



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-80-26-2
July 29, 2026

**Paradise Valley Village Planning
Committee Meeting Date:**

August 3, 2026

Planning Commission Hearing Date:

September 3, 2026

Request From:

RE-35 (Single-Family Residence
District) (5.02 acres)

Request To:

A-1 (Light Industrial District) (5.02
acres)

Proposed Use:

Industrial

Location:

Southwest corner of 28th Street and
Rose Garden Lane

Owner:

Garden For Roy, LLC

Applicant/Representative:

Wendy Riddell, Berry Riddell, LLC

Staff Recommendation:

Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Industrial	
<u>Street Classification Map Designation</u>	Rose Garden Lane	Collector	40-foot south half street
	28th Street	Local	40-foot west half street
<i>STRENGTHEN OUR LOCAL ECONOMY; MANUFACTURING AND INDUSTRIAL DEVELOPMENT; LAND USE: Support the expansion of industrial zoning in targeted industrial areas.</i>			
The proposal for industrial zoning is located within a targeted industrial area consistent with the General Plan Land Use Map of Industrial.			
<i>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Encourage development of the taller and larger buildings in Areas of Change away from single-family and low-rise, multifamily housing.</i>			

The proposal is located in an established industrial area which is separated from nearby residential areas by Cave Creek Road to the west, the canal to the north and east, and the Loop 101 freeway to the south.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, includes an enhanced landscape setback along the north and east perimeters of the site; a landscape strip providing shade over the detached sidewalks; and extra shading in the surface parking lot, outdoor employee resting area(s), bicycle parking areas and along the pedestrian pathways. This will create a more sustainable environment and increase shade in this industrial area.

Applicable Plans, Overlays, and Initiatives

[Outer Loop Freeway Specific Plan](#): Background Item No. 6.

[Comprehensive Bicycle Master Plan](#): Background Item No. 7.

[Shade Phoenix Plan](#): Background Item No. 8.

[Transportation Electrification Action Plan](#): Background Item No. 9.

[Complete Streets Guiding Principles](#): Background Item No. 10.

[Zero Waste PHX](#): Background Item No. 11.

[Conservation Measures for New Development](#): Background Item No. 12.

[Phoenix Climate Action Plan](#): Background Item No. 13.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Storage buildings, storage containers, greenhouses used for cultivation and storage of vegetation; vacant; and outdoor storage of recreational vehicles and commercial fleet vehicles	RE-35
North	Plant nursery	CP/BP
East	Contractor yard and commerce park uses	RE-35 and CP/GCP
South	Variety of commerce park uses	CP/GCP
West	Contractor office facility, shop building with related maintenance facilities, and equipment storage	CP/GCP SP*

A-1 – Light Industrial District		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Gross Acreage</i>	-	5.02 acres
Maximum Building Height	56 feet; up to 80 feet with use permit	44 feet to top of parapet (Met)
Maximum Lot Coverage	No maximum	39.6% (Met)
Minimum Building Setback Adjacent to Street	25 feet	North: 93 feet, 8 inches (Met)
		East: 70 feet, 11 inches (Met)
Minimum Building Setback Adjacent to Property Line	0 feet	South: 80 feet, 7 inches (Met)
		West: 30 feet, 4 inches (Met)
Minimum Landscape Setback Adjacent to Street	5 feet and no less than 8 feet times the lot frontage, measured in square feet	North: 25 feet (Met)
		East: 12 feet, 11 inches (Met)
Minimum Landscape Setback Adjacent to Property Line	0 feet	South: 0 feet (Met)
		West: 0 feet (Met)
Minimum Parking	72 spaces	73 spaces (Met)

	Warehouse: 1 space per 1,000 sq. ft. Proposed warehouse: 71,420 sq. ft.	
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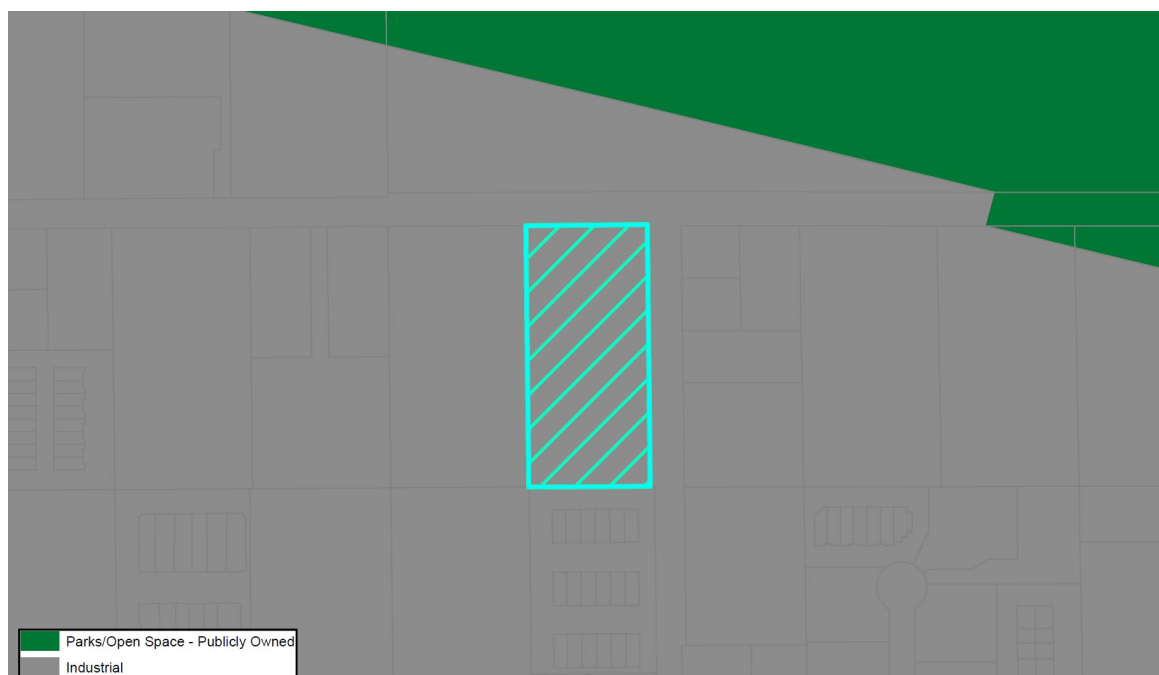
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 5.02 acres located at the southwest corner of 28th Street and Rose Garden Lane from RE-35 (Single-Family Residence District) to A-1 (Light Industrial District) for industrial use. The subject site has storage buildings, storage containers, greenhouses used for cultivation and storage of desert vegetation; a portion of the site is vacant; and the remainder of the site is used for outdoor storage of recreational vehicles and commercial fleet vehicles.

GENERAL PLAN LAND USE MAP

2. The General Plan Land Use Map shows this site designated as Industrial. The areas completely surrounding this property to the north, east, south, and west are designated Industrial. The proposed A-1 zoning district is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map

Source: Planning and Development Department

SURROUNDING LAND USE AND ZONING

3. To the north of the subject site, across Rose Garden Lane, is a landscape nursery zoned CP/BP (Commerce Park District, Business Park Option). To the east, across 28th Street, is a contractor's yard and commerce park uses zoned RE-35 and CP/GCP (Commerce Park District, General Commerce Park Option). To the west is a contractor office facility, shop building with related maintenance facilities, and equipment storage zoned CP/GCP SP (Commerce Park District, General Commerce Park Option, Special Permit). To the south is a variety of commerce park uses zoned CP/GCP (Commerce Park District, General Commerce Park Option).



Aerial Sketch Map

Source: Planning and Development Department

PROPOSAL

4. Site Plan

The conceptual site plan, attached as an exhibit, shows a 71,420 square foot light industrial building, with vehicular access along all sides. There are two driveways along 28th Street to the east and one being provided off the north side from Rose Garden Lane. The internal drive aisles are designed to accommodate fire lane requirements and allow for efficient fire truck maneuvering along all sides of the building. Parking is provided mostly along the eastern portion of the site, with a total of 73 standard parking spaces, including four ADA accessible spaces.

The site includes perimeter landscaping and a wall which will screen the loading dock on the north side of the building from Rose Garden Lane.

The site will have an enhanced landscape area with a minimum 25-foot landscape setback along Rose Garden Lane and a minimum 10-foot landscape setback along 28th Street as addressed in Stipulation No. 1.

5. **Elevations**

The conceptual building elevations, attached as an exhibit, depict a single-story industrial building of tilt panel construction. The elevations show the height to the top of the parapet to be 44 feet. The building elevations show varied patterns and window sizes.

STUDIES AND POLICIES

6. **Outer Loop Freeway Specific Plan**

In May 1996, the Phoenix City Council adopted the Outer Loop Freeway Specific Plan, which aims to retain the value of the immediate surrounding properties along the Loop 101 freeway by mitigating the compatibility between the freeway and the residential neighborhoods through which it passes. Its primary focus is stabilizing the neighborhood through community involvement. The subject site is within Segment 5, subsection 5.1, which includes properties between Cave Creek Road, the Outer Loop Freeway, and Rose Garden Lane. Since the site is not located in a residential area, no specific mitigation recommendations were proposed for the subject property.

7. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports short-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations.

To create a bike-supportive environment for employees, bicycle infrastructure is incorporated into the proposed project. Staff recommend Stipulation Nos. 9 and 10 which require a minimum of six bicycle parking spaces be provided on site and to provide at least one electrical receptacle for electric bicycle charging capabilities.

8. **Shade Phoenix Plan:**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases.

The proposal, as stipulated, will create a more shaded environment with enhanced landscape setbacks; and additional shade in the surface parking lot achieved by structures or by minimum 2-inch caliper, shade trees, or a combination thereof. Also, all bicycle parking spaces, pedestrian pathways, and outdoor employee resting area(s) are to be shaded a minimum 75 percent. These are addressed in Stipulation Nos. 1 through 4 and 6. These shade requirements will help reduce the heat island effect.

9. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure.

This is addressed in Stipulation Nos. 7, 8, and 10, which require a minimum five percent of the required parking spaces to be EV Installed and a minimum of 10 percent of the required fleet truck parking spaces shall include EV Capable infrastructure. Additionally, a minimum of one of the required bicycle parking spaces will include standard electrical accessible receptacles for electric bicycle charging capabilities.

10. **Complete Streets Guiding Principles**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposal, as stipulated, will support walking, bicycling, and transit use by including an enhanced landscape setback along the street frontage, bicycle infrastructure, and a sidewalk. This is addressed in Stipulation Nos. 1, 2, 4, 9 through 13, 15, and 16. Additionally, staff recommends Stipulation No. 5 to require pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety.

11. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The application materials indicate recycling services have not been determined at this stage of the design process.

12. **Conservation Measures for New Development:**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 17 through 21.

13. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 17, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

COMMUNITY CORRESPONDENCE

14. As of the writing of this report, no letters of support or opposition have been received for the request.

INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department requires that:
- All mitigation improvements to be constructed and/or funded as identified in the accepted Traffic Impact Analysis

- A minimum 5-foot-wide detached sidewalk separated by an 8-foot-wide landscape area to be constructed on the south side of Rose Garden Lane
- A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area to be constructed on the west side of 28th Street
- All existing electrical utilities within the public right-of-way to be undergrounded
- The developer replace and construct all improvements in the right-of-way with all required elements and to ADA standards.

These are addressed in Stipulation Nos. 11 through 16.

OTHER

16. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 22.
17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 23.
18. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The requested A-1 zoning district is compatible with the General Plan Land Use Map designation.
2. The proposal, as stipulated, will provide enhanced planting standards and shade.
3. As stipulated, the proposal supports efforts from various plans and initiatives, including the Shade Phoenix Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, Conservation Measures for New Development, and the Phoenix Climate Action Plan.

Stipulations:

1. A minimum 25-foot landscape setback shall be provided along Rose Garden Lane and a minimum 10-foot landscape setback shall be provided along 28th Street, as approved by the Planning and Development Department.
2. Landscape areas shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. A minimum of five, 5-gallon drought-tolerant shrubs per tree, and a mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
3. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
4. All bicycle parking spaces and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. One outdoor employee resting area of no less than 400 square feet, or two 200-square-foot areas, shall be provided on site. Each required resting area shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, and/or architectural shade, as approved by the Planning and Development Department.
7. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure, as approved by the Planning and Development Department.

8. A minimum of 10% of the required fleet truck parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.
9. A minimum of 6 bicycle parking spaces shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance through Inverted U and/or artistic racks located near building entries and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artist racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
10. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
11. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated April 9, 2026.
12. A minimum 5-foot-wide detached sidewalk, separated by a minimum 8-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the south side of Rose Garden Lane and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of sidewalk to achieve a minimum of 75% shade.
 - b. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

13. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area along the west side of 28th Street, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of sidewalk.

- b. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- 14. All existing electrical utilities within the public right-of-way shall be underground, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
- 15. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
- 16. All streets within and adjacent to the development shall be constructed 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.
- 17. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
- 18. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
- 19. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
- 20. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- 21. Any wet-cooling systems shall be designed and installed per the standards in the latest adopted version of the International Green Construction Code (IGCC) [or State equivalent code].

22. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
23. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Matteo Moric

July 29, 2026

Team Leader

Racelle Escolar

Exhibits

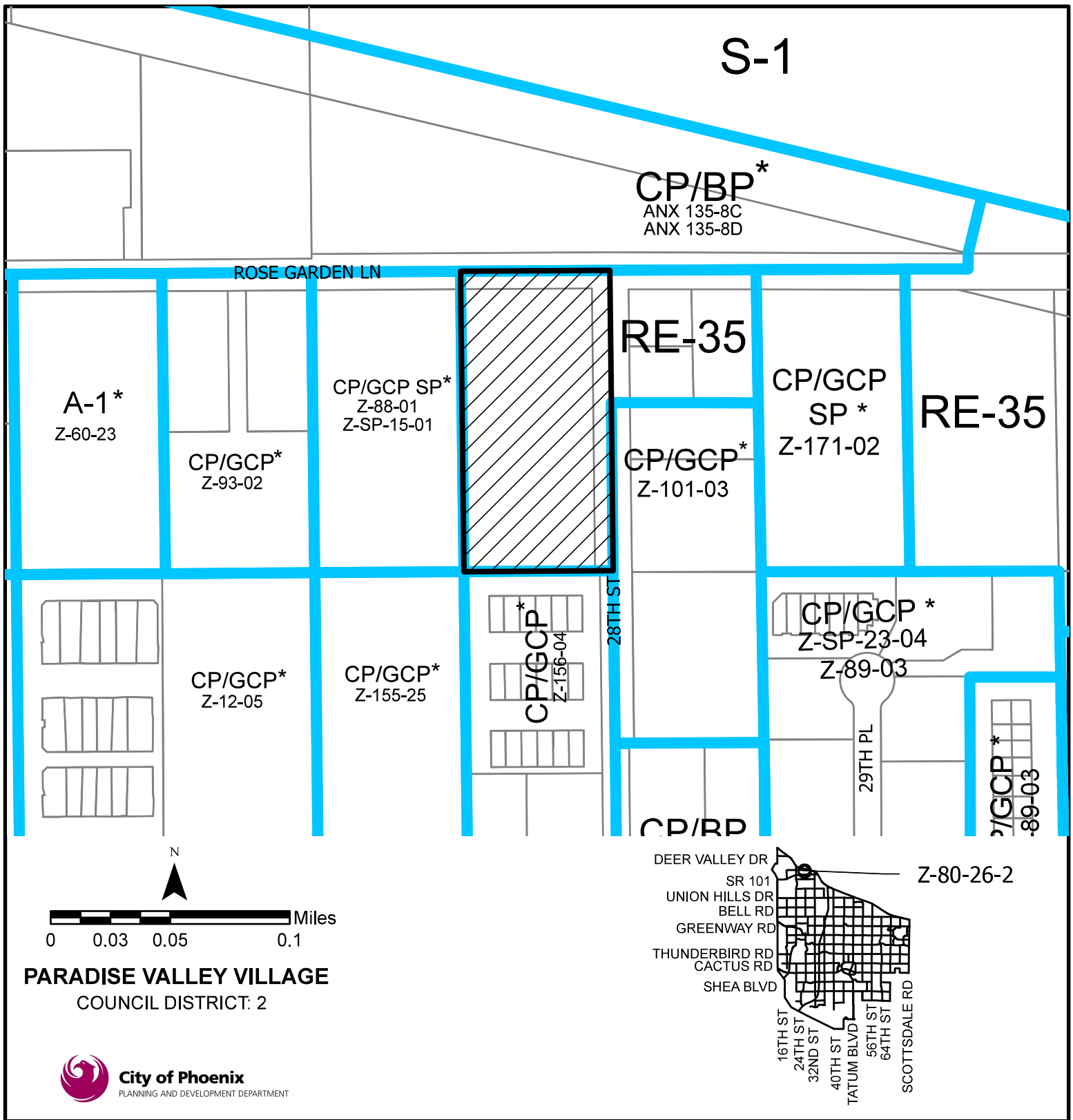
Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped July 15, 2026

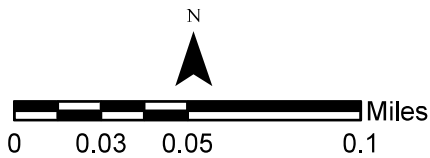
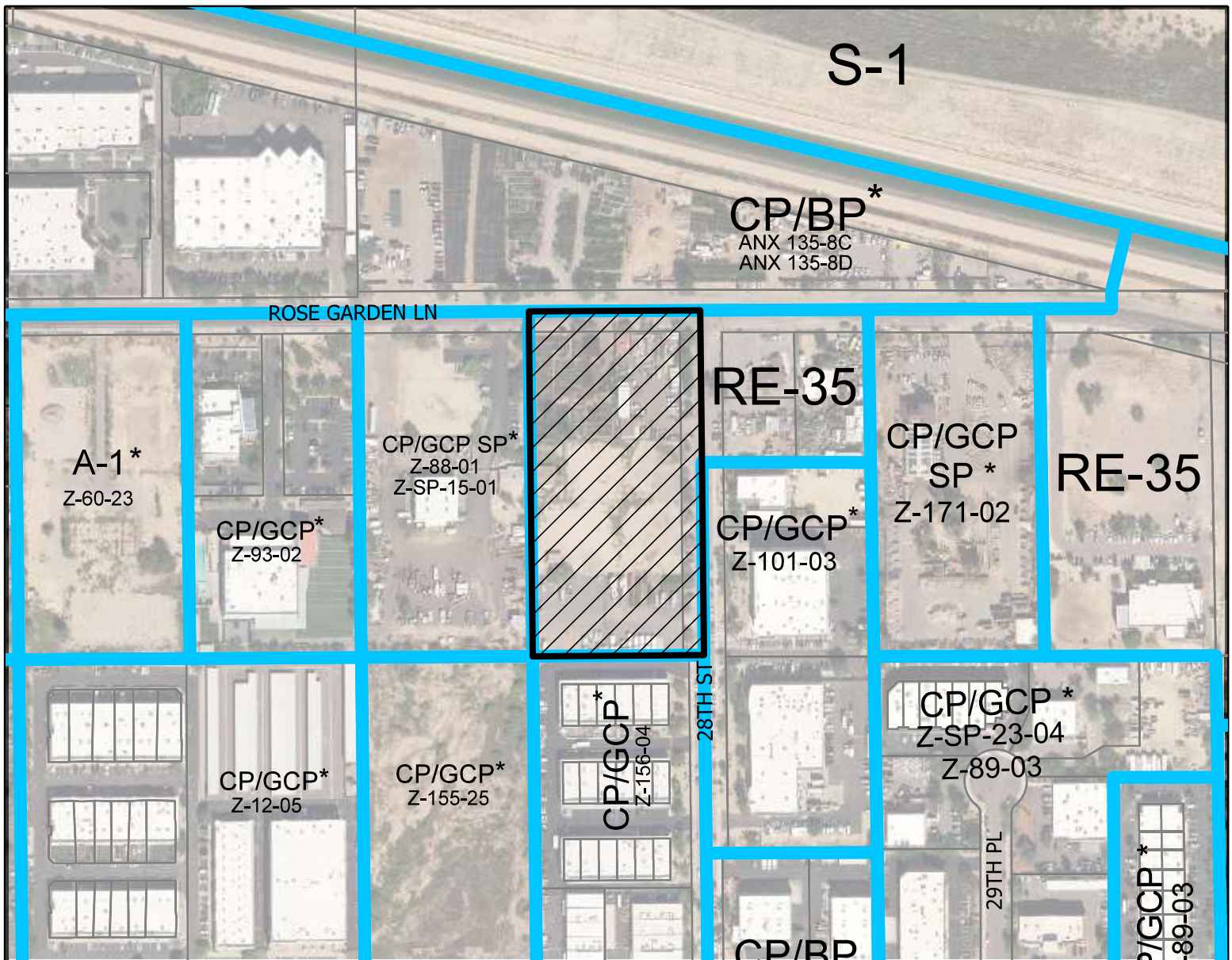
Conceptual Landscape Plan date stamped May 18, 2026

Conceptual Elevations date stamped July 15, 2026

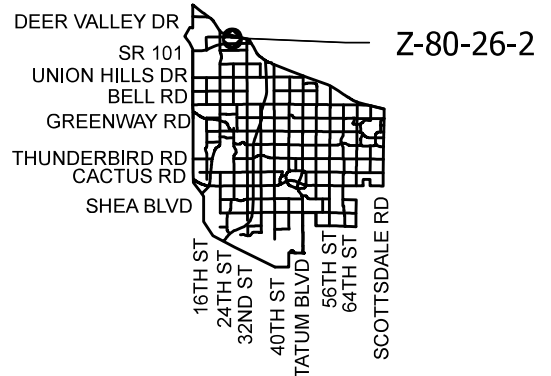


APPLICANT'S NAME: Berry Riddell, LLC		REQUESTED CHANGE:	
APPLICATION NO: Z-80-26-2		FROM: RE-35 (5.02 ac.)	
DATE: 6/8/2026		TO: A-1 (5.02 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.02 Acres		REVISION DATES:	
AERIAL PHOTO & QUARTER SEC. NO. QS 41-33		ZONING MAP N-9	
MULTIPLES PERMITTED RE-35 A-1		STANDARD OPTION 6 N/A	
		* UNITS P.R.D OPTION 7 N/A	

* Maximum Units Allowed with P.R.D. Bonus



PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2



APPLICANT'S NAME: Berry Riddell, LLC		REQUESTED CHANGE:	
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		* UNITS P.R.D OPTION 7 N/A	

* Maximum Units Allowed with P.R.D. Bonus

PHOENIX, AZ 85050

NOTES

FIRST ISSUED: XXXXXX	
REVISIONS	
No.	DATE DESCRIPTION

1

PROJECT NO:	24148.00
DRAWN BY:	AB

CHECKED BY: KO
COPYRIGHT 2024: DEUTSCH
ARCHITECTURE GROUP

OVERALL SITE

PLAN

694

AS-100

**PROPOSED
TOTAL: 71,420 SF**

CITY OF PHOENIX SITE PLAN NOTES

- [illegible]

VICINITY MAP

The map shows a grid of streets. N Cave Creek Road runs vertically on the left. E Rose Garden Lane runs horizontally at the top. N 28th Street runs horizontally across the middle. E Mohawk Lane runs vertically on the right. Loop 101 runs vertically on the far right. A shaded rectangular area is located at the intersection of E Rose Garden Lane and N 28th Street, labeled 'SITE'.

PROJECT TEAM

OWNER:	CALE ENTERPRISES 10000 ELMORE AVE. SUITE 100 SANTA MONICA, CA 90404 FAX: (310) 311-1111 E-MAIL: WALTERS@E.COM CONTACT: WALTER CALE	ARCHITECT: DEUTSCH AS 10000 ELMORE AVE. SUITE 100 SANTA MONICA, CA 90404 PHONE: (310) 891-8000 FAX: (310) 891-8000 E-MAIL: KOHAN@DEUTSCH.COM CONTACT: WALTER CALE	LANDSCAPE: G.K. FLAMMANG 4605 NORTH 44TH SUITE 100 PHOENIX, AZ 85018 PHONE: (602) 911-1111 FAX: (602) 911-1111 E-MAIL: info@jcsd.net
	CALE ENTERPRISES 10000 ELMORE AVE. SUITE 100 SANTA MONICA, CA 90404 FAX: (310) 311-1111 E-MAIL: WALTERS@E.COM CONTACT: WALTER CALE	ARCHITECT: DEUTSCH AS 10000 ELMORE AVE. SUITE 100 SANTA MONICA, CA 90404 PHONE: (310) 891-8000 FAX: (310) 891-8000 E-MAIL: KOHAN@DEUTSCH.COM CONTACT: WALTER CALE	LANDSCAPE: G.K. FLAMMANG 4605 NORTH 44TH SUITE 100 PHOENIX, AZ 85018 PHONE: (602) 911-1111 FAX: (602) 911-1111 E-MAIL: info@jcsd.net

KEYNOTES

1. 8'-0" HIGH SECURITY FENCING AND GATES
2. 10' HIGH SECURITY FENCING
3. HOUSE ELECTRICAL ROOM WITH ROOF ACCESS
4. 10' HIGH SECURITY FENCING
5. EXISTING SHELTER SITE TO REMAIN
6. 10' HIGH SECURITY FENCING
7. 10' HIGH SECURITY FENCING
8. 1. ACCESSIBLE PARKING WITH ASLE AND ACCESSIBLE RAMP
9. 10' HIGH SECURITY FENCING
10. 1. LANDSCAPE AREA
11. 1. CONCRETE SIDE WALK
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97. 1. CONCRETE SIDE WALK
98. 1. CONCRETE SIDE WALK
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100. 1. CONCRETE SIDE WALK

SUSTAINABILITY

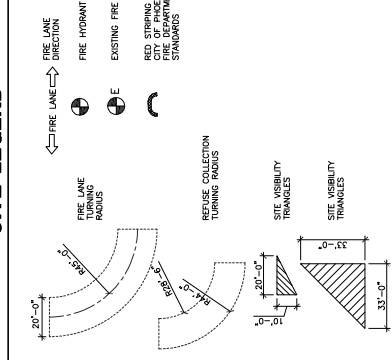
THE FOLLOWING FIVE SUSTAINABILITY PRINCIPLES HAVE BEEN INCORPORATED INTO THE PROJECT DESIGN:

1. LED LIGHT FIXTURES SHALL BE USED FOR BOTH INTERIOR AND EXTERIOR LIGHTING.
2. EXTERIOR LIGHTING SHALL BE PROVIDED.
3. EFFICIENT DRIP IRRIGATION SYSTEM SHALL BE PROVIDED.
4. CONCRETE TILT WALLS, ENERGY EFFICIENT GLAZING, AND INSULATION AT ROOF ARE PROVIDED IN THE SHELL BUILDING. FUTURE TENANT IMPROVEMENTS SHALL MEET 2018 IECC REQUIREMENTS.

OVERALL SITE PLAN



SITE LEGEND





4600 E INDIAN SCHOOL RD.
PHOENIX, ARIZONA 85018
602-940-2929 2929.COM



ROSE GARDEN INDUSTRIAL
2785 E. ROSE GARDEN LANE
PHOENIX, AZ 85050

FIRST ISSUED: XX/XXXX

REVISIONS	NO.	DATE	DESCRIPTION
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PROJECT NO.	24143.00
DRAWN BY:	AB
CHECKED BY:	KO
DATE:	03.23.2025
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PLANTING PLAN
03.23.2025

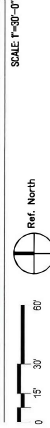
PRELIMINARY - NOT FOR CONSTRUCTION

L100
2 OF 2

KIVA # TBD
SDELY # TBD
LSPL # TBD
QS: 42-34
ZONING: A-1



CONCEPTUAL PLANTING PLAN



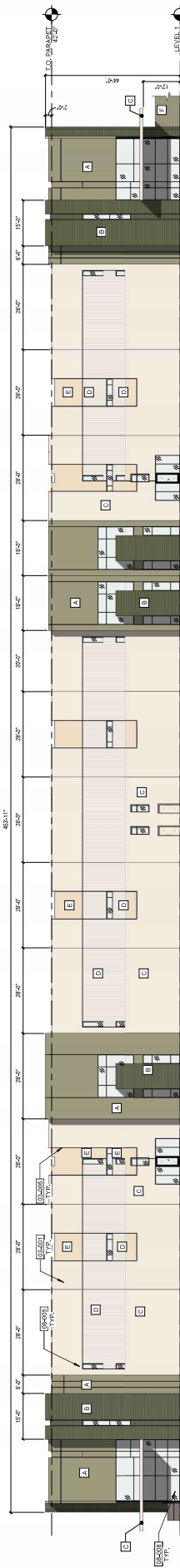
GENERAL NOTES:

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, PRE-EMERGENT PER MFG. SPECS. 2" APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO INSTALLATION.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HEISE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS INDICATE PLANTING LOCATIONS AND PLANT SPECIES.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL PLANTING AREAS.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS NECESSARY OR NOT.
- ALL STEEL HEADERS TO BE 3/8" THICK COLD ROLLED STEEL.

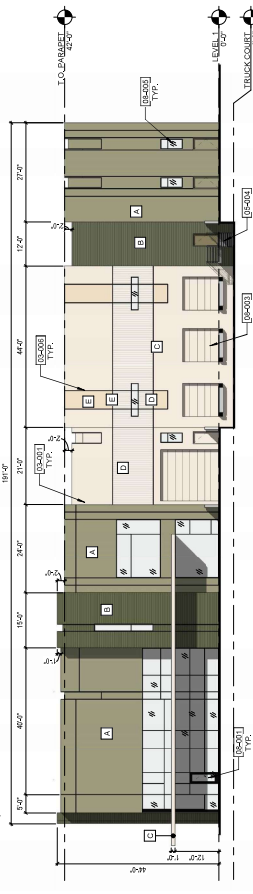
PROPOSED PLANT PALETTE

TREES	SHRUBS	GROUND COVER	QTY
HYBRID MESQUITE PROSOPIS COOPERI	CAESALPINA MEXICANA	TURKISH BROOM ERICAMERIA ARICIFOLIA	1 GAL. 184 QTY
MULGA ACACIA ACACIA ANEURA	DWARF OLIVE PROPAGEA LITTLE OLLIE	TRAILING YELLOW LANTANA	1 GAL. @ 3" O.C.
SONORAN BURSARD PALM PARKINSIA SONORANA VERNALIS	DWARF YELLOW BELLS LITTLE GOLD STAR	LANTANA NEW GOLD	131 QTY
WILLOW ACACIA ACACIA SALICINA	BAJA RUELLIA PENINSULARIS	OUTBACK SUNRISE EMU LEUCOPHYLLUM	1 GAL. @ 3" O.C. 172 QTY
	DWARF LEBGOFF LITTLE LYNN LEUCOPHYLLUM BABY YODA	TRAILING ROSEMARY	1 GAL. @ 3" O.C.
	RED MESQUITE HESPERALOE PARVIFLORA	ROSMARINUS OFFICINALIS PROSTRATUS	50 QTY
		BLOND AMBITION BLUE GRAMA	1 GAL. @ 3" O.C.
		ERICAMERIA ARICIFOLIA BLOND AMBITION	1 GAL. @ 3" O.C.
		DECOMPOSED GRANITE	3/8" MINUS
		GOLD COLOR AS SELECTED	2" DEPTH
		DECOMPOSED GRANITE	3/8" MINUS
		BROWN COLOR AS SELECTED	2" DEPTH

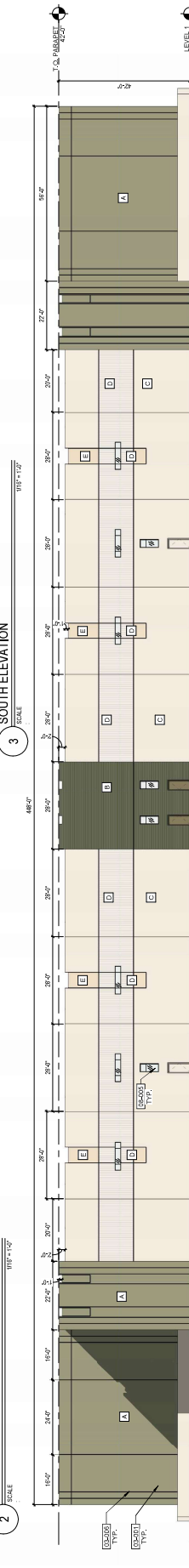
UTILITY NOTES:
- THERE ARE NO OVERHEAD ELECTRIC LINES ON THIS PROJECT.
- 3' CLEARANCE TO BE PROVIDED AROUND ALL UTILITIES.



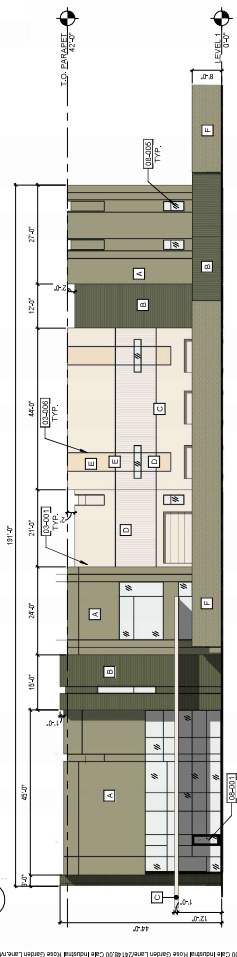
EAST ELEVATION



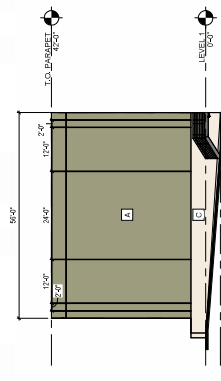
TYP.
NORTH ELEVATION



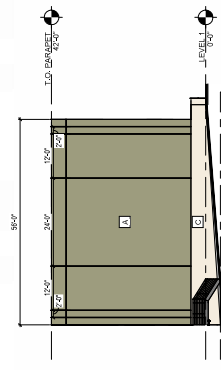
WEST ELEVATION



NORTH ELEVATION WITH SCREENING



NORTHEAST TRUCK COURT ELEVATION



— NORTHWEST TRUCK COURT ELEVATION

KEYNOTES

EXTERIOR MATERIAL LEGEND

DESIGN "FABRIK GREEN"	DESIGN "LATTE ROTH"
	
DESIGN "BLACK GREEN WITH FORMLINER"	DESIGN "WINTER LITE"
	
DESIGN "FRESH SNOW"	MASONRY PATTERNED DESIGNS
	

CONCEPTUAL AND SCHEMATIC DESIGNS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE OVERALL DESIGN PROCESS THAT ULTIMATELY LEADS TO MORE DETAILED DRAWINGS. BUT THE INFORMATION DEPICTED IN THESE DESIGNS IS INCOMPLETE AND NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT. THEREFORE, THE USE OF THESE CONCEPTUAL AND SCHEMATIC DESIGNS/RENDERINGS FOR ANY PURPOSE OTHER THAN AS INTENDED BY THE ARCHITECT IS PROHIBITED.