

METRO NORTH CORPORATE PARK



A PLANNED UNIT DEVELOPMENT

Case Z-29-14-1
Land Use and
Development Standards

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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.



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A. Executive Summary

The purpose of the proposed Planned Unit Development (“PUD”) is to create specific standards to guide the development of the approximate 43-acre parcel located south of the southwest corner of Thunderbird Road and the I-17 Freeway (“Black Canyon Freeway”). The property is a completely self-contained site that has two fronts. One onto 30th Avenue and one onto the I-17 Frontage road along the east side of the property.

The irregular shaped property is located south of Thunderbird Road, a major arterial road, and bounded by 30th Avenue (a private street) on the west and by the I-17 Freeway frontage road on the east. Access is provided via Thunderbird Road from the north; Sweetwater Road from the south; I-17 Freeway frontage road on the east and 30th Avenue from the west. 30th Avenue is not a public street, however, access easements have been granted through the CC&R recording. The frontage road and 30th Avenue provide limited access to the property.

The subject site is approximately 43 acres in size and includes approximately 750,000 square feet of building area. Currently, a portion of the buildings are occupied while approximately 82% remains vacant and has remained vacant for the past 9-years. Vacant buildings/parcels and underutilized buildings and developments promote blight, mischief, illegal dumping and unsightliness.

The overall property includes 5 parcels under a common ownership and zoned Intermediate Commercial (C-2) and In-

dustrial Park (IND. PK) The three larger existing buildings were built on the property in 1974 and 1975 and is the former site of GE/Honeywell computer manufacturing facility.

The rezoning request will involve approximately 43 acres and will rezone the property from the current Intermediate Commercial (C-2) and Industrial Park (IND. PK) to Planned Unit Development (PUD) to allow employment opportunities which implements the greater vision of the City of Phoenix’s vision and for development along the I-17 Freeway corridor.

The proposed request will provide an exceptional opportunity for office, employment, commerce and light industry and business, which in turn will create hundreds of quality job opportunities for existing and future City residents. The proposed PUD will contribute to the orderly growth of the City and is providing the potential for commerce, industrial, warehouse, and distribution uses needed to balance this area of the City. The types of uses allowed in the proposed PUD category include industrial uses (enclosed), general office along with retail and commercial uses that support these primary employment uses.

The resulting project will be called **Metro North Corporate Park PUD.**

B. Purpose and Intent

1. Project Overview and Goals

OVERVIEW:

The purpose of this PUD located on approximately 43 acres of property located south of the southwest corner of I-17 Freeway and Thunderbird Road (on the west side of the I-17 Freeway) is to enable the creation of an infill, employment campus that caters to a broad range of supportive uses.

This project was originally built under Industrial Park (IND. PK) zoning, but after several years of extremely low tenant occupancy, this request seeks to expand the allowable uses to include not only employment/industrial, office/medical uses, but also a variety of retail and service uses.

The concept behind the subject request is to provide the ability for meaningful development to occur in response to current market conditions both now and in the future. As market trends continue to evolve and new business ventures seek to locate in this the area, this document will provide a general framework of guidelines, expectations of permitted uses and design standards in order to ensure compatibility with the general area.

GOALS:

The goal of the ***Metro North Corporate Park*** PUD is to become a preferred option for employment-related uses in along this part of the I-17 Freeway corridor. This PUD has been prepared pursuant to Section 671 of the Zoning

Ordinance of the City of Phoenix in order to establish the regulatory framework for this plan that will emerge and develop over the next decade.

This land use and development standards narrative is intended to be a stand-alone document comprised of zoning regulations, including permitted uses, development standards and design guidelines for the project. Further, this PUD includes general background information to help illustrate the intent of the development. All images including the site plan and illustrative photos of various types of uses are conceptual representations of the proposed character and quality of the development. Provisions not specifically regulated by the ***Metro North Corporate Park*** PUD are governed by the City's zoning ordinance. This PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements.

2. Overall Design Concept

The site is located adjacent to one of the City's most desirous employment and industrial corridors and enjoys excellent regional access due to its strategic location just off the I-17 West Freeway. As previously noted, the subject property also has immediate access to Thunderbird Road, Sweetwater Avenue and full-freeway access at Thunderbird Road and I-17 intersection.

The site's critical setting adjacent to the freeway corridor and arterial roadways gives the existing site a unique opportunity to attract a wide spectrum of commercial, office, and commerce park users who seek excellent freeway access and nearby employment, commer-

cial services and good public transportation.

The existing building architecture provides a distinct yet complimentary environment in keeping with other existing types of uses in the area. Future redevelopment or new development for buildings may follow with the overall architecture character or may choose to develop a complimentary architectural theme. This will be determined upon a future user (which is undetermined at this time).

Metro North Corporate Park PUD is a planned, employment campus development that will provide opportunities for a stand-alone or combination of uses including (but not limited to) business park/commerce park uses, office, restaurants, banks, general retail uses as well as storage and manufacturing.

C. Land Use Plan

The subject request seeks to rezone the property from the approximately 43 acres from the current Intermediate Commercial (C-2) and Industrial Park (IND. PK) to Planned Unit Development (PUD) to allow additional employment opportunities for this underutilized property. The goal of this rezoning is to implement the greater vision of the City of Phoenix's vision for this area and to allow new business opportunities for employment users who seek nearby freeway access and freeway frontage. The overall goal is reenergize this site with business/commerce park users in an employment campus along the I-17 Freeway corridor.

The purpose of this PUD located on approximately 43 acres of property located south of the southwest corner of I-17 Freeway and Thunderbird Road (on the west side of the I-17 Freeway) is to enable the creation of an infill, employment campus that caters to broad range of supportive uses.

This project was originally built under Industrial Park (IND. PK) zoning, but after several years of extremely low tenant occupancy, this request seeks to expand the allowable uses to include not only employment/industrial, office/medical uses, but also a variety of retail and service uses.

The concept behind the subject request is to provide the ability for meaningful development to occur in response to current market conditions both now and in the future. As market trends continue to evolve and new business ventures seek to locate in this the area, this document will provide a general framework of guidelines, expectations of permitted uses and design standards in order to ensure compatibility with the general area.

The additional uses permitted by this PUD zoning district will encourage new employment opportunities for this underutilized parcel. The types of uses allowed in this district include industrial uses, general office, warehouse, and retail and commercial uses that support these employment uses.

Allowing this reuse of this site complies with the City's General Plan and the City's Zoning Ordinance and will allow the underutilized buildings to be remodeled and occupied with uses that are compatible and appropriate for this

site and the area. This rezoning request provides the opportunity for a commercial/industrial businesses to locate in a strategic freeway location bringing new jobs and sales tax to the area and put a passed over parcel into productive use after years of laying fallow.

D. Site Conditions and Location

1. Site, Location, Acreage & Context

The site is an existing 43-acre developed site that is self-contained and fully developed with several large buildings. The uniquely situated property enjoys approximately 1,120 feet of freeway frontage along the I-17 in Phoenix. The property has two physical fronts. One onto 30th Avenue (a private street) and one onto the I-17 Frontage road along the east side of the property. While 30th Avenue is not a public street, it does provide direct access to the property through an access easement that was granted through the CC&R recording. This 30th Avenue entrance is designed as a focal point to the project with a center landscaped median and separate drive lanes. Access to the property is provided via I-17 Frontage road from one existing right-in/right-out driveway, an internal drive via Thunderbird Road, Sweetwater Avenue and 30th Avenue.

To the north are Best Buy, Lowe's Home Improvement and a small retail pad (zoned Industrial Park (IND. PK)); to the east is the I-17 Freeway and frontage road; to the west exists vacant undeveloped land, Fry's Electronics, and a multifamily development (zoned Inter-

mediate Commercial (C-2) and Multiple-Family Residence (R-4)); and to the south is Brown Mackie College and an light industrial/warehouse development (zoned Industrial Park (IND. PK)).

The existing building setbacks will remain.

2. Topography & Natural Features

The site is an existing developed site. The topography of the existing 43 acre property is relatively flat with no natural features. The 2 large existing buildings are located near the middle of the site with large parking area being provided on the west and east side of the property. A third building is located near the northwestern portion of the property adjacent to the internal ring road.

E. General Plan Conformance

The General Plan Land Use Map designates the subject site as Industrial land use which allows for employment/commerce and limited supporting commercial uses.

Land Use Element

Goal 2 - Employment and Population Balance: Favor development proposals that improve the existing residential/employment balance when those proposals are consistent with other goals and policies in the General Plan.

This request improves the City's overall residential/employment balance while enhancing the City's employment base. The existing Industrial Land Use designation provides an exceptional opportunity for the City of Phoenix to

capture significant employment opportunities from new and existing businesses, light industrial users, warehousing and offices relocating to this part of Phoenix, which in turn will aid in balancing the City's job to population ratio.

Policy 11: Promote the development of jobs in employment centers identified on the map below in addition to village core.

This request is located within the North I-17 employment center. The rezoning to PUD provides more flexibility in land uses to help revitalize this underutilized parcel. It also promotes new jobs to this area of the City.

Policy 16: Promote the goals and strategies of the Economic Development Plan for Phoenix that are designed to increase the number of businesses creating quality jobs....

This property is located within the North I-17 employment center which stretches from Bell Road to Northern Avenue. This site enjoys convenient access from 30th Avenue along the west side, Thunderbird Road along the north, Sweetwater along the south and limited access from the Black Canyon Freeway frontage road. The I-17 Freeway provides several nearby freeway interchanges to the Loop 101 Freeway, as well as the I-10 Freeway some distance to the south making this site appealing to new businesses looking for convenient access to all parts of the Valley. Furthermore, the close proximity to the Phoenix International Airport and Deer Valley Airport makes this site a good location for major employers or small businesses looking for freeway frontage and close proximity to employment areas.

The proposed PUD district is a zoning category that fits within the Industrial designation, and is designed to provide locations for commerce, service and employment activities which are designed such that a desirable appearance is projected towards public streets such that compatibility can be maintained with adjacent land uses. The proposed zoning conforms to the above-referenced General Plan policies that encourage employment opportunities along arterial roadways and which fit the scale and character of the surrounding area.

Rezoning this property to PUD allows for the site to be redeveloped or expanded with uses that provides economic opportunities and new jobs. The rezoning provides an exceptional opportunity for redevelopment/reuse of this infill property.

A skilled, diverse and plentiful labor pool exists in this part of the City. This proposal taps into that pool.

Goal 3: Infill: Vacant and underdeveloped land in the older parts of the city should be developed or redeveloped in a manner that is compatible with the viable existing development and the long term character and goals for the area.

The underutilized 43-acre site is an older infill site that is located within the North I-17 employment center that has excellent freeway frontage and located next to the I-17 Freeway. The proposed PUD District provides for a range of uses that are compatible with the existing development characteristics and compatible with the existing development and the long term character and goals for the area.

The proposed PUD conforms to the above-referenced General Plan policies that encourage redevelopment opportunities along arterial roadways and which fit the scale and character of the surrounding area. This area has transitioned over the last two decades into a major commercial/employment corridor.

F. Zoning and Land Use

The development standards proposed are largely unchanged from the General Commerce Park zoning district except to recognize the property’s setting and eliminate the need for future variances.

The existing land use designation provides for a range of uses that have proven over time to be compatible with the existing development characteristics and compatible with the long term character and goals for the area. This site is adjacent to the I-17 Freeway Interchange and thus provides quick and convenient access to I-10, SR-51, SR-60 and the Loop 202 and 101 Freeways.

To the north are Best Buy, Lowe’s Home Improvement and a small retail pad (zoned Intermediate Commercial (C-2)); to the east is the I-17 Freeway and frontage road; to the west exists vacant undeveloped land, Fry’s Electronics, and a multifamily development (zoned Intermediate Commercial (C-2) and Multiple-Family Residence (R-4)); and to the south is Brown Mackie College and an light industrial/warehouse development (zoned Industrial Park (IND. PK)).

The intent of this zoning is to establish a land use that is compatible with mix of commercial/employment/light industrial uses to the north, west and east yet also accommodate a reuse of a underutilized site in a strategic location that is fully compatible with the business uses to the north, west and east.

The existing land uses and zoning adjacent to the site are as follows:

Surrounding Land Uses and Zoning		
	Land Use	Zoning
On site	Existing employment buildings	Intermediate Commercial (C-2) and Industrial Park (IND. PK)
North	Commercial	Intermediate Commercial (C-2) and Industrial Park (IND. PK)
South	Brown Mackie College	Industrial Park (IND. PK)
East	I-17 Freeway	PAD-10
West	Vacant land and apartments	Multiple-Family Residence (R-4)

Clearly, the pattern of development in this area consists of a mix of land uses including employment-related commerce park centers and commercial uses. This request is an excellent land use solution for this infill parcel that has been underutilized for many years.

1. Land Use Category

Metro North Corporate Park PUD embraces a more intense employment

campus with medium to low intensity uses including commercial retail, commerce and colleges/trade schools uses to compliment the accessibility and visibility of the I-17 Freeway. In reviewing the City's General Plan and Zoning map as well as the development patterns in the immediate area, it is clear that the predominant land use within the vicinity of this freeway-orientated site is that of employment related uses, with little to no single family development located adjacent to the freeway. This PUD request clearly represents the highest and best use for the subject property as it provides opportunities for a variety of land uses through common design elements.

2. Land Use Compatibility

The proposed land use plan for **Metro North Corporate Park** PUD includes a single land use designation in order to promote the intent of the PUD and to accommodate flexibility with uses through design requirements and ensure compatibility among future land use opportunities within the project developed properties in the surrounding area as well as major regional capital investments that are being made to the I-17 Freeway.

G. List of Uses

Metro North Corporate Park PUD allows for significant flexibility regarding land uses. The underlying intent of this PUD is to accommodate office, retail, and/or employment-related uses in any combination or to allow the development of the property under a single land use over the entire 43 acre property.

The following is a comprehensive list of permitted uses within the **Metro North Corporate Park** PUD:

1. Permitted Principal Use:

- All permitted uses under the following zoning districts: Section 621 Commercial Office (C-O), Section 622 Neighborhood Retail (C-1), Section 623 Intermediate Commercial (C-2), and Section 626 Commerce Park District (CP) and Section 627 Light Industrial (A-1)* of the Phoenix Zoning Ordinance as amended and adopted by the City of Phoenix.

*All uses within Section 627 A-1 Light Industrial of the Zoning Ordinance except as amended herein. No outdoor storage shall be permitted as a principal use. Outdoor storage will be subject to the same storage standards as the Zoning Ordinance General Commerce Park option which is that outdoor storage areas must be screened with an 8-foot high solid fence or continuous plantings.

- Any similar uses to those permitted by the above-referenced zoning districts as determined by the Planning and Development Director and/or their designee.

2. Permitted Accessory Use:

- Uses permitted as accessory use to a Permitted Principal Use as required by the City of Phoenix Zoning Ordinance.

3. Temporary Use:

- Uses permitted as Temporary Use as outlined by the City of Phoenix Zoning Ordinance.

4. Prohibited Use:

- Adult-oriented land uses
- Aircraft Fabrication and Assembly
- Aircraft Sales and Repair
- Aircraft Storage, Including Hanger Facilities
- Automobiles Salvage Yard; Automobile Storage-Dead
- Brick Storage
- Bus Line Depots with repair and light maintenance, including washing facilities
- Bus Line Shops, Garage Repair
- Butane Distributors
- Cement Products, Manufacturing (pipe, Blocks, etc.)
- Cement Storage
- Cesspool Builders and Service: Equipment Yard
- Concrete Contractors, Storage Yard
- Concrete Products, Storage
- Crane, Storage Yard
- Crop Dusting Equipment Yard
- Drilling Company Equipment Yards
- Fences, Metal, Wholesale (exterior storage)
- Fertilizers, Processed, Storage Only
- Flour and Grain Storage and Elevators
- Freight Yards
- Grain Elevator
- House Movers, Exterior Equipment Storage Yards
- House Wreckers' Yards
- Insulation, Contractors' Exterior Equipment Yards
- Multiple-Family Residence

- Neighborhood Collection Center
- Paving Contractors' equipment Storage
- Paving Materials Storage Yard
- Pawn shops
- Piercing studio
- Poultry Slaughtering
- Poultry Supplies Wholesale and Storage
- Rabbit Slaughtering
- Recycling Center
- Road Building Equipment, Storage Yard
- Scaffolds, Equipment Storage Yard
- Single-Family Residence
- Storage yards (principle use)
- Tattoo shops/parlor
- Well Drilling, Equipment Yard
- Wrecking Contractors' Yard

H. Development Standards

1. Development Standards:

The purpose and intent of the provisions defined within the **Metro North Corporate Park** PUD is to promote a more intense development that will provide opportunities for high-quality office and commerce park uses through compatible design features. The requested development standards are intended for new and/or substantial redevelopment of the property. These development standards are intended to allow this property the ability to bring together employment related uses in a cohesively planned urban setting given the existing and future site constraints.

Development Standards for the **Metro North Corporate Park** PUD are listed below:

TABLE 1. Development Standards

The development standards applicable to existing three buildings and existing site improvements on this property shall not be required to be modified to conform to the changes resulting by this PUD until such time as any of the existing buildings are redeveloped or new building(s) or site improvements are proposed for approval.

Development Standards	
<i>Minimum Lot Width/Depth:</i>	None
<i>Building Setbacks/Build to lines (measured from property line):</i>	North Property Line: Minimum 20-feet East Property Line: Minimum 30-feet West Property Line: Minimum 20-feet South Property Line: Minimum 20-feet
<i>Landscape Setbacks:</i>	North Property Line: Minimum 20-feet East Property Line: Minimum 30-feet West Property Line: Minimum 20-feet South Property Line: Minimum 20-feet
<i>Building Height:</i>	Maximum 60-feet; 5 stories
<i>Building Separation:</i>	Per City of Phoenix Building Code
<i>Lot Coverage</i>	Maximum 60%
<i>FAR</i>	No maximum

2. Landscaping standards.

Landscaping within the **Metro North Corporate Park** PUD will be consistent with the Commerce Park Zoning District Regulations.

3. Walls and screening.

- a. Walls and screening around parking areas adjoining a residence district shall be as provided in Section 702.
- b. An eight-foot solid masonry wall shall be provided on any lot line which abuts a residential zoning unless that lot line is adjacent to any street.
- c. Any open use or storage area, where permitted, shall be enclosed by an eight-foot-high solid fence or continuous plantings.

District Regulations. Any use established or conducted within this PUD shall comply with the following standards:

- 1. A site plan, according to Section 507 of the Phoenix Zoning Ordinance, is required with all new development.
- 2. Parking and loading standards.
 - a. Off-street parking, paved and properly drained, shall be provided on the site.

- b. Parking spaces shall meet the standards of Section 702 of the Phoenix Zoning Ordinance, no parking or loading area shall be located within any required setback adjacent to a public street or within any required landscaped area.
- c. Any loading space or dock shall be screened by an eight-foot-high solid wall when located adjacent to a public street or within 100-feet of a residence district or use.

I. Design Guidelines

It is the intent of the PUD to create an attractive, high quality, mixed-use development incorporating a variety of architectural styles for new or redevelopment. New or redevelopment styles may, and should, vary while maintaining some common threads, which create compatibility between buildings and land uses. The representative images are for illustration purposes only, intended to communicate a general level of quality and design vocabulary and do not represent any specific buildings in the **Metro North Corporate Park** PUD. The design guidelines shall not apply to the existing buildings unless new or substantial redevelopment of the existing site.

Building Materials

New or redevelopment for buildings within **Metro North Corporate Park** PUD will use the following approved exterior façade materials:

- Common clay brick.
- Architectural metal panels.
- Poured in place, tilt-up or precast concrete provided that surfaces must be painted or have exposed aggregate finish.
- Stucco or EIFS (exterior insulated finish systems) type systems provided that finishes must be smooth or sand finish.
- Integrally colored concrete block, smooth face and/or split-face block units.
- Granite, marble or other natural stone.
- Ceramic tile.
- Sloped roofs may be flat concrete tile or architectural metal.
- Any roof access ladders shall be located inside the building.
- All roof drainage shall be interior roof drains or architecturally integrated into the building design.

Color Palette

Colors and light materials for redevelopment or new development should be used to create visual harmony within **Metro North Corporate Park** PUD. The approved colors are as follows:

- Desert hues and other “earth tones”.
- Muted shades of blues, greens and reds found in the natural desert color vocabulary.
- Colors appearing in natural stone utilized in buildings.

J. Signs

All signs shall comply with Zoning Ordinance Sections 705 and 705.2 Off-Premise Signs. Off-premise signs will be allowed in this PUD.

K. Infrastructure

All street improvements, which include pavement, driveway curb cuts, attached sidewalks, landscaping, and streetlights adjacent to this site have been installed. No further off-site improvements are necessary at this time.

Grading and Drainage:

Will be submitted as part of the Planning and Development Department Site Plan submittal.

Water and Waste Water:

Water and wastewater infrastructure requirements will 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. 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 designed and constructed in accordance with City Code requirements and Water Service Department Design Standards, and Policies.

L. Phasing

As with any project of this size, ***Metro North Corporate Park PUD*** will be phased in over a period of time. Forecasting the pace and composition of phases is a difficult proposition.

There is approximately 750,000 square feet of building area within three larger existing buildings. The existing improvement will not be changed through this PUD request. This request seeks to expand the allowable uses to include not only employment/industrial, office/medical uses, but also a variety of retail and service uses. This rezoning request will provide an exceptional opportunity for office, employment, commerce and light industry and business, which in turn will create hundreds of quality job opportunities for existing and future City residents.

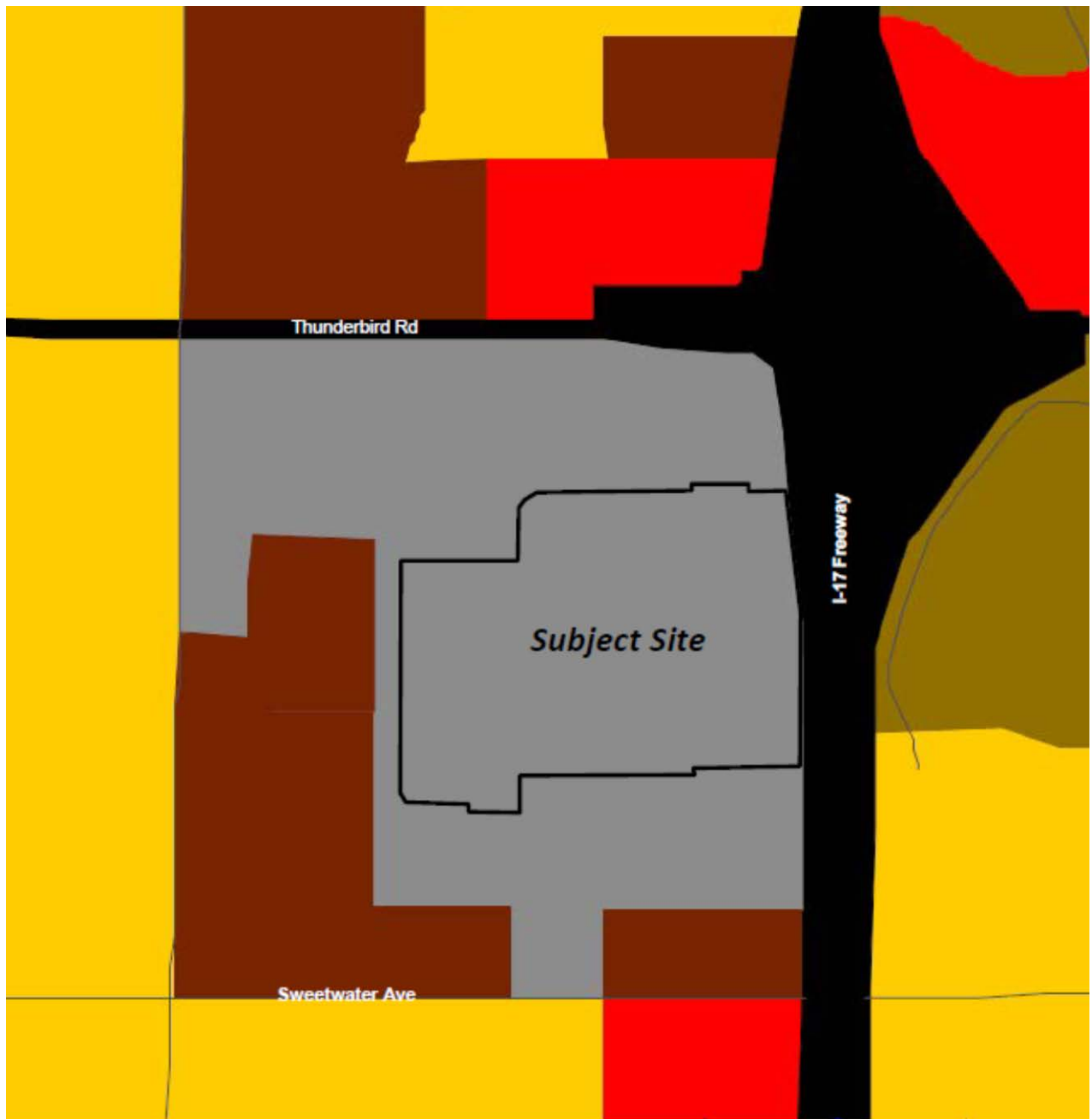
Market conditions will dictate which portions of the development will be developed or redeveloped first. Therefore, development will occur depending upon timing of the ultimate end users, market conditions, and available financing. The improvements will be designed and constructed in accordance with City's Planning & Development Services Department review and requirements. However, any internal parcel being developed will provide sufficient ingress/egress to and from the surrounding street network.

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Metro North Corporate Park - PUD Exhibit







Legend

-  3.5 to 5 du/ac
-  10 to 15 du/ac
-  15+ du/ac
-  Commercial
-  Industrial
-  Transportation

Exhibit 3
Existing General
Plan Land Use
Map



Exhibit 5
Surrounding Uses
Map



Exhibit 6
Photos of Existing
Architectural
Character

**Exhibit 7 - Legal Description
Metro North Corporate Park**

Lot 7, of Metro North Corporate Park, per Book 445 of Maps, Page 3, at Recording No. 97-0460983 dated July 8, 1997 in the Records of Maricopa County, Arizona, being located in a part of the Northeast Quarter of Section 14, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Containing 42.11 Acres+-