

1. Project Name: Gothic Landscape, Inc.
2. Zoning Case Number: Z-107-08-8
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August 24, 2009



**GOTHIC LANDSCAPE, INC. PUD:  
PRINCIPALS & DEVELOPMENT TEAM**

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August 24, 2009

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**Preamble Statement**

*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.*



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## A. PURPOSE AND INTENT

### Project Overview:

Gothic Landscape, Inc. (“Gothic”) is a full-service landscaping firm that specializes in Project Construction Management, Landscape and Irrigation Construction, Grading and Drainage/Erosion Control, and Grounds and Project Landscape Maintenance. Originally incorporated in California in 1984, Gothic has grown to four offices in California, Nevada, and Arizona and employs approximately 1,300 people. Gothic’s Phoenix office (not the subject property) is currently located at 2526 East Southern Avenue in a small industrial park project. The subject property, a 2.75 gross acre parcel located at 2601 E. Southern Avenue, is located just southeast of the existing Phoenix office, across Southern Avenue. The subject property is located within District 8 and is part of the South Mountain Village.

Currently, Gothic employs approximately 160 workers in Phoenix. About 40 employees currently work in administrative positions for Gothic, 10 of these administrative employees work from the subject property. With approval of the proposed Planned Unit Development (“PUD”), approximately 7 employees from the company’s Surprise office can be relocated to work at the subject site. Currently, Gothic’s landscape crews come to the subject site to pick up equipment and materials and receive work assignments. With approval of the PUD, an additional 16 employees working in landscape crews can be re-assigned from the Surprise office to receive assignments at the subject site.

In 1996, Gothic purchased the subject property, a vacant lot across Southern Avenue from their current office building, with the intention of using it as a staging area for equipment and crews receiving work assignments. Gothic has operated as a successful and respected business at this location for the past 13 years. In early 2008, a notice of violation was issued related to dust proofing, debris within the right-of-way, and maintaining a commercial use not allowed in an S-2 Zoning District. Gothic immediately addressed the debris issue. Gothic had operated for the past 13 years with the understanding that their use, a Phoenix business benefiting the local community and economy, was permitted at this site. Accepting the changes that needed to occur to continue to operate, Gothic began to address the problems by completing the steps needed to legitimize the existing use and ameliorate the dust proofing issue. After reviewing several different zoning district alternatives for this site with City Planning Department Staff (including possible CPGCP and MUA applications) it was recommended by City Staff at the March 24, 2008 pre-application meeting that the best approach would be to process this request under the PUD ordinance.

### Project Goals

- To develop the subject parcel in a manner that is compatible with the development and design criteria of the Mixed Use Agricultural (“MUA”) district and surrounding existing and proposed uses, while allowing the essential commercial uses Gothic depends on to sustain its business and employees within the City of Phoenix.

- To maintain and slightly expand the operations of a premier landscaping company within the City of Phoenix.
- To use the proposed building to absorb some of the work assignment staging and equipment storage uses, and maintaining, where possible, MUA characteristics;
- To provide a quality, dust-proofed development, including enhanced landscaping within the provided setbacks that exceeds MUA standards, worthy of showcasing a premier City of Phoenix landscaping company. Gothic intends to provide a substantial benefit to the surrounding community through its enhanced landscape setbacks that will create an exceptional gateway to the residential commercial uses located along 26<sup>th</sup> Street, south of Southern Avenue.
- To develop a facility that is not only capable of accommodating Gothic's current operations at the site, but also one that will incorporate and sustain a small portion of the maintenance operations currently operating out of Surprise, thereby bringing new and stable jobs to the City of Phoenix.

### Overall Design Concept

The site plan within this PUD application includes a one-story, 5,000 square foot office building. *See Exhibit 9.* Approximately 1500 square feet of the building will be used for office space and other administrative purposes. Approximately 3500 square feet of this building will be used for indoor equipment storage and preparation and storage of irrigation systems. In addition to the office building, the PUD also proposes that an interior portion of the property be dedicated to storage of vehicles and work trailers, as well as a small outdoor storage area for plant material storage. Given the interior uses, the PUD proposes an eight (8) foot decorative masonry wall, including pop-outs with green screen trellises placed at regular intervals along the wall, to provide adequate screening of the interior of the property. *See Exhibit 10.* Moreover, the proposed landscape setbacks have been enhanced to exceed MUA standards so that the combination of the decorative masonry wall and the abundance of trees, shrubs, and flowering plants substantially screen both the building and the interior use. *See Exhibit 11.* The overall architectural design of the building has also been completely revised to reflect the rural character of the MUA district through the use of stone veneer, stucco, decorative shed roof structures, wood/heavy timbers, shingles, and/or simulated double hung windows with decorative wrought iron grills. *See Exhibit 10.* The new design of the building, combined with the enhanced landscape setbacks befitting of a premier landscaping company, will be a welcomed addition to the South Mountain area.

### Use Categories

Gothic proposes a commercial office use with the ability to run both staging operations and administrative functions out of the proposed single-story office building. The use also includes the onsite storage of vehicles, work trailers, and equipment. Some preparation and storage of irrigation systems will occur within in the building. A small amount outside storage of plant

materials will occur in a fully screened area, not exceeding 900 sq. ft., in the southeast corner of the property.

## Themes

The character of the development will closely resemble the characteristics and design standards of the MUA district. The single-story office building of rustic and agrarian design will appear to blend into the surrounding uses and will be compatible with future development throughout the area. Appropriate colors and materials will be utilized throughout the exterior design of the building. *See Exhibit 12, Color & Materials Board.* Passive in appearance, the building will contain and therefore mask many of the activities associated with the use. The passing observer will enjoy the benefit of superb and enhanced landscaping setbacks. Plant materials in required landscape areas shall be limited to those listed on the Mixed Use Agricultural plant list or as approved by the Development Services Department.

## B. LAND USE PLAN

A Planned Unit Development district for a Landscape Contractors Business is proposed to cover the 2.75 gross acre site: a 5,000 square foot building used for a combination of office/administrative purposes (approximately 1500 sq. ft.) and storage and preparation of irrigation systems and equipment (approximately 3500 sq. ft.) linked with the use of a work truck and equipment storage and staging area (approximately 45,000 sq. ft.) and employee parking (approximately 6,500 sq. ft.). *See Exhibit 9.*

### Conceptual Site Plan

The proposed building will be located on the south side of Southern Avenue, with a 40' landscape/retention area between the building and Southern Avenue that exceeds MUA requirements. *See Exhibit 9.* At 5,000 square feet in size, this one-story masonry building will be of an appropriate scale with a total lot coverage of only 5.5%, allowing for an increase in landscape setbacks along Southern Avenue and 26<sup>th</sup> Street to 40' and 28' respectively. The agrarian architecture of the proposed building will also be visually compatible with the surrounding agricultural and residential uses.

Access to the property will be from two 30' wide driveways on 26<sup>th</sup> Street, both with rolling wrought iron gates for security and visual appeal. A 28' landscape/retention area will be established along the entire frontage of 26<sup>th</sup> Street, except for the driveways, also exceeding MUA requirements. Another 25' landscape/retention area will be established along the south end of the property, at Lynn Lane, as well as a 10' landscape/retention area along the east side of the property. *See Exhibit 11.* A minimum of twenty percent of the net site area of a commercial development, including landscaping setbacks and stormwater retention areas, shall be set aside as open space accessible to the public. *Id.*

A screened plant material storage area, not to exceed 900 sq. ft., will be located in the southeast corner of the property. Although placed in the far corner of the site plan, away from public view, the storage area will be further screened using a six foot chainlink fence screened by flowering Bougainvillea plants.

An eight foot decorative masonry wall, with green screen mesh trellis pop-outs will be placed around the perimeter of the property to screen the interior use. *See Exhibit 10.* To adequately dust proof the interior surface and withstand the demands of the proposed use, the surface material used for the parking lot and work vehicle and equipment storage/staging area will be asphalt. While only 9 parking spaces are required for the 5,000 square foot office building (1500 sq. ft of office; 3500 sq. ft. of storage), the proposed PUD will provide 16 parking spaces adjacent to the office building, including one accessible space. The parking area for the office building will be approximately 6,581 sq. ft. Additionally, due to the nature of the proposed use as a landscape contractors business, a storage and staging area for work vehicles and equipment will be required. A total of 38 double-space storage spaces and 12 single-space storage spaces

will be provided in the storage and staging area. The storage and staging area will be approximately 45,000 sq. ft.

Landscaping setbacks along the north and west boundaries have been increased to exceed MUA standards. *See* Exhibit 11 and Development Standards. Interior landscaping associated with the office building parking area exceeds both the MUA and Baseline Area Overlay District (“BAOD”) requirement for percentage of interior landscaping (10% for MUA; 15% for BAOD). The PUD will also provide a minimum of 7% interior landscaping for the storage and staging area. Landscaping standards for the size, spacing, and number of trees has been enhanced to exceed all surrounding zoning district standards. *See* Development Standards; Design Standards; and Exhibit 11. For example, the average net linear tree frontage requirement for the landscape setback along Southern Avenue is an average spacing between trees of 24 feet on center and 17 feet on center for the landscape setback along 26<sup>th</sup> Street. These standards take into consideration the ultimate canopy dimensions of each tree in relationship to other surrounding landscape and hardscape. These requirements, combined with increased standards for required shrubs per tree, green mesh trellis pop-outs on the exterior masonry wall, and the requirement that a minimum of five percent of the landscaped area shall be planted in a mix of flowers or flowering plants, allows the proposed PUD to provide more enhanced and mature landscaping per square foot of landscaped area on the corner of Southern Avenue and 26<sup>th</sup> Street than any of the surrounding existing or proposed uses. Plant materials in required landscape areas shall be limited to those listed on the Mixed Use Agricultural plant list, or as approved by the Development Services Department.

Security and additional visual appeal will be provided by the rolling entry gates, as well as the previously discussed decorative masonry wall along the perimeter of the property.

## **C. SITE CONDITIONS AND LOCATION**

### **1. Acreage**

The site, located at the southeast corner of Southern Avenue and 26<sup>th</sup> Street, is 2.75 gross acres in size.

### **2. Location in relation to major intersections or areas of regional significance**

The property is situated approximately 1.5 miles from the I-10 freeway, and within one to two miles of several major street intersections, the Baseline Road Corridor and South Mountain Regional Park.

### **3. Topography and natural features**

The topography is flat, lacking any unusual natural features, such as washes or an abundance of vegetation.



## D. GENERAL PLAN CONFORMANCE

Approval of this proposed PUD would be consistent with the current General Plan designation of Mixed-Use Agriculture and the South Mountain Village character, and would support several goals and policies within the Phoenix General Plan. *See* Exhibit 7.

### Conformance with Mixed-Use Agriculture Land Use Designation and Village Character

The proposed use is compatible with the design and development requirements of the Mixed-Use Agriculture land use designation which preserves the character of agricultural areas while allowing appropriate development. As identified in the Land Use Element of the Phoenix General Plan, the character of the South Mountain Village includes among other things, a rural, agricultural, and equestrian lifestyle. The proposed use and development standards within this PUD promote the intended Village character.

### Conformance with Goals and Policies of the Phoenix General Plan

Approval of the PUD to allow for the establishment of this full-service landscaping business, expected to accommodate more than 160 employees, would support a number of goals and policies of the Phoenix General Plan, including:

#### ***Land Use Element, Policy #6 of the Land Use Element, GOAL 2: Employment and Population***

***Balance:*** “Encourage a balance between basic and service employment within each village: approximately 50 percent basic employment and 50 percent service employment.

Jobs provided by the proposed use fall within the category of basic employment.

#### ***Land Use Element, Policy #9 of the Land Use Element, GOAL 2: Employment and Population***

***Balance:*** “Promote development of jobs in the state enterprise zone and participate in state or federally funded programs such as enterprise communities, empowerment zones or new market initiatives that are available.”

The subject property is located within the Phoenix Enterprise Zone illustrated on Figure 24 in the Plan.

#### ***Land Use Element, Policy #11 of the Land Use Element, GOAL 2: Employment and Population***

***Balance:*** “Promote the development of jobs in employment centers identified on the map below in addition to Village cores.”

The subject property is located within the South Mountain Employment Center illustrated on the Figure titled “Employment Centers and Village Cores”.

#### ***Land Use Element, Policy #16 of the Land Use Element, GOAL 2: Employment and Population***

***Balance:*** “Promote the goals and strategies of the Economic Development Plan for Phoenix, adopted by the City Council, that are designed to increase the number of businesses creating quality jobs in targeted clusters, improve the income of Phoenix residents, improve the quality of life and increase city tax revenues.

Approval of this PUD allows for the re-assignment of a portion of the workforce from Gothic’s facility in Surprise to this site, thereby increasing the number of jobs and tax revenues for the City of Phoenix.

## **E. ZONING AND LAND USE COMPATIBILITY**

### 1. Existing zoning on and adjacent to the site

The property's current zoning and that of the surrounding properties on the east, west and south is all S-2, within the Baseline Area Overlay District ("BAOD"). *See* Exhibit 5. Zoning on the north side of Southern Avenue, is R1-6 to the northeast and Industrial Park to the northwest. The subject property is identified on the Phoenix General Plan Map as MUA (mixed use agriculture). *See* Exhibit 7. The proposed PUD will be in conformance with the requirements of the Baseline Area Overlay District (Section 651 of the Phoenix Zoning Ordinance). For example, the parking associated with the building/office use has been separated from the work vehicle and equipment storage and staging area. The site plan layout allows the proposed PUD to exceed the interior landscaping requirements of Section 651(E)(2)(g) by providing a minimum of 16% interior landscaping. *See* Exhibit 11.

While not defined in the General Plan, the purpose and intent of the MUA is identified in the Zoning Ordinance: *"to help preserve the character of agricultural areas of Phoenix while allowing appropriate development, including compatible commercial uses, which will reflect and enhance that character."* In addition, the purpose of the BAOD is *"to encourage and protect the rural, agricultural character of the area while allowing development in accordance with the Baseline Area Master Plan."*

The nature of this commercial use, a full-service landscaping company, and the agrarian architecture of the proposed building are compatible with and enhance the desired rural character of both the MUA and BAOD. The design guidelines and standards proposed for this PUD are compatible with the goals and policies for development in both the MUA and Baseline Area Overlay Districts, specifically pertaining to:

- Buildings (facades, materials and architectural details)
- Landscaping setbacks, standards, and interior landscaping requirements
- Landscaping (only those on MUA plant list)
- Lighting (low-level)
- Signage (no neon-tubed, pole or backlit awnings; only ground or wall mounted of appropriate materials)

### 2. Existing land uses and character on and adjacent to the site

For over thirteen years, the subject property has been use as a staging area for landscape equipment and crews receiving work assignments associated with Gothic's administrative offices. Existing improvements on the property include a couple of storage buildings, outside storage areas and parking areas, surrounded by chainlink fencing. *See* Exhibits 4 & 6. Surrounding uses accurately reflect the mixed-use agriculture character of the area, they include: many plant nurseries, single family residences and mobile homes with open storage, a charter school and vacant properties. The proposed site improvements, including a neighborhood scale, one-story masonry building or rural character and enhanced landscape setbacks, will blend in easily with the agrarian character of this area.

F. LIST OF USES

<b>PUD District</b>
<p><b><i>Permitted Primary Uses</i></b></p> <p><b>1. Landscape Contractors Business</b>                      (A “Landscape Contractors Business” is defined as a landscaping firm specializing in project construction management, landscape and irrigation construction, site irrigation and system design, grading and drainage/erosion control, grounds and project landscape maintenance, and/or other related landscaping specialties that operates its administrative functions, office, landscaping crew staging, work vehicle and equipment staging, indoor/outdoor storage needs, and/or other indoor/outdoor preparation activities onsite. A Landscaping Contractors Business includes business services but does not include onsite retail sales to customers.)</p> <p><b>2. Offices for business services and professional, administrative, and clerical use or sales services associated with a landscape contractors business.</b>                      (approximately 1500 sq. ft. of 5000 sq. ft. office building)</p> <p><b>3. Indoor preparation and storage of irrigation systems, equipment and machinery. No assembly of finished materials permitted.</b>                      (approximately 3500 sq. ft. of 5000 sq. ft. office building)</p> <p><b>4. Work vehicle and equipment storage and staging area.</b>                      (“Vehicles” include various models of pick-up trucks and other work vehicles, each not to exceed a gross vehicle weight of 26,000 pounds as established by the manufacturer. “Equipment” includes landscaping equipment and utility trailers, skidsteers, skiploaders, backhoes, trenchers, and excavators, and other landscaping equipment of similar size and weight, each not to exceed a gross vehicle weight of 25,000 pounds as established by the manufacturer. Open storage shall be no higher than 8 feet plus one foot in height for every three (3) feet of setback from a property line with a maximum height of 15 feet.)</p>
<p><b><i>Use Permit Uses</i></b></p> <p>None</p>
<p><b><i>Special Permit Uses</i></b></p> <p>None</p>
<p><b><i>Accessory Uses</i></b></p> <p>1. Parking adjacent to office building for employees.</p> <p>2. Outside Plant Material Storage (Not to exceed 900 sq. ft. of space; shall be screened with chainlink fencing not exceeding 6ft in height surrounded by flowering plants so that storage is not visible from 26th Street.)</p>

**G. DEVELOPMENT STANDARDS**

Development Standards Table

	<b>PROPOSED PUD STANDARDS</b>	<b>RATIONALE</b>
<b>MAXIMUM BUILDING OR STRUCTURE HEIGHT</b>		
Single Story Building	Maximum Height of 20 Feet	This standard <u>meets</u> the Mixed Use Agricultural District (“MUA”) requirements. The building will be compatible with surrounding uses as it shall not exceed 20 feet in height.
<b>BUILDING SETBACKS (EXCLUDING CANAL RIGHT-OF-WAY SETBACKS)</b>		
<b>Front Yard</b>		
Arterial/collector streets	Minimum Forty (40) feet	This standard <u>meets</u> the MUA requirements and is therefore compatible with the surrounding MUA zoning and uses.
Local streets	Minimum Thirty (30) feet	This standard <u>meets</u> the MUA requirements and is therefore compatible with the surrounding MUA zoning and uses.
<b>Side Yard</b>		
Interior	Minimum Fifteen (15) feet	This standard <u>meets</u> the MUA requirements and is therefore compatible with the surrounding MUA zoning and uses.
Street	Minimum Thirty (30) feet	This standard <u>exceeds</u> the MUA requirements and is therefore compatible with the surrounding MUA zoning and uses.
<b>Rear Yard</b>		
<b>REAR YARD</b>	Minimum Twenty (20) feet	This standard <u>meets</u> the MUA requirements and is therefore compatible with the surrounding MUA zoning and uses.

**G. DEVELOPMENT STANDARDS**

Development Standards Table

LOT COVERAGE		
<b>MAXIMUM LOT COVERAGE</b>	<b>10%</b>	This standard <b>exceeds</b> the MUA lot coverage standard and is therefore compatible with the surrounding MUA zoning and uses. Minimum lot coverage allows for an increase in the front and side yard landscape setbacks and enhanced interior and perimeter landscaping.
LANDSCAPE SETBACKS		
STREETSCAPE		
<b>MINIMUM LANDSCAPE SETBACKS</b>	40' along Southern Avenue (front) 28' along 26 <sup>th</sup> Street (west side) 25' along Lynne Lane (rear) 10' (east side not facing street)	This standard <b>exceeds</b> MUA Landscape Setback Standards and is therefore not only compatible with the surrounding MUA zoning and uses, but also increases the screening of the interior use and greatly contributes to the streetscape at the corner of Southern Avenue and 26 <sup>th</sup> Street.
<b>PLANT TYPE</b>	<b>PLANTING SIZE, QUANTITY, &amp; SPACING</b>	
Trees	<p><b><u>Type and Size Requirements</u></b>                      Min. 2-inch caliper trees (50% of required trees)                      Min. Combination of 3-inch caliper, and multi-trunk trees, (25% of required trees)                      Min. 4-inch caliper or multi-trunk trees (25% of required trees)</p> <p><b><u>Average Net Linear Tree Frontage Requirements</u></b>  <b>Along Southern Avenue:</b>                      An average spacing between trees of 17 feet on center</p>	Unlike typical, on-center measurements, in order to maximize the number of trees on site, the PUD provides an average number of trees per net linear foot of frontage resulting in a landscaping plan that <b>exceeds</b> the amount and intensity of surrounding MUA landscaping. These averages allow for an abundance of trees, exceptional screening from the interior use, and the preservation of the canopies and health of adjacent trees. These standards take into consideration the ultimate canopy dimensions of each tree in relationship to other

**G. DEVELOPMENT STANDARDS**

Development Standards Table

	<p><b>Along 26<sup>th</sup> Street:</b> An average spacing between trees of 24 feet on center</p> <p><b>Along Eastern Edge of Property:</b> An average spacing between trees of 27 feet on center</p>	<p>surrounding landscape and hardscape. These standards not only result in enhanced landscaping, but also the general beautification of the gateway to both existing and proposed residential and commercial uses along 26<sup>th</sup> Street, south of Southern Avenue. (Note: the landscaping plan utilizes the “Cathedral” Oak Tree, the thematic tree of the adjacent proposed Waldrons Farm streetscape.)</p>
Shrubs	Min. 6.5 shrubs per tree shrubs per tree	This standard <b>exceeds</b> MUA landscape setback standards and enhances the streetscape along Southern Avenue and 26 <sup>th</sup> Street.
<b>OFFICE BUILDING PARKING LOT AREA (Excludes Work Vehicle and Equipment Storage and Staging Area)</b>		
Interior surface area (exclusive of perimeter landscaping, all required setbacks, and storage/staging area)	<p><b>Area Standard</b></p> <p><b>Min. Interior Landscaped Area for Office Building Parking Area:</b></p> <p>16%</p>	<p>The PUD’s interior landscaping requirements for the office building parking area <b>exceed</b> both the MUA and Baseline Area Overlay District (“BAOD”) requirements. The enhanced interior landscaping provides both beatification of the interior area and functional shading for both the parking lot area and the southern side/main entrance of the proposed office building.</p> <p><b>Calculation per Site Plan</b></p> <p><b>Total Interior Surface Area dedicated to Office Building Parking Lot:</b></p> <p>Approximately 6581 Square Feet</p> <p><b>Interior Landscaping Provided:</b></p> <p>1102 Square feet (16.7% of Interior Surface Area)</p>

**G. DEVELOPMENT STANDARDS**

Development Standards Table

	Landscaped planters	A minimum of one planter per each row of office building parking	Planters provided for each single row of office parking provide for additional shade and rural character of the interior parking area.
	Landscaped planters, located at the end of a single row of parking	Min. 180 sq. ft.	This standard <b>exceeds</b> MUA requirements. The office building parking area includes three landscape planters: (1) 185 sq. ft.; (2) 225 sq. ft.; and (3) 587 sq. ft. Each exceeding MUA requirements and providing enhanced interior landscaping. Additionally, an extra 78 sq. ft. area of landscaping is provided near the main south entrance to the building and 27 sq. ft. of landscaping is provided on the west side of the office parking entrance.
	<b>PLANT TYPE</b>	<b>PLANTING SIZE, QUANTITY, &amp; SPACING</b>	
	Trees	Interior surface area landscaping shall include a combination of 2" Caliber trees; and multi-trunk trees  Min. 2-inch caliper (78% of required trees) Min. multi-trunk trees (22% of required trees)	This standard <b>exceeds</b> MUA requirements. Landscape standards requiring more mature trees provide for greater shade and greenscape of interior parking areas.
	Shrubs	Min. five (5) 5-gallon shrubs per tree	This standard <b>meets</b> MUA requirements. Accompanying shrubbery enhances the abundance and density of required landscaping in areas otherwise covered by adjacent tree canopies.

**G. DEVELOPMENT STANDARDS**

Development Standards Table

<b>LANDSCAPING FOR PERIMETER PROPERTY LINES (NOT ADJACENT TO A STREET)</b>		
Property lines not adjacent to a street	Min. 10-foot landscaped setback	This standard <u>meets</u> MUA requirements for the eastern landscape setback and provides additional interior landscaping adjacent to the building and both the storage/staging area and office parking area.
<b>PLANT TYPE</b>	<b>PLANTING SIZE, QUANTITY, &amp; SPACING</b>	
Trees	Min. 2-inch caliper (95% of required trees) Min. multi-trunk (5% of required trees)	This standard <u>exceeds</u> MUA requirements and provides a larger percentage of mature trees and shading along the east side of the building and both storage and office parking areas.
Shrubs	Min. five (5) 5-gallon shrubs per tree	This standard <u>meets</u> MUA requirements. Accompanying shrubbery enhances the abundance and density of required landscaping in areas otherwise covered by adjacent tree canopies.
<b>ADJACENT TO A BUILDING</b>		
Building facades within 100' of the public right-of-way or adjacent to public entries to the building (excluding alleys)	Min. 65% of the total exterior building wall length shall be treated with either a landscaped planter a min. five (5) feet in width or an arcade or equivalent feature. (This standard includes landscaping within the provided landscape setbacks)	This standard <u>exceeds</u> the MUA requirements for percentage of total exterior wall length to be treated with landscaping. By increasing this standard, the landscape setbacks also serve to screen the building and soften the character of the development in a manner that reflects an agrarian environment.  The proposed PUD will provide approximately 217'-2" of landscaping adjacent to the building walls out of a total of 312'-4" of total exterior wall length, including the



**G. DEVELOPMENT STANDARDS**

Development Standards Table

		<p>east and south sides of the building which are not within 100 feet of the public right-of-way.</p> <table border="1"> <thead> <tr> <th><u>Building Wall Length</u></th> <th colspan="2"><u>Approx. Landscaping Required/ Provided</u></th> </tr> </thead> <tbody> <tr> <td>N (104'-8")</td> <td>26'-2"</td> <td>104'-8"</td> </tr> <tr> <td>E (51'-0")</td> <td>12'-9"</td> <td>51'-0"</td> </tr> <tr> <td>S (105'-8")</td> <td>26'-5"</td> <td>20'-6"</td> </tr> <tr> <td>W (51'-0")</td> <td>12'-9"</td> <td>41'-0"</td> </tr> <tr> <td>Totals:</td> <td>78'-1"</td> <td>217'-2"</td> </tr> </tbody> </table>	<u>Building Wall Length</u>	<u>Approx. Landscaping Required/ Provided</u>		N (104'-8")	26'-2"	104'-8"	E (51'-0")	12'-9"	51'-0"	S (105'-8")	26'-5"	20'-6"	W (51'-0")	12'-9"	41'-0"	Totals:	78'-1"	217'-2"
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<b>PLANT TYPE</b>	<b>PLANTING SIZE, QUANTITY, &amp; SPACING</b>																			
Trees	<p><b><u>Type and Size Requirements</u></b>                      Min. 2-inch caliper trees(50% of required trees)                      Min. Combination of 3-inch caliper, and multi-trunk trees (25% of required trees)                      Min. 4-inch caliper or multi-trunk trees (25% of required trees)</p> <p><b><u>Average Net Linear Tree Frontage Requirements</u></b>  <b>Adjacent to the Building Along Southern Avenue:</b>                      An average spacing between trees of 17 feet on center  <b>Adjacent to the Building Along 26<sup>th</sup> Street:</b>                      An average spacing between trees of 24 feet on center  <b>Along Eastern Edge of Property:</b>                      An average spacing between trees of 27 feet on center</p>	<p>This standard <b>exceeds</b> the MUA requirements and ensures adequate shading from trees along the exterior of the building.</p>																		
Shrubs	<p>Min. 6.5 five-gallon shrubs per tree</p>	<p>This standard <b>exceeds</b> the MUA requirements and provides enhanced shrubbery within the</p>																		

**G. DEVELOPMENT STANDARDS**

Development Standards Table

		perimeter landscape setbacks adjacent to the building.
<b>WORK VEHICLE AND EQUIPMENT STORAGE AND STAGING AREA (Excludes Office Building Parking Area)</b>		
Storage and Staging Area	<p>Approximately 45,122 sq. ft. of the southern portion of the site (not to exceed 55% of the total 2.75 gross acre parcel) shall be used for a work vehicle and equipment storage and staging area. Vehicles and equipment will be stored and secured overnight and used on a daily basis for staging activities prior to sending crews out to job sites. No dead vehicle storage is permitted.</p> <p>“Vehicles” include various models of pick-up trucks and other work vehicles, each not to exceed a gross vehicle weight of 26,000 pounds as established by the manufacturer. “Equipment” includes equipment and utility trailers, skidsteers, skiploaders, backhoes, trenchers, and excavators, and other equipment of similar size and weight, each not to exceed a gross vehicle weight of 25,000 pounds as established by the manufacturer. Open storage shall be no higher than 8 feet plus one foot in height for every 3 feet of setback from a property line with a maximum height of 15 feet.)</p>	<p>This definition of the PUD’s storage and staging use clarifies that this area will not be used for long term vehicle storage or dead vehicle storage.</p>
Interior surface area (exclusive of perimeter landscaping and all required setbacks.)	<p><b>Area Standard</b></p> <p><b>Min. Interior Landscaped Area for Vehicle Storage and Staging Area:</b></p> <p>7%</p>	<p>This PUD standard <b>exceeds</b> the MUA requirements, because neither the MUA nor the BAOD require a minimum percentage of interior landscaping for a vehicle storage area. This PUD therefore <b>exceeds</b></p>

**G. DEVELOPMENT STANDARDS**

Development Standards Table

		comparable standards and provides enhanced interior landscaping throughout the storage and staging area resulting in both beatification and functional shading. <b>Calculation per Site Plan</b> <b>Total Interior Surface Area dedicated to Storage and Staging Area:</b> Approx. 45,122 Square Feet, not to exceed 55% of the total 2.75 gross acre parcel <b>Interior Landscaping Provided:</b> Approx. 3410 Square feet (7.7% of Interior Surface Area)
Landscaped planters, interior double rows of parking	The PUD shall provide a minimum of one 1000 square foot planter between each of the two interior double rows of parking	This PUD standard <b>exceeds</b> the MUA requirements, because there is no comparable MUA requirement for storage/staging areas. Large planters provide a natural green division between double rows of parking while providing substantial shading to parking areas. The current landscape plan anticipates two landscape planters dividing each of the two interior double rows of parking – one measuring 1251 sq. ft. and the second measuring 1169 sq. ft., each of which exceed the PUD 1000 sq. ft. planter minimum requirement.
<b>PLANT TYPE</b>	<b>PLANTING SIZE, QUANTITY, &amp; SPACING</b>	
Trees	Interior surface area landscaping shall include a combination of 2” Caliber trees; and multi-trunk trees	This PUD standard <b>exceeds</b> the MUA, because there is no comparable MUA requirement for storage/staging areas. Enhanced

**G. DEVELOPMENT STANDARDS**

Development Standards Table

	<p>Min. 2-inch caliper (78% of required trees)                  Min. multi-trunk trees (22% of required trees)</p>	<p>interior landscaping provides both shade for stored vehicles and shading of the asphalt vehicle storage area.</p>
<p>Shrubs</p>	<p>Min. five (5) 5-gallon shrubs per tree</p>	<p>This PUD standard <b>exceeds</b> the MUA requirements, because there is no comparable MUA requirement for storage/staging areas. Accompanying shrubbery enhances the abundance and density of required landscaping in areas otherwise covered by adjacent tree canopies.</p>
<p><b>OUTSIDE STORAGE FOR PLANT MATERIAL SCREENING REQUIREMENTS</b></p>		
<p><b>OUTDOOR PLANT MATERIAL STORAGE</b></p>	<p><b><u>Storage Material</u></b>                  The storage area located on the southeast corner of the property shall not exceed 900 sq. ft. and will be used for overage storage of plant materials that come back to the site from completed jobs.</p> <p><b><u>Screening/Security Standards</u></b>                  The PUD shall provide a chain-link fence around the storage area, not to exceed 6 feet in height that shall not be visible from the street. From the perspective of the gate entrance located at the southwest corner of the site, the fence shall be screened by Bougainvillea, or plants of similar screening and flowering ability, planted along the western side of the chain link fence. The chain-link fence shall be pad-locked for additional security.</p>	<p>This single-use district requires a small amount of temporary plant material storage. There will be no high-volume plant storage at this location because project orders are delivered directly to job sites.</p> <p>The fence and screening are necessary to provide security for these materials. The additional screening through flowering Bougainvillea plants will enhance the interior landscaping of the proposed development.</p>

**G. DEVELOPMENT STANDARDS**

Development Standards Table

<b>OFFICE BUILDING PARKING</b>		
<b>PARKING STANDARD</b>	<p>The PUD shall provide 1 space per every 300 square feet of office floor area.</p> <p>The PUD shall provide 1 space per every 1000 square feet of indoor storage area.</p>	<p>The site plan provides more than the required number of parking spaces associated with the office use. Only 5 spaces are required for approximately 1500 square feet of office space and only 4 spaces are required for approximately 3500 square feet of storage space. While the proposed development requires only 9 total spaces, the site plan provides 16 spaces, including a single required accessible space.</p>
<b>WORK VEHICLE AND EQUIPMENT STORAGE AND STAGING AREA</b>		
<b>VEHICLE AND EQUIPMENT STORAGE SPACES STANDARD</b>	<p>The PUD shall provide a maximum of 90 single parking spaces within the work vehicle and equipment storage and staging area. This maximum includes all single spaces, including spaces allotted within the site plan for double-space parking of truck and trailer combinations.</p>	<p>The PUD district requires the ability to store truck and trailers for staging and distribution to job sites. The proposed site plan allows this use to be discrete and screened from the view of the surrounding neighborhood and adjacent uses.</p>
<b>AMENITIES</b>		
<b>ENHANCED LANDSCAPING</b>	<p>The PUD provides enhanced landscaping standards that exceed the requirements of all surrounding zoning districts, including increased landscape setbacks; increased size, improved spacing/density of trees and shrubs; specific net linear average tree spacing requirements; functional screening of the building and interior use; and enhanced shading of the surrounding walkways, parking areas, and building exteriors.</p>	<p>Enhanced landscaping standards are appropriate for a property acting as a gateway to both residential and commercial uses along 26<sup>th</sup> Street. The abundant and green streetscape also serves to provide screening of the building and the interior use. The enhanced landscaping provides shade and softens the look of the development to create a more natural environment.</p>

**G. DEVELOPMENT STANDARDS**

Development Standards Table

<p><b>WALKWAYS</b></p>	<p>The PUD shall provide shaded five (5) foot wide public walkways/sidewalks between the building and the perimeter streets along both Southern Avenue and 26<sup>th</sup> Street. The walkways shall be of contrasting materials such as brick or concrete pavers where the walkway crosses a vehicular path.</p>	<p>Shaded walkways promote a pedestrian-friendly environment adjacent to both residential and commercial development. Walkways of contrasting materials will promote safety and convenience while improving the function of the parking area.</p>
<p><b>BICYCLE PARKING AREA</b></p>	<p>The PUD shall provide a minimum of 5 bicycle racks adjacent to the building.</p>	<p>Bicycle racks promote the use of sustainable travel choices and reduction in trip generation.</p>
<p><b>BREAK/EATING AREA</b></p>	<p>The PUD shall provide a minimum of 240 square feet for an outdoor employee break/lunch area located in the north-west corner of the building. The area shall include an attached shade structure, a picnic table, and a seating bench for employee relaxation during breaks.</p>	<p>Break/Lunch areas promote onsite meals and reduce trip generation.</p>
<p><b>SHADE</b></p>		
<p><b>LANDSCAPING AND BUILDING DESIGN</b></p>	<p>The PUD shall provide a vast amount of shade on the public sidewalks surrounding the property. Additionally, the guidelines for the office building place emphasis on horizontality and agrarian design, both factors that lead to adequate shading of windows and entries, thus minimizing mechanical cooling requirements.</p> <p>Building design shall include: a 6'-0" deep entry tower that shades the entry into the office; a shed roof that provides shade</p>	<p>Shade contributes to a sustainable and energy efficient building design; substantial shading of parking lot and the storage and staging area; and pedestrian-friendly walkways near both residential and commercial development.</p>

**G. DEVELOPMENT STANDARDS**

Development Standards Table

<p><b>LANDSCAPING AND BUILDING DESIGN (continued)</b></p>	<p>of two of the three windows on the south elevation; a shed roof on the west elevation that shall provide shade over four of the five windows. The shed roof shall extend 4'-0" out from the building with a 5/12 pitch roof.</p> <p>The variety of trees planted onsite shall have a mature height ranging between 25 and 40 feet.</p> <p>The building shall provide: shading along the west and south elevations combined, including shading for the main entry tower and the shed roof canopies on the south elevation; a 6'-0" deep entry tower that shades the entry into the office; a shed roof that provides shade of two of the three windows on the south elevation; a shed roof on the west elevation that shall provide shade over four of the five windows. The shed roof shall extend 4'-0" out from the building with a 5/12 pitch roof.</p> <p>Sidewalks along 26<sup>th</sup> Street and Southern Avenue shall be shaded by trees within the enhanced landscape setbacks. A minimum of 50% of the exterior sidewalk along 26<sup>th</sup> Street and Southern Avenue shall be shaded.</p> <p>Any shade calculations shall be measured at summer solstice at 12:00pm.</p>	
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**G. DEVELOPMENT STANDARDS**

Development Standards Table

		Shade provided by means of arcades, projections, awnings, trees or vegetation (as measured at maturity), and buildings shall count toward shade calculations	
<b>LIGHTING PLAN</b>			
	<b>LIGHTING STANDARD</b>	A photometric plan shall be submitted at the time of Development Service Department Review. On site lighting should be accomplished with low level, uniform lighting fixtures dispersed throughout the site with a lumen rating of 3,000 or less. All lighting shall not exceed fifteen (15) feet in height including lamp, pole, and base.	This standard <u>meets</u> the MUA lighting Standard. Uniform lighting avoids abrupt changes from lit to dark areas, providing an even low intensity lighting pattern.



## **H. DESIGN GUIDELINES AND STANDARDS**

Gothic recognizes the importance of meeting and, where possible, exceeding the quality of development desired by the City in this part of the South Mountain Village. To that end, Gothic proposes to follow the direction provided to owners and builders through the “Guidelines for Design Review” Section of the City of Phoenix Zoning Ordinance, as adapted for this Planned Unit Development (“PUD”) below.

The design guidelines and standards contained in this section reflect the desired goals and policies for development in this PUD, which is compatible with the design and development standards of the Mixed Use Agricultural (“MUA”) district. The intent of the guidelines and standards is to encourage new development in the district which is compatible with the traditional design of a rural and agricultural area. The heavily landscaped character of agricultural properties should be reflected in new projects which build on past successes and ensure the future viability of the district. The City's general design review guidelines of Section 507 Tab A of the Zoning Ordinance shall apply to development in the PUD District to the extent they do not conflict with these PUD standards. All development in the PUD District is subject to site plan review to ensure maximum preservation of existing plant materials and the agricultural character of the district.

### **1. Fences and walls.**

a. A solid decorative masonry wall, a minimum of 6 ft in height and not exceeding eight (8) feet in height, shall be used on the perimeter of a lot or development for the purpose of screening of parking and the storage and staging area for work vehicles and equipment. The wall shall be constructed of Concrete Masonry Unit (“CMU”) (scored on the long portions) with split-face CMU screen-wall pop-outs. The pop-outs shall be enhanced with screen-wall trellises used as “Green-Screen” structures for the climbing growth of flowering shrubs and/or vines. The two entrances to the property along 26<sup>th</sup> Street shall be wrought iron rolling gates.

*Rationale:* A solid decorative masonry wall for the purpose of screening of uses which are interior to this site is appropriate for this PUD district. Solid walls screen properties and allow focus on landscaping, green screening, and the surrounding rural/agricultural character. The wall is also necessary to provide security to protect stored vehicles and equipment.

b. The front yard, west yard, and rear yard shall include a rustic fence within the landscape setback made of wood or similar materials that does not exceed three (3) feet in height with approximately four (4) horizontal rails that would be inserted through the posts similar to a horse farm fence.

*Rationale:* In rural areas, such fences can be necessary for various forms of livestock. Here, the PUD expresses the rural character of the area through the use of a similar decorative rustic wooden fence commonly seen on horse farms.

c. Chainlink, barbed wire, concertina wire, razor wire, and other similar materials are prohibited in the required front yard and on the street side perimeter of a lot or development. Chainlink fencing may be used on the interior of the completed development for plant material storage, but such storage shall not exceed 900 square feet in size and shall be screened from the perspective of both 26<sup>th</sup> Street and Southern Avenue through the use of Bougainvillea plants or plants of similar screening and flowering ability.

*Rationale:* Wooden fencing and solid masonry walls in the PUD District should be both functional and attractive.

## **2. Building orientation and massing.**

a. Commercial and office buildings in the PUD shall incorporate two or more of the following architectural elements that emphasize horizontal plains: overhangs; projections; alcoves; varied roof-plains; and building offsets that are designed to minimize mass and volume of the structure.

*Rationale:* Incorporating such building design elements reduces the impact of expansive building facades and massing for pedestrian and semicircular traffic.

b. Shaded walkways shall be provided along 26<sup>th</sup> Street and Southern Avenue, as well as the accessible walkway on the south side of the building for all commercial and office buildings. Landscaping shall provide a minimum of 50% shade over the 26<sup>th</sup> Street and Southern Avenue sidewalks, as measured at the time of the summer solstice at 12:00 PM.

*Rationale:* Shaded walkways will increase the usability of the streetscape throughout the year, and will promote pedestrian comfort. While the proposed building does not provide exterior walkways adjacent to all sides of the building, enhanced landscape requirements are included to provide canopy trees that project substantial shade onto the entire sidewalk along both 26<sup>th</sup> Street and Southern Avenue as well as shading parts of the accessible walkway to the south of the building.

c. Changes in facade, such as, material, window design, facade height or decorative details should be expressed so that the composition appears to be a collection of smaller buildings. This can be accomplished by providing various vertical changes as well as horizontal changes and variations to the building by means of decorative shed roof structures and stone or faux stone veneer as well as an enhanced color palette.

*Rationale:* Varied building facades promote a traditional and rural building design that minimizes the visual impact of the building.

**3. Parking and maneuvering areas.**

a. No parking or maneuvering areas, other than required driveways, shall be permitted in the perimeter setbacks of a lot or development.

*Rationale:* Parking areas should be screened and not intrude on the perimeter setbacks. At a minimum, parking and maneuvering areas must be placed outside of the site's perimeter setbacks. An exception is needed for driveways to bring vehicles onto the site.

b. Parking areas shall be placed behind the nonstreet side of a building.

*Rationale:* A building, in combination with landscaped setbacks and decorative masonry walls, can provide an effective screen for a parking area and help prevent the parking area from dominating the appearance of the site.

c. The surface of parking stalls and work vehicle and equipment storage and staging area should be composed of asphalt or concrete.

*Rationale:* It is critical that parking and maneuvering areas be dust-proofed due to problems with air pollution from particulates. While rural and agricultural developments have traditionally used a form of decomposed granite rather than asphalt, such materials do not stand up to the use proposed within this PUD. It is important to note that a significant amount of the interior asphalt will be shaded by the enhanced interior landscaping islands and perimeter landscaping.

**4. Lighting.**

a. On site lighting should be accomplished with low level, uniform lighting fixtures dispersed throughout the site with a lumen rating of 3,000 or less.

b. All lighting shall not exceed fifteen (15) feet in height including lamp, pole, and base.

*Rationale:* Uniform lighting avoids abrupt changes from lit to dark areas, providing an even low intensity lighting pattern.

**5. Building materials.**

a. At least five of the following building materials shall be incorporated into commercial buildings:

- 1) Wood/heavy timbers;
- 2) Stone, stone veneer, or faux stone veneer;
- 3) Stucco, not to exceed 70% of the exterior wall surface area;
- 4) Decorative shed roof structures;
- 5) Entry tower gable roof;

- 6) Concrete shingles simulating the look of wood shake shingles;
- 7) Simulated double-hung windows with decorative wrought iron grills.

*Rationale:* These types of building materials ensure the agrarian character of the PUD District.

## **6. Roofs.**

- a. Barrel tile roofs shall be prohibited.
- b. Flat roofs for commercial buildings shall include a false front parapet and/or a Gable Roof structure to give the appearance of pitched roof elements.
- c. Overhanging wooden eaves and exposed rafters shall be included within the building design.

*Rationale:* Barrel tile roofs are not consistent with the desired character of the PUD District. Pitched or flat roofs with false front parapets and exposed rafters are more reminiscent of a rural or farm building style.

## **7. Signs.**

- a. Neon tubed exterior accent light, external neon tubed signs and internally illuminated signs are not permitted.

*Rationale:* Such lighting is symbolic of an urban setting and is not compatible with the rural character of the PUD District.

- b. The PUD shall include a single ground mounted sign made of wood, stone veneer, and/or similar appearing materials.

*Rationale:* Ground mounted signs made of such materials reinforce the agrarian character of the PUD District.

## **8. Windows.**

- a. All windows in commercial buildings shall be either plate glass windows with internal/external grill patterns applied to the window to provide the appearance of a divided lite window or false simulated windows that provide a wrought-iron frame and grill pattern to simulate the look of a double hung window.

*Rationale:* The appearance of divided lite or double hung windows negates the perception of large single pane windows that will create a building facade out of character with the PUD District.

- b. Ground floor building elevations which face the public right-of-way or pedestrian plazas shall provide a minimum of 40% and maximum of 70% by means of windows, false

windows, and/or doors between three (3) feet and seven (7) feet above the finished floor elevation.

*Rationale:* Windows and doors create an interactive and appealing pedestrian and right-of-way building facade.

c. All windows, with the exception of false windows, must achieve a visible transmittance rating (VTR) of 0.85 or higher.

*Rationale:* Transparency along the street encourages pedestrian activities and enhances security.

## **9. Open space.**

a. A minimum of twenty percent of the net site area of a commercial development, including landscaping setbacks, shall be set aside as open space accessible to the public. (Stormwater retention areas may be included in this calculation)

*Rationale:* Open space around the perimeter of the development will enhance the agricultural character of the development supporting the PUD District.

b. Required open space accessible to the public may be used for storm water retention.

*Rationale:* The open space can serve as a retention area.

c. Required open space accessible to the public may be active (pasture/riding ring, food or flower garden, citrus grove) or passive (landscaped area).

*Rationale:* The open space should respect the traditional agricultural uses.

## **10. Landscape standards.**

a. Plant materials in required landscape areas shall be limited to those listed on the Mixed Use Agricultural plant list, a copy of which is available at the Phoenix Planning Department, or as approved by the Development Services Department.

*Rationale:* A key method to preserve and foster the agricultural character of this district is landscaping with plant materials which have historic significance for ornamental or crop use in agricultural areas of Phoenix or provide the visual equivalent to those plants. The mixed use agricultural plant list combines plants (trees, shrubs, ground covers, accent plants, and vines) which Phoenicians have historically used in farming areas and drought tolerant plants which have the potential for crop use or have a lush appearance which complements the color, texture, and density of the traditional plants. The landscape palette enhances the district's character through its contrast to the plant materials which are used in and appropriate for Sonoran desert areas without an agricultural heritage.

b. Any plants listed in the invasive species list in Appendix B of the Sonoran Preserve Edge Treatment Guidelines, Section 507 TAB A3.7 shall be prohibited in the PUD District.

*Rationale:* Invasive species shall be prohibited to protect the plant materials in the vicinity and to preserve the environment.

c. Where prominent existing plant materials are native species then the landscaping should be limited to the Sonoran Plant List.

*Rationale:* Native Sonoran Desert landscaping should be encouraged where appropriate to promote uniform landscaping themes in areas with native vegetation.

d. A minimum of five percent of the landscaped area shall be planted in a mix of flowers or flowering plants.

*Rationale:* Flowers will contribute to the beauty of the project.

**I. SIGNS**

All signage will be in accordance with the City of Phoenix Sign Ordinance and the Mixed Use Agriculture Zoning District sign standards. The PUD will include a single ground-mounted monument sign located on the southeast corner of Southern Avenue and 26<sup>th</sup> Street not exceeding six feet in height; sixteen square feet in sign area, and thirty two square feet in total area for the monument structure. *See Exhibit 10, Sign Plan.*

## J. SUSTAINABILITY

### Shading

The Design and Development Guidelines and Standards are written in such a manner to require a vast amount of shade on the public sidewalks surrounding the property. Additionally, the Design Guidelines for the office building place emphasis on horizontality and agrarian design, both factors that lead to adequate shading of windows and entries, thus minimizing mechanical cooling requirements.

Such building design aspects include: a 6'-0" deep entry tower that shades the entry into the office; a shed roof that provides shade of two of the three windows on the south elevation; a shed roof on the west elevation that will provide shade over four of the five windows. The shed roof shall extend 4'-0" out from the building with a 5/12 pitch roof. *See Exhibit 10.*

Sidewalks along 26th Street and Southern Avenue shall be shaded a minimum of 50% by trees within the enhanced landscape setbacks. *See Exhibit 11.* Current approximate sidewalk shade calculations:

815 total linear feet of sidewalk (on Southern, 26th and Lynne Lane)

446 linear feet of shaded sidewalk (approximately 55%)

The variety of trees planted onsite can have a mature height ranging between 25 and 40 feet, including the implementation of numerous trees throughout employee parking and the storage and staging area for work vehicles and equipment. With the close proximity of the trees to each other as well as the single lane drive aisles through the storage and staging area, the PUD creates shade from trees to help reduce the heat impact on the asphalt. *See Exhibit 11.*

Shade provided by means of arcades, projections, awnings, trees or vegetation (as measured at maturity), and buildings will provide substantial shading throughout the development.

### Bicycle Parking Racks

The PUD will provide 5 bicycle racks adjacent to the south-west corner of the office between the building and screen wall along the pedestrian access through the screen wall to the street. This will help encourage non-vehicular transportation. We are providing tube steel racks that are 2'-0" wide by 3'-0" tall and have a circular top, per City of Phoenix requirements. *See Exhibit 9.*



### **Employee Break and Lunch Area**

The conceptual building design includes an outdoor shaded employee break/lunch area on the northwest corner of the building that will encourage onsite breaks and meals thereby reducing trip generation. *See Exhibit 9.*

### **Building Design and Materials**

Gothic intends to investigate and, where possible, incorporate the following sustainable building features:

- (1) Concrete roof tiles that mimic the look of shake shingles and provide a long material lifespan instead of using actual wood shake shingles that would have to be replaced frequently;
- (2) Use of a roofing material that includes a very high RFI (Reflective) value of 78 or greater which reflects a substantial portion of the heat island effect from the roof of the building;
- (3) Water Use reduction of restroom fixtures in the building;
- (4) Use of mechanical equipment with increased energy performance standards; and
- (5) Use of low-emitting materials for VOC's (Volatile Organic Compounds) within the building materials, such as adhesives, paints, carpet systems, wood and agrifiber products.

### **Landscaping with Low Water Consumption**

The plants proposed in the conceptual landscaping plan from the Mixed Use Agricultural plant list require low amounts of water consumption. Shrubs and trees will be installed with drip irrigation for maximum water efficiency.

### **Mitigation of Air Blown Dust and Matter**

Ground surfaces throughout the site are either planted turf, asphalt, or other solid surface material. This helps maintain outdoor air quality by mitigating the amount of harmful dust or other matter cast into the air via vehicles or other means.

## K. INFRASTRUCTURE

### 1. Circulation Systems

Streets: Southern Avenue is designated a Major Arterial consisting of 5 lanes (two drive lanes in each direction and a center turning lane). A bus bay is located at the east of the corner of 26<sup>th</sup> Street and Southern Avenue. 26<sup>th</sup> Street is located along the western boundary of the site and is the primary point of access to the project. Lynne Lane is located in the rear of the site and is not utilized. No ingress/egress takes place from this frontage. *See Exhibit 9.*

### 2. Grading and Drainage

Will be addressed through the Development Services Department review process.

### 3. Water and Wastewater Services

The existing infrastructure will be more than adequate for water and wastewater services for the proposed development.

## **L. PHASING PLAN**

**Gothic proposes a two-phased plan:**

### **Phase 1**

The purpose of Phase 1 will be to dustproof the property. Gothic will install all required asphalt paving, the proposed decorative masonry wall, and complete all required onsite grading, retention, and landscaping, including enhanced landscape setbacks along 26<sup>th</sup> Street and Southern Avenue and interior landscape planters.

### **Phase 2**

Gothic will construct the proposed office building and any remaining portions of the decorative masonry wall adjacent to the building.