

- 6) Multiple family attached residential dwellings. A maximum of 300 multiple family dwellings shall be allowed in Development Parcel 3.CP/BP.2. +1 *2
- 7) Single-family detached residential dwellings. A maximum of 20 single-family dwelling shall be allowed in Development Parcel 3.CP/BP.2. +1 *2

b. Modifications of Permitted Building Heights. +1 *2

The heights of buildings in Development Parcel 3.CP/BP.2 shall be governed by the table presented below. The maximum building heights are exclusive of (do not include) the mechanical facilities on top of the buildings. Consequently, the total height of the structure may exceed the heights specified below to account for these mechanical facilities.+1

Use	Maximum building height
Hospitals	140 250 feet
Clinics	140 250 feet
Hotels/motels	56 feet
Medical facilities, except hospitals/clinics	56 feet
Office building for non-two stories, not to exceed medical facilities	40 feet,
Retail and restaurant uses	40 feet
Multifamily residential	56 feet
All other uses	40 feet

- 4. Building Setbacks: Building must be setback a minimum of 100 feet and an average of 125 feet from 56th Street, 64th Street (if applicable) and Avenue K. Buildings must be setback 100 feet from all other streets. Buildings must be setback 30 feet from all other lot lines. Reach 11 setbacks are governed by Section C.4.D, Design Standards 2.a, of this chapter. +1 *2
- 5. Floor Area Ratio: ~~.65~~ .85 overall limit for development parcel. +1
- 6. Parking. Off-street parking and loading requirements may be modified by the Development Service Department when supported by an appropriately documented study. +1
- 7. Signage. This development parcel may be exempted from the Desert Ridge Comprehensive Sign Plan if the city approves a separate comprehensive sign plan for this development parcel. +1
- 8. Relationship of Parcel 3.CP/BP.2 to balance of Specific Plan. In the event that Parcel 3.CP/BP.2 is developed with a minimum 125 bed hospital, then after the completion of such hospital, the parcel shall be treated as a separate and distinct entity within the Desert Ridge Specific Plan. Specifically a single development entity may be designated by the owner of Parcel 3.CP/BP.2 at the owner's discretion to be responsible to the City of Phoenix for all matters related to the specific plan, including but not limited to reporting on development progress within the parcel, applying for major and minor amendments and acting