

MP ENVIRONMENTAL

OPERATIONS FACILITY

CITY OF PHOENIX

APR 07 2026

Planning & Development
Department

W Broadway & S 75th Avenue



PUD NARRATIVE

Z-119-25

GPA-21-25



**TIFFANY
& BOSCO**
P.A.

DISCLAIMER



A Planned Unit Development (“PUD”) is intended to function as a self-contained set of zoning regulations tailored to a specific project. Any development standards or requirements not expressly addressed within the PUD shall be governed by the City of Phoenix Zoning Ordinance.

The PUD may include supporting background information to clarify the vision and intent of the development; however, purpose and intent statements are provided for context only and are not enforceable standards.

The PUD modifies only the applicable provisions of the Zoning Ordinance and does not alter other City codes, ordinances, or requirements. Additional approvals and public hearings may be required, including, but not limited to, right-of-way abandonments.

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A. PURPOSE AND INTENT



1. 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 (“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 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 Property boundary. The PUD Regulations supersede and replace all applicable Ordinance requirements. If there is a conflict between the PUD Regulations and the Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the Ordinance controls.

2. Applicant

MP Environmental Services, Inc. (“MP Environmental”) specializes in hazardous materials remediation, demolition, and transportation for many Fortune 500 companies, municipalities, states, and the Federal government. They are one of the largest independent remediators and transporters of hazardous waste in the Western United States. They are fully permitted and licensed to transport nationwide and have over 1,000 pieces of equipment stationed through the Western US. Also worth noting, MP Environmental has had a continuous business presence in the greater Phoenix market since 1989 and has owned commercial property in the region since 1999. Further, MP Environmental has been women-owned and operated since 1990.

A. PURPOSE AND INTENT



3. Property Description

The proposed application request is to rezone 39.69± acres (gross), generally located on the southeast corner of W Broadway Road and S 75th Avenue, within the City’s jurisdiction (“Property”). See Attached EXHIBIT 1 - Regional Aerial Map. The Property is located on the south side of W Broadway Road, surrounded by Maricopa County Jurisdiction to the west, south and east. City of Phoenix jurisdiction is to the north. There are large County residential lots to the east, and mining uses to the south and west. The future route of SR 30 is planned to run through the southern portion of the Property (see EXHIBIT 10 – SR 30 Planned Route). As illustrated in the attached EXHIBIT 2 – Context Aerial Map, the Property is comprised of two (2) parcels. The Property is currently zoned R1-10 in the City of Phoenix. The Property is identified in the City’s General Plan with a land use designation of Mixed Use (Residential 2 to 3.5 MUA). See attached EXHIBIT 3 – Current General Plan Land Use Map.

4. Property Overview, Goals, and General Design Concept

The purpose of this PUD application is to accommodate MP Environmental’s development of a professional fleet operations, equipment staging, and dispatch facility for this long-time employer in the greater Phoenix area. See attached EXHIBIT 4 - Major Employment Corridors, depicting the Property’s proximity to the Southwest Phoenix Designated Employment Center. Special attention will be paid to the residential neighborhoods as well as the RIO Reimagined plan.

A. PURPOSE AND INTENT



4. Property Overview, Goals, and General Design Concept (continued)

The Property will feature functional urban design that is compatible with the surrounding area and supports the City's overlying policy plans. More specifically the architectural details on the edge of the Property coupled with intentional street and landscape design will enhance the surrounding community and improve walkability for the overall area. The layout and improvements for the interior of the Property will focus on clean and orderly organization of vehicles, equipment, and materials largely out of the site-line from W. Broadway and the residences in the City limits to the north. Commercial uses will be located at the entrance of the property and vehicle, equipment, and material storage will be located in the interior of the Property and will be screened by the building and perimeter improvements. Enhanced landscape setbacks, intentional internal design and noise mitigation measures will add to the overall compatibility of the Property with its surroundings.

Restriction of permitted uses within this PUD rezoning request will minimize or eliminate negative impacts from the MP Environmental's use of the Property from its daily operations on the surrounding neighborhoods. The dedication of a trail easement on the western edge of the Property along the southern extension of S. 75th Avenue demonstrates MP Environmental's commitment to integrating the Property into the neighborhood's overall plan of connectivity with and walkability along the Rio.

B. LAND USE PLAN



1. Land Uses

The Property consists of approximately 39.69± gross acres of partially developed land along Broadway Road and S 75th Avenue and is currently zoned R-10. The Property is well-suited for fleet operations, vehicle, and equipment storage and smaller-scale commercial uses due to its location along a major arterial street and abutting existing, much heavier industrial uses to the west and south. Accordingly, the PUD proposal features a tiered intensity layout: a professional dispatch and commercial hub fronting Broadway, supported by a well-screened equipment staging and fleet storage facility in the interior and the rear of the Property. For contextual purposes, this application includes maps of surrounding uses. See EXHIBIT 5 - Maricopa County Assessor Map. Also See EXHIBIT 6 - Current Zoning Map.

2. Conceptual Property Plan & Renderings

A conceptual Property Plan and conceptual Landscape Plan depicting the layout of the Property is included with this Application. See EXHIBIT 7 – Conceptual Property Plan. See also EXHIBIT 8 – Conceptual Landscape Plan. The MP Environmental offices and centralized dispatch anchor the north side of the Property, with the southern portion dedicated to vehicle and equipment staging and fleet parking. Primary access for both uses will be provided through a driveway that bisects the north side of the Property, aligned with West Broadway Road. Notably, the Property Plan shows increased setbacks along the West, East and South boundaries of the Property, concentrating development and uses to the interior of the site. This allows for significant landscaping around the perimeter of the Property and supports an active use trail along the western edge of the Property. Furthermore, renderings also demonstrate MP Environmental’s consideration for the surrounding community by choosing to build a one story office/shop building at less than 36' in height, instead of the maximum allowable height of 56 feet. See EXHIBIT 9 – Conceptual Renderings. The applicant is also committed to mitigating blight by having higher screen walls and enhanced landscape buffers.

C. LIST OF USES



1. PUD Land Use

The following Permitted Uses are permitted by right in accordance with Phoenix Zoning Ordinance Section 627 (Light Industrial District - Condensed (A-1) but are a significant subset of those allowed in the A-1 District.

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this Section C.2, are excluded as authorized by Zoning Ordinance Section 627.

2. Permitted Uses

- Agricultural Implements, Distributions and Display, Retail Sales
- Building Contractors: Vehicle, Equipment and Material; Storage
- Building Materials: Wholesale, Retail Sales, and Storage
- Contractors Offices with Equipment, Vehicles and Supplies, Storage
- Cranes, Storage Yard
- Delivery Service Office
- Demolition Contractors' Yards
- Environmental Remediation and Demolition Contractor, office and yard (no on-Property processing of or storage of hazardous materials)
- Equipment Rental and Sales Yard
- Farm Implements and Machinery, Retail Sales
- Fire Protection Equipment and Supplies, Retail Sales and Service
- Machinery - Retail Sales and Showrooms and Rentals
- Paving Contractors' Equipment and Vehicle Storage (no batch plants)
- Paving Materials Storage Yard (no batch plants)
- Storage Yards, Equipment, Vehicles, and Materials
- Well Drilling, Equipment and Vehicles Yard

C. LIST OF USES



3. Excluded Uses

Any use permitted in the A-1 District under the Phoenix Zoning Ordinance that is not specifically listed in Permitted Uses in section C.2.

Uses including, but not limited to:

- Agricultural uses involving livestock, crop production, or farming operations not expressly listed.
- Residential uses of any type.
- Commercial retail, office, or service uses not directly related to contractor services, equipment, or materials.
- Industrial or manufacturing uses, including processing, fabrication, or assembly operations.
- Batch plants, including asphalt or concrete production facilities.
- Hazardous material storage or processing (except as specifically limited under permitted environmental remediation contractor uses in C.2 above).
- Data centers.
- Publicly-owned and operated buildings or properties.
- Public Utility Service Yards subject to conditions in this Section

All uses permitted in the following zoning districts, as described in Section 627 of the Phoenix Zoning Ordinance, that are not expressly included in the Permitted Use list:

RE-24 District
R-3 District
R-4 District
R-5 District
C-1 District
C-2 District
C-3 District

D. DEVELOPMENT PLAN AND STANDARDS



D. Development Plan and Standards

The current zoning of the property is R1-10. The proposed PUD, however, shall comply with the provisions governed by the Phoenix Zoning Ordinance for the A-1 zoning district, unless specifically modified by this PUD and/or stipulated in conditions of approval for a specific project. This provision shall not limit the ability of MP Environmental or end user to apply for use permits which can be requested per Section 627 of the Zoning Ordinance and not identified by this PUD. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. Please see the reference table comparing the A-1 development standards to those proposed in this PUD below. See Exhibits 7, 8, and 9. The following are the proposed modifications to the A-1 development standards.

1. General Development Standards

Table 1: General Development Standards		
Standard		PUD (Planned Unit Development)
A.	Maximum Building Height	Forty (40) foot maximum height.
B.	Minimum Property Size	Property must be large enough to comply with all district development standards.
C.	Minimum Building Setbacks(1)	
	i. Side/Rear Setback (Adjacent to Residential District)	30 ft for closed buildings.
	ii. Side/Rear Setback (Open Buildings or Uses near Residential)	150 ft.
D.	Outdoor Uses/Storage Near Public Street	Prohibited within 75 ft of a public street (except parking areas).

D. DEVELOPMENT PLAN AND STANDARDS



1. General Development Standards (continued)

Table 1: General Development Standards (continued)		
Standard		PUD (Planned Unit Development)
E.	Waste and Pollution	
	i.	Noise Standard Average noise level at property line may not exceed 55 dB (Ldn).
	ii.	Air Emissions Must comply with Maricopa County Air Pollution Control Regulation III.
	iii.	Waste Disposal Must comply with Arizona Hazardous Waste Regulations (Title 9, Chapter 8)
	iv.	Hazardous/Explosive Processes Must be certified by Phoenix Fire Department Prevention Bureau.
F.	Loading Hours, Setbacks and Screening	
	i.	Loading Hours 6:00 a.m. to 10:00 p.m. allowed Between 10:00 p.m. and 6:00 a.m. requires use permit per Zoning Ordinance Section 307
	ii.	Loading Area / Dock Setback Min. 20'-0" from property line for loading area Min. 70'-0" from property line for loading dock

D. DEVELOPMENT PLAN AND STANDARDS



2. Landscape Standards

Table 2: Landscape Standards			
Standard		PUD (Planned Unit Development)	
A.	Streetscape		
	i.	Streetscape Setback	Average 30 ft landscaped setback (minimum 25 ft allowed along up to 50% of frontage).
	ii.	Streetscape Trees	50%: min 2-inch caliper; 25%: min 3-inch caliper or multi-trunk; 25%: min 4-inch caliper or multi-trunk.
	iii.	Shrubs (Streetscape)	Minimum 5 shrubs (5-gallon) per tree.
	iv.	Pedestrian Walkway Landscaping Option 1	Minimum 15-ft wide sidewalk/landscape planter combination with trees (60% 2-inch caliper, 40% 1-inch caliper).
	v.	Pedestrian Walkway Landscaping Option 2	Approved shade structure alternative.
B.	Parking Landscaping		
	i.	Interior Parking Lot Landscaping	Minimum 10% of interior parking lot area landscaped.
	ii.	Planters at Ends of Parking Rows	Required at each row end and approximately every 110 ft.
	iii.	Planter Size – Single Row Parking	Minimum 150 sq ft.
	iv.	Planter Size – Double Row Parking	Minimum 300 sq ft.

D. DEVELOPMENT PLAN AND STANDARDS



2. Landscape Standards (continued)

Table 2: Landscape Standards (continued)			
Standard		PUD (Planned Unit Development)	
C.	Interior Landscaping		
	i.	Interior Planter Tree Requirement	Average 30 ft landscaped setback (minimum 25 ft allowed along up to 50% of frontage).
	ii.	Interior Planter Shrubs	50%: min 2-inch caliper; 25%: min 3-inch caliper or multi-trunk; 25%: min 4-inch caliper or multi-trunk.
	iii.	Additional Interior Landscaping	Minimum 5 shrubs (5-gallon) per tree.
	iv.	Minimum Interior Landscape Dimension	Minimum 15-ft wide sidewalk/landscape planter combination with trees (60% 2-inch caliper, 40% 1-inch caliper).
D.	Property Lines		
	i.	Residential Adjacent Property Line	Minimum 10% of interior parking lot area landscaped.
	ii.	Other Perimeter Property Lines	Required at each row end and approximately every 110 ft.
	iii.	Industrial/Commercial Adjacent Property Lines	Minimum 150 sq ft.
E.	Multi-Use Trail		A 30-foot-wide multi-use trail easement (MUTE) along the east side of 75th Avenue constructed within the easement.

D. DEVELOPMENT PLAN AND STANDARDS



3. Parking Standards

Table 3: Parking Standards		
Standard		PUD (Planned Unit Development)
A.	Wall Heights	
	i.	Parking Near Residential District (within 150 ft) Must provide 4–6 ft wall or landscaped berm screening.
	ii.	Parking in Yard Areas Wall may be 3 ft high if parking located in required yard area.
	iii.	Truck Parking / Loading Areas Near Residential 8 ft high wall required.
	iv.	Open Storage Near Street or Residential (within 100 ft) Must be screened by 6 ft solid wall or fence
	v.	Storage Within 150 ft of Public Street Requires 6 ft wall/fence plus trees (15-gallon size) spaced max 25 ft apart with irrigation.
	vi.	Loading Docks within 100 ft of Residential Must be screened by solid masonry wall at height determined by Planning Department.
B.	Parking Landscaping Max 6 ft, plus 1 ft additional height per 3 ft of additional setback from property line.	
C.	Loading	
	i.	Loading Hours (Near Residential within 300 ft) Allowed 6:00 AM – 10:00 PM unless use permit granted.
	ii.	Tractor-Trailer Stacking Area Must be at least 60 ft from residential zoning.
	iii.	Loading Dock Distance from Residential Minimum 60 ft setback.

D. DEVELOPMENT PLAN AND STANDARDS



4. Fences/Walls

Fences and walls shall conform with Section 703 of the Phoenix Zoning Ordinance, excluding Zoning Ordinance Section 703.A.3.b(1) requiring a minimum 8'-0" high solid fence or freestanding wall to be constructed along common property lines zoned for residential uses.

5. Amenities

The Property, a professional fleet operations and equipment/vehicle staging facility with centralized dispatch and will serve as a neighborhood employment center of an appropriate scale with a low traffic impact and will provide a small business anchor to the community. In addition, the development of the Property will include extensive landscape enhancements on all sides including the completion of W. Broadway full road improvements along its entire frontage. The west side easement and future enhancements will provide a positive pedestrian experience for residents of nearby neighborhoods. An enhanced pedestrian environment in proximity to the nearby residential developments will promote a healthy, active lifestyle within this community.

D. DEVELOPMENT PLAN AND STANDARDS



6. Shade

Table 4: Shade Standards		
Standard		PUD (Planned Unit Development)
A.	Walkway Shade	
	i.	Pedestrian Walkway Shade Option 1 Minimum 15-ft wide sidewalk/landscaped planter combination with trees.
	ii.	Pedestrian Walkway Shade Option 2 Equivalent shade structure approved by the Planning and Development Department.
B.	Parking Lot Shade	
	i.	Parking Lot Trees Minimum 1 tree (2-inch caliper) per landscaped planter.
	ii.	Parking Row Planters Required at each end of parking rows and approximately every 110 feet.
C.	Spacing and Size	
	i.	Interior Landscaping Distribution Minimum 1 landscaped area per 6 parking spaces, evenly distributed to provide shade.
	ii.	Tree Spacing Trees generally spaced 20 ft on center or equivalent groupings.
	iii.	Tree Size at Installation Mix of tree maturity: 60% minimum 2-inch caliper, 40% minimum 1-inch

7. Lighting Plan

Lighting shall comply with Section 704 and Section 507.Tab A.II.A.8 of the Phoenix Zoning Ordinance. Direct sources of illumination must be shielded from adjacent residential property.

E. DESIGN GUIDELINES



1. Architectural Design

All buildings constructed on the Property shall conform to the following design standards:

- Four-sided architecture shall be required.
- All sides of a structure shall exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.
- Visible side and rear building facades shall have a level of trim and finish compatible with the front façade.
- Monotonous building elevations shall be avoided, building accents shall be expressed through differing materials or architectural detailing.
- External roof access ladders shall be avoided on north, west, and east elevations of all buildings.
- The buildings should be complimented by the wall on the perimeter, which shall include purposeful architectural facades and detail throughout the entirety of the wall
- All building elevations will contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
- The Estrella Village Plan and Multipurpose Trail Plan shall guide the development of the streetscape where applicable

2. Property Design/Development

As detailed by the conceptual Property and Landscape Plans (See EXHIBITS 7 and 8), the Property facilitates an aesthetically pleasing and high-quality neighborhood light industrial development that will complement the surrounding area and provide visual interest:

- Commercial pads that interface with the streetscape and landscape set back on Broadway Road.
- Significant landscape enhancements along W. Broadway Road and within surface parking areas to minimize the visual impact of parking.
- Efficient and high-quality internal circulation
- Where pedestrian walkways cross a vehicular path, the pathways will be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces.

E. DESIGN GUIDELINES



3. Open Space / Landscaped Area Standards

The Project, which features enhanced landscape materials and shading of pedestrian infrastructure, will complement both the surrounding neighborhoods and the recreational uses within the Tres Rios Freeway Plan and the Pending Rio Phoenix Policy Plan.

Table 5: Open Space and Landscape Standards

Standard		PUD (Planned Unit Development)
A.	Landscaping	
	i.	Streetscape Landscape Setback Average 30-ft landscaped setback along streets; minimum 25 ft allowed for up to 50% of frontage.
	ii.	Parking Lot Landscaping Minimum 10% of interior parking lot surface area must be landscaped.
	iii.	Interior Landscape Dimensions Minimum 5 ft length and width for landscaped areas within parking lots.
	iv.	Shrub Requirement Minimum 5 shrubs (5-gallon) per required tree in landscaped areas.
B.	Parking	
	i.	Planter Size – Single Parking Row Minimum 150 sq ft.
	ii.	Planter Size – Double Parking Row Minimum 300 sq ft.
C.	Minimum Building Setbacks(1)	
	i.	Residential Adjacent Property Line 15-ft landscaped setback required.
	ii.	Other Perimeter Property Lines 10-ft landscaped setback required.
	iii.	Industrial/Commercial Adjacent Property Lines No landscaped setback required when adjacent to C-2, C-3, A-1, A-2, or Commerce Park zoning.
	iv.	Landscaping Along Building Frontage Buildings facing a public street must provide landscaping along at least 1/3 of the building façade within a minimum 15-ft sidewalk/planter area.

E. DESIGN GUIDELINES



4. Landscaping and Shade Enhancements

As detailed in Tables 2, 4, and 5 above, the Property will provide numerous landscape and shade enhancements exceeding code requirements. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape palette and landscaping standards along arterial streets in the Estrella Village, except as otherwise noted herein, as approved by the Planning and Development Department.

F. Signs



All signage shall comply with the City's Zoning Ordinance, Section 705 Signs. If necessary, a Comprehensive Sign Plan will be submitted prior to the issuance of permits. Signage exhibits as part of this narrative are conceptual only and included to show proposed sign locations. See EXHIBIT 9 - conceptual signage on Renderings.

G. SUSTAINABILITY/ENVIRONMENTAL



The Property supports the City’s sustainability goals by providing increased shade to mitigate the urban heat island heat effect, providing an appropriate amount of parking to minimize asphalt area and to further mitigate the urban heat island effect. See Table 2. The Property’s sustainability standards that go beyond shade requirements and that are measurable and enforceable during the plan review and inspection process are listed below in Table 6.

Table 6: Sustainability Standards

Standard		PUD (Planned Unit Development)
A.	Sustainability	
	i.	Irrigation Landscaping required for screening and parking areas must include adequate watering systems.
	ii.	Lighting All direct illumination must be shielded to prevent spillover onto residential properties.
C.	Hazards & Pollution	
	i.	Air Emissions Must comply with Maricopa County Air Pollution Control Regulation III.
	ii.	Odors, Dust, Vapors Industrial operations must prevent emissions that violate air quality standards.
	iii.	Noise Average noise level at the property line cannot exceed 55 dB (Ldn).
	iv.	Hazardous Waste Disposal must comply with Arizona Hazardous Waste Regulations (Title 9, Chapter 8).
	v.	Enclosed Material Storage Recycling centers and similar uses must store loose materials within enclosed containers or buildings to reduce environmental impacts.

H. INFRASTRUCTURE



1. Grading and Drainage

There are no significant topographical or natural features of the Property. The Property was developed and operated as a dairy and is currently vacant. Grading and drainage analysis and reports will be conducted on the Property for specific development, and will be submitted to the City for review.

2. Water and Wastewater

The refuse service provider is the City, as well as sewer and water. To aid in water conservation in the City of Phoenix, the landscaping will be irrigated using water from existing agricultural wells on the property, ensuring efficient use of resources while maintaining the Property's aesthetic. Additionally, water from these wells will also be used for the wash rack, further optimizing the Property's water usage. This approach reduces reliance and impact on municipal water systems and supports environmentally responsible practices.

H. INFRASTRUCTURE



3. Circulation Systems

The Property's ingress and egress will occur only to and from W. Broadway Road. S 75th Avenue is to the west and is currently not a through street to the south of W. Broadway Road. Also, no access to and from the site will occur on S. 73rd Avenue. Loop 202 is located approximately 1.4± miles to the east and provides ideal access to the Property from W. Broadway Road. Loop 202 provides direct access to the I-10, north of the property and I-17. Broadway Road is currently classified as a Principal Arterial street. The planned SR 30 is designed to transverse through the southern portion of the Property, with a likely 67th Avenue freeway interchange. This Property is located approximately one (1) mile west of S 67th Avenue. SR 30 will create a separation of the Property from the Salt River which flows approximately .6 miles south of the Property. See attached EXHIBIT 10 - SR 30 Planned Route. Although the Property currently lies within the Rio Reimagined boundary, the planned SR 30 freeway route will impede any access to the Salt River, which the Property currently has. MP Environmental will work with the City and the County to ensure that all required right of way dedications are met. Future development will include Property plan, infrastructure planning, and traffic study submittal for review. Access to the Property will be addressed during that process.

4. Traffic Impact Statement

All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated June 27, 2024.

5. Utilities

All existing electrical utilities within the public right-of-way shall be under-grounded, adjacent to the development. MP Environmental will coordinate with the affected utility companies for their review and permitting.

6. Streets

MP Environmental will construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

I. FIRE AND POLICE PROTECTION



Fire and police protection services will be provided by the City of Phoenix. The nearest police station, Estrella Mountain Station is located approximately 4.5 miles northwest of the Property at the intersection of 99th avenue and Lower Buckeye Road. The closest fire station is Station 59, located at 65th Avenue and Buckeye Road.

J. COMPARATIVE ZONING STANDARDS

Table 7: General Development Standards

Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)
A.	Maximum Building Height	30 ft max (typical; may allow 35 ft with conditions)	Fifty-six (56) foot maximum height	Forty (40) foot maximum height
B.	Minimum Property Size	10,000 sq ft minimum lot size	Property must be large enough to comply with all district development standards.	Property must be large enough to comply with all district development standards.
C.	Minimum Building Setbacks			
	i.	Side/Rear Setback (Adjacent to Residential District)	Side: typically 10 ft total (5 ft min each side); Rear: 25 ft	30 ft for closed buildings.
	ii.	Side/Rear Setback (Open Buildings or Uses near Residential)	Not applicable (no industrial/open uses allowed)	150 ft.
D.	Outdoor Uses/Storage Near Public Street	Outdoor storage generally prohibited (except customary residential)	Prohibited within 75 ft of a public street (except parking areas).	Prohibited within 75 ft of a public street (except parking areas).
E.	Waste and Pollution			
	i.	Noise Standard	Subject to city nuisance standards (no fixed dB like industrial)	Average noise level at property line may not exceed 55 dB (Ldn).
	ii.	Air Emissions	Not applicable beyond general environmental laws	Must comply with Maricopa County Air Pollution Control Regulation III.
	ii.	Waste Disposal	Residential waste per city services	Must comply with Arizona Hazardous Waste Regulations (Title 9, Chapter 8)
	iv.	Hazardous/Explosive Processes	Prohibited	Must be certified by Phoenix Fire Department Prevention Bureau.

J. COMPARATIVE ZONING STANDARDS

Table 7: General Development Standards (continued)

Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)
F.	Loading Hours, Setbacks and Screening			
i.	Loading Hours	Not applicable	6:00 a.m. to 10:00 p.m. allowed Between 10:00 p.m. and 6:00 a.m. requires use permit per Zoning Ordinance Section 307	6:00 a.m. to 10:00 p.m. allowed Between 10:00 p.m. and 6:00 a.m. requires use permit per Zoning Ordinance Section 307
ii.	Loading Area / Dock Setback	Not applicable	Min. 20'-0" from property line for loading area Min. 70'-0" from property line for loading dock	Min. 20'-0" from property line for loading area Min. 70'-0" from property line for loading dock

Table 8: Landscape Standards

Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)
A.	Streetscape			
i.	Streetscape Setback	Front yard = min 25 ft (landscaping encouraged, not as prescriptive)	Average 30 ft landscaped setback (minimum 25 ft allowed along up to 50% of frontage).	<p>Average 30 ft landscaped setback (minimum 25 ft allowed along up to 50% of frontage).</p> <p>A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape on the south side of Broadway Road.</p> <p>Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.</p>

J. COMPARATIVE ZONING STANDARDS

Table 8: Landscape Standards

Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)
				Drought-tolerant shrubs, accents and vegetative groundcovers maintained to a maximum height of 24 inches to achieve a minimum of 75% live coverage. Where utility conflicts exist, design solutions consistent with a pedestrian environment.
ii.	Streetscape Trees	No strict caliper mix; trees encouraged	50%: min 2-inch caliper; 25%: min 3-inch caliper or multi-trunk; 25%: min 4-inch caliper or multi-trunk.	50%: min 2-inch caliper; 25%: min 3-inch caliper or multi-trunk; 25%: min 4-inch caliper or multi-trunk. Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with a minimum five 5-gallon shrubs per tree
iii.	Shrubs (Streetscape)	Not prescribed	Minimum 5 shrubs (5-gallon) per tree.	Minimum 5 shrubs (5-gallon) per tree.
iv.	Pedestrian Walkway Landscaping Option 1	Not required (standard sidewalks only)	Minimum 15-ft wide sidewalk/landscape planter combination with trees (60% 2-inch caliper, 40% 1-inch caliper).	Minimum 15-ft wide sidewalk/landscape planter combination with trees (60% 2-inch caliper, 40% 1-inch caliper).
v.	Pedestrian Walkway Landscaping Option 2	Not required (standard sidewalks only)	Approved shade structure alternative.	Approved shade structure alternative.

J. COMPARATIVE ZONING STANDARDS

Table 8: Landscape Standards

Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)	
B. Parking Landscaping					
	ii.	Interior Parking Lot Landscaping	Not applicable (residential driveways only)	Minimum 10% of interior parking lot area landscaped.	Minimum 10% of interior parking lot area landscaped.
	ii.	Planters at Ends of Parking Rows	Not applicable	Required at each row end and approximately every 110 ft.	Required at each row end and approximately every 110 ft.
	iii.	Planter Size – Single Row Parking	Not applicable	Minimum 150 sq ft.	Minimum 150 sq ft.
	iv.	Planter Size – Double Row Parking	Not applicable	Minimum 300 sq ft.	Minimum 300 sq ft.
C. Interior Landscaping					
	i.	Interior Planter Tree Requirement	Not applicable	Minimum 1 tree (2-inch caliper) per planter.	Minimum 1 tree (2-inch caliper) per planter.
	ii.	Interior Planter Shrubs	Not applicable	Minimum 5 shrubs (5-gallon) per planter.	Minimum 5 shrubs (5-gallon) per planter.
	iii.	Additional Interior Landscaping	Not applicable	Minimum 1 landscaped area per 6 parking spaces, evenly distributed.	Minimum 1 landscaped area per 6 parking spaces, evenly distributed.
	iv.	Minimum Interior Landscape Dimension	Not applicable	Minimum 5 ft width and length.	Minimum 5 ft width and length.
D. Property Lines					
	i.	Residential Adjacent Property Line	Standard yard setbacks apply (no buffer landscaping required)	Minimum 15-ft landscaped setback.	Minimum 15-ft landscaped setback. A minimum 50 ft landscape setback along the east perimeter of the Property

J. COMPARATIVE ZONING STANDARDS

Table 8: Landscape Standards				
Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)
	ii.	Other Perimeter Property Lines	Not applicable beyond setbacks	<p>Minimum 10-ft landscaped setback.</p> <p>A minimum 30-foot-wide landscape setback shall be provided along the western perimeter, along the 75th Avenue alignment, of the Property. Within the MUTE trail easement area.</p> <p>Construct the west side of 73rd Avenue per Maricopa County standards for the project limits, or as otherwise required by MCDOT.</p> <p>A 50-foot-wide tract for the east side of 75th Avenue for the purposes of conditional right-of-way for the future 75th Avenue Alignment.</p>

Table 9: Parking Standards				
Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)
A.	Wall Heights			
	i.	Parking Near Residential District (within 150 ft)	Not required (typical fences/walls allowed)	<p>Must provide 4–6 ft wall or landscaped berm screening.</p> <p>Must provide 4–6 ft wall or landscaped berm screening.</p>
	ii.	Parking in Yard Areas	Not applicable	<p>Wall may be 3 ft high if parking located in required yard area.</p> <p>Wall may be 3 ft high if parking located in required yard area.</p>

J. COMPARATIVE ZONING STANDARDS

Table 9: Parking Standards

Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)
	iii. Truck Parking / Loading Areas Near Residential	Not applicable	8 ft high wall required.	8 ft high wall required.
	iv. Open Storage Near Street or Residential (within 100 ft)	Not applicable	Must be screened by 6 ft solid wall or fence.	Must be screened by 6 ft solid wall or fence.
	v. Storage Within 150 ft of Public Street	Not applicable	Requires 6 ft wall/fence plus trees (15-gallon size) spaced max 25 ft apart with irrigation.	Requires 6 ft wall/fence plus trees (15-gallon size) spaced max 25 ft apart with irrigation.
	vi. Loading Docks within 100 ft of Residential	Not applicable	Must be screened by solid masonry wall at height determined by Planning Department.	Must be screened by solid masonry wall at height determined by Planning Department.
B.	Open Storage Height	Accessory storage only (sheds, etc.)	Max 6 ft, plus 1 ft additional height per 3 ft of additional setback from property line.	Max 6 ft, plus 1 ft additional height per 3 ft of additional setback from property line.
C.	Loading			
	i. Loading Hours (Near Residential within 300 ft)	Not applicable	Allowed 6:00 AM – 10:00 PM unless use permit granted.	
	ii. Tractor-Trailer Stacking Area	Not applicable	Must be at least 60 ft from residential zoning.	
	iii. Loading Dock Distance from Residential	Not applicable	Minimum 60 ft setback.	
D.	EV Parking Infrastructure	Not required		A minimum 10% of the required parking spaces will be EV capable infrastructure.

J. COMPARATIVE ZONING STANDARDS

Table 9: Parking Standards

Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)
E.	Pedestrian Connectivity	Not required		Decorative pavers, stamped or colored concrete for pedestrian pathways or vehicular path

Table 10: Shade Standards

Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)	
A.	Walkway Shade				
	i.	Pedestrian Walkway Shade Option 1	Not required	Provide a minimum 15-ft wide sidewalk/landscaped planter combination with trees.	Provide a minimum 15-ft wide sidewalk/landscaped planter combination with trees.
	ii.	Pedestrian Walkway Shade Option 2	Not required	Provide an equivalent shade structure approved by the Planning and Development Department.	Provide an equivalent shade structure approved by the Planning and Development Department.
B.	Parking Lot Shade				
	i.	Parking Lot Trees	Not applicable	Minimum 1 tree (2-inch caliper) per landscaped planter.	Minimum 1 tree (2-inch caliper) per landscaped planter. Shade a minimum of 25% of the customer or employee surface parking areas. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
	ii.	Parking Row Planters	Not applicable	Required at each end of parking rows and approximately every 110 feet.	Required at each end of parking rows and approximately every 110 feet.

J. COMPARATIVE ZONING STANDARDS

Table 10: Shade Standards

Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)
C.	Spacing and Size			
i.	Interior Landscaping Distribution	Not applicable	Minimum 1 landscaped area per 6 parking spaces, evenly distributed to provide shade.	Minimum 1 landscaped area per 6 parking spaces, evenly distributed to provide shade.
ii.	Tree Spacing	Not applicable	Trees generally spaced 20 ft on center or equivalent groupings.	Trees generally spaced 20 ft on center or equivalent groupings.
iii.	Tree Size at Installation	Not applicable	Mix of tree maturity: 60% minimum 2-inch caliper, 40% minimum 1-inch caliper (pedestrian walkway landscaping).	Mix of tree maturity: 60% minimum 2-inch caliper, 40% minimum 1-inch caliper (pedestrian walkway landscaping).
iv.	Storage Area Screening with Trees	Not applicable	Storage areas within 150 ft of a public street must include 15-gallon trees spaced no more than 25 ft apart with irrigation.	Storage areas within 150 ft of a public street must include 15-gallon trees spaced no more than 25 ft apart with irrigation.

Table 11: Openspace and Landscape Standards

Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)
A.	Landscaping			
i.	Streetscape Landscape Setback	Front yard landscaping typical, not standardized like A-1	Average 30-ft landscaped setback along streets; minimum 25 ft allowed for up to 50% of frontage.	Average 30-ft landscaped setback along streets; minimum 25 ft allowed for up to 50% of frontage.
ii.	Parking Lot Landscaping	Not applicable	Minimum 10% of interior parking lot surface area must be landscaped.	Minimum 10% of interior parking lot surface area must be landscaped.
iii.	Interior Landscape Dimensions	Not applicable	Minimum 5 ft length and width for landscaped areas within parking lots.	Minimum 5 ft length and width for landscaped areas within parking lots.
B.	Right of Way Openspace			Construct a minimum 55-feet of right-of-way for the south side of Broadway Road and include a minimum 14-foot-wide landscaped median.

J. COMPARATIVE ZONING STANDARDS

Table 11: Openspace and Landscape Standards

Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)
	iv. Shrub Requirement	Not required	Storage areas within 150 ft of a public street must include 15-gallon trees spaced no more than 25 ft apart with irrigation.	Storage areas within 150 ft of a public street must include 15-gallon trees spaced no more than 25 ft apart with irrigation.
C. Parking				
	i. Planter Size – Single Parking Row	Not applicable	Minimum 150 sq ft.	Minimum 150 sq ft.
	ii. Planter Size – Double Parking Row	Not applicable	Minimum 300 sq ft.	Minimum 300 sq ft.
D. Property Lines				
	i. Residential Adjacent Property Line	Standard setbacks only	15-ft landscaped setback required.	15-ft landscaped setback required. Large canopy evergreen trees planted within the east landscape setback.
	ii. Other Perimeter Property Lines	Standard setbacks only	10-ft landscaped setback required.	10-ft landscaped setback required.
	iii. Industrial/Commercial Adjacent Property Lines	Standard setbacks only	No landscaped setback required when adjacent to C-2, C-3, A-1, A-2, or Commerce Park zoning.	No landscaped setback required when adjacent to C-2, C-3, A-1, A-2, or Commerce Park zoning.
	iv. Landscaping Along Building Frontage	Not required	Buildings facing a public street must provide landscaping along at least 1/3 of the building façade within a minimum 15-ft sidewalk/planter area.	Buildings facing a public street must provide landscaping along at least 1/3 of the building façade within a minimum 15-ft sidewalk/planter area.

J. COMPARATIVE ZONING STANDARDS

Table 11: Openspace and Landscape Standards

Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)
E.	Employee Rest Area	Not applicable		One outdoor employee resting area of no less than 400 square feet or two 200-square foot areas will be provided on Property. Each required pedestrian area shall include a minimum of two pedestrian seating benches, and shaded to a minimum of 75% using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade.

Table 12: Sustainability Standards

Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)
A.	Sustainability			
	i. Irrigation	Typical residential irrigation (if landscaping provided)	Landscaping required for screening and parking areas must include adequate watering systems.	Landscaping required for screening and parking areas must include adequate watering systems.
	ii. Lighting	Residential lighting standards apply (no spillover/nuisance)	All direct illumination must be shielded to prevent spillover onto residential properties.	All direct illumination must be shielded to prevent spillover onto residential properties.
	iii. GSI	Not required		Install A minimum of two green stormwater infrastructure (GSI) elements for stormwater management. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc.

J. COMPARATIVE ZONING STANDARDS

Table II: Openspace and Landscape Standards

Standard		R-10 (Single Family 3-4.5)	A-1 (Light Industrial District)	PUD (Planned Unit Development)
B.	Hazards & Pollution			
i.	Air Emissions	General nuisance laws apply	Must comply with Maricopa County Air Pollution Control Regulation III.	Must comply with Maricopa County Air Pollution Control Regulation III.
ii.	Odors, Dust, Vapors	General nuisance laws apply	Industrial operations must prevent emissions that violate air quality standards.	Industrial operations must prevent emissions that violate air quality standards.
iii.	Noise	General nuisance laws apply	Average noise level at the property line cannot exceed 55 dB (Ldn).	Average noise level at the property line cannot exceed 55 dB (Ldn).
iv.	Hazardous Waste	Prohibited beyond household levels	Disposal must comply with Arizona Hazardous Waste Regulations (Title 9, Chapter 8).	Disposal must comply with Arizona Hazardous Waste Regulations (Title 9, Chapter 8).
v.	Enclosed Material Storage	Accessory storage only	Recycling centers and similar uses must store loose materials within enclosed containers or buildings to reduce environmental impacts.	Recycling centers and similar uses must store loose materials within enclosed containers or buildings to reduce environmental impacts.

K. LEGAL DESCRIPTION



PARCEL NO. 1:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PORTION THEREOF, LYING SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF THE NEW STATE CANAL; AND

EXCEPT THAT PORTION LYING WEST OF THE EAST LINE OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT RECORDED IN BOOK 268 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS, AS CONVEYED TO THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, AN ARIZONA MUNICIPAL CORPORATION AND A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA IN QUIT-CLAIM DEED RECORDED FEBRUARY 10, 2005 IN RECORDING NO. 2005-170743, MARICOPA COUNTY RECORDS; AND

EXCEPT COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25, SAID CORNER ALSO BEING COMMON TO THE NORTHEAST CORNER OF SAID SECTION 26, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 25 BEARS NORTH 89 DEGREES 58 MINUTES 59 SECONDS EAST, 2,645.52 FEET, ACCORDING TO THE PLAT RECORDED IN BOOK 265 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS;

THENCE SOUTH 02 DEGREES 07 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 26, 40.03 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 02 DEGREES 07 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 26, 1,158.00 FEET TO A POINT ON THE NORTH LINE OF THE "NEW STATE CANAL";

THENCE NORTH 87 DEGREES 38 MINUTES 12 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CANAL, 14.17 FEET;

THENCE NORTH 01 DEGREE 27 MINUTES 32 SECONDS WEST, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID CANAL, 957.42 FEET;

K. LEGAL DESCRIPTION



THENCE NORTH 09 DEGREES 47 MINUTES 28 SECONDS EAST, 71.59 FEET;

THENCE NORTH 02 DEGREES 07 MINUTES 13 SECONDS WEST, 117.04 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 59 SECONDS EAST, 12.00 FEET;

THENCE NORTH 02 DEGREES 07 MINUTES 13 SECONDS WEST, 12.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 40 FEET OF SAID SECTION 25;

THENCE NORTH 89 DEGREES 58 MINUTES 59 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTH 40 FEET, 52.03 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, ACCORDING TO THE PLAT RECORDED IN BOOK 265 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS AND THE POINT OF BEGINNING, AS CONVEYED TO THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, AN ARIZONA MUNICIPAL CORPORATION AND A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA IN WARRANTY DEED RECORDED FEBRUARY 28, 2005 IN RECORDING NO. 2005-246047, MARICOPA COUNTY RECORDS.

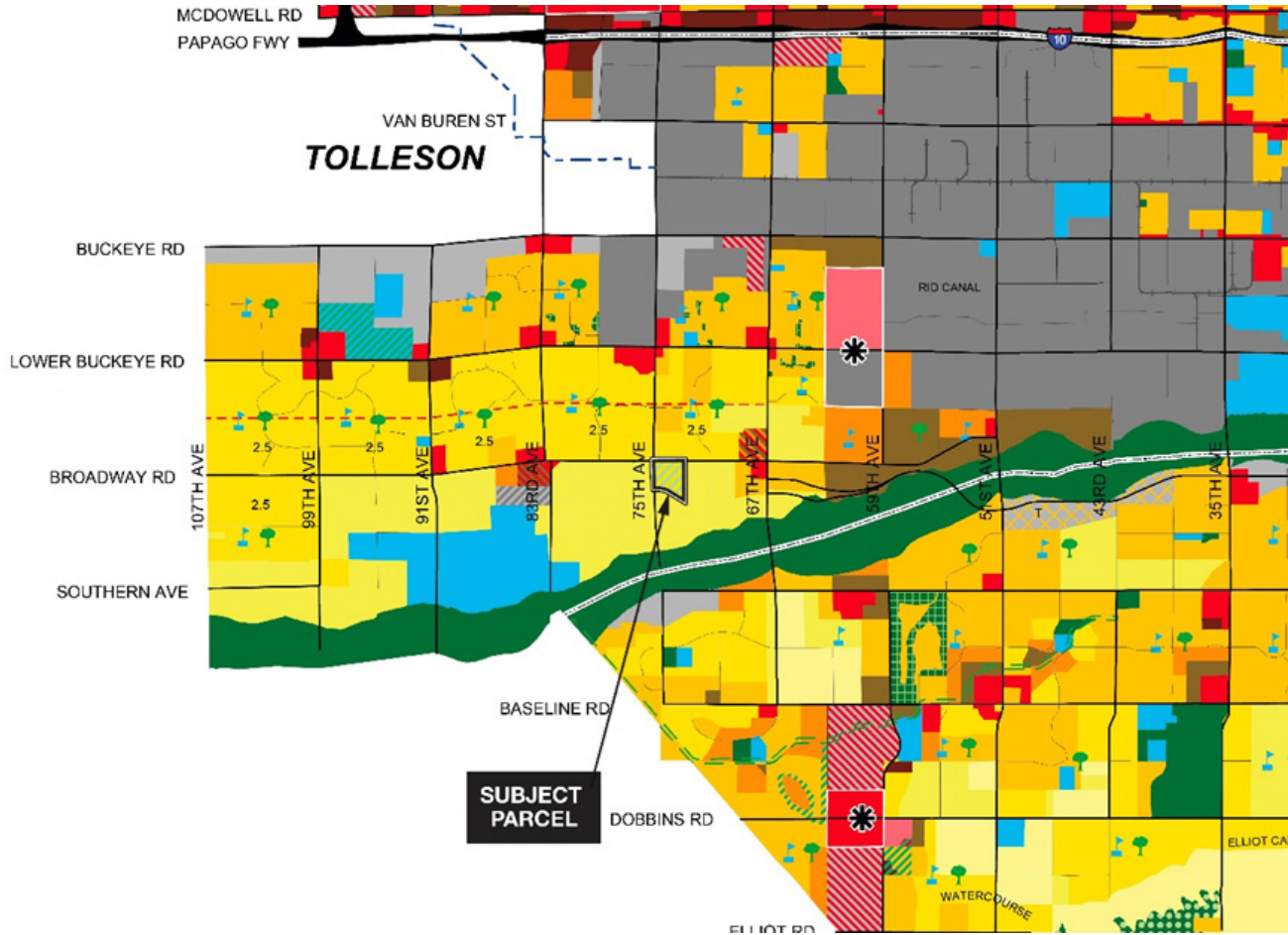
PARCEL NO. 2:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; AND ALL OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE NEW STATE CANAL.

EXHIBIT 2 – CONTEXT AERIAL MAP



EXHIBIT 3 – GENERAL PLAN MAP



LEGEND

LAND USE

- 0 to 1 du/acre - Large Lot
- 1 to 2 du/acre - Large Lot
- 2 to 3.5 du/acre - Traditional Lot
- 3.5 to 5 du/acre - Traditional Lot
- 5 to 10 du/acre - Traditional Lot
- 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments
- 15+ du/acre - Higher density attached townhouses, condos, or apartments
- Parks/Open Space - Publicly Owned
- Parks/Open Space - Privately Owned
- Future Parks/Open Space or 1 du/acre
- Mixed Use Agricultural
- Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre
- Commercial
- Mixed Use (MU)
- Mixed Use (Areas C, D and Northwest Area only)
- Industrial
- Commerce / Business Park
- Public/Quasi-Public
- Floodplain
- Undesignated Area

- NOTE:**
Movement within large lot, traditional use and higher density residential categories does not require a General Plan amendment.
- Proposed Park in Area
 - Proposed School in Area
 - R Resort (See NOTES: below)
 - 10 Density Cap
 - Density Cap Limit
 - * Primary Core
 - ⊛ Secondary Core
 - Canal, Watercourse, Wash
 - Existing Railroad
 - Arterial and Collector Streets
 - Future Transportation
 - Light Rail
 - Lagoon Conveyance Channel
 - Infrastructure Limit Line (North Black Canyon)

NOTES:
1 Striped areas designate optional uses corresponding to colors shown. Crosshatched areas designate areas in transition. Color in crosshatch is the color to, color between the crosshatch is the color from.

EXHIBIT 4 – MAJOR EMPLOYMENT CENTERS

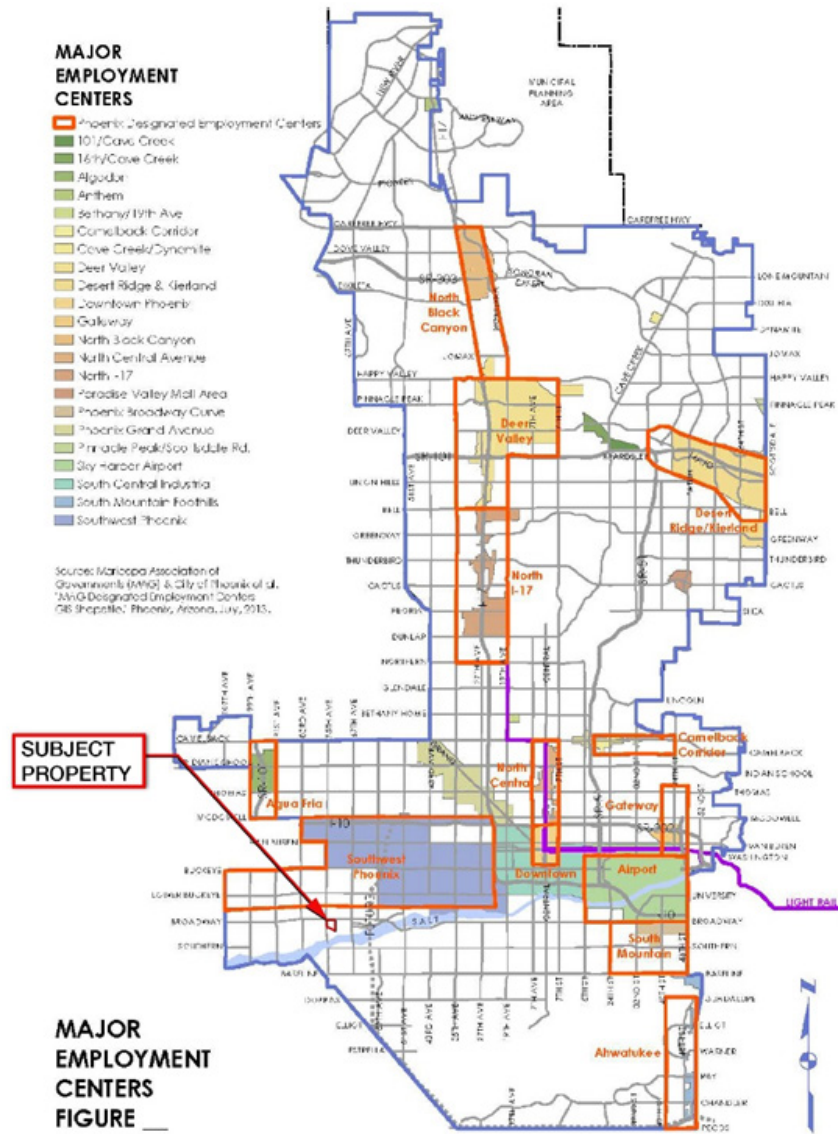


EXHIBIT 6 – CURRENT ZONING MAP

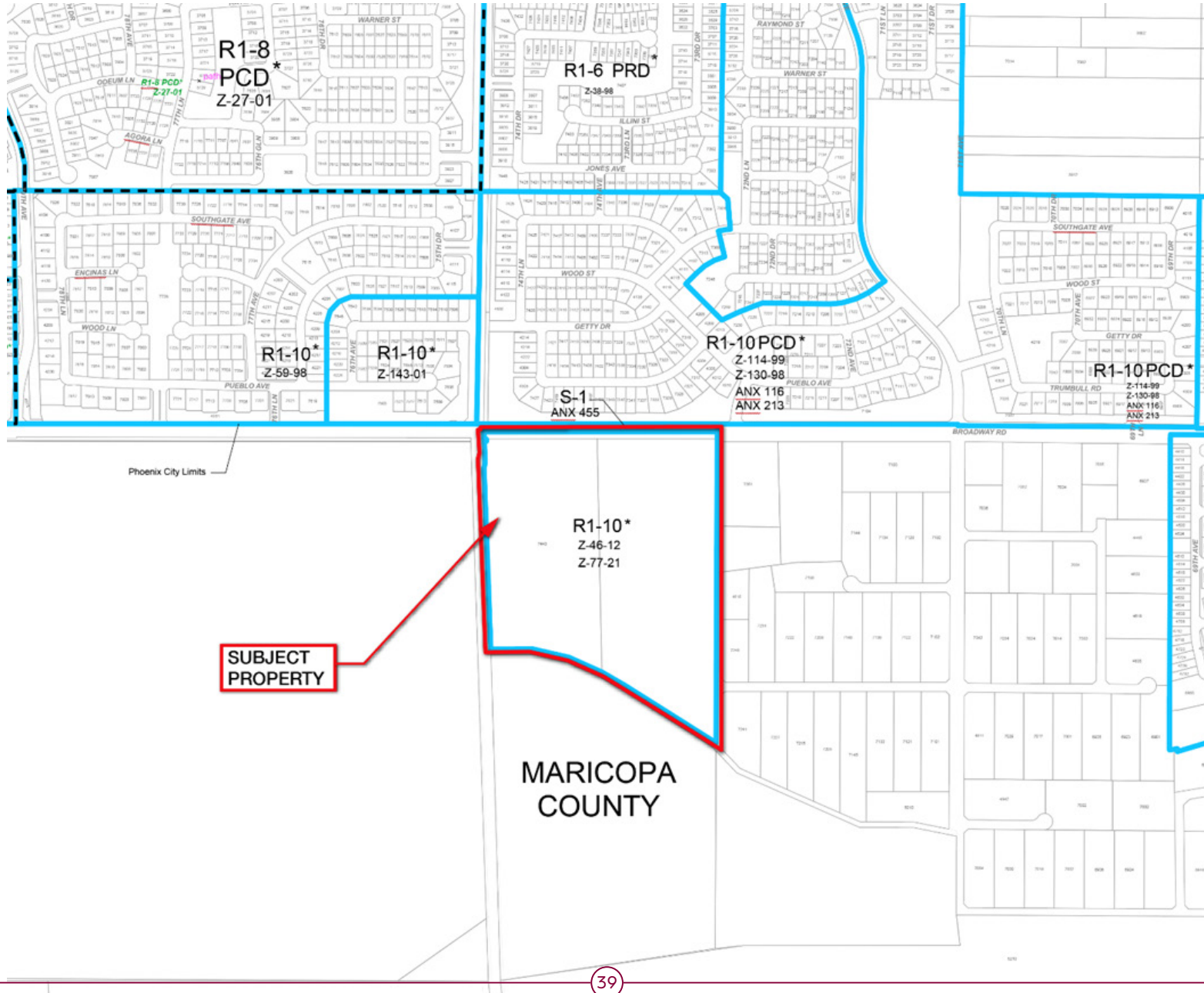


EXHIBIT 7 - CONCEPTUAL PROPERTY PLAN

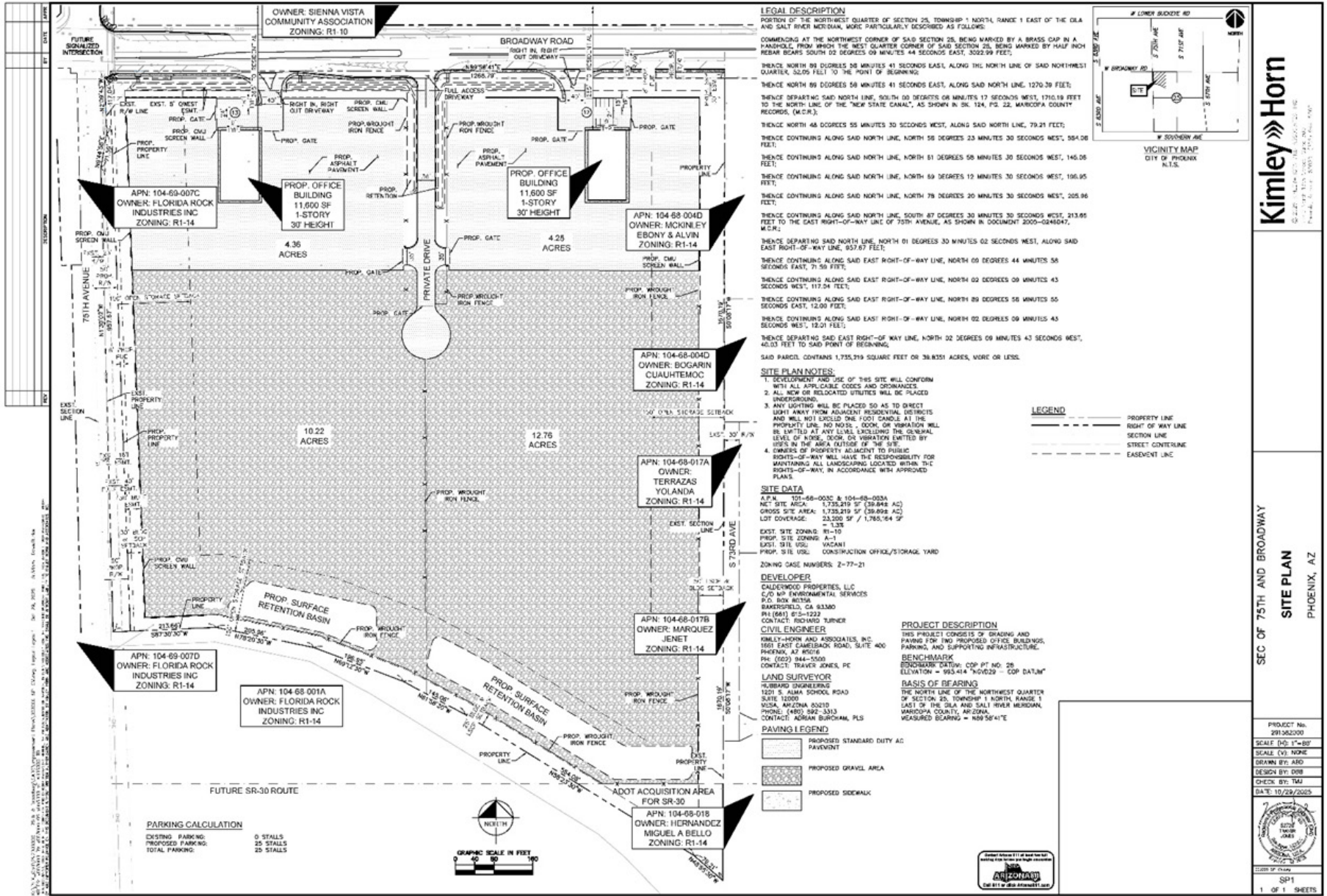


EXHIBIT 9 – CONCEPTUAL RENDERINGS



EXHIBIT 10 – SR 30 PLANNED ROUTE

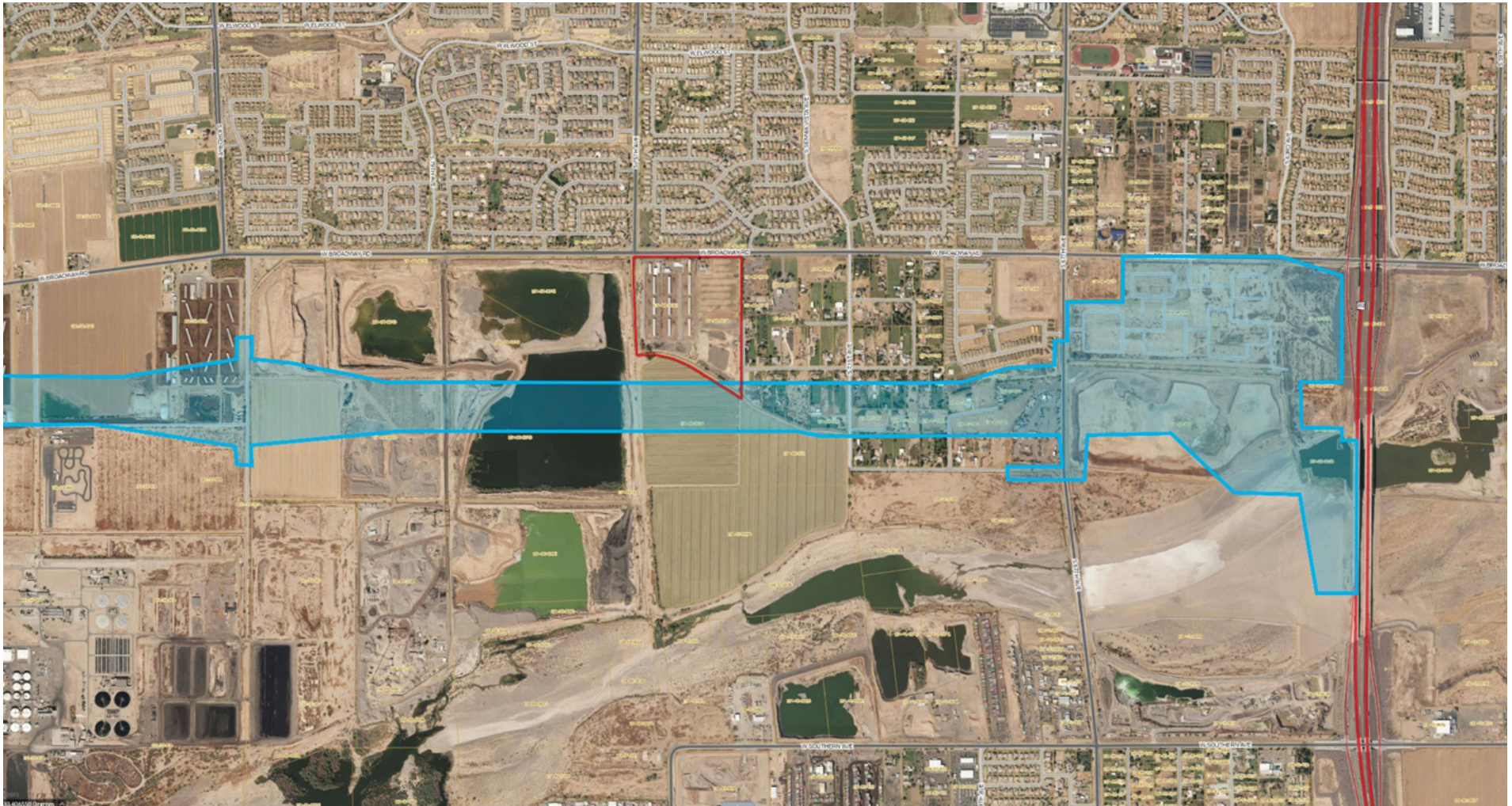


EXHIBIT 11 – SURROUNDING MINING USES

