



PUD Narrative for **The Crossing at Dobbins**

An approximately 66.1 gross acre mixed use project located at the northwest corner of Dobbins Road and the Loop 202 Freeway.

Case# Z-35-21-7
City Council Adopted March 1, 2023

CITY OF PHOENIX
MAY 25 2023
Planning & Development
Department



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per Stipulation 1 of Ordinance G-7085

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1. PURPOSE AND INTENT

1a. Planned Unit Development

The Planned Unit Development (“PUD”) zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix (“Phoenix Zoning Ordinance”). A PUD is intended to be a stand-alone document that sets forth the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project (“PUD Regulations”). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations or requirements. A PUD may include substantial background information and narrative discussion, including purpose and intent statements, which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and are not requirements to be enforced by the City of Phoenix.

The PUD regulations apply to all property within the PUD project boundary. The PUD regulations supersede and replace all applicable Phoenix Zoning Ordinance requirements. If there is a conflict between PUD regulations and the Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the applicable portions of the Phoenix Zoning Ordinance will control.

1b. Project Overview and Goals

The Crossing at Dobbins PUD application seeks to rezone approximately 66.1 gross acres (the “Site”) of land located at the northwest corner of the Ed Pastor Loop 202 Freeway and Dobbins Road and establish a 25-acre Village Core. The Applicant proposes a development with a variety of uses consisting primarily of commercial, employment, hospitality, and multi-family residential.

The primary goal of this PUD is to accommodate the development of a master planned project that will complement the development and growth occurring along the Ed Pastor Loop 202 Freeway corridor, and at appropriate intensities as envisioned for the portion of the property located within the Laveen Village Core boundary. The Crossing at Dobbins will incorporate land uses and design principles that establish a cohesive development environment. The goals and objectives of The Crossing at Dobbins are to:

Establish a master plan to create a multi-phased development consisting of a mix of land uses and development options, and establish a plan for the Village Core designated area.

Facilitate development opportunities along the recently opened Ed Pastor Loop 202 Freeway.

Incorporate land use standards and design guidelines that create a cohesive environment in which to live/stay, work and shop/play.

Establish land use standards that support the Laveen Village Core designation.

Provide opportunities to brand Laveen Village through off-premise signage (billboards) along the recently opened Ed Pastor Loop 202 Freeway.

2. EXISTING SITE CONDITIONS

2a. Surrounding Land Uses

The Site is approximately 66.1 gross acres in size and is currently being utilized as an active dairy and farming operation. The Site is surrounded by existing agricultural uses to the north, south and west and by the Ed Pastor Loop 202 Freeway to the east. See **Figure 1: Context Aerial**.

The Site consists of six Maricopa County Assessor parcels, parcel numbers: 300-02-021Q, 300-02-021P, 300-02-021N, 300-02-021G, 300-02-021F, 300-02-929. See **Appendix A: Legal Description**.

The southern +/-24-acres of the Site has a General Plan land use designation of Commercial and the northern +/-39 acres of the Site has a General Plan land use designation of Commercial and Commerce / Business Park. A concurrent Minor General Plan Amendment application is being processed with this request to amend the Site’s southern +/- 24 acres of the Site to from Commercial to Commercial and Commerce / Business Park. See **Figure 2: Existing General Plan** and **Figure 3: Proposed General Plan**. This proposed General Plan Amendment will establish a consistent land use designation across the entirety of the Site.

The Southern 20-acres of the Site are located within the Laveen Village Core. The larger Laveen Village Core is approximately 160-acres in size and is focused at the intersection of Dobbins Road and the Ed Pastor Loop 202 Freeway. The Core is intended to provide a blend of employment, commercial, multi-family residential and recreational uses with a concentration of community activities in a walkable environment. This PUD request is consistent with the goals and intent of the Laveen Village Core.

TABLE 1: SURROUNDING EXISTING USES

Location	General Plan	Zoning	Land Use
Site	Commercial and Commerce Business Park, Laveen Village Core	S-1 (Approved C-2, CP-GCP, C-2 H-R, and SP)	Agricultural
North	Commercial and Commerce Business Park	Approved CP-GCP	Future Banner Regional Hospital and Business Park
East (Across Loop 202)	Commercial, 0 to 1 du/ac – Large Lot	S-1 (Approved C-2/CP-GCP)	Agricultural
South	Commercial and Commerce Business Park, Laveen Village Core	S-1 (Approved C-2/CP-GCP)	Agricultural
West	Mixed Use (Commercial Recreation / Park-Open Space)	PUD - Dobbins Industrial and Tech Park	Agricultural (field crops), single family residences and unimproved

2b. Zoning History

The Site has a mix of existing zoning designations including C-2, CP-GCP, C-2 H-R, and C-2 SP. See **Figure 5: Existing Zoning**. The Site was part of a larger 483.2 acre rezoning effort completed in 2002 which changed the zoning from S-1 to C-2/CP-GCP per case Z-79-01-7 and lies partially within the Laveen Village Core. As described and outlined within the approval, the Village Core designation was intended to be for commercial development and to be the clearly identifiable central focus for the village, with intense development including a mixture of uses. The Village Core designation has remained unchanged since its designation.

In 2009, the Site was rezoned to accommodate a then-planned regional hospital and various supporting healthcare, commercial and hospitality uses (case # Z-16-09-7). The Site was approved with C-2 HR with SP per case Z-SP-4-09-7 to allow for a hospital with a helipad and all underlying C-2 uses. The maximum stipulated height of this hospital was 95 feet. Due to the significant changes in healthcare delivery, the planned regional hospital will not ultimately be constructed on this Site. In addition, with the recent announcement by Banner Health of a planned regional hospital on the Ed Pastor Loop 202 Freeway at 63rd Avenue and Baseline Road, this Site may provide supportive healthcare and needed ancillary uses to that Regional Hospital. As it relates to residential density permitted under the current entitlements, the 13.8 acres designated permits 96.8 du/ac or 1,338 units. The remaining approximately 48 acres zoned as C-2, assuming a PRD development option is 17.4 du/ac or 838 units for a combined total of 2,176 entitled residential units.

This PUD request streamlines the Site's various existing zoning districts creating a cohesive master planned development that is divided not by arbitrary, hard zoning designation lines, but by land uses that can flex and evolve as needed to accommodate development all while ensuring a cohesive overall feel for the development as a whole. This PUD also represents a significant reduction in density with a maximum of 1,000 units proposed.

2c. Freeway Alignment History

The property was negatively impacted by the rerouting of the Ed Pastor Loop 202 Freeway. The freeway had initially been designed to be routed north-south on the 61st Avenue alignment in a perpendicular alignment, with four quadrants that would make up the Laveen Village Core. The freeway was later rerouted to avoid impacting an existing historic milk barn located along Dobbins Road on land that is not part of this Site. This new freeway alignment was subsequent to the prior zoning cases and significantly reduced the Site's frontage along Dobbins Road making the Site less visible and limiting Site access. A goal of this PUD request is to mitigate the negative effects of this freeway realignment on The Site by providing modified development standards and access controls that support development along this narrow frontage, and also allow development to occur off 63rd Avenue. See **Figure 4: Previous Zoning Freeway Alignment**

2d. Laveen Crossing History

The Laveen area was first settled by farmers and dairymen in 1884. Despite its proximity to Phoenix, the community was isolated from its larger neighbor by the Salt River which carried water year-round until the Roosevelt Dam was completed in 1911. This same year marked the completion of the only bridge in the area, the Central Avenue Bridge, located more than six miles away. Prior to 1911, the only way to access Phoenix was to ford the Salt River at established crossings such as at Hayden's Ferry in Tempe. Because of its isolation, like the rest of South Phoenix, early Laveen was autonomous of Phoenix and became relatively self-sufficient.

Eventually, additional bridges were built across the Salt River connecting Laveen to the other valley municipalities eliminating the need for wet crossings of the Salt River. Just as these bridge crossings served as important connections to the rest of Phoenix, so did the completion of the South Mountain section of the Ed Pastor Loop 202 Freeway in 2020 further connect Laveen to the rest of the valley. Situated at the intersection of Dobbins Road, one of the original primary Laveen thoroughfares and the Ed Pastor Loop 202 Freeway, this project is perfectly sited at the crossing of these two important roadways. The Crossing at Dobbins development pays homage to this unique history of crossings connecting Laveen to the greater community.



Laveen Stagecoach Trail



Laveen School Auditorium



Laveen Country Store



Central Avenue Bridge

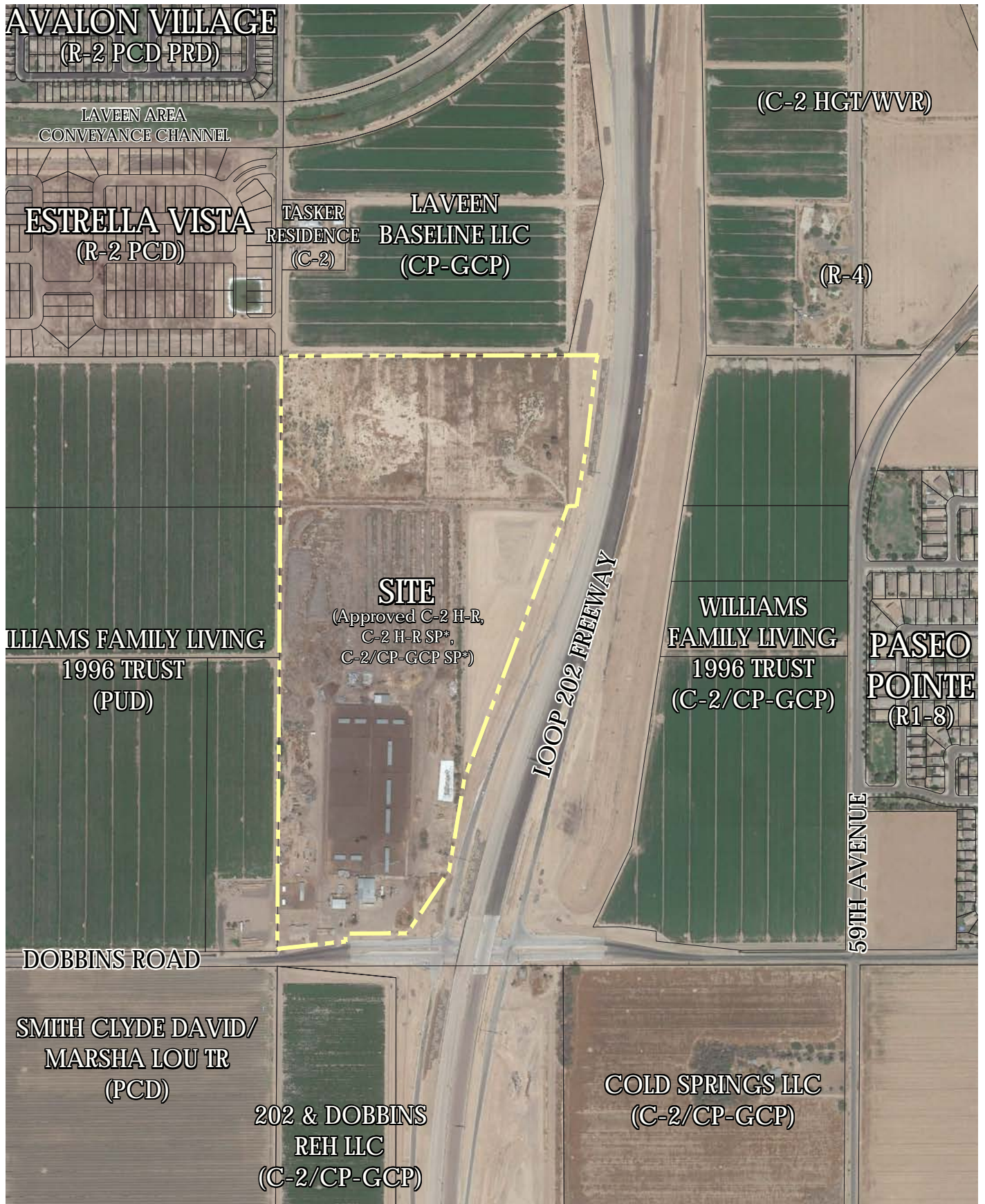


Figure 1: Vicinity Map

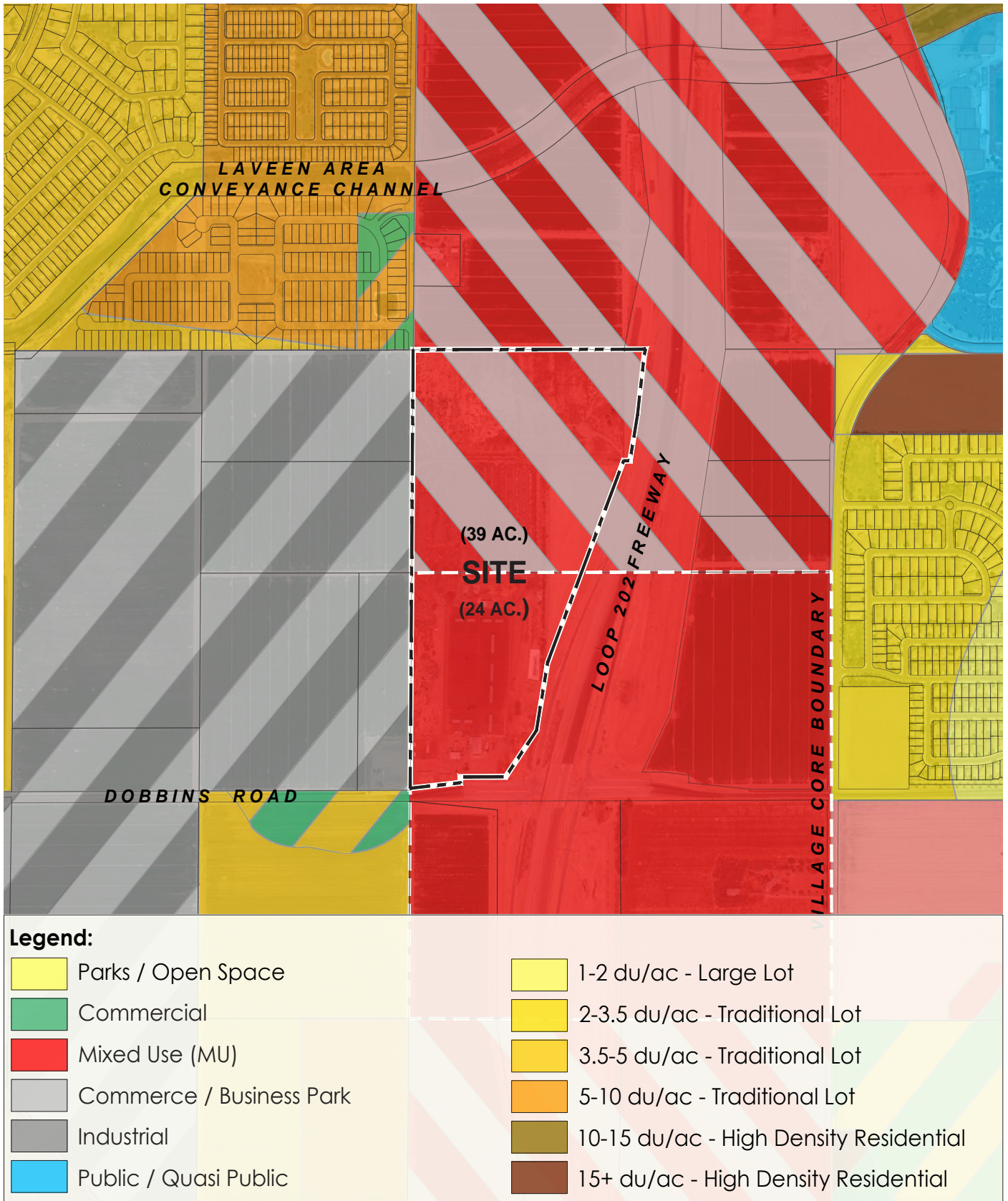


Figure 2: Existing General Plan

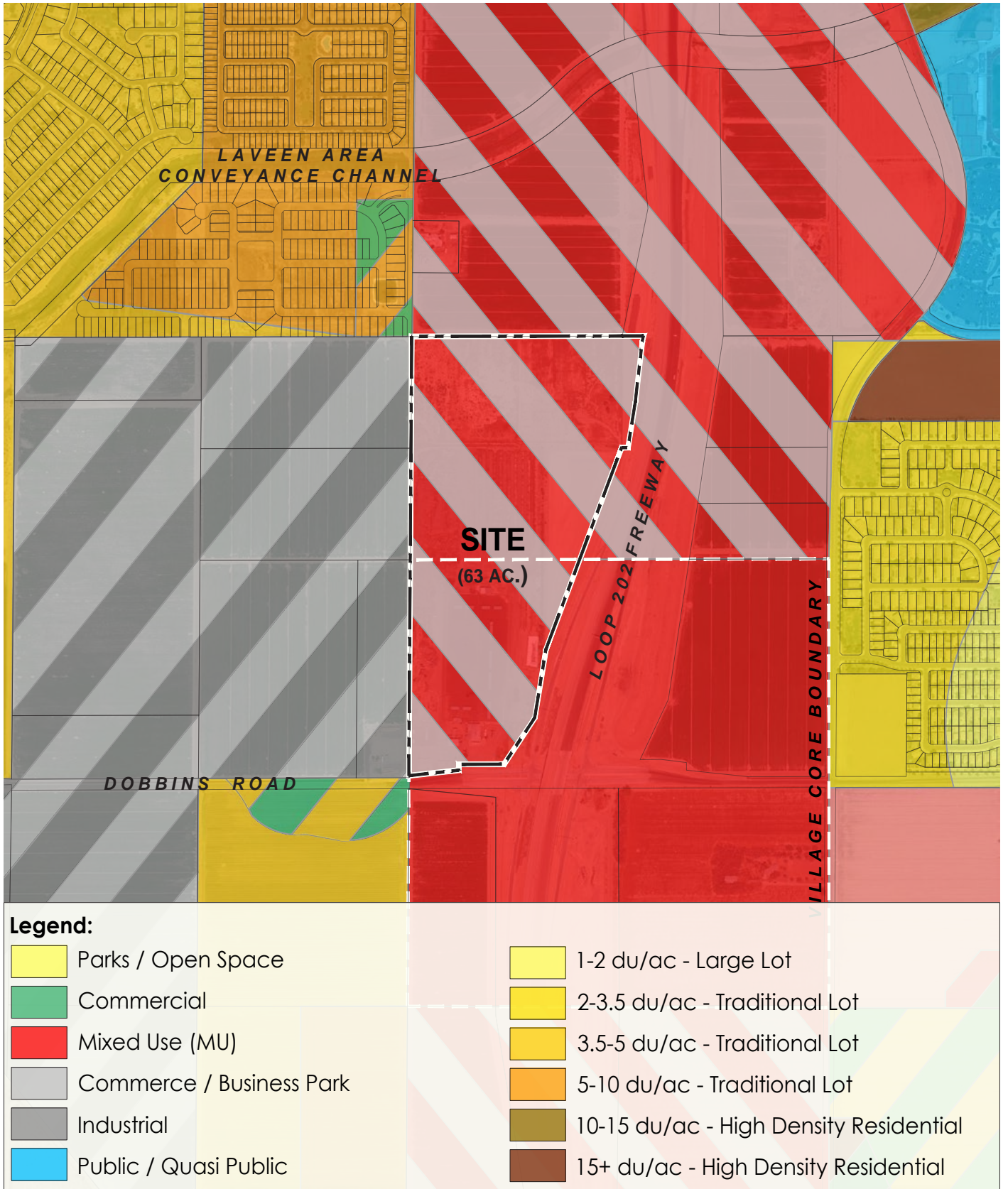
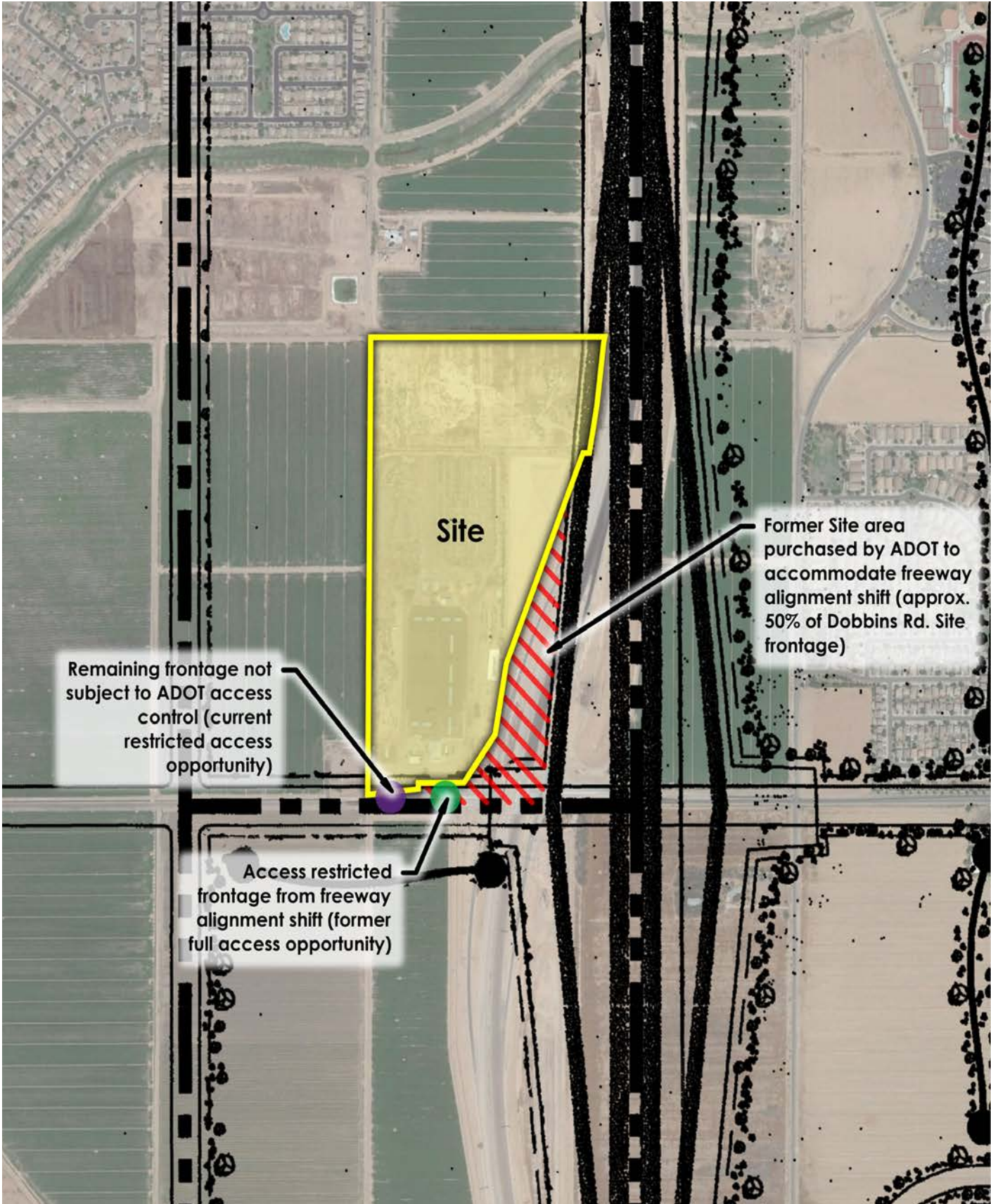


Figure 3: Proposed General Plan



Remaining frontage not subject to ADOT access control (current restricted access opportunity)

Former Site area purchased by ADOT to accommodate freeway alignment shift (approx. 50% of Dobbins Rd. Site frontage)

Access restricted frontage from freeway alignment shift (former full access opportunity)

Figure 4 : Previous Zoning Freeway Alignment

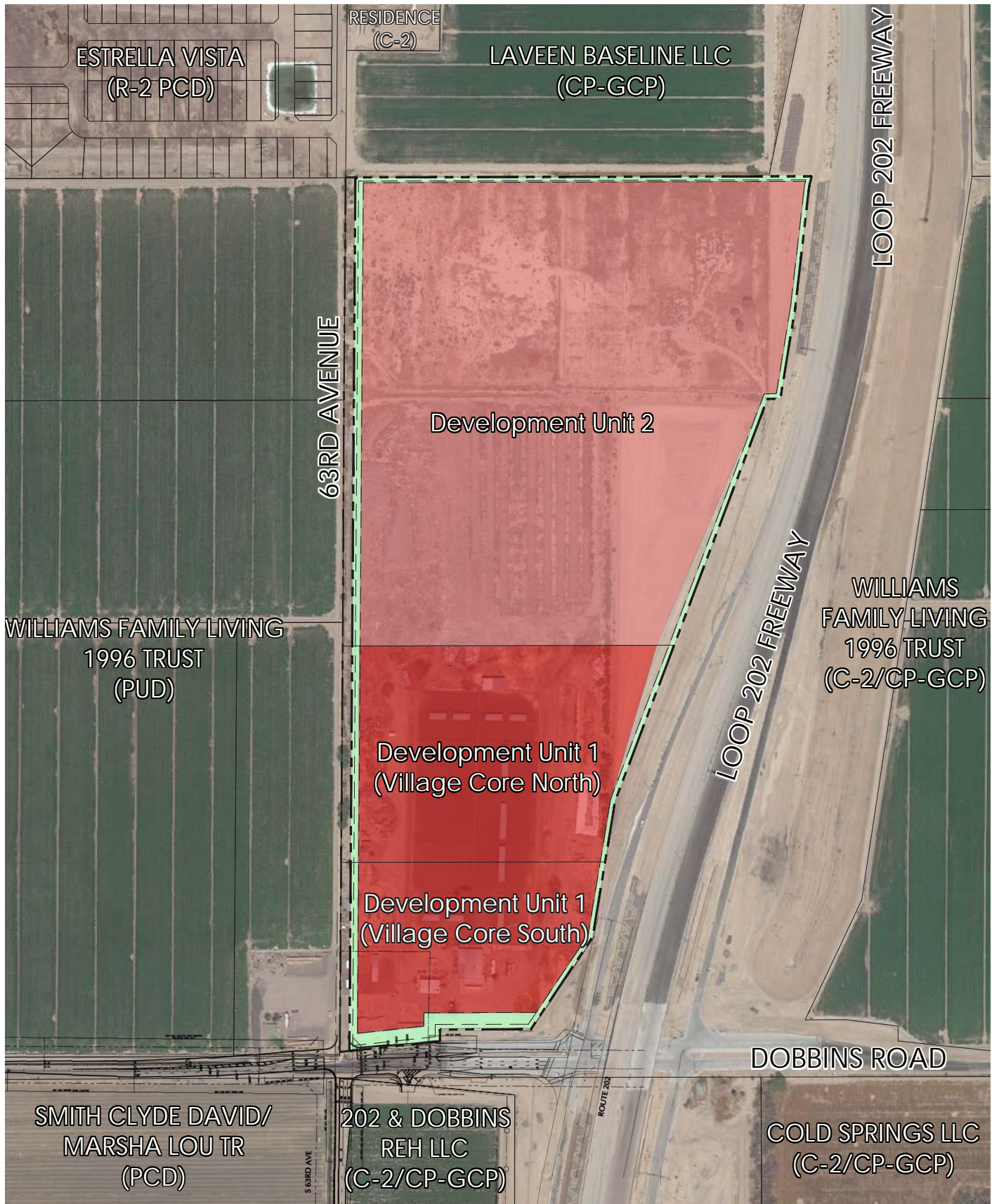


Figure 5: Conceptual Development Plan

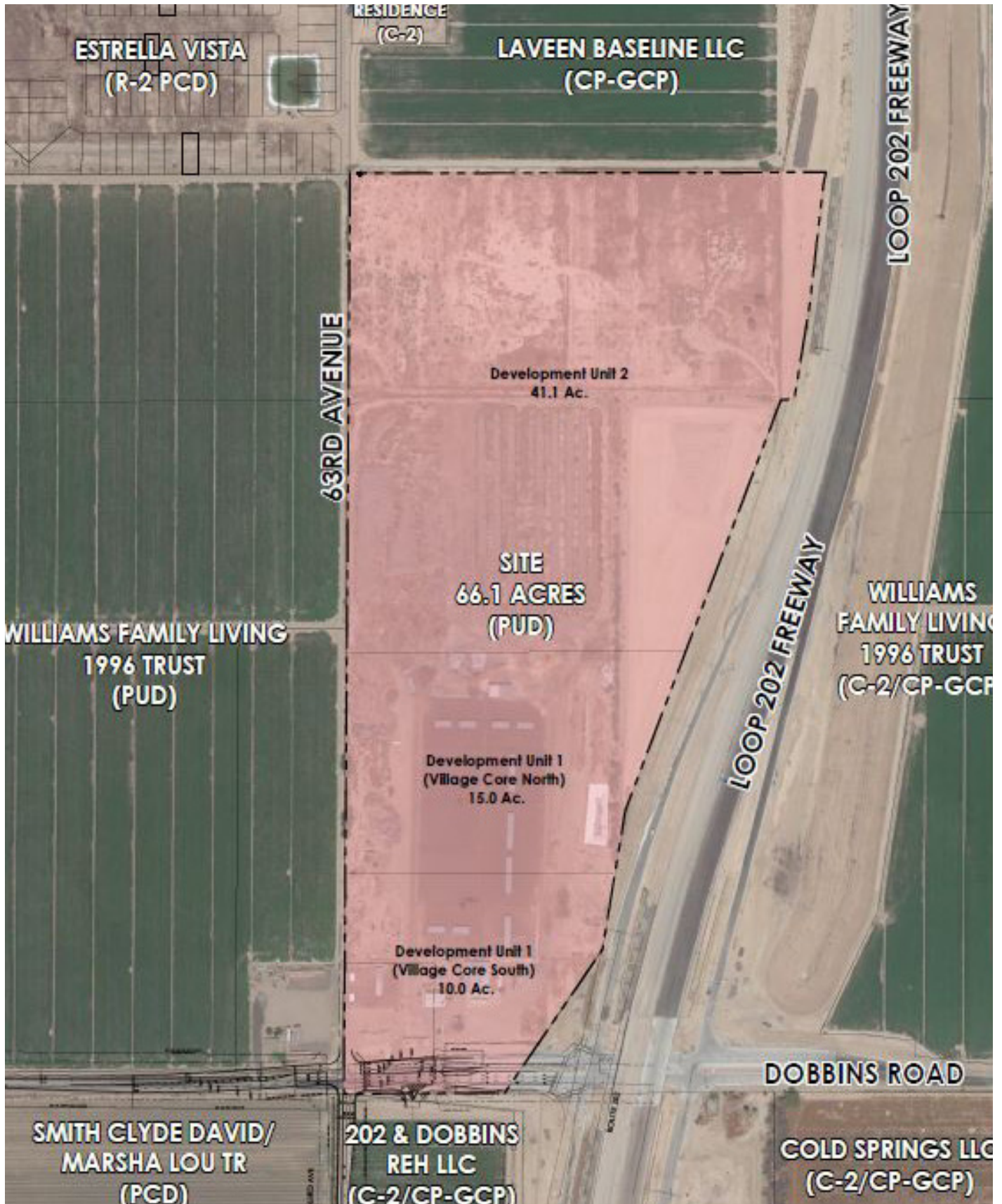


Figure 5.1: Proposed Zoning

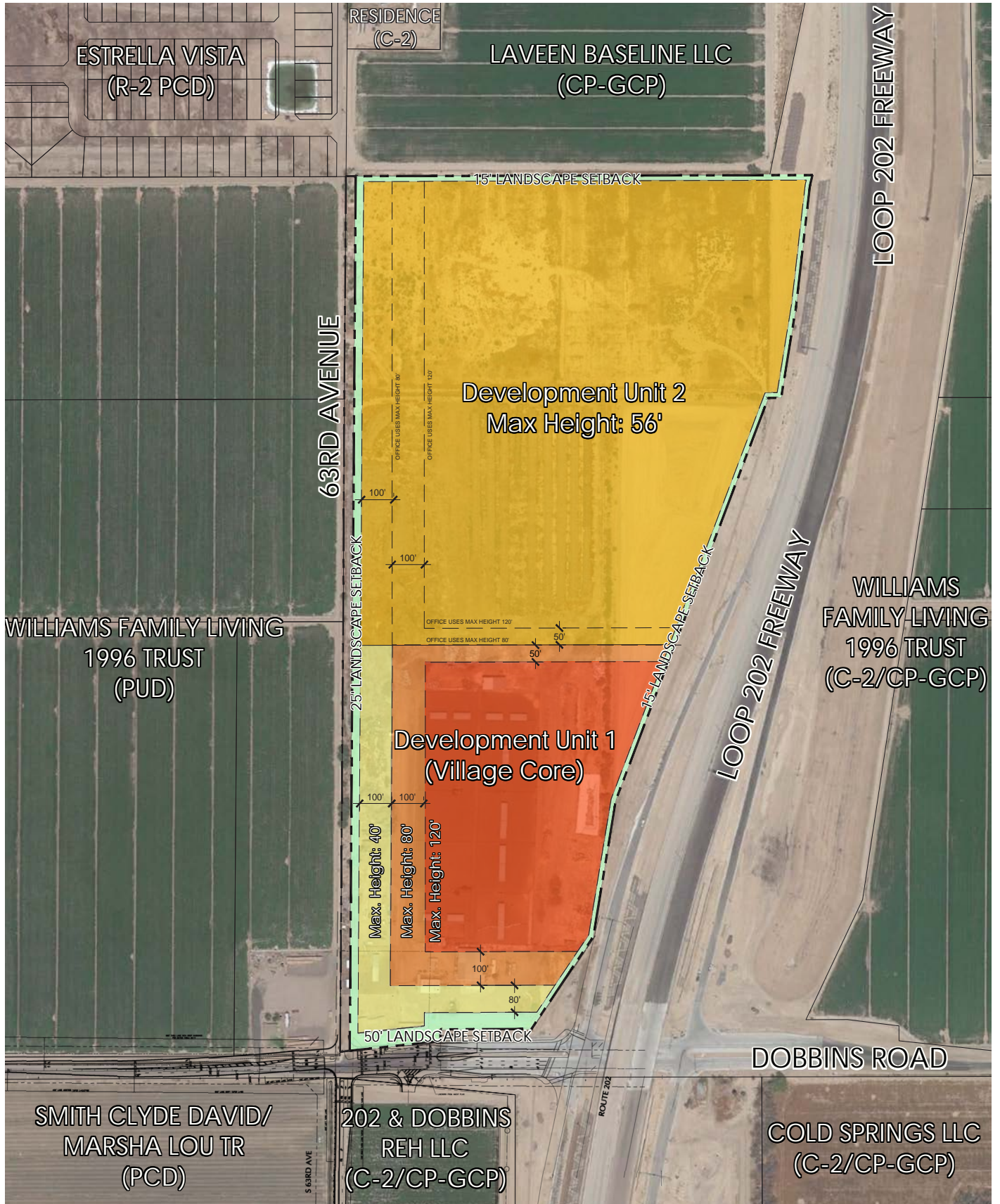


Figure 6: Maximum Building Height Setbacks

3. DEVELOPMENT PLAN

The conceptual design framework for the Crossing at Dobbins incorporates two distinct Development Units, one of which contains the Laveen Village Core. See **Figure 5: Conceptual Development Plan**. Development standards and uses have been identified for each Development Unit to establish a cohesive design approach for the property while providing flexibility in land use within each. The specific uses developed within each unit will be determined by future market demand at the time of Site plan approval. While the Conceptual Development Plan identifies the boundaries of each planned Development Unit, uses may be developed across unit boundaries so long as the proposed use is allowed in both Development Units.

3a. Development Units

DEVELOPMENT UNIT 1 (VILLAGE CORE)

Development Unit 1 is approximately 25 acres in size and is located at the northeast corner of 63rd Avenue and Dobbins Road. The Village Core has been divided into two sub areas, Core North (+/-15 acres) and Core South (+/- 10 acres) . This core area encompasses the Laveen Village Core designation as defined by the City of Phoenix General Plan. Currently, no Village Core plan exists and the proposed PUD seeks to establish a set of development standards and uses conducive of a vibrant urban core area.

This Village Core will permit a number of commercial uses typical of a Village Core area such as hospitality, office, employment, restaurant, and entertainment uses, among others while also preserving the ability of developing as a major employment and tech core where residents can work, and play. Restaurants, retail, and other traditional commercial land uses are envisioned for Core South. Office, medical office, employment, assisted living and hospitality/hotel uses are envisioned as primary land uses for Core North. These potential land uses are shown in Conceptual Area Plan Options 1, 2, and 3.

The following specific uses shall be provided in Development Unit 1, Village Core South:

- 10,000 square feet of common shared open space
- Splash Pad
- Public Art Project
- Electric Vehicle (EV) Charging Station
- Comfortable pedestrian connectivity
- Enhanced landscaping
- Accents that enhance the Laveen character of the area
- Dobbins Streetscape

Additionally, specific design criteria have been created to guide the development in the Village Core that celebrates the rural culture of The Laveen Village in a modern way.

For the Village Core to develop consistent with the vision described above, the allowance for increased height is an important element. Per zoning case Z-16-09-7, a portion of Village Core is currently entitled with an HR overlay and Special Permit for a helipad with a maximum height of 95 feet. While this PUD seeks to provide a maximum height of 120 feet, additional height provisions are provided to ensure future development building height is properly setback from roadways, properly transitioned into the center of the Site, and limited to no more than 50% of the core, further protecting the view corridor along Dobbins Road. See **Figure 6: Maximum Building Height Setbacks**. This height request is appropriate in acknowledgement of planned adjacent uses, adjacency to major transportation infrastructure, and are consistent with heights permitted for approved development in other urban/suburban Village Core areas. This height allowance is consistent with the land use intensities envisioned within the Laveen Village Core Area and therefore this PUD includes development standards that locate additional height within the Village Core where it is most appropriate.

DEVELOPMENT UNIT 2

Development Unit 2 is comprised of approximately 43.3 acres at the northern portion of the Site, and is located outside of the Laveen Village Core boundary. This unit has frontage and direct access from 63rd Avenue, and is anticipated to be developed with a combination of transitional uses which may include multi-family residential, single-family residential, commercial and/or employment uses. In Development Unit 2, no residential building is permitted less than 100 feet from 63rd Avenue to provide an appropriate transition to the employment uses to the west of 63rd Avenue.

3b. Site Access

Vehicular access to the Site will be provided from Dobbins Road and 63rd Avenue. Given the Site's limited Dobbins Road frontage and anticipated access control restrictions associated with the proximity to the freeway interchange, driveway access directly from Unit 1 to Dobbins Road is anticipated to be right-in/right-out only. Full traffic movements are anticipated at the intersection of 63rd Avenue and Dobbins Road, as well as full ingress/egress movements into private driveways along the 63rd Avenue frontage for both Development Units.

Proposed vehicular access to the Site shall be determined by an approved traffic impact analysis and be in conformance with City of Phoenix Street Planning and Design Guideline standards along the frontages of 63rd Avenue and Dobbins Road. In addition, access along Dobbins Road shall require approval from and abide by ADOT standards.

Pedestrian circulation and connectivity standards for both street frontages are addressed further within the PUD Narrative.

4. LAND USES

This section defines the land uses allowed within The Crossing at Dobbins. Land uses have been specifically identified for each of the PUD’s Development Units; Development Unit 1 Village Core North (+/- 15 acres), Development Unit 1 Village Core South (+/- 10 acres), and Development Unit 2 (+/- 41.1 acres). The proposed uses are further subject to the specified requirements and development standards.

Unless specifically addressed below, uses in both Development Units shall conform to the C-2 zoning district (Section 623) permitted uses, restricted uses and conditional uses.

A developer or any property owner within the defined limits of the PUD may request an interpretation of a use analogous to those listed in this section from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed in this section subject to standard and customary City of Phoenix procedures.



SITE DATA	
Development Unit 1 (Village Core)	25 ac
Village Core North	15 ac
Village Core South	10 ac
Development Unit 2	41.1 ac
Total Site Area:	66.1 ac.

Development Unit 1, Village Core South

The following uses are **permitted** in the Development Unit 1 (Village Core) South (+/-10 ac):

A. All permitted uses within the Commercial Intermediate District (C-2) per Section 623 of the Phoenix Zoning Ordinance, unless otherwise explicitly prohibited below.

B. All temporary uses permitted within the C-2 district shall be permitted as a temporary use in Development Unit 1 in accordance with Zoning Ordinance Section 708, unless otherwise explicitly prohibited below.

C. All Special Permit Uses permitted within the C-2 district shall be permitted in Development Unit 1 subject to the requirements of Section 647, unless otherwise explicitly prohibited below.

D. All accessory uses permitted within the C-2 district shall be permitted as accessory uses in Development Unit 1 in accordance with Section 623 of the Phoenix Zoning Ordinance, unless otherwise explicitly prohibited below.

E. All permitted uses within the Commercial Office District, Major Office option (C-O, M-O) per Section 621 of the Phoenix Zoning Ordinance, unless otherwise prohibited below.

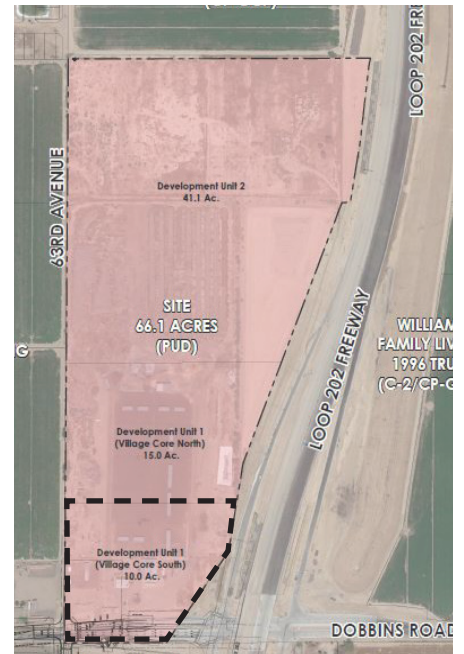
F. Restaurants, Bars, and Cocktail Lounges, subject to the following conditions or limitations:

i. Nothing in this section shall be construed to include an adult use.

ii. Patron dancing shall be permitted by-right.

iii. Outdoor recreation uses, outdoor dining, and outdoor alcoholic beverage consumption shall be permitted as accessory uses only upon securing a Use Permit, if within 500 feet of a residential district zoning line. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted, or proposed use is to be conducted closest to the residential district zoning line.

iv. Music or entertainment shall be permitted



subject to the following regulations:

- v. The stage or performance area shall be a maximum of 80 square feet unless a Use Permit is obtained.
 - vi. The noise level, measured at any point on the received property, shall not exceed 55 dBa unless a Use Permit is obtained. An occurrence where the sound level increases up to 60 dBa for five continuous seconds or less shall not be deemed a violation of this section so long as there are no more than five occurrences within an hour long interval.
- G. Restaurants with drive-thru facilities, subject to the following:
- i. There shall be no more than two.
 - ii. Access to the Site is to be from an arterial or collector street as defined on the street classification map.
 - iii. Individual, stand alone, drive-through buildings shall be located within 150 feet from the ROW of 63rd Avenue or within 200 feet from the ROW of Dobbins Road.
 - iv. All drive-through restaurants shall provide a minimum of 500 square feet of seating space or access to a common indoor or outdoor dining area, as approved by the Planning and Development Department.
- H. Community Gardens and Produce Sales
- I. Farmers Market, subject to the following conditions:
- i. Operating hours shall be between 6 am and 10 pm.
 - ii. The same Farmers Market may operate for no more than three consecutive days, unless otherwise permitted by the Planning and Development Department.
- J. Mobile Vending, subject to the provisions listed in Section 624 of the Phoenix Zoning Ordinance.
- K. All general retail uses, unless otherwise explicitly prohibited below.
- L. Off-premise signage (billboards) subject to Section 705.

The following uses shall be **prohibited** within Development Unit 1 (Village Core) South:

- A. Adult Uses
- B. Agricultural Implements, Distributions and Display, retail sales
- C. Ambulance Service Office
- D. Antiques, wholesale

- E. Architects' Supplies
- F. Artificial Limbs, Braces, Sales
- G. Artist's Materials and Supplies, wholesale
- H. Assayers
- I. Auctioneers' Auditorium, for Antiques, Fine Arts and Furniture
- J. Automobile Parts and Supplies, New Retail and Wholesale
- K. Auto Seat Covers and Trim Shop
- L. Automobile Rental
- M. Awnings, Custom Fabrication and Sales
- N. Bakers and Baked Goods, Manufacturing Wholesale and Storage
- O. Balls and Bearings, Retail Sales
- P. Bank Vault Storage
- Q. Barbers' Supplies, Retail and Wholesale
- R. Bathroom Accessories, Display and Retail Sales Only
- S. Baths, Public
- T. Beauty Shop Equipment, Retail Sales
- U. Beer, Ale and Wine Distributor, Wholesale and Storage (no bottling)
- V. Beverages, Wholesale and Storage (no bottling)
- W. Bingo
- X. Blood Banks and Blood Plasma Centers
- Y. Blueprinting
- Z. Boats, Retail Sale
- AA. Bookbinders, Commercial
- BB. Burglar Alarm Equipment Sales and Service
- CC. Burglar Alarm Watching Service
- DD. Bus Terminal

- EE. Business Machines, Distribution and Retail Sales, Repair and Service, Storage and Wholesale
- FF. Butchers' Supplies, Retail and Wholesale
- GG. Candy, Wholesale Distribution
- HH. Carpet, Rug and Furniture Cleaners
- II. Car Wash
- JJ. Chemicals and Drugs, Storage and Distribution
- KK. Cigarette Service
- LL. Cigars Manufacturing, Custom Hand Rolled
- MM. Cigars, Wholesale and Storage
- NN. Cleaning and Dyeing Plants
- OO. Clothing, Wholesale and Distribution
- PP. Coffee, Wholesale and Storage, No Roasting
- QQ. Coin Machines, Rental and Service
- RR. Compressed Natural Gas (CNG) Retail Sales
- SS. Confectioners, Wholesale
- TT. Contractors Equipment and Supplies, Retail Sales
- UU. Contractors' Office with Inside Storage of Materials Only
- VV. Conveyors, Retail Sales
- WW. Curios, Wholesale
- XX. Dental Laboratories
- YY. Dental Supplies, Retail and Wholesale
- ZZ. Diaper Supply Service
- AAA. Dolls, Repairing
- BBB. Draperies, Manufacturing
- CCC. Drawing Materials, Retail Sales and Wholesale
- DDD. Drugs, Wholesale Storage
- EEE. Dry Goods, Wholesale and Storage

- FFF. Egg, Storage and Processing
- GGG. Electric Equipment, Retail Sales and Repair
- HHH. Engravers
- III. Exhibition Hall
- JJJ. Farm Implements and Machinery, Retail Sales
- KKK. Feed, Retail and Sales Office
- LLL. Fire Protection Equipment and Supplies, Retail Sales and Service
- MMM. Floor Coverings, Retail and Wholesale
- NNN. Florist, Wholesale
- OOO. Frozen Foods, Wholesale Storage and Distribution
- PPP. Furniture, Repairing and Refinishing
- QQQ. Furs, Custom Cleaning, Storage
- RRR. Garage Equipment, Retail Sales
- SSS. Garage, Repair, Not Body and Fender Shops
- TTT. Garages, Public
- UUU. Gas Regulating Equipment, Sales and Service
- VVV. Guns, Retail Sales and/or Repairs
- WWW. Hospice
- XXX. Hotel Equipment
- YYY. Janitors' Supplies
- ZZZ. Laboratories, Testing and Research
- AAAA. Laundries
- BBBB. Laundry Equipment and Supplies
- CCCC. Lawn Furniture, New, Sales
- DDDD. Lawn Mower Repair Shops
- EEEE. Leather Goods: Repairing, Sales, Custom or Handicraft Manufacturing
- FFFF. Linen Supply Laundry Service

GGGG.	Lithographers
HHHH.	Liquor, Storage and Wholesale
IIII.	Lockers, Food Storage
JJJJ.	Locksmiths' Repair Shops
KKKK.	Machinery Dealers, Retail Sales and Showrooms
LLLL.	Machinery Rental
MMMM.	Medical Supplies, Retail Sales and Rentals
NNNN.	Milliners, Wholesale and Manufacturing
OOOO.	Millinery and Artificial Flower Making
PPPP.	Milling Equipment. Showrooms, Retail Sales
QQQQ.	Mimeographing and Multigraphing, Commercial
RRRR.	Mineral Water Distillation and Bottling
SSSS.	Mirrors, Resilvering; Custom Work
TTTT.	Monuments, Retail Sales and Display
UUUU.	Mortuary
VVVV.	Motion Picture Equipment, Retail Sales and Display
WWWW.	Motorcycles, Repairing and Sales
XXXX.	News Dealers
YYYY.	News Service
ZZZZ.	Newspaper Printing
AAAAA.	Nonprofit medical marijuana dispensary facility
BBBBB.	Novelties, Wholesale
CCCCC.	Nursing Home
DDDDD.	Office Service: Stenographic Service, Letter Preparation, Addressing and Mailing, Duplicating, Multigraphing, Machine Tabulation, Research and Statistical
EEEEE.	Oil Burners, Retail Sales and Repairs
FFFFF.	Orthopedic Appliances, Manufacturing and Sales

GGGGG. Painters' Equipment and Supplies Shops, Wholesale and Storage

HHHHH. Parking Lot, Commercial

IIIII. Pawn Shop

JJJJJ. Photographic Developing and Printing

KKKKK. Photo-Engraving Company

LLLLL. Physical Therapy Equipment, Retail and Wholesale

MMMMM. Plastic and Plastic Products, Retail and Wholesale

NNNNN. Playground Equipment Sales

OOOOO. Plumbing Fixtures and Supplies, Display and Retail Sales

PPPPP. Poster Illustration, Studio

QQQQQ. Precision Instruments

RRRRR. Printers

SSSSS. Propane Retail Sales

TTTTT. Public Storage Garages

UUUUU. Public Utility Service Yards

VVVVV. Pumps, Retail Sales and Display

WWWWW. Radio and Television Broadcasting Stations

XXXXX. Radio and Television Studios

YYYYY. Reducing Salons

ZZZZZ. Refrigeration Equipment, Repairs and Sales

AAAAA. Restaurant Equipment, Supplies and Retail Sales

BBBBB. Riding Equipment Sales

CCCCC. Road Building Equipment, Retail Sales

DDDDD. Rug Cleaning

EEEEEE. Safes, Repairing and Sales

FFFFFF. Saw Sharpening Shop

GGGGG. School Equipment and Supplies Wholesale

HHHHHH. Service Station Equipment, Wholesale

IIIIII. Sewing Machines, Commercial and Industrial Type, Retail Sales and Repairing

JJJJJJ. Shoe Repairing Equipment and Supplies, Wholesale

KKKKKK. Sightseeing Tours, Garages and Depot

LLLLLL. Sign Painters' Shops, Not Neon Sign Fabrication

MMMMMM. Slip Covers, Custom Manufacturing

NNNNNN. Soda Fountain Supplies, Retail and Wholesale

OOOOOO. Sound Systems and Equipment Sales

PPPPPP. Sound Systems, Rentals and Repairs

QQQQQQ. Steam Baths

RRRRRR. Surgical Supplies, Wholesale

SSSSSS. Surplus Stores

TTTTTT. Swimming Pool, Commercial, Outdoor

UUUUUU. Tanning Salon

VVVVVV. Tattoo Shops

WWWWWW. Taxicab Garages

XXXXXX. Telegraph Companies, Facilities and Offices

YYYYYY. Telephone Companies, Facilities and Offices

ZZZZZZ. Tire Repairing Equipment and Supplies

AAAAAAA. Tobacco Oriented Retailers

BBBBBBB. Tobacco, Wholesale and Storage

CCCCCCC. Tombstones, Sales and Display

DDDDDDD. Tools, Wholesale and Distribution

EEEEEEE. Tortillas, Manufacturing Wholesale

FFFFFFF. Towels, Supply Service

GGGGGGG. Tractors, Retail Sales, Display

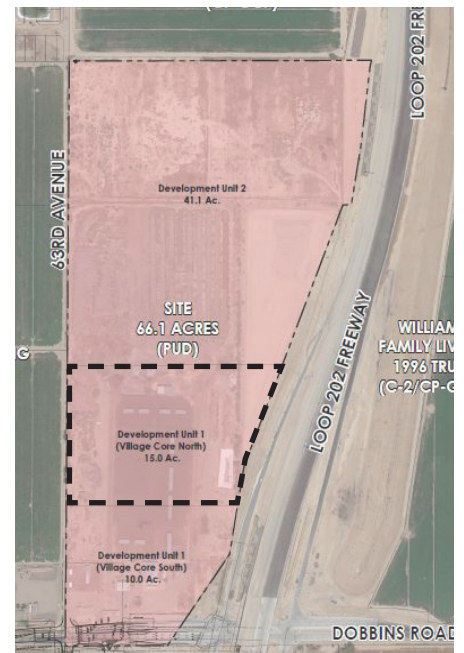
HHHHHHH. Upholsterers, Custom, Retail Sales and Supplies

- IIIIII. Venetian Blinds, Custom Manufacturing and Cleaning
- JJJJJJ. Veterinarians' Supplies, Retail and Wholesale
- KKKKKKK. Washing Machines, Retail Sales and Display, Custom Repairing
- LLLLLLL. Water or Mineral, Drinking or Curative, Bottling and Distribution
- MMMMMMM. Water Softening Equipment, Service and Repairs
- NNNNNNN. Window Cleaners' Service
- OOOOOOO. Window Display Installations, Studio and Shops
- PPPPPPP. Window Glass Installation Shops
- QQQQQQQ. **Multi-family residential**
- RRRRRRR. **Community Residence Centers**

Development Unit 1, Village Core North

The following uses are **permitted** in Development Unit 1 (Village Core) North (+/- 15 acres):

- A. All permitted uses within the Commercial Intermediate District (C-2) per Section 623 of the Phoenix Zoning Ordinance, unless otherwise explicitly prohibited below.
- B. All temporary uses permitted within the C-2 district shall be permitted as a temporary use in Development Unit 1 in accordance with Zoning Ordinance Section 708, unless otherwise explicitly prohibited below.
- C. All Special Permit Uses permitted within the C-2 district shall be permitted in Development Unit 1 subject to the requirements of Section 647, unless otherwise explicitly prohibited below.
- D. All accessory uses permitted within the C-2 district shall be permitted as accessory uses in Development Unit 1 in accordance with Section 623 of the Phoenix Zoning Ordinance, unless otherwise explicitly prohibited below.
- E. All permitted uses within the Commercial Office District, Major Office option (C-O, M-O) per Section 621 of the Phoenix Zoning Ordinance, unless otherwise prohibited below.
- F. All permitted uses within the Commerce Park, General Commerce Park option (CP-GCP) per Section 626



of the Phoenix Zoning Ordinance, unless otherwise modified or prohibited below.

- i. There shall be a maximum of 1 dock door per 20,000 square feet of industrial use to ensure distribution and wholesaling are not a primary use.
 - ii. Distribution uses are only allowed as an accessory use.
 - iii. Wholesaling and Distribution as primary uses shall be prohibited.
- G. Restaurants, Bars, and Cocktail Lounges, subject to the following conditions or limitations:
 - i. Nothing in this section shall be construed to include an adult use.
 - ii. Patron dancing shall be permitted by-right.
 - iii. Outdoor recreation uses, outdoor dining, and outdoor alcoholic beverage consumption shall be permitted as accessory uses only upon securing a Use Permit, if within 500 feet of a residential district zoning line. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted, or proposed use is to be conducted closest to the residential district zoning line.
 - iv. Music or entertainment shall be permitted subject to the following regulations:
 - i. The stage or performance area shall be a maximum of 80 square feet unless a Use Permit is obtained.
 - ii. The noise level, measured at any point on the received property, shall not exceed 55 dBa unless a Use Permit is obtained. An occurrence where the sound level increases up to 60 dBa for five continuous seconds or less shall not be deemed a violation of this section so long as there are no more than five occurrences within an hour-long interval.
- H. Community Gardens and Produce Sales
- I. Farmers Market, subject to the following conditions:
 - i. Operating hours shall be between 6 am and 10 pm.
 - ii. The same Farmers Market may operate for no more than three consecutive days, unless otherwise permitted by the Planning and Development Department.
- J. Mobile Vending, subject to the provisions listed in Section 624 of the Phoenix Zoning Ordinance.
- K. All general retail uses, unless otherwise explicitly prohibited below.
- L. Off-premise signage (billboards) subject to Section 705.

The following uses are prohibited in Development Unit 1 (Village Core) North:

- A. Adult Uses

- B. Agricultural Implements, Distributions and Display, retail sales
- C. Ambulance Service Office
- D. Antiques, wholesale
- E. Architects' Supplies
- F. Artificial Limbs, Braces, Sales
- G. Artist's Materials and Supplies, wholesale
- H. Assayers
- I. Auctioneers' Auditorium, for Antiques, Fine Arts and Furniture
- J. Automobile Parts and Supplies, New Retail and Wholesale
- K. Auto Seat Covers and Trim Shop
- L. Automobile Rental
- M. Awnings, Custom Fabrication and Sales
- N. Bakers and Baked Goods, Manufacturing Wholesale and Storage
- O. Balls and Bearings, Retail Sales
- P. Bank Vault Storage
- Q. Barbers' Supplies, Retail and Wholesale
- R. Bathroom Accessories, Display and Retail Sales Only
- S. Baths, Public
- T. Beauty Shop Equipment, Retail Sales
- U. Beer, Ale and Wine Distributor, Wholesale and Storage (no bottling)
- V. Beverages, Wholesale and Storage (no bottling)
- W. Bingo
- X. Blood Banks and Blood Plasma Centers
- Y. Blueprinting
- Z. Boats, Retail Sale
- AA. Bookbinders, Commercial
- BB. Burglar Alarm Equipment Sales and Service

- CC. Burglar Alarm Watching Service
- DD. Bus Terminal
- EE. Business Machines, Distribution and Retail Sales, Repair and Service, Storage and Wholesale
- FF. Butchers' Supplies, Retail and Wholesale
- GG. Candy, Wholesale Distribution
- HH. Carpet, Rug and Furniture Cleaners
- II. Car Wash
- JJ. Chemicals and Drugs, Storage and Distribution
- KK. Cigarette Service
- LL. Cigars Manufacturing, Custom Hand Rolled
- MM. Cigars, Wholesale and Storage
- NN. Cleaning and Dyeing Plants
- OO. Clothing, Wholesale and Distribution
- PP. Coffee, Wholesale and Storage, No Roasting
- QQ. Coin Machines, Rental and Service
- RR. Compressed Natural Gas (CNG) Retail Sales
- SS. Confectioners, Wholesale
- TT. Contractors Equipment and Supplies, Retail Sales
- UU. Contractors' Office with Inside Storage of Materials Only
- VV. Conveyors, Retail Sales
- WW. Curios, Wholesale
- XX. Dental Laboratories
- YY. Dental Supplies, Retail and Wholesale
- ZZ. Diaper Supply Service
- AAA. Dolls, Repairing
- BBB. Draperies, Manufacturing
- CCC. Drawing Materials, Retail Sales and Wholesale

- DDD. Drugs, Wholesale Storage
- EEE. Dry Goods, Wholesale and Storage
- FFF. Egg, Storage and Processing
- GGG. Electric Equipment, Retail Sales and Repair
- HHH. Engravers
- III. Exhibition Hall
- JJJ. Farm Implements and Machinery, Retail Sales
- KKK. Feed, Retail and Sales Office
- LLL. Fire Protection Equipment and Supplies, Retail Sales and Service
- MMM. Floor Coverings, Retail and Wholesale
- NNN. Florist, Wholesale
- OOO. Frozen Foods, Wholesale Storage and Distribution
- PPP. Furniture, Repairing and Refinishing
- QQQ. Furs, Custom Cleaning, Storage
- RRR. Garage Equipment, Retail Sales
- SSS. Garage, Repair, Not Body and Fender Shops
- TTT. Garages, Public
- UUU. Gas Regulating Equipment, Sales and Service
- VVV. Guns, Retail Sales and/or Repairs
- WWW. Hospice
- XXX. Hotel Equipment
- YYY. Janitors' Supplies
- ZZZ. Laundries
- AAAA. Laundry Equipment and Supplies
- BBBB. Lawn Furniture, New, Sales
- CCCC. Lawn Mower Repair Shops
- DDDD. Leather Goods: Repairing, Sales, Custom or Handicraft Manufacturing

EEEE.	Linen Supply Laundry Service
FFFF.	Lithographers
GGGG.	Liquor, Storage and Wholesale
HHHH.	Lockers, Food Storage
IIII.	Locksmiths' Repair Shops
JJJJ.	Machinery Dealers, Retail Sales and Showrooms
KKKK.	Machinery Rental
LLLL.	Medical Supplies, Retail Sales and Rentals
MMMM.	Milliners, Wholesale and Manufacturing
NNNN.	Millinery and Artificial Flower Making
OOOO.	Milling Equipment. Showrooms, Retail Sales
PPPP.	Mimeographing and Multigraphing, Commercial
QQQQ.	Mineral Water Distillation and Bottling
RRRR.	Mirrors, Resilvering; Custom Work
SSSS.	Monuments, Retail Sales and Display
TTTT.	Mortuary
UUUU.	Motion Picture Equipment, Retail Sales and Display
VVVV.	Motorcycles, Repairing and Sales
WWWW.	News Dealers
XXXX.	News Service
YYYY.	Newspaper Printing
ZZZZ.	Nonprofit medical marijuana dispensary facility
AAAAA.	Novelties, Wholesale
BBBBB.	Nursing Home
CCCCC.	Office Service: Stenographic Service, Letter Preparation, Addressing and Mailing, Duplicating, Multigraphing, Machine Tabulation, Research and Statistical
DDDDD.	Oil Burners, Retail Sales and Repairs
EEEEE.	Orthopedic Appliances, Manufacturing and Sales

FFFFF.	Painters' Equipment and Supplies Shops, Wholesale and Storage
GGGGG.	Parking Lot, Commercial
HHHHH.	Pawn Shop
IIIII.	Photographic Developing and Printing
JJJJJ.	Photo-Engraving Company
KKKKK.	Physical Therapy Equipment, Retail and Wholesale
LLLLL.	Plastic and Plastic Products, Retail and Wholesale
MMMMM.	Playground Equipment Sales
NNNNN.	Plumbing Fixtures and Supplies, Display and Retail Sales Poster Illustration, Studio
OOOOO.	Precision Instruments
PPPPP.	Printers
QQQQQ.	Propane Retail Sales
RRRRR.	Public Storage Garages
SSSSS.	Public Utility Service Yards
TTTTT.	Pumps, Retail Sales and Display
UUUUU.	Radio and Television Broadcasting Stations
VVVVV.	Radio and Television Studios
WWWWW.	Reducing Salons
XXXXX.	Refrigeration Equipment, Repairs and Sales
YYYYY.	Restaurant Equipment, Supplies and Retail Sales
ZZZZZ.	Riding Equipment Sales
AAAAA.	Road Building Equipment, Retail Sales
BBBBB.	Rug Cleaning
CCCCC.	Safes, Repairing and Sales
DDDDD.	Saw Sharpening Shop
EEEEE.	School Equipment and Supplies Wholesale
FFFFF.	Service Station Equipment, Wholesale

- GGGGGG. Sewing Machines, Commercial and Industrial Type, Retail Sales and Repairing
- HHHHHH. Shoe Repairing Equipment and Supplies, Wholesale
- IIIIII. Sightseeing Tours, Garages and Depot
- JJJJJJ. Sign Painters' Shops, Not Neon Sign Fabrication
- KKKKKK. Slip Covers, Custom Manufacturing
- LLLLLL. Soda Fountain Supplies, Retail and Wholesale
- MMMMMM. Sound Systems and Equipment Sales
- NNNNNN. Sound Systems, Rentals and Repairs
- OOOOOO. Steam Baths
- PPPPPP. Surgical Supplies, Wholesale
- QQQQQQ. Surplus Stores
- RRRRRR. Swimming Pool, Commercial, Outdoor
- SSSSSS. Tanning Salon
- TTTTTT. Tattoo Shops
- UUUUUU. Taxicab Garages
- VVVVVV. Telegraph Companies, Facilities and Offices
- WWWWWW. Telephone Companies, Facilities and Offices
- XXXXXX. Tire Repairing Equipment and Supplies
- YYYYYY. Tobacco Oriented Retailers
- ZZZZZZ. Tobacco, Wholesale and Storage
- AAAAAAA. Tombstones, Sales and Display
- BBBBBBB. Tools, Wholesale and Distribution
- CCCCCCC. Tortillas, Manufacturing Wholesale
- DDDDDDD. Towels, Supply Service
- EEEEEEE. Tractors, Retail Sales, Display
- FFFFFFF. Upholsterers, Custom, Retail Sales and Supplies
- GGGGGGG. Venetian Blinds, Custom Manufacturing and Cleaning

- HHHHHHH. Veterinarians' Supplies, Retail and Wholesale
- IIIIII. Washing Machines, Retail Sales and Display, Custom Repairing
- JJJJJJ. Water or Mineral, Drinking or Curative, Bottling and Distribution
- KKKKKKK. Water Softening Equipment, Service and Repairs
- LLLLLLL. Window Cleaners' Service
- MMMMMMM. Window Display Installations, Studio and Shops
- NNNNNNN. Window Glass Installation Shops
- OOOOOOO. Multi- Family Residential
- PPPPPPP. Restaurants with drive-thru

Development Unit 2

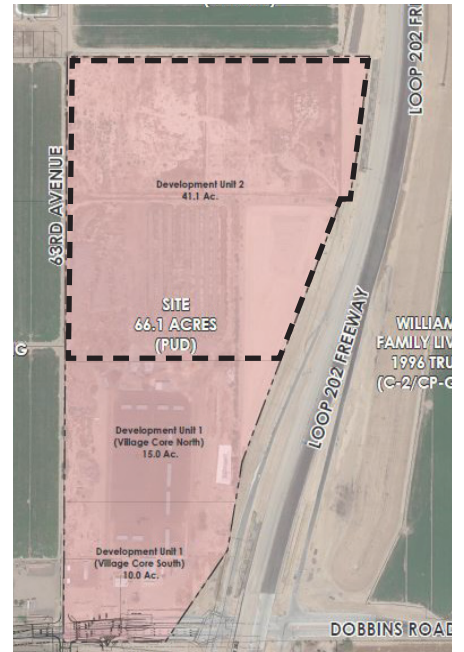
The following uses are **permitted** within Development Unit 2 (+/- 41.1 acres):

A. All permitted uses within the C-2 Commercial Intermediate District per Section 623 of the Phoenix Zoning Ordinance.

- All temporary uses permitted within the C-2 district shall be permitted as a temporary use in Development Unit 2 in accordance with Zoning Ordinance Section 708.
- All Special Permit Uses permitted within the C-2 district shall be permitted in Development Unit 2 subject to the requirements of Section 647.
- All accessory uses permitted within the C-2 district shall be permitted as accessory uses in Development Unit 1 in accordance with Section 623 of the Phoenix Zoning Ordinance.

B. All permitted uses within the CP-GCP Commerce Park – General Commerce Park District per Section 623 of the Phoenix Zoning Ordinance subject to the following restrictions:

- There shall be a maximum of 1 dock door per



20,000 square feet of industrial use to ensure distribution and wholesaling are not a primary use.

- Distribution uses are only allowed as an accessory use.
- Wholesaling and Distribution as primary uses shall be prohibited.

C. All uses within the R-5 Multifamily Residence District per Section 618.D of the Phoenix Zoning Ordinance without a Use Permit.

- The PUD shall not exceed 1,000 dwelling units.
- No multi-family residential building is permitted within 100 feet of 63rd Avenue. Drive aisles, parking, landscaping and etc. for residential buildings are permitted within this 100 feet.

D. Off-premise signage (billboards) subject to Section 705.

E. Parking structures, as an accessory use

The following uses are **prohibited** within Development Unit 2 :

- Adult Uses
- Automobile Parts and Supplies, New Retail and Wholesale
- Auto Seat Covers and Trim Shop
- Boats, Retail Sales
- Motorcycles, Repairing and Sales
- Tire Repairing Equipment and Supplies
- Tractors, Retail Sales, Display
- Truck Stop/Travel Center
- Self-Storage Service Warehouse
- Automobile Service Station/ Gas Station
- Car Wash
- Garage Repair
- Warehousing
- Wholesaling, as a primary use
- Distribution Facility, as a primary use
- Outdoor Uses (Section 626. F.2z)

5. DEVELOPMENT STANDARDS

5a. Land Use Development Standards

Development Standards guide development, protect surrounding neighborhoods, contribute to a sense of place, and preserve the public welfare. The development standards for each Development Unit within The Crossing at Dobbins generally adhere to the development standards outlined within the City of Phoenix Zoning Ordinance. **Table 2: Development Standards** identifies the minimum Development Standards prescribed for The Crossing at Dobbins' two Development Units.

For development standards not specifically addressed by this PUD, each unit will be subject to compliance with the following zoning districts where applicable. If there is a conflict, then the PUD shall apply.

- Unless specifically addressed below, development standards in Unit 1 (Village Core) shall conform to the C-2 zoning district (Section 623) development and landscape standards.
- Unless specifically addressed below, development standards in Unit 2 shall conform to the C-2 zoning district (Section 623) development and landscape standards.

5b. Open Space

Open spaces within the PUD area are intended to maximize access and meaningfulness along the Site's public edges, where open space will be of greatest value to the larger community. The percentages of open space within Development Units and development parcels are outlined within **Table 2: Development Standards**. Enhanced planting requirements along perimeter arterials, as outlined within **Table 3: Landscape Development Standards** in the following section, will contribute to an aesthetically pleasing development. Given the project's unique location at the northwest quadrant of the designated Laveen Village Core, additional open space standards and provisions for interactive spaces shall apply at the intersection of 63rd Avenue and Dobbins Road, serving as a gateway into the Laveen Village Core.



Within the Village Core, at least one improved common open space location shall be a minimum of 10,000 square feet. One splash pad shall also be provided within the Village Core. Common open space shall be designed to create a sense of place and should be used as opportunities to allow for gathering areas and may include such things but not limited to outdoor entertainment, farmers market space, benches, gathering spaces, fountains, shade elements, play areas, improved plazas, courtyards, break areas, enhanced surface (e.g. stamped or colored concrete), planter boxes, and lighting features.

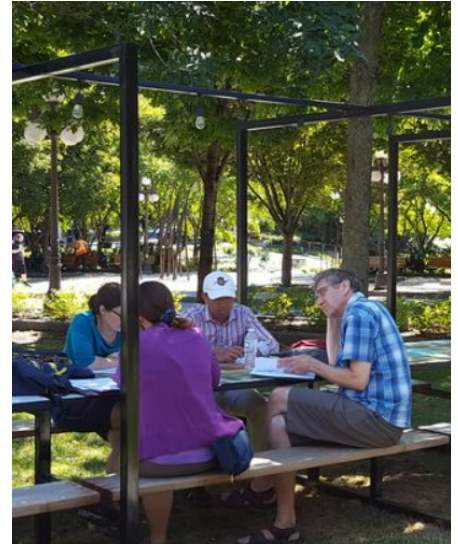
5c. Landscape Development Standards

The landscape standards for The Crossing at Dobbins establish minimum standards for the integration of the built environment into the Site's landscape while providing a comfortable, accessible and aesthetically pleasing community. The standards listed in **Table 3: Landscape Development Standards** define planting quantities and sizes for streetscapes, perimeter buffers, parking areas and plantings.

5d. Dobbins Road Streetscape

The Crossing at Dobbins is a unique Site that seeks to balance a multitude of proximate influences including its partial inclusion with the Laveen Village Core, adjacency to the Ed Pastor Loop 202 Freeway, and planned transitional land uses that range from commercial/employment to high density residential. These influences will dictate specific and unique landscape characteristic that are best addressed through a series of landscaping provisions.

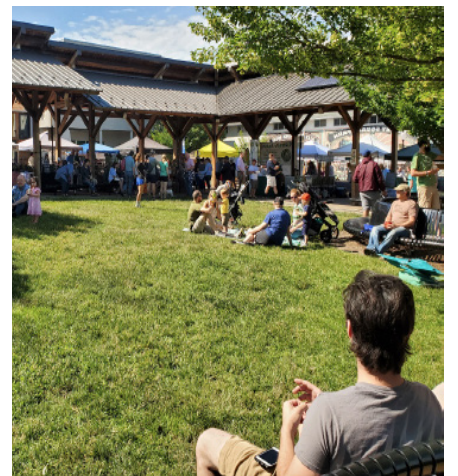
Specific landscaping provisions have been designated for various areas of the Site and are defined by their individual landscape development standards, theming and plant palettes to establish a cohesive visual language that unifies the overall Site. **Figure 7: Dobbins Road Streetscape Details** provides graphic representations of these thematic streetscape areas and throughout the PUD area. All roadway dedication and improvements will be determined by approved TIA. Additionally, landscaping and design along Dobbins Road shall include the following provision.



Outdoor Bench Seating



Splash Pad

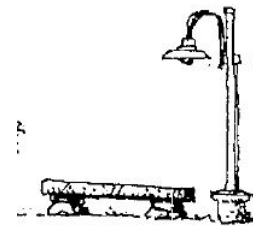


Outdoor Gathering or Market Space

The streetscape along Dobbins Road shall incorporate features and enhancements that pay homage to the agricultural heritage of the Laveen Village and honor the historical significance of this roadway. This shall include a minimum of two (2) elements as described by the "Kit of Parts" by the Dobbins Road 2003 Design Concept Report which includes:

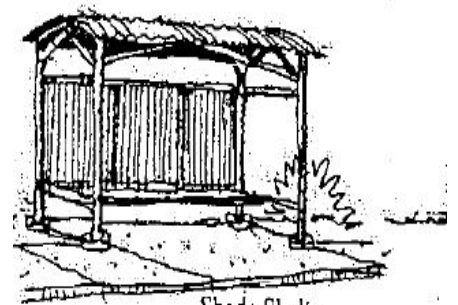
"Kit of Parts" Design Elements

- River run stone masonry;
- Field stone masonry;
- Common brick;
- Corrugated galvanized panels;
- Painted steel;
- Heavy lumber such as creosote wood salvaged from telephone poles.
- A minimum of four (4) date palms, monument signage, decorative light fixtures and/or other vertical landscape elements consistent with the Village Core shall be provided on Dobbins Road entryway.
- One (1) hitching post consistent with the Dobbins Road 2003 Design Concept Report.
- A landscape buffer along both roadway frontages. Streetscape areas will be landscaped to provide an attractive softened project edge.
- Where detached sidewalks or pathways are planned, trees are required to be planted on both sides to create an aesthetic, comfortable and shaded pedestrian environment.
- Enhanced planting densities and calliper sizes per **Table 3: Landscape Development Standards** will promote an attractive visual experience along the Site's perimeter street frontage.
- All street furniture (benches, trash receptacles, shade structures, etc.) shall incorporate at minimum two (2) of the historic-era materials to be consistent with the overall development of the Site. Additional review of these materials will be completed at the Site Plan level
- Building orientation along Dobbins Road should be designed to screen internal parking areas and preserve key view corridors along Dobbins Road.
- A 50-foot landscape buffer with a 10-foot Multi-Use Trail ("MUT") within a 30-foot Multi-Use Trail Easement ("MUTE") on the north side of Dobbins Road.

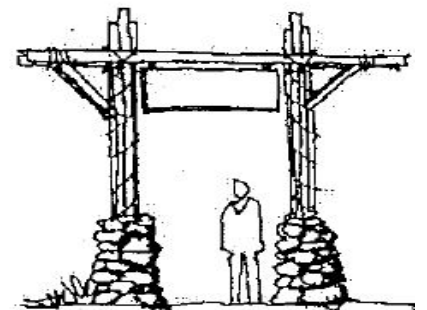


Bench
concrete
and
river run
masonry

Walk Light
steel tube
and
concrete
culvert



Shade Shelter
steel pipes, corrugated
panels



Pedestrian Gateway
steel pipes and
river run masonry



Trash Receptacles
steel mesh, corrugated and
concrete culverts, river run, gabion

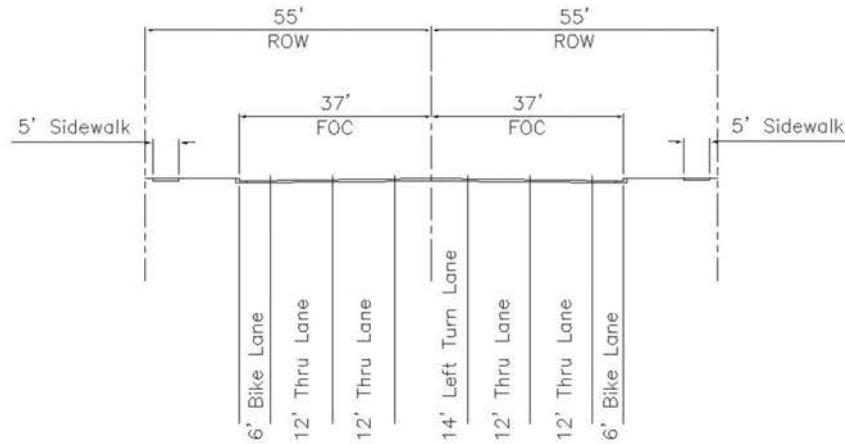


Figure 2.3
Cross-section "C" – Major Arterial and Arterial

67th Avenue to 51st Avenue
 Source: City of Phoenix Street Classification Map



Figure 7: Dobbins Road Streetscape Details

5e. Walls and Monumentation

PERIMETER WALLS AND MONUMENTATION

Perimeter walls refer to walls at the perimeter of the overall PUD and shall include elements of open fencing, to help maintain the Laveen Village character as shown in **Figure 8: Walls and Monumentation Imagery Examples**. Additionally, the following provisions shall be followed:

- Design characteristics that celebrate the heritage of the Laveen Village.
- Walls visible from 63rd Avenue and Dobbins Road must have breaks to avoid a long blank face.
- Any blank walls adjacent to 63rd Avenue and Dobbins Road shall be limited to a maximum length of 40-feet along a continuous plane, at which the wall shall be articulated with a setback, change of materials, use of artwork, or other design features.
- 63rd Avenue and Dobbins Road street side frontage may be screened with a solid wall at a maximum 40-inches in height within the landscape setback (front yard setback).
- The maximum height allowed by right for perimeter walls along the Site's Ed Pastor Loop 202 Freeway edge is 10-feet. The maximum height for fences or freestanding walls within or bounding a required rear or side yard is 6-feet in height at the property line. Columns and column caps may exceed the maximum wall height up to 4-inches.
- Pursuant to Zoning Ordinance Section 307.A.7, perimeter walls exceeding 10-feet in height along the Site's Ed Pastor Loop 202 Freeway frontage constructed as part of a residential use development shall require the approval of a Use Permit.
- Design of the perimeter walls and monumentation shall incorporate materials and colors that pay homage to the Laveen Village, as shown by the provided imagery, similar to the style and characteristics shown in Figure 8.

PARKING AREA SCREEN WALLS

The following provisions shall be followed:

- Parking areas within all Development Units are to be screened from adjacent public streets.
- Screening for parking areas must include screen walls with the option for additional landscape screening or berming.
- Parking area screen walls shall be a minimum of 36-inch in height and a maximum of 40-inch in height.

TABLE 2: DEVELOPMENT STANDARDS

Development Standard	Development Unit 1 (Village Core)	Development Unit 2
Building Setbacks (1)		
Adjacent to Dobbins Road	Minimum 50'	NA
Adjacent to 63rd Avenue	Minimum 25'	Minimum 25' Residential Uses: Minimum 100'
Ed Pastor Loop 202 Freeway	Minimum 15'	Minimum 15'
Property line not adjacent to a public street	0' unless adjacent to existing residential use then 20'	0' unless adjacent to existing residential use then 20'
Property line adjacent to interior or private street	0' unless adjacent to existing residential use then 10'	0' unless adjacent to existing residential use then 10'
Landscape Setbacks		
Adjacent to Dobbins Road	Minimum 50'	NA
Adjacent to 63rd Avenue	Minimum 25'	Minimum 25'
Adjacent to Loop 202 Freeway	Minimum 15'	Minimum 15'
Property Line not adjacent to public or private street	0'	0'
Maximum Building Height (2)	120' No more than 10 acres of development within the Village Core shall be above 100' in height	56' Office land uses may be up to 120' in height following the same height setback standards of Development Unit 1, all other uses shall be restricted to a maximum height of 56'.
Building Height Setback Minimums		
63rd Avenue	40' maximum height between 25' and 125' from property line 80' maximum height between 125' to 225' from property line 120' maximum height beyond 225' from property line	Along 63rd Avenue, Office land uses shall follow the height setbacks of Development Unit 1
Dobbins Road	40' maximum height between 50' and 130' from property line 80' maximum height between 130' to 230' from property line 120' maximum height beyond 230' from property line	NA
Ed Pastor Loop 202 Freeway	120' maximum height beyond 15' from property line	Along Ed Pastor Loop 202 Freeway, office land uses shall follow the height setbacks of Development Unit 1
Between Development Units	80' maximum height within 50' from Unit 2 development line 120' maximum height beyond 50' from Unit 2 development line	Between Development Units, office land uses shall follow the height setbacks of Development Unit 1

TABLE 2: DEVELOPMENT STANDARDS (CONTINUED)

Development Standard	Development Unit 1 (Village Core)	Development Unit 2
Minimum Open Space	<p>Commercial Uses: NA</p> <p>Buildings 57 feet to 80 feet in height: SHALL provide a min. of 5% of development site area as open space</p> <p>Buildings 80 feet to 100 feet in height: SHALL provide a min. of 8% of development site area as open space</p> <p>Buildings that exceed 100 feet in height: SHALL provide a min. of 10% of development site area as open space</p> <p>Common Open Space within Village Core South: Additionally, no less than 10,000 total aggregate sq. ft. which may include covered programmable community space is required in Village Core South. An interactive water feature ("splash pad") shall be provided within one of the open spaces of Village Core South.</p>	<p>Residential: Residential uses greater or equal to 14.0 du/ac: 5% of net area; Residential uses less than 14.0 du/ac: 15% of net area;</p> <p>Commercial Uses: NA</p> <p>Multifamily: A minimum of three amenities shall be provided with each multi-family development</p>
Maximum Residential Density	<p>Maximum dwelling unit cap of 1,000 units. Residential Uses Prohibited</p>	<p>40 du/ac; Maximum dwelling unit cap of 1,000 units.</p>
Parking Standards	<p>Per Ordinance Section 702, unless modified within this PUD</p>	<p>Per Ordinance Section 702, unless modified within this PUD, Electrical infrastructure capacity for Level 1 charging stations for future electric vehicle connections shall be provided at a ratio of 1 space per 500 square feet of indoor amenity areas of each multi-family development, as approved by the Planning and Development Department</p>
Bike Standards	<p>Per Ordinance Section 1307 H</p>	<p>Per Ordinance Section 1307 H</p>
Sidewalk Standards	<p>Dobbins Road: 10' wide Multi-Use Trail ("MUT") within a 30' wide Multi-Use Trail Easement ("MUTE") 5' detached sidewalk 10' landscape strip between sidewalk and back of curb</p> <p>63rd Avenue: 5' detached sidewalk 10' landscape strip between sidewalk and back of curb</p>	<p>63rd Avenue: 5' detached sidewalk 10' landscape strip between sidewalk and back of curb</p>
Shade Standards	<p>Minimum 50% shading of all publicly accessible sidewalks and walkways by means of vegetation at maturity and/or shade structures.</p> <p>Minimum 75% shading of all publicly accessible sidewalks and trails along arterial roadways (Dobbins Road and 63rd Avenue) by means of vegetation at maturity and/or shade structures.</p> <p>Minimum 50% shading of all open space areas by means of vegetation at maturity and/or shade structures.</p> <p>Parking lots SHALL be shaded, through structural and/or vegetative methods, at a minimum of 25 percent in Development Unit 1. This percentage shall be inclusive of all pedestrian pathways and sidewalks, as approved by the Planning and Development Department.</p>	<p>Minimum 50% shading of all publicly accessible sidewalks and walkways by means of vegetation at maturity and/or shade structures.</p> <p>Minimum 75% shading of all publicly accessible sidewalks and trails along arterial roadways (Dobbins Road and 63rd Avenue) by means of vegetation at maturity and/or shade structures.</p> <p>Minimum 50% shading of all open space areas by means of vegetation at maturity and/or shade structures.</p> <p>Parking lots SHALL be shaded, through structural and/or vegetative methods, at a minimum of 25 percent in Development Unit 2. This percentage shall be inclusive of all pedestrian pathways and sidewalks, as approved by the Planning and Development Department.</p>

DEVELOPMENT STANDARDS TABLE NOTES

(1) No multi-family residential building is permitted within 100' of 63rd Avenue.

TABLE 3: LANDSCAPE DEVELOPMENT STANDARDS

Perimeter Landscape Setbacks: See Table 3: Development Standards

Landscape Plantings

Streetscape	Min. 1 tree and 6 shrubs planted 20 foot on center or equivalent groupings; Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity
Adjacent to Building	Min. 35% of the exterior wall length shall be treated with either a landscaped planter a min. 5' in width or an arcade of equivalent feature to include trees within.

Minimum Planting Sizes

Streetscape - Dobbins Road

Trees	Min. 4-inch caliper, large canopy, single trunk trees; At least 10 additional palm trees shall be provided along Dobbins Road Trees min. 20 feet on center or equivalent groupings
Shrubs	Min. six (6) 5-gallon shrubs per tree Min. 75% vegetation coverage by a combination of shrubs, groundcovers, grasses, and accent plantings.

Streetscape - 63rd Avenue

Trees	Min. 2- inch caliper –50% of required Min. 3-inch caliper – 25% of required Min. 4-inch caliper – 25% of required Trees min. 20 feet on center or equivalent groupings
Shrubs	Min. six (6) 5-gallon shrubs per tree Min. 75% vegetation coverage by a combination of shrubs, groundcovers, grasses, and accent plantings.

Perimeter of PUD Site

Trees	Min. 2-inch caliper large canopy, single trunk Trees min. 20 feet on center or equivalent groupings
Shrubs	Min. six (6) 5-gallon shrubs per tree Min. 75% vegetation coverage by a combination of shrubs, groundcovers, grasses, and accent plantings.

Minimum Planting Size- Parking Lot Area

Trees	Min. 2-inch caliper
Shrubs	Min. six (6) 5-gallon shrubs per tree
Interior Surface Area (exclusive of perimeter landscaping and all required setbacks)	Minimum 5%
Trees	Min. 2-inch caliper
Shrubs	Min. six (6) 5-gallon shrubs per tree and 75% shall be 5-gallon and 25% shall be 15-gallon containers

Adjacent to building

Trees	Min. 2-inch caliper
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Landscape Strip Between Sidewalk and Back of Curb Planting Standards

Trees	Min. 3-inch caliper, large canopy, single trunk trees, 20' on center
Shrubs	Min. six (6) 5-gallon shrubs per tree with mature height of 2' Min. 75% vegetation coverage by a combination of shrubs, groundcovers, grasses, and accent plantings.

5f. Parking Standards

Parking areas should be designed to promote an appropriate distribution of parking throughout each development parcel. Where appropriate, buildings should be oriented adjacent to streets with most of the parking to the side or rear. Where parking is provided adjacent to public streets, appropriate screening should be employed. Additionally, buildings orientation shall be designed to help provide additional screening along Dobbins Road.

Parking requirements within The Crossing at Dobbins shall comply with Section 702 of the Phoenix with the following exceptions:

Parking requirements for senior living facilities shall be permitted at 0.5 parking spaces per unit.

The proposed exception is necessary to facilitate these types of uses including a potential future senior housing project within Development Units 1 or 2.

5g. Screening

Screening for any unsightly Site elements such as ground mounted mechanical equipment and parking must be screened by a solid wall, with the option of additional landscape screening. Plants as primary screening shall not be permitted.

Trash compactors and dumpsters shall be screened with a masonry wall architecturally compatible with surrounding structures with a minimum of six (6) feet height, not to exceed eight (8) feet height. Doors shall be constructed with metal frame and compatible slat materials.

5h. Circulation

Pedestrian circulation and connectivity are essential components of The Crossing at Dobbins. The pedestrian circulation system has been designed to direct pedestrians to the pedestrian circulation spines along Dobbins Road and 63rd Avenue. These corridors will serve as the primary circulation route connecting the two Development Units and the development parcels within them.

As noted in the Development and Landscape Standards tables above, Dobbins Road and 63rd Avenue feature enhanced landscape setbacks, landscaping, streetscape treatments, and shading all designed to maximize the pedestrian experience. Additional pedestrian connections between compatible commercial uses within adjacent units are to be evaluated and encouraged where feasible as the project develops.



Illustrative imagery of pedestrian circulation

GENERAL PEDESTRIAN CIRCULATION

- A minimum of two pedestrian access points between the Village Core and Development Unit 2 shall be provided. The specific locations will be determined at Site plan approval.
- A system of clearly defined, accessible pedestrian pathways shall be provided within each Development Unit.
- When a vehicular connection is provided between two Development Units, a pedestrian connection shall also be provided between the development parcels.
- Enhanced surfacing materials, such as stamped or colored concrete or other pavement treatments, that visually contrast with the adjacent parking and drive aisle surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles.
- The pathway systems shall provide direct connections between the following Site elements: sidewalks, primary and secondary amenities, all non-residential building entrances and exits, where pedestrian paths cross drive aisles, bicycle facilities and bus stops.
- All internal pedestrian pathways shall be shaded a minimum of 50% at maturity.
- Sidewalk and paths along Dobbins Road are to be shaded a minimum of 75% at maturity.
- Pedestrian circulation is to be directed toward the enhanced pedestrian routes adjacent to the Dobbins Road and 63rd Avenue.
- An enhanced pedestrian crossing that promotes pedestrian safety shall be provided at driveways along 63rd Avenue and Dobbins Road, as approved by the Planning and Development Department.

MULTI-USE PATHS

- A detached 10-foot Multi-Use Trail will be provided along the Site's Dobbins Road frontage consistent with the approved 2003 Dobbins Road DCR, within a 30-foot Multi-Use Trail Easement (MUTE).
- Multi-use trail segments must be designed and constructed in accordance with the applicable City of Phoenix standard detail section.
- Provide a minimum of two (2) clear and accessible pedestrian connections from each Development Unit to and from the pedestrian spines provided along Dobbins Road and 63rd Avenue.

5i. Bicycle Amenities

Bicycle parking shall be provided per Chapter 13: Walkable Urban Code, Section 1307.H of the Phoenix Zoning Ordinance.

5j. Lighting

Given the dynamic mix of uses planned for the Site, lighting must respond to both daytime and nighttime needs to create a welcoming environment that prioritizes safety and security as well as aesthetics. Architectural lighting is an essential component of building and landscape elements. Exterior lighting throughout the Site should meet or exceed the provisions set forth in Section 507. Tab A.II.A.8: Site Lighting of the Phoenix Zoning Ordinance and Phoenix City Code Section 23-100: Outdoor Lighting.

5k. Signage

Given the Site's location adjacent to the Ed Pastor Loop 202 Freeway, the PUD will allow for off premise freeway signs that may advertise both on-Site and off-Site uses. These proposed freeway signs will conform to Section 705 of the Phoenix Zoning Ordinance, including the recent text amendment approved by the City Council in October 2020 (Z-TA-6-19). In addition to the requirements outlined in Section 705, this PUD will utilize off-premise signage to brand the Laveen Village. The following design accommodations will promote proper and efficient off premise signage that is compatible with the character and environment of the overall PUD.

OFF PREMISE SIGNAGE ACCOMMODATIONS

As it relates to off-premise signage, this PUD shall require the following:

- Any off-premise sign shall incorporate design elements and be branded consistent with the Village Core Design Guidelines as defined in the following sections and Figure 7.1.
- The required pole cover design will incorporate a mixed material façade and column that replicates the look of stone, wood, and metal as conceptually depicted in Figure 7.1. Final Design of off-premise signs to be reviewed and approved by the Laveen Village Planning Committee.
- An additional screen will be placed within the "V" of the displays. The screen will be branded with the Laveen Village branding identity similar to the pole cover.
- No off-premise sign shall be placed within 500 feet of Dobbins Road, as approved by the Planning and Development Department.
- There shall be two signs with a maximum height of 48 feet and one sign with a maximum height of 55 feet, subject to obtaining a use permit.
- All off-premise digital signs will utilize Planning and Development Department-approved vertical louvers on face(s) to mitigate light trespass to nearby residentially-used properties in general conformance with the VisionIQ Siteliner louver panel details submitted by the applicant. Approval of digital signs is subject to a use permit.
- On-premise signs will comply with Chapter 7 of the Phoenix Zoning Ordinance and a Comprehensive Sign Plan may be required as determined by the Planning and Development Department.



Figure 7.1: Exemplary Laveen Village Billboard Imagery

Although the following is **not enforceable by the City of Phoenix**, the development team is committing to the following restrictions and supporting elements:

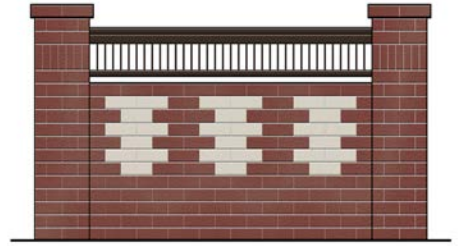
- Lease restrictions prohibiting all political and public advocacy messaging.
- Lease allows public safety and community support messaging.
- Established agreements to provide the Laveen Community Council with the equivalent of one, one-week digital spot per month for the display of community support messages. The display time can be accumulated over a calendar year to be used collectively for a larger campaign for a specific time-period. This is subject to space availability.
- The digital spots will be displayed on any available Clear Channel Outdoor displays within the geographic boundary of Ed Pastor Loop 202 Freeway, I-10 west of I-17, and I-17 south of Camelback.
- From the first three (3) years of erection, discount advertising coupons (limited to 10 coupons per calendar year) will be provided to the Laveen Community Council to be distributed at the discretion of the Laveen Community Council to support local, Laveen Village based business that may want to purchase a billboard campaign.-



Heavy lumber, weathered



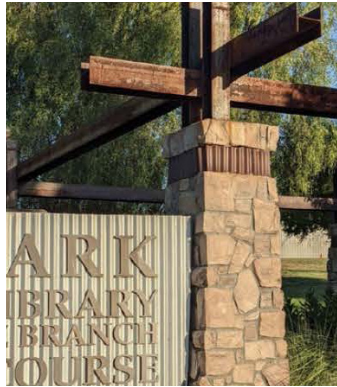
Field stone masonry



Common brick



Rusted steel panels



Beams and stone columns



Gabion walls



Laveen Village inspired monumentation



Figure 8: Walls and Monumentation Imagery Examples

6. DESIGN GUIDELINES

The Crossing at Dobbin's development plan promotes flexibility in uses and Site design while providing consistent design standards and guidelines to direct development of the individual parcels within the Site. The design guidelines serve as a critical tool to ensure ongoing compatibility between uses as the project develops. Phoenix Zoning Ordinance design guidelines for sustainability, architectural design, Site plan design and landscape design, as specified as requirements, presumptions, and considerations by Section 507 Tab A, apply to all development within The Crossing at Dobbins. In addition, all development within The Crossing at Dobbins will adhere to the following PUD Design Expectations. Development Unit 1 (Village Core) and Development Unit 2 shall adhere to the general design intent as depicted in **Figure 9: Architectural Commercial Design Character** and shall have a consistent design theme throughout the entire PUD.

6a. Development Unit 1 (Village Core)

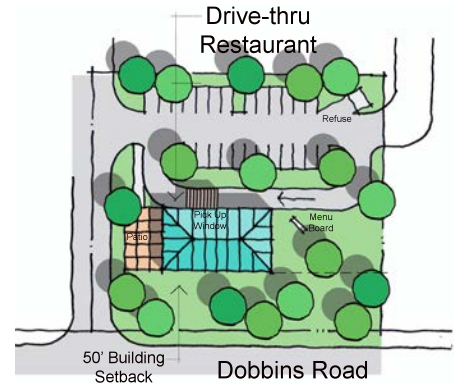
DESIGN GUIDELINES

- A modern rural architectural theme shall be required within the Village Core and shall include at least three (3) of the following elements and/or the additional design characteristics as shown in **Figure 9: Architectural Commercial Design Character**:
 - Pitched roofs;
 - Rectangular gable roof form;
 - Exposed wood, structural wood decorative detailing;
 - Rafter, beams, rustic style;
 - Galvanized and corrugated metal accents;
 - Metal/composite wood-looking materials for pergolas;
 - Board and batten.
- Building offsets, reveals, recesses, building projections, masonry piers, or other architectural treatment shall be incorporated into the building design.
- Multiple buildings on the same Site shall borrow and incorporate (not duplicate) architectural styles, materials, forms, features, colors and compatible elements from the same Site. These shall include: continuation of distinctive rooflines, covered walkway alignments, consistent detailing of finish, accent features on all visible sides of structures, compatible shapes, material, wall and landscaping treatment.
- The orientation of buildings, windows and balcony features shall not significantly reduce or infringe on the existing privacy of adjacent single-family residential districts.
- Outdoor, people-oriented spaces shall provide visual and pedestrian connections to adjacent interior building space, common open space, plazas, and/or adjacent public sidewalks.

Pedestrian oriented spaces shall incorporate shading elements. Patios and courtyard shall be incorporated as part of private development to complement and enhance the design of the buildings and invite visitors to relax and enjoy activities.

- Common open space shall be designed to create a sense of place and should be used as opportunities to allow for gathering areas and may include such things but not limited to outdoor entertainment, farmers market space, benches, gathering spaces, fountains, shade elements, and play areas.
- Distinct building entry features: Entry features are to be clearly identifiable and shall incorporate functional shade elements such as awnings and canopies to create a comfortable entry experience while addressing pedestrian scale.
- Manipulation of building massing and vertical and horizontal changes in plane: The proposed building orientations shall respect the orientation of surrounding buildings and streets by maintaining continuity of pedestrian routes and promoting opportunities for pedestrian interaction at street-level.
- Building articulation: Building façades facing public streets that exceed 75 feet in length shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies.
- Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened and designed to appear as an integral part of the building.
- Any residential units within 50 feet of the property line abutting the Ed Pastor Loop 202 Freeway ROW shall incorporate double pane windows and solid core insulated exterior doors to aide in sound attenuation.
- Drive through restaurants are limited to a maximum of two and shall be subject to the following design standards:
 - All drive through lanes shall be internal to the Site. If portions of a drive-through lane are visible to an arterial street, it shall be screened by a minimum three (3) foot tall wall, berm, or alternative screening method.
 - Landscaping shall screen drive-through or drive-in aisles, payment, and pick-up windows from any residential use and shall be used to minimize the visual impact of menu boards, and directional signs.
 - Pedestrian walkways should avoid intersecting the drive-through drive aisles, but where they do, they shall have clear visibility, and they must be emphasized by enriched paving, such as products similar to stamped concrete, pavers, stone, etc.)
 - Drive-through uses within an integrated shopping center shall have an architectural style consistent with the theme established in the center.
 - The architecture of any drive-through use must provide compatibility with surrounding uses in form, materials , colors, scale, etc.

- Structures shall have variation in depth and angle to create a variety and interest in its basic form and silhouette. Articulation of façades shall be encouraged through the use of opening and recesses, which create texture and shadow patterns. Structure entrances shall be well articulated and project a formal entrance through variation of architectural planes, pavement surface treatment and landscaping plaza.
- Drive-through lane canopies shall be included covering any payment or pick-up windows. Canopies shall be fully architecturally integrated into the building.



Conceptual development layouts illustrating methods of building and landscape screening from Dobbins Road

PUBLIC ART COMPONENT

To further compliment the Village Core, a minimum of one (1) public art project that pays homage to Laveen Village shall be provided within the Village Core South that is visually or physically accessible by the general public. Additionally, other community placemaking projects, signs, and designs are encouraged within the Village Core to further establish a unique character that is supported by the community. The imagery to the right provides multiple examples of possible public art installations within the Village Core.



Public Art

6b. Development Unit 2

ARCHITECTURE - COMMERCIAL STANDARDS

- In Development Unit 2, perimeter design requirements shall apply to commercial buildings with perimeter-facing façades and landscape areas located within 100-feet of 63rd Avenue as measured from the right-of-way line. All development within this perimeter design corridor is required to incorporate a minimum of three of the following thematic design elements listed below.
- Commercial design standards shall follow the same guidelines and expectations within the overall Development Unit design expectations per Section 507.
- Provide a minimum of 60% of ground-floor façades as storefront style windows for retail and office uses to allow for visual observation of the street.

ARCHITECTURE - MULTI-FAMILY STANDARDS

- Any residential units within 50 feet of the property line abutting the Ed Pastor Loop 202 Freeway ROW shall incorporate double pane windows and solid core insulated exterior doors to aide in sound attenuation.
- The use of projecting private balconies, building wall recesses, building pop-outs, varied wall planes, arched dormers, decorative window treatment, brick or stone veneers, and other architectural elements shall be required so as to provide visual interest.
- Incorporate the use of materials conducive to the Modern Rural theme within landscape and building materials.
- Buildings shall demonstrate the application of shading features for no less than 10% of window openings. Shading elements may include the following: suspended canopies, posted canopies, building overhangs, screen walls, window eyebrows, awnings, shade sails, and pergolas.
- Buildings shall include distinctive entry features at each primary building entry. Entry features can be established in multiple ways such as:
 - Differentiated building massing (vertical elements, building envelopes);
 - Incorporation of fixed shading elements;
 - Use of a special or different façade material;
 - Utilization of accent lighting and/or creative signage,
- Buildings are encouraged to provide a distinctive, quality, consistent architectural character and style in new multi-family development that avoids monotonous and featureless building massing and design.
- Within individual developments that include multiple buildings, buildings are encouraged to vary the size and massing of the buildings in relation to each other. Building mass should be broken into smaller elements, consistent with the proportions of the architectural style and surrounding uses.





Rectangular gable/pitched roof forms



Distinctive entryways, metal accents, building offsets and articulation



Prominent window designs



Distinctive rooflines, rafter beams



Outdoor, people-oriented spaces



Laveen inspired style including rustic and metal materials



Common open space, community gathering



Private patios and courtyards encouraged

Figure 9: Architectural Commercial Design Character

- Avoid massive straight rooflines with flat appearances.
- Side and rear building façades visible from public streets shall have a level of trim and finish compatible with the front façade.
- All main entrances to buildings shall be the focal point of design. Architectural elements shall be consistent with the Modern Rural theme to include design elements such as horizontal beams, thematic front doors, external ornamental light fixtures, accent eaves, pilasters, columns, porches, railings, etc.
- Incorporate architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location and/or other overhang canopies into building façade designs.
- For buildings that expand more than 75 feet in length, incorporate a minimum of two distinct roof lines to break up large roofing expanses.



Facade texture change



Illustrative Image of a Distinctive Building

6c. Overall PUD Design Guidelines

SUSTAINABILITY

OBJECTIVE – PRESERVE THE ABILITY FOR ELECTRIC CHARGING STATIONS.

- No less than twenty (20) electric charging stations shall be provided throughout the PUD.
- A standalone EV Charging Demonstration Project shall be required in Core South.
- Encourage pre-wiring of parking areas to allow electric vehicle charging.



EV Charging Illustrative Imagery

OBJECTIVE – PROVIDE THERMAL COMFORT FOR ALL USERS.

- Minimum 50% shading of all publicly accessible sidewalks and walkways by means of vegetation at maturity and/or shade structures.
- Minimum 75% shading of all publicly accessible sidewalks and trails along arterial roadways (Dobbins Road and 63rd Avenue) by means of vegetation at maturity and/or shade structures.
- Minimum 50% shading of all open space areas

by means of vegetation at maturity and/or shade structures.

OBJECTIVE – SUSTAINABLE NEIGHBORHOODS THAT PROVIDE A VARIETY OF HOUSING OPPORTUNITIES WITHIN THE SAME COMMUNITY.

- This PUD provides for multi-family residences within the Development Unit 2. These multi-family residences will add to the diversity of housing opportunities in the surrounding area which consist predominantly of single-family detached homes.

SITE DESIGN / DEVELOPMENT

OBJECTIVE – INNOVATIVE DESIGN OF ACCESS, CIRCULATION, PRIVACY, SECURITY, SHELTER, AND OTHER FACTORS TO CREATE A UNIQUE LOCATION THAT COMPLEMENTS THE SURROUNDING CONTEXT

- Mitigation of adverse effects (screening, landscape buffers, wall heights, etc.): Enhanced landscape buffers will be provided along the Site’s arterial frontages. A minimum 50-foot landscape setback will be provided along Dobbins Road and a minimum 25-foot landscape setback will be provided along 63rd Avenue. These setback areas include enhanced streetscape landscaping, and parking areas will be screened by minimum 36-inch-high solid screen walls.
- Seek to minimize the site area devoted to parking, such as tandem parking, shared or deferred parking.
- Reduce the visual and safety impacts of surface parking by screening and/or locating it away from pedestrian areas.
- Access to loading docks shall be provided from private streets or internal Site circulation and not directly from the street.
- In multiple building developments requiring multiple loading facilities, the design of such facilities should be located adjacent to each other to reduce visual and noise impacts.
- Parking lots should not be the dominant visual element at the front of the Site. Large expansive



Illustrative imagery of screening walls and landscaping

areas located between the street and the building should be avoided.

OPEN SPACE DESIGN

OBJECTIVE – PROVIDE DIVERSIFIED AMENITIES FOR OPTIMUM RECREATIONAL USE AND GATHERING PLACES FOR COMMUNITY INTERACTION

- Shading through structures such as ramadas, canopies, covered rest areas, and functional landscaping: Minimum 50% shading of all open space areas to be provided.
- Active and passive recreation such as tot lots, ramadas, splash pads, benches, barbeques, and other appropriate amenities: Residential parcels to provide a minimum of one (1) primary amenity and one (1) secondary amenity plus an additional one (1) secondary amenity for every additional three hundred (300) residential units.
- Trail connections: a 10-foot wide natural surface multi-use trail (MUT) to be provided along Dobbins Road and a 5-foot wide concrete sidewalk is to be provided along 63rd Avenue. A minimum of two (2) pedestrian pathways to be provided from each Development Unit connecting to pedestrian circulation spines along Dobbins Road or 63rd Avenue.



Illustrative imagery of comfortable lighting and landscaping in an open space

LANDSCAPING ENHANCEMENTS

OBJECTIVE – PROVIDE SHADE AND SOFTEN THE LOOK OF THE DEVELOPMENT TO CREATE A MORE NATURAL ENVIRONMENT

- Maturity of trees: Trees provided along perimeter arterials (Dobbins Road and 63rd Avenue) are to exceed City of Phoenix minimum required calliper sizes in accordance with **Table 3: Landscape Development Standards**.
- Low water use plants: Except for decorative planters or seasonal interest planting beds, plants utilized are to be from the AMWUA low water plant list. Decorative planters or seasonal interest planting beds are not to exceed 2,000 square feet in size.

7. CONFORMANCE WITH THE SOUTHWEST GROWTH STUDY/ LAVEEN GUIDE FOR DEVELOPMENT

The Laveen / Southwest Growth Study was adopted to guide development within the Laveen Village. The document provides standards and guidelines related to land use, design, and plan implementation. Development of this PUD narrative was heavily informed by the principles outlined within the Laveen / Southwest Growth Study. The following principles related to commercial development design, residential development design, multi-use trails, and selected design policies and standards have been identified to ensure The Crossing at Dobbins' conformance.

COMMERCIAL DEVELOPMENT DESIGN

To emphasize Laveen's agricultural character and heritage, commercial development should include the use of generous perimeter landscape setbacks between arterial streets and buildings and parking. Building design should incorporate a variety of forms and materials.

RESIDENTIAL DEVELOPMENT DESIGN

Residential areas will use screen walls to separate parking from the street. Residential developments should have usable common open spaces provided in central locations to serve residents.

PEDESTRIAN TRAILS AND PATHS

Pedestrian trails and paths are key components of the Laveen area plan. They provide key alternative transportation routes throughout the community. An east/west shared use path will be provided along Dobbins Road and a 5-foot detached sidewalk will be provided along 63rd Avenue. These trails will help facilitate linkages to existing connections to the pedestrian pathway along the Laveen Area Conveyance Channel located approximately 0.7-miles north of the 63rd Avenue and Dobbins Road intersection. Trails should connect to future planned transit routes and stops and additional shade will be provided around bus stops.

SELECTED DESIGN POLICIES AND STANDARDS

The following design policies and standards from the Laveen / Southwest Growth Study are applicable to development throughout the Crossing at Dobbins PUD. Development within the Crossing at Dobbins PUD is encouraged to use:

- Building materials of textured brick, wood (when shaded by deep recesses), slump block, ceramic tile, concrete tile, stucco, and exposed aggregate concrete.
- Scuppers and downspouts that are integrated into the building design. Commercial Sites are subject to the following design and use standards:
- Pad buildings should complement the architectural character of major buildings on-Site while allowing for the use of corporate architectural elements.

- Arcades and overhangs should be incorporated into building design along pedestrian thoroughfares. Patios, trellises, and recesses provide other ways of breaking the building mass and providing shade.
- Mechanical equipment and refuse containers must be screened on all four sides, with the screening treatment being an integral part of the elevations and constructed of the same or compatible materials as the primary building. Electrical and other service boxes should be painted to match the building and/or screened from view.

Residential developments are subject to the following design and use standards:

- Recommended fencing materials are concrete block, stucco, decorative concrete, wrought iron, wood, split rail, metal corral or pasture fencing, or a combination of these materials with block stucco walls.
- Garages, carports and canopies should be compatible with the main building in color, texture, and detailing. Garage and carport roofing should be prefinished non-reflective material.
- All mechanical equipment should be located away from any front and street-side yards and/or screened from view.
- Gated entries shall be set back from the street with landscaped edges and a landscaped median to soften its appearance.



Example of no visibility of mechanical equipment

9. SUSTAINABILITY

9a. Encouraged Sustainability Practices

The following are sustainability practices that are encouraged for development throughout the Crossing at Dobbins PUD. Development parcels must incorporate a minimum of five (5) of the following sustainability principles as approved by the Planning and Development Department.

- Required: No less than twenty (20) electric charging stations shall be provided throughout the PUD, including a minimum of ten (10) stations within the Village Core.
- Incorporate LED and energy efficient lighting technology into all lighting constructed on the Site, including parking lots and streets.
- Encourage pre-wiring of parking areas to allow electric vehicle charging.
- Encourage pre-wiring of rooftops to allow for solar panels.
- Provide high-performance windows, insulation, and HVAC systems.
- Encourage shared/reciprocal parking to reduce the overall number of parking spaces required. Use and implementation of shared parking strategies should be considered wherever possible following the requirements provided in Zoning Ordinance Section 702.E.2 (Shared Parking Model).
- Building designs should respond to the southwest climate by incorporating materials and design methods suitable for the region.
- Select building materials and colors to reduce overall heat gain.
- Where possible, locate shade trees along western building façades to reduce solar heat gain.
- Eliminate turf or encourage use of artificial turf.
- Implement new post COVID-19 design features to promote healthy communities.



EV Charging Illustrative Imagery

10. INFRASTRUCTURE

All off-site infrastructure along 63rd Avenue and Dobbins Road (Public water, sewer, dry utilities, and roads with landscape setbacks) shall be included in the first phase of development, as approved by the Planning and Development Department.

10a. Circulation

DOBBINS ROAD

The 2003 DCR recommended a five-lane roadway configuration (two through lanes in each direction and a two-way left turn) from 51st Avenue to 67th Avenue. This also included six-foot on-street bicycle lane and sidewalk for both directions of the roadway. This described section is consistent with the City of Phoenix street cross-section “C” for major arterial and arterial streets. Additionally, the 2003 DCR states that on the north side a scenic and utility easement will be implemented for an 8 feet shared use trail between 51st Avenue and 59th Avenue.

To accommodate these planned improvements, 55-feet of ROW is proposed on the north and south halves of Dobbins Road. This allows for two 12-foot through lanes and a 6-foot bike lane in each direction, a 10-foot center turn lane, and a 10-foot MUT within a 30-foot MUTE and Landscape Buffer on the north side of Dobbins Road.

63RD AVENUE

63rd Avenue is identified as a 40-foot half street collector roadway segment with 30-feet of dedicated ROW and a 10-foot sidewalk easement. 25-feet is proposed as the roadway lane followed by an 8-foot landscape planting area from back of curb to sidewalk and 8-foot PUE within the 10-foot sidewalk easement. A detached 5 feet sidewalk will be included within the 10-foot sidewalk easement area.

63rd Avenue will provide access to each of the two Development Units within the PUD area and the ultimate number of access driveways will be determined during the Site planning process. Final ROW dedication improvements will be per the approved cross-section provided within the approved TIA.

10b. Complete Streets

The City of Phoenix Complete Streets Design Document was adopted in October of 2018 and is applied throughout the City. As such, Complete Streets vary in their design, function and appearance throughout the City. Consideration of their application should be done in a context-sensitive way in relation to surrounding land uses, street type, available right-of-way, adopted General and specific plans, and overall intent of the corridor in coordination with other city codes and ordinances.

The Crossing at Dobbins PUD acknowledges the merit of the Complete Streets design principles and agrees with the context-sensitive application approach as defined by the City. The following section provides characteristics from the design principles within the Complete Streets Manual to which this PUD will work to fulfill in addition to partnering with the City on City specific goals and implementation practices:

- The bikeway system should expand and complement the existing network.
 - The proposed PUD will provide on street bike lanes in accordance with the street sections as defined by the approved TIA. These will be consistent with the proposed Complete Street Guidelines. Additional opportunities to incorporate connections within the Site will be evaluate at the Site Plan application level.
- Streets should be designed to the appropriate speed that provides for safe multi-modal mobility while achieving the desired operation and aligning with the roadway classification and surrounding community characteristics.
 - All streets will be designed in accordance with the approved TIA and the City of Phoenix standards. Additional street safety features will be evaluated as needed for future development within the Village Core.
- Where practicable, consolidate driveways to minimize modal conflicts and increase opportunities for infrastructure that supports Complete Streets principles.
 - The proposed driveways will be partially determined by the TIA. Each driveway will provide the appropriate distance from one another to minimize conflicts.
- Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.
 - Shade will be provided in accordance with the required development standards throughout the Site. Landscaping will be provided in strategic locations to ensure pedestrian walkways are adequately shaded.
- Minimize impermeable surfaces and maximize vegetation on streets outside of vehicular travel lanes. Street designs should capture and beneficially use stormwater wherever practicable.
 - Where practical, impermeable surfaces will be used to enhance the pedestrian experience and



contribute to the sustainability of the Site. These improvements will be coordinated at the Site plan level in accordance with the provisions provided in previous sections within this PUD.

- When practicable, identify opportunities to partner and share resources (e.g., driveways, parking, etc.).
- As future development occurs, additional opportunities to consolidate resources will be evaluated further including driveways, plaza spaces, parking, bike parking, and other elements conducive to a pedestrian friendly environment.

Additionally, stormwater management and green infrastructure are elements of complete streets. The future development within this PUD also acknowledges these elements and believes that working with the City during the Site planning process will help identify context appropriate practices as they relate to green infrastructure roll out.

10c. Grading and Drainage

This project will develop in phases and each phase will provide the 100-year 2-hour volumes in surface or underground retention as needed. The prevailing overland grade in this area is from the southeast to the northwest.

The Ed Pastor Loop 202 Freeway largely cuts off upstream overland flow with the exception of the west side of the southbound off ramp close to the Dobbins interchange. Half street flows from 63rd Avenue will be incorporated into each phase as that frontage develops, however the collector road volume will not be included in the overall volumes required. Disposal will be by conventional drywells.

10d. Water and Wastewater

WATER

The Estrella Vista Project has been developed at the northwest corner of South Mountain Drive (alignment) and 63rd Avenue. This collector street has a 12-inch public water main at that location. This project will extend this main south along the new alignment of 63rd Avenue to Dobbins. Sites fronting 63rd will be served from this water main. At Dobbins, this 12-inch main may either be extended east along Dobbins for the 2nd connection at 59th Avenue, or extended further south along 63rd Avenue for a completion of the loop at a point further south by other developments. It should be noted that a 2nd connection (in addition to the Estrella Vista connection) is needed for water operation.

WASTEWATER

The Estrella Vista Project has been developed at the northwest corner of South Mountain Drive (alignment) and 63rd Avenue. This collector street has a 8-inch public sewer main approximately 200-feet north of the South Mountain Alignment. This sewer line will be extended for the project's frontage long 63rd Avenue. Sites fronting 63rd Avenue will be served from this water main.

Village Core: Conceptual Area Plan Option 1



- | | | |
|--|---|----------------------------|
| 1 Linear Village Plaza | 5 50' Enhanced Landscaped Setback, 10' Multi-Use Trail within 30' Easement
6' Detached Sidewalk in ROW | 8 Splash Pad |
| 2 Outdoor Dining | 6 25' Enhanced Landscape Setback | 9 Programable Market Space |
| 3 Public Art | 7 Billboard
Min. 500' from Dobbins Rd. | 10 Outdoor Seating |
| 4 Buildings Oriented to Screen Parking | | |

Village Core: Conceptual Area Plan Option 2



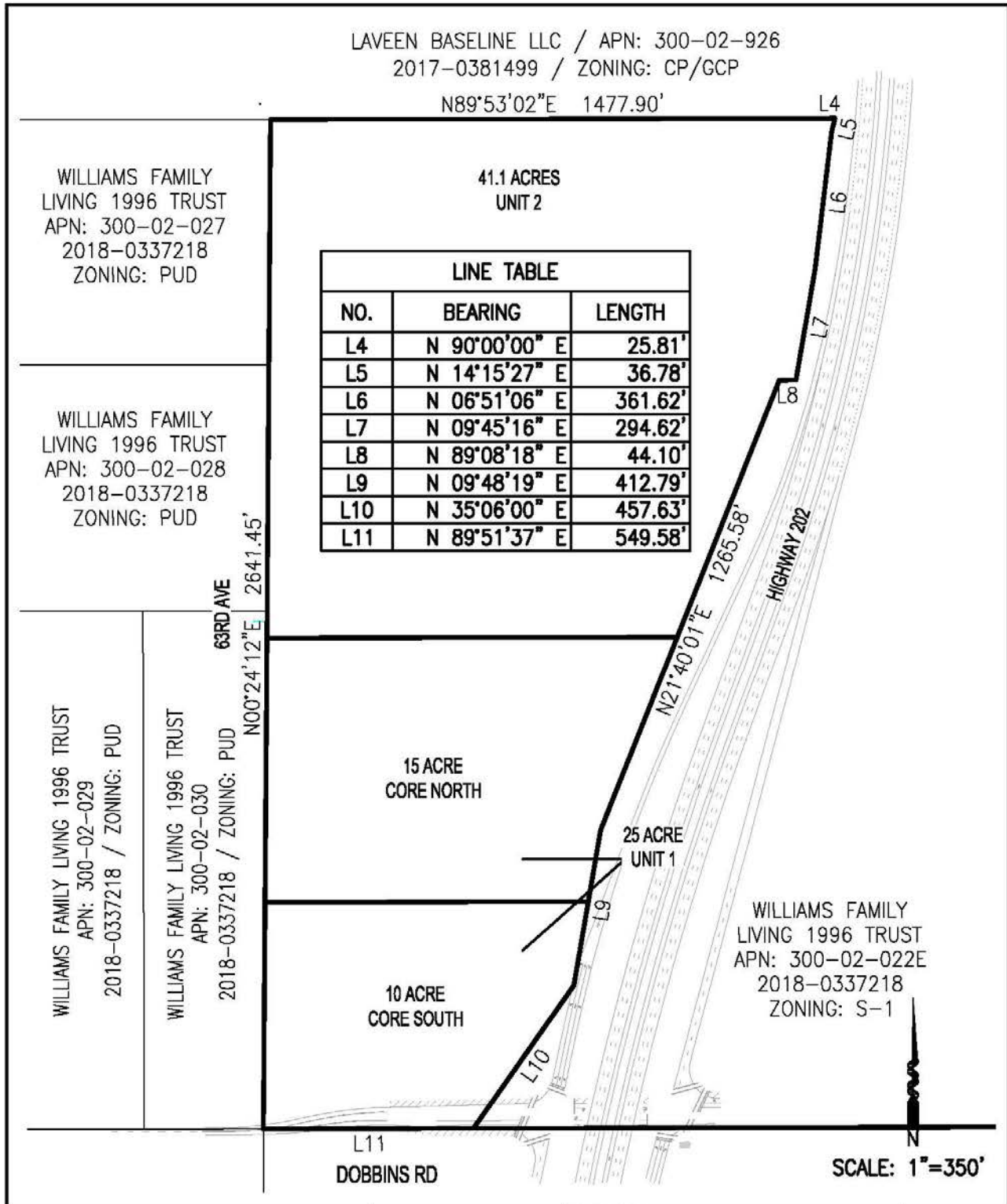
- | | | |
|---|--|----------------------------|
| 1 Village Plaza | 5 50' Enhanced Landscaped Setback,
10' Multi-Use Trail within 30' Easement
6' Detached Sidewalk in ROW | 8 Splash Pad |
| 2 Outdoor Dining | 6 25' Enhanced Landscaped Setback | 9 Programable Market Space |
| 3 Public Art | 7 Billboard
Min. 500' from Dobbins Rd. | 10 Outdoor Seating |
| 4 Buildings Oriented to
Screen Parking | | |

Village Core: Conceptual Area Plan Option 3



- | | | |
|--|---|----------------------------|
| 1 Village Plaza | 5 50' Enhanced Landscaped Setback, 10' Multi-Use Trail within 30' Easement
6' Detached Sidewalk in ROW | 8 Splash Pad |
| 2 Outdoor Dining | 6 25' Enhanced Landscaped Setback | 9 Programable Market Space |
| 3 Public Art | 7 Billboard
Min. 500' from Dobbins Rd. | 10 Outdoor Seating |
| 4 Buildings Oriented to Screen Parking | | |

APPENDIX A: LEGAL DESCRIPTIONS



<p>Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 ☎ 602-788-2616, www.hxeng.com</p>	DRAWN BY: TDS	SHT. NAME	SHT. NO.
	DATE: APR 01, 2023	<p>ZONING EXHIBIT KEY MAP</p>	<p>1.1 OF 5</p>
	JOB NO.: 370.2		
	CHECKED BY: MJT		



Helix Engineering, LLC
Engineering / Surveying / Consulting

**ZONING EXHIBIT
 LEGAL DESCRIPTION**

That portion of the Northeast quarter of Section 6, Township 1 South, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the intersection of the of the East -West mid-section line of Section 6 and the West line of the Arizona Department Of Transportation (hereinafter referred to as ADOT) "SOUTH MOUNTAIN FREEWAY" right of way, as shown on the plans entitled "RIGHT OF WAY PLANS OF THE SOUTH MOUNTAIN FREEWAY 51ST AVE – SALT RIVER SEGMENT 202L MA 000 H5439 / SOSL MA 056 H8827 202-D(200)S" by Stanley Consultants Inc. dated November 4, 2020, from which bears a found 1-3/4" brass cap on 1/2" iron bar stamped "6562" 1.0' down, marking the locally accepted center of said Section 6, South 89°53'12" West (Record, Basis of Bearings) North 89°52'58" East (Measured), 1452.09 feet, and from which bears a found 2-1/2" brass cap in pavement down 0.3' marking the East quarter corner of said Section 6, North 89°52'58" East, 1184.51 feet;

Thence South 89°53'02" East along said East-West mid-section line, a distance of 25.81 feet;

Thence South 14°15'27" West along a line 25.00 feet East and parallel with said West right of way line of "SOUTH MOUNTAIN FREEWAY", a distance of 36.78 feet;

Thence continuing along said parallel line, South 06°51'06" West, a distance of 361.62 feet;

Thence continuing along said parallel line, South 09°45'16" West, a distance of 294.62 feet;

Thence continuing along said parallel line, South 89°08'18" West, a distance of 44.10 feet;

Thence continuing along said parallel line, South 21°40'01" West, a distance of 1,265.58 feet;

Thence continuing along said parallel line, South 09°48'19" West, a distance of 412.79 feet;

Thence continuing along said parallel line, South 35°06'00" West, a distance of 457.63 feet to a point on the South line of said Southeast quarter of Section 6 and the monument line of Dobbins Road;

Thence South 89°51'37" West, along said South line of the Southeast quarter of Section 6 and the monument line of Dobbins Road, a distance of 549.58 feet to a found MCDOT brass cap in hand hole marking the South quarter corner of said Section 6;

Thence North 00°24'12" East, along the North-South mid-section line, a distance of 2,641.45 feet to said found 1-1/2" brass cap on 1/2" iron bar stamped "6562" 1.0' down, marking the locally accepted center of said Section 6;

Thence North 89°53'02" East along said East -West mid-section line, a distance of 1,477.90 feet to the POINT OF BEGINNING.

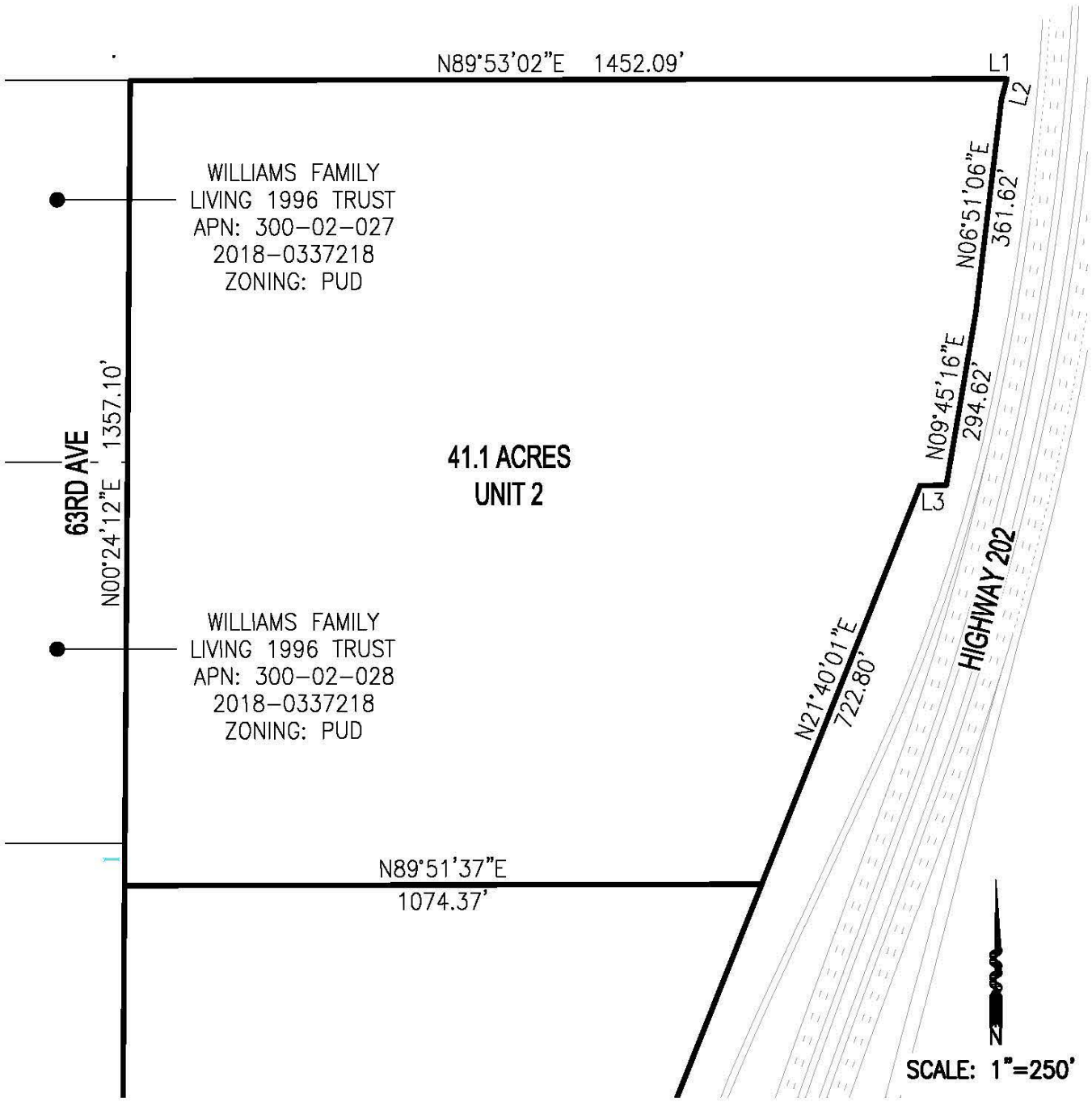
Containing 2,879,311 square feet, or 66.100 acres of land, more or less.

3240 E. Union Hills Dr. Suite #113 - Phoenix, AZ 85050 - 602-788-2616 - info@hxeng.com

Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 602-788-2616, www.hxeng.com	DRAWN BY: TDS	SHT. NAME ZONING EXHIBIT LEGAL DESCRIPTION	SHT. NO. 1.2 OF 5
	DATE: APR 01, 2023		
	JOB. NO.: 370.2		
	CHECKED BY: MJT		

LAVEEN BASELINE LLC
 APN: 300-02-926
 2017-0381499
 ZONING: CP/GCP

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 89°53'02" E	25.81'
L2	N 14°15'27" E	36.78'
L3	N 89°08'18" E	44.10'



WILLIAMS FAMILY
 LIVING 1996 TRUST
 APN: 300-02-027
 2018-0337218
 ZONING: PUD

WILLIAMS FAMILY
 LIVING 1996 TRUST
 APN: 300-02-028
 2018-0337218
 ZONING: PUD

41.1 ACRES
 UNIT 2

HIGHWAY 202

SCALE: 1"=250'

Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 ☎ 602-788-2616, www.hxeng.com	DRAWN BY: TDS	SHT. NAME 41.1 ACRES UNIT 2 BOUNDARY MAP	SHT. NO. 2.1 OF 5
	DATE: APR 01, 2023		
	JOB. NO.: 370.2		
	CHECKED BY: MJT		



Helix Engineering, LLC
Engineering / Surveying / Consulting

41.1 ACRES UNIT 2
LEGAL DESCRIPTION

That portion of the Northeast quarter of Section 6, Township 1 South, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the intersection of the of the East -West mid-section line of Section 6 and the West line of the Arizona Department Of Transportation (hereinafter referred to as ADOT) "SOUTH MOUNTAIN FREEWAY" right of way, as shown on the plans entitled "RIGHT OF WAY PLANS OF THE SOUTH MOUNTAIN FREEWAY 51ST AVE – SALT RIVER SEGMENT 202L MA 000 H5439 / SOSL MA 056 H8827 202-D(200)S" by Stanley Consultants Inc. dated November 4, 2020, from which bears a found 1-3/4" brass cap on 1/2" iron bar stamped "6562" down 1.0', marking the locally accepted center of said Section 6, South 89°53'02" West (Record, Basis of Bearings) North 89°52'58" East (Measured), 1452.09 feet, and from which bears a found 2-1/2" brass cap in pavement down 0.3' marking the East quarter corner of said Section 6, North 89°52'58" East, 1184.51 feet;

Thence North 89°53'02" East along said East-West mid-section line, a distance of 25.81 feet;

Thence South 14°15'27" West along a line 25.00 feet East and parallel with said West right of way line of "SOUTH MOUNTAIN FREEWAY", a distance of 36.78 feet;

Thence continuing along said parallel line, South 06°51'06" West, a distance of 361.62 feet;

Thence continuing along said parallel line, South 09°45'16" West, a distance of 294.62 feet;

Thence continuing along said parallel line, South 89°08'18" West, a distance of 44.10 feet;

Thence continuing along said parallel line, South 21°40'01" West, a distance of 722.80 feet;

Thence South 89°51'37" West, a distance of 1,074.37 feet to a point to on the North-South mid-section line of said Southeast quarter of Section 6;

Thence North 00°24'12" East, along the North-South mid-section line, a distance of 1,357.10 feet to said found 1-1/2" brass cap on 1/2" iron bar stamped "6562" 1.0' down, marking the locally accepted center of said Section 6;

Thence North 89°53'02" East along said East-West mid-section line, a distance of 1,452.09 feet to the POINT OF BEGINNING

Containing 1,790,311 square feet, or 41.100 acres of land, more or less.

Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 ☎ 602-788-2616, www.hxeng.com	DRAWN BY: TDS	SHT. NAME 41.1 ACRES UNIT 2 BOUNDARY MAP	SHT. NO. 2.2 OF 5
	DATE: APR 01, 2023		
	JOB. NO.: 370.2		
	CHECKED BY: MJT		

WILLIAMS FAMILY LIVING 1996 TRUST
 APN: 300-02-030
 2018-0337218 / ZONING: PUD

63RD AVE

N00°24'12"E 1284.35'

N89°51'37"E 1074.37'

25 ACRE

UNIT 1

N21°40'01"E
542.78'

N09°48'19"E
412.79'

HIGHWAY 202

N35°06'00"E
457.63'

N89°51'37"E
549.58'

DOBBINS RD

SMITH CLYDE DAVID
 APN: 300-02-040
 2003-0975530
 ZONING: S-1

LCG2I LAVEEN LLC
 APN: 300-02-041A
 2022-0511540
 ZONING: S-1

COLD SPRINGS LLC
 APN: 300-02-038
 2020-1076949
 ZONING: S-1



SCALE: 1"=250'

Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 ☎ 602-788-2616, www.hxeng.com	DRAWN BY: TDS	SHT. NAME 25.00 ACRE UNIT 1 BOUNDARY MAP	SHT. NO. 3.1 OF 5
	DATE: APR 01, 2023		
	JOB. NO.: 370.2		
	CHECKED BY: MJT		



Helix Engineering, LLC
Engineering / Surveying / Consulting

25.00 ACRE UNIT 1
LEGAL DESCRIPTION

That portion of the Southeast quarter of Section 6, Township 1 South, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a found Maricopa County Department of Transportation brass cap in hand hole marking the South quarter corner of said Section 6, from which a found 1-3/4" aluminum cap marking the center of said Section 6, bears North 00°24'12" East (Basis of Bearings), a distance of 2641.45 feet;

Thence North 00°24'12" East along the North-South mid-section line, a distance of 1,284.35 feet;

Thence North 89°51'37" East, a distance of 1,074.37 feet to a point on a line 25.00 feet into the right-of-way, and parallel with the West line of the Arizona Department Of Transportation (hereinafter referred to as ADOT) "SOUTH MOUNTAIN FREEWAY" right of way, as shown on the plans entitled "RIGHT OF WAY PLANS OF THE SOUTH MOUNTAIN FREEWAY 51ST AVE – SALT RIVER SEGMENT 202L MA 000 H5439 / SOSL MA 056 H8827 202-D(200)S" by Stanley Consultants Inc. dated November 4, 2020;

Thence South 21°40'01" West along a line 25.00 feet East and parallel with said West right of way line of "SOUTH MOUNTAIN FREEWAY", a distance of 542.78 feet;

Thence continuing along said parallel line, South 09°48'19" West, a distance of 412.79 feet;

Thence continuing along said parallel line, South 35°06'00" West, a distance of 457.63 feet to a point on the South line of said Southeast quarter of Section 6 and the monument line of Dobbins Road;

Thence South 89°51'37" West, along said South line of the Southeast quarter of Section 6 and the monument line of Dobbins Road, 549.58 feet to said found MCDOT brass cap in hand hole marking the South quarter corner of said Section 6 and the POINT OF BEGINNING.

Containing 1,089,000 square feet, or 25.000 acres of land, more or less.

Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 ☎ 602-788-2616, www.hxeng.com	DRAWN BY: TDS	SHT. NAME 25.00 ACRE UNIT 1 LEGAL DESCRIPTION	SHT. NO. 3.2 OF 5
	DATE: APR 01, 2023		
	JOB. NO.: 370.2		
	CHECKED BY: MJT		

WILLIAMS FAMILY LIVING 1996 TRUST
 APN: 300-02-030
 2018-0337218 / ZONING: PUD

63RD AVE

N00°24'12"E 691.42'

N89°51'37"E 1074.37'

**15 ACRE
 CORE NORTH**

N89°51'37"E 846.43'

N09°48'19"E
 190.31'

N21°40'01"E
 542.78'

HIGHWAY 202



SCALE: 1"=200'

Helix Engineering, LLC

Engineering / Surveying / Consulting
 3240 E Union Hills, Suite 113, Phoenix, AZ 85050
 ☎ 602-788-2616, www.hxeng.com

DRAWN BY: TDS

DATE: APR 01, 2023

JOB. NO.: 370.2

CHECKED BY: MJT

SHT. NAME

15.00 ACRE
 CORE NORTH
 BOUNDARY MAP

SHT. NO.

4.1 OF 5



Helix Engineering, LLC
Engineering / Surveying / Consulting

**15.00 ACRE CORE NORTH
 LEGAL DESCRIPTION**

That portion of the Southeast quarter of Section 6, Township 1 South, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a found Maricopa County Department of Transportation brass cap in hand hole marking the South quarter corner of said Section 6, from which a found 1-3/4" aluminum cap marking the center of said Section 6, bears North 00°24'12" East (Basis of Bearings), a distance of 2641.45 feet;

Thence North 00°24'12" East along the North-South mid-section line, a distance of 592.93 feet to the TRUE POINT OF BEGINNING;

Thence continuing along said North-South mid-section line, North 00°24'12" East, a distance of 691.42 feet;

Thence North 89°51'37" East, a distance of 1,074.37 feet to a point on a line 25.00 feet into the right-of-way, and parallel with the West line of the Arizona Department Of Transportation (hereinafter referred to as ADOT) "SOUTH MOUNTAIN FREEWAY" right of way, as shown on the plans entitled "RIGHT OF WAY PLANS OF THE SOUTH MOUNTAIN FREEWAY 51ST AVE – SALT RIVER SEGMENT 202L MA 000 H5439 / SOSL MA 056 H8827 202-D(200)S" by Stanley Consultants Inc. dated November 4, 2020;

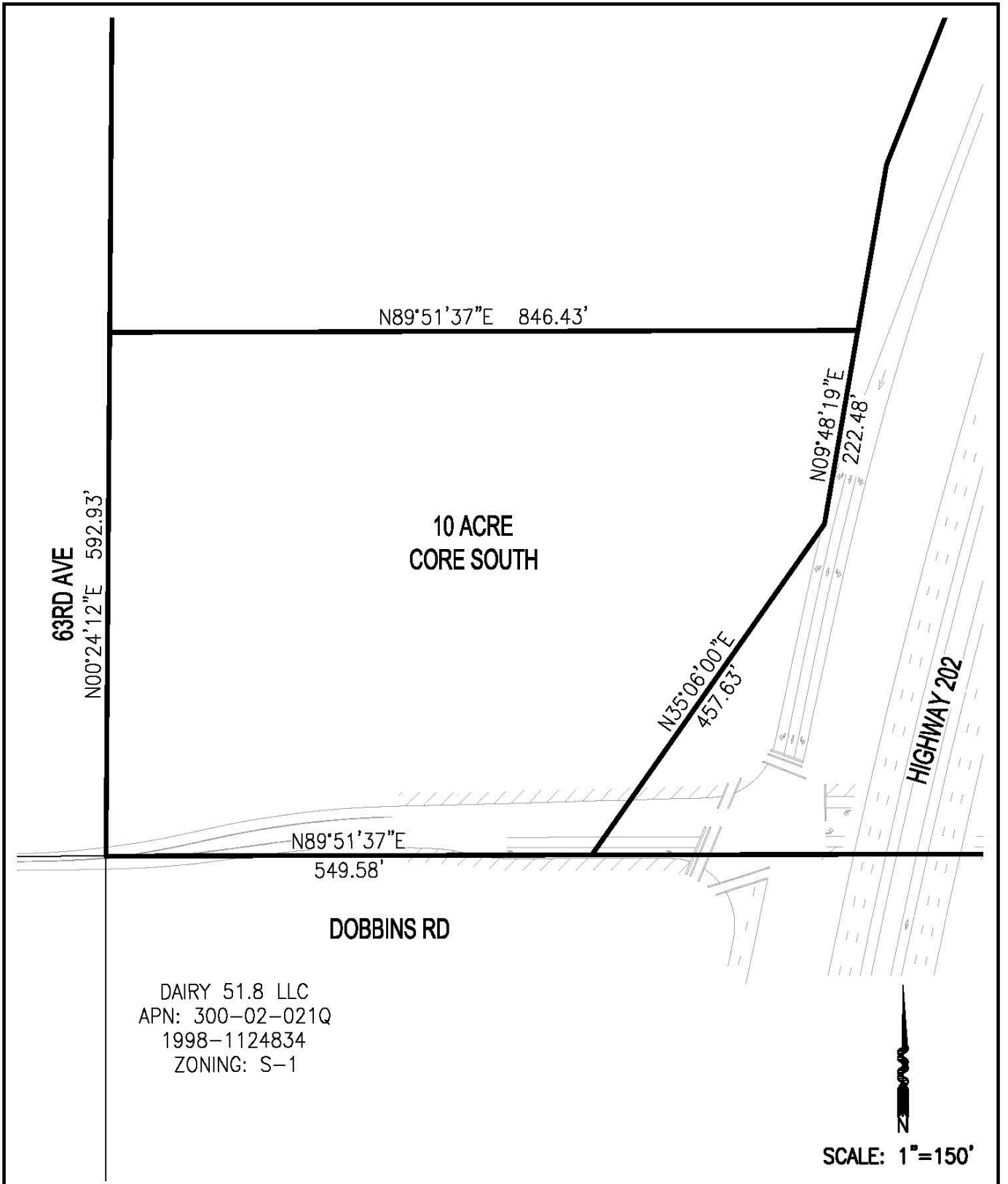
Thence South 21°40'01" West along a line 25.00 feet East and parallel with said West right of way line of "SOUTH MOUNTAIN FREEWAY", a distance of 542.78 feet;

Thence continuing along said parallel line, South 09°48'19" West, a distance of 190.31 feet;

Thence South 89°51'37" West, a distance of 846.43 feet to the TRUE POINT OF BEGINNING;

Containing 653,400 square feet, or 15.000 acres of land, more or less.

Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 ☎ 602-788-2616, www.hxeng.com	DRAWN BY: TDS	SHT. NAME 15.00 ACRE CORE NORTH LEGAL DESCRIPTION	SHT. NO. 4.2 OF 5
	DATE: APR 01, 2023		
	JOB. NO.: 370.2		
	CHECKED BY: MJT		



DAIRY 51.8 LLC
 APN: 300-02-021Q
 1998-1124834
 ZONING: S-1



SCALE: 1"=150'

<p>Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 ☎ 602-788-2616, www.hxeng.com</p>	<p>DRAWN BY: TDS DATE: APR 01, 2023 JOB. NO.: 370.2 CHECKED BY: MJT</p>	<p>SHT. NAME 10.00 ACRE CORE SOUTH BOUNDARY MAP</p>	<p>SHT. NO. 5.1 OF 5</p>
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Helix Engineering, LLC
Engineering / Surveying / Consulting

10.00 ACRE CORE SOUTH
LEGAL DESCRIPTION

That portion of the Southeast quarter of Section 6, Township 1 South, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a found Maricopa County Department of Transportation brass cap in hand hole marking the South quarter corner of said Section 6, from which a found 1-3/4" aluminum cap marking the center of said Section 6, bears North 00°24'12" East (Basis of Bearings), a distance of 2641.45 feet;

Thence North 00°24'12" East along the North-South mid-section line, a distance of 592.93 feet;

Thence North 89°51'37" East, a distance of 846.43 feet to a point on a line 25.00 feet into the right-of-way, and parallel with the West line of the Arizona Department Of Transportation (hereinafter referred to as ADOT) "SOUTH MOUNTAIN FREEWAY" right of way, as shown on the plans entitled "RIGHT OF WAY PLANS OF THE SOUTH MOUNTAIN FREEWAY 51ST AVE – SALT RIVER SEGMENT 202L MA 000 H5439 / SOSL MA 056 H8827 202-D(200)S" by Stanley Consultants Inc. dated November 4, 2020;

Thence South 09°48'19" West along a line 25.00 feet East and parallel with said West right of way line of "SOUTH MOUNTAIN FREEWAY", a distance of 222.48 feet;

Thence continuing along said parallel line, South 35°06'00" West, a distance of 457.63 feet to a point on the South line of said Southeast quarter of Section 6 and the monument line of Dobbins Road;

Thence South 89°51'37" West, along said South line of the Southeast quarter of Section 6 and the monument line of Dobbins Road, a distance of 549.58 feet to said found MCDOT brass cap in hand hole marking the South quarter corner of said Section 6 and the POINT OF BEGINNING.

Containing 435,600 square feet, or 10.000 acres of land, more or less.

<p>Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 ☎ 602-788-2616, www.hxeng.com</p>	<p>DRAWN BY: TDS DATE: APR 01, 2023 JOB. NO.: 370.2 CHECKED BY: MJT</p>	<p>SHT. NAME 10.00 ACRE CORE SOUTH LEGAL DESCRIPTION</p>	<p>SHT. NO. 5.2 OF 5</p>
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APPENDIX B: COMPARATIVE ZONING TABLE

COMPARATIVE ZONING STANDARDS					
Development Standard	CITY OF PHOENIX BASE ZONING DISTRICT			PROPOSED PUD	
	C-2	CP-GCP	R-5	Development Unit 1 (Village Core)	Development Unit 2
Building Setbacks (1)					
Adjacent to Dobbins Road	For structures not exceeding 2-stories or 30': avg. 25', min. 20' permitted for up to 50% of structures including projections. For structures exceeding 2-stories or 30': avg. 30', min. 20' permitted for up to 50% of structure including projections.	30'	20'	Minimum 50'	NA
Adjacent to 63rd Avenue	For structures not exceeding 2-stories or 30': avg. 25', min. 20' permitted for up to 50% of structures including projections. For structures exceeding 2-stories or 30': avg. 30', min. 20' permitted for up to 50% of structure including projections.	30'	20'	Minimum 25'	Minimum 25' Residential Uses: Minimum 100'
Loop 202 Freeway	When adjacent zoning is C-2: 1-story (or 15') = 25' setback, 2 story (or 30') = 50' setback, 3-story (or 42') = 100' setback, 4 story (or 56') = 150' setback. When adjacent zoning is C-2 or CP: 0'	20'	10'	Minimum 15'	Minimum 15'
Property line not adjacent to a public street:	When adjacent zoning is C-2: 1-story (or 15') = 25' setback, 2 story (or 30') = 50' setback, 3-story (or 42') = 100' setback, 4 story (or 56') = 150' setback; When adjacent zoning is C-2 or CP: 0'	20'	10'	0' unless adjacent to existing residential use then 20'	0' unless adjacent to existing residential use then 20'
Property line not adjacent to interior or private street:	NA	NA	NA	0' unless adjacent to existing residential use then 10'	0' unless adjacent to existing residential use then 10'

Perimeter Landscape Setbacks					
Adjacent to Dobbins Road	For structures not exceeding two stories or 30': Average 25', minimum 20' permitted for up to 50% of the frontage; For structures exceeding two stories or 30': Average 30', minimum 20' for up to 50% of the frontage.	30'	20'	Minimum 30'	NA
Adjacent to Dobbins Road	Average 25' for structures not exceeding two stories or 30', minimum 20' permitted for up to 50% of the frontage. Average 30' for structures exceeding two stories or 30', minimum 20' for up to 50% of the frontage.	Where a lot line, not on a street, abuts residential zoning, there shall be provided a minimum five-foot-wide landscaped area containing at least fifteen gallon evergreen trees planted to average a minimum of twenty feet on center.	15' average, 10' minimum (does not apply to lots fronting onto perimeter streets)	Minimum 50'	NA
Adjacent to 63rd Avenue	For structures not exceeding two stories or 30': Average 25', minimum 20' permitted for up to 50% of the frontage.; For structures exceeding two stories or 30': Average 30', minimum 20' for up to 50% of the frontage.	30'	15' average, 10' minimum (does not apply to lots fronting onto perimeter streets)	Minimum 25'	Minimum 25'
Adjacent to Loop 202 Freeway	20'	20'	10'	Minimum 15'	Minimum 15'
Maximum Building Height (2)	56', 4 stories; Max. 90' with HR overlay	18' within 30' of perimeter lot line; 1' increase per 3' additional setback; Max. 56' to 80' with use permit and site plan	4 stories or 48'	120' No more than 10 acres of development within the Village Core shall be above 100' in height No more than 10 acres of development within the Village Core shall be above 120' in height	56' Office Land Uses may be up to 120' in height following the same height setback standards of Development Unit 1, all other uses shall be restricted to a maximum height of 56'.
Building Height Setback Minimums					
63rd Avenue	NA	NA	NA	40' maximum height between 25' and 125' from property line 80' maximum height between 125' to 225' from property line 120' maximum height beyond 225' from property line beyond 225' from property line	Along 63rd Avenue, Office land uses shall follow the height setbacks of Development Unit 1

Dobbins Road	Na	NA	NA	40' maximum height between 50' and 130' from property line 80' maximum height between 130' to 230' from property line 120' maximum height beyond 230' from property line	NA
Ed Pastor Loop 202 Freeway	NA	NA	NA	120' maximum height beyond 15' from property line	Along Ed Pastor Loop 202 Freeway, office land uses shall follow the height setbacks of Development Unit 1
Between Development Units	NA	NA	NA	80' maximum height within 50' from Unit 2 development line 120' maximum height beyond 50' from Unit 2 development line	Between Development Units, office land uses shall follow the height setbacks of Development Unit 1
Minimum Open Space	NA	NA	5% of gross area	Commercial Uses: NA Buildings 57 feet to 80 feet in height: SHALL provide a min. of 5% of development site area as open space Buildings 80 feet to 100 feet in height: SHALL provide a min. of 8% of development site area as open space Buildings that exceed 100 feet in height: SHALL provide a min. of 10% of development site area as open space Common Open Space within Village Core South: Additionally, no less than 10,000 total aggregate sq. ft. which may include covered programmable community space is required in Village Core South. An interactive water feature ("splash pad") shall be provided within one of the open spaces of Village Core South.	Residential: Residential uses greater or equal to 14.0 du/ac: 5% of net area; Residential uses less than 14.0 du/ac: 15% of net area; Commercial Uses: NA Multifamily: A minimum of three amenities shall be provided with each multi-family development
Maximum Residential Density	NA	NA	45.68; 52.20 with bonus	Maximum dwelling unit cap of 1,000 units. Residential prohibited in Village Core	40 du/ac; maximum dwelling unit cap of 1,000 units.
Parking Standards	Per Ordinance Section 702	Per Ordinance Section 702	Per Ordinance Section 702	Per Ordinance Section 702; Unless modified within this PUD	Per Ordinance Section 702, unless modified within this PUD Electrical infrastructure capacity for Level 1 charging stations for future electric vehicle connections shall be provided at a ratio of 1 space per 500 square feet of indoor amenity areas of each multi-family development , as approved by the Planning and Development Department

Bike Standards	Per Ordinance Section 1307 H	Per Ordinance Section 1307 H	Per Ordinance Section 1307 H	Per Ordinance Section 1307 H	Per Ordinance Section 1307 H
Sidewalk Standards	<p>Dobbins Road: 8' Shared Use Trail 10' landscape strip between sidewalk and back of curb 63rd Avenue: 5' detached sidewalk 10' landscape strip between sidewalk and back of curb</p>	<p>Dobbins Road: 8' Shared Use Trail 10' landscape strip between sidewalk and back of curb 63rd Avenue: 5' detached sidewalk 10' landscape strip between sidewalk and back of curb</p>	<p>Dobbins Road: 8' Shared Use Trail 10' landscape strip between sidewalk and back of curb 63rd Avenue: 5' detached sidewalk 10' landscape strip between sidewalk and back of curb</p>	<p>Dobbins Road: 10' wide Multi-Use Trail ("MUT") within a 30' wide Multi-Use Trail Easement ("MUTE") 5' Detached sidewalk 10' landscape strip between sidewalk and back of curb 63rd Avenue: 5' detached sidewalk 10' landscape strip between sidewalk and back of curb</p>	<p>63rd Avenue: 5' detached sidewalk 10' landscape strip between sidewalk and back of curb</p>
Shade Standards	<p>A minimum of 50 percent of all accessible public and private open space areas should be shaded, of which 50 percent of the shade should be provided by trees or trellised vines.</p>	<p>A minimum of 50 percent of all accessible public and private open space areas should be shaded, of which 50 percent of the shade should be provided by trees or trellised vines.</p>	<p>A minimum of 50 percent of all accessible public and private open space areas should be shaded, of which 50 percent of the shade should be provided by trees or trellised vines.</p>	<p>Minimum 50% shading of all publicly accessible sidewalks and walkways by means of vegetation at maturity and/or shade structures. Minimum 75% shading of all publicly accessible sidewalks and trails along arterial roadways (Dobbins Road and 63rd Avenue) by means of vegetation at maturity and/or shade structures. Minimum 50% shading of all open space areas by means of vegetation at maturity and/or shade structures. Parking lots SHALL be shaded, through structural and/or vegetative methods, at a minimum of 25 percent in Development Unit 1. This percentage shall be inclusive of all pedestrian pathways and sidewalks, as approved by the Planning and Development Department.</p>	<p>Minimum 50% shading of all publicly accessible sidewalks and walkways by means of vegetation at maturity and/or shade structures. Minimum 75% shading of all publicly accessible sidewalks and trails along arterial roadways (Dobbins Road and 63rd Avenue) by means of vegetation at maturity and/or shade structures. Minimum 50% shading of all open space areas by means of vegetation at maturity and/or shade structures. Parking lots SHALL be shaded, through structural and/or vegetative methods, at a minimum of 25 percent in Development Unit 2. This percentage shall be inclusive of all pedestrian pathways and sidewalks, as approved by the Planning and Development Department.</p>

DEVELOPMENT STANDARDS TABLE NOTES

(1) No multi-family residential building is permitted within 100' of 63rd Avenue.

APPENDIX B: SECTION 705.2 - OFF-PREMISE SIGNS

Section 705.2. Off-Premise Signs.

A. Location Restrictions.

1. Off-premise structures shall be located only in A-1 or A-2 districts and shall be located only on arterial streets as designated on the Street Classification Map or located within 300 feet of the right-of-way and oriented to the following permitted freeways:
 - a. Interstate 17;
 - b. Interstate 10;
 - c. SR (LOOP) 202, "Red Mountain Freeway";
 - d. SR (LOOP) 202, "Ed Pastor Freeway," western section, Interstate 10 to the 2,000-foot distance from the boundary of the South Mountain Preserve;
 - e. SR 143;
 - f. The Western SR (LOOP) 101 to Camelback Road;
 - g. Off-premise signs are a prohibited use on all other existing and future freeways within the City limits and shall not be reoriented to obtain freeway visibility.
2. Off-premise advertising structures may also be located in a planned unit development (PUD) when oriented and within 300 feet of a freeway as identified in Section 705.2(A)(1). Off-premise advertising structures located in a PUD must comply with all standards in this section and the gross area of the PUD must have a minimum of 20 acres. An off-premise advertising structure may be located within a PUD with a gross area of less than 20 acres if all the following conditions are met:
 - a. The off-premise advertising structure is located on publicly owned land that is used for a school for K-12 education; and
 - b. Located within a PUD that has a minimum gross area of 15 acres; and
 - c. All other requirements for off-premise advertising structures in the PUD are met.
3. No off-premise structure shall be erected within the following locations:
 - a. In or within 2,000 feet of the boundaries of the Phoenix or South Mountain preserves.
 - b. In any historic preservation district.
 - c. Within any scenic corridor zoning overlay or drive adopted by the City of Phoenix.
 - d. Any arterial street where the sign face is oriented to a freeway not specified in Section 705.2.A.1.

4. Any off-premise structure erected within the following locations shall require a use permit:

- a. Within 500 feet of the boundary of any historic preservation district.
- b. In or within 250 feet of a special planning district or neighborhood conservation district.
- c. In addition to the provisions of Section 307, findings of approval shall include:
 - (1) Compatibility with existing, special planning district plans, neighborhood conservation district plans or historic preservation district plans;
 - (2) Relation to public open areas and parks;
 - (3) Relation to significant public views or vistas;
 - (4) Impact to adjacent residential uses.

5. Except as follows below, no part of any off-premise advertising structure may be located closer than 500 feet from a residential district and residential use. A vacant residentially zoned lot shall be treated as a residential use.

- a. For residential uses within a planned unit development (PUD) boundary, no setback from an off-premise advertising structure is required within the PUD boundary.
- b. For an off-premise advertising structure that is located on publicly owned land that is used for a school for K-12 education within the boundary of a PUD, no part of any off-premise advertising structure may be located closer than 250 feet from a residential district and residential use outside of the PUD boundary.
- c. This setback may be reduced subject to obtaining a use permit pursuant to Section 307 and a demonstration that there are visual or physical barriers that mitigate the impacts of the proposed off-premise advertising structure to the residential use.

B. Setbacks/Spacing/Height/Area.

1. With the exception of freeway signs which require no setback, all off-premise structures shall maintain a setback of a minimum of 25 feet from all property lines adjacent to public right(s)-of-way.
2. Spacing standards for off-premise structures shall be 1,000 feet from one structure to another. Measurement shall be from the vertical edge of the sign face closest to the sign face of the structure to which is being measured.
3. The maximum square footage of permitted off-premise signs is as shown in the table below:

	Sign Face (Square Feet)	Embellishments	Total Maximum Area (Square Feet)
Poster	378 sq. ft.	20%	450 sq. ft.
Bulletin	672 sq. ft.	20%	785 sq. ft.

4. Heights for off-premise structures shall be as follows:

- a. Maximum heights for off-premise structures shall be 48 feet in height.
- b. Freeway signs may be increased up to 70 feet in height subject to meeting the standards of Section 307 for use permits in addition to the following:
 - (1) The additional height is necessary because of an elevated freeway, overpass, building or other physical obstruction that impedes sign face visibility;
 - (2) The additional height is the minimum height necessary to ensure sign face visibility.

C. Special Requirements for Off-Premise Signs.

1. Sign permits for off-premise structures shall conform to the general requirements for sign permits as established by Section 705.B except as provided herein and in Section 705.2.G.
 - a. If the application is for an off-premise sign and if the applicant is not the property owner, written authorization from the property owner to erect the proposed sign or a sworn statement that the applicant has written authorization from the property owner to erect the proposed sign, or a copy of an easement which is recorded with the County Recorder showing that the sign owner owns the easement under the sign, shall be attached to the application. Where there exist conflicting claims concerning authorization from the property owner, no permit shall be issued until the conflict is resolved by the applicants. When conflicting claims arise after the issuance of a permit but before work is commenced, the permit shall be suspended until the conflict is resolved by the parties.
2. There shall be no more than a total of two support columns for any off-premise sign.
3. Access ladders to maintenance platforms shall be constructed or maintained in such a position as not to project beyond a visual envelope established by structural elements or projections of the sign face and trim to the ground as viewed from a plane parallel to the face of the sign.
4. Other than support columns, maintenance walkways, embellishments, ends, cross bracing, and tops or bottoms of parallel or V-shaped signs, no back braces, torque arms, stringers, panel attachments or similar structural elements or accessories shall be exposed. If not covered by a sign face, screening of such elements shall be colored similarly to the remaining portions of the signs.
5. A third face may be used to screen a V-shape sign so long as it conforms to the remaining

provisions of this ordinance and so long as that face is oriented to an arterial street when used for advertising. The area of said face shall not be counted toward the maximum allowed area so long as each end is not farther than five feet from its adjacent face.

6. For the purpose of rotation of sign faces, an off-premise structure may be left exposed for a period of not more than 60 days.

7. Embellishments may extend not more than five and one-half feet above or below the horizontal edges and three feet beyond any vertical edge of the sign structure face area.

8. Off-premise signs shall not be erected upon the roof of any building, nor shall any sign be partially or totally supported by the roof or roof structure of any building.

9. No part of any sign structure, except the sign copy, shall be painted in an enamel or gloss paint, or a color with a reflectivity of more than 20 percent, or with a metallic color. In addition, hues of red, orange, yellow, or purple shall not be used.

10. Copy can be changed and non-structural maintenance can be done on a legal sign, bulletin board, off-premise sign, display encasement, or marquee. This also allows for copy changes utilizing interchangeable letters on signs designed for that purpose. Walls painted with sign copy shall require written notice of the proposed repainting be received by the Planning and Development Department at least three days prior to repainting the wall sign when more than 50 percent of the copy will be removed. Change on any sign when an increase in square footage occurs shall require a permit. The nonconforming status of a sign shall not be affected by the repainting.

11. When an off-premise sign is located within a PUD, a redevelopment area, a village primary core, and adjacent to a permitted freeway, the following standards shall apply:

a. The sign shall not exceed 48 feet in height and no single face shall exceed 672 square feet with 20 percent embellishments.

b. A use permit is required for off-premise signs that exceed 48 feet per Section 705.2.B.4.b. One sign within the PUD will be allowed a maximum height of 70 feet without a use permit provided the location is approved by the Public Transit Director.

c. Spacing between signs shall be a minimum of 1,000 feet on the same side of a freeway. Signs at a height of 50 feet or less may be placed closer together, but no closer than 500 feet between signs on the same side of a freeway.

d. These off-premise signs shall be allowed to display on-premise copy and off-premise copy. On-premise sign structure shall not display off-premise sign copy.

D. Landscape.

1. Landscape.

a. Landscape shall be provided with the erection of an off-premise sign on any lot not occupied by permanent structures, outdoor uses or parking.

b. Landscape shall equal 48 square feet for each lineal foot of sign face to a maximum of 75 percent of the area of the lot. Where landscape is not available to be maintained due to a lack of water, an alternative location may be used; alternately a decorative pole cover would satisfy the requirement.

c. The landscape shall be placed where there is the most community benefit and shall consist of one tree, five shrubs and ground cover of living plant materials for each 300 square feet of required landscape area, a plan for which shall be submitted in conjunction with the application for a permit in accordance with Section 705.D. Landscaped area shall be provided with a permanent watering system and all plant materials shall be maintained in a living condition.

E. Illumination/Digital Standards.

1. Off-premise signs may be internally illuminated, indirectly illuminated, or directly illuminated.

2. Intermittent or flashing illumination or animation may be permitted subject to a use permit. Automatic panel changes (trivision) are permitted.

3. Electronic message displays are permitted subject to obtaining a use permit in accordance with the provisions of Section 307 and satisfying the following conditions:

a. The sign copy image shall be static with no animation and with no flashing, blinking, or moving lights;

b. In the transition between copy changes, there shall be no sense of movement from one image to the next;

c. Network time shall be made available on the digital sign faces to the City of Phoenix for emergency messaging—messages to override all copy for one hour, then display for eight seconds in every minute as long as needed;

d. In the event of an electronic malfunction the sign shall be shut off until repairs have been made to restore the electronic messaging system;

e. The sign copy changes shall not occur more frequently than every eight seconds, unless otherwise specified by the Zoning Administrator;

f. Dimmer on sign shall be set in the evening hours (from sunset to 11:00 p.m.) not to exceed 300 nits for signs that are 14 feet by 48 feet and 342 nits for signs that are ten feet by 30 feet to ensure compliance with current ordinance standard for illumination, unless otherwise specified by the Zoning Administrator;

g. From 11:00 p.m. until sunrise all sign illumination shall be extinguished and sign shall be equipped with an automatic device to assure compliance. The only exception to this stipulation will be for amber alerts and other governmental emergencies, unless otherwise specified by the Zoning Administrator.

4. On any lot contiguous to a residential zoning district and residential use (RE-43 through R-2 and P.A.D.-1 through P.A.D.-12) or separated only by a street or alley, no such illuminated sign structure may be placed in such manner that any portion of the face of the sign is visible. A vacant lot shall be treated as a residential use.

5. Lighting for off-premise structures shall be shielded in accordance with Section 23-100 of the Municipal Code unless the structure: 1) exceeds 301 square feet per sign face; 2) consists of panels which are designed to be removed from the top of the sign board; and 3) is equipped with an automatic device which shuts off the fixture between 11:00 p.m. and sunrise. For such signs, the lighting may consist of no more than four bottom-mounted individual fixtures (or lamps) which produce a maximum of 40,000 lumens per fixture, and where no more than 1,117 lumens per fixture spill or are cast beyond the sign face.

a. Off-premise structures may use fluorescent fixtures. These fixtures must be mounted at the top of the sign structure and must be partially shielded so that the candlepower per 1,000 lamp lumens does not numerically exceed 25 (two and one-half percent) at an angle of 90 degrees above nadir (horizontal), and 100 (ten percent) at a vertical angle of 80 degrees above nadir. This applies to any lateral angle around the luminaire.

F. Special Requirements for Groundsheet Signs. Groundsheet signs are permitted in the A-1 and A-2 Zoning Districts located within the boundaries of 35th Avenue and the eastern City limits along Van Buren Street on the north; from Van Buren Street to Interstate 10 (I-10) along the eastern City limits; along the centerline of I-10 and Interstate 17 (Maricopa Freeway) from the eastern City limits to 19th Avenue; from 19th Avenue south to Broadway Road; along Broadway Road on the south between 19th and 35th Avenues; and along 35th Avenue between Broadway Road and Van Buren Street, subject to the following restrictions:

1. There shall be a minimum property size of four undeveloped acres.
2. There shall be a maximum sign area of six acres.
3. Signs shall not be located within 2,000 feet of another sign.
4. Signs shall be screened to eliminate legibility from adjacent roadways, freeways, or adjacent properties.
5. Screening shall be provided on all sides of the property on which the sign is located as follows:
 - a. Fences: A six-foot-high solid fence shall be built in compliance with the applicable provisions of Sections 507 Tab A and 703 and consistent with all setback requirements;
 - b. Landscaping: Shall be in conformance with the standards for the underlying zoning district and Sections 507 Tab A and 703, as approved by the Planning and Development Department.
6. The illumination of signs is prohibited.

7. The sign and associated structures shall be constructed as follows:
 - a. The materials used must be non-reflective; and
 - b. The materials used must be flame retardant and environmentally safe, as approved by the Planning and Development Department; and
 - c. The materials used must be permeable so as to allow rainwater to pass through the sign and associated structures to allow drainage per grading and drainage plans approved by the Fire and Planning and Development Departments; and
 - d. To be securely fastened to the ground or support structure, subject to plans approved by the Planning and Development Department; and
 - e. The height of three feet above natural grade shall not be exceeded, as approved by the Planning and Development Department; and
 - f. No more than one advertisement, logo or message is permitted per sign.
8. Prior to issuance of the sign permit, the Zoning Administrator or his or her designee shall review the permit to ensure compliance with the requirements of Section 705.2.C.1 through 71.
9. In addition to appropriate sign permits, all necessary structural plan approvals and permits must be obtained prior to the installation of the sign or any associated structures.

G. Nonconforming Off-Premise Signs.

1. It shall be unlawful to hereafter erect, construct, alter, maintain, or use any sign in violation of any provisions contained herein, except as provided in this section.
2. No nonconforming off-premise sign shall be moved, altered, re-erected, relocated or replaced unless brought into compliance with screening and projecting ladder requirements of Section 705.2.A.3 and 42, except as provided in this section. The area of the sign may not be increased.
3. Notwithstanding any other provision of this chapter and ordinance, a legal nonconforming sign that is located on a parcel of property which is severed from a larger parcel of property and acquired by a public entity for public use by condemnation, purchase, or dedication may be relocated on the property that was not acquired without extinguishing the legal nonconforming status of that sign; provided, that the nonconforming sign:
 - a. Is not increased in area or height;
 - b. Remains structurally unchanged except for reasonable repairs or alterations;
 - c. Is placed in the most similar position possible on the remaining property that it occupied prior to the relocation;
 - d. Is relocated in a manner so as to comply with all applicable safety requirements.

After relocation pursuant to this subsection, the legal nonconforming sign shall be subject to all provisions of this section in its new location.

4. A reduction in the number of nonconforming boards will promote a better visual environment in the City. A nonconforming board located on a City street or on a permitted freeway can be rebuilt to a digital subject to the use permit standards in Section 307, in addition to meeting two of the following:

- a. Removal of 1,200 square feet of existing nonconforming off-premise signs within the City limits for each digital face requested;
- b. If the parcel has no landscaping along the street frontage, a minimum five-foot landscape strip consisting of one two-inch caliper tree for every 30 feet on center along with five shrubs and ground cover for every tree shall be provided along the street frontage, including a permanent water supply. If landscape is impractical then this requirement may be satisfied by installing a decorative pole cover;
- c. Reductions in size or height or changes in configuration, angle or construction which will bring the structure into greater compatibility with the size and scale of nearby buildings, or other changes approved by the Zoning Administrator which promote a better visual environment in the area.

5. A nonconforming off-premise sign not requesting a digital may be rebuilt subject to the use permit standards in Section 307, in addition to the following:

- a. Reduction in size or height or change in configuration, angle or construction which brings the structure into greater compatibility with the size of adjacent buildings within the context area;
- b. Improvement in placement, addition of landscaping, or improvements to lighting. (Ord. No. G-5669, 2011; Ord. No. G-6178, 2016; Ord. No. G-6747, § 1, 2020; Ord. No. G-6703, §§ 1, 2, 2020)

1 Please note there was a scrivener's error in the adoption of Ordinance G-5669. The above reference should be to "Section 705.2.F.1 through 7" not "Section 705.2.C.1 through 7". This will be corrected in a future update.

2 Please note there was a scrivener's error in the adoption of Ordinance G-5669. The above reference should be to "Section 705.2.C.3 and 4" not "Section 705.2.A.3 and 4". This will be corrected in a future update.

The Phoenix Zoning Ordinance is current through Ordinance G-6868, passed June 16, 2021.