



NWC TATUM + SHEA

Planned Unit Development (PUD)

(Case Z-)

Date of Submission: December 24, 2020

CITY OF PHOENIX

DEC 24 2020

**Planning & Development
Department**

PRINCIPALS + DEVELOPMENT TEAM

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PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (“PUD”) is intended to be a stand-alone set of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. A PUD includes substantial background information to illustrate the intent of the development. However, these purpose and intent statements are not necessarily requirements to be enforced by the City. The PUD only modifies zoning ordinance regulations to fit the unique character of the project, site characteristics and location. It does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

This PUD will provide the set of regulatory zoning provisions designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein shall amend the various noted provisions of the City of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

I. PURPOSE + INTENT

A. PROJECT OVERVIEW + GOALS

The **NWC Tatum + Shea PUD** application requests to rezone the approximately 2.42 acre property (APN 167-73-033) located at the northwest corner of Tatum and Shea Boulevards from C-1 (Neighborhood Retail) to PUD (Planned Unit Development). See **Exhibit 1 | Vicinity Map**.

The property was annexed into the City of Phoenix in the 1960's and rezoned to from RE-35 (Residential Estate District) to C-1 in 1993 (C/Z-62-93). In 1996 the property was developed as a commercial use including a single building and associated parking. The building and site have seen minor modifications over the years (addition of a bus shelter and right-turn lane into the property on Shea Boulevard, addition of a drive-thru at the north end of the building, adjustment of parking spaces on the west side of the site, addition of outdoor dining space at the northeast corner of the building, additional parking on the south side of the building, and various tenant improvements). In addition, a number of use permits have been obtained including, but not limited to, allowing outdoor dining as an accessory use to a restaurant, allowing massage therapy as an accessory use to a beauty shop, and allowing sale of alcoholic beverages accessory to a restaurant. The commercial property has seen a variety of tenants over the years (Just For Feet, Baja Fresh, The Covenant, The Coffee Bean and Tea Leaf, The Vitamin Shoppe, AT&T, etc.) due to the highly sought after location at this prominent Phoenix intersection.

Previous attempts have been initiated to rezone the property from C-1 to C-2 (Intermediate Commercial), which have been met with neighborhood resistance due to lack of compatibility and greater intensity of land uses permitted within the C-2 district. The NWC Tatum + Shea PUD request therefor seeks to utilize the C-1 as a comparative zoning district and further prohibit uses currently allowed within the standard C-1 zoning district.

The purpose of the NWC Tatum + Shea PUD request is to facilitate an update to the existing commercial property to allow a variety of commercial and retail uses as well as provide an environment that will encourage public activity and tenant longevity.

The goals and objectives of the NWC Tatum + Shea PUD are to:

- Breathe new life into an existing twenty-five year old commercial development to retain and attract new and dynamic tenants,
- Provide a new image for this prominent corner through enhanced landscape and site amenities,
- Incorporate land use and development standards that complement the adjacent commercially zoned properties,
- Provide public awareness and input for a marijuana dispensary use, which would not otherwise be provided if the property were to be rezoned C-2 and followed the City of Phoenix's Zoning Administrator review process.

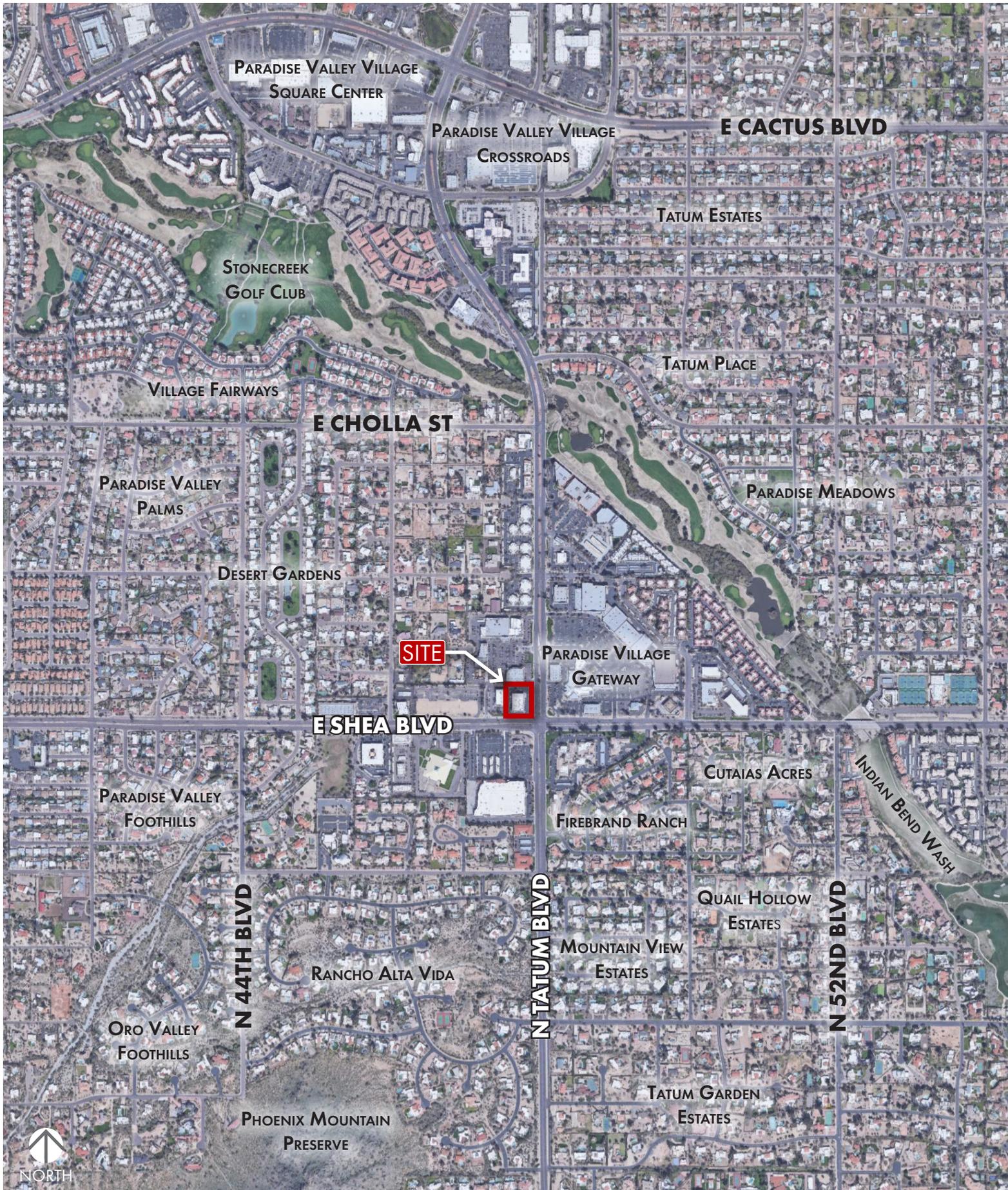


EXHIBIT 1 | VICINITY MAP

B. OVERALL DESIGN CONCEPT

The NWC Tatum + Shea PUD provides the framework for a cohesively planned commercial corner that integrates multiple commercial and retail uses into a single multi-tenant building that is visually unified. Lush desert landscaping, shaded pedestrian areas, and contemporary architecture provide for a timeless aesthetic that will be welcoming to users as well as complement the existing commercial, retail, and office developments surrounding this high-profile intersection within the Paradise Valley Village.

The overall design concept associated with this PUD request is simple, to enhance the current property by creating a more pedestrian friendly environment, providing a more visually appealing streetscape, and giving the northwest corner of Tatum and Shea Boulevards a focal point in which to anchor the corner of this major intersection. The existing freestanding multi-tenant building is intended to remain in its current configuration, at this time, with tenant improvements currently proposed for the southwest corner of the building façade associated with the new proposed marijuana dispensary use (Harvest). The additional investment into the property will create additional interest and economic vitality that will benefit the development, adjacent properties, and the City.

II. LAND USE PLAN

A. EXISTING SITE CONDITIONS

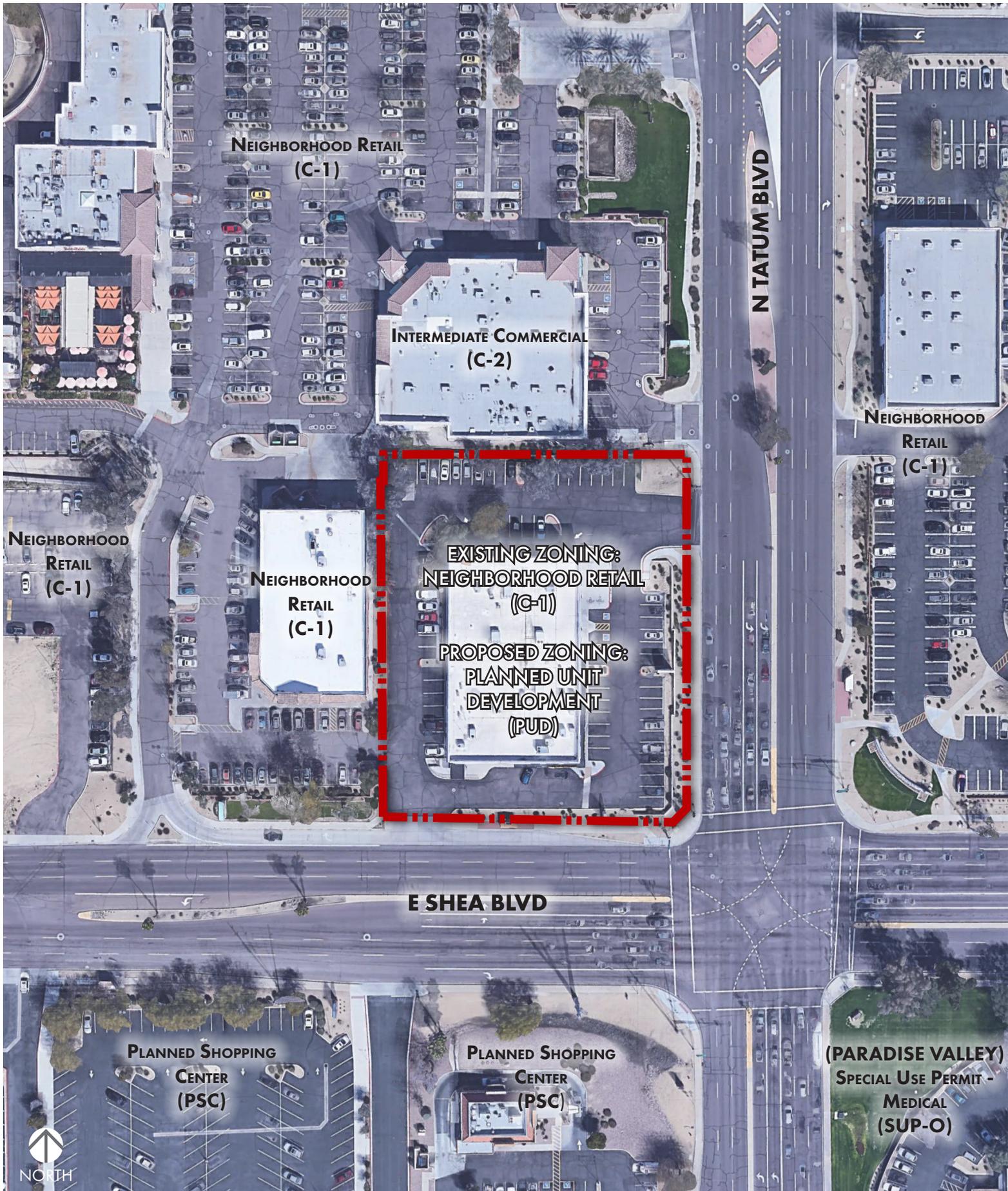
The property, which is currently zoned C-1, is complementary to and consistent with the suburban commercial development that exists to the north, east and south. See **Exhibit 2 | Zoning Map**. Morningside, a large lot residential neighborhood is located the west and north. Over the last 25 years, the residential area between 46th Street and Tatum Boulevard and Shea Boulevard and Cholla Street has given way to more intense commercial and office development adjacent to Tatum Boulevard, a significant north/south route through Phoenix.

The property is bordered by C-2 zoned property to the north, Tatum Boulevard to the east, Shea Boulevard to the south and C-1 zoned property to the west. Existing surrounding land uses include a variety of commercial/retail and medical office uses such as Trader Joe's, OHSO Brewery, My Pet Market, Whole Foods Market, PetSmart, Ross, Staples, FastMed Urgent Care, Mountain View Medical Center, and Fry's Marketplace.

The property has a General Plan land use designation of Commercial and is located within the Paradise Valley Village. See **Exhibit 3 | General Plan Land Use**. Although the current development is consistent with the Commercial land use designation and meets the intent of the Paradise Valley Village Character Plan, the NWC Tatum + Shea PUD request will assist in furthering the following design principles and goals outlined in this Character Plan:

- New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans,

- Encourage centers to provide a pedestrian environment with plazas, common open space, shaded walkways, separation of pedestrian and vehicular traffic, bicycle parking, and vehicle parking in architecturally disguised structures or underground where feasible,
- Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix,
- Increase retail tenant occupancy rate.
- Promote mixed-use developments.
- Improve local bike and pedestrian connectivity.



NEIGHBORHOOD RETAIL
(C-1)

INTERMEDIATE COMMERCIAL
(C-2)

NEIGHBORHOOD
RETAIL
(C-1)

NEIGHBORHOOD
RETAIL
(C-1)

EXISTING ZONING:
NEIGHBORHOOD RETAIL
(C-1)

PROPOSED ZONING:
PLANNED UNIT
DEVELOPMENT
(PUD)

NEIGHBORHOOD
RETAIL
(C-1)

E SHEA BLVD

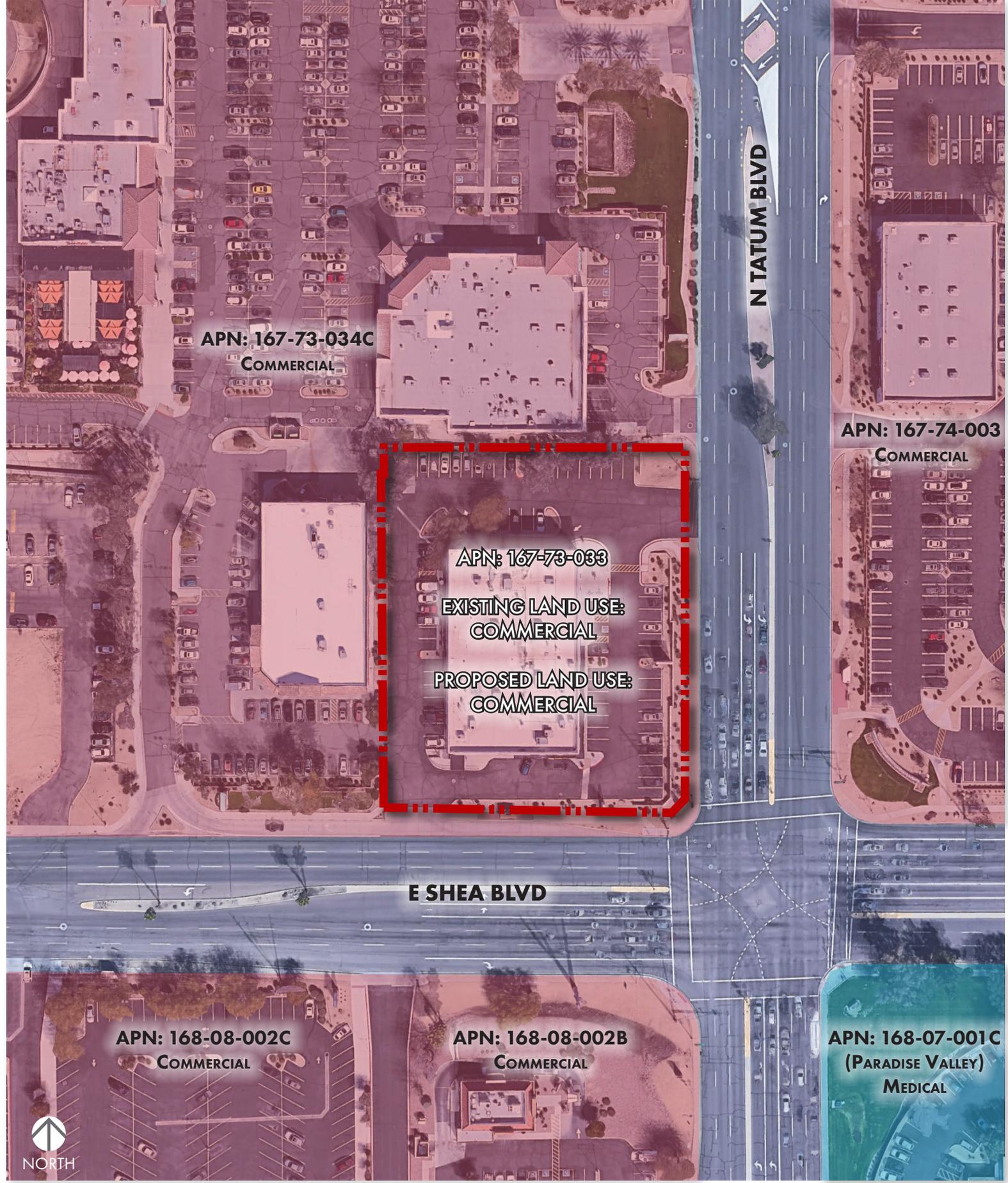
N TATUM BLVD

PLANNED SHOPPING
CENTER
(PSC)

PLANNED SHOPPING
CENTER
(PSC)

(PARADISE VALLEY)
SPECIAL USE PERMIT -
MEDICAL
(SUP-O)





APN: 167-73-034C
COMMERCIAL

APN: 167-74-003
COMMERCIAL

APN: 167-73-033
EXISTING LAND USE:
COMMERCIAL
PROPOSED LAND USE:
COMMERCIAL

E SHEA BLVD

N TATUM BLVD

APN: 168-08-002C
COMMERCIAL

APN: 168-08-002B
COMMERCIAL

APN: 168-07-001C
(PARADISE VALLEY)
MEDICAL



EXHIBIT 3 | GENERAL PLAN LAND USE

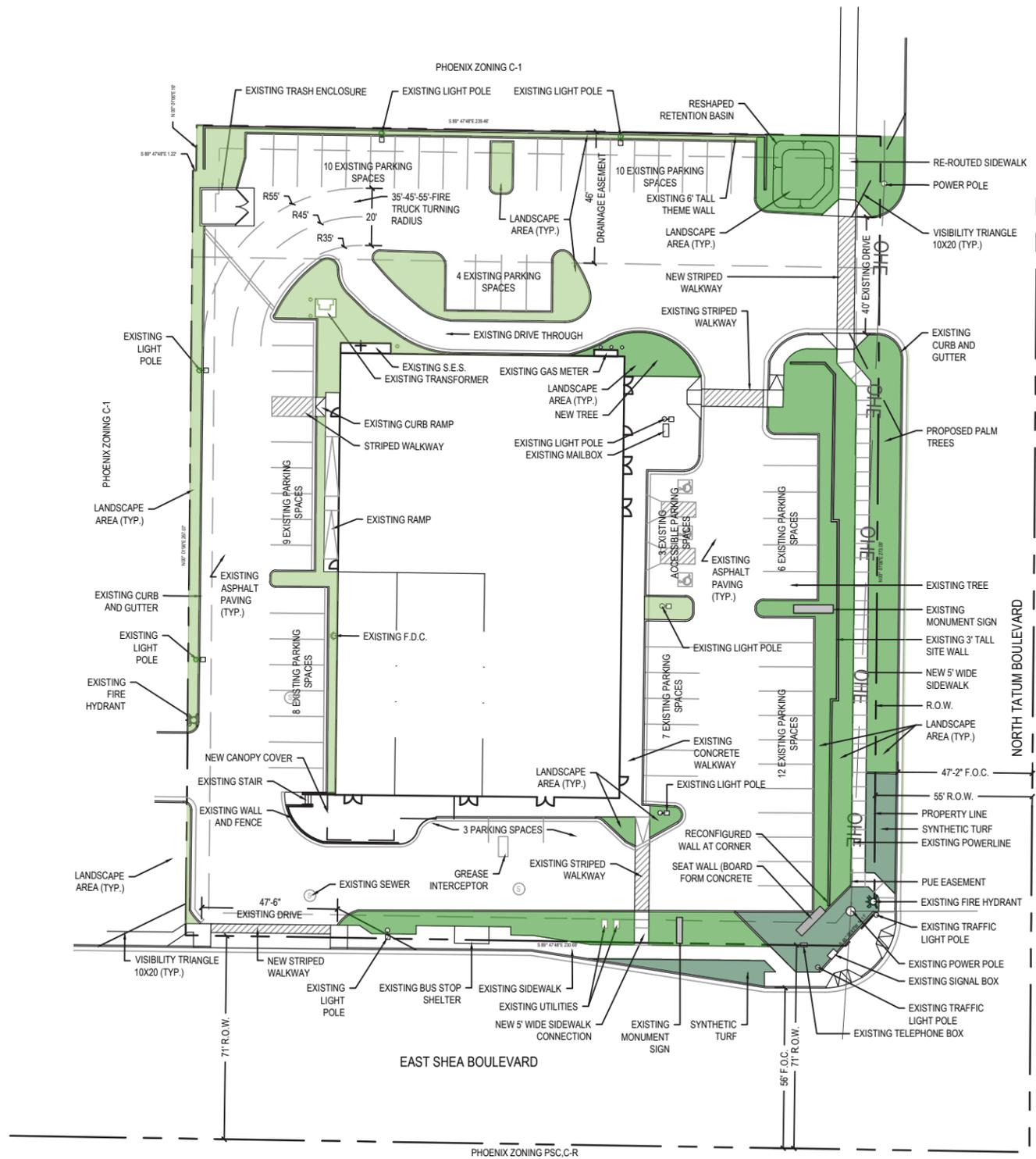
B. CONCEPTUAL SITE PLAN

Located in the south central portion of the Paradise Valley Village, the approximately 2.42 acre property is currently developed and operational. The approximately 15,500 square foot building, built in 1996, is about 70% leased and has a variety of current tenants including a restaurant, drive-thru smoothie shop, medspa, and frozen yogurt shop. Access to the property is from Tatum Boulevard to the east and Shea Boulevard to the south. Current parking on site consists of seventy-two (72) spaces, of which three (3) are accessible, and mature but sparse landscaping is provided along the north and west perimeter property lines, streetscape, and in the parking area. Limited pedestrian connectivity to the adjacent roadways is provided by a sidewalk at the northeast corner of the building that ties into the five (5) foot wide attached sidewalk along Tatum Boulevard.

As part of the NWC Tatum + Shea PUD request, a number of site enhancements are proposed to update the property, provide a more pleasing pedestrian experience, and create greater visual impact at this significant intersection and gateway between the City of Phoenix and Town of Paradise Valley. See **Exhibit 4 | Conceptual Site Plan**. The following site modifications are being proposed as part of this PUD application:

- Remove the five (5) foot wide attached sidewalk along the west side of Tatum Boulevard for the length on the property and replace with a five (5) foot wide detached sidewalk.
- Provide striping or enhanced paving where pedestrian connectivity crosses vehicular routes.
- Provide direct pedestrian connectivity to the existing five (5) foot wide sidewalk along the north side of Shea Boulevard from the southeast corner of the building.
- Provide additional planting areas at the southeast and northeast corners of the building.
- Create a seating area at the northwest corner of Tatum and Shea Boulevards with enhanced landscaping as a focal point for this highly visible intersection.
- Enhance and update existing landscaping along the east and south side of the property, the most visible sides of the property.
- Incorporate public art within the property.

The site improvements listed above will not only assist with updating the aesthetics of the property but will benefit the City of Phoenix in furthering initiatives such as safe pedestrian routes along major roadways and shaded public sidewalks. The site improvements will also assist the property owner in attracting tenants that will add to the tax base of the City.



Site Information:

APN 167-73-033
 Address: 4740 East Shea Blvd, Phoenix AZ 85028
 Gross Land Area: 2.42 Acres
 Net Land Area: 1.56 Acres
 Existing Zoning: C-1 (Neighborhood Commercial)
 Proposed Zoning: PUD (Planned Unit Development)
 Building Area: 15,552 S.F.
 Lot Coverage: 22.8%
 Parking Required: 71
 Parking Provided: 72

Legal Description:

That portion of the southeast quarter of Section 19, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Lot 1, JUST FOR FEET AMENDED, according to Book 425 of Maps, Page 46, records of Maricopa County, Arizona.

Landscape Treatments:

- Existing Landscape Area to Remain
- Proposed Landscape Area to Remain
- Synthetic Turf

Vicinity Map:



South Elevation - Proposed



East Elevation - Proposed



C. LIST OF USES

Current uses provided on the property include restaurants and beauty shop/medspa. This PUD request is unique in that it seeks to modify the uses permitted and prohibited for a fully developed property without immediate plans for redevelopment. With current modifications to State laws, an ever-changing retail climate and consumer demands constantly evolving, commercial properties need the ability to be flexible and adapt in order to remain viable. The NWC Tatum + Shea PUD request does not propose to increase the intensity of land uses permitted, but instead proposes a new use, a marijuana dispensary, and prohibits a number of currently permitted uses which are less compatible with the character of this established commercial area. See **Exhibit 5 | Conceptual Land Use**.

The land uses allowed within the NWC Tatum + Shea PUD are subject to the specified requirements and development standards within this document. A request may be made by the property owner or authorized representative for an interpretation of a use analogous to those listed in this section from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed in this section subject to standard and customary City of Phoenix procedures. Temporary uses are permitted within the NWC Tatum + Shea PUD in accordance with Phoenix Zoning Ordinance Section 708.

The land uses permitted and prohibited for the proposed NWC Tatum + Shea PUD are listed below. The uses outlined within the PUD request will provide the surrounding community predictability of future development of the property.

Permitted Uses:

1. All primary and accessory uses permitted in the City of Phoenix Zoning Ordinance Section 622 (C-1), except as noted herein.
2. One (1) marijuana dispensary use is permitted by right, subject to the following conditions and limitations.
 - a. Cultivation of marijuana is prohibited.
 - b. Shall be located in a closed building and may not be located in a trailer, cargo container, motor vehicle or similar structure or motorized or non-motorized vehicle.
 - c. Shall not exceed 5,000 square feet of net floor area dedicated to the marijuana dispensary; this shall include all storage areas, retail space and offices for the marijuana dispensary.
 - d. At the time of establishment, shall not be located within 5,280 feet of the same type of use or a medical marijuana cultivation or infusion facility. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed to be conducted to the nearest exterior wall or portion thereof of another medical marijuana dispensary, cultivation, or infusion facility.
 - e. At the time of establishment, shall not be located within 400 feet of the following residentially zoned districts: S-1, S-2, RE-43, RE-35, R1-18, R1-14, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-4A, R-5, and PAD-1 through PAD-15. This distance shall be measured from the exterior walls of the building or portion thereof in which the

dispensary business is conducted or proposed to be conducted to the zoning boundary line of the residentially zoned district.

- f. At the time of establishment, shall not be located within 1,320 of a preschool, kindergarten, elementary, secondary or high school, public park, public community center, dependent care facility, homeless shelter, or youth community center. This distance shall be measured from the exterior walls of the building or portion thereof in which the dispensary business is conducted or proposed to be conducted to the property line of the protected use.
 - g. At the time of establishment, shall not be located within 400 feet of a place of worship. This distance shall be measured from the exterior walls of the building or portion thereof in which the dispensary business is conducted or proposed to be conducted to the property line of the place of worship.
 - h. Shall have operating hours not earlier than 8:00 a.m. and not later than 10:00 p.m.
3. Curb-side pick-up services shall be permitted by right.

Prohibited Uses:

1. Auto Title Loan Establishments
2. Automated Collection Center
3. Bonding Companies
4. Cleaning and Dyeing Outlets
5. Collection Agencies
6. Employment Agencies, including Day Labor Hiring and Transportation Centers
7. Nonchartered Financial Institutions



EXHIBIT 5 | CONCEPTUAL LAND USE

III. DEVELOPMENT STANDARDS

A. LAND USE DEVELOPMENT STANDARDS

Development standards serve as the framework for a project and assure that the level of intensity and building form appropriately integrates the development with its surrounding area. The subject property was developed in 1996, and at this time, is not being proposed for redevelopment. The development standards listed within this PUD request, therefore seek to respect the existing developed conditions and be mindful of current tenant expectations, while providing standards for any future redevelopment of the property. The development standards within the NWC Tatum + Shea PUD generally adhere to the development standards outlined within the City of Phoenix Zoning Ordinance Section 622 E. Many of the current site conditions exceed the development standards listed below.

Table 1 | Land Use Development Standards

STANDARD	PUD
Density (# of Dwelling Units)	0
Minimum Lot Width / Depth	60' / N/A
Building Height	Two stories / 30'
Lot Coverage	45%
Building Separation	As required by Building Code(s)
Marijuana Dispensary Separation from Residential Zoning ⁽¹⁾	Minimum 400'
Marijuana Dispensary Size	Maximum 4,000 SF
Building Setbacks / Build to Lines ⁽²⁾	
Adjacent to Tatum Boulevard	Average 25'; Minimum 20' permitted for up to 50% of structure, including projections
Adjacent to Shea Boulevard	Average 25'; Minimum 20' permitted for up to 50% of structure, including projections
Adjacent to Property Line (Not adjacent to a street)	0' When adjacent to property zoned C-1, C-2, C-3, A-1, A-2, Commerce Park; otherwise min. 10' building setback

(1) Measured from the exterior walls of the building or portion thereof in which the dispensary business is conducted to the zoning boundary line of the residentially zoned district.

(2) Measured from property line.

B. LANDSCAPE DEVELOPMENT STANDARDS

The NWC Tatum + Shea PUD includes a variety of landscape zones, each with individual landscape development standards. The standards are intended to be a framework to establish a cohesive theme and visual appearance for the property. The landscape zones include streetscape, parking lot area, perimeter property line not adjacent to a street, and adjacent to a building. See **Exhibit 6 | Conceptual Landscape Plan**.

Table 2 | Landscape Development Standards

STANDARD	PUD
Streetscape	
<i>Landscape Setback ⁽¹⁾</i>	
Adjacent to Tatum Boulevard	Minimum 20'
Adjacent to Shea Boulevard	Minimum 10'
<i>Plant Quantities/Spacing</i>	
Trees	Min. of one (1) tree per twenty-five (25) linear feet, or in equivalent groupings
Shrubs	Min. five (5) shrubs per tree
<i>Minimum Planting Size</i>	
Trees	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper or multi-trunk tree (50% of required trees)
Shrubs	Min. 5-gallon
Parking Lot Area	
Surface area (exclusive of required perimeter landscape setbacks)	Min. 10%
Landscape Planters	At the end of each row of parking and approximately every 110 feet
Landscape Planters (single row of parking)	Min. 100 SF
Landscape Planters (double row of parking)	Min. 200 SF
<i>Plant Type/Minimum Planting Size</i>	
Trees	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40%) of required trees
Shrubs	Min. five (5) 5-gallon shrubs per tree
Perimeter Property Lines (not adjacent to a street)	
<i>Landscape Setback ⁽¹⁾</i>	
Adjacent to property zoned C-1 and C-2	0'
Adjacent to a Building	
<i>Landscape Setback</i>	
Building facades within 100' of the public right-of-way or adjacent to public entries to the building (excluding alleys)	Min. 25% of the exterior wall length shall be treated with either a landscape planter a min. 5' in width or an arcade, shade awning or equivalent feature
<i>Plant Type/Minimum Planting Size</i>	
Trees	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40%) of required trees
Shrubs	Min. five (5) 5-gallon shrubs per tree

(1) Measured from property line.

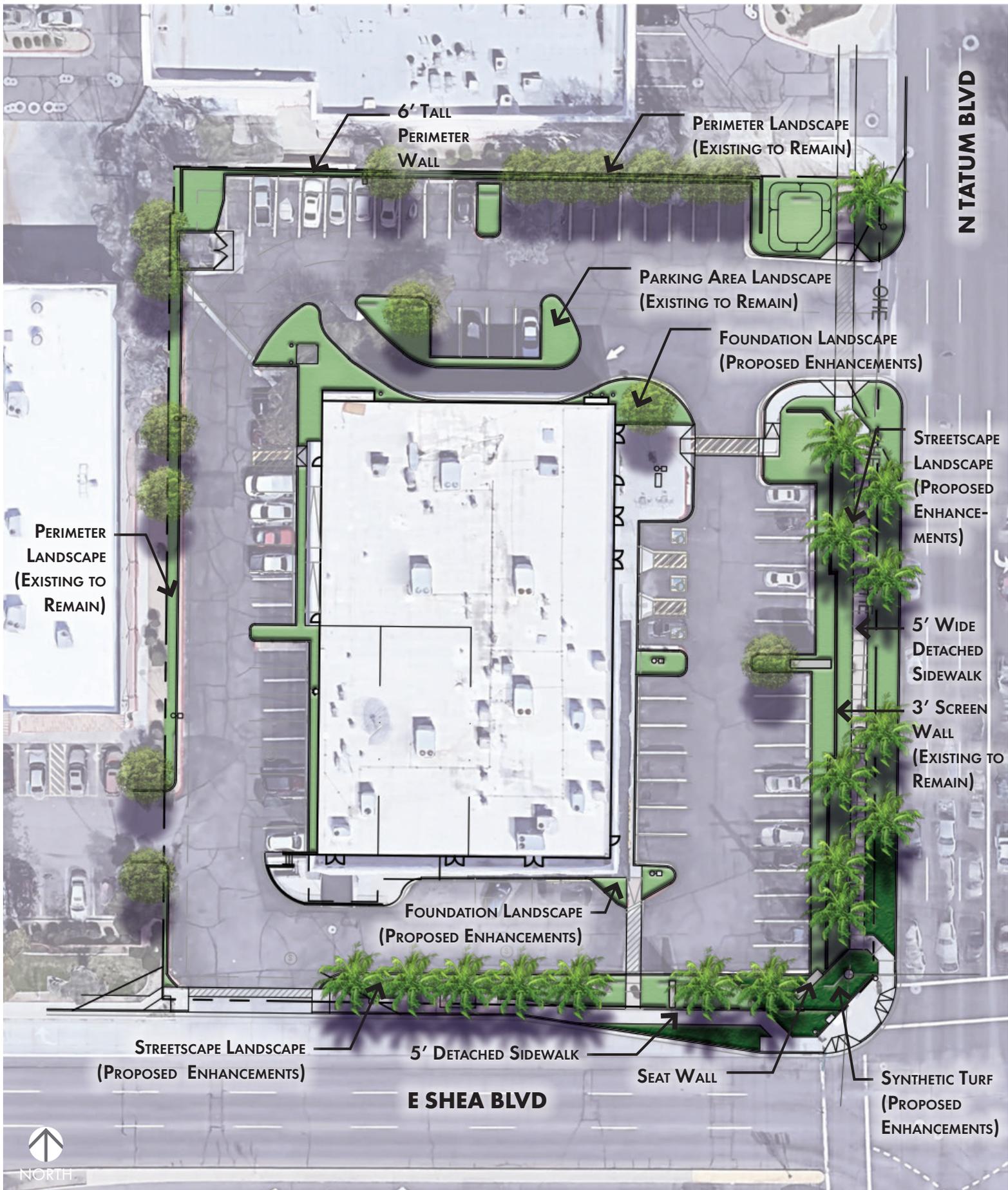


EXHIBIT 6 | CONCEPTUAL LANDSCAPE PLAN

C. ADDITIONAL DEVELOPMENT STANDARDS

Parking

There are seventy-two (72) parking spaces, of which three (3) are accessible spaces. The parking provided is sufficient for the mix of uses currently provided, as well as the addition of the proposed marijuana dispensary use, and meets the City of Phoenix Zoning Ordinance Section 702C. The surface parking lot is accessible from the two adjacent roadways and is connected to the commercial parcel to the west. Vehicle parking adjacent to streets is appropriately screened by the use of screen walls. However, additional landscape screening is proposed as part of this PUD.

As part of the NWC Tatum + Shea PUD, bicycle parking is being proposed to include two (2) spaces.

Walls

Existing walls on site include a six (6) foot tall solid masonry wall along the northern property edge and a three (3) foot tall masonry screen wall along Tatum Boulevard. No additional walls are requested as part of this PUD application.

Shade

A minimum of 50% of public sidewalks shall be shaded through the use of landscaping techniques, architectural projections, or other types of stand-alone structural shading devices. Shade calculations shall be based on the summer solstice at 12:00 p.m.

Lighting

Existing lighting includes streetlights located along Tatum and Shea Boulevards, pole mounted lighting within the surface parking lot, and illumination of tenant signage. All lighting is shielded to prevent direct visibility of the light source from adjacent properties. No modification and/or additions to the existing lighting is being requested as part of this PUD application.

IV. DESIGN GUIDELINES

The subject property is developed and therefore went through a former design program. Any redevelopment or building addition would be subject to the provisions of Section 507 TAB A of the Zoning Ordinance.

V. SIGNS

Existing signage on site includes two (2) primary identification ground signs (monument signage), one along each adjacent roadway frontage, and wall signs located on the east and south building facades indicating the name of each establishment. Other than additional wall signs associated with future new tenants, no modifications and/or additions to the existing signage is being requested with this PUD application. All signs shall comply with the City of Phoenix Zoning Ordinance Section 705.

VI. SUSTAINABILITY

The following are sustainability practices that are encouraged for adaptation and potential future redevelopment throughout the NWC Tatum + Shea PUD. A minimum of three (3) of the sustainability principles must be incorporated with immediate site improvements which will be tied to the tenant improvements for the Harvest marijuana dispensary. At the time of any future redevelopment of the property, a minimum of five (5) sustainability principles must be incorporated.

- Incorporate LED and energy efficient lighting technology into all site lighting including parking lots, landscape accent lighting and signage.
- Incorporate public art that is a permanent installation and that is visually or physically accessible by the general public.
- Provide locations for secure bike parking.
- Utilize drought tolerant plants.
- Limit use of turf or use synthetic turf.
- Use decomposed granite as mulch to retain water and minimize dust.
- Utilize “Smart” irrigation control systems.
- Utilize efficient drip irrigation technology.
- Use water efficient (low flow) plumbing fixtures.
- Utilize light color roofs to help reduce the heat island effect. Roofing material to meet or exceed all Cool Roof Rating Council (CRRC) requirements.
- Select building materials and colors to reduce overall heat gain.
- Provide building insulation with R-values that exceed the minimum building code standards.
- Use double pane low E glass for all windows and doors.
- Install enhanced HVAC systems with 14 SEER or higher.
- Avoid the use of high VOC building products.
- Incorporate solar collection technologies for providing and storing energy.

VII. INFRASTRUCTURE

A. GRADING + DRAINAGE

The property is currently developed and modifications to the current grading and drainage plan are not proposed with this PUD application. There is an existing 46-foot drainage easement along the northern property boundary, as well as areas for retention located within the landscape areas at the northeast corner of the site. Any new vertical development shall conform with the rules and regulations of the City of Phoenix.

B. WATER + WASTEWATER

Public water and sewer mains exist adjacent to the site and on-site private plumbing lines currently provide water and sewer services for the property. The property is located within the City of Phoenix water service area and has an assured water supply. No modifications and/or additions to the existing utilities are being requested with this PUD application.

C. CIRCULATION SYSTEMS

The property is bounded on the east by Tatum Boulevard and on the south by Shea Boulevard, two major public roadways. This high traffic intersection is signalized. There is not a dedicated right-turn lane from south-bound Tatum Boulevard onto Shea Boulevard.

Tatum Boulevard is designated as a Major Arterial, with a half-street dedication of 55 feet adjacent to the property, including three (3) paved south-bound lanes (and two (2) left-turn lanes onto east-bound Shea Boulevard at the intersection), with a driveway into the property. As there is a raised median in this portion of Tatum Boulevard, ingress/egress is limited to right-in / right-out.

Shea Boulevard is also designated as a Major Arterial, with a half-street dedication of 71 feet adjacent to the property, including three (3) paved west-bound lanes, with a dedicated right-turn / deceleration lane that leads to a driveway into the property. As there is a raised median in this portion of Shea Boulevard, ingress/egress is limited to right-in / right-out.

On site vehicle circulation includes a series of drive aisles that surround the building, providing adequate circulation and access to parking, trash pickup and adjacent perimeter streets. See **Exhibit 7 | Vehicle Circulation**. All on site vehicle circulation meets fire/emergency access requirements.

Current pedestrian circulation is provided by a five (5) foot wide attached sidewalk along the west side of Tatum Boulevard and a five (5) foot wide detached and attached sidewalk along the north side of Shea Boulevard. Pedestrian circulation is also provided along the east and south facades of the building, which is the primary public access to the individual shops. As part of the NWC Tatum + Shea PUD, replacement of the attached sidewalk along Tatum Boulevard is being proposed to accommodate a detached sidewalk. By detaching the sidewalk, this will allow for a greater pedestrian experience and opportunity for enhanced landscaping along this streetscape. In addition, a sidewalk connection is being proposed at the southeast corner of the building to tie into the current sidewalk along the north side of Shea Boulevard. All pedestrian paths shall be clearly identifiable when they cross driveways, parking areas, and loading areas, through the use of enhanced paving, textured surfaces, or stripping. See **Exhibit 8 | Pedestrian Circulation**.

As both an existing and proposed overall commercial development, there will be no additional impacts onto either Tatum Boulevard or Shea Boulevard as a result of the proposed PUD and related uses. The only additional dedications or improvements anticipated with the proposed PUD will be associated with the sidewalk on the west side of Tatum Boulevard.



EXHIBIT 7 | VEHICLE CIRCULATION

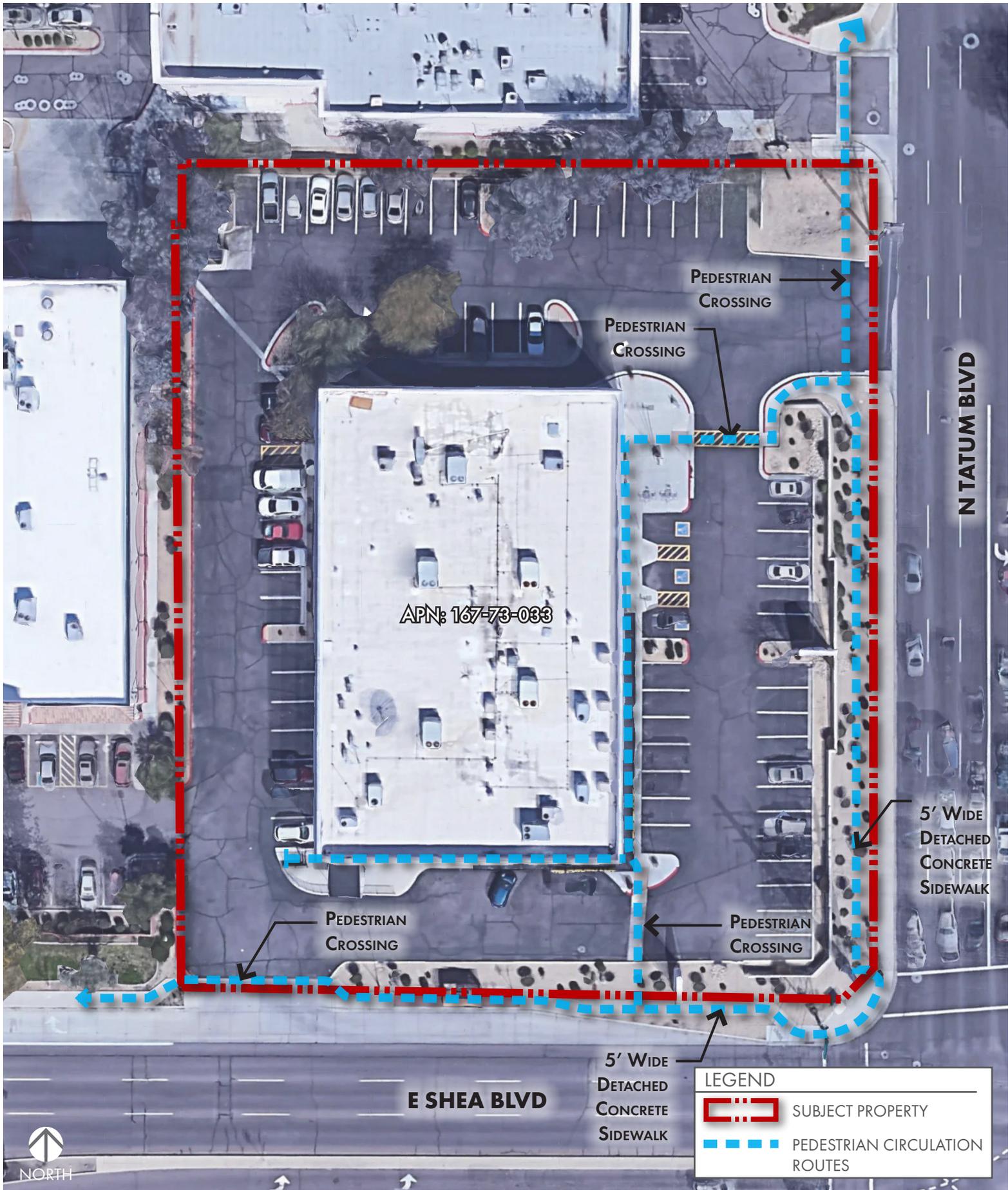


EXHIBIT 8 | PEDESTRIAN CIRCULATION

VIII. COMPARATIVE ZONING STANDARDS TABLE

Development Standard	City of Phoenix C-1	NWC Tatum + Shea PUD
Maximum Building Height	Two stories / 30'	Two stories / 30'
Minimum Lot Width / Depth	60' / N/A	60' / N/A
Lot Coverage	50%	45%
Building Separation	As required by Building Code(s)	As required by Building Code(s)
Division of Uses	N/A	N/A
Dispensary Separation from Residential Zoning ⁽¹⁾	N/A	Minimum 400'
Dispensary Size Limit	N/A	Maximum 4,000 SF
Building Setback Adjacent to Streets (For structures not exceeding two stories / 30')	Average 25'; Minimum 20' permitted for up to 50% of structure, including projections	Average 25'; Minimum 20' permitted for up to 50% of structure, including projections ⁽²⁾
Building Setback Adjacent to Property Line (Not adjacent to a street) (For structures maximum two story / 30' and adjacent to C-1, C-2, C-3, A-1, A-2, CP, Ind. Pk., P-1 or P-2 Zoning)	0'	0'
Landscape Setback Adjacent to Streets	Average 25' for structures not exceeding two stories / 30'; 20' permitted for up to 50% of the frontage	Min. 20' Adjacent to Tatum Boulevard ⁽²⁾; Min. 10' Adjacent to Shea Boulevard ⁽²⁾
Landscape Setback Adjacent to Perimeter Property Lines (not adjacent to a street)	0' when adjacent to property zoned C-1, C-2, C-3, A-1, A-2, Commerce Park; otherwise min. 10' landscaped setback	0' when adjacent to property zoned C-1, C-2, C-3, A-1, A-2, Commerce Park; otherwise min. 10' landscaped setback ⁽²⁾
Landscape Setback Adjacent to a Building Façade within 100' of the public right-of-way or adjacent to public entries to the building (excluding alleys)	Min. 25% of the exterior wall length shall be treated with either a landscape planter a min. 5' in width or an arcade or equivalent feature	Min. 25% of the exterior wall length shall be treated with either a landscape planter a min. 5' in width or an arcade, shade awning or equivalent feature

(1) Measured from the exterior walls of the building or portion thereof in which the dispensary business is conducted to the zoning boundary line of the residentially zoned district.

(2) Measured from property line.