

ATTACHMENT

Application to Amend Desert Ridge Specific Plan re: Superblock 6

The following text is shown in normal type as it is currently adopted. New text is shown in CAPS and text to be removed is shown as being ~~struck through~~. New numbers, which can not be shown in CAPS are highlighted.

SUPERBLOCK 6 + 1

Superblock 6 is located south of the Pima Freeway, between Tatum Boulevard and 56th Street, and is an area designated for commerce park-related economic development efforts. The uses, zoning, and development standards included in this amendment are specifically intended to address these uses. +1

6.CP/BP.1 – Development Parcel 6.CP/BP.1 +1

Size: 524 429 acres +1

Uses permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance (Supp. dated 4/19/95) (Ref. Appendix A.7), as modified below. +1

Zoning to be applied: CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance, as modified below and per Section C.4.D of this chapter. This zoning is to be applied upon City Council approval of the 1995 Major Amendment to The Desert Ridge Specific Plan relating to this superblock. +1

Special Conditions and Requirements +1

1. Commerce Park uses are allowed subject to the standards described in Section C.4.D of this chapter. +1
2. The following is a list of modifications to the permitted uses included in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance which shall apply exclusively to Development Parcel 6.CP.1:+1 *2

a. **Additional Permitted Uses/Development Conditions: +1**

- 1) Manufacturing or assembly of finished products or sub-assemblies so long as the primary use of the property is not the basic processing and compounding of raw materials or food products. This includes but is not limited to light manufacturing and/or research facilities of high technology products, where the raw material is maintained entirely within enclosed structures. The facilities' operation must present a clean appearance and clean exterior grounds. +1

The maximum building heights of manufacturing uses shall be 60 feet. However, any portions of manufacturing buildings over 40 shall be setback from the minimum building setback line (as described in Section C.4.D) an additional three feet for every one foot of additional height over 40 feet. +1

- 2) Public, private or partnership of public and private recreational facilities. **+5**
 - a) Type of facilities considered recreational include but are not limited to: **+5**
 - i) Miniature Golf **+5**
 - ii) Golf Driving Range **+5**
 - iii) Ice Rink **+5**
 - b) Type of facilities not considered recreational include: **+5**
 - i) Football Stadium **+5**
 - ii) Baseball Stadium **+5**
 - iii) Amusement Park **+5**
 - iv) Open Air Amphitheater **+5**
 - v) Water Park **+5**
 - c) Recreational facilities must conform to the Superblock Height Requirements. **+5**
 - d) In addition to provisions of the Dark Sky Ordinance, lighting for recreational uses shall be designed and operated so that light sources will not be directly visible from any residential use and light levels shall not exceed one foot candle power at the property line of each recreational use. **+5**
 - e) The average night time noise level for recreational uses measured at the property line of such use shall not exceed 45 decibels or a weighted one hour average sound level. **+5**
 - f) Recreational uses require a special permit. **+5**
3. **Building Setbacks:** Buildings must be setback 100 feet from Tatum Boulevard, 56th Street and Avenue K. Buildings must be setback 50 feet from all other streets and the Pima Freeway. Buildings must be setback 30 feet from all other lot lines. Reach 11 setbacks are governed by Section C.4.D, Design Standards 2.a, of this chapter. **+1 *2**
4. **Floor Area Ratio:** .20 overall limit for development parcel; individual developments may be up to .25. **+1**

6.CP/BP.2 – DEVELOPMENT PARCEL 6.CP/BP.2 +1

SIZE: 95 ACRES +1

USES PERMITTED: PERMITTED USES SHALL BE AS INDICATED IN SECTION 626, COMMERCE PARK DISTRICT (BUSINESS PARK OPTION), OF THE CITY OF PHOENIX ZONING ORDINANCE (SUPP. DATED 4/19/95) (REF. APPENDIX A.7), AS MODIFIED BELOW. **+1**

ZONING TO BE APPLIED: CP/BP AS PER SECTION 626 OF THE CITY OF PHOENIX ZONING ORDINANCE, AS MODIFIED BELOW AND PER SECTION C.4.D OF THIS CHAPTER. THIS ZONING IS TO BE APPLIED UPON CITY COUNCIL APPROVAL OF THE 1995 MAJOR AMENDMENT TO THE DESERT RIDGE SPECIFIC PLAN RELATING TO THIS SUPERBLOCK. **+1**

SPECIAL CONDITIONS AND REQUIREMENTS +1

1. COMMERCE PARK USES ARE ALLOWED SUBJECT TO THE STANDARDS DESCRIBED IN SECTION C.4.D OF THIS CHAPTER. **+1**
2. THE FOLLOWING IS A LIST OF MODIFICATIONS TO THE PERMITTED USES INCLUDED IN SECTION 626, COMMERCE PARK DISTRICT (BUSINESS PARK OPTION), OF THE CITY OF PHOENIX ZONING ORDINANCE WHICH SHALL APPLY EXCLUSIVELY TO DEVELOPMENT PARCEL 6.CP.2:**+1 *2**

a. **ADDITIONAL PERMITTED USES/DEVELOPMENT CONDITIONS: +1**

- 1) MANUFACTURING OR ASSEMBLY OF FINISHED PRODUCTS OR SUB-ASSEMBLIES SO LONG AS THE PRIMARY USE OF THE PROPERTY IS NOT THE BASIC PROCESSING AND COMPOUNDING OF RAW MATERIALS OR FOOD PRODUCTS. THIS INCLUDES BUT IS NOT LIMITED TO LIGHT MANUFACTURING AND/OR RESEARCH FACILITIES OF HIGH TECHNOLOGY PRODUCTS, WHERE THE RAW MATERIAL IS MAINTAINED ENTIRELY WITHIN ENCLOSED STRUCTURES. THE FACILITIES' OPERATION MUST PRESENT A CLEAN APPEARANCE AND CLEAN EXTERIOR GROUNDS. **+1**

THE MAXIMUM BUILDING HEIGHTS OF MANUFACTURING USES SHALL BE 60 FEET. HOWEVER, ANY PORTIONS OF MANUFACTURING BUILDINGS OVER 40 SHALL BE SETBACK FROM THE MINIMUM BUILDING SETBACK LINE (AS DESCRIBED IN SECTION C.4.D) AN ADDITIONAL THREE FEET FOR EVERY ONE FOOT OF ADDITIONAL HEIGHT OVER 40 FEET. **+1**

- 2) PUBLIC, PRIVATE OR PARTNERSHIP OF PUBLIC AND PRIVATE RECREATIONAL FACILITIES. **+5**

a) TYPE OF FACILITIES CONSIDERED RECREATIONAL INCLUDE BUT ARE NOT LIMITED TO: **+5**

- i) MINIATURE GOLF **+5**
- ii) GOLF DRIVING RANGE **+5**
- iii) ICE RINK **+5**

b) TYPE OF FACILITIES NOT CONSIDERED RECREATIONAL INCLUDE: **+5**

- i) FOOTBALL STADIUM **+5**
 - ii) BASEBALL STADIUM **+5**
 - iii) AMUSEMENT PARK **+5**
 - iv) OPEN AIR AMPHITHEATER **+5**
 - v) WATER PARK **+5**
- c) RECREATIONAL FACILITIES MUST CONFORM TO THE SUPERBLOCK HEIGHT REQUIREMENTS. **+5**
 - d) IN ADDITIONAL TO PROVISIONS OF THE DARK SKY ORDINANCE, LIGHTING FOR RECREATIONAL USES SHALL BE DESIGNED AND OPERATED SO THAT LIGHT SOURCES WILL NOT BE DIRECTLY VISIBLE FROM ANY RESIDENTIAL USE AND LIGHT LEVELS SHALL NOT EXCEED ONE FOOT CANDLE POWER AT THE PROPERTY LINE OF EACH RECREATIONAL USE. **+5**
 - e) THE AVERAGE NIGHT TIME NOISE LEVEL FOR RECREATIONAL USES MEASURED AT THE PROPERTY LINE OF SUCH USE SHALL NOT EXCEED 45 DECIBELS OR A WEIGHTED ONE HOUR AVERAGE SOUND LEVEL. **+5**
 - f) RECREATIONAL USES REQUIRE A SPECIAL PERMIT. **+5**
3. **BUILDING SETBACKS:** BUILDINGS MUST BE SETBACK 100 FEET FROM MAYO BOULEVARD AND 56TH STREET. BUILDINGS MUST BE SETBACK 30 FEET FROM SUPERBLOCK PARCEL 6.1. REAR 11 SETBACKS ARE GOVERNED BY SECTION C.4.D, DESIGN STANDARDS 2.A, OF THIS CHAPTER. **+1 *2**
4. **FLOOR AREA RATIO:** .35 OVERALL LIMIT FOR THIS DEVELOPMENT PARCEL.