

APR 11 2018

Arcadia Color Garden Nursery PUD **Planning & Development
Department**

1828 North 52nd Street
North of McDowell Road

Planned Unit Development
Development Narrative

Zoning Case Number: Z-76-15-6



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A. PURPOSE AND INTENT

PLANNED UNIT DEVELOPMENT STATEMENT

This Planned Unit Development (PUD) is intended to serve as an individualized set of land use regulations for particular projects on a defined property. Those elements of site development not specifically delineated within the PUD shall be governed by the city of Phoenix Zoning Ordinance. Where provisions of the PUD conflict with those same elements contained within the Zoning Ordinance, the PUD shall apply. It is noted that this application can only modify provisions contained within the Zoning Ordinance, and may not alter any other codes that apply to the development within the city of Phoenix. The purpose and intent statements contained in this document are supporting material to development standards and land use limitations of the PUD and shall not be enforced by the city of Phoenix.

1. PROJECT OVERVIEW AND GOALS

For the purpose of historical background and context, Baker Nursery was a family owned and operated retail nursery which was in business for over 40 years on approximately 4 acres in central Phoenix, at 40th Street and Osborn Road. The Baker family decided to sell their property and closed its business in December 2014. The applicant, who has a long standing relationship with the Baker family, has obtained support from and permission from them to carry on the legacy of Baker Nursery.

A search for a suitable property within the vicinity of the former Baker Nursery location has identified the subject property at 1828 North 52nd Street (the "Property"). The Property is zoned R-3, multi-family residential, and is surrounded by R-3 zoning. The site is 2.12 gross acres of land at 1828 North 52nd Street on the west side of 52nd Street and approximately one quarter mile north of McDowell Road near Papago Park, and across from the Arizona National Guard. See Aerial and Parcel in Figure 1, and also Exhibits 3 and 4.

Figure 1



Previous uses on this site include single family residential, a church, storage yard, and a daycare center. The property is within the Camelback East Village.

The immediate surrounding properties to the north and west are owner and tenant occupied multi-family properties. Multi-family and single family homes are developed to the south.

Existing buildings on the property include a residential structure (formerly used as a church and a day care center), an unpermitted structure, and a garage. (Refer to Exhibits 16 and 17). The remainder of the site is vacant land.

Uses proposed for the property include retail sales, and a business/design office. The PUD will allow for residential uses at the current R-3 density, but will also enable development of a retail plant nursery and garden center. Photos of the property, in it's current condition, are shown in Exhibit 8, Context Plan Site Photos.

Project goals for development of the plant nursery include:

- a. To develop a site where the sale of retail quality plant materials can occur. Customers will be able to purchase plants for their homes and obtain horticultural advice and recommendations from sales staff. Plant types available will include: container grown trees, shrubs, vines, cacti and succulents, bedding flowers, potted plants, garden accessories and supplies. The Arcadia Color Garden Nursery will continue the legacy of a local, family owned and operated business, by providing exceptional product and service for returning and new clientele.
- b. To create a familiar, yet updated retail sale plant nursery, which, like Baker Nursery will become a destination point within our community. A plant nursery offers a calm, aesthetically pleasing, friendly, and enjoyable place for people to be, and obtain not only products, but also share knowledge regarding plant care and use. The nursery will carry native, indigenous, and desert adapted plant materials. Low water use materials and other plants that are unique to our urban and desert lifestyle will be available.
- c. To accommodate an on-site office space to function as the business/design office.

Figure 2



d. To serve as an outreach to the community, offering an enjoyable outdoor space for customers. A retail nursery at this location will support new and existing development within the surrounding neighborhood. The nursery will coexist harmoniously with adjacent single and multi-family residential neighbors. Additionally, the Desert Botanical Garden within Papago Park, nearby to the east, are viewed as complementary destinations. Our shared interest in promoting beauty through plant materials, design, education and knowledge will be mutually beneficial.

2. OVERALL DESIGN CONCEPT

The design theme for the Arcadia Color Garden Nursery will convey a welcoming and aesthetic atmosphere. The streetscape will be landscaped to present an attractive frontage and positive curb appeal from 52nd Street and 51st Street. A view fence on a masonry block base, is proposed for 52nd Street. The proposed fence design combines the functions of screening parking while allowing views into the site from the street.

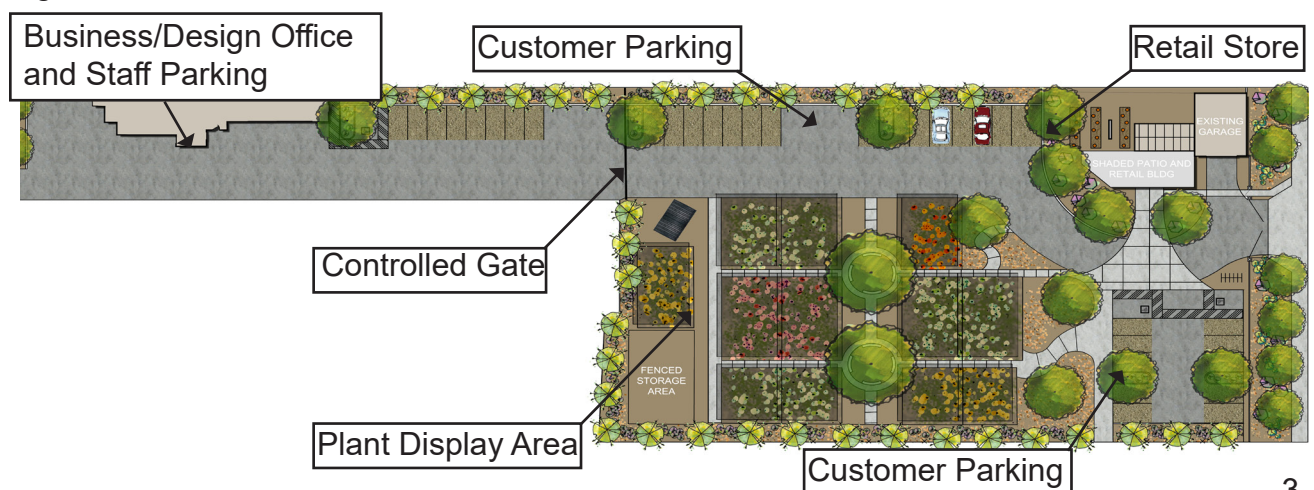
The existing buildings on site will be rehabilitated and incorporate architectural materials to reflect the character of early 1900's building style in Arizona. Extended shade cover over the entry ways, trees for shade and planted spaces will create a comfortable experience for customers around the building and sales area, as well as throughout the plant sales display area. Architectural plans for the retail store will address required criteria for a retail building, including public restrooms, drinking fountain, and compliance with ADA requirements.

The use categories for this project are retail or commercial sales of landscape-related material in addition to a business/design office. The theme of the project is consistent with a typical plant nursery. A plant nursery is an 'outdoor' business which carries stock is displayed outdoors. Trees, shrubs, cactus, and bedding plants will create an oasis setting that is an attractive, shady, and comfortable environment. From an architectural standpoint, the retail building will have design techniques incorporated which enable sustainable principles for: passive lighting, cooling/heating and passive air flow within the retail space. In warmer months, there will be some dependence on evaporative cooling, and electrical lighting as needed for the retail space and storage building.

Site civil improvements will be constructed for maximum use and reuse of site run-off collected from paved areas and structures. Surface run-off will be captured and directed to an underground aggregate storage space beneath the plant display space. This will enable a cooling effect in an area which comprises approximately 31,000 square feet, or approximately 37% of the entire site.

The plant display area will be shaded from permanently planted trees and arrangement of container trees. The space will be filled with container shrubs, groundcovers, trees, vines, native plants, pottery, garden art, and decorative items. Walkways and improvements will be ADA compliant.

Figure 3



The existing building at the west end of the site will be improved for use as the business and design office. Spaces will include: office area and cubicles, restrooms, and breakroom for staff. The building is air conditioned and will have ADA improvements.

B. LAND USE PLAN

1. LAND USE CATEGORIES

The 2.12 gross acre site will be designed as a single use and allow for a retail nursery, design office, and supporting accounting/business office. The nursery is the primary proposed use, with the PUD retaining the existing R-3 residential entitlements.

2. CONCEPT PLAN DESCRIPTION

The conceptual site plan for the Property is attached as Exhibit 9. Retail customers and employees will enter and exit the nursery from 52nd Street. Sales transactions, loading, and deliveries will occur on the eastern 316 feet of the site, accessed by the 52nd Street driveway only. Customer parking is provided within the same eastern 316 feet of the property along the north and east sides, adjacent to the sales building and plant display area. The western 312 feet of the site will have parking spaces for employees only. There is approximately 330 feet between the business office and retail building. There will be no retail customer, employee, or nursery delivery related traffic at the western end of the Property. Both parking areas will provide the required number of ADA compliant spaces.

Plants and products will be on the east side of the site only. The 51st Street driveway will be for emergency access only. The existing metal gates will be repainted. A fence with a controlled gate will be installed to separate the sales yard from the business office area (as shown on the site plan).

Two of the three existing buildings will be retained. See Exhibits 16 and 17. The two story structure will remain and be used for storage of packaged, non-industrial, nursery related materials. The partially built structure is to be removed and replaced with a pre-manufactured structure made of metal, to be used as a sales office. Placement of the pre-fabricated building will comply with setback requirements.

The existing buildings on the western end of the site (Exhibit 16) will be renovated to serve as office spaces for landscape design and accounting. Modifications required shall consist of: connections for internet, computers and typical office equipment. An existing kitchen and restrooms will remain available for employee use only.

The site includes a 20 foot wide, federally-owned easement, leased by SRP and is shown on the site plan (Exhibit 9). The easement runs generally from the south property line diagonally northwest to the north property line and beyond. The easement prohibits vertical development within 10 feet of either side unless permission is obtained from SRP.

Figure 4



C. SITE CONDITIONS AND LOCATION

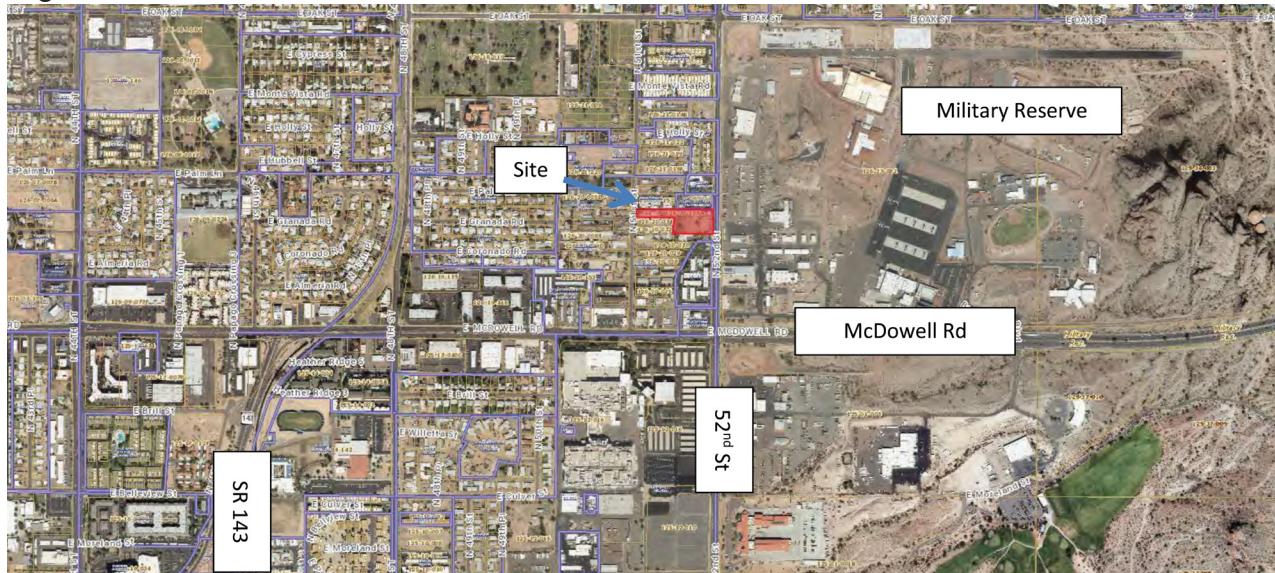
1. ACREAGE

The Property consists of approximately 2.12 gross acres. See legal description in Exhibit 2.

2. LOCATION IN RELATION TO MAJOR INTERSECTIONS OR AREAS OF REGIONAL SIGNIFICANCE

The project is located on the west side of 52nd Street, approximately one-quarter mile north of McDowell Road at 1828 North 52nd Street (Figure 5). The property is conveniently located near

Figure 5



major freeway access points and two major improved street arterials. There are numerous bicycle routes along major arterial streets. Other notable destination points in the area are: Phoenix Zoo, Pueblo Grande Museum, Papago Park, a golf course, and Motorola (major employer).

3. TOPOGRAPHY AND NATURAL FEATURES

Figure 6



The current grade drops approximately 3 feet behind the existing wall along 52nd Street, and has a retaining wall in place which will be removed and rebuilt at the back of required easements (Figure 6). From the bottom of the back of the existing wall, the site falls from east to west with a drop in grade between the proposed parking and plant display area. The natural topography will be developed to use the grade change to the advantage of the property by utilizing surface flow from the parking areas (high) and directing the flow to the plant display area (low).

Proposed grading of the site will direct surface water flow from structures and surfaces, into a below ground aggregate reservoir beneath the plant display area, creating a passive cooling effect in this area. Retention is provided at the west end of the site for overflow storage.

D. GENERAL PLAN CONFORMANCE

2015 General Plan Goals, Policies, and Objectives

Connect People and Places

Opportunity Sites: To promote development of vacant parcels or redevelopment of under utilized parcels within the developed area of the city that are consistent with the character of the area or with the area's transitional objectives.

Response:

This site has been used as a church, day care, and residence. Currently, no uses are active on the site. A retail plant nursery will be a medium active use during normal business hours and on weekends. This application presents a unique opportunity to turn an under developed, unused property into a community asset. A retail plant nursery is a creative and compatible use of the property that will encourage reinvestment in the area surrounding the property. Bike paths are existing on 52nd Street allowing for travel by bicycle to the site. Bike racks will be available for customer use.

Strengthen Our Local Economy

Local and Small Business: Promote the growth and prosperity of Phoenix locally owned and small businesses.

Response:

Local and small businesses are the fabric of our community. The former Baker Nursery location was a community institution, family owned and operated local business for more than 40 years. This application is an opportunity to reestablish a well-known small busi-

ness and serve the public as well as the established Baker clientele. The Property will be developed and maintained in a manner that is compatible with the area and complement other newly developed uses and increase business for them.

Celebrate Our Diverse Communities and Neighborhoods

Certainty and Character: Every neighborhood and community should have a level of certainty.

Land Use Principle #3: New development and expansion in or near residential areas should be compatible with existing uses and consistent with adopted plans.

Response: The proposed Arcadia Color Garden Nursery is compatible in use, design, and function with the surrounding residential properties. Development standards have been carefully prepared so that the retail nursery will be compatible with surrounding residential development. In addition, residential uses at R-3 density levels will remain as allowed uses so that any future residential development is compatible with surrounding development.

Design Principles #1: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

Response: The existing site conditions and unpermitted structures are incompatible with adjacent uses. As part of the proposal, the site will be cleaned up, regraded, and buildings rehabilitated. Existing structures will be finished and incorporate architectural materials to reflect the character of early 1900's building style in Arizona.

Landscape enhancements will be a benefit for area residents. The inherent nature of a nursery being an 'outdoor' business selling plant materials allows the opportunity to create an attractive and comfortable environment. The nursery will sell materials suited for residents who live in various sizes and types of multi-family and single family homes.

Clean Neighborhoods: The preservation, maintenance and improvement of property conditions should be promoted to mitigate or eliminate deterioration or blight conditions and to help encourage new development and reinvestment within our communities.

Response: Current site conditions and structures are not compatible with surrounding properties. The proposed development will bring it into compliance with zoning requirements and improve the property compared to the current condition. The plant display space, which makes up 37% of the site, will be filled with container shrubs, groundcovers, trees, vines and other landscape plant materials, creating the appearance of an oasis in the neighborhood. Landscape plantings will be installed along the majority of the perimeter and all street frontages to enhance site aesthetics and create a buffer between the nursery and neighboring properties. The improvements will create a clean and improved condition on this parcel.

Build the Sustainable Desert City

Trees and Shade: Investment in trees and shade is one of the best things Phoenix can do to improve the city's overall health, prosperity and environment.

Design Principles #1: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

Response: As a retail nursery, the development allows for ample shading. Shade trees and shade structures will be located within the plant display area and provide shade for customers and inventory. Frontage plantings will provide shade for 75% of the sidewalk on 52nd Street and 50% on 51st Street. Parking areas will be shaded with larger trees installed during construction. The north and south property lines will have trees at twenty (20) feet on-center, providing a buffer for adjacent residential properties and shade parking areas.

E. ZONING AND LAND USE COMPATIBILITY

The Property is currently zoned R-3 and is surrounded by multi-family residential zoning. The character of the area is made up of multi-family units and rental properties. The Property is located in a neighborhood where there are reinvestment and improvement opportunities. The site is located next to the military reserve base. Adjacent zoning and uses are listed below:

- o North: R-3A (Condominiums and Multi-family Residential)
- o East: R1-6 (Papago Park National Guard Association)
- o South: R-3 (Multi-family and Single Family Residential)
- o West: R-3 (Multi-family Residential)

While the nursery is proposed to operate as a long term use, the PUD allowable uses allow for the ability to retain the R-3 zoning density for possible future residential development. The nursery will be an asset and complement surrounding uses. The presence of trees, shrubs and plantings will be a visual enhancement to the surrounding area. Additionally, the improvements on site are low intensity and highly compatible with surrounding multi-family uses.



Container Plants in Retail Nursery



Garden Art and Accessories

F. LIST OF USES

1. PERMITTED USES

Permitted uses for the property include: retail nursery, business/design office, and multi-family residential use in accordance with the standards of Section 615 of the Phoenix Zoning Ordinance. The retail nursery shall only be permitted on the eastern 316 feet of the site. The business/design office will be located on the western 360 feet of the site (narrow configuration at the west end of the parcel). There is approximately 330 feet between the retail building and business/ design office.

2. TEMPORARY USES

Temporary uses will be allowed per Section 708 of the Phoenix Zoning Ordinance.

G. DEVELOPMENT STANDARDS

The provisions of the development strive for compatibility with surrounding properties and create a positive use on a currently vacant parcel.

Development of the property shall comply with the provisions of this development narrative for a planned unit development, as governed by the Phoenix Zoning Ordinance. These provisions shall not limit ability of the applicant or end user to apply for zoning adjustments which can be requested per Chapter 3 of the Phoenix Zoning Ordinance which are not identified by this PUD. 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. This PUD only modifies Phoenix Zoning Ordinance regulations and does not modify other Phoenix City Codes or requirements.

1. BUILDING STANDARDS

The building standards proposed below describe building setbacks, building heights, and lot coverage for the proposed retail nursery and business office use. Any future multi-family residential development shall comply with Section 615 of the Phoenix Zoning Ordinance.

Placement of new structures for the retail nursery or business office shall adhere to the following:

Minimum Building Setbacks:

- North property line -Minimum 10' building setback from north property line (except 0' for existing structures to remain)
- East property line - Minimum 15' building set back from 52nd Street (except 13' for existing structures to remain)
- South property line - Minimum 10' building setback from south property line.
- West property line- Minimum 30' building setback from property line at 51st Street and minimum 10' building setback from interior property line.

Maximum Building Heights: Building Heights shall not exceed 30'

Maximum Lot Coverage: 45%

2. LANDSCAPE STANDARDS

The PUD landscape standards shall comply with this section. Plant materials shall comply with the Department of Water Resources low water use plants for plantings within the right of way, and required setbacks.

- a. Streetscapes
 - 51st Street - Minimum 20 foot wide planting area to be provided with 1, 3 inch caliper shade tree and 5, 5 gallon shrubs per tree for each 250 square feet of landscape area. Additional trees shall be provided to ensure that 50% of the sidewalk is shaded.
 - 52nd Street - Minimum 10 foot wide planting area to be provided with 1, 3 inch caliper shade tree and 5, 5 gallon shrubs per tree for each 250 square feet of landscape area. Additional trees shall be provided to ensure that 75% of the sidewalk is shaded.
- b. Interior Property Lines:
 - North - Minimum 10 foot wide planting area, except where existing buildings preclude planting. Minimum to be provided shall be 3 inch caliper trees placed 20 feet on center and 5, 5 gallon shrubs per tree.
 - South and West - Minimum 10 foot wide planting area, to exclude west 290' of south property line, to be provided with 3 inch caliper trees placed 20 feet on center and 5, 5 gallon shrubs per tree.

Figure 7



- c. Parking Areas: 10% of the parking areas shall be provided with landscaping. Landscape areas shall be distributed throughout the parking area and shall be a minimum size of 150 square feet. Each area shall be provided with 1, 3 inch caliper tree and 5, 5 gallon shrubs per tree.

- d. Adjacent to Buildings and Plant Display Areas:

Plant Display Areas: One tree per 800 square feet of open space. Five 5 gallon shrubs will be provided per tree.

Customer/Retail Building: A minimum of 30% of the perimeter exterior wall length within 100 feet of the public right-of-way or adjacent to public entries shall be provided with a landscape planter a minimum of 5 feet wide, an attached shade structure or combination thereof. Planting area shall contain minimum 2 inch caliper trees placed 20 feet on center and a minimum of 5, 5 gallon shrubs per tree.

Business/design Office: A minimum of 25% of the perimeter exterior wall length within 100 feet of the public right-of-way or adjacent to public entries shall be treated with a landscape planter a minimum of 3 feet wide and not impeded by the existing structure. Planting area shall contain a minimum of 5, 5 gallon shrubs per 100 square feet of planting area.

3. ON SITE STORAGE

On-site materials stored outside the building shall comply with Section 627 of the Phoenix Zoning Ordinance, and shall be no higher than 6 feet plus 1 foot in height for every additional three (3) feet of setback from a property line for a maximum of 12 feet in height, but excluding living plants. Material stored on site shall not be of an industrial nature and include bulk mulch/soil mix for use within the nursery site only.

4. FENCES AND SCREENING

The property will be fenced in it's entirety and comply with Section 627.F.2.C, of the Phoenix Zoning Ordinance and the following:

- East - 52nd Street Frontage: A view fence, maximum 6 foot high including masonry base, with access/security gate at driveway, shall be provided at back of required setbacks and easements.
- South Property Line: A maximum 6 foot high decorative screen fence shall be installed along the south property lines. Fence shall be finished to match site improvements.
- West - 51st Street Frontage: Existing block wall and metal gates shall be painted to match site improvements.
- North Property Line: Provide additional masonry units to raise wall height to consistent maximum 6 feet from project side, along north property line. Wall to be painted on project side to match site improvements.

5. LOADING AND DELIVERY

Loading and unloading will be allowed by vendors and nursery personnel using nursery owned vehicles with access from the east end of the site from the 52nd Street entrance. Loading and unloading will occur between the hours of 6:00 a.m. and 10:00 p.m. in accordance with Section 627.F.3.E, of the Phoenix Zoning Ordinance. Any expansion of the above mentioned hours are subject to obtaining a Use Permit with the standards and procedures of Section 307 of the Phoenix Zoning Ordinance.

6. PARKING, SURFACES & ACCESS

Parking shall comply with Section 702 of the city of 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 a city of Phoenix Zoning Ordinance provision.

Customer parking for the project is located at the east end of the site and along the north side of the property. A minimum of 6 bicycle parking spaces shall be provided on site.

Access to parking for the business office from 51st Street will be restricted to emergency vehicle use. The 51st Street gates will be closed during business hours. The surface of the parking stalls is proposed to be comprised of an alternative to asphalt or concrete as approved by Zoning Administrator

The surface of the drive aisles is proposed to be comprised of standard asphalt pavement.

8. SHADE

The plant display area shall be minimum 50% shaded with a combination of trees and filter fabric shade structure.

Figure 8



9. LIGHTING

■ Overhead Shade Coverage

Exterior lighting shall comply with city of Phoenix standards and regulations.

H. DESIGN GUIDELINES

1. CONTEXTUALISM

- Unify site architecture through matching colors of earth tones and accent colors. (tans, browns, greens, with reds as potential contrasting trim colors)
- Preserve existing structures and refinish to re-purpose for use within the nursery operation.
- Incorporate new structures with decorative metals.
- Coordinate color palette for new structures with existing structures.

2. AMENITY COMFORT

- Incorporate materials and colors to retain less heat such as wood and permeable surface treatments.
- Shade building entrances and open space areas not occupied by hardscape and access ways with a combination of trees and/or structures.

3. ACTIVITY

- Incorporate seating into open space areas.
- Include access routes into site for bicycles and pedestrians.
- Provide bike racks for customer use.

I. SIGNS

Signage shall comply with the “Non-Residential Activity in Residential Districts” standards in the Phoenix Zoning Ordinance Section 705.

J. SUSTAINABILITY

Elements to incorporate sustainability into the development are proposed via inclusion of drought tolerant landscaping, use of light colored approved alternative paving materials, light building colors, shading of parking areas, open spaces, and walks. In addition surface run off will be retained on site and contribute to a cooling effect that is beneficial for the product and customers.

CITY ENFORCEABLE STANDARDS:

- Use an alternative soft paving material in the parking stall areas to promote percolation and minimize heat gain.
- Use Department of Water Resources compliant (drought tolerant) plant materials, mulch, and decomposed granite to conserve water and reduce evapotranspiration.
- Provide shade for a majority of the customer service patio area outside the retail store via a combination of shade structures and trees.
- Capture and use surface run-off directed to underground conveyance system to accommodate required retention quantities.

K. INFRASTRUCTURE

CIRCULATION

Customer/public access to the nursery for vehicles will be from a driveway entrance on 52nd Street. A pedestrian access point is provided with an ADA compliant walkway along the driveway and into the site. Vehicular and pedestrian access points will be open during business hours. Swing type gates will secure access points when the nursery is closed.

Retail sales and customer activity shall only occur on the eastern 316 feet of the property. The western 312 feet of the property (narrow segment) will have the business/design office within the existing building. See Exhibit 15 for full circulation map.

Employee parking for the nursery and business/design office will be accessed from the main entrance drive at 52nd Street.

A rolling gate barrier will be installed between the business office area and retail sales area, to prevent through vehicular access. The rolling gate will have the ability to be locked to prevent unauthorized opening. At the west driveway from 51st Street, there will be a controlled access gate to prevent traffic from coming into the site from 51st Street. Signage at 51st Street will direct customers to the 52nd Street entrance.

GRADING AND DRAINAGE

From the east side of the site at 52nd Street, the current grade drops approximately 3 feet behind the existing wall along 52nd Street, and has a retaining wall in place which will remain. Refer to Figure 6. From the bottom of the existing retaining wall, the site falls from east to west with a drop in grade between the proposed parking and plant display area and over the SRP Easement. Refer to Conceptual Site Plan drawings and Exhibit 9 of this report.

This drainage pattern/direction will generally remain and work with proposed paving improvements. The existing topography will be formed to use the grade change to the advantage of the property by utilizing surface flow from the parking area drive aisles (high) and directing the flow to the plant display area (low).

Figure 9



The plant display area has retention capacity with an underlay of aggregate and permeable surface material to allow water flow into the void spaces of the aggregate. Retention is designed at the west end of the site and will accept overflow drainage. On-Site Retention is designed for a 100-year 2 hour event.

WATER AND WASTEWATER SERVICES

Water and waste water infrastructure requirements will be determined, designed and constructed in accordance with Phoenix City Code requirements and Water Services Department Design Standards and Policies. On 51st Street, there is an 8-inch water main and 8-inch sewer main. On 52nd Street, there is an 8-inch water main, a 2-inch water main and a 20-inch water main.

An existing septic tank is on site and will be dealt with in accordance with Maricopa County requirements with permission from the City of Phoenix.

Irrigation water for the purpose of irrigating plant materials only will be obtained from SRP due to the property having water rights in perpetuity. All connections, valves, schedules, and operations will be per SRP and the responsibility of the property owner.

L. PHASING PLAN

One phase is proposed to complete the project.

M. EXHIBITS

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Exhibit 1: Comparative Zoning Standards Table- R-3 PRD

STANDARDS	R-3 PRD ZONING	PUD ZONING (NURSERY USE)
<u>DWELLING UNIT DENSITY</u>	MAX. 15.23; 17.40 D.U. PER ACRE WITH BONUS	N/A
<u>MINIMUM LOT WIDTH/DEPTH</u>	NONE, EXCEPT 110' ADJACENT TO FREEWAY OR ARTERIAL	NONE
<u>BUILDING SETBACKS</u>	10' FRONT	EAST: 15' FOR NEW STRUCTURES; 13' FOR EXISTING STRUCTURES WEST: 30' NORTH: 10' SOUTH: 10'
<u>LANDSCAPE SETBACKS</u>	20' ADJACENT TO STREET, 5' INTERIOR PROPERTY LINE	51ST STREET: 20' 52ND STREET: 10' NORTH: 10' EXCEPT ADJACENT TO EXISTING BUILDINGS SOUTH: 10';0' FOR THE WEST 290' OF THE PROPERTY WEST: 10'
<u>BUILDING HEIGHT</u>	2 STORIES OR 30' FOR FIRST 150', 1' IN 5' INCREASE TO 48' HIGH, 4 STORY MAX	30'
<u>LOT COVERAGE</u>	45% MAX	45% MAX
<u>PARKING</u>	2 SPACES PER DWELLING UNIT	1 SPACE PER 300 SQ. FT OF RETAIL SPACE

Exhibit 2: Legal Description

ORANGEDALE ESTATES LOT 28 & LOT 37 EX W 10F TH/OF & TOG WI LOT 26 AND TH UNNUMBERED LOT LY E OF SD LOT 26 BOUNDED BY W LN OF 52ND ST & BOUNDED ON THE N & S BY THE EXT OF N & S LNS OF LOT 26 EX W 317F OF SD LOT 26 & TOG WI PARCEL DESC AS LOT 27 AND TH UNNUMBERED LOT LY E OF SD LOT 27 BOUNDED BY W LN 52ND ST & BOUNDED ON THE N & S BY THE EXT OF N & S LNS OF LOT 27 EX BEG SW COR LOT 27 TH W ALG S LN 10 TPOB TH CONT E ALG S LN 312.46F TH NLY 66.05F TO N LN LOT 27 TH W ALG N LN 314.65F TH S 66F TPOB & EX E 3F OF LOT 37 & EX E 3F FOL DESC PROP THOSE UNNUMBERED LTS LY E OF LTS 26 & 27 & BD ON THE E BY THE W BDY OF 52ND ST BD ON THE N BY ELY PROL OF THE N LN LOT 27 & BD ON THE S BY THE ELY PROL OF S LN LOT 26 ALL IN ORANGEDALE ESTATES MCR 30-3 P/F 09-0759042

Exhibit 3: Area Vicinity Map

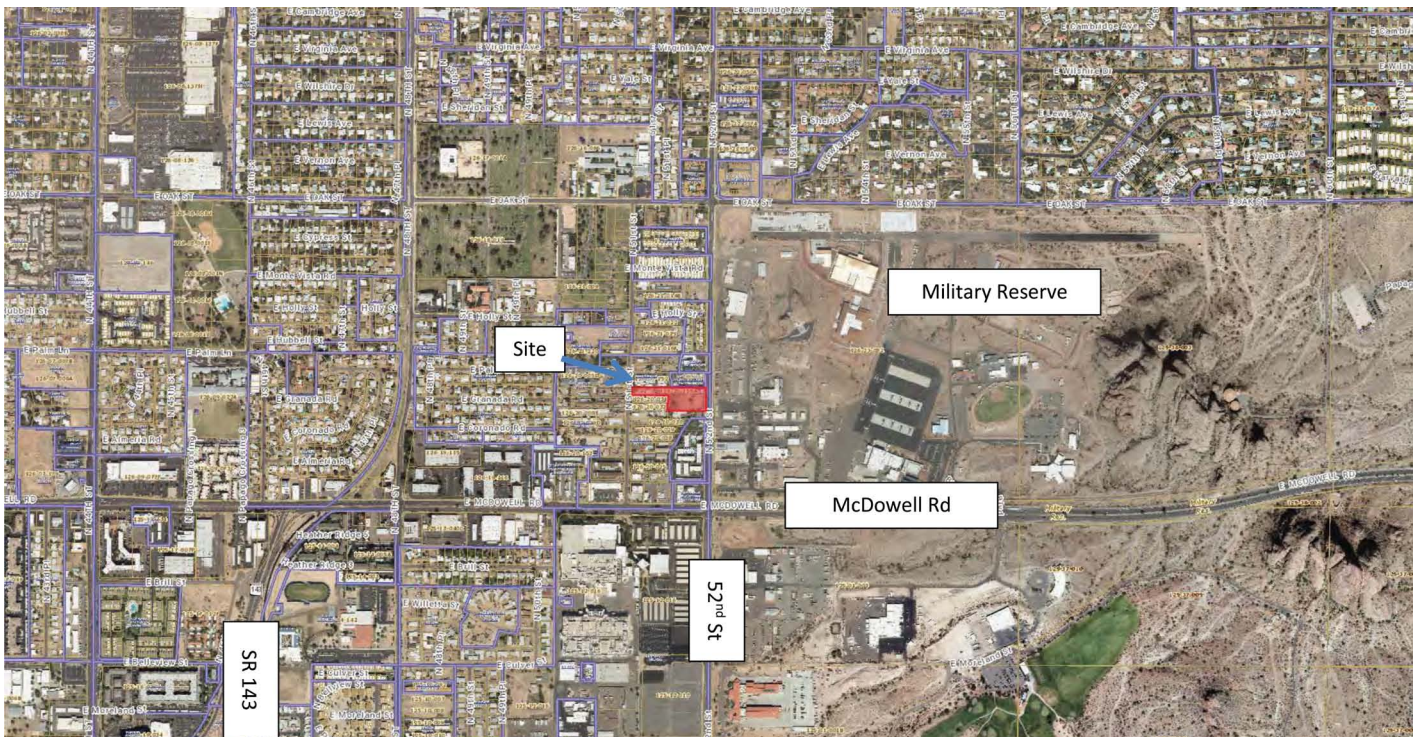


Exhibit 4: Aerial Map



Exhibit 5: General Plan Map

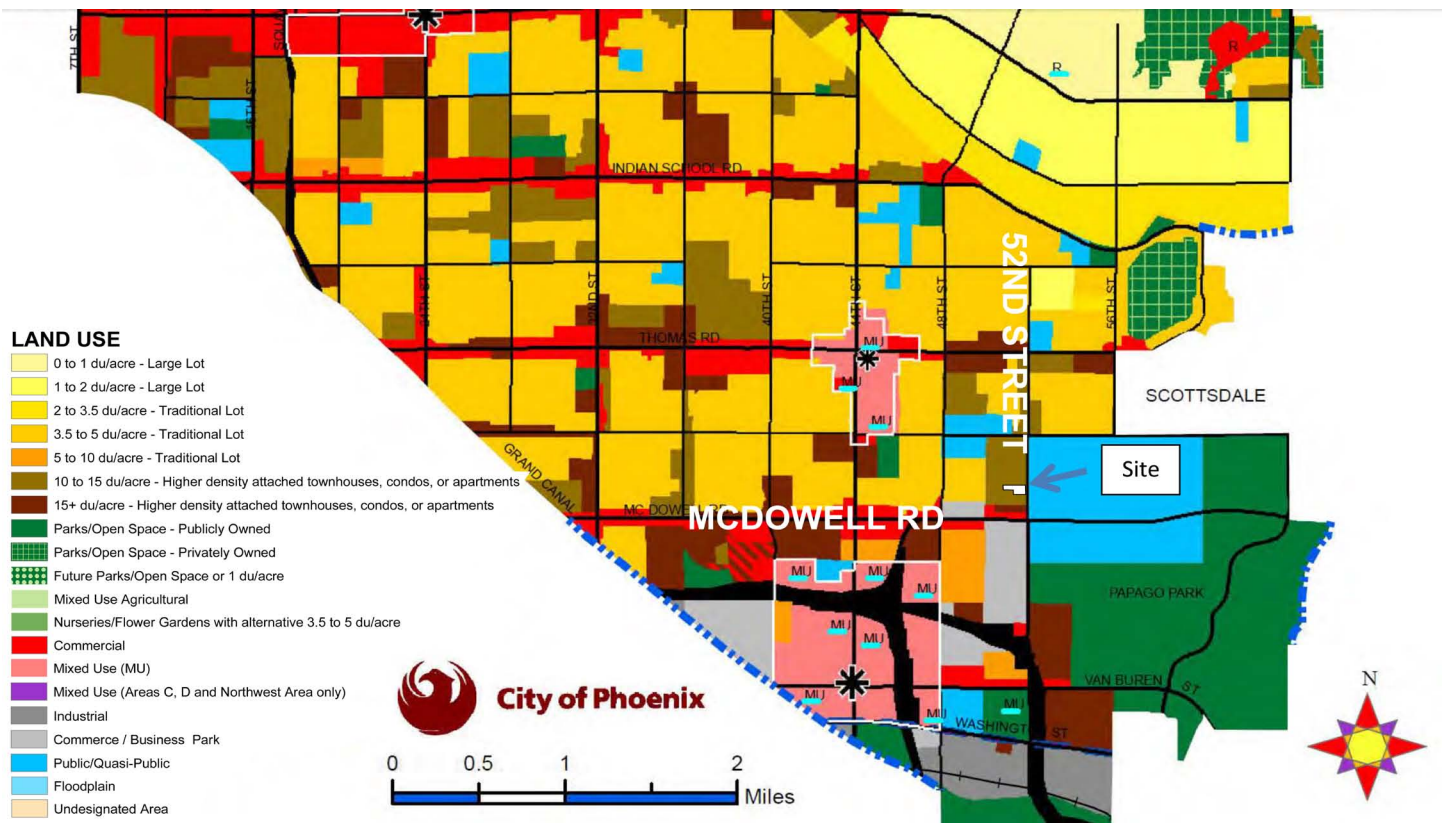
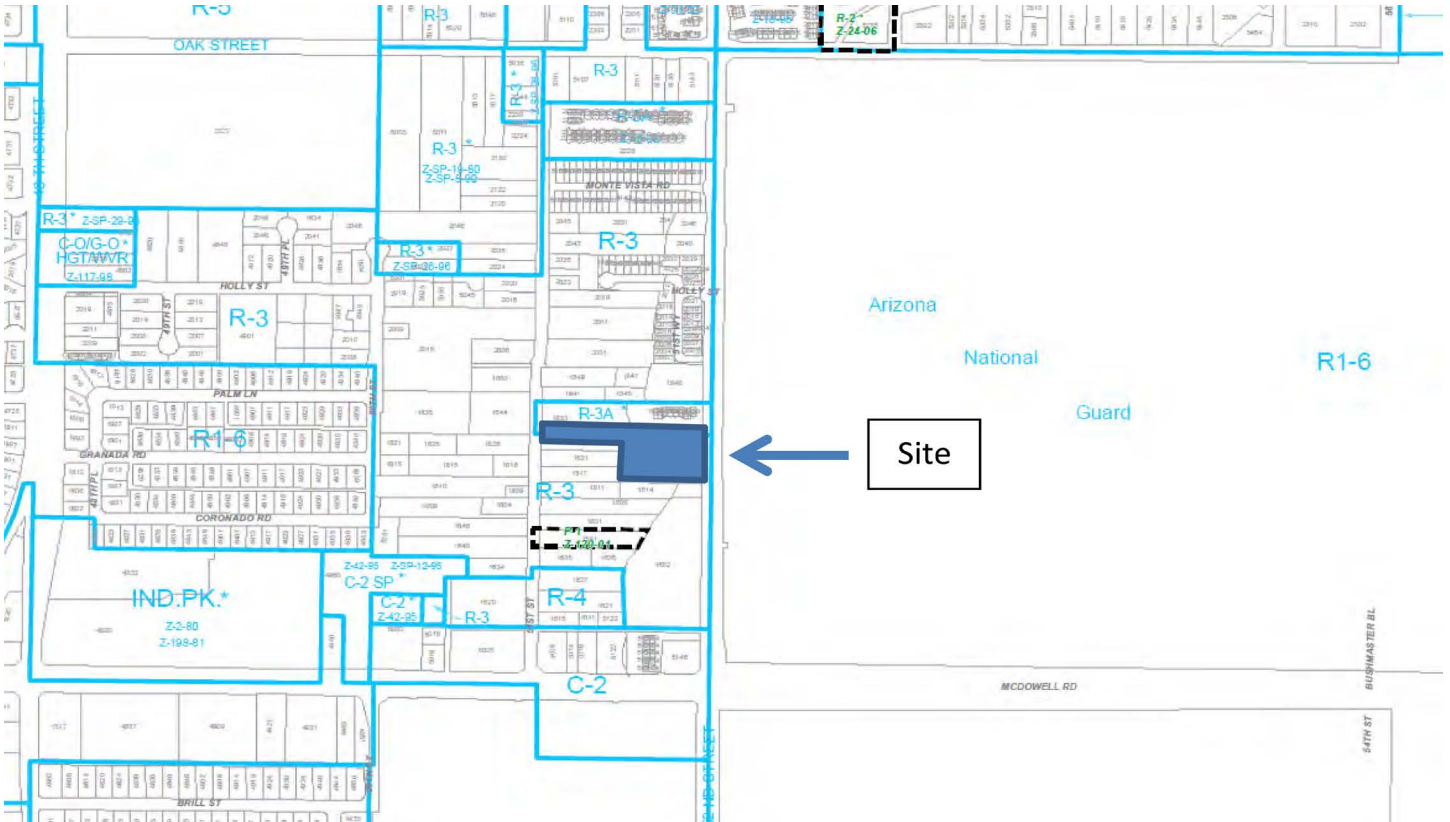


Exhibit 6: Existing Zoning Map



Proposed Zoning Map

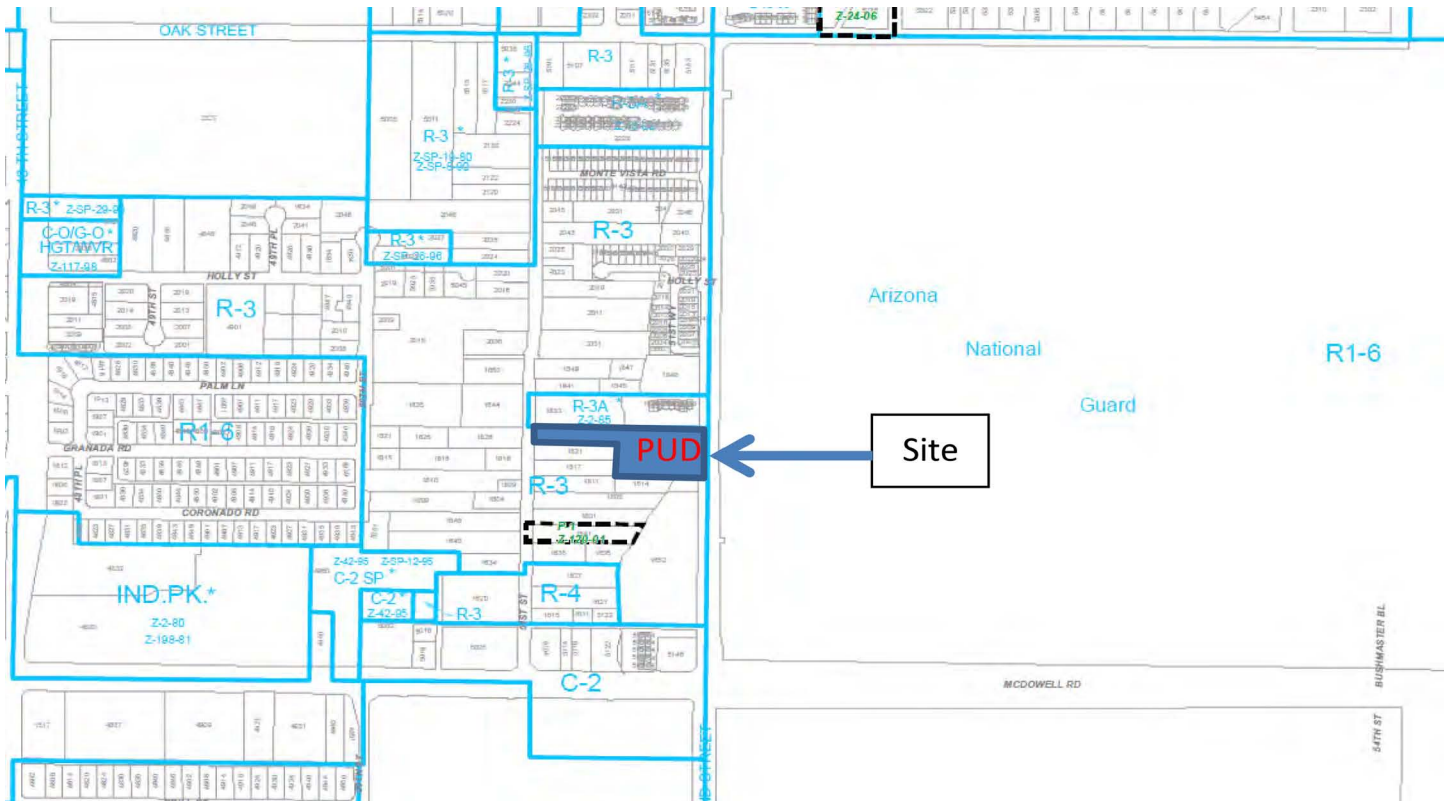


Exhibit 8: Context Plan Site Photos



PHOTO 1
LOOKING NORTH FROM NEC OF PROPERTY



PHOTO 2
LOOKING EAST FROM NEC OF PROPERTY



PHOTO 3
LOOKING SOUTH FROM NEC OF PROPERTY

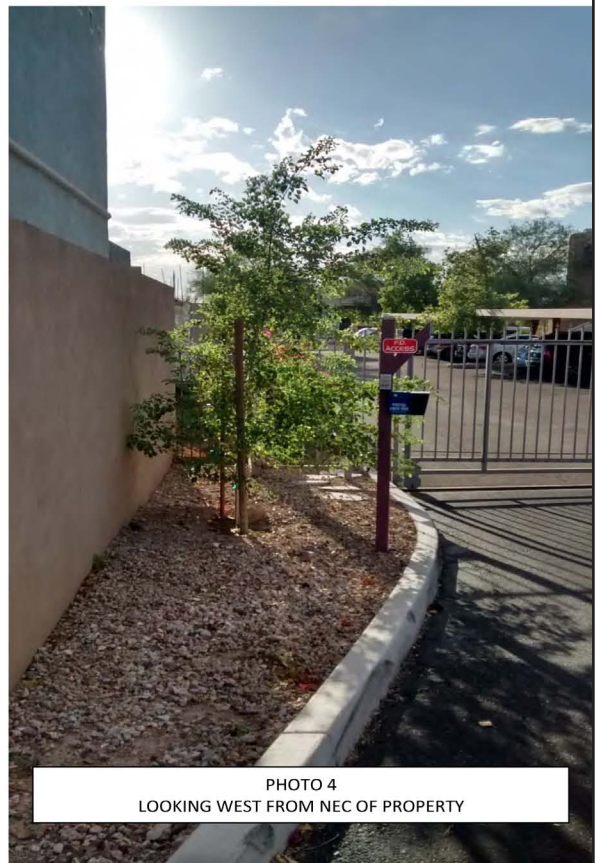


PHOTO 4
LOOKING WEST FROM NEC OF PROPERTY



PHOTO 5
LOOKING NORTH FROM SEC OF PROPERTY

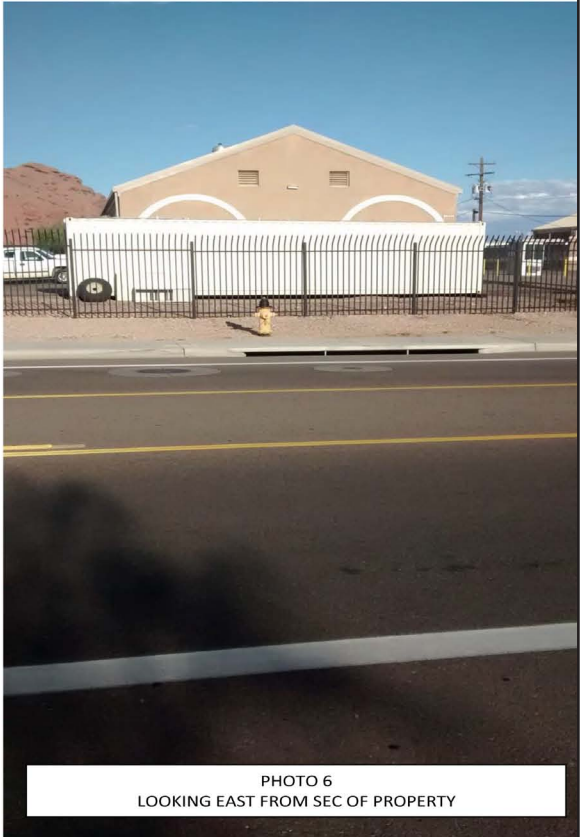


PHOTO 6
LOOKING EAST FROM SEC OF PROPERTY



PHOTO 7
LOOKING SOUTH FROM SEC OF PROPERTY



PHOTO 8
LOOKING WEST FROM SEC OF PROPERTY



PHOTO 9
LOOKING NORTH FROM SWC OF PROPERTY



PHOTO 10
LOOKING EAST FROM SWC OF PROPERTY



PHOTO 11
LOOKING SOUTH FROM SWC OF PROPERTY

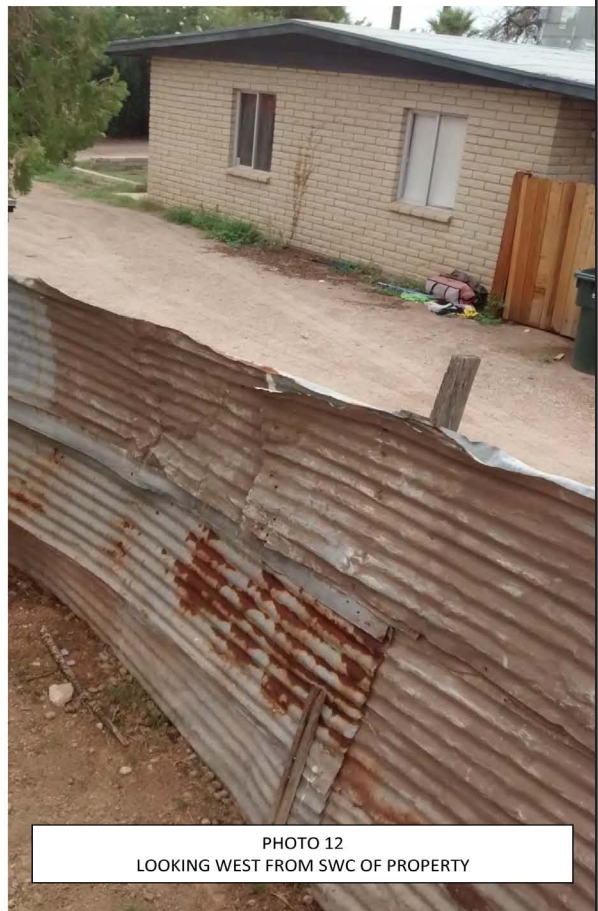


PHOTO 12
LOOKING WEST FROM SWC OF PROPERTY



PHOTO 13
LOOKING NORTH FROM SWC MID CORNER OF PROPERTY



PHOTO 14
LOOKING EAST FROM SWC MID CORNER OF PROPERTY



PHOTO 15
LOOKING SOUTH FROM SWC MID CORNER OF PROPERTY

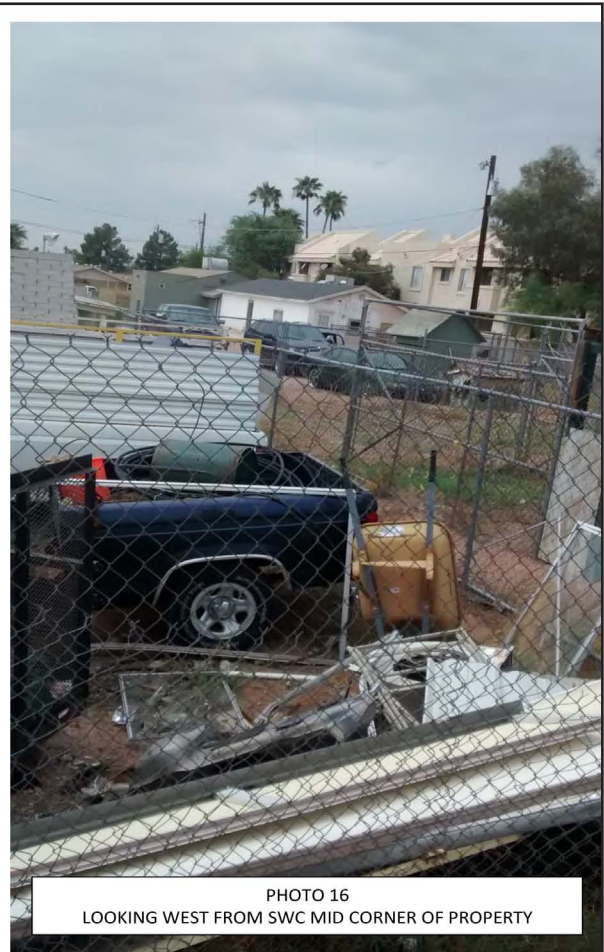


PHOTO 16
LOOKING WEST FROM SWC MID CORNER OF PROPERTY



PHOTO 17
LOOKING NORTH FROM SWC (51ST) OF PROPERTY



PHOTO 18
LOOKING EAST FROM SWC (51ST) OF PROPERTY

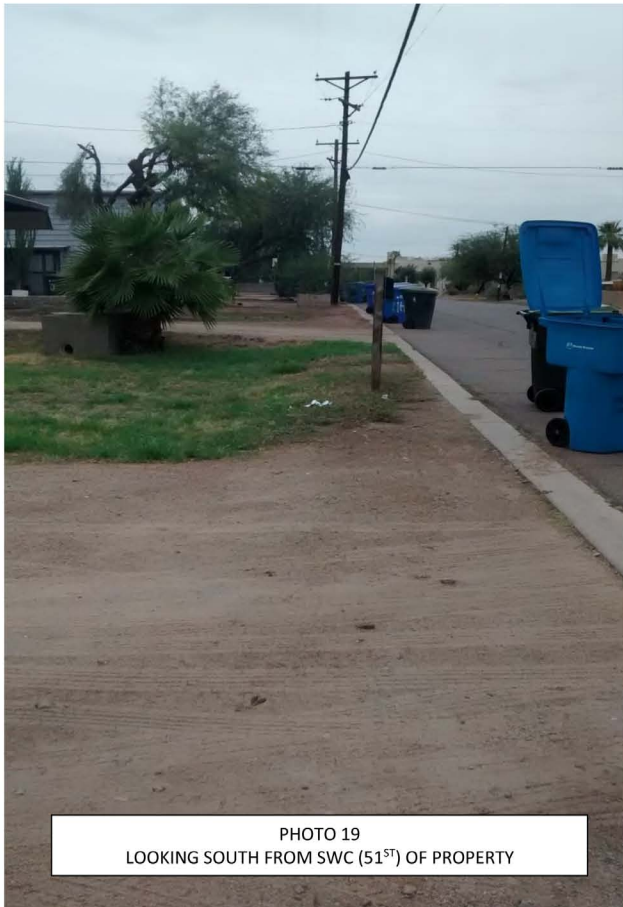


PHOTO 19
LOOKING SOUTH FROM SWC (51ST) OF PROPERTY



PHOTO 20
LOOKING WEST FROM SWC (51ST) OF PROPERTY



PHOTO 21
LOOKING NORTH FROM NWC (51ST) OF PROPERTY



PHOTO 22
LOOKING EAST FROM NWC: (51ST) OF PROPERTY



PHOTO 23
LOOKING SOUTH FROM NWC: (51ST) OF PROPERTY



PHOTO 24
LOOKING WEST FROM NWC: (51ST) OF PROPERTY

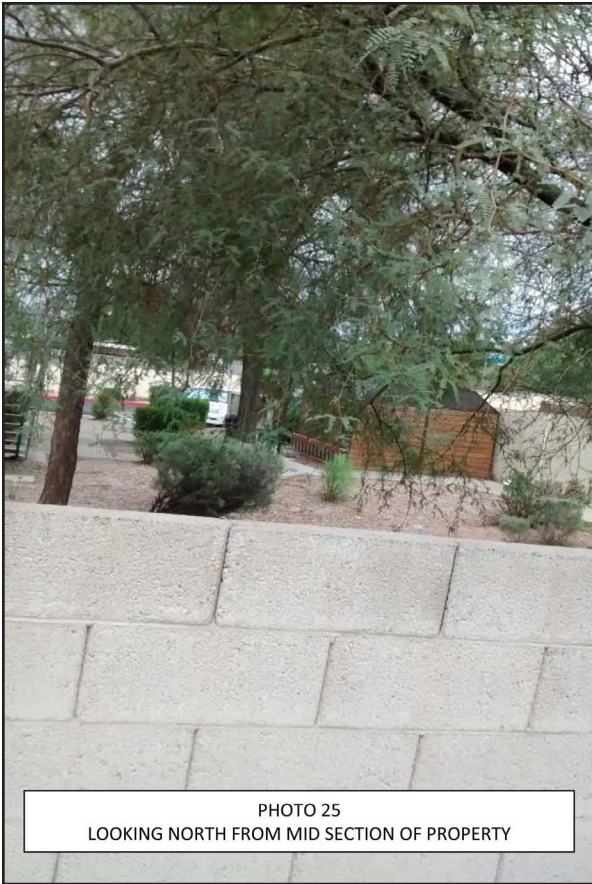


PHOTO 25
LOOKING NORTH FROM MID SECTION OF PROPERTY



PHOTO 26
LOOKING EAST FROM MID SECTION OF PROPERTY



PHOTO 27
LOOKING SOUTH FROM MID SECTION OF PROPERTY

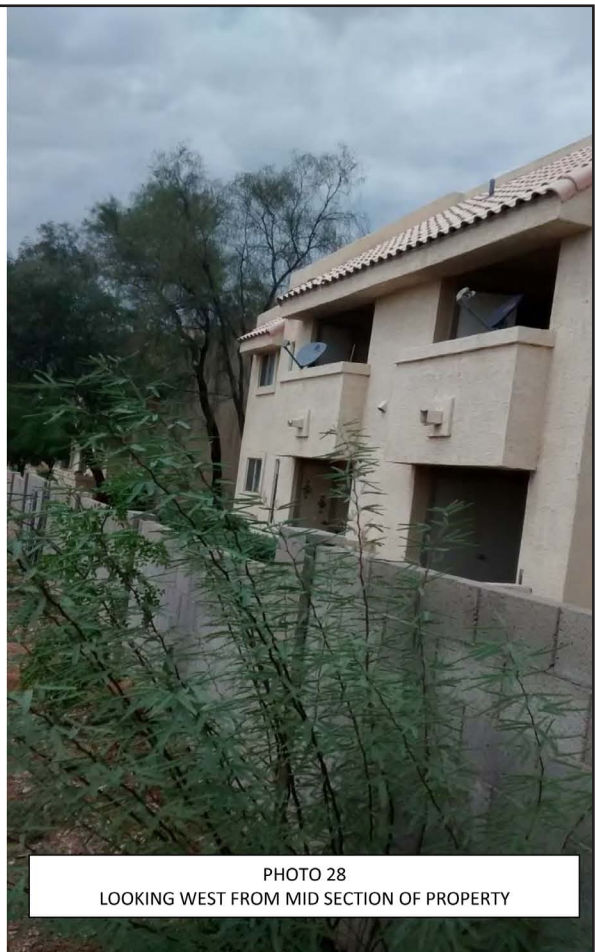


PHOTO 28
LOOKING WEST FROM MID SECTION OF PROPERTY

Exhibit 9: Conceptual Site Plan

DEVELOPMENT SUMMARY

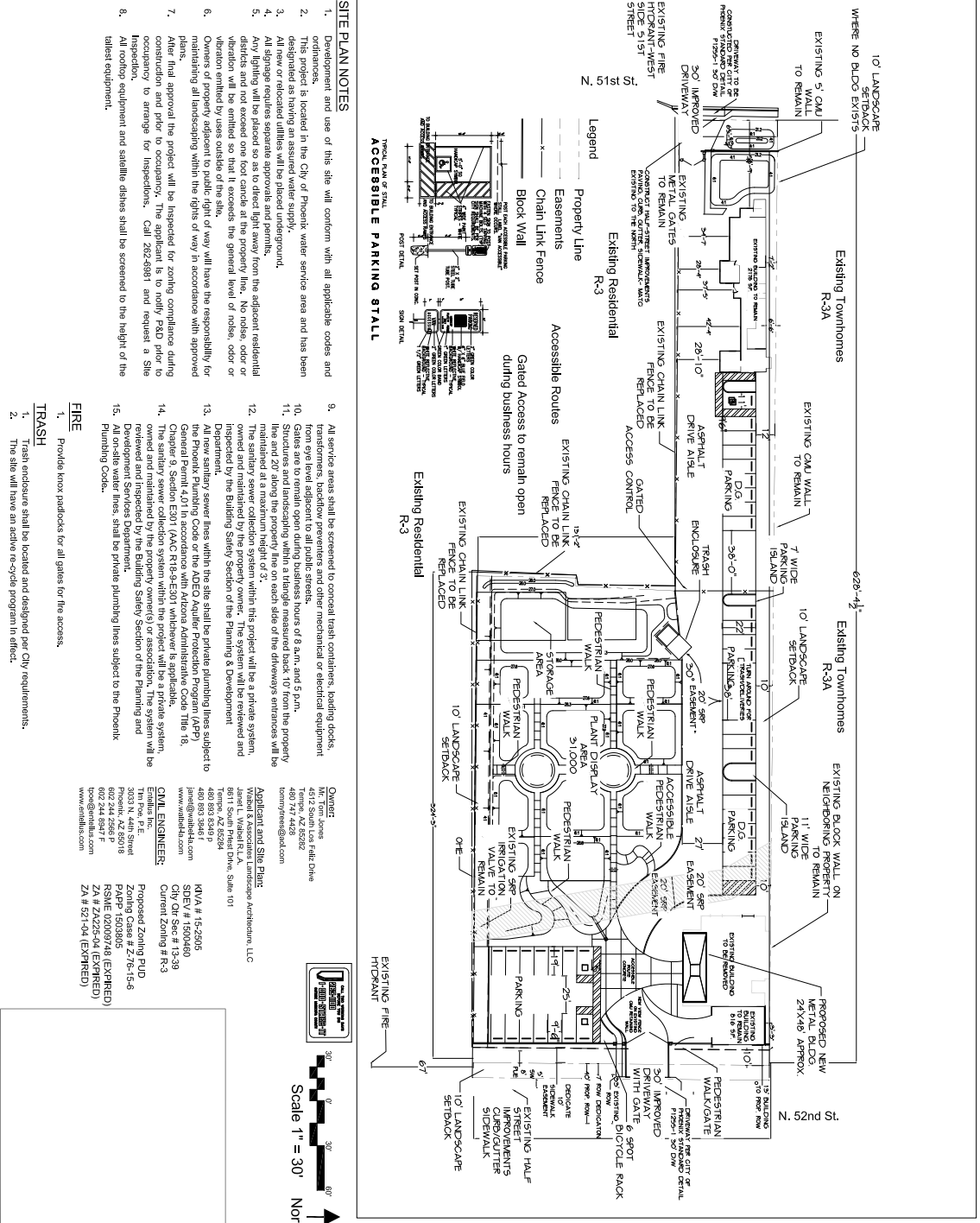
Lot Size: Gross: 2.12 Acres (93,589 s.f.)
 Net: 1.87 Acres (81,500 s.f.)
 APN Number: 126-20-156A(622979)
 Existing Zoning: R-3
 Proposed Zoning: PUD
 Section: Township, Range: 32-2N-4E
 Market Area/Neighborhood: 190003
 Market Area: Not Available
 Lot # of 28
 High School District/Chenoweth Union #210
 Elementary School District: Balzer School District
 Local Jurisdiction: Phoenix
 Existing/Proposed Building Square Footage
 Retail Building - Temporary 450 s.f. steel
 prefabricated building
 Phase Two: 3,000 s.f. retail building
 Two-Story Building (30' Height) - 616 s.f.
 Footprint to remain
 Office - 2,178 s.f. Footprint to remain
 Lot Coverage Calculations
 Building Coverage: 45%
 Number of Residential Units Proposed:
 1 Per 300 S.F. Office
 2,178 s.f. Office Space
 Parking Required = 7 with 1 ADA
 Parking Provided = 8 with 1 ADA
 1 Per 300 S.F. Retail
 3,000 s.f. Retail Space
 Parking Required = 11 with 1 ADA
 Parking Provided = 26 with 2 ADA

Legal Description-Net Site

ORANGEDALE ESTIMATES LOT 28 & LOT 37 EX
 W. 10F. THORP & TOC W. LOT 26 AND TH
 BOUNDED BY W. LN OF 52ND ST & BOUNDED
 ON THE N & S BY THE EXT OF N & S LNS OF
 LOT 28 EX W 317F OF SD LOT 28 & TOG WM
 PARCEL. DESC. AS. SD LOT 27 AND TH
 BOUNDARIES. LOT 28 E. OF 50. LOT 27
 27 EX BEG SW COR LOT 27 TH WALG S LN 10
 TOG TH CONT E ALG S LN 312.46F TH NLY
 66.03F TO N LN LOT 27 TH W ALG N LN
 314.42F TH 36.03F TO E LN LOT 28 & 14.28F
 UNNUMBERED LNS LY E OF LNS 28 & 27 & ED
 ON THE E BY THE W BDV OF 52ND ST BD ON
 THE N BY ELY PROL OF THE N LN LOT 27 &
 4. BY THE ELY PROL OF THE N LN LOT 27 &
 P/R 06-4750042

PROJECT NARRATIVE

The project will be a retail nursery operation similar to the former Baker Nursery (3414 N. 40th St, Phoenix 85018). This proposed nursery will be a retail nursery operation. The nursery will be developed using sustainable and passive systems for water catchment, use and reuse, water storage, air flow and lighting, and energy saving lighting which will be used for a retail store, design and business office.



SITE PLAN NOTES

- Development and use of this site will conform with all applicable codes and ordinances.
- This project is located in the City of Phoenix, water service area and has been designated as having an assured water supply.
- All new or relocated utilities will be placed underground.
- Any lighting will not be placed so as to create light away from the adjacent residential district and not exceed one foot candle at the property line. No noise, odor or vibration emitted by uses outside of the site.
- Owners of property adjacent to public right of way will have the responsibility for maintaining all landscaping within the rights of way in accordance with approved plans.
- After final approval of the project will be inspected for zoning compliance during construction and prior to occupancy. The applicant is to notify PUD prior to occupancy to arrange for inspections. Call 602-2581 and request a Site Inspection.
- All outdoor equipment and satellite dishes shall be screened to the height of the tallest equipment.
- All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.
- Gates are to remain open during business hours of 8 a.m. and 5 p.m.
- Standard and non-standard vehicle heights shall be 10' from the property line. Standard and non-standard vehicle heights shall be 10' from the property line.
- The sanitary sewer collection system within this project will be a private system, owned and maintained by the property owner. The system will be reviewed and inspected by the Building Safety Section of the Planning & Development Department.
- All new sanitary sewer lines within the site shall be private plumbing lines subject to the Phoenix Plumbing Code or the ADECO Aquifer Protection Program (APP) Chapter 9, Section E301 (KACR-R184-E301) whichever is applicable.
- The sanitary sewer collection system within this project will be a private system, owned and maintained by the property owner. The system will be reviewed and inspected by the Building Safety Section of the Planning and Development Services Department.
- All on-site water lines, shall be private plumbing lines subject to the Phoenix Plumbing Code.
- Provide Knox padlocks for all gates for the access.
- Trash enclosures shall be located and designed per City requirements.
- The site will have an active rec-cycle program in effect.

OWNER:
 Mr. Tom Jones
 4512 South Las Fata Drive
 Phoenix, AZ 85018
 480.747.4428
 tomjones@red.com

APPLICANT AND SITE PLANNER:
 Waibel & Associates Landscape Architecture, LLC
 Janet L. Waibel R.L.A., State 101
 480.883.8849
 480.883.3842
 480.883.3843
 www.waibel4.com

CITY ENGINEERS:
 KIVA # 15-2505
 SDEV # 1500480
 City Ord Sec # 1-3-8
 3033 N. 44th Street
 Phoenix, AZ 85018
 602.244.4266 P
 602.244.6847 F
 www@phoenix.gov
 www.waibel4.com

PROPOSED ZONING PUD
 PAZP # 1503805
 Current Zoning # R-3
 Proposed Zoning PUD
 PAZP # 1503805
 ZN # 24225-04 (EXPIRED)
 ZN # 24225-04 (EXPIRED)
 ZN # 2421-04 (EXPIRED)

PRELIMINARY SITE PLAN

SP-1

1 OF 1

11-20-2016

Waibel & Associates
 Landscape Architecture

Phone 480.883.3849 Fax 480.883.3846
 8611 S. Price Drive Suite 101
 Phoenix, AZ 85028
 email: jwaibel@waibel4.com

Arcadia Color
 Garden Nursery

1828 N. 52nd St.
 Phoenix, Arizona
 85008

Exhibit 11: Color Site Plan Rendering



Exhibit 12: Business/Design Office Building Elevations

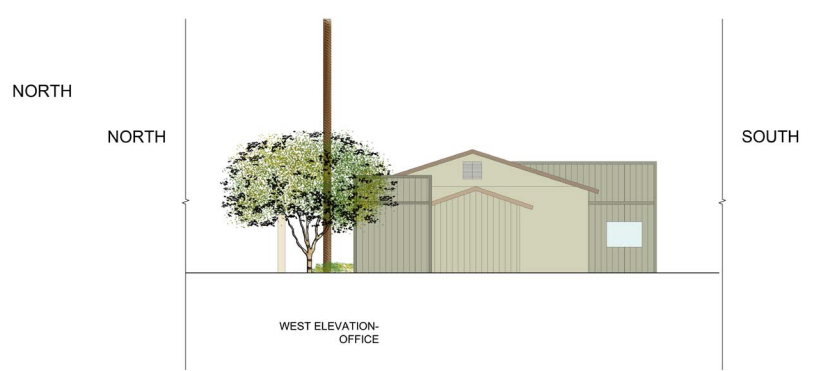
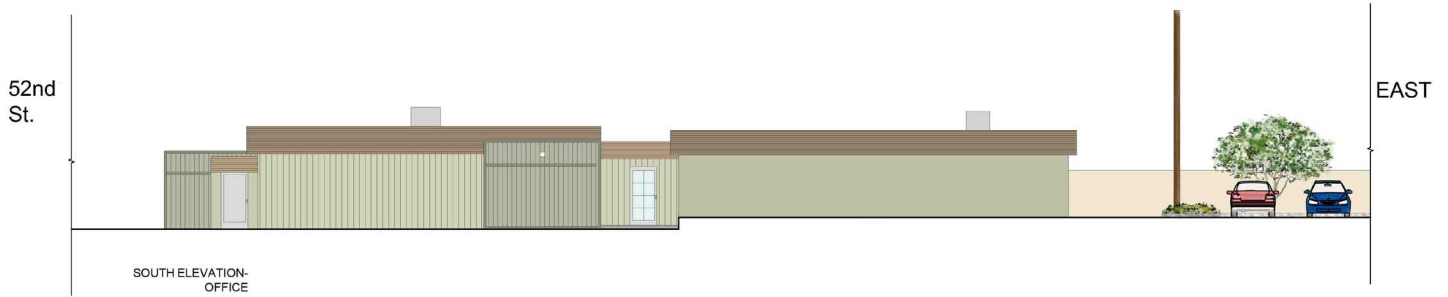


Exhibit 13: Nursery Cross Section

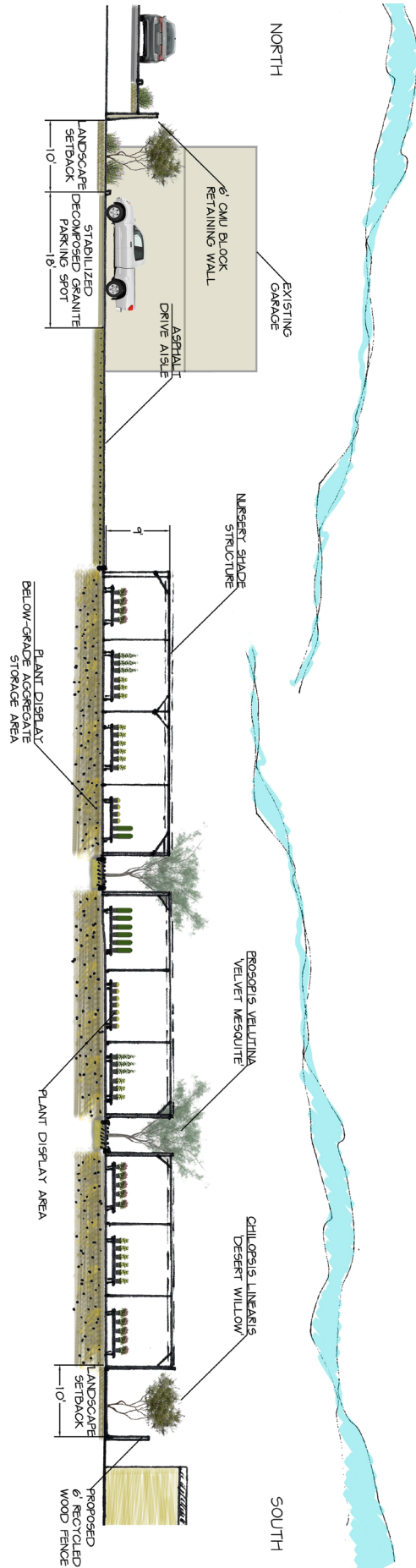


Exhibit 14: Street Cross Sections- 51st Street

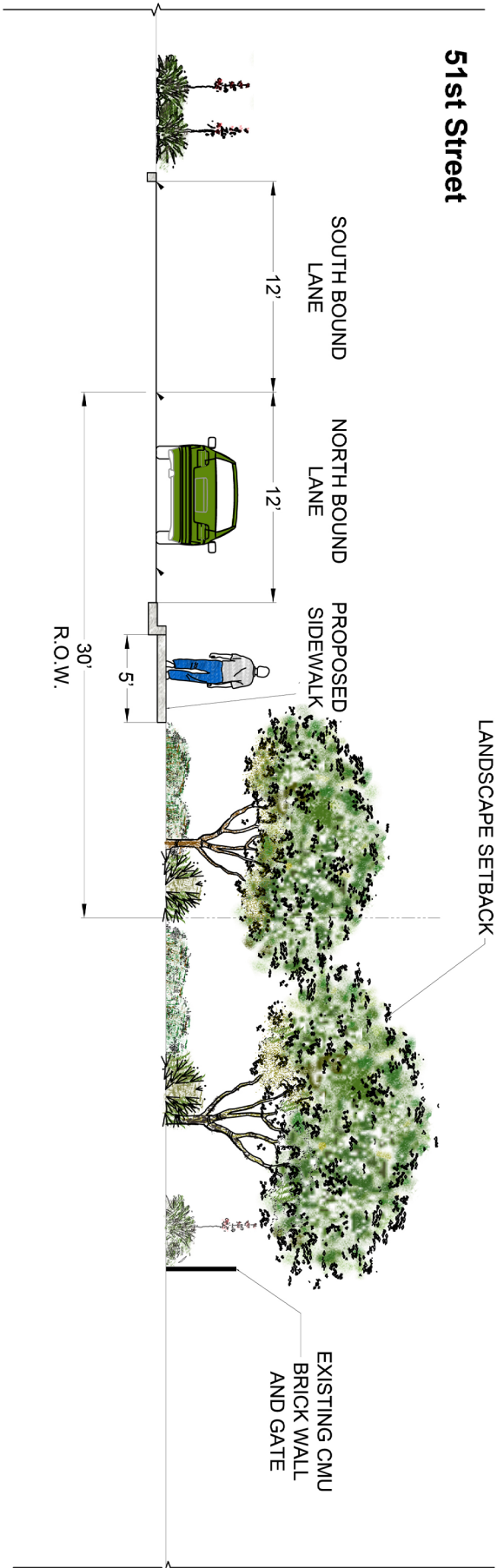


Exhibit 14: Street Cross Sections- 52nd Street

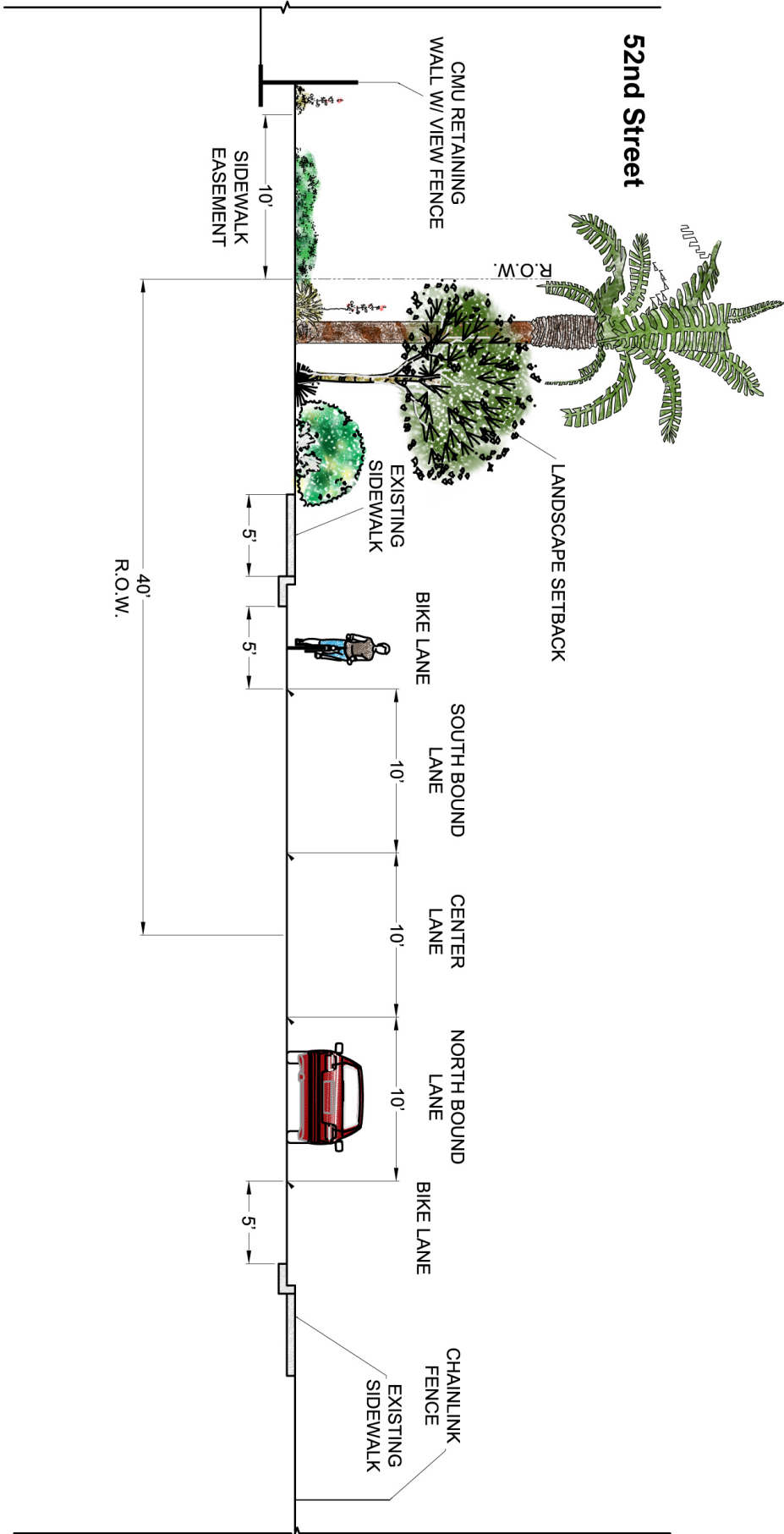


Exhibit 15: Circulation Plan

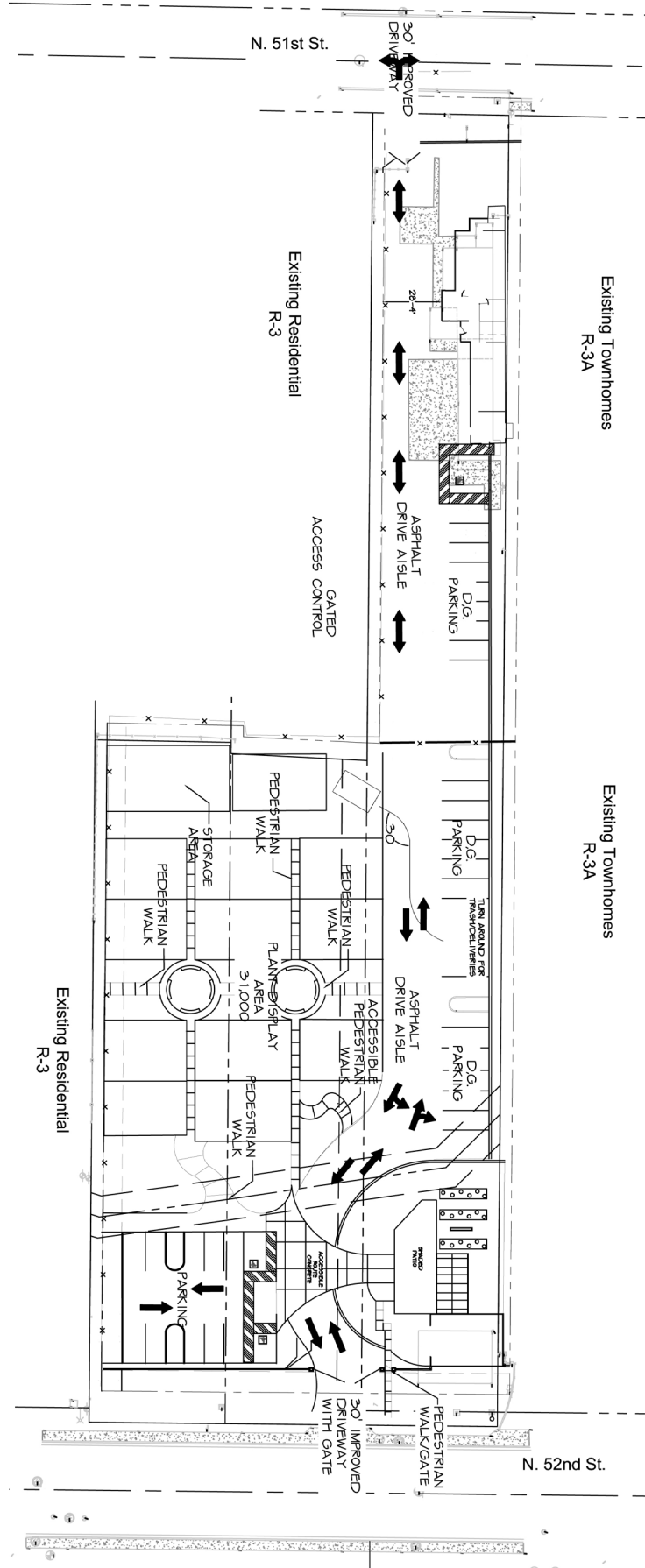


Exhibit 16: Existing Structure Map



Exhibit 17: Existing Structure Photos



Business Office- looking northeast



Business Office- looking northwest



2-story Garage- looking north



Partially-built structure (to be removed)- looking northeast

Exhibit 18: Color Palette

Existing and Proposed Structure

Color palette

Primary Colors



Accent Colors



Walls and Fences



South Property Line-
Recycled wood panels w/ metal frame



52nd Street-
Block wall base w/ security view fence