards.
- Sidewalks along the site perimeter shall be detached and shade shall be provided along both sides of the sidewalk with single-trunk trees. Single trunk trees should alternate with other vegetation within the landscape strip to discourage pedestrians from crossing mid-block.
- All cross-access agreements within the development shall contain a pedestrian pathway.
- Enhanced surfacing materials, such as stamped or colored concrete or other pavement treatments, that visually contrast with the adjacent parking and drive aisle surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles.
- A multi-use trail is planned along 19<sup>th</sup> Avenue. New development along this frontage shall include the dedication of a multi-use trail easement (MUTE) and improvements of a landscaped multi-use trail (MUT).

## **BIKE INFRASTRUCTURE**

Bike lanes exist along both 19<sup>th</sup> Avenue and Pinnacle Peak Road. Development within ASLD Supplier Site A shall provide bike parking in accordance with City of Phoenix standards. Bike parking areas shall:

- be paved with a solid surface;
- include a ramp for access;
- be located within close proximity to building entries; and have a minimum 50% shade coverage.

## 6. AREA PLAN CONFORMANCE

The ASLD Supplier Site A is governed by a series of applicable area plans to ensure the site's regional compatibility. These plans include the Deer Valley Village Character Plan, Deer Valley Airport Overlay Plan, and the city's Complete Streets Guidelines. Below is a discussion of how the ASLD Supplier Site A will be in conformance with these above-mentioned area plans.

### 6a. Conformance with the Deer Valley Character Plan (DVCP)

The ASLD Supplier Site A is located within the Deer Valley and is governed by the Deer Valley Character Plan (DVCP). The Deer Valley Village is distinguished by its attraction for business, variety of housing types and density ranges, the Phoenix Deer Valley Airport, and easy access to the regional freeway system. The Deer Valley Village is also characterized by its considerable commerce and industrial land which is highly suitable to area employment and commerce needs. Below is a description of the ways in which the ASLD Supplier Site A is in conformance with relevant objectives of the DVCP.

#### LAND USE GOALS

- Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers (DVCP pg. 10).
- Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations (DVCP pg. 10).
- Discourage the location of incompatible uses near base industrial clusters (DVCP pg. 10).
- Maximize use of existing infrastructure and carrying capacity by encouraging redevelopment and infill (DVCP pg. 10).

*Response:* This PUD establishes the necessary conditions to support robust industrial development of this Site. This will be an employment generating use which will support regional employment centers including the North Phoenix 3,500 PUD employment hub. The rezoning of this site to PUD will facilitate new business investment within this industrial area of the DVCP. Given that this area is already home to several industrial/employment uses, this is an appropriate location for continued industrial development expansion capitalizing on existing infrastructure carrying capacity and land use compatibility.

## DESIGN

- Pursue creative, innovative, and environmentally-sound methods to capture and use stormwater and urban runoff for beneficial purposes (DVCP pg. 13).
- Encourage construction plans that reflect a systematic and integrated approach to building design, civil engineering, and landscape architecture in order to maximize the potential for rainwater harvesting and stormwater retention for landscape watering (DVCP pg. 13).

*Response:* Detailed engineering will be provided during future phases of the development process identifying specifics of the grading and drainage plan to capture and manage onsite stormwater. A combination of retention basis and bioswales will reduce urban runoff and promote vegetation on the site. The ultimate construction plans will integrate the building design, civil engineering, and landscape design to maximize this stormwater management potential.

## DESIGN PRINCIPLES

- Design industrial sites to be well screened from adjacent sensitive land uses such as residential (DVCP pg. 14).

*Response:* While the ASLD Supplier Site A is not located adjacent to sensitive land uses such as residential, appropriate screening measures will be implemented to promote an attractive streetscape and to ensure compatibility with adjacent uses. **Table 2: Development Standards** identifies enhanced building and landscape setback requirements for the site. Per the landscape design guidelines identified in **Section 5b**, a double row of shade trees is required along the site's arterial and collector street frontages and 60% live coverage of plant materials are required within the front yard area. Screen walls will be provided were appropriate and necessary.

## OPPORTUNITIES FOR GROWTH & INVESTMENT

- Maintaining Shaded Streetscapes: Many parts of the village have a lack of walkable, shaded streetscapes, especially in areas with existing transit. Enhancements to the streetscape should be encouraged whenever possible (DVCP pg. 17).

*Response:* The ASLD Supplier Site A will be in conformance with the Complete Streets elements identified in **Section 6d** of this Narrative. These Complete Street elements include the provision of tree-lined detached sidewalks with 75% shading along arterial and collector roadways. These enhanced sidewalk improvements will support pedestrian circulation within the area.

## 6b. Conformance with Deer Valley Airport Overlay

Section 658 of the Phoenix Zoning Ordinance outlines regulations relating to the Deer Valley Airport Overlay. The Deer Valley Airport Overlay (DVAO) is intended to protect the health, safety and welfare of persons and property in the vicinity of the Deer Valley Airport and to protect the long term viability of the airport by ensuring land use compatibility with airport operations, projecting navigable airspace from physical encroachment, and requiring permanent notice of flight operations to property owners.

As shown on **Figure 8: Deer Valley Airport Overlay**, the ASLD Supplier Site A site is located within Area 1 of the Deer Valley Airport Overlay. This is the least restrictive portion of the DVAO. Per Area 1 of the DVAO, the underlying zoning shall establish the allowable height for a parcel. In this case, this the height standard identified within **Table 2: Development Standards** establishes the allowable height for the site. Note that all heights shall be measured from the existing natural grade of the site.

Per the DVAO Avigation Notice Requirement, the property owner shall provide a copy of the recorded avigation notification to the Planning and Development Department when applying for a building permit. This notice shall apply to the expansion of an existing building or new construction great than 2,000 square feet in size.

## 6c. Conformance with Complete Streets Guidelines

In 2018 the City of Phoenix adopted Complete Streets Design Guidelines with the goal promoting health and safety through active streetscapes. Streets within the ASLD Supplier Site A PUD shall conform to the following elements of the Complete Streets Design Guidelines:

- The unique character of the area shall be considered during the design of street projects.
- Streets shall be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users and more vulnerable modes (walking, bicycling, transit).
- Shade shall be a primary technique to reduce ambient temperatures and to reduce direct sunlight exposure for pedestrians and cyclists.
- Streetscape designs shall include pedestrian infrastructure with pedestrian through zones free of impediments.
- Detached sidewalks will be provided along arterial and collector roadways. These detached sidewalks will be located between a double row of trees which will provide 75% shading at full maturity.

- A multi-use trail is planned along 19<sup>th</sup> Avenue. A multi-use trail easement (MUTE) and landscaped multi-use trail (MUT) improvements will be required to be provided as the site develops.
- A multi-use trail is planned along 19<sup>th</sup> Avenue. New development along this frontage shall include the dedication of a multi-use trail easement (MUTE) and improvements of a landscaped multi-use trail (MUT).

## 7. DESIGN GUIDELINES

The ASLD Supplier Site A development plan will promote flexibility in uses and site design while providing consistent design standards and guidelines to direct development within the site. The design guidelines identified below serve as a tool to ensure ongoing compatibility across the site as the project develops. The ASLD Supplier Site A will adhere to the following PUD Design Expectations:

### **SUSTAINABILITY**

*Objective – Provide Thermal Comfort for all Users*

- Minimum 50% shading of all publicly accessible sidewalks and walkways by means of vegetation at maturity and/or shade structures.
- Minimum 75% shading of all publicly accessible sidewalks and trails along arterial and collector roadways by means of vegetation at maturity and/or shade structures.

### **ARCHITECTURAL DESIGN**

*Objective – Visual interest with unified elements to establish a sense of place*

- Incorporating innovative textures, materials, colors: Building facades facing arterial roadways shall incorporate a minimum of two (2) different materials.
- Distinct Entry Features: Public building entries are to be clearly identifiable and shall incorporate functional shade elements such as awnings and canopies to create a comfortable entry experience while addressing pedestrian scale.

## **OPEN SPACE DESIGN**

*Objective – Provide diversified amenities for optimum recreational use and gathering places for community interaction*

- Improved plazas, courtyards, break areas: A minimum of one (1) enhanced pedestrian plaza and/or promenade shall be provided within commercial parcels that exceed five (5) acres in size. The plaza and/or promenade shall be a minimum of 500 square feet and shall include shading and seating elements as well as landscaping elements including enhanced surfacing materials (e.g. stamped or colored concrete), specimen plantings, and lighting.

## **SITE DESIGN / DEVELOPMENT**

*Objective – Innovative design of access, circulation, privacy, security, shelter, and other factors to create a unique location that complements the surrounding context*

- Mitigation of adverse effects (screening, landscape buffers, wall heights, etc.): Building and landscape setbacks are to be provided according to the standards identified in **Table 2: Development Standards**. Front setback areas to be enhanced by providing the following:
  - Double row of trees
  - 60% live coverage by landscape materials
  - Parking areas to be screened minimum 30-inch solid screen wall and associated landscaping.

## **LANDSCAPING ENHANCEMENTS**

*Objective – Provide shade and soften the look of the development to create a more natural environment*

- Maturity of trees: Trees provided along arterial streets are to meet City of Phoenix minimum required caliper sizes in accordance with Section 507, Tab A.
- Xeriscaping: Drought tolerant plants identified on the Arizona Municipal Water Users Association (AMWUA) Low Water Plant List shall make up a minimum of 75% of any approved landscape palette.

## 8. SUSTAINABILITY

The following sustainability practices are encouraged throughout ASLD Supplier Site A. Development must incorporate a minimum of five (5) of the following sustainability principles as approved by the Planning and Development Department. Items shown in italics will be measurable and enforceable by the City.

- *Incorporate LED and energy efficient lighting technology into all lighting constructed on the site, including parking lots and streets.*
- *Use roofing materials that specify a high Solar Reflectance Index for a minimum of 75% of the roof surface area.*
- *Provide landscape and stormwater management that seek to retain storm runoff where appropriate and allow it to provide water for landscaping and improve groundwater conditions.*
- *Utilize “Smart” irrigation control systems.*
- *Utilize efficient drip irrigation technology.*
- *All landscape lighting to be on timer controls.*
- Shade surface parking spaces using vegetation, low-sloped structural shading with a minimum SRI of 29, or a similar material that achieved shading with high reflectivity.
- Building designs should respond to the southwest climate by incorporating materials and design methods suitable for the region.
- Select building materials and colors to reduce overall heat gain.
- Design to reduce energy loads by addressing passive design elements (i.e. daylight, natural ventilation, solar mass) and active design elements (i.e. environmental conditioning methods, radiant heating and cooling, shared building systems).
- Provide slope stabilizing plant material where appropriate to limit erosion.
- Where possible, locate shade trees along western building facades to reduce solar heat gain.

## 9. SITE INFRASTRUCTURE

### 9a. Stormwater and Drainage

The Site generally slopes mildly from northeast to southwest at approximately a half percent (0.5%). The northern portion of the Site is undeveloped native desert rangeland typical of the Sonoran Desert. The southern portion of the Site is developed as a vehicle crash test site. The Central Arizona Project Canal (CAP) is approximately one-half mile upstream which intercepts the majority of the offsite storm water except for specific overflow locations. The Site receives offsite storm water from the north and east. The Site is within a FEMA Zone X area and is not within a FEMA Special Flood Hazard Area.

The Site will be required to intercept upstream offsite storm water and convey it through or around the Site and discharge at the historical outfall location. Per the City of Phoenix development regulations, the Site will retain the 100-year, 2-hr storm runoff volume in surface or underground storage facilities.

#### **WATER**

City of Phoenix (City) will be the potable water service provider for the Site. According to City of Phoenix representatives, the City can provide service to the area. There are existing distribution mains near the Site that will provide water service. A 54-inch transmission main exists along 19th Ave; however this transmission main is not intended to serve the Site. 12-inch distribution mains exist along 19th Ave and Pinnacle Peak Road. To further develop the Site the existing 16-inch water main at Alameda Road and 7th Ave will extend to Pinnacle Peak and connect to the existing 12-inch water main. In addition, if any public roadways are required onsite a minimum of 12-inch distribution mains will be included within the public roads. The existing and planned infrastructure combined with an internal looped water system will provide potable water and fire flow. The water system will be designed and constructed in accordance with City of Phoenix Water Services Department Design Standards.

#### **WASTEWATER**

The City of Phoenix will be the wastewater service provider for the Site. According to City of Phoenix representatives, the City can provide service to the area; however downstream capacity is a dynamic condition and will be evaluated on a first serve basis. There are existing wastewater collection mains near the Site that will allow for wastewater discharge. Along Pinnacle Peak Road and 7th Ave are existing 12-inch gravity wastewater mains. Once it reaches the intersection of Pinnacle Peak Road and 19th Ave it turns south in a 12-inch gravity

wastewater main. A 12-inch gravity wastewater main extends approximately 300 feet north of Pinnacle Peak along 19th Ave. An 8-inch gravity wastewater main exists in Sarah Bass Lane which discharges to the Pinnacle Peak Road wastewater main. A 12-inch gravity wastewater main exists in Alameda Road west of the Site. Extensions from these existing wastewater collection mains will allow discharge from the Site to the City's wastewater system. The City does not guarantee sewer capacity until either the preliminary site plan approval or building permit approval stage. If there is not adequate capacity the development will be required to upsize the downstream wastewater mains as necessary. The wastewater system will be designed and constructed in accordance with City of Phoenix Water Services Department Design Standards.

## **9c. Roadway Infrastructure**

The following roadway infrastructure improvements are required:

- The developer shall dedicate 55-feet of right-of-way and construct the east half of 19th Avenue for the full limits of the project per Cross Section C standards identified on the City of Phoenix Street Classification Map, or as approved by the Planning and Development Department.
- The developer shall dedicate 40-feet of right-of-way and construct the south half of Alameda Road for the full limits of the project per Cross Section E standards identified on the City of Phoenix Street Classification Map, or as approved by the Planning and Development Department.
- The developer shall dedicate 55-feet of right-of-way and construct the north half of Pinnacle Peak Road for the full limits of the project per Cross Section C standards identified on the City of Phoenix Street Classification Map, or as approved by the Planning and Development Department.
- The developer shall underground conduit and install J-boxes at the intersections of 7th Avenue and Pinnacle Peak Road and 19th Avenue and Alameda Road for future signalization, as approved by the Street Transportation Department.
- All designated public roadways shall meet the City of Phoenix, Storm Water Design Manual for wash crossings.
- The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

**APPENDIX A: LEGAL DESCRIPTION**

**Wood, Patel & Associates, Inc.**  
602.335.8500  
www.woodpatel.com

November 18, 2020  
WP# 205193  
Page 1 of 2  
See Exhibit "A"

**LEGAL DESCRIPTION**  
**Supplier Site A**  
**Overall Boundary**

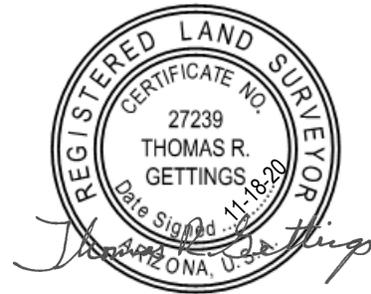
General Land Office (GLO) Lots 3 and 4, the east half of the southwest quarter, and the southeast quarter of Section 7, Township 4 North, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona.

Containing 13,980,617 square feet or 320.9508 acres, more or less.

Subject to existing right-of-ways and easements.

This legal description was prepared without the benefit of survey fieldwork and is based on the Record of Survey of PLSS Subdivision Maricopa County Geodetic Densification and Cadastral Survey recorded in Book 704, page 32, Maricopa County Records and other client provided information. Any monumentation noted in this parcel description is based on said Record of Survey.

Y:\WP\Parcel Descriptions\2020\205193 Supplier Site A Overall Boundary L01 11-18-20.docx



EXPIRES 06-30-23

19TH AVENUE

N00°04'25"W 2641.87'

W 1/4 CORNER SECTION 7, T4N, R3E  
3" MCHD BC 0.5' DOWN  
NO STAMPING

N89°15'21"E 5287.68'

E 1/4 CORNER SECTION 7, T4N, R3E  
3" MC BC 0.6' DOWN  
STAMPED T4N R3E S7 1/4 S8 LS 33307 2003

GLO LOT 3  
SECTION 7,  
T4N, R3E

CENTER  
SECTION 7, T4N, R3E

EAST 1/2  
SW QUARTER  
SECTION 7,  
T4N, R3E

SE QUARTER  
SECTION 7, T4N, R3E

GLO LOT 4  
SECTION 7,  
T4N, R3E

S 1/4 CORNER SECTION 7, T4N, R3E  
3" MC BC 0.3' DOWN  
STAMPED T4N R3E S7 1/4 S18 LS 33307 2003

S03°09'13"W 2729.31'

7TH AVENUE  
(ALIGNMENT)

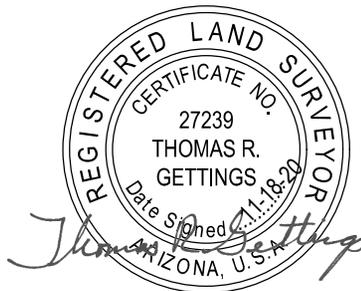
N89°50'05"W 2483.63'

N89°50'18"W 2650.09'

PINNACLE PEAK ROAD

SW CORNER SECTION 7, T4N, R3E  
3" MCHD BC 0.5' DOWN  
NO STAMPING

SE CORNER SECTION 7, T4N, R3E  
3" MC BC 0.6' DOWN  
STAMPED T4N R3E S7 S8 S18 S17 LS 33307 2004



**EXHIBIT "A"**  
SUPPLIER SITE A  
OVERALL BOUNDARY  
11/18/2020  
WP# 205193  
PAGE 2 OF 2  
NOT TO SCALE

EXPIRES 06-30-23

Z:\2020\205193\Survey\Legal\5193-L01.dwg

# APPENDIX B: COMPARATIVE DEVELOPMENT STANDARDS TABLE

<b>Table 2: Development Standards</b>			
	<i>A-2 District Development Standards</i>	<i>MR District Development Standards</i>	<i>Proposed ASLD Supplier Site A Development Standards</i>
<b>Building Height:</b>	Fifty-six-foot (56) maximum height; up to eighty (80) feet allowable with a use permit with a specific plan of development. Requests to exceed this limit for a warehouse up to a maximum height of one hundred ten (110) feet may be granted by the City Council upon recommendation from the Planning Commission in accordance with the standards and procedures of Section 506 and upon a finding that such additional height is not detrimental to adjacent property or the public welfare in general.	No building shall exceed a height of one hundred ninety (190) feet.	<b>Eighty (80) foot maximum height.</b>  <b>In addition to the building height exceptions outlined in the Zoning Ordinance (Section 701.B), non-habitable mechanical equipment and structures that may include, but are not limited to, elements such as air separators, exhaust pipes, storage tanks, and gas processing equipment are permitted up to one hundred fifty (150) feet in height.</b>
<b>Open Space:</b>	n/a	For any site development in excess of fifty-six (56) feet: A minimum of thirty (30%) percent of a project's total net area shall be open space with appropriate landscaping and other pedestrian-oriented amenities. This area shall be exclusive of setbacks, areas open to vehicular traffic and parking areas.	<b>For any property development in excess of fifty-six (56) feet: A minimum of ten (10%) percent of the parcel's total net area shall be open space with appropriate landscaping and other employee-oriented amenities as identified within Section 7:Design Guidelines.</b>

**Table 2: Development Standards (Continued)**

	<i>A-2 District Development Standards</i>	<i>MR District Development Standards</i>	<i>Proposed ASLD Supplier Site A Development Standards</i>
<b>Setback Requirements</b>			
<i>Front yard requirements:</i>	Section 701.D.3 shall apply to yards on an arterial or collector street, adjacent to a canal right-of-way, and when any yard on a public street is on a block where either side of the street contains residential zoning.	For any site development not exceeding four (4) stories or fifty-six (56) feet, the yard and area requirements set forth in the district with which the M-R district is combined shall control. For any Site development in excess of four (4) stories or fifty-six (56) feet: There shall be a front yard having a depth as provided in Section 701 D.	<p><b>Building &amp; landscape setback adjacent to arterial and collector streets: Min. fifty (50) feet.</b></p> <p><b>Building &amp; landscape setback adjacent to non-arterial and non-collector streets: Min. twenty (20) feet.</b></p>
<i>Side yard requirements:</i>	For side and rear yards there shall be a thirty (30) foot setback where adjacent to a residential district for closed buildings and one hundred fifty feet for open buildings or use.	For any Site development in excess of four (4) stories or fifty-six (56) feet: There shall be a side yards having a width as provided in section 701.D, subject to the exceptions provided in Section 701.A.3.	<p><b>Building and landscape setback adjacent to streets: Min. fifty (50) feet.</b></p> <p><b>Building &amp; landscape setback adjacent to non-arterial and non-collector streets: Min. twenty (20) feet.</b></p> <p><b>Building and landscape setback not adjacent to streets: Min. zero (0) feet.</b></p>
<i>Rear yard requirements:</i>	n/a	For any Site development in excess of four (4) stories or fifty-six (56) feet: There shall be a rear yard having a depth as provided in Section 701.D.	<p><b>Building &amp; landscape setback adjacent to non-arterial and non-collector streets: Min. twenty (20) feet.</b></p> <p><b>Building and landscape setback not adjacent to streets: Min. zero (0) feet.</b></p>

**Table 2: Development Standards (Continued)**

	<i>A-2 District Development Standards</i>	<i>MR District Development Standards</i>	<i>Proposed ASLD Supplier Site A Development Standards</i>
<b>Screening</b>			
<i>Screening for Parking or Loading and Unloading Areas where within one hundred fifty (150) feet of a Residence District:</i>	For employee and customer parking a four (4) to six (6) foot wall or landscaped berm is required. The wall may be three (3) feet high if the parking area is located in a yard as specified in Section 628.E.2.b(1).	n/a	<b>Per A-2 Code</b> - For employee and customer parking a four (4) to six (6) foot wall or landscaped berm is required. The wall may be three (3) feet high if the parking area is located in a yard as specified in Section 628.E.2.b(1).
	In areas used for truck parking, loading or unloading, an eight (8) foot high wall is required.	n/a	<b>Per A-2 Code</b> - In areas used for truck parking, loading or unloading, an eight (8) foot high wall is required.
<i>Screening for Open Storage Use:</i>	Any outside storage or use within one hundred (100) feet of a residential district or any public street shall be screened by a six (6) foot high solid fence or wall.	n/a	<b>Per A-2 Code</b> - Any outside storage or use within one hundred (100) feet of a residential district or any public street shall be screened by a six (6) foot high solid fence or wall.
	Height of Open Storage: Open storage shall be no higher than six (6) feet plus one (1) foot in height for every additional three (3) feet of setback from a property line. If the storage area is within one hundred fifty (150) feet of a public street, screening in the addition to the required six (6) foot high solid fence or wall shall include fifteen (15) gallon trees spaced no more than twenty-five (25) feet apart and with an adequate watering system.	n/a	<b>Per A-2 Code</b> - Height of Open Storage: Open storage shall be no higher than six (6) feet plus one (1) foot in height for every additional three (3) feet of setback from a property line. If the storage area is within one hundred fifty (150) feet of a public street, screening in the addition to the required six (6) foot high solid fence or wall shall include fifteen (15) gallon trees spaced no more than twenty-five (25) feet apart and with an adequate watering system.

**Table 2: Development Standards (Continued)**

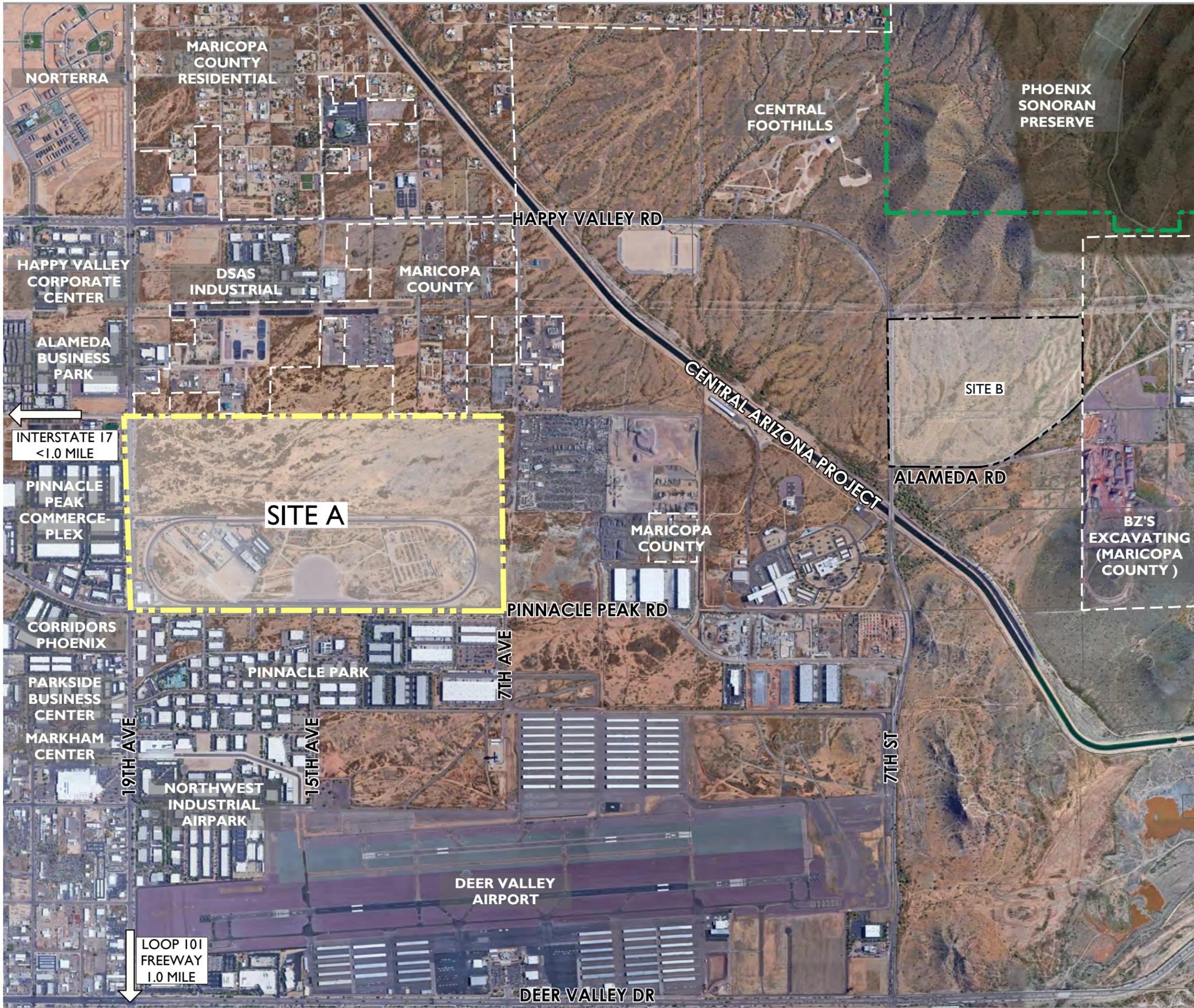
	<i>A-2 District Development Standards</i>	<i>MR District Development Standards</i>	<i>Proposed ASLD Supplier Site A Development Standards</i>
<i>Screening for Open Storage Use:</i>	Except for vehicle parking areas, no outdoor uses, outdoor storage, or open buildings shall be within seventy-five feet of a public street.	n/a	<b>Per A-2 Code</b> - Except for vehicle parking areas, no outdoor uses, outdoor storage, or open buildings shall be within seventy-five feet of a public street.
<i>Screening for Surface Parking</i>	n/a	For any site development in excess of fifty-six (56) feet: all surface parking must be buffered by landscaping regardless of whether located in side yards or rear yards.	<b>Per MR Code</b> - For any site development in excess of fifty-six (56) feet: all surface parking must be buffered by landscaping regardless of whether located in side yards or rear yards.

# ASLD INDUSTRIAL CAMPUS *Supplier Site A*

19th Ave. & Pinnacle Peak Rd.

Figure I

## Regional Context Exhibit



**WOOD PATEL**

**B | F | S | O**  
BERGIN, FRANKS, SMALLEY & OBERHOLTZER



- PHOENIX, AZ
- 2020-11-16
- # 20003998
- ASLD



For illustrative purposes only. Subject to change without notice.

ASLD INDUSTRIAL CAMPUS  
**Supplier Site A**  
 19th Ave. & Pinnacle Peak Rd.

Figure 2

**Existing General Plan  
 Land Use Map**



LEGEND

- |  |  |                           |
|--|--|---------------------------|
| 0 to 1 du/acre - Large Lot   | NOTE:<br>Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment. | Proposed Park in Area     |
| 1 to 2 du/acre - Large Lot   |  | Proposed School in Area   |
| 2 to 3.5 du/acre - Traditional Lot   |  | Resort (See NOTES: below) |
| 3.5 to 5 du/acre - Traditional Lot   |  | Density Cap               |
| 5 to 10 du/acre - Traditional Lot  |  | Density Cap Limit         |
| 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments |  |                           |
| 15+ du/acre - Higher density attached townhouses, condos, or apartments      |  |                           |
| Parks/Open Space - Publicly Owned  |  |                           |
| Parks/Open Space - Privately Owned   |  |                           |
| Future Parks/Open Space or 1 du/acre   |  |                           |
| Mixed Use Agricultural   |  |                           |
| Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre                   |  |                           |
| Commercial   |  |                           |
| Mixed Use (MU)   |  |                           |
| Mixed Use (Areas C, D and Northwest Area only)                               |  |                           |
| Industrial   |  |                           |
| Commerce / Business Park   |  |                           |
| Public/Quasi-Public  |  |                           |
| Floodplain   |  |                           |
| Undesignated Area  |  |                           |
| Primary Core   |  |                           |
| Secondary Core   |  |                           |
| Canal, Watercourse, Wash   |  |                           |
| Existing Railroad  |  |                           |
| Arterial and Collector Streets   |  |                           |
| Future Transportation  |  |                           |
| Light Rail   |  |                           |
| Lagoon Conveyance Channel  |  |                           |
| Infrastructure Limit Line (North Black Canyon)                               |  |                           |



PHOENIX, AZ  
 2020-11-17  
 # 20003998  
 ASLD



For illustrative purposes only. Subject to change without notice.

ASLD INDUSTRIAL CAMPUS  
**Supplier Site A**  
 19th Ave. & Pinnacle Peak Rd.

Figure 3

**Proposed General Plan  
 Land Use Map**

LEGEND

- |  |  |  |  |                             |
|--|--|--|--|-----------------------------|
|  | 0 to 1 du/acre - Large Lot   | NOTE:<br>Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment. |  | Proposed Park in Area       |
|  | 1 to 2 du/acre - Large Lot   |  |  | Proposed School in Area     |
|  | 2 to 3.5 du/acre - Traditional Lot   |  |  | R Resort (See NOTES: below) |
|  | 3.5 to 5 du/acre - Traditional Lot   |  |  | 10 Density Cap              |
|  | 5 to 10 du/acre - Traditional Lot  |  |  | ----- Density Cap Limit     |
|  | 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments |  |  |                             |
|  | 15+ du/acre - Higher density attached townhouses, condos, or apartments      |  |  |                             |
|  | Parks/Open Space - Publicly Owned  |  |  |                             |
|  | Parks/Open Space - Privately Owned   |  |  |                             |
|  | Future Parks/Open Space or 1 du/acre   |  |  |                             |
|  | Mixed Use Agricultural   |  |  |                             |
|  | Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre                   |  |  |                             |
|  | Commercial   |  |  |                             |
|  | Mixed Use (MU)   |  |  |                             |
|  | Mixed Use (Areas C, D and Northwest Area only)                               |  |  |                             |
|  | Industrial   |  |  |                             |
|  | Commerce / Business Park   |  |  |                             |
|  | Public/Quasi-Public  |  |  |                             |
|  | Floodplain   |  |  |                             |
|  | Undesignated Area  |  |  |                             |
|  | Primary Core   |  |  |                             |
|  | Secondary Core   |  |  |                             |
|  | Canal, Watercourse, Wash   |  |  |                             |
|  | Existing Railroad  |  |  |                             |
|  | Arterial and Collector Streets   |  |  |                             |
|  | Future Transportation  |  |  |                             |
|  | Light Rail   |  |  |                             |
|  | Lagoon Conveyance Channel  |  |  |                             |
|  | Infrastructure Limit Line (North Black Canyon)                               |  |  |                             |

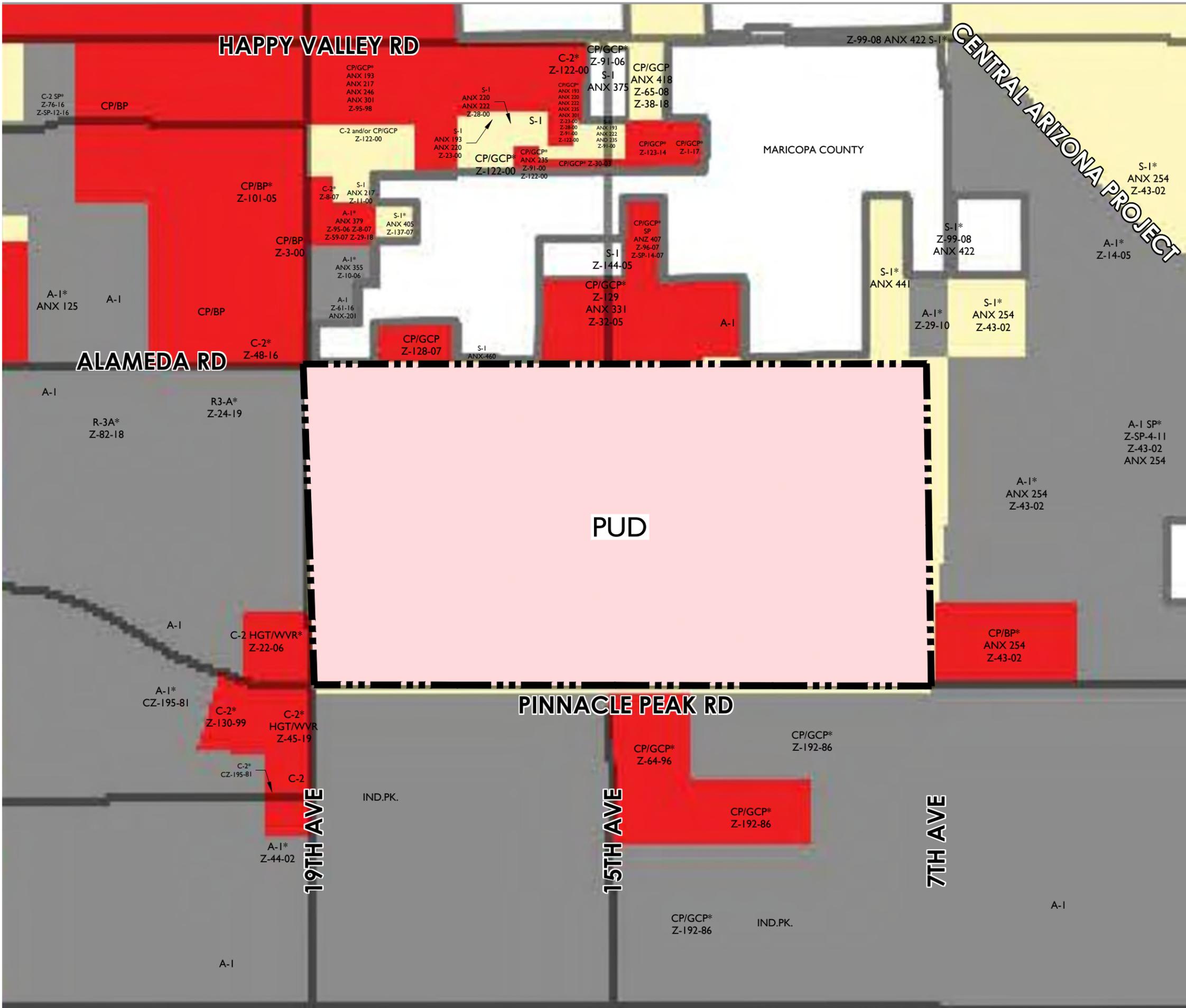


PHOENIX, AZ  
 2020-11-17  
 # 20003998  
 ASLD



For illustrative purposes only. Subject to change without notice.





ASLD INDUSTRIAL CAMPUS  
**Supplier Site A**  
 19th Ave. & Pinnacle Peak Rd.

Figure 5

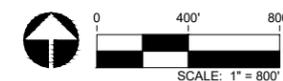
**Proposed Zoning Map**

LEGEND

- S-I DISTRICT
- COMMERCIAL
- INDUSTRIAL



- 📍 PHOENIX, AZ
- 📅 2020-11-05
- 🔢 20003998
- 👤 ASLD

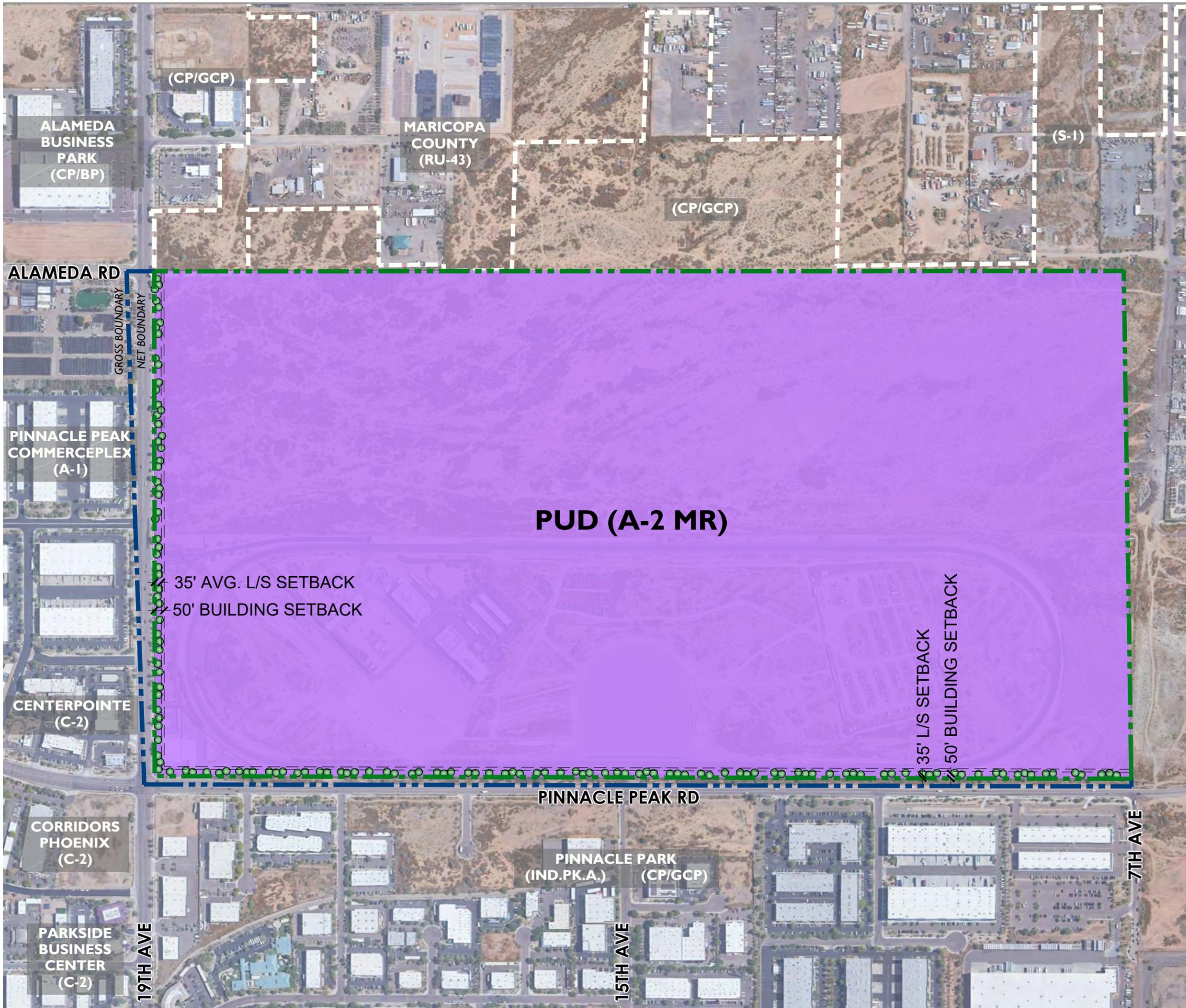


For illustrative purposes only. Subject to change without notice.

ASLD INDUSTRIAL CAMPUS  
**Supplier Site A**  
19th Ave. & Pinnacle Peak Rd.

Figure 6

**Conceptual  
Development Plan**



**WOOD  
PATEL**

**B | F | S | O**  
BERGIN, FRAKES, SMALLEY & OBERHOLTZER



PHOENIX, AZ  
2020-11-17  
# 20003998  
ASLD



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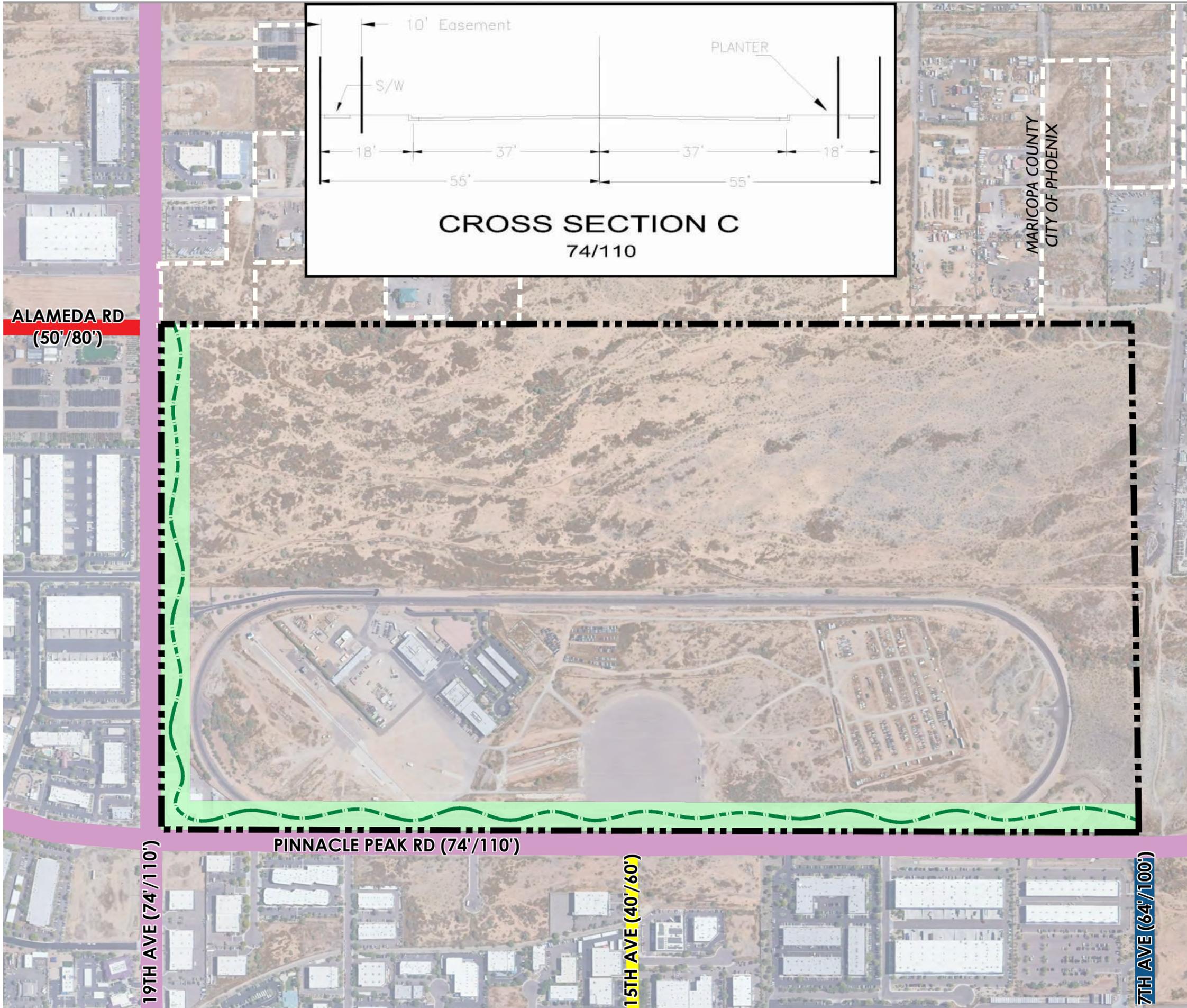
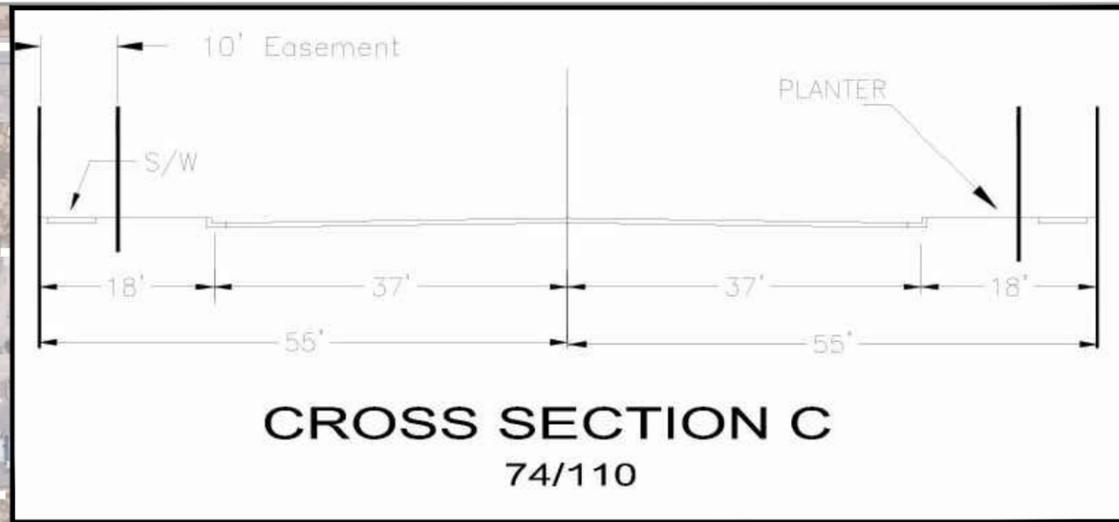
ASLD INDUSTRIAL CAMPUS  
**Supplier Site A**  
 19th Ave. & Pinnacle Peak Rd.

Figure 7

**Conceptual  
 Circulation Plan**

LEGEND

-  6' DETACHED MEANDERING SIDEWALK WITH SHADE TREES ON BOTH SIDES
-  CITY OF PHOENIX STREET CROSS SECTION C
-  CITY OF PHOENIX STREET CROSS SECTION D
-  CITY OF PHOENIX STREET CROSS SECTION E
-  CITY OF PHOENIX STREET CROSS SECTION F





2020-11-17  
 # 20003998  
 ASLD

SOURCE: CITY OF PHOENIX  
 STREET CLASSIFICATION MAP  
 MARCH 19, 2014

**B | F | S | O**  
 BERGIN, FRAKES, SMALLEY & OBERHOLTZER



 NOT TO SCALE



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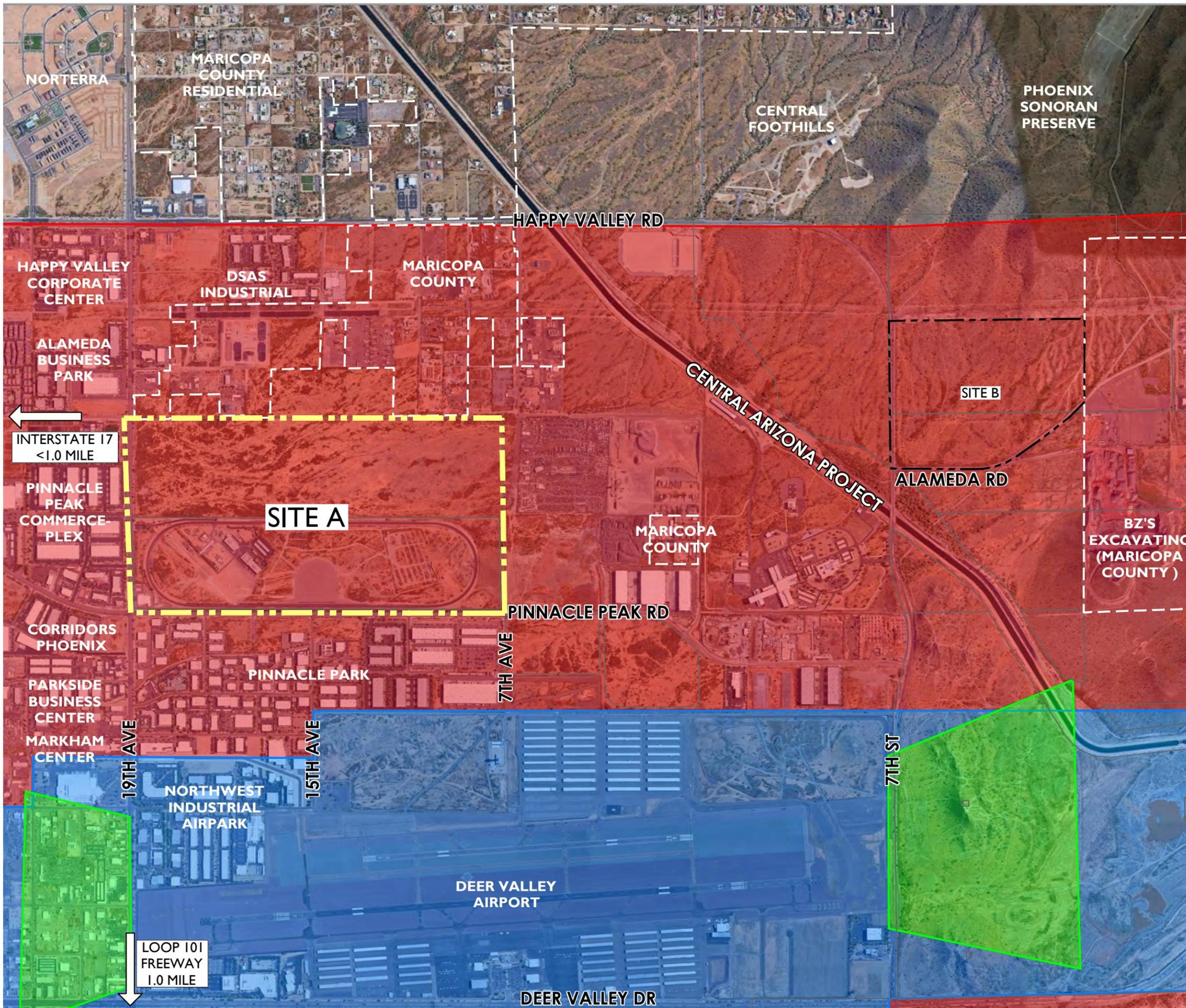
ASLD INDUSTRIAL CAMPUS  
**Supplier Site A**  
 19th Ave. & Pinnacle Peak Rd.

Figure 8

**Deer Valley Airport Overlay**

LEGEND

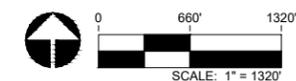
- AREA 1
- AREA 2
- AREA 3



SOURCE: CITY OF PHOENIX ZONING  
 MAP NO. 1116 (11/2006)



- PHOENIX, AZ
- 2020-11-17
- # 20003998
- ASLD



For illustrative purposes only. Subject to change without notice.