

---

# *Northern Commercial Planned Unit Development*

---

**Land Use & Standards Narrative**

**for**

**East of Southeast Corner of 21<sup>st</sup> Avenue & Northern Avenue**

**1<sup>st</sup> Submittal: December 15, 2016**

**Draft Hearing Revision: January 12, 2017**

**City Council Adopted: April 5, 2017**

**CITY OF PHOENIX**  
APR 06 2017  
**Planning & Development  
Department**

**Zoning Case: Z-64-16**

## **Principals and Development Team**

*Property Owner:*

**Next Gen North Central, LLC**

3335 E. Indian School Road, Suite 100

Phoenix, AZ 85018

Contact: Ryan Spiekerman

Phone: (602) 648-2012

Email: [Ryan@helixaz.com](mailto:Ryan@helixaz.com)

*Attorney/Applicant:*

**Withey Morris P.L.C.**

2525 E. Arizona Biltmore Circle, A-212

Phoenix, Arizona 85016

Attorney: Adam Baugh

Planning Consultant: Kirste Kowalsky

Phone: (602) 230-0600

Fax: (602) 212-1787

E-mail: [adam@witheymorris.com](mailto:adam@witheymorris.com)

E-mail: [kirste@witheymorris.com](mailto:kirste@witheymorris.com)

*Architect:*

**Bollinger Consulting Architect, Inc.**

3428 E. Indian School Rd.

Phoenix, Arizona 85018

Contact: Kevin Bollinger

Phone: (602) 957-9205

Email: [kb@bcaarch.com](mailto:kb@bcaarch.com)

## **PLANNED UNIT DEVELOPMENT DISCLAIMER**

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the city. The PUD only modifies zoning ordinance regulations and does not modify other city Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

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

## Table of Contents

---

Purpose & Intent .....	1
Project Overview and Goals.....	1
Site Location, Acreage & Context .....	1
Topography & Natural Features .....	2
Overall Design Concept .....	2
General Plan Land Use Plan & Conformance.....	3
Zoning & Land Use Compatibility .....	5
List of Uses .....	5
Development Standards & Guidelines.....	6
Infrastructure .....	9
Circulation .....	9
Grading & Drainage.....	9
Water Services .....	9

### **LIST OF EXHIBITS**

- A. Legal Description
- B. Aerial Map
- C. Existing & Proposed Zoning Map
- D. Existing General Plan Land Use Map
- E. Conceptual Land Use Plan
- F. Context Plan & Photos

## Purpose & Goals

---

The purpose of the Northern Commercial Planned Unit Development (“PUD”) is to create a regulatory framework of commercial standards that will guide the future redevelopment of the vacant 6-acre property located approximately 210-feet east of the southeast corner of 21<sup>st</sup> Avenue and Northern Avenue (the “Property”). This application for a commercial PUD also includes elements of the city of Phoenix’s Walkable Urban (“WU”) code in order to support the pedestrian environment towards the Light Rail along 19<sup>th</sup> Avenue.

This request also provides the necessary flexibility for future commercial users so as to bring a cohesive, pedestrian-friendly project that aligns with the city’s long-term goals for this area. With the new Light Rail improvements, local business owners, school, stakeholders and religious leaders are developing branding for the 19<sup>th</sup> Avenue corridor in order to create a safer, walkable destination. Phoenix’s first light-rail extension which stretches between Montebello and Dunlap Avenues has encouraged positive change and new growth of businesses and healthy community spaces which will continue to support and revitalize this vibrant area. This PUD application supports this new branding vision which is being referred to by the community as “19 North”.

## Project Overview and Goals

---

The primary purpose of the PUD is to encourage commercial redevelopment of the former blighted Property. While the site is ideal for a suburban commercial center, this PUD includes certain elements of the WU code in order to encourage pedestrian activity towards the Light Rail. This PUD ensures that new development of this Property strikes a balanced blend of both traditional commercial development standards coupled with WU Code elements such as (1) streetscape standards, (2) shaded pedestrian walkways, (3) building orientation and (4) parking standards. As market conditions and area trends continue to evolve in this area, the Property may be redeveloped in one complete phase as part of a cohesive mixed-use project or with the creation of individual commercial parcels which may be built in phases over time.

## Site Location, Acreage & Context

---

The approximate six (6) gross acre Property is comprised of two parcels which are zoned C-1 (Neighborhood Retail) and R-3 (Multi-family Residential) and is situated in an area developed with a variety of commercial businesses, offices and multi-family residential uses. This Property is contiguous to Northern Avenue and is approximately 600-feet away from the light rail line along 19<sup>th</sup> Avenue.

The Property has a history of blight and neglect as it was once a defunct and abandoned charter school. There was also a separate residence that was also set on fire. Both buildings had been occupied by transients and it was an eyesore and concern for the whole community. New

ownership recently acquired the Property and proactively demolished the abandoned structures as a gesture of good faith and cooperation with area stakeholders. The end goal is to create a sustainable change and commercial development that will benefit the local community.

## Topography & Natural Features

---

The existing topography is relatively flat. There are no significant natural features associated with this Property. The site was recently cleared and is currently vacant.

## Overall Design Concept

---

The Northern Commercial PUD establishes a framework of standards and guidelines that will create a vibrant, pedestrian-orientated environment for commercial development. A general concept land plan compliments this request in order to demonstrate the proposed streetscape, perimeter conditions and potential pedestrian access points along Northern Avenue. Detailed plans will be further refined as specific users and needs are identified.

Future redevelopment of the Property may include a variety of uses such as commercial/retail, office, employment, service-related uses, and other types of uses permitted in the C-2 zoning district. The owner is working closely with community leaders to complement the vision and collaborative efforts that are underway to reenergize neighborhood branded as “19 North”. The Northern Commercial PUD is intended to incorporate building design and orientation that engages the pedestrian environment along Northern Avenue. Significant open space areas and unique design elements are enhanced along the right-of-way frontage and include pedestrian arcade/shaded trellises, canopied entrances with detached sidewalks, open-view buildings, and large seating areas with enhanced landscaped amenities to engage patrons and those passing. A unique feature of the project is the flexibility of the center building which can either be designed as a single building, or two separate buildings with a central paseo and open space patio area. If developed as twin structures, the buildings will be architecturally connected with overhead structures that flank an open pedestrian corridor. The plan included with this submittal shows the paseo option which helps draw pedestrians into outdoor patio areas which can be utilized by end cap café/restaurants. We believe this design element will add to an inviting atmosphere and patron experience. The pedestrian paseo leads to another outdoor seating and gathering space patio shown on the south side of the center buildings.

The internal sidewalks which will connect to primary building entrances and outdoor gathering areas are intended to be shaded by the use of mature trees or architecturally integrated elements that provide solar comfort during the year. This PUD encourages the practice of locating at least 30% of the buildings (especially with outdoor seating areas and patios) in close proximity to the right-of-way so as to create synergy with the pedestrian activity and promote “eyes on the streets.”

This project is committed to requiring shaded pedestrian-friendly walkways and bicycle parking which will support public transportation, jobs/services, and other amenities in the area. This PUD will enhance ridership and service levels of the mass-transit systems because of the property's convenient location to the Light Rail. Any new uses for this Property will incorporate a walking, bicycling and transit-user convenient environment.

## General Plan Land Use Plan & Conformance

---

This project meets the land use goals of the recently adopted 2015 General Plan. More specifically, the subject site is within the designated Neighborhood Center TOD Place Type as defined by the Transit Oriented Development Strategic Policy Framework and Gateway TOD Policy Plan which encourages low-intense land uses such as neighborhood serving retail and low-rise office uses. A number of these TOD Policies are implemented by this development and they are as follows:

### **E. Place Types**

**Policy E.1: Increase heights and intensities on applicable properties within ¼ mile of light rail stations within the parameters of the station's Place Type.**

As mentioned, the subject site is about 600-feet from the Northern Avenue and 19th Avenue Light Rail Station which creates a unique ability to attract a wide spectrum of uses to contribute to the future walkshed of Northern Avenue, the ridership of the Light Rail and the vibrancy of central Phoenix. This place type encourages a balance of low intensity uses (generally 2 to 4 stories) which include neighborhood service retail, office, moderate multi-family residential and limited employment. The design and scale of development when these parcels redevelop with more transit-oriented uses in the future will comply with the city's goals for this area.

### **F. District Planning**

**Policy F.1: Support pedestrian oriented design standards, short block subdivision standards, bicycle parking standards and complete streets standards to improve walkability and bikeability.**

**Policy F.4: Integrate new development into the existing context through measures such as stepping down building heights, modulating building massing, enhancing landscaping, preserving setback consistency, and carefully locating windows, service entrances, refuse containers, lighting and ventilation.**

This vacant site is located along Northern Avenue between the light rail corridor on 19th Avenue and Interstate 17. Neighborhood representatives are working to encourage redevelopment of the area to complement these traffic ways. The rezoning of this site will allow a new life with a mixture of uses; including potential retail, restaurant, office, personal services, and similar uses.

New uses for this Property will incorporate a walking, bicycling and transit-user convenient environment. This project is committed to requiring shaded pedestrian-friendly walkways and bicycle parking which will support public transportation, jobs/services, and other amenities in the area. This PUD will enhance ridership and service levels of the mass-transit systems because of the property's convenient location to the Light Rail and future walkshed of Northern Avenue. Finally, any future redevelopment of the property will implement pedestrian access and thoughtful building design by developing a traditional commercial center that includes some key development standards and principles borrowed from the Walkable Urban Code.

**Policy F.2: Encourage transit supportive land uses, such as residential, office and retail to support transit ridership.**

This application addresses an underutilized parcel in a developed area of the city. This site was previously a defunct and abandoned charter school. There was also and a separate residence that was recently set fire by an arsonist and was blight on the neighborhood. The applicant recently demolished the buildings as a gesture of good faith and cooperation with area stakeholders towards the end goal of commercial redevelopment. The applicant is working closely with key area stakeholders to identify and attract businesses that support the vision of 19th North, which is a community branding and revitalization effort in this area.

Future development on this infill site will activate the area with a use that is consistent with the area's future zoning pattern and intensity of the city's TOD Policy Plan and the Walkable Urban (WU) Code coupled with the C-2 zoning district and development standards. The proposed landscaping along the Property's streetscape implements the city's vision to design areas surrounding light rail and major transit corridors in order to create a walkable environment and increase activity. Redeveloping the site will promote the long term success of the local community and viability of the area. This PUD provides an opportunity for the Property to be redeveloped with a more cohesive urban approach so as to support the city's long-term goals for this general area. Redevelopment will create additional customers and patrons for nearby and future retailers as well as provide a unique opportunity to enjoy the immediate area. It also has the potential to significantly increase the sales tax revenues for the city.

This PUD will allow for the redevelopment of this site from its blighted condition. The PUD adopts many of the principles from the WU Code and blends them with a suburban commercial center, thereby creating a balanced mix of commercial services that can be supported by the Light Rail ridership. This PUD serves as a companion guide to create a walkable environment for a mix of land uses, including potentially retail, office, employment, service-related uses and other uses which will minimize and/or reduce the number and length of trips, cut-through traffic, parking and noise and light impacts of regional uses in the area.



# Zoning & Land Use Compatibility

---

The vacant Property is currently zoned R-3 and C-1 and is situated in an older part of the City that has developed with a mix of commercial and residential uses. This application is timely given there is a movement underway to revitalize existing parcels along Northern Avenue with neighborhood-friendly uses and attractive buildings which are gentrifying this area. To the west, the I-17 Freeway provides regional connectivity while the light rail line along 19<sup>th</sup> Avenue and bus system along Northern Avenue provides for more local access. The existing land uses and zoning adjacent to the site are as follows:

Surrounding Land Uses and Zoning		
	Land Use	Zoning
<b>On-site</b>	Vacant	R-3 and C-1
<b>North</b>	Northern Avenue; Commercial Buildings	C-2; PSC
<b>South</b>	Apartments & Attached Residential Homes	R-3
<b>East</b>	Vacant	C-1
<b>West</b>	Offices	R-4

## List of Uses

---

### 1. Permitted Uses

Those land uses permitted by the Walkable Urban Code T5:3 Transect per Section 1306 of the Phoenix Zoning Ordinance, except that the following uses are permitted by right (without additional conditions) as well as other analogous uses as determined by the Zoning Administrator:

- Hospital/urgent care facility
- Motor vehicle service and repair, minor
- Office, professional (including the storage, display and sales of commodities related to the office business.)
- Self-service storage facility

### 2. Temporary Uses

All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance.

### 3. Accessory Uses

Those land uses permitted by Section 1306.G.4 through 1306.G.6 (Walkable Urban Code) of the Phoenix Zoning Ordinance, except that drive-through and related queuing are permissible between the building and street frontage.

### 4. Prohibited Uses.

The following uses shall be prohibited:

- Pawn Shop
- Tattoo Shop
- Auto title loan establishments
- Financial institutions, non-chartered (i.e. check cashing/“payday” loan businesses)
- Medical marijuana uses
- (Stand-alone) liquor, package retail sales
- Tobacco oriented retailers
- Methadone clinics or offices
- Drug, alcohol, other substance abuse or mental health rehabilitation programs and facilities
- Any type of adult store or adult entertainment establishment
- Group homes.

## Development Standards & Guidelines

---

The Northern Commercial PUD shall be developed in compliance with the development standards as shown below:

Maximum Building Height	48-feet, except that a parking structure cannot exceed building height. A minimum 20-foot step back from the rear property line shall be provided if building height is over 40 feet.
Primary Frontage Building Setback (along Northern Avenue)	12-foot maximum for a minimum of 30% of buildings facing the right-of-way which shall include structures that are joined with an over-head architectural element (i.e. canopy, shade structure, arcade, etc.) that attaches to the roof or outer façade of the buildings facing the right-of-way.
Side Lot Line	0-foot minimum
Rear Lot Line	0-foot minimum
Minimum Parking Setback	30-foot minimum or behind the building
Lot Coverage	80% maximum
Parking Standards	Per Section 1307 of the Phoenix Zoning Ordinance
Minimum Glazing on Buildings Facing Right-of-way	<ul style="list-style-type: none"> <li>• For buildings within 12 feet of the right of way: <ul style="list-style-type: none"> <li>○ A minimum 60% of glazing along the ground floor of a primary frontage shall be required.</li> <li>○ Of the required glazing area, a minimum 40% shall utilize clear windows to allow a minimum 75% of visible light.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• Blank walls without doors and windows shall not occupy over 30% of principal frontage for non-residential buildings.</li> <li>• No section of blank wall shall exceed 20 linear feet without interruption by window or entry.</li> </ul>
Building and Shade Facing Right-of-way	Per Section 1304.F
Landscaping	<p>Per Section 1309.</p> <ul style="list-style-type: none"> <li>• A minimum 12-foot landscape setback is required along the right-of-way frontage.</li> <li>• The sidewalk on Northern Avenue shall be detached from the curb by a minimum of five (5) feet and landscaping, and trees to provide shade, shall be planted between the curb and the sidewalk for a minimum of 30 percent of the frontage.</li> </ul>
Open Space Standards	<ul style="list-style-type: none"> <li>• Per Section 1310, except that the required 5% open space calculation shall be based upon the net site area and include: (1) any landscaped area beyond the required landscape setback along the right-of-way frontage, (2) the center building paseo, if provided, (3) interior site patio/courtyards, if provided and (4) any other public open space areas.</li> <li>• The public open space area with enhanced paving, benches and shade trees is conceptually shown on the plan but may be relocated to any point along the right-of-way frontage.</li> </ul>
Bicycle Standards	Per Section 1307.H of the Phoenix Zoning Ordinance, except that public or private shower stalls and lockers are not required.

## Design Guidelines

---

Final elevations and building plans for any portion of development for the Northern Commercial PUD shall incorporate the following design elements:

1. Natural surveillance in the Project’s design shall encourage direct observation of people and property.

- a. Provide storefront style windows on the ground floor retail spaces that face Northern Avenue to allow for visual observation of the street.
  - b. Minimize obstructions to views of public spaces from outdoor seating areas (i.e. no solid walls above seated person's eye level).
2. Buildings shall incorporate design continuity, including exterior accent materials that exhibit quality and durability. At least three different materials shall be provided along the ground floor elevations of retail spaces.
3. Any street level retail and office spaces shall incorporate shade canopies and opportunities for outdoor gathering / dining patios.
4. The orientation of buildings, windows and balcony features shall not significantly reduce or infringe on the existing privacy of adjacent residential districts.

## Sustainability

---

Final elevations and building plans for any portion of development for the Northern Commercial PUD shall incorporate the following sustainability elements:

1. The Project shall utilize low water use/ drought tolerant landscaping.
2. Internal pedestrian ways shall be a minimum of 6-feet in width and shall have a connection available from the public sidewalk to primary building entrances. Pedestrian access walkways along the right-of-way shall be a minimum of five feet in width, except that there shall be a detached 8-foot wide sidewalk for buildings within 12-feet of the property line and right-of-way.
3. Low flow plumbing fixtures shall be utilized.
4. At least (3) of the following elements shall be provided from the public street entrance:
  - a) Pedestrian arcade/shade trellis
  - b) Bollard light path
  - c) Public art
  - d) Decorative directional signage
  - e) Building design elements that emphasize the entrance into the project.

5. Lighting shall be provided to ensure safety and security. A minimum of 15-foot maximum height shall be provided for lighting fixtures. A minimum of one foot candle illumination shall be maintained throughout internal pedestrian ways. Uniform lighting shall be placed along pedestrian ways to avoid bright high glare areas and low visibility dark areas.
6. Drive-through and queuing areas shall be screened from the right-of-way with a 40-inch high decorative wall or solid evergreen hedge unless screening is architecturally incorporated as part of the building.
7. Alternative paving materials such as permeable pavers, porous concrete or similar materials shall be used for an on-site hardscaping to reduce urban heat island effect and allow for natural drainage and filtration.

## Infrastructure

---

### Circulation

Vehicular and pedestrian access to the Property is provided from Northern Avenue which is classified as an arterial street on the city's Street Classification map. The existing right-of-way is fully improved. It is anticipated that future redevelopment of the Property will not require any modifications to the adjacent roadway.

### Grading & Drainage

All planned development shall conform to the city of Phoenix regulations and design guidelines.

### Water Services

Water and wastewater infrastructure requirements shall be determined at the time of the site plan or master plan review, when the final land-use and urban design of the Property in question have been clearly identified and proposed water demands and wastewater generation and infrastructure locations have been clearly established for a future use. The project site may be served by the existing city of Phoenix water and wastewater systems pending capacity review and approval. Infrastructure improvements may be required to provide service. The improvements will be de-signed and constructed in accordance with city Code requirements and Water Service Department Design Standards, and Policies.

## Lighting

---

Lighting standards from Section 507 Tab A.II.A.8 and Section 23-100 of the City Code Shall apply.

## Signs

---

Signage for the Project shall comply with Section 705 of the Zoning Ordinance for commercial land uses except as modified below. Additional wall signage is included for the north elevations of the buildings due to the depth of the project site.

1. Wall signs:
  - a) Sign face area for the north elevation(s) shall be calculated at a rate of 2 square feet of sign area per one linear foot of wall length, up to 90% of the width of the tenant space.
  - b) Tenant signage may be permitted on walls that are not contiguous to the respective tenant lease space.

## Phasing

---

As market conditions and area trends continue to evolve, the subject Property may be redeveloped in one complete phase as part of a cohesive mixed-use project or with the creation of individual commercial parcels which may be built in phases over time.

# **Legal Description**

**Parcel No. 1:**

**Lot 1, WESTWIND ACADEMY, according to the plat of record in the office of the County Recorder of Maricopa County, recorded in Book 589 of Maps, page 10.**

**Parcel No. 2:**

**Lot 4, VISTA INCOME ESTATES UNIT ONE, according to Book 18 of Maps, page 18, records of Maricopa County, Arizona;**

**EXCEPT the North 7 feet thereof.**

# Context Aerial & Parcel Map

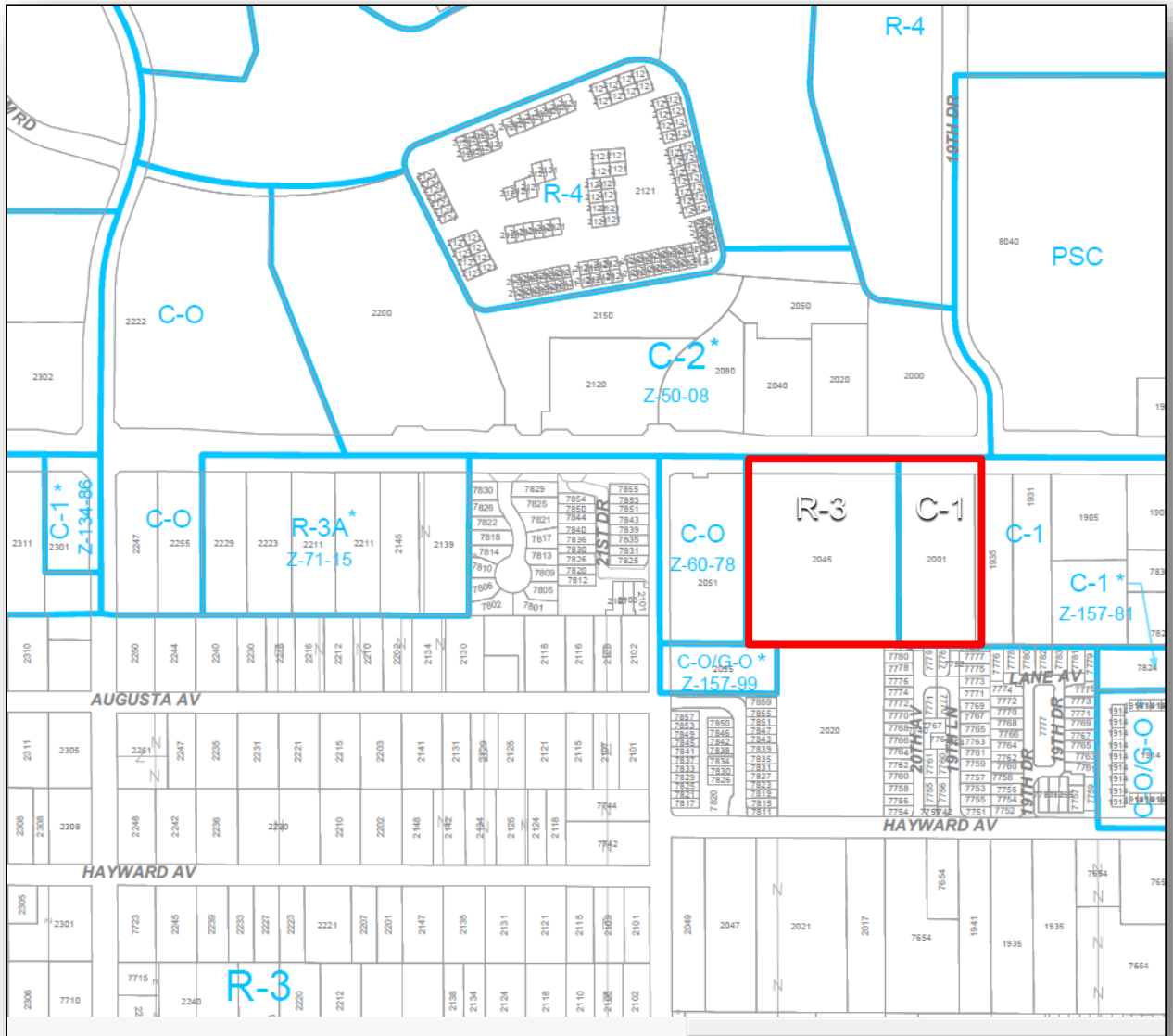


2045 West Northern Avenue (East of 21<sup>st</sup> Avenue & Northern Avenue)

Parcel No.(s): 157-20-110 & 157-20-004

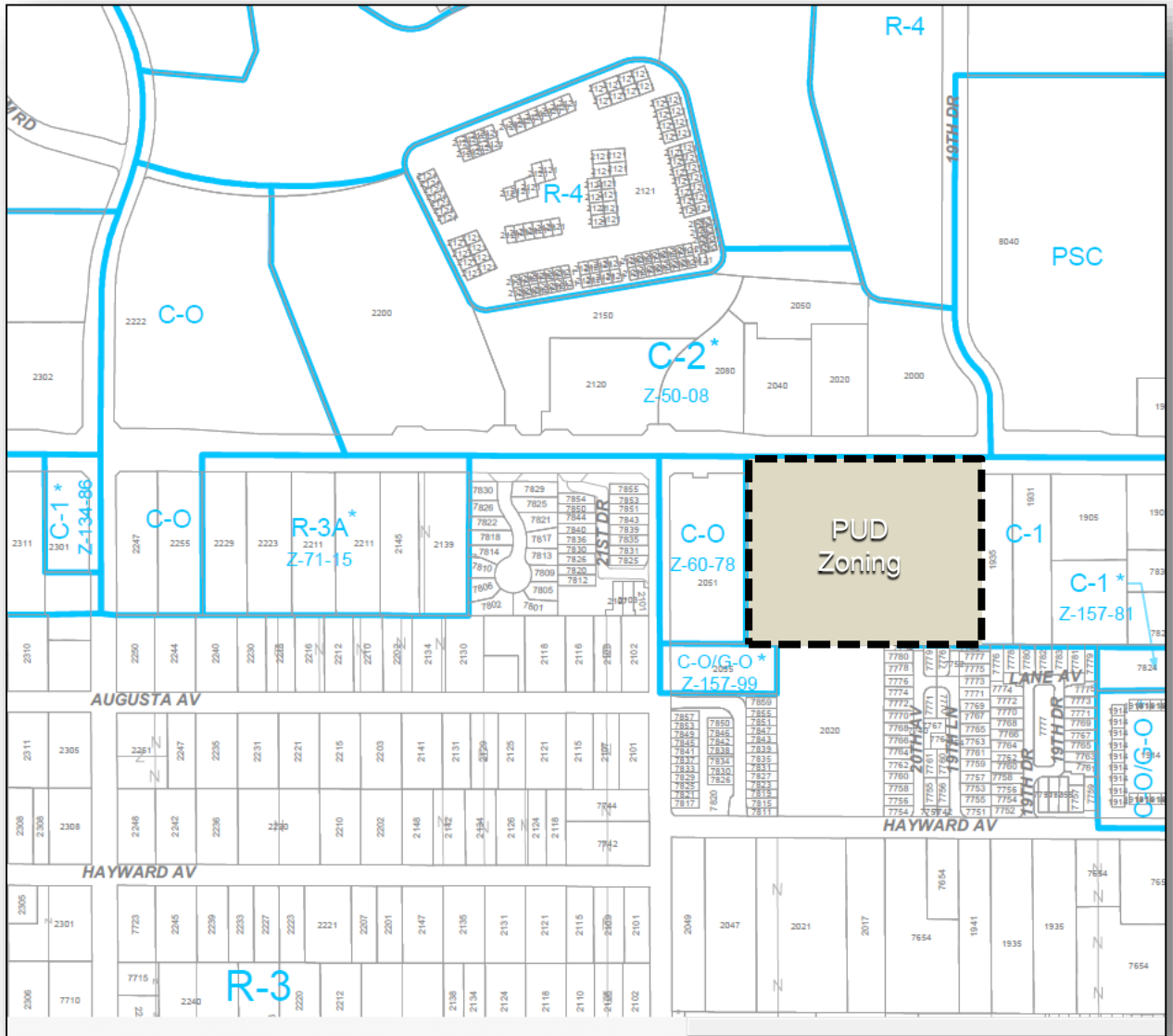


# Existing Zoning Map



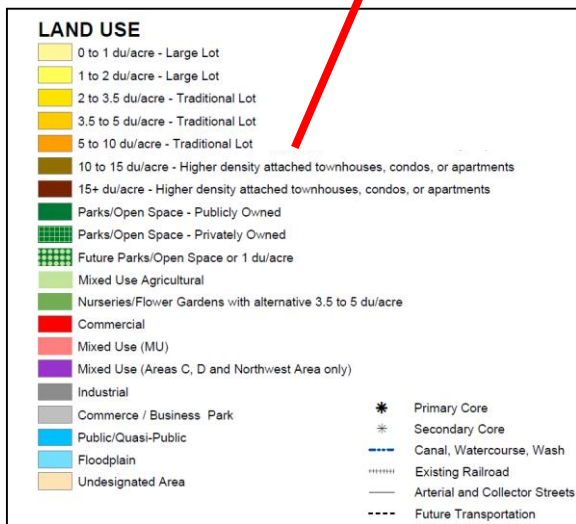
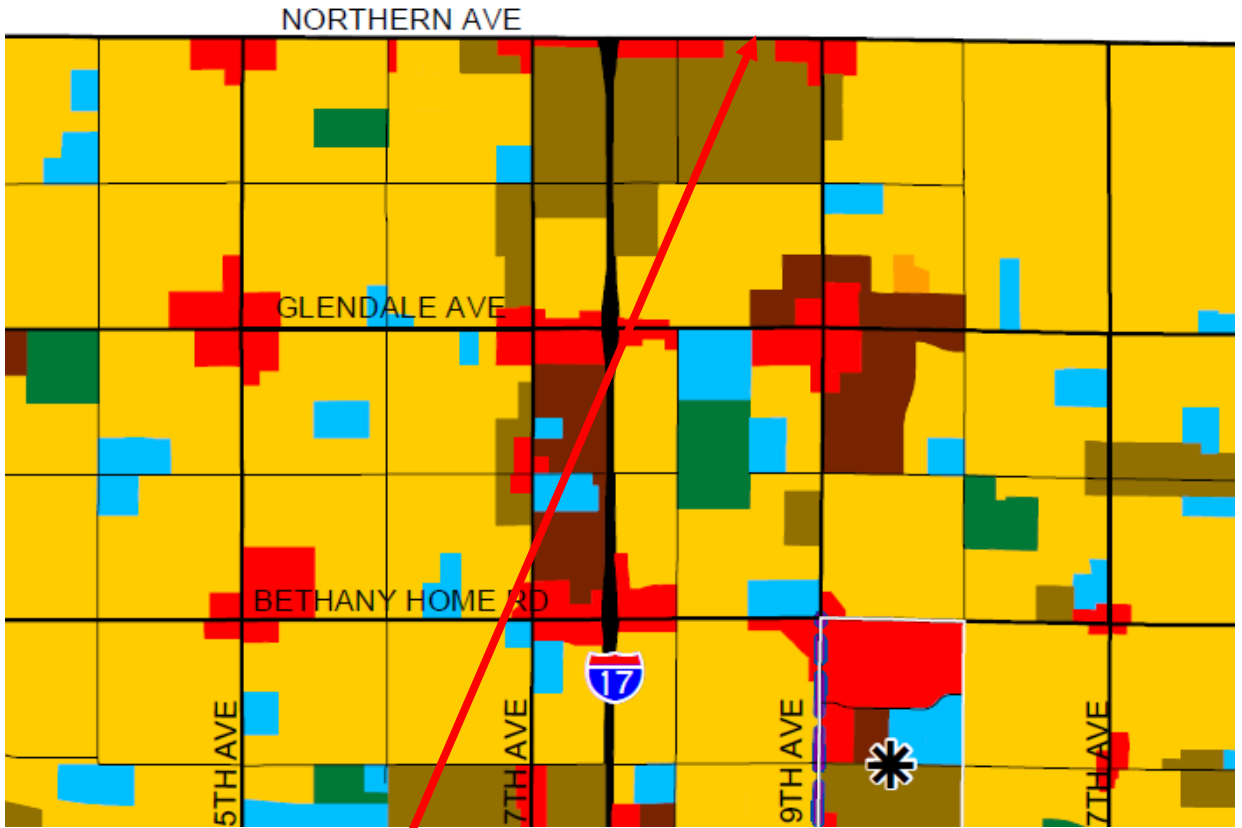
Existing Zoning Designation for 2045 West Northern Avenue  
 R-3 (Multi-family) & C-1 (Neighborhood Commercial) Zoning

# Proposed Zoning Map



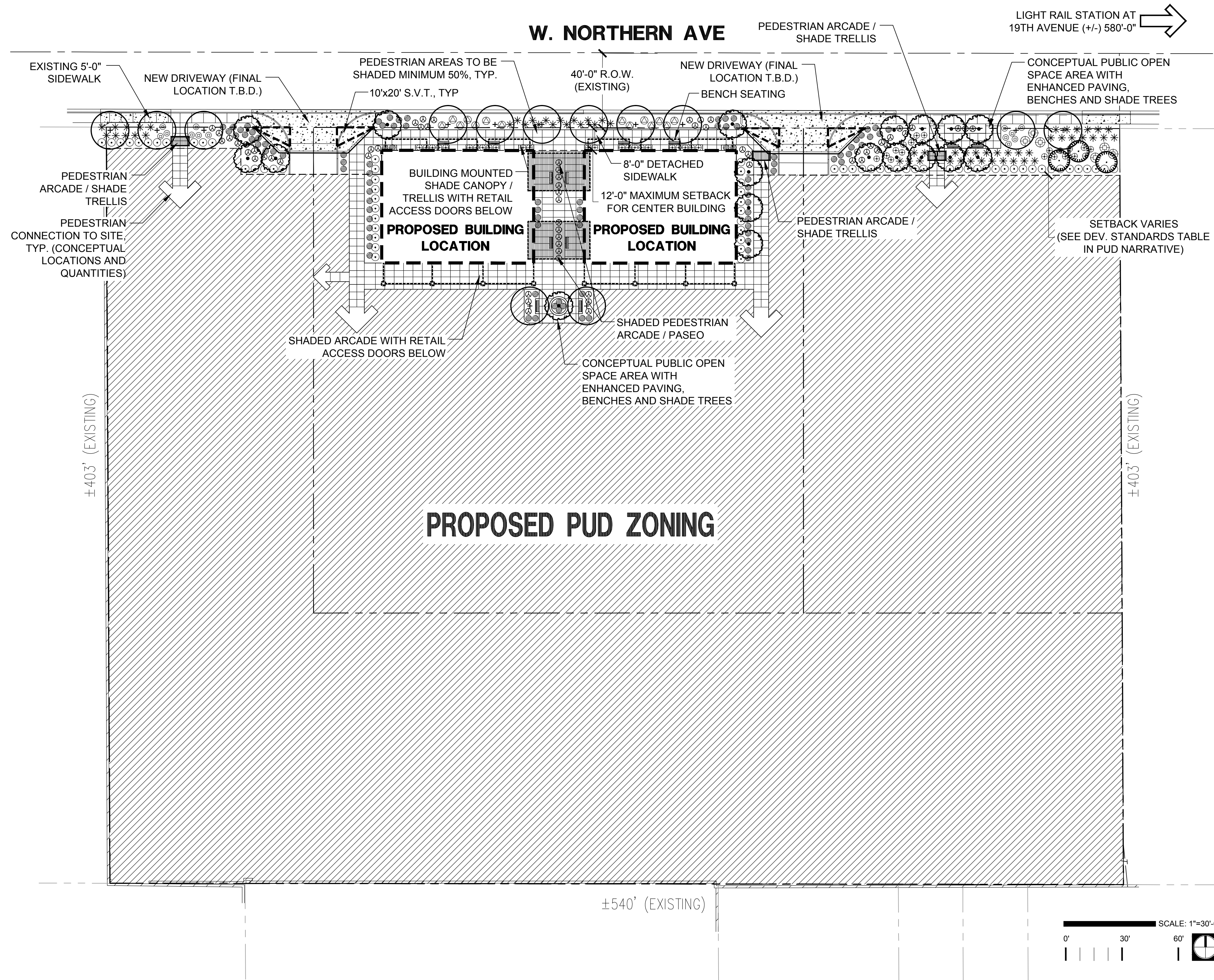
Proposed PUD (Planned Unit Development) Zoning  
 2045 West Northern Avenue

# Existing General Plan Land Use Map



Existing Land Use for 2045 West Northern Avenue  
*10-15 du/ac Higher Density Land Use*





**PROJECT DATA**

APROX. SITE AREA : 217,620 SF (5.00 AC)  
 TOTAL GROSS BUILDING AREA : 68,422 SF  
 EXISTING ZONING: R-3 & C-1  
 PROPOSED ZONING: PUD

**GENERAL PLAN NOTES**

1. ALL QUANTITIES AND DIMENSIONS ARE APPROXIMATE.
2. FINAL SITE PLAN LAYOUT TO BE DETERMINED UPON SITE PLAN REVIEW PROCESS.
3. ALL BUILDING AND LANDSCAPE SETBACKS ARE TO COMPLY WITH LANDSCAPE STANDARDS AS OUTLINED IN THE PUD NARRATIVE.

**PROJECT TEAM**

ZONING CONSULTANT:	ARCHITECT:	LS ARCHITECT / PLANNER:	CIVIL ENGINEER:
WITHEY MORRIS PLC 2525 E ARIZONA BILTMORE CIRCLE #A-212 PHOENIX, AZ 85016 PH: (602) 230-0600 CONTACT: G. ADAM BAUGH, ESQ. adam@witheymorris.com	BCA COMPANIES 3428 E. INDIAN SCHOOL RD. PHOENIX, ARIZONA 85018 PH: (602) 957-9205 CONTACT: KEVIN BOLLINGER kb@bcarch.com	YOUNG DESIGN GROUP 7234 EAST SHOEMAN LN. SUITE # 8 SCOTTSDALE, AZ 85251 PH: (480) 257-3312 CONTACT: JOE YOUNG jyoung@youngdg.com	3 ENGINEERING 2929 E. CAMELBACK RD. SUITE # 116 PHOENIX, AZ 85016 PH: (602) 334-4387 CONTACT: DAN MANN dan@3engineering.com

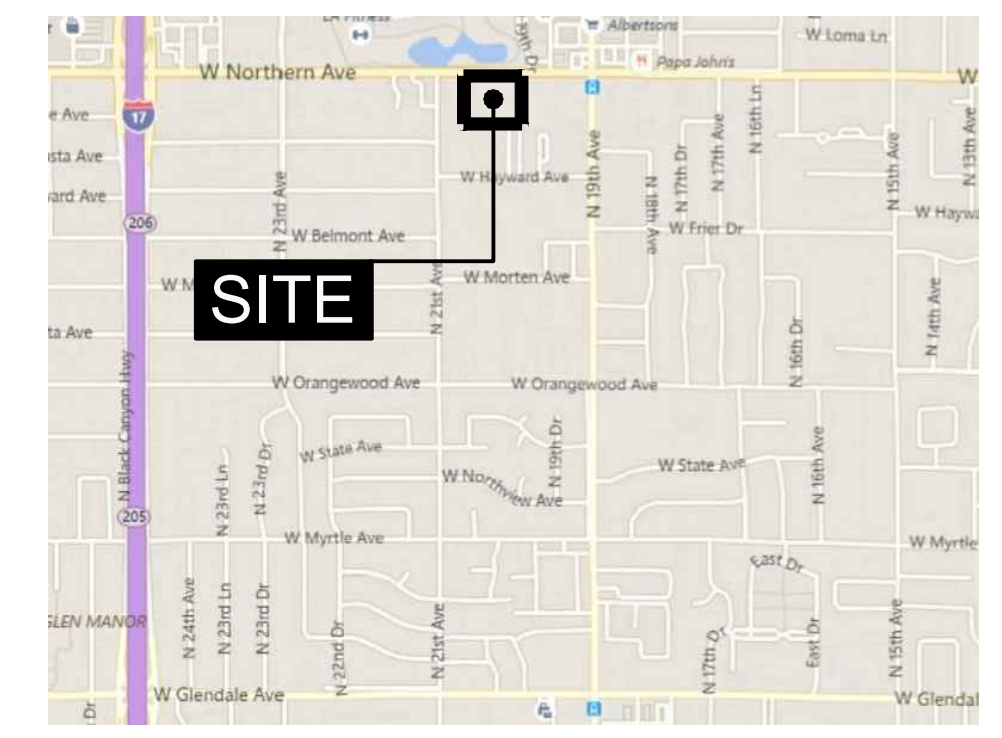
**PLANT SCHEDULE**

TREES	SIZE	SHRUBS	SIZE
ACACIA SALICINA WEEPING ACACIA	PER L.S. STANDARDS BELOW	DODONEA VISCOSA HOPSEED BUSH	5 GAL
PISTACHIA CHINENSIS CHINESE PISTACHE	PER L.S. STANDARDS BELOW	EREMOPHILA MACULATA VALENTINE BUSH	5 GAL
ULMUS PARVIFLORA EVERGREEN ELM	PER L.S. STANDARDS BELOW	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL
		NERIUM OLEANDER PETITE OLEANDER	5 GAL
ACCENTS	SIZE	GROUNDCOVER	SIZE
MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS	5 GAL	LANTANA MONT. 'PURPLE' PURPLE TRAILING LANTANA	1 GAL
HESPERALOE PARVIFLORA RED HESPERALOE	5 GAL	LANTANA MONTEVIDENSIS 'GOLD MOUND' LANTANA	1 GAL

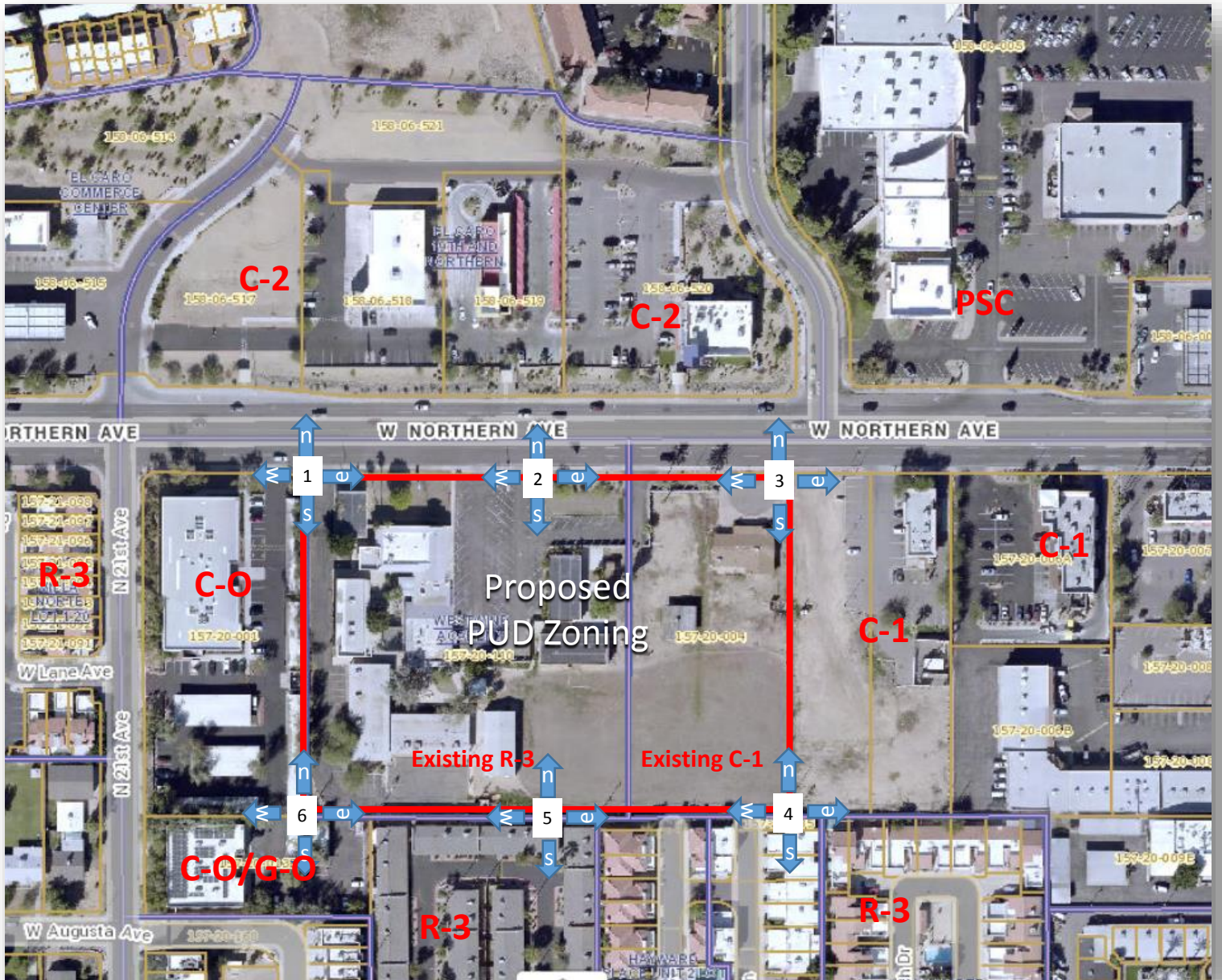
**LANDSCAPE STANDARDS (PER CITY OF PHOENIX W.U. CODE)**

1. PLANTING REQUIREMENTS FOR TREES ARE AS FOLLOWS:
  - MINIMUM 2" CALIPER
  - TREES IN R.O.W. TO BE PLACED AT 25' O.C. OR EQUIVALENT GROUPINGS
  - A MINIMUM OF 2'-6" RADIUS SHALL BE CLEAR OF HARDSCAPE AROUND THE BASE OF A TREE
  - AT INSTALLATION, A MINIMUM OF 30% OF ALL TREES SHALL HAVE A MINIMUM CALIPER OF 3"
  - WHEN PROVIDING A DOUBLE ROW OF TREES IN THE FRONT SETBACK OR IN THE RIGHT-OF-WAY, TREES SHOULD BE A MINIMUM OF TWO-INCH CALIPER WITH 30% OF ALL TREES A MINIMUM OF 3" CALIPER. THE ROWS SHOULD BE PLACED PARALLEL ON EITHER SIDE OF THE SIDEWALK AND WHEN POSSIBLE, STAGGERED, TO PROVIDE FOR MAXIMUM SHADE.
2. PLANTING SIZES FOR SHRUBS ARE AS FOLLOWS:
  - MINIMUM 5 GALLON SIZE
3. SHRUBS ARE TO BE PROVIDED AT A QUANTITY OF 5 PER TREE AND / OR 50% LIVING GROUND COVERAGE WHEN A LANDSCAPE STRIP IS PRESENT OR REQUIRED AS PART OF REDEVELOPMENT.
4. ALL LANDSCAPE AREAS ARE TO BE TOP DRESSED WITH DECOMPOSED GRANITE GROUND COVERING. COLOR AND SIZE AS SELECTED.

**VICINITY MAP**



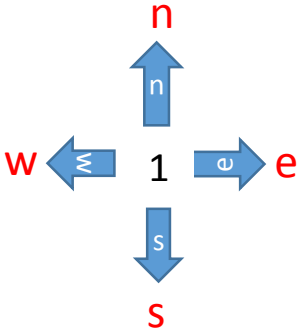
# Context Key Photo Map



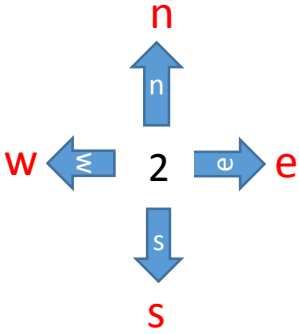
2045 West Northern Avenue, Phoenix Arizona



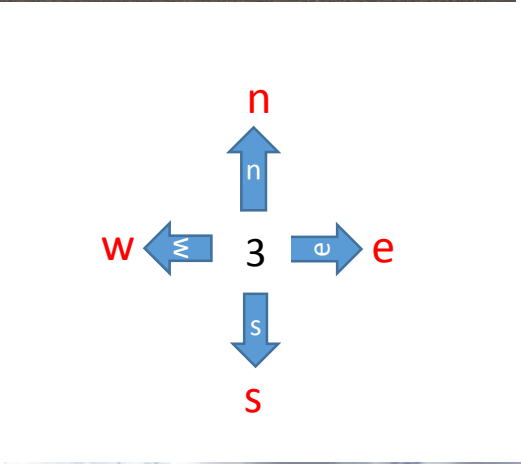
# Context Map Photos



# Context Map Photos

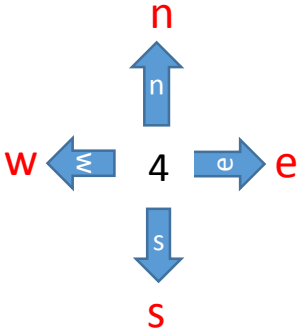


# Context Map Photos

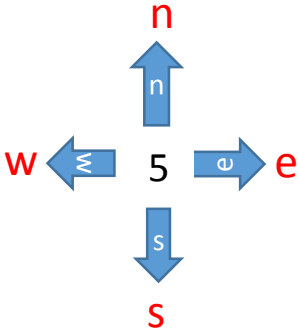




# Context Map Photos



# Context Map Photos



# Context Map Photos

