



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**\*REVISED**  
**GENERAL PLAN AMENDMENT**  
**STAFF ANALYSIS**  
July 24, 2023

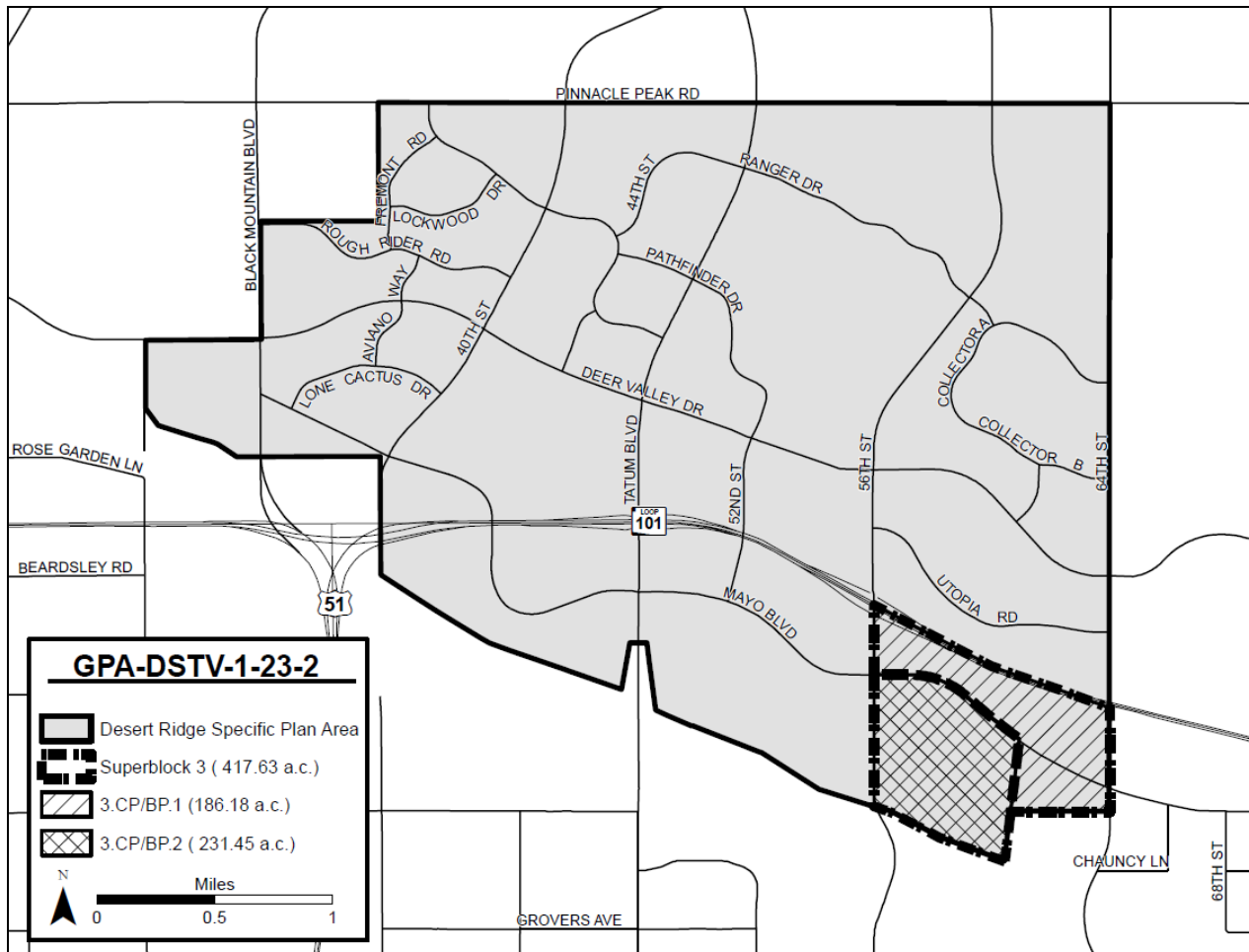
<u>Application:</u>	GPA-DSTV-1-23-2
<u>Applicant:</u>	Nick Wood, Snell & Wilmer, LLP
<u>Owner:</u>	Arizona State Land Department
<u>Location:</u>	Generally located south of the 101 Freeway, east of 56th Street, west of 64th Street, and north of the Reach 11
<u>Acreage:</u>	417.63 acres
<u>Proposal:</u>	Amend the Desert Ridge Specific Plan text for Development Parcels 3.CP/BP.1 and 3.CP/BP.2 to facilitate the Mayo Clinic expansion including integrated clinical practice, education and research, as well as the creation of a new “Discovery Oasis” biotech and healthcare corridor.
<u><a href="#">Desert View Village Planning Committee Meeting Date:</a></u>	August 1, 2023
<u>Staff Recommendation:</u>	Approval, as shown in the recommended text in Exhibit A

**FINDINGS:**

- 1) The proposed amendment to the Desert Ridge Specific Plan will reinforce Superblock 3 as a future destination for investment within the Loop 101 employment corridor.
- 2) The proposal updates permitted uses and development standards to allow the development of a medical campus with enhanced design guidelines.
- 3) The subject site is appropriate for additional height and floor area, as it is strategically located near a freeway and undeveloped land, away from single-family residential uses.

## **BACKGROUND**

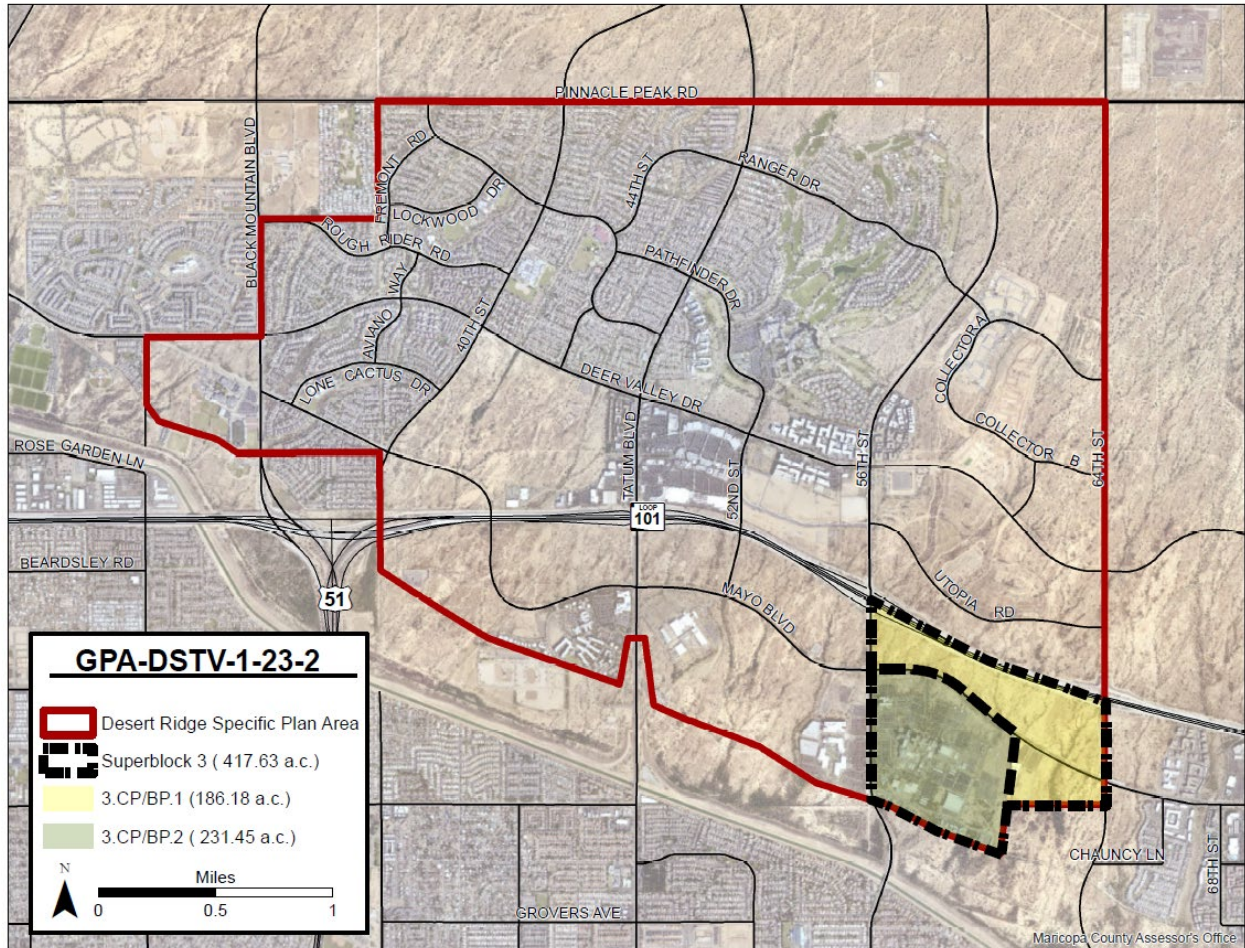
Desert Ridge is an approximately 5,700-acre master planned community located in northeast Phoenix generally bounded by the Central Arizona Canal, Pinnacle Peak Road, 32nd Street, and 64th Street. At its inception, the planning area consisted entirely of undeveloped land held in trust by the Arizona State Land Department. The Desert Ridge Specific Plan was approved by the Phoenix City Council in July 1990 and is the governing land use document for Desert Ridge. Desert Ridge is divided into Superblocks, each with their own individual land uses and regulations.



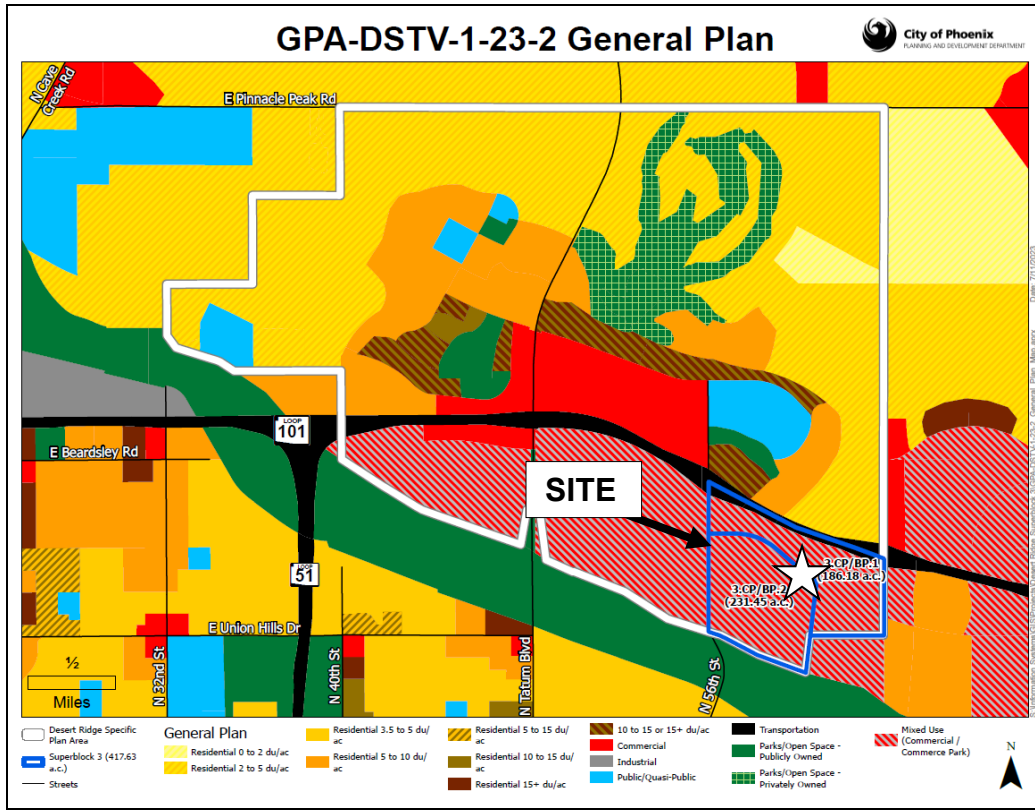
*Desert Ridge Location Map*  
Source: Planning and Development Department

This amendment pertains to the entirety of Superblock 3, which encompasses the future Mayo Clinic medical campus, containing Development Parcels 3.CP/BP.1 and 3.CP/BP.2, generally located south of the 101 Freeway, east of 56th Street, west of 64th Street, and north of the Reach 11. The parcel is owned by the Arizona State Land Department and is primarily vacant, undeveloped land, except for the existing Mayo Clinic Hospital and the ASU Health Futures Center. The site is designated as Mixed

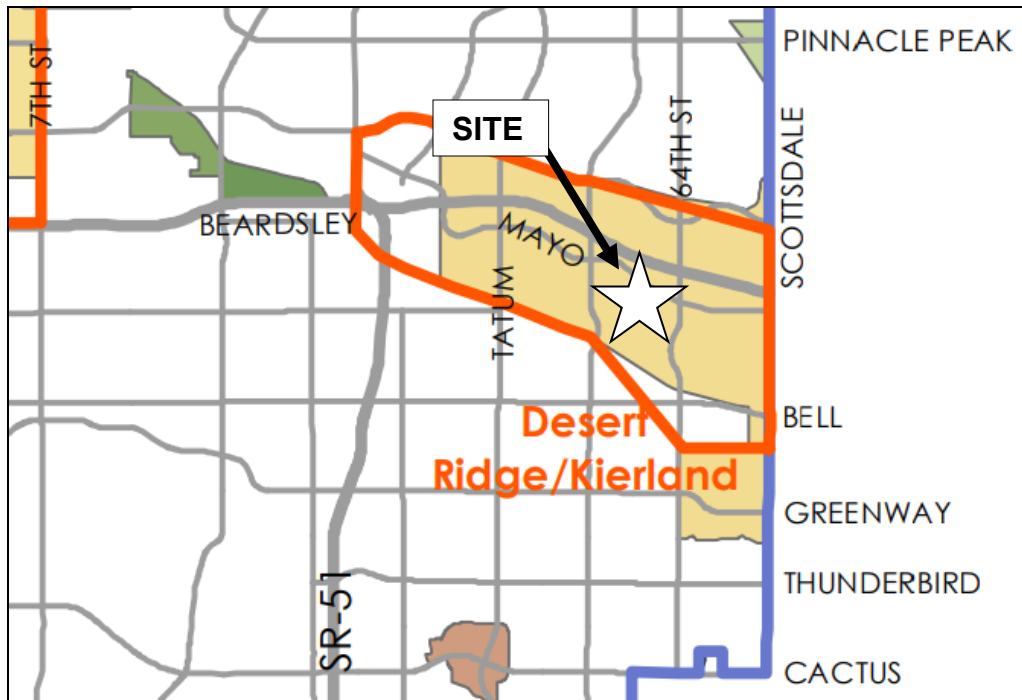
Use (Commercial / Commerce/Business Park) on the General Plan Land Use Map and is located within the Desert Ridge/Kierland Major Employment Center in the General Plan. The Desert Ridge Specific Plan currently allows development in Superblock 3 pursuant to the Commerce Park (Business Park Option) zoning district with a modified use list and modified development standards, including a height limit of 56 feet (250 feet for hospital and clinic uses in Development Parcel 3.CP/BP.2) and a maximum floor area ratio of 0.2 for Development Parcel 3.CP/BP.1.



*Aerial Location Map*  
*Source: Planning and Development Department*



General Plan Land Use Map  
 Source: Planning and Development Department



Major Employment Centers Map  
 Source: Planning and Development Department

The proposal, as shown in the draft language attached as Exhibit A, is to amend the Desert Ridge Specific Plan by changing the development regulations that apply to Development Parcel 3.CP/BP.1, in order to allow the same type of development that is mostly permitted for Development Parcel 3.CP/BP.2, in addition to other modifications and additions to the development regulations for both development parcels, which make up Superblock 3 of the Desert Ridge Specific Plan. The proposal updates the regulatory framework for Superblock 3 to promote investment surrounding the existing Mayo Clinic Hospital, including updates to permitted uses and development standards, and the addition of new design guidelines, to facilitate cohesive development across the proposed Mayo Clinic campus.

The updated regulatory framework is split into two sections to accommodate long-term growth of the campus – “Base Permitted Uses and Development Standards”, which includes the uses and standards already allowed with the existing zoning entitlements, and “Enhanced Permitted Uses and Development Standards”, which includes more intense zoning entitlements that can only be used upon complying with certain conditions.

The “Base Permitted Uses and Development Standards” section includes uses permitted in the Commerce Park District (Business Park Option) of the Phoenix Zoning Ordinance, commercial uses permitted in the Commercial C-1 District – Neighborhood Retail (Section 622) of the Phoenix Zoning Ordinance, and the manufacturing of medical, pharmaceutical, and biotechnical products or equipment. The base development standards include a floor area ratio (FAR) of 0.20 overall for the development parcel and a FAR of 0.25 for individual developments. Additionally, a maximum building height of 56 feet, exclusive of rooftop mechanical facilities and associated screening, is permitted. On top of these base development standards, additional standards were added to enhance the overall development of the campus, including minimum open space, detached sidewalk standards, shared-use path standards, a multi-use trail standard, minimum landscape standards, electric vehicle (EV) parking standards, bicycle infrastructure standards, minimum shade standards, green stormwater infrastructure standards, and recycling standards. A condition of approval for use of the base section was also added to clarify that master plans for the overall campus are required and must be updated with each phase of development.

The “Enhanced Permitted Uses and Development Standards” section mainly includes uses currently permitted in Development Parcel 3.CP/BP.2, in addition to multifamily residential uses up to the R-5 Multifamily Residence District standards, single-family residential up to the R-3 Multifamily Residential District standards, and mobile food vending as an accessory use. The enhanced development standards include an FAR of 0.85 for the overall development parcel and a maximum building height of 250 feet (limited to 10 percent of the net area of the development parcel), a maximum building height of 70 feet (limited to 75 percent of the net area of the development parcel), and a maximum building height of 35 feet (limited to 15 percent of the net area of the development parcel). The “Enhanced Permitted Uses and Development Standards”

section can only be used if the following conditions are met:

1. Submittal and approval of a conceptual master development parcel site plan for the overall Mayo Clinic campus with individual development unit boundaries, floor area ratio calculations for each individual development unit and the entire Mayo Clinic campus, proposed building heights, proposed dwelling units, and land uses for each development unit.
2. Submittal and approval of conceptual master plans for the entire area with regional roadway infrastructure improvements assigned to each development unit.
3. Submittal and approval of a Traffic Impact Study (TIS) prior to any preliminary site plan approvals for the entire area.
4. Execution of conceptual master plans and a development agreement with details of funding obligations for regional infrastructure improvements.

The proposal also includes a new section to the Superblock 3 chapter of the Desert Ridge Specific Plan, titled “Superblock 3 – Overall Design Guidelines”. This section applies to both development parcels of Superblock 3 to facilitate a cohesive and enhanced development of the campus. This section includes design guidelines taken from Section 507 Tab A of the Phoenix Zoning Ordinance that were elevated either from a Consideration (C) or a Presumption (P) to a Requirement (R). Additionally, the proposal includes other design guidelines that will enhance the overall development of the campus.

**SURROUNDING LAND USES**

The area surrounding Superblock 3 is primarily a freeway and undeveloped land. The Loop 101 freeway is directly north of the site. South of the subject site is the Reach 11 recreation area. East of the site, across 64th Street, is vacant land. West of the site, across 56th Street, is also vacant land, in addition to the American Express Corporate Campus.

	Land Use
North	Loop 101 Freeway
South	Recreation area/park (Reach 11)
East (across 64th Street)	Vacant
West (across 56th Street)	Vacant and American Express Corporate Campus

**RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES**

**STRENGTHEN OUR LOCAL ECONOMY**

- ***JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: 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.**

The subject site is located within the Desert Ridge/Kierland Major Employment Center, as designated by the General Plan. The proposed amendment to the Desert Ridge Specific Plan will strengthen the employment center by attracting job-generating uses to the subject site, through adjustments to the permitted uses and development standards, making the site more attractive for employers.

**CONNECT PEOPLE & PLACES**

- ***OPPORTUNITY SITES; LAND USE PRINCIPLE: Encourage development of the taller and larger buildings in Areas of Change away from Single-family and low-rise, multifamily housing.***

The subject site is located adjacent to the Loop 101 freeway to the north and the Reach 11 recreation area to the south. The site is also buffered from residential uses to the east by vacant land across 56th Street.

**CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS**

- ***CERTAINTY & CHARACTER: LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.***

The subject site is located within a large area designated as Commercial and Commerce/Business Park on the General Plan Land Use Map and is within a designated Major Employment Center. The proposal concentrates higher intensity commerce park development within this area, in close proximity to transportation options, and away from residential uses. The area to the west has been developed with non-residential uses.

**INTERDEPARTMENTAL COMMENTS**

The Community and Economic Development (CED) Department commented that the department is very supportive of this request.

The Water Services Department commented that the property has existing water and sewer mains that can potentially serve the development. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors.

The Street Transportation Department (STD) commented that STD and the Planning and Development Department (PDD) have worked together closely to draft components of the “Enhanced Permitted Uses and Development Standards” section of the proposed

amendment language (Attachment A) for the GPA entitlement request, which addresses initial concerns from STD regarding intensity of the zoning entitlement request and impact on the regional transportation system without a Traffic Impact Study (TIS) having been submitted for review at this stage. STD also commented that the subject superblock was stipulated to infrastructure improvements by the City as part of an Arizona State Land Department (ASLD) land sale and that any development on the site will require that the superblock conform to those requirements, or the requirements of a subsequent development agreement, as approved by the City of Phoenix.

**\* THE CITY OF SCOTTSDALE AVIATION DEPARTMENT REQUESTED THAT THE DEVELOPER PROVIDE NOTICE TO PROSPECTIVE PURCHASERS OF THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF THE SCOTTSDALE MUNICIPAL AIRPORT (SDL) AND PROVIDE DOCUMENTATION THAT FORM 7460 HAS BEEN FILED WITH THE FAA WITH AN FAA RESPONSE OF “NO HAZARD DETERMINATION”.**

### **COMMUNITY INPUT SUMMARY**

As of the writing of this staff report, staff has not received any letters in support or opposition to this amendment to the Desert Ridge Specific Plan.

### **CONCLUSION AND RECOMMENDATION**

Staff recommends approval of GPA-DSTV-1-23-2, as shown in the recommended text in Exhibit A. The proposed amendment to the Desert Ridge Specific Plan promotes economic development in an area that is within close proximity to a freeway and within a Major Employment Center.

#### **Writer**

Adrian Zambrano  
July 24, 2023

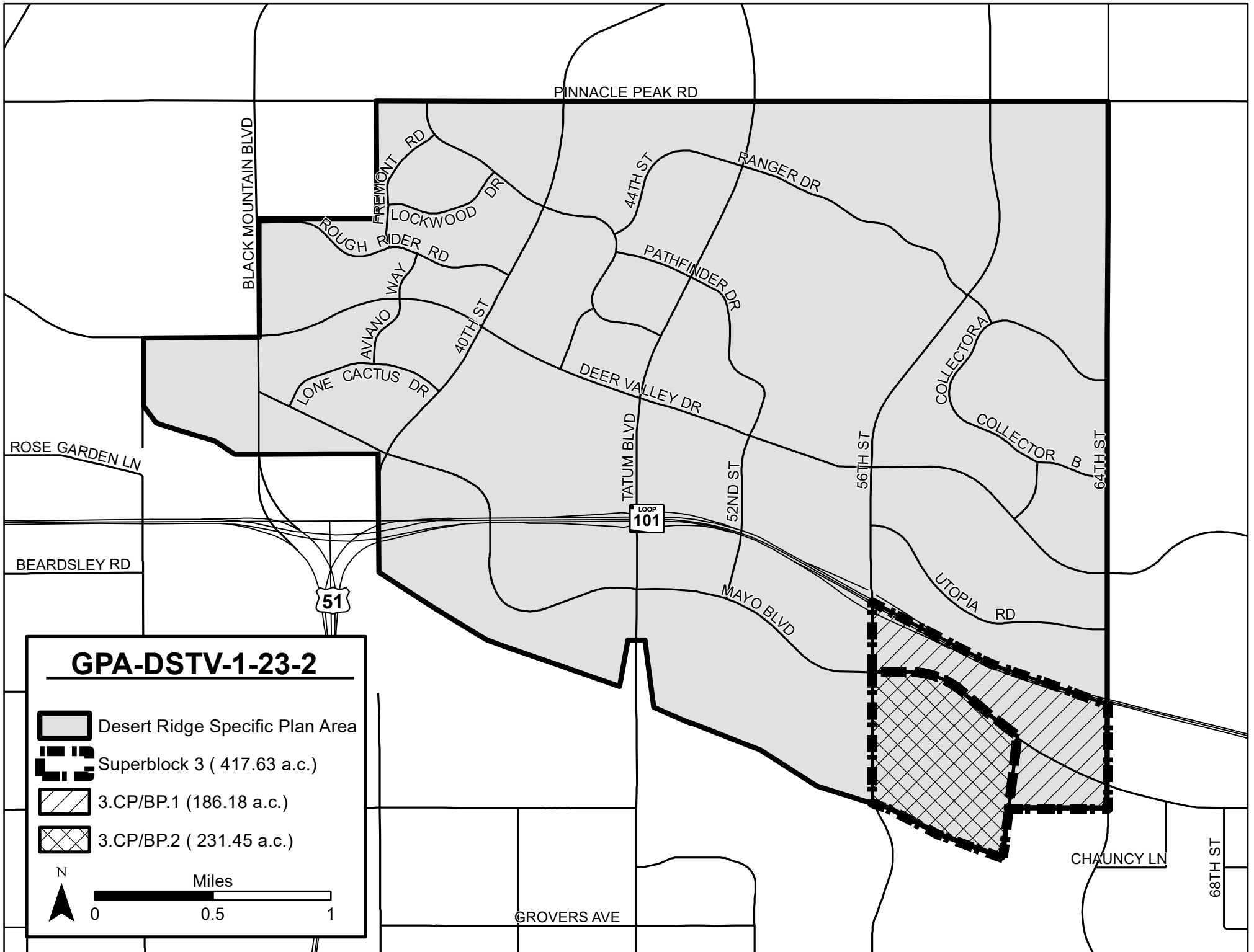
#### **Team Leader**

Racelle Escolar





#### **Exhibits**

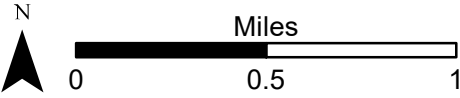
Location Map  
Aerial Map  
A: Proposed Amendment Language (40 pages)

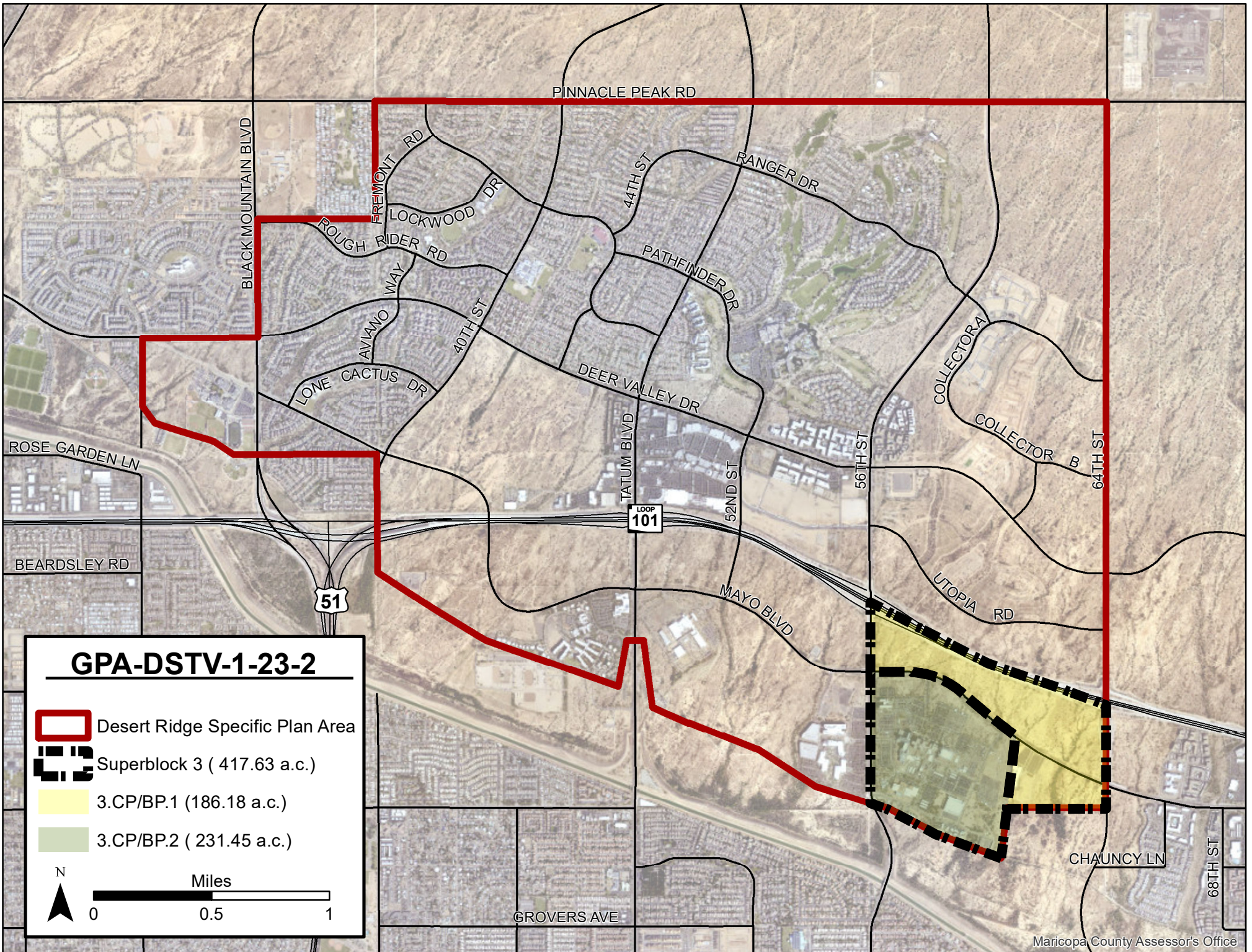








**GPA-DSTV-1-23-2**

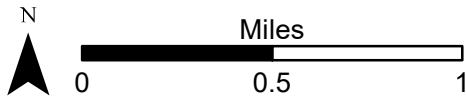
-  Desert Ridge Specific Plan Area
-  Superblock 3 ( 417.63 a.c.)
-  3.CP/BP.1 (186.18 a.c.)
-  3.CP/BP.2 ( 231.45 a.c.)





### GPA-DSTV-1-23-2

-  Desert Ridge Specific Plan Area
-  Superblock 3 ( 417.63 a.c.)
-  3.CP/BP.1 (186.18 a.c.)
-  3.CP/BP.2 ( 231.45 a.c.)



## EXHIBIT A

### GPA-DSTV-1-23-2: Desert Ridge Specific Plan Amendment

#### Proposed Language:

**Amend Chapter 6 (Development Parcel Regulations), Section C.4.D (Non-Core Parcel Regulations, Modified City of Phoenix Commerce Park/Business Park Regulations Imposed by Desert Ridge Specific Plan), Pages 6-10 to 6-11 as follows:**

#### Site Plan Requirement

1. A site plan is required for all CP/BP development parcels.

#### Design Standards

1. All parcels, EXCEPT AS NOTED.
  - a. Building Height/Setback Relationship: Height is limited to 18 feet within 30 feet of lot lines, with one additional foot of height for every additional foot of setback to the otherwise permitted maximum height. **DEVELOPMENT PARCELS IN SUPERBLOCK 3 ARE EXEMPT.**
  - b. Required Parking Lot and Wall Setbacks:
    - 1) Tatum Boulevard, 56th Street, 64th Street and ~~Avenue K~~ **MAYO BOULEVARD (FORMERLY AVENUE K):** 50 feet minimum from street right-of-way.
    - 2) 52nd Street, Pima Freeway and all other streets: 30 feet minimum from right-of-way, **EXCEPT FOR THE PORTION OF PIMA FREEWAY WHICH ABUTS SUPERBLOCK 3 SHALL BE 10 FEET MINIMUM FROM RIGHT-OF-WAY.**
    - 3) All other lot lines except lot lines which abut Reach 11: Parking lots must be 10 feet minimum from all lot lines; there is no minimum setback from lot lines for walls. **NO MINIMUM SETBACK FOR SUPERBLOCK 3 PARCELS.**
  - c. Landscaping: Landscaping shall be required in all street rights-of-way, building and parking lot setback area, parking areas and open space areas pursuant to City of Phoenix requirements, except that a minimum of 25% of the required trees shall be 24-inch box or larger.

- d. Walls and Fences: Walls and fences located within or adjacent to a building or parking lot setback which is adjacent to Tatum Boulevard, 56th Street, 64<sup>th</sup> Street, **MAYO BOULEVARD (FORMELY AVENUE K)**, and 52nd Street shall not exceed eight feet in height. Walls and fences adjacent to all other streets and interior and perimeter lot lines shall not exceed eight feet in height.
  - e. Screening: Loading, service, storage, delivery, refuse collection and parking area must be screened with landscaping, walls or berming (or combinations thereof) so as to be non-visible when standing six feet in height on the boundary lines of adjacent streets and properties. Rooftop treatment shall screen exposure of pipes and mechanical equipment from view so as to be non-visible when standing six feet in height on the boundary lines of adjacent streets and properties. Exhaust stacks are exempt from these screening requirements.
2. Developments Abutting Reach 11: Reach 11 will be developed as a regional recreational area with a variety of facilities which will provide active and passive recreational opportunities. Development adjacent to Reach 11 should be encouraged to consider the recreational facilities as site amenities that have the long term potential to enhance adjacent land uses. Where a development abuts Reach 11, the following standards shall apply:
- a. Setbacks and Building Height: Buildings shall be set back an average of 100 feet from the Reach 11 property line. If any portion of a building is over 56 feet in height, the setback for the portion of the building shall be increased one foot for every one foot of height over 56 feet, up to the maximum permitted height. The first 60 feet of setback from Reach 11 shall remain as a buffer of open space with native-plant landscaping. Parking and walls may be placed with a maximum of 50% of the balance of the setback area. Any buildings with window treatments, architectural facades/building designs, landscape designs, etc., which focus on Reach 11 may reduce the required average setback to 60 feet, as approved by the **PLANNING AND Development—Services Department. DEVELOPMENT PARCELS IN SUPERBLOCK 3 ARE EXEMPT, EXCEPT THAT A MINIMUM 65-FOOT SETBACK SHALL BE REQUIRED FROM REACH 11 REGARDLESS OF BUILDING HEIGHT.**
  - b. Fencing: If fencing is used at the perimeter of the property or within the required setback as permitted in the immediately preceding paragraph, it should be view fencing or an acceptable substitute as permitted by the **PLANNING AND Development—Services Department, and Parks AND Recreation DEPARTMENT**, and Library Department. Chain link fencing is prohibited, except where used within the interior of the site and only where it is not visible from the exterior property boundaries, as approved by the **PLANNING AND Development—Services Department.**

- c. Building Architecture/Screening: All building ~~evaluations~~ **ELEVATIONS** shall include a mix of building material, vertical and horizontal elements around the entire building, and shall maintain a campus continuity. Loading, service, storage, deliver, refuse collection and parking areas which face Reach 11 must be screened from view. Rooftop treatment shall screen exposure of pipes and mechanical equipment from view of Reach 11. Exhaust stacks are exempt from these screening requirements.

\*\*\*

**Amend Chapter 6 (Development Parcel Regulations), Section C.5. (Development Regulations by Superblock), Pages 6-18 to 6-24 as follows:**

**SUPERBLOCK 3**

Superblock 3 is located south of the Pima Freeway, between 56th Street, 64th Street and Reach 11. This superblock is an area designated for medically-related commerce park economic development efforts. The uses, zoning, ~~and~~ development standards, **AND DESIGN GUIDELINES** included in this amendment are specifically intended to ~~address these issues~~ **SUPPORT SUCH USES.**

**3.CP/BP.1 – Development Parcel 3.CP/BP.1**

~~Size: 240~~ **186.18** acres

Uses Permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance (~~Supp. dated 4/19/95~~) (~~Ref. Appendix A.7~~), as modified below.

~~Potential~~ **APPLICABLE** Zoning ~~to Be Applied:~~ CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance as modified below and per Section C.4.D of this chapter. This zoning ~~is to be~~ **WAS** applied upon City Council approval of the 1995 Major Amendment to the Desert Ridge Specific Plan relating to this superblock.

~~Special Conditions and Requirements~~ **BASE PERMITTED USES AND DEVELOPMENT STANDARDS:**

- ~~1. Commerce Park uses are allowed subject to the standards described in Section C.4.D of this chapter.~~
2. **1. Additional Permitted Uses/Development Conditions:** The following is a list of modifications to the permitted uses included in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance which shall apply exclusively to Development Parcel 3.CP/BP.1:

- a. ~~Manufacturing related to medical, pharmaceutical and biotechnical products or equipment. Manufacturing shall include the fabrication and assembly of finished products or sub-assemblies, so long as the primary use of the property is not the basic processing and compounding of raw materials or food products.~~

**COMMERCE PARK (BUSINESS PARK OPTION) USES,  
SUBJECT TO THE STANDARDS DESCRIBED IN SECTION C.4.D  
OF THIS CHAPTER.**

- b. ~~Multiple family attached residential uses at a minimum density of 17.0 dwelling units per gross acre.~~
- c. **B.** ~~Retail uses. The maximum gross leasable area for any one tenant/user shall be 5,000 square feet. The maximum aggregate gross leasable area of retail uses in Development Parcel 3.CP/BP.1 shall be 50,000 square feet.~~

**USES PERMITTED PER SECTION 622, COMMERCIAL C-1  
DISTRICT, OF THE PHOENIX ZONING ORDINANCE, SUBJECT  
TO THE FOLLOWING LIMITATIONS:**

- 1) **SUCH USES ARE LIMITED TO NO MORE THAN 5% OF THE NET AREA OF THE DEVELOPMENT PARCEL.**
- 2) **OF THE 5% OF THE NET AREA OF THE DEVELOPMENT PARCEL, 50% OF SUCH USES ARE LIMITED TO BEING INTERNAL TO A BUILDING (NOT STAND-ALONE USES).**
- 3) **THE MAXIMUM GROSS FLOOR AREA FOR ANY ONE TENANT OR USER SHALL NOT EXCEED 10,000 SQUARE FEET.**
- 4) **EACH NEW DEVELOPMENT SHALL UPDATE THE MAYO CLINIC MASTER SITE PLAN TO TRACK THESE PERCENTAGES.**

**C. MEDICAL, PHARMACEUTICAL AND BIOTECHNICAL  
PRODUCTS OR EQUIPMENT, MANUFACTURING**

- ~~3. 2. Building Setbacks: Buildings must be setback a minimum of 100 feet and an average of 125 feet from 56th Street, 64th Street and Avenue K. Buildings must be setback 50 feet from all other streets, and the Pima Freeway. Buildings must be setback 30 feet from all other lot lines.~~

**A. ADJACENT TO MAYO BOULEVARD, 56TH STREET AND 64TH  
STREET: MINIMUM 100 FEET, AVERAGE OF 125 FEET**

**B. ALL OTHER PUBLIC STREETS: MINIMUM 50 FEET**

**C. PRIVATE STREETS: MINIMUM 25 FEET**

**D. INTERIOR LOT LINES: 0 FEET**

**E. ADJACENT TO REACH 11: PER SECTION C.4.D, DESIGN STANDARDS 2.A, OF THIS CHAPTER.**

**4. 3.** Floor Area Ratio: .20 overall limit for development parcel; individual developments may be up to .25.

**4.** **MAXIMUM BUILDING HEIGHT: 56 FEET. MAXIMUM BUILDING HEIGHTS ARE EXCLUSIVE OF (DO NOT INCLUDE) THE MECHANICAL FACILITIES ON TOP OF BUILDINGS. CONSEQUENTLY, THE TOTAL HEIGHT OF THE STRUCTURE MAY EXCEED THE HEIGHTS SPECIFIED BELOW TO ACCOUNT FOR THESE MECHANICAL FACILITIES AND ASSOCIATED SCREENING.**

**5.** **LOT COVERAGE: MAXIMUM 50% FOR DEVELOPMENT PARCEL.**

**6.** **COMMON OPEN SPACE: MINIMUM 10% OF GROSS DEVELOPMENT PARCEL AREA, ALLOCATED THROUGHOUT THE DEVELOPMENT PARCEL AREA.**

**7.** **STREET STANDARDS:**

**A. MAYO BOULEVARD CROSS SECTION: THE 24-FOOT-WIDE LANDSCAPE MEDIAN ALONG MAYO BOULEVARD MAY BE REDUCED TO ALLOW FOR WIDENED AND BUFFERED BIKE LANES, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT. LANDSCAPE MEDIANS SHALL BE PLANTED TO THE STREETScape LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**B. SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS: SIDEWALK EASEMENTS AND SHARED-USE PATH EASEMENTS SHALL BE DEDICATED WHERE NECESSARY TO PERMIT DETACHED SIDEWALKS AND SHARED-USE PATHS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

- C. MAYO BOULEVARD (NORTH SIDE): A DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE NORTH SIDE OF MAYO BOULEVARD, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- D. MAYO BOULEVARD (SOUTH SIDE): WITH RESPECT TO DEVELOPMENT PARCEL 3.CP/BP.2, A MINIMUM 8-FOOT-WIDE DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE SOUTH SIDE OF MAYO BOULEVARD, EXCEPT WHERE THERE ARE EXISTING SIDEWALKS, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- E. 56TH STREET (SOUTH OF MAYO BOULEVARD): THE EXISTING LANDSCAPE STRIP ON THE EAST SIDE OF 56TH STREET ADJACENT TO THE DETACHED SIDEWALK SHALL BE REPLENISHED AND PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- F. 56TH STREET (NORTH OF MAYO BOULEVARD): A MINIMUM 10-FOOT-WIDE DETACHED SIDEWALK, WHICH MAY BE LOCATED WITHIN AN EASEMENT, SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE EAST SIDE OF 56TH STREET, PLANTED TO THE STREETSCAPE LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- G. 64TH STREET: A DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF 64TH STREET,**



**PLANTED TO THE STREETScape LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

- H. PRIVATE AND PUBLIC LOCAL STREETS: MINIMUM 5-FOOT-WIDE DETACHED SIDEWALKS SEPARATED BY A MINIMUM 5-FOOT-WIDE LANDSCAPE STRIPS LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK SHALL BE CONSTRUCTED FOR PRIVATE AND PUBLIC LOCAL STREETS, PLANTED TO THE STREETScape LANDSCAPE STANDARDS PER SECTION 8.D.1 OF THIS CHAPTER AND MAINTAINED WITH A WATERING SYSTEM, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- I. SHARED-USE PATH ON NORTH SIDE OF MAYO BOULEVARD: A MINIMUM 12-FOOT-WIDE SHARED-USE PATH EASEMENT (SUPE) SHALL BE DEDICATED AND A MINIMUM 12-FOOT-WIDE SHARED-USE PATH (SUP) SHALL BE CONSTRUCTED WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE SUP MAY BE PROVIDED IN LIEU OF THE REQUIRED DETACHED SIDEWALK WITHIN THE RIGHT-OF-WAY IF THE LANDSCAPE STRIP IS PROVIDED PER SECTION 7.C OF THIS CHAPTER.**
- J. SHARED-USE PATH ON WEST SIDE OF 64TH STREET: SUBJECT TO ANY APPLICABLE ADOT STANDARDS NORTH OF MAYO BOULEVARD, A 10-FOOT-WIDE SHARED-USE PATH EASEMENT (SUPE) SHALL BE DEDICATED AND A MINIMUM 10-FOOT-WIDE SHARED-USE PATH (SUP) SHALL BE CONSTRUCTED WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE SUP MAY BE PROVIDED IN LIEU OF THE REQUIRED DETACHED SIDEWALK WITHIN THE RIGHT-OF-WAY IF THE LANDSCAPE STRIP IS PROVIDED PER SECTION 7.G OF THIS CHAPTER.**
- K. MULTI-USE TRAIL CONNECTING TO REACH 11: A 10-FOOT-WIDE MULTI-USE TRAIL EASEMENT (MUTE) SHALL BE DEDICATED WITHIN THE EASTERN EDGE OF DEVELOPMENT PARCEL 3.CP/BP.2, AND A MINIMUM 10-FOOT-WIDE MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN THE**

**EASEMENT TO CONNECT SOUTH TO REACH 11 TRAILS IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

- L. LANDSCAPE STRIP REDUCTION OR ELIMINATION: IN AREAS WHERE DRAINAGE CULVERTS, RIGHT TURN LANES AND BUS BAYS OCCUR AND LIMIT AVAILABLE RIGHT-OF-WAY, THE REQUIRED LANDSCAPE STRIPS OF THIS SECTION MAY BE REDUCED OR ELIMINATED BY THE STREET TRANSPORTATION DEPARTMENT TO ENSURE SIDEWALKS AND SHARED USE PATHWAYS MAY BE PROVIDED IN SUCH AREAS WITHOUT SIGNIFICANT OFFSET.**

**8. LANDSCAPE STANDARDS:**

- A. MILKWEED OR NATIVE NECTAR SPECIES FOR MONARCH BUTTERFLIES: A MINIMUM OF 10% OF THE REQUIRED SHRUBS SHALL BE A MILKWEED OR OTHER NATIVE NECTAR SPECIES AND SHALL BE PLANTED IN GROUPS OF THREE OR MORE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**B. MINIMUM LANDSCAPE SETBACKS:**

- 1) ADJACENT TO PUBLIC AND PRIVATE STREETS AND REACH 11: 25 FEET**
- 2) ADJACENT TO PIMA FREEWAY: 10 FEET**
- 3) ADJACENT TO PROPERTY LINE ADJACENT TO DEVELOPMENT WITH NO SHARED PARKING OR SHARED DRIVEWAY: 5 FEET**
- 4) ADJACENT TO PROPERTY LINE ADJACENT TO DEVELOPMENT WITH SHARED PARKING OR SHARED DRIVEWAY: 0 FEET**

- C. PARKING LOT AREAS: MINIMUM 10% OF INTERIOR SURFACE AREA, EXCLUSIVE OF PERIMTER LANDSCAPING AND ALL REQUIRED SETBACKS.**

**D. MINIMUM LANDSCAPE PLANTING STANDARDS:**

- 1) STREETScape:**

- A) **TREES FOR 10-FOOT-WIDE OR WIDER LANDSCAPE STRIPS: MINIMUM 3-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.**
- B) **TREES FOR 5-FOOT-WIDE, LESS THAN 10-FOOT-WIDE, LANDSCAPE STRIPS: MINIMUM 2-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.**
- C) **LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 75% LIVE COVERAGE AT MATURITY.**
- D) **UTILITY CONFLICTS: WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON AN ALTERNATIVE DESIGN SOLUTION CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.**

**2) LANDSCAPE SETBACKS:**

- A) **TREES FOR 10-FOOT OR WIDER LANDSCAPE SETBACKS: MINIMUM 50% 2-INCH CALIPER, 25% 3-INCH CALIPER AND 25% 4-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.**
- B) **TREES FOR LESS THAN 10-FOOT-WIDE LANDSCAPE SETBACKS: MINIMUM 2-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.**
- C) **LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS TO ACHIEVE A MINIMUM OF 50% LIVE COVERAGE AT MATURITY.**

**3) UNCOVERED PARKING AREAS:**

**A) TREES: MINIMUM 2-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES DISPERSED THROUGHOUT THE PARKING AREA TO ACHIEVE MINIMUM SHADING REQUIREMENTS PER SECTION 13 OF THIS CHAPTER.**

**B) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 50% LIVE COVERAGE AT MATURITY.**

**4) COMMON OPEN SPACE AND RETENTION AREAS:**

**A) TREES: MINIMUM 2-INCH CALIPER LARGE CANOPY DROUGHT-TOLERANT SHADE TREES DISPERSED THROUGHOUT THE PARKING AREA TO ACHIEVE MINIMUM SHADING REQUIREMENTS PER SECTION 13 OF THIS CHAPTER.**

**B) LIVE COVERAGE: DROUGHT-TOLERANT SHRUBS, ACCENTS AND VEGETATIVE GROUNDCOVERS MAINTAINED TO A MAXIMUM HEIGHT OF 36 INCHES TO ACHIEVE A MINIMUM OF 50% LIVE COVERAGE AT MATURITY.**

**9. VEHICULAR PARKING: OFF-STREET PARKING AND LOADING REQUIREMENTS MAY BE MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT WHEN SUPPORTED BY AN APPROPRIATELY DOCUMENTED STUDY.**

**A. EV INSTALLED SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE ELECTRIC VEHICLE (EV) INSTALLED SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO AN EV CHARGER, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**B. EV CAPABLE SPACES: A MINIMUM OF 2.5% OF THE REQUIRED PARKING SPACES, LOCATED WITHIN PARKING STRUCTURES, SHALL BE EV CAPABLE SPACES, DEFINED AS A PARKING SPACE THAT INCLUDES ACCESS TO ELECTRICAL WIRING TO ALLOW FOR A FUTURE JUNCTION BOX AND APPROPRIATE VOLTAGE FOR AN OUTLET CAPABLE OF**

**CHARGING A VEHICLE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**10. BICYCLE INFRASTRUCTURE:**

- A. BUFFERED AND WIDENED BIKE LANES: EXISTING BIKE LANES SHOULD BE WIDENED AND SHALL BE BUFFERED ON BOTH SIDES OF MAYO BOULEVARD, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- B. ON-SITE BICYCLE CIRCULATION: BIKE LANES, BIKE BOULEVARDS, OR OTHER DESIGN STANDARDS TO MAXIMIZE BICYCLIST VISIBILITY, SAFETY AND BICYCLIST CIRCULATION ON SITE THROUGHOUT THE DEVELOPMENT PARCEL SHALL BE PROVIDED AND INSTALLED PER THE RECOMMENDATIONS IN THE BICYCLE & PEDESTRIAN DESIGN GUIDANCE ELEMENT, CHAPTER 3 (BICYCLE TOOLBOX), OF THE ACTIVE TRANSPORTATION PLAN, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- C. BICYCLE PARKING: BICYCLE PARKING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 1307.H.6 OF THE PHOENIX ZONING ORDINANCE, IN ADDITION TO THE FOLLOWING. BICYCLE PARKING SHALL BE PROVIDED THROUGH INVERTED U AND ARTISTIC RACKS LOCATED NEAR ALL BUILDING ENTRANCES, OR AS OTHERWISE SPECIFIED BELOW, AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H OF THE PHOENIX ZONING ORDINANCE.**
  - 1) MULTIFAMILY RESIDENTIAL SHALL PROVIDE SECURED BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.25 SPACES PER DWELLING UNIT AND GUEST BICYCLE PARKING SPACES AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.**
  - 2) SINGLE-FAMILY RESIDENTIAL USES SHALL PROVIDE BICYCLE PARKING LOCATED IN IMPROVED OPEN SPACE AREAS AT A MINIMUM RATE OF 0.05 SPACES PER DWELLING UNIT.**
- D. BICYCLE REPAIR STATIONS: BICYCLE REPAIR STATIONS (“FIX IT STATIONS”) SHALL BE PROVIDED, MAINTAINED AND EVENLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT**

**PARCEL AND SHALL BE LOCATED ADJACENT TO SIDEWALKS, WALKWAYS, SHARED-USE PATHS AND MULTI-USE TRAILS, SPACED A MINIMUM OF A QUARTER MILE APART. THE BICYCLE REPAIR STATIONS (“FIX IT STATIONS”) SHALL BE PROVIDED IN AN AREA OF HIGH VISIBILITY AND SEPARATED FROM VEHICULAR MANEUVERING AREAS, WHERE APPLICABLE. THE REPAIR STATION SHALL INCLUDE, BUT NOT BE LIMITED TO:**

- 1) STANDARD REPAIR TOOLS AFFIXED TO THE STATION.**
- 2) A TIRE GAUGE AND PUMP AFFIXED TO THE BASE OF THE STATION OR THE GROUND.**
- 3) A BICYCLE REPAIR STAND WHICH ALLOWS PEDALS AND WHEELS TO SPIN FREELY WHILE MAKING ADJUSTMENTS TO THE BIKE.**

**E. ELECTRIC BICYCLE CHARGING: A MINIMUM OF 10% OF THE REQUIRED BICYCLE PARKING SPACES SHALL INCLUDE STANDARD ELECTRICAL RECEPTACLES, OR STANDARD ELECTRICAL OUTLETS FOR SECURED BICYCLE PARKING, FOR ELECTRIC BICYCLE CHARGING CAPABILITIES.**

**11. SHADE STANDARDS:**

- A. SHADE CALCULATIONS AND SHADE STUDY: SHADE CALCULATIONS SHALL BE BASED ON THE SUMMER SOLSTICE AT NOON, AS SHOWN ON A SHADING STUDY TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- B. SOURCE OF SHADE: SHADE SHALL BE FROM A STRUCTURE, LANDSCAPING AT MATURITY, OR A COMBINATION OF THE TWO, UNLESS OTHERWISE SPECIFIED.**
- C. PUBLIC SIDEWALKS AND SHARED-USE PATHS: MINIMUM 75%**
- D. PUBLIC AND PRIVATE OPEN SPACE AREAS: MINIMUM 50%**
- E. UNCOVERED PARKING AREAS: MINIMUM 25%, SHADED PER SECTION 8.D.3 OF THIS CHAPTER.**
- F. OCCUPIABLE ROOF AREAS: MINIMUM 50%**

- G. BICYCLE REPAIR STATIONS AND BICYCLE PARKING SPACES: MINIMUM 75%**
  - H. BIKE LANES: MINIMUM 50%**
  - I. CORNERS OF TRAFFIC LIGHTS: MINIMUM 75%, TO ALLOW PEDESTRIANS TO WAIT COMFORTABLY FOR THE SIGNAL TO CHANGE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL SHADE STRUCTURES WITHIN THE RIGHT-OF-WAY SHALL REQUIRE A REVOCABLE PERMIT FOR ENCROACHMENT IN THE RIGHT-OF-WAY AND SHALL COMPLY WITH VISIBILITY TRIANGLES.**
- 12. GREEN STORMWATER INFRASTRUCTURE: EACH PROJECT WITHIN THE DEVELOPMENT PARCEL SHALL IMPLEMENT A MINIMUM OF TWO GREEN INFRASTRUCTURE (GI) TECHNIQUES FOR STORMWATER MANAGEMENT, PER THE GREATER PHOENIX METRO GREEN INFRASTRUCTURE AND LOW IMPACT DEVELOPMENT DETAILS FOR ALTERNATIVE STORMWATER MANAGEMENT, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
  - 13. WASTE STATIONS: WASTE STATIONS INCLUDING A LANDFILL RECEPTACLE AND RECYCLING RECEPTACLE WITH INFORMATIONAL SIGNS INDICATING WHAT TYPE OF WASTE SHOULD GO IN WHICH RECEPTACLE SHALL BE PROVIDED AT ALL BUILDING ENTRANCES/EXITS (EXCEPT FOR EMERGENCY ONLY EXITS) AND SHALL BE ALLOCATED THROUGHOUT THE SITE IN COMMON OPEN SPACE AREAS AND ALONG SIDEWALKS, SHARED-USE PATHS AND PEDESTRIAN PATHWAYS AT CONVENIENT LOCATIONS, TYPICALLY WITHIN A QUARTER MILE OF EACH OTHER. ADDITIONALLY, RECYCLING CONTAINERS SHALL BE PROVIDED FOR EACH GARBAGE CONTAINER PROVIDED.**
  - 14. SIGNAGE: THIS DEVELOPMENT PARCEL IS EXEMPTED FROM THE DESERT RIDGE COMPREHENSIVE SIGN PLAN IF A SEPARATE COMPREHENSIVE SIGN PLAN FOR THE DEVELOPMENT PARCEL IS APPROVED.**
  - 15. RESIDENTIAL DEVELOPMENT ON A LOT ADJACENT TO (WITHIN 100 FEET OF) THE LOOP 101 FREEWAY: IN THE EVENT THAT RESIDENTIAL DEVELOPMENT OCCURS NEAR THE LOOP 101 FREEWAY, THE FOLLOWING STANDARDS SHALL APPLY:**
    - A. INDOOR NOISE LEVELS OF RESIDENTIAL UNITS SHALL NOT EXCEED A DECIBEL DAY NIGHTLEVEL (DNL) OF 45 DECIBELS,**

**AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. A SEALED AND SIGNED ANALYSIS BY AN ENGINEER LICENSED IN ARIZONA WITH A PROFICIENCY IN RESIDENTIAL SOUND MITIGATION OR NOISE CONTROL SHALL BE INCLUDED WITH THE BUILDING PLANS SUBMITTED FOR PHOENIX BUILDING CONSTRUCTION CODE COMPLIANCE REVIEW TO THE PLANNING AND DEVELOPMENT DEPARTMENT. THE ENGINEER SHALL NOTE IN THE ANALYSIS THAT THE BUILDING DESIGN IS CAPABLE OF ACHIEVING THE REQUIRED NOISE LEVEL REDUCTION**

- B. NOISE MITIGATION WALLS SHALL BE PROVIDED ALONG THE NORTH SIDE OF DEVELOPMENT PARCEL 3.CP/BP.1 ADJACENT TO THE LOOP 101 FREEWAY. THE WALL HEIGHT SHALL BE DETERMINED THROUGH A NOISE ANALYSIS PREPARED BY A REGISTERED PROFESSIONAL ENGINEER. THE WALL SHALL BE CONSTRUCTED OF MINIMUM 8-INCH-THICK CONCRETE MASONRY UNITS (CMU) OR OF CAST-IN-PLACE CONCRETE AND CONTAIN NO OPENINGS UNLESS THEY ARE ABOVE THE MINIMUM HEIGHT REQUIRED FOR ADEQUATE NOISE MITIGATION OR FOR DRAINAGE. NOISE WALLS SHALL BE CONSTRUCTED TO WRAP AROUND CORNER LOTS AND AREAS NEAR INTERSECTIONS. WRAP AROUND WALLS, UPON TURNING A CORNER, SHALL CONTINUE FOR AT LEAST 120 FEET (APPROXIMATELY TWO LOT WIDTHS), AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- C. NOISE WALLS SHALL VARY BY A MINIMUM OF FOUR FEET EVERY 400 LINEAL FEET TO VISUALLY REFLECT A MEANDERING OR STAGGERED SETBACK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- D. THE NOISE WALL, SHALL INCORPORATE STONE VENEER, STONEMWORK, OR INTEGRAL COLOR CMU BLOCK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- E. THE DEVELOPER SHALL RECORD DOCUMENTS THAT DISCLOSE TO PROSPECTIVE PURCHASERS AND RENTERS OF PROPERTY WITHIN THE DEVELOPMENT THE EXISTENCE OF NOISE FROM THE LOOP 101 FREEWAY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO RECORDATION.**



16. **MASTER PLANS: MASTER PLANS, PER THE REQUIREMENTS OF CHAPTER 4 OF THIS PLAN, AND PER THE PLANNED COMMUNITY DISTRICT (PCD), SECTION 636 OF THE PHOENIX ZONING ORDINANCE, SHALL BE SUBMITTED, AND SHALL BE UPDATED WITH EACH PHASE OF DEVELOPMENT, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE INITIAL MASTER PLANS SUBMITTED BY THE MASTER DEVELOPER SHALL INCLUDE THE FOLLOWING:**
  - A. **COMPLETE BUILD-OUT OF DETACHED SIDEWALKS, LANDSCAPE WITHIN LANDSCAPE STRIPS, BUFFERED BIKE LANES, AND SHARED-USE PATHS ALONG 56TH STREET, MAYO BOULEVARD AND 64TH STREET PER SECTION 7 OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN AND MASTER LANDSCAPE PLAN.**
  - B. **COMPLETE BUILD-OUT OF BICYCLE REPAIR STATIONS PER SECTION 10.C OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN.**
  - C. **A PEDESTRIAN AND BICYCLE CIRCULATION PLAN TO INCLUDE INTERNAL PEDESTRIAN AND BICYCLE CIRCULATION ON SITE THAT ENHANCES PEDESTRIAN AND BICYCLIST CONVENIENCE, SAFETY AND COMFORT, WITH A FOCUS ON CONNECTING THE EAST AND WEST SIDES OF DEVELOPMENT PARCEL 3.CP/BP.1 NORTH OF MAYO BOULEVARD.**
17. **ADDITIONAL STIPULATIONS FOR DEVELOPMENT:**
  - A. **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.**
  - B. **A RED BORDER LETTER SHALL BE SUBMITTED TO THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) FOR THIS DEVELOPMENT.**

**C. THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (SFHA) CALLED ZONE AO, ON PANEL 1315 L OF THE FLOOD INSURANCE RATE MAPS (FIRM) DATED JANUARY 4, 2021. THE FOLLOWING REQUIREMENTS SHALL APPLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:**

- 1) THE ARCHITECT/ENGINEER IS REQUIRED TO SHOW THE FLOODPLAIN BOUNDARY LIMITS ON THE GRADING AND DRAINAGE PLAN AND ENSURE THAT IMPACTS TO THE PROPOSED FACILITIES HAVE BEEN CONSIDERED, FOLLOWING THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REGULATIONS (44 CFR PARAGRAPH 60.3). THIS INCLUDES, BUT NOT LIMITED TO PROVISIONS IN THE LATEST VERSIONS OF THE FLOODPLAIN ORDINANCE OF THE PHOENIX CITY CODE.**
- 2) A COPY OF THE GRADING AND DRAINAGE PLAN SHALL BE SUBMITTED TO THE FLOODPLAIN MANAGEMENT SECTION OF THE STREET TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL OF FLOODPLAIN REQUIREMENTS.**
- 3) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON CONSTRUCTION PLANS TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF GRADING AND DRAINAGE PERMITS.**
- 4) THE DEVELOPER SHALL PROVIDE AN ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON BUILDINGS UNDER CONSTRUCTION AND A MINIMUM 95% COMPACTION TEST RESULTS FOR THE BUILDING PADS TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.**
- 5) THE DEVELOPER SHALL PROVIDE ELEVATION CERTIFICATE (FEMA FORM 086-0-33) BASED ON FINISHED CONSTRUCTION TO FLOODPLAIN MANAGEMENT FOR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**

**D. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF THE SCOTTSDALE MUNICIPAL AIRPORT (SDL) TO FUTURE OWNERS OR TENANTS OF THE**

**PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.**

- E. THE DEVELOPER SHALL PROVIDE A NO HAZARD DETERMINATION FOR THE PROPOSED DEVELOPMENT FROM THE FAA PURSUANT TO THE FAA'S FORM-7460 OBSTRUCTION ANALYSIS REVIEW PROCESS, PRIOR TO CONSTRUCTION PERMIT APPROVAL, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- F. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.**
- G. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.**
- H. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.**
- I. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.**

**CONDITIONS FOR ENHANCED PERMITTED USES AND DEVELOPMENT STANDARDS:**

DEVELOPMENT WITHIN PARCEL 3.CP/BP.1 CAN UTILIZE THE DEVELOPMENT STANDARDS OF THIS SUBSECTION ONLY UPON THE FOLLOWING CONDITIONS BEING APPROVED AND ACCEPTED BY THE CITY:

1. BEFORE PRELIMINARY APPROVAL OF DEVELOPMENT PLANS FOR ANY INDIVIDUAL BUILDING, PROJECT OR USE BY THE CITY WITHIN THE DEVELOPMENT PARCEL, A CONCEPTUAL MASTER DEVELOPMENT PARCEL SITE PLAN (CMDPSP) FOR THE ENTIRETY OF SUPERBLOCK 3 AND THE MAYO CLINIC PUD SITE SHALL BE SUBMITTED FOR CITY APPROVAL. THIS MEANS, FOR EXAMPLE, THAT BEFORE ANY PLANS FOR ANY INDIVIDUAL BUILDING, PROJECT OR USE WITHIN PARCEL 3.CP/BP.1 ARE PROCESSED FOR APPROVAL BY THE CITY, A CMDPSP FOR THE ENTIRETY OF SUPERBLOCK 3 AND THE MAYO CLINIC PUD SITE MUST BE FILED WITH THE CITY. THE CITY WILL THEN PROCESS THE CMDPSP THROUGH A STAFF APPROVAL PROCESS. AT A MINIMUM THE CMDPSP SHALL PROVIDE INFORMATION REGARDING THE FOLLOWING:
  - A. INDIVIDUAL DEVELOPMENT UNIT BOUNDARIES WITHIN THE SUPERBLOCK.
  - B. FLOOR AREA RATIO (FAR) CALCULATIONS FOR EACH INDIVIDUAL DEVELOPMENT UNIT AND THE ENTIRE SUPER BLOCK AND MAYO CLINIC PUD AREA.
  - C. PROPOSED BUILDING HEIGHTS.
  - D. PROPOSED DWELLING UNITS.
  - E. LAND USE FOR EACH DEVELOPMENT UNIT.
2. FOR ANY DEVELOPMENT UNITS WITHIN THE DEVELOPMENT PARCEL, THE INITIAL APPLICANT SHALL SUBMIT CONCEPTUAL MASTER PLANS FOR THE ENTIRE SUPERBLOCK AND MAYO CLINIC PUD SITE, AS DESCRIBED IN THE PLANNED COMMUNITY DISTRICT (PCD) SECTION OF THE PHOENIX ZONING ORDINANCE, AND AS FURTHER CLARIFIED IN THIS SECTION. THE INITIAL DEVELOPER WITHIN THE DEVELOPMENT PARCEL WILL BE REQUIRED TO IDENTIFY THE REGIONAL ROADWAY INFRASTRUCTURE IMPROVEMENTS NECESSARY TO SERVE THE ENTIRE DESERT RIDGE SPECIFIC PLAN DEVELOPMENT AREA WITH ASSIGNMENT OF CONTRIBUTION FUNDS

**AND ROADWAY IMPROVEMENTS TO EACH DEVELOPMENT UNIT WITHIN SUPERBLOCK 3 AND THE MAYO CLINIC PUD, WHICH SHALL INCLUDE, BUT IS NOT LIMITED TO:**

- A. 64TH STREET CONNECTION TO BELL ROAD.**
- B. ULTIMATE MAYO BOULEVARD FROM TATUM BOULEVARD TO 66TH STREET.**
- C. TATUM BOULEVARD FROM PINNACLE PEAK ROAD TO THE SOUTH SIDE OF THE CENTRAL ARIZONA PROJECT (CAP) CANAL BRIDGE.**
- D. 56TH STREET FROM RANGER DRIVE TO PINNACLE PEAK ROAD, AND OTHER AFFECTED CORRIDORS.**
- E. 64TH STREET FROM LOOP 101 FREEWAY TO PINNACLE PEAK ROAD.**

**ANY SUBSEQUENT DEVELOPMENT UNITS CREATED WITHIN A DEVELOPMENT PARCEL SEEKING AMENDMENT TO THE OVERALL CONCEPTUAL DEVELOPMENT PARCEL MASTER PLANS, SHALL BE REQUIRED TO SUBMIT REVISED DEVELOPMENT PARCEL MASTER PLANS AND OBTAIN CITY APPROVAL TO AMEND, ASSIGN OR PHASE ANY IMPROVEMENTS ASSIGNED TO THE DEVELOPMENT PARCEL.**

- 3. A TRAFFIC IMPACT STUDY (TIS) SHALL BE SUBMITTED TO THE CITY FOR THE ENTIRE SUPERBLOCK 3 AND MAYO CLINIC PUD SITE TO SUPPORT THE CONCEPTUAL DEVELOPMENT MASTER PLANS AS DETERMINED BY THE CITY OF PHOENIX STREET TRANSPORTATION DEPARTMENT. NO PRELIMINARY PLANS WITHIN A DEVELOPMENT PARCEL SHALL BE SUBMITTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE CITY OF PHOENIX STREET TRANSPORTATION DEPARTMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR TIS SUBMISSION TO AND COORDINATING TRANSPORTATION INFRASTRUCTURE MASTER PLANS AND IMPROVEMENTS WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT).**
- 4. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE DEVELOPER SHALL HAVE EXECUTED CONCEPTUAL DEVELOPMENT MASTER PLANS AND A DEVELOPMENT AGREEMENT WITH THE CITY OF PHOENIX THAT DETAILS FUNDING OBLIGATIONS AND COMMITMENTS FOR CODE REQUIRED AND REGIONAL STREET, WATER, SEWER AND DRAINAGE INFRASTRUCTURE FOR EACH DEVELOPMENT UNIT, AS**

**REQUIRED BY THE APPROVED MASTER PLANS RELATED TO THAT DEVELOPMENT UNIT.**

**ENHANCED PERMITTED USES AND DEVELOPMENT STANDARDS:**

- 1. PERMITTED USES: IN ADDITION TO THE BASE PERMITTED USES IN DEVELOPMENT PARCEL 3.CP/BP.1, THE FOLLOWING SHALL BE PERMITTED:**
  - A. MULTIFAMILY RESIDENTIAL, PER R-5 MULTIFAMILY RESIDENCE DISTRICT, PLANNED RESIDENTIAL DEVELOPMENT OPTION, SECTION 615 OF THE PHOENIX ZONING ORDINANCE**
  - B. SINGLE-FAMILY RESIDENTIAL, ATTACHED OR DETACHED, PER R-3 MULTIFAMILY RESIDENTIAL DISTRICT, PLANNED RESIDENTIAL DEVELOPMENT OPTION, SECTION 613 OF THE PHOENIX ZONING ORDINANCE**
  - C. COMMUNITY RESIDENCE CENTER OR HOME**
  - D. BIOMEDICAL AND MEDICAL RESEARCH OFFICES AND/OR LABORATORY**
  - E. HOSPICE**
  - F. MEDICAL SCHOOLS AND ASSOCIATED DORMITORIES AND MEDICALLY RELATED EDUCATIONAL FACILITIES**
  - G. MOBILE FOOD VENDING AS AN ACCESSORY USE, SUBJECT TO THE FOLLOWING LIMITATIONS:**
    - 1) SUBJECT TO ALL CONDITIONS OF SECTION 624.D.87.A THROUGH M OF THE PHOENIX ZONING ORDINANCE, AS MODIFIED BELOW**
    - 2) NO MORE THAN FIVE (5) MOBILE FOOD VENDING UNITS AT A TIME**
    - 3) TO BE PARKED AND LOCATED ON A DUSTPROOFED, PAVED SURFACE ON PRIVATE PROPERTY**
    - 4) SHALL NOT BE LOCATED WITHIN 100 FEET OF MAYO BOULEVARD, 56TH STREET OR 64TH STREET RIGHTS-OF-WAY**

**5) THE USE IS LIMITED TO THE HOURS OF 7:00 AM TO 10:00 PM.**

**H. MUSEUMS AND GALLERIES ONLY WITH SUBJECT MATTER RELATED TO THE MEDICAL PROFESSION**

- 2. FLOOR AREA RATIO (FAR): .85 OVERALL LIMIT FOR DEVELOPMENT PARCEL.**
- 3. MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHTS ARE EXCLUSIVE OF (DO NOT INCLUDE) THE MECHANICAL FACILITIES ON TOP OF BUILDINGS. CONSEQUENTLY, THE TOTAL HEIGHT OF THE STRUCTURE MAY EXCEED THE HEIGHTS SPECIFIED BELOW TO ACCOUNT FOR THESE MECHANICAL FACILITIES AND ASSOCIATED SCREENING.**
  - A. 250 FEET LIMITED TO 10% OF TOTAL NET AREA OF DEVELOPMENT PARCEL.**
  - B. 70 FEET LIMITED TO 75% OF TOTAL NET AREA OF DEVELOPMENT PARCEL.**
  - C. 35 FEET LIMITED TO 15% OF TOTAL NET AREA OF DEVELOPMENT PARCEL.**

**3.CP/BP.2 – Development Parcel 3.CP/BP.2**

Size: ~~205~~ **231.45** acres

Uses permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance (~~Supp. dated 4/19/95~~) (~~Ref. Appendix A.7~~), as modified below.

~~Potential~~ **APPLICABLE** Zoning to Be Applied: CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance as modified below and per Section C.4.D of this chapter. This zoning is to be **WAS** applied upon City Council approval of the 1995 major amendment to the Desert Ridge Specific Plan relating to this superblock.

Special Conditions and Requirements:

- ~~1. Commerce Park uses are allowed subject to the standards described in Section C.4.D of this chapter.~~
- ~~2. The development of uses in Development Parcel 3.CP/BP.2 shall occur only in the following sequence:~~

- ~~a. Construction of a hospital structure with a minimum of 125 beds (hospital defined pursuant to the Phoenix Zoning Ordinance, Ref. Appendix A.9), including accessory retail wholly within the hospital structure.~~
- ~~b. Construction (which may occur simultaneously with the hospital structure defined above) of other medical facilities as defined in special condition and requirements 3.a.2 below.~~
- ~~c. After the completion of construction of the hospital structure, as evidenced by the issuance of a Certificate of Occupancy, construction will be allowed to commence for any other use allowed in Development Parcel 3.CP/BP.2.~~

~~3-1. The following is a list of modifications to certain design/development standards and the list of permitted uses included in Section 626, Commerce Park (Business Park Option), of the City of Phoenix Zoning Ordinance which shall apply exclusively to Development Parcel 3.CP/BP.2) **PERMITTED USES: PER THE BASE PERMITTED USES AND ENHANCED PERMITTED USES OF DEVELOPMENT PARCEL 3.CP/BP.1, INCLUDING REQUIRED CONDITIONS TO USE THE ENHANCED PERMITTED USES, EXCEPT AS MODIFIED BELOW:**~~

~~A. HOSPITAL~~

~~B. MEDICAL SCHOOLS AND ASSOCIATED DORMITORIES AND MEDICAL~~

~~C. NURSING HOME~~

~~D. DEPENDENT CARE FACILITIES~~

- ~~1) IF FREESTANDING, SUBJECT TO AREA LIMITATIONS OF SECTION 1.B.~~

~~E. MUSEUMS AND GALLERIES ONLY WITH SUBJECT MATTER RELATED TO THE MEDICAL PROFESSION~~

~~F. MEDICAL APPLIANCE AND OTHER MEDICALLY RELATED SALES~~

~~a. Additional Permitted Uses/Development Conditions:~~

- ~~1) Hospitals (as defined in Appendix A.9)~~

- ~~2) Medical facilities, including~~



- a) ~~The provision of diagnostic services, extensive medical treatment including but not limited to surgical and other hospital services, as well as continuous nursing service, and including but not limited to general medical and surgical hospitals, specialty hospitals, medical clinics, medical laboratories, outpatient care facilities, medical schools and associated dormitories, medically related educational facilities, medical and associated accessory offices, pharmacies, and similar uses.~~
- b) ~~Facilities for conducting research in the natural or physical sciences, or engineering and development as an extension of investigation with the objective of creating end products on a contract or fee basis, and including pilot plant operation.~~
- c) ~~Manufacturing related to medical, pharmaceutical and biotechnical products or equipment. Manufacturing shall include the fabrication and assembly of finished products or sub-assemblies, so long as the primary use of the property is not the basic processing and compounding of raw material or food products.~~
- d) ~~The provision of intermediate or long term nursing and health related care to individuals, typically classified as nursing homes.~~
- e) ~~Dwelling providing shelter and services for the elderly or for disabled persons, which may include meals, housekeeping, personal care assistance and minor medical services including intermediate, long term or extended nursing care for residents.~~
- f) ~~Food services for the employees, visitors and patients of the medical facility~~
- g) ~~Non freestanding retail uses within a medical facility/hospital building are allowed subject to the following conditions:~~
  - (1) ~~The maximum gross leasable area for any one tenant/user shall be 5,000 square feet.~~
  - (2) ~~All retail sales occur only within the walls of the~~

~~medical facility/hospital building. The entrance to a retail sales business shall be from within the walls of the medical facility/hospital building. No external signage of any kind shall be permitted so as to be visible from any public thoroughfare or adjacent property.~~

- ~~h) — Holistops or heliports.~~
- ~~i) — Clubs, private or public, qualifying by law as a non-profit entity.~~
- ~~j) — Dependent care facilities, subject to the following conditions:
  - ~~(1) — If the dependent care facility is a freestanding structure, it shall be subject to the conditions for freestanding retail uses as described in 3.a.4 below.~~~~
- ~~k) — Wellness centers/clinics.~~
- ~~l) — Museums and galleries only with subject matter related to the medical profession.~~
- ~~m) — Places of worship, only in non-freestanding and integrated into a hospital or a medical facility building.~~
- ~~n) — Places of assembly, only if indoors, non-freestanding and integrated into a hospital or a medical facility building.~~
- ~~3) — Medical appliance and other medically related sales.~~
- ~~4) — Freestanding retail uses are allowed in Development Parcel 3.CP/BP.2 subject to the following conditions:
  - ~~a) — The maximum gross leasable area for any one tenant/user (other than a restaurant) shall be 5,000 square feet.~~
  - ~~b) — Freestanding retail uses must be located set back a minimum of 300 feet from 56th Street, 64th Street and Avenue K. External signage must not be visible from a public thoroughfare or adjacent property. (It is intended that the freestanding retail and restaurant uses in~~~~

~~Development Parcel 3.CP/BP.2 be used primarily by the employees, patients and visitors of the hospital and medical facilities. These freestanding retail uses are not intended to be used by persons not working or visiting within Development Parcel 3.CP/BP.2.)~~

- ~~c) The maximum aggregate gross leasable area of freestanding retail uses and freestanding restaurants/bars/cocktail lounges in Development Parcel 3.CP/BP.2 shall be 50,000 square feet.~~
  - ~~5) Accessory uses with hotels/motels: Non-freestanding retail newsstands, gift shops or other customary services, restaurants and cocktail lounges are allowed as accessory uses within hotels and motels, provided that the entrance to such uses shall be from within the exterior walls of the building only.~~
  - ~~6) Multiple family attached residential dwellings. A maximum of 300 multiple family dwellings shall be allowed in Development Parcel 3.CP/BP.2.~~
  - ~~7) Single family detached residential dwellings. A maximum of 20 single family dwelling shall be allowed in Development Parcel 3.CP/BP.2.~~
- ~~b. Modifications of Permitted Building Heights.~~

~~The heights of buildings in Development Parcel 3.CP/BP.2 shall be governed by the table presented below. The maximum building heights are exclusive of (do not include) the mechanical facilities on top of the buildings. Consequently, the total height of the structure may exceed the heights specified below to account for these mechanical facilities.~~

**2. DEVELOPMENT STANDARDS: PER THE BASE DEVELOPMENT STANDARDS AND CONDITIONS FOR ENHANCED DEVELOPMENT STANDARDS OF DEVELOPMENT PARCEL 3.CP/BP.1, EXCEPT AS MODIFIED BELOW.**

**A. MAXIMUM BUILDING HEIGHT:**

**THE HEIGHTS OF BUILDINGS IN DEVELOPMENT PARCEL 3.CP/BP.2 SHALL BE GOVERNED BY THE TABLE PRESENTED BELOW. THE MAXIMUM BUILDING HEIGHTS ARE EXCLUSIVE OF (DO NOT INCLUDE) THE MECHANICAL FACILITIES ON TOP OF**

**THE BUILDINGS. CONSEQUENTLY, THE TOTAL HEIGHT OF THE STRUCTURE MAY EXCEED THE HEIGHTS SPECIFIED BELOW TO ACCOUNT FOR THESE MECHANICAL FACILITIES AND ASSOCIATED SCREENING.**

Use	Maximum Building Height
Hospitals	250 feet
Clinics	250 feet
Hotels/motels	56 feet
Medical facilities, except hospitals/clinics	56 feet
Office building for non-two stories, not to exceed medical facilities	40 feet
Retail and restaurant uses	40 feet
Multifamily residential	56 feet
All other uses	40 feet

~~4. Building Setbacks: Buildings must be setback a minimum of 100 feet and an average of 125 feet from 56th Street, 64th Street (if applicable) and Avenue K. Buildings must be setback 100 feet from all other streets. Buildings must be setback 30 feet from all other lot lines. Reach 11 setbacks are governed by Section C.4.D, Design Standards 2.a, of this chapter.~~

5 **B. Floor Area Ratio: .85 overall limit for development parcel.**

~~6. Parking. Off-street parking and loading requirements may be modified by the Development Service Department when supported by an appropriately documented study.~~

~~7. Signage.: This development parcel may be exempted from the Desert Ridge Comprehensive Sign Plan if the city approves a separate comprehensive sign plan for this development parcel.~~

8. **3. Relationship of Parcel 3.CP/BP.2 to balance of Specific Plan. In the event that Parcel 3.CP/BP.2 is developed with a minimum 125 bed hospital, then**

~~after the completion of such hospital, the~~ **THE DEVELOPMENT** parcel shall be treated as a separate and distinct entity within the Desert Ridge Specific Plan. Specifically, a single development entity may be designated by the owner of Parcel 3.CP/BP.2 at the owners's discretion to be responsible to the City of Phoenix for all matters related to the specific plan, including but not limited to reporting on development progress within the parcel, applying for major and minor amendments, and acting in the place of the Master Developer with regard to Parcel 3.CP/BP.2. The relationship between Parcel 3.CP/BP.2 and the Desert Ridge Master Developer shall be governed by the CC&R's, design guidelines, and other contractual documents that may be entered into by the property owner and the Master Developer. This specific plan shall continue to control land uses, design standards within Parcel 3.CP/BP.2 as described above in Section C.4.D of this chapter, and the permitted 25 percent increase or decrease in area of Parcel 3.CP/BP.2 as described in Chapter 4 of this specific plan.

- 4. MASTER PLANS: MASTER PLANS, PER THE REQUIREMENTS OF CHAPTER 4 OF THE DESERT RIDGE SPECIFIC PLAN AND PER THE PLANNED COMMUNITY DISTRICT (PCD), SECTION 636 OF THE PHOENIX ZONING ORDINANCE, SHALL BE SUBMITTED, AND SHALL BE UPDATED WITH EACH PHASE OF DEVELOPMENT, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE INITIAL MASTER PLANS SUBMITTED BY THE MASTER DEVELOPER SHALL INCLUDE THE FOLLOWING:**
  - A. COMPLETE BUILD-OUT OF DETACHED SIDEWALKS, LANDSCAPE WITHIN LANDSCAPE STRIPS, BUFFERED BIKE LANES, AND SHARED-USE PATHS ALONG 56TH STREET, MAYO BOULEVARD AND 64TH STREET PER SECTION 7 OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN AND MASTER LANDSCAPE PLAN.**
  - B. COMPLETE BUILD-OUT OF BICYCLE REPAIR STATIONS PER SECTION 10.C OF THIS CHAPTER, TO BE INCLUDED ON THE MASTER OPEN SPACE, PEDESTRIAN, BICYCLE AND TRAILS PLAN.**
  - C. A PEDESTRIAN AND BICYCLE CIRCULATION PLAN TO INCLUDE INTERNAL PEDESTRIAN AND BICYCLE CIRCULATION ON SITE THAT ENHANCES PEDESTRIAN AND BICYCLIST CONVENIENCE, SAFETY AND COMFORT, WITH A FOCUS ON CONNECTING THE EAST AND WEST SIDES OF DEVELOPMENT PARCEL 3.CP/BP.1 NORTH OF MAYO BOULEVARD.**

~~9 The development of Parcel 3.CP/BP.2 as a medically-related commerce park is intended to occur in an integrated manner over a period of years. In order to assure that Parcel 3.CP/BP.2 develops in accordance with the provisions of the 1995 Major Specific Plan Amendment creating this development parcel, the following regulations are established. In the event that construction of a hospital structure, as defined in Appendix A.9, has commenced by December 31, 1996, the commencement and completion of such construction shall be permitted pursuant to those applicable provisions of the 1995 Major Specific Plan Amendment in effect as of the effective date of said amendment, governing permitted and accessory uses, height of buildings, lot coverage limitations, floor area ratios, and off-street parking and loading standards (hereinafter, the “current regulation”), and the development of the balance of Development Parcel 3.CP/BP.2 may be completed pursuant to the current regulations subject to the following conditions:~~

- ~~a. That within 180 days of the adoption of the 1995 Major Specific Plan Amendment creating this development parcel, the owner of Development Parcel 3.CP/BP.2 shall file with the city a conceptual site plan (the “site plan”), which plan shall describe, at a minimum and with a reasonable degree of certainty, all of the following:~~
  - ~~1) A conceptual layout of this entire development parcel showing individual development units which shall list the use or uses intended in each individual development unit.~~
  - ~~2) The height of the buildings in each individual development unit.~~
  - ~~3) The total square footage of all buildings proposed for Parcel 3.CP/BP.2, together with the proposed allocation of the total square footage to each individual development unit.~~
  - ~~4) The boundaries of Parcel 3.CP/BP.2, together with the total gross land area and net land area of Parcel 3.CP/BP.2, as defined in Section 202 of the City of Phoenix Zoning Ordinance.~~
  - ~~5) The required off-street parking facilities indicating the number of parking spaces provided for each use within each individual development unit.~~
  - ~~6) The location of any proposed loading space or dock within any individual development unit.~~

- ~~b. All construction and development within Parcel 3.CP/BP.2 shall be in accordance with the site plan, as may be revised from time to time as set forth in this paragraph 9.~~
  
- ~~c. Prior to the completion of construction of the hospital structure, the owner of Parcel 3.CP/BP.2 shall submit to the city a revised site plan showing the hospital structure and any changes to the square footage of buildings. Changes to the square footage shall be limited to a reallocation of the total square footage of all buildings to different development units within Parcel 3.CP/BP.2, or within an existing individual development unit, but the total square footage of buildings in Parcel 3.CP/BP.2 as shown on the original site plan shall not be changed. Following the submittal of the revised site plan, the owner of Parcel 3.CP/BP.2 shall be permitted to commence and complete construction of another building or buildings or structure or structures in any one of the individual development units pursuant to the current regulations, so long as the commencement of construction of said building(s) or structure(s) shall occur not later than 7 years from the submittal of the revised site plan.~~

~~Prior to the completion of the second building or structure, and each building or structure thereafter, the owner of Parcel 3.CP/BP.2 shall submit to the city a revised site plan showing all buildings completed and any changes to the allocation of the total square footage of buildings between different development units within Parcel 3.CP/BP.2, or within an existing individual development unit. Following the submittal of each revised site plan, the owner of Parcel 3.CP/BP.2 shall be permitted to commence and complete construction of the next building or structure, and each building or structure thereafter, under the current regulations, so long as the commencement of said construction occurs not later than 7 years after the submittal of each revised site plan. Construction of each building or structure within Parcel 3.CP/BP.2 shall follow this procedure.~~

- ~~d. Whenever the owner of Parcel 3.CP/BP.2 submits a site plan to the city in accordance with this paragraph 9, the owner of Parcel 3.CP/BP.2 shall provide a copy of the submitted site plan to the Master Developer.~~
  
- ~~e. If the owner of Parcel 3.CP/BP.2 fails to comply with the provisions of subparagraphs 9.a, 9.b and 9.c above, then future development of Parcel 3.CP/BP.2 shall be governed by the regulations relating to permitted and accessory uses, height of buildings, lot coverage limitations, floor area ratios, and off-street parking and loading~~

~~standards then in effect.~~

**SUPERBLOCK 3 – OVERALL DESIGN GUIDELINES**

**THE FOLLOWING DESIGN GUIDELINES FROM SECTION 507 TAB A OF THE PHOENIX ZONING ORDINANCE SHALL BE ELEVATED FROM CONSIDERATIONS (C) AND PRESUMPTIONS (P) TO REQUIREMENTS (R):**

**A. SITE DESIGN/DEVELOPMENT.**

**1. DESERT PRESERVATION.**

**(1.1) DEVELOPMENT SHALL MINIMIZE THE REMOVAL OF EXISTING HEALTHY SONORAN DESERT VEGETATION (TREES OVER 4" CALIPER IN DIAMETER) AND CACTI OVER 3' IN ACCORDANCE WITH CITY NATIVE PLANT PRESERVATION STANDARDS (TABLE 1). IF REMOVAL IS NECESSARY, MATURE TREES AND CACTI SHALL BE SALVAGED AND UTILIZED ON SITE. (R)**

**PROTECTED NATIVE PLANTS SHALL MEAN CACTI, WHICH ARE THREE (3) FEET, OR GREATER IN HEIGHT AND TREES WHICH ARE FOUR (4) INCHES OR GREATER IN CALIPER OF THE FOLLOWING SPECIES:**

**TABLE 1. PROTECTED NATIVE PLANT PRESERVATION STANDARDS**

<b>TREES:</b>	
<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>
<i>ACACIA CONSTRICTA</i>	WHITETHORN ACACIA
<i>ACACIA GREGGII</i>	CATCLAW ACACIA
<i>BERBERIS HAEMATOCARPA</i>	RED BARBERY
<i>CANOTIA HOLOCANTHA</i>	CRUCIFIXION THORN
<i>CELTIS PALLIDA</i>	HACKBERRY
<i>CERCIDIUM FLORIDUM</i>	BLUE PALO VERDE
<i>CERCIDIUM MICROPHYLLUM</i>	FOOTHILL PALO VERDE
<i>CHILOPSIS LINERARIS</i>	DESERT WILLOW
<i>JUNIPERUS SPECIES</i>	JUNIPER
<i>OLNEYA TESOTA</i>	IRONWOOD
<i>POPULUS FREMONTII</i>	COTTONWOOD
<i>PROSOPIS SPECIES</i>	MESQUITE
<i>QUERCUS SPECIES</i>	SCRIB OAK
<i>RHUS OVATA</i>	SUGAR SUMAC



<b><i>VAUQUELINEA CALIFORNICA</i></b>	<b>ARIZONA ROSEWOOD</b>
<b>CACTI:</b>	
<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>
<b><i>CARNEGIEA GIGANTEA</i></b>	<b>SAGUARO</b>
<b><i>FEROCACTUS SPECIES</i></b>	<b>BARREL</b>
<b><i>FOUQUIERIA SPLENDENS</i></b>	<b>OCOTILLO</b>
<b><i>PENICEREUS GREGGII</i></b>	<b>NIGHT-BLOOMING CEREUS</b>

**2. GRADING/DRAINAGE.**

**(2.2) SURFACE, SITE DRAINAGE AND RETENTION SHALL BE DESIGNED TO AVOID HARD LINED CHANNELS. (R)**

**(2.3) SURFACE SITE DRAINAGE AND RETENTION SHOULD BE INTEGRATED WITH THE OVERALL LANDSCAPE DESIGN. (R)**

**(2.5) REQUIRED LANDSCAPE SETBACKS ADJACENT TO PERIMETER STREETS MAY UTILIZE THE REQUIRED SETBACK FOR RETENTION PROVIDED:**

- A MAXIMUM 50% OF THE REQUIRED LANDSCAPE SETBACK IS DEVOTED TO RETENTION.**
- THE MAXIMUM DEPTH OF RETENTION WITHIN 20 FEET OF RIGHT-OF-WAY IS 24-INCHES.**
- SIDE SLOPES ARE A MAXIMUM 4:1 (R)**

**3. LANDSCAPE ARCHITECTURE.**

**(3.1) PLANT MATERIALS.**

**3.1.1 DEVELOPMENT SHOULD MINIMIZE THE REMOVAL OF EXISTING, NON-NATIVE HEALTHY PLANTS (TREES 4" CALIPER IN DIAMETER) OR GREATER) AND CACTI (6' HIGH OR GREATER). IF REMOVAL IS NECESSARY, MATURE TREES SHOULD BE SALVAGED AND UTILIZED ON SITE. (R)**

**3.1.3 LOW WATER USE PLANTS THAT REFLECT AND ENHANCE THE IMAGE OF THE SONORAN DESERT SHALL BE USED. (R)**

**3.1.5 ANY PROPOSED LANDSCAPE TREATMENT SHALL BE COMPATIBLE WITH AND RELATE TO ANY ESTABLISHED DISTINCTIVE CHARACTER IN THE SURROUNDING CONTEXT AREA. (R)**

**3.1.9 COORDINATE SITE UTILITY ELEMENTS SUCH AS OVERHEAD POWER LINES, TRANSFORMERS, METER BOXES, BACKFLOW PREVENTERS, AND FIRE PROTECTION DEVICES, WITH LANDSCAPE DESIGN TO EFFECTIVELY DIMINISH THE IMPACT OF SUCH ELEMENTS ON THE SITE CHARACTER. (R)**

**3.1.10 TREES SHALL BE LOCATED ADJACENT TO PUBLIC AND PRIVATE WALKWAYS, AND MULTI-USE TRAILS AND PATHS, TO PROVIDE A MINIMUM OF 50 PERCENT SHADE AND A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES. (R)**

**3.1.11 PEDESTRIAN SAFETY AND COMFORT SHALL BE CONSIDERED WHEN SELECTING TREES AND PLANT MATERIAL. (R)**

**3.1.13 NO MORE THAN 50% OF THE LANDSCAPED AREA AT MATURITY OR 10% OF THE NET LOT AREA, WHICHEVER IS LESS, SHALL BE PLANTED IN TURF OR HIGH-WATER USE PLANTS. FUNCTIONAL TURF AREAS SUCH AS IN PARKS, SCHOOLS, MULTIPLE-FAMILY AND SINGLE-FAMILY COMMON AREAS, INDIVIDUAL SINGLE-FAMILY LOT, AND GOLF COURSES ARE EXEMPT. (R)**

**3.1.14 A MINIMUM 50% OF THE LANDSCAPED AREA AT MATURITY (EXCLUDING HARDSCAPE AREAS) SHALL BE TREATED WITH LIVING VEGETATION INCLUDING GROUNDCOVER, SHRUBS AND TREES, AS WELL AS INORGANIC MATERIAL AND AN AUTOMATIC IRRIGATION SYSTEM. (R)**

**3.1.15 IF ALLOWED BY SPECIFIC PROVISIONS OF THE ZONING ORDINANCE, THE PLACEMENT OF RECYCLING CONTAINERS IN A REQUIRED LANDSCAPE SETBACK OR REQUIRED LANDSCAPED ISLAND SHALL NOT RESULT IN THE ELIMINATION OF ANY REQUIRED TREES. (R)**

**(3.2) MAINTENANCE OF LANDSCAPE AREAS.**

**3.2.1 NATIVE SONORAN DESERT VEGETATION SHALL NOT BE PRUNED OR REMOVED FROM AREAS IDENTIFIED ON APPROVED PLANS AS PERMANENT UNDISTURBED OPEN SPACE UNLESS DEMONSTRATED TO THE CITY THAT A HEALTH, SAFETY OR WELFARE ISSUE EXISTS. THIS INCLUDES REMOVAL OF DEAD TREES OR CACTI. (R)**

**3.2.3 A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL TREES, CACTI, AND PLANTS INSTALLED**

**IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS OR OTHER DEVELOPMENT REVIEW DOCUMENTS TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION, AND TO MAXIMIZE PLANT HEALTH, SURVIVABILITY, AND VIABILITY, UNLESS OTHERWISE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. (R)**

**(3.4) ART/WATER ELEMENTS.**

**3.4.1 WATER FEATURES, INCLUDING FOUNTAINS, SHALL BE SITED TO ALLOW SIGNIFICANT ENVIRONMENTAL ENHANCEMENT PRIMARILY TO ON-SITE AND INCIDENTALLY TO OFF-SITE USERS AND TO MINIMIZE WATER CONSUMPTION. (R)**

**3.4.2 IF THERE IS PUBLIC ART, IT SHALL BE INTEGRATED INTO THE OVERALL DESIGN OF A PROJECT. (R)**

**4. OPEN SPACE/AMENITIES.**

**(4.1) IMPROVED OPEN SPACES, PLAZAS AND COURTYARDS SHALL BE SHADED A MINIMUM 50 PERCENT AND FUNCTIONAL IN TERMS OF AREA, DIMENSIONS, LOCATION AND AMENITIES TO PROMOTE SAFE HUMAN INTERACTION. (R)**

**(4.2) USABLE PUBLIC SPACE SHALL INCORPORATE A MINIMUM OF 50 PERCENT SHADING THROUGH THE USE OF TREES OR STRUCTURES THAT PROVIDE SHADING, OR A COMBINATION OF THE TWO UNLESS OTHERWISE PROHIBITED BY SITE VISIBILITY TRIANGLES OR OTHER TECHNICAL CONSTRAINTS. (R)**

**6. PARKING/CIRCULATION.**

**(6.1) SURFACE PARKING DESIGN.**

**6.1.3 PARKING AREAS SHALL BE BUFFERED FROM ADJACENT RESIDENTIAL PROPERTIES AND SCREENED FROM STREETS SO THAT CARS ARE NOT VISIBLE BELOW THE AVERAGE HEIGHT OF THE HEADLIGHTS. (R)**

**6.1.7 SURFACE PARKING DESIGN SHALL UTILIZE SHARED ACCESS DRIVES WITH ADJACENT, SIMILARLY ZONED PROPERTIES. (R)**

**6.1.9 EXCESSIVE ASPHALT/HARDSCAPE NOT NEEDED FOR ADEQUATE VEHICULAR MANEUVERING OR PARKING, STAGING OR MATERIAL STORAGE SHALL BE MINIMIZED. (R)**

**(6.2) PARKING STRUCTURE DESIGN.**

**6.2.3 THE PARKING STRUCTURE EXTERIOR SHALL BE FINISHED WITH ARCHITECTURAL EMBELLISHMENTS AND DETAILING THAT WILL CREATE VISUAL INTEREST FOR ADJOINING PROPERTIES. (R)**

**6.2.4 LIGHTING WITHIN THE PARKING STRUCTURE SHALL PROVIDE SAFETY AND SECURITY AND BE INTEGRATED INTO THE ARCHITECTURAL CHARACTER BOTH IN TERMS OF ILLUMINATION AND FIXTURES. (R)**

**6.2.7 APPROPRIATE VISIBILITY TRIANGLES AND PEDESTRIAN CROSSING AT EXITS AND ENTRANCES SHALL BE PROVIDED IN ALL PARKING STRUCTURES. (R)**

**6.2.10 THERE SHALL BE A CONVENIENT, CLEAR, SAFE AND EFFICIENT INTERNAL CIRCULATION SYSTEM WITHIN THE PARKING STRUCTURE FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC INCLUDING APPROPRIATE SIGNAGE AND PLACEMENT OF PEDESTRIAN CIRCULATION CORES (ELEVATORS AND STAIRS). (R)**

**(6.3) ACCESS/CIRCULATION.**

**6.3.2 THE SITE PLAN SHALL CLEARLY EXPRESS THE SEPARATION BETWEEN PEDESTRIAN AND VEHICULAR TRAFFIC. (R)**

**7. WALLS/FENCING.**

**(7.1) WALLS ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL HAVE A FINISHED APPEARANCE. UNTEXTURED, UNFINISHED BLOCK AND REINFORCED, MORTAR-FREE CONCRETE WALLS SHALL BE AVOIDED. (R)**

**(7.2) WALL LENGTHS EXCEEDING 50 FEET ADJACENT TO ARTERIAL AND COLLECTOR STREETS SHALL BE ARTICULATED OR CONTAIN SUBSTANTIAL LANDSCAPING TO BREAK THE CONTINUOUS WALL SURFACE AND CREATE VARYING SHADING PATTERNS. (R)**

**8. SITE LIGHTING.**

**(8.1) ALL ON-SITE LIGHTING SHALL BE SHIELDED TO PREVENT DIRECT VISIBILITY OF THE LIGHT SOURCE FROM ADJACENT PROPERTY. (R)**

**(8.2) LIGHTING SHALL BE SHIELDED WITH CUT-OFF FIXTURES AND**

**DEFLECTORS TO DIRECT LIGHT DOWNWARD AND LIMIT ON-SITE LIGHTING LEVELS TO A MAXIMUM OF ONE (1) FOOT CANDLE AT THE PROPERTY LINE. (R)**

**(8.5) SERVICE AREAS AND OTHER SCREENED AREAS SHALL HAVE PROPER SECURITY LIGHTING. (R)**

**(8.6) LIGHTING FIXTURES AND ILLUMINATION SHALL BE OF SIMILAR DESIGN AND CHARACTER AS THE PROJECT'S BUILDING COMPONENTS. (R)**

**(8.7) SITE LIGHTING SHALL BE PROVIDED TO ENSURE PERSONAL SAFETY AT BUILDING ENTRANCE/EXITS, AND IN PUBLIC ASSEMBLY AND PARKING AREAS. (R)**

**(8.8) RECOMMENDED LIGHTING LEVELS AND UNIFORMITY RATIOS ESTABLISHED BY THE ILLUMINATION ENGINEERING SOCIETY OF NORTH AMERICA (IESNA), AS MAY BE MODIFIED BY THE CITY OF PHOENIX, SHALL BE INCORPORATED IN LIGHTING DESIGN FOR ON-SITE NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENT. (R)**

## **B. BUILDING DESIGN/CONSTRUCTION.**

### **1. PLACEMENT/ORIENTATION.**

**(1.2) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT THE ORIENTATION OF SURROUNDING BUILDINGS AND SURROUNDING STREETS BY MAINTAINING CONTINUITY OF PEDESTRIAN ROUTES AND PROMOTING OPPORTUNITIES FOR PEDESTRIAN INTERACTION AT THE STREET LEVEL. (R)**

**(1.4) THE PROPOSED BUILDING ORIENTATION SHALL RESPECT CLIMATIC CONDITIONS BY MINIMIZING HEAT GAIN AND CONSIDERING THE IMPACT OF SHADE ON ADJACENT LAND USES AND AREAS. (R)**

**(1.5) NATURAL SURVEILLANCE SHALL BE MAXIMIZED IN PROJECT DESIGN TO ENCOURAGE EASY OBSERVATION OF PEOPLE AND PROPERTY NEAR ENTRYWAYS, PATHWAYS, PUBLIC SPACES AND PARKING LOTS. (R)**

**(1.6) PROJECTS OR PORTIONS OF PROJECTS IN PUBLIC VIEW (ADJACENT TO STREETS AND RESIDENTIAL AREAS) SHALL DEMONSTRATE A GREATER LEVEL OF DESIGN SENSITIVITY AND DETAIL TO VISUAL IMAGE THAN OTHER DEVELOPMENT. (R)**

**2. HEIGHT, BULK, AND AREA.**

**(2.2) PARAPET WALLS SHALL NOT EXTEND BEYOND THE BUILDING HEIGHT MORE THAN FIVE FEET (5') FOR A BUILDING THAT IS TWENTY FEET (20') OR LESS IN HEIGHT OR SEVEN FEET (7') FOR A BUILDING ABOVE TWENTY FEET IN HEIGHT UNLESS GREATER HEIGHT IS NEEDED TO SCREEN MECHANICAL EQUIPMENT. (R)**

**3. ARCHITECTURE.**

**(3.1) ARCHITECTURE AND APPLIED TREATMENTS THAT EXPRESS CORPORATE IDENTITY SHALL BE TEMPERED TO PROVIDE UNIQUE STRUCTURES THAT COMPLIMENT AND BLEND WITH THEIR IMMEDIATE CONTEXT. (R)**

**(3.2) PARKING SHADE AND CANOPY STRUCTURES SHALL BE COMPLIMENTARY TO THE ARCHITECTURE OF THE PRIMARY BUILDINGS AND HAVE MINIMAL VISUAL IMPACT TO THE PUBLIC STREETScape AND ADJACENT RESIDENTIAL AREAS. (R)**

**4. ARTICULATION.**

**(4.1) BUILDING FACADES VISIBLE FROM PUBLIC STREETS AND ADJACENT TO RESIDENTIAL PROPERTY THAT EXCEED 100-FEET SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, WINDOW FENESTRATION, SHADOW BOXES AND OVERHEAD/CANOPIES. (R)**

**(4.2) THE BUILDING FACADE SHALL BE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTINCTION BETWEEN GROUND FLOOR LEVELS AND ALL ADDITIONAL LEVELS. (R)**

**(4.3) BUILDING ENTRANCES SHALL BE IDENTIFIABLE AND DIRECTLY ACCESSIBLE FROM A PUBLIC SIDEWALK. (R)**

**5. COLORS/MATERIALS.**

**(5.1) ALL SIDES OF A STRUCTURE SHALL EXHIBIT DESIGN CONTINUITY AND CONTAIN MULTIPLE EXTERIOR ACCENT MATERIALS THAT EXHIBIT QUALITY AND DURABILITY. EXAMPLES INCLUDE MATERIALS SUCH AS BRICK, STONE, COLORED TEXTURED CONCRETE OR STUCCO. ROOF MATERIALS MAY INCLUDE TREATED METAL, CONCRETE, AND CLAY TILES,**

**DECORATIVE WOOD, OR SIMILAR MATERIALS. (R)**

**(5.2) MULTIPLE BUILDINGS ON THE SAME SITE SHALL BORROW AND INCORPORATE (NOT DUPLICATE) ARCHITECTURAL STYLES, MATERIALS, FORMS, FEATURES, COLORS AND COMPATIBLE ELEMENTS FROM THE SAME SITE. THESE SHALL INCLUDE: CONTINUATION OF DISTINCTIVE ROOFLINES, COVERED WALKWAY ALIGNMENTS, CONSISTENT DETAILING OF FINISH, ACCENT FEATURES ON ALL VISIBLE SIDES OF STRUCTURES, COMPATIBLE SHAPES, MATERIAL, WALL AND LANDSCAPING TREATMENT. (R)**

**(5.3) THE EXTENSIVE USE OF THE FOLLOWING ARCHITECTURAL TREATMENTS AND DETAILS ARE STRONGLY DISCOURAGED AND SHALL BE LIMITED IN THEIR PROPOSED APPLICATION:**

**- COLORED PLASTIC OR FIBERGLASS**

**- SHINY METAL DETAILS OR REFLECTIVE MATERIALS**

**- UNTEXTURED CONCRETE, UNFINISHED BLOCK, STEEL PANELS, OR ASPHALT SHINGLES AS A PREDOMINANT EXTERIOR MATERIAL. (R)**

**(5.4) CORPORATE COLORS, ASSOCIATED GRAPHICS, AND HIGHLY CONTRASTING BANDS OF VIBRANT COLORS ON BUILDINGS AND ON ACCESSORY STRUCTURES (EXCLUDING SIGNAGE) SHALL BE USED AS AN ACCENT FEATURE WITH RESTRAINT AS A MINOR ELEMENT OF THE BUILDING'S EXTERIOR. (R)**

**(5.5) PRE-ENGINEERED METAL BUILDINGS VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL AREAS SHALL HAVE AT LEAST 30% OF EXTERIOR ELEVATIONS COMPOSED OF ALTERNATIVE BUILDING MATERIALS SUCH AS GLASS, BRICK, MASONRY, STONE AND STUCCO. (R)**

**6. PUBLIC AMENITIES/ENVIRONMENTAL PROTECTION.**

**(6.1) PUBLIC AND PRIVATE PEDESTRIAN WALKWAYS AND GATHERING AREAS SHALL BE SHADED (MINIMUM 50 PERCENT AT MATURITY) FOR THE HEALTH, SAFETY, AND WELFARE OF PEDESTRIANS AND TO ENCOURAGE USE. (R)**

**(6.2) OVERHANGS AND CANOPIES SHALL BE INTEGRATED IN THE BUILDING DESIGN ALONG ALL PEDESTRIAN THOROUGHFARES. FOR PLANNED COMMERCIAL SHOPPING CENTERS WITH EXTERIOR PEDESTRIAN CIRCULATION, CONTINUOUS SHADE PROTECTED**

**WALKWAYS SHALL BE PROVIDED. (R)**

**(6.3) THERE SHALL BE CONVENIENT ACCESSIBLE PEDESTRIAN WALKWAYS BETWEEN BUS STOP/SHELTER AND THE BUILDING ENTRY AND/OR ACTIVITY AREA(S). (R)**

**7. SCREENING.**

**(7.1) SERVICE AREAS SHALL BE LOCATED AWAY FROM PUBLIC VIEW. (R)**

**(7.3) ALL SCREENING SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRIMARY STRUCTURE. (R)**

**(7.5) ALL NEW OR RELOCATED ELECTRIC LINES 12 KV AND SMALLER, COMMUNICATIONS AND CABLE TELEVISION AND ALL ON PREMISE WIRING SHALL BE PLACED UNDERGROUND IN ALL DEVELOPMENTS WHERE VISIBLE FROM STREETS OR ADJOINING PROPERTIES. (R)**

**ADDITIONAL DESIGN GUIDELINES.**

**THE FOLLOWING ARE ADDITIONAL DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENT WITHIN SUPERBLOCK 3, USING THE SAME IMPLEMENTATION STANDARDS PER SECTION 507.C OF THE PHOENIX ZONING ORDINANCE:**

- 1. A MAXIMUM OF 60% OF EXTERIOR BUILDING FACADES SHALL BE FINISHED WITH STUCCO MATERIAL. (R)**
- 2. LIGHTING SHALL BE PROVIDED ADJACENT TO ALL PUBLIC AND PRIVATE SIDEWALKS, SHARED-USE PATHS, AND PEDESTRIAN WALKWAYS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (R)**
- 3. LIGHTING SHOULD BE PROVIDED ADJACENT TO ALL MULTI-USE TRAILS PER SECTION 1304.H.5 OF THE PHOENIX ZONING ORDINANCE. (P)**
- 4. WHERE PEDESTRIAN WALKWAYS CROSS A VEHICULAR PATH, THE PATHWAY SHALL BE CONSTRUCTED OF DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR OTHER PAVEMENT TREATMENTS, THAT VISUALLY CONTRASTS PARKING AND DRIVE AISLE SURFACES. (R)**
- 5. PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE DECORATIVE**



**PAVERS, STAMPED OR COLORED CONCRETE, OR SIMILAR ALTERNATIVE MATERIAL. (R)**

- 6. PRIMARY ENTRY/EXIT DRIVES SHALL INCORPORATE ENHANCED LANDSCAPING ON BOTH SIDES WITHIN MINIMUM 250-SQUARE-FOOT LANDSCAPE AREAS AND SHALL INCORPORATE A MINIMUM 5-FOOT-WIDE LANDSCAPE MEDIAN, PLANTED WITH A VARIETY OF AT LEAST THREE PLANT MATERIALS, AND MINIMUM 2-INCH CALIPER SINGLE-TRUNK LARGE CANOPY DROUGHT-TOLERANT SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS WITH THE LANDSCAPE MEDIAN. (R)**
- 7. TRAFFIC CALMING MEASURES SHALL BE PROVIDED AT ALL SITE ENTRIES AND EXITS TO SLOW DOWN VEHICULAR SPEEDS AS THEY APPROACH SIDEWALKS. (R)**
- 8. INTERIOR WALLS AND PRIVACY FENCING SHALL USE MATERIALS AND COLORS THAT BLEND WITH THE NATURAL DESERT ENVIRONMENT. (R)**
- 9. A COMBINATION OF VIEW WALLS/FENCING AND PARTIAL VIEW WALLS/FENCING SHALL BE INCORPORATED ALONG PROPERTY LINES ADJACENT TO DEDICATED PUBLIC OR PRIVATE OPEN SPACE AREAS, NATURAL AND/OR IMPROVED DRAINAGEWAYS OR RECREATIONAL AREAS. (R)**
- 10. DRAINAGE CHANNELS SHALL BE DESIGNED TO LOOK NATURAL IN THE DESERT SETTING THROUGH COLOR, TEXTURE, LANDSCAPING, OR OTHER MEANS. (R)**
- 11. ENHANCED PEDESTRIAN CONNECTIONS SHALL BE DESIGNED AND CONSTRUCTED AT ALL PUBLIC STREET CROSSING LOCATIONS TO INTERCONNECT THE PEDESTRIAN TRAILS THROUGHOUT THE ENTIRETY OF THE SITE. (R)**
- 12. WASTE STATIONS SHOULD INCLUDE A COMPOST RECEPTACLE WHENEVER POSSIBLE, WITH INFORMATIONAL SIGNS INDICATING WHAT TYPE OF WASTE SHOULD GO IN WHICH RECEPTACLE. (P)**

\*\*\*

**Amend Appendices A.2 (Plant Lists), Page A-2 as follows:**

A.2 Plant Lists

The Staff Recommended Plant List was prepared by the City of Phoenix Planning

Department staff with assistance from the staff botanist/horticulturalist in the Water Conservation and Resources Division of the Water and Wastewater Department. The list includes a combination of native and introduced plants that are suitable to the Sonoran Desert. Suitability includes drought tolerance and mature height similar to Sonoran Desert vegetation. These plants were also selected for their adaptability to the climatic conditions, lower winter nighttime temperatures and more frequent frosts in Area C.

A Supplemental Plant List is included which identifies six specific development areas in the Desert Ridge project. In each of the six development areas, additional plant materials are listed that can be used to supplement the recommended plant list. Compliance with the Desert Ridge Plant List and the Supplemental Plant List will be enforced by the Desert Ridge Review Board. Tall palm trees (i.e., Date Palm, Fan Palm, Mexican Blue Palm) shall be located only in the Village Core, ~~and~~ resort areas; **SUPERBLOCK 3 DEVELOPMENT PARCELS, AND** parcels 4RH and 5A.

\*\*\*

**Amend Appendices A.2 (Plant Lists. Supplemental Plant List), Page A-9 as follows:**

\*\*\*

### **SUPERBLOCK 3**

#### ***PALMS***

#### **DATE PALMS**

#### ***TREES***

**HERITAGE LIVE OAK  
EVERGREEN ELM  
RED PUSH PISTACHE**

\*\*\*