

# Home Depot

SWC Indian School Road and 22<sup>nd</sup> St.

**Planned Unit Development  
Land Use & Standards Narrative**

Case No. \_\_\_\_\_

1<sup>st</sup> Submittal: February 19, 2019

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## **PLANNED UNIT DEVELOPMENT DISCLAIMER**

A Planned Unit Development (“PUD”) is intended to be a stand-alone set of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. A PUD includes substantial background information to illustrate the intent of the development. However, these purpose and intent statements are not necessarily requirements to be enforced by the City. The PUD only modifies zoning ordinance regulations to fit the unique character of the project, site characteristics and location. It does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

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## **A. PURPOSE & INTENT**

### **1. *Project Overview and Goals***

The Home Depot Inc., or Home Depot, was created in 1979 in Atlanta and Decatur Georgia. Since then, Home Depot has become the largest home improvement retailer in the United States. Home Depot sells tools, home design and construction products, appliances and fixtures as well as landscape products and design services. Here in the Phoenix Valley, Home Depot began operations in former grocery stores and unsuccessful home improvement stores. Over the years, Home Depot has improved and refined its business operation and store layouts, building their stores and garden centers from the ground to implement their evolving vision of what a Home Depot should be, especially in urban areas. Home Depot now has stores in all 50 states, the District of Columbia, Puerto Rico, the Virgin Islands, and Guam), all 10 provinces of Canada, and the 31 states and Federal District of Mexico.

In Phoenix, the original plan was to establish a store that could serve an 8-mile radius. Once the initial coverage of the Valley was established, it became apparent that Home Depot should build more stores to serve a smaller radius based on population density, demographics and homeowner needs. While a store is located at 36<sup>th</sup> St. and Thomas, once vacant infill parcels in the central city area have recently been developed or redeveloped as the central city has begun to flourish so this area of Phoenix is now underserved.

This new store is intended to primarily serve areas north, east and west of the proposed store in the central part of Phoenix. All customary products and services that are sold, offered or provided in the Valley – and nationwide, will be available in this store, but the overall store and garden center have been reduced in size to fit its context. Home Depot customers expect consistency between stores, which will still be there, but the architecture and site design have been significantly upgraded for this store.

At just 8.72 net acres, this will be the smallest Home Depot site in Arizona. This central city area is an important segment of the Phoenix home improvement market that is currently underserved. In order to be respectful of adjacent and nearby commercial and residential properties, Home Depot will internalize a number of activities that otherwise would occur outside or behind the store. Since this site backs up to a street, back of house activities have been taken inside.

This PUD will result in a development that wouldn't otherwise be required under the City's existing zoning and development standards. This PUD addresses the context in which it is located and provides a much higher level of architectural design as well as addressing the urban heat island effect here in an urbanized desert setting.

### **2. *Sites Overall Design Concept***

Home Depot is bringing a unique design approach for a smaller urban store at this site. Home Depot uses a standard set of architectural designs throughout the country where permitted, but here that design's vernacular has been significantly modified to suit the character

of this area of central Phoenix. The varied use of different materials and design elements, smaller overall footprint, the lack of back-of-house activities, overall smaller store and garden center, extensive perimeter landscaping and full four-sided architecture make this a very unique design approach for Home Depot.

As noted, the street perimeters will have 25-ft. of enhanced landscaping and tree lined setbacks. The architectural design on the front of the store will be carried around all four sides of the building, providing an attractive urban appearance to this new store. The Garden Center will have a 10-ft. high wall with architectural enhancements that will wrap around from the enclosed loading area.



## **B. LAND USE PLAN**

### **1. *Land Use Categories***

There is just one primary land use for this PUD, that being a large retail anchor store. This use and the accessory uses are listed in Table No. 1.

### **2. *Conceptual Site Plan***

Typical Home Depot stores over the years in Phoenix have ranged in size from 104,000 to 107,000 with a Garden Center that is typically over 35,000 sf. for an overall total of as much as 142,000 sf. and an overabundant supply of parking that generally equals 6 spaces per 1,000 sf for the retail uses. The Zoning Ordinance only requires 4 sp./1,000 sf. for this particular store design. While it has not proven effective to reduce the size of the main store based on customer comments, Home Depot has re-evaluated the size of the Garden Center and the size of their standard parking fields and has come to the conclusion that for this site almost 500 required parking spaces just isn't necessary and the Garden Center itself need only be 18,000 sf. in size. In fact, in order to avoid experiencing parking lots with scores of unused spaces, Home Depot is now featuring smaller fields of asphalt parking lots at new Home Depot store sites across the country to fit the actual demand.

The e-commerce wave has affected Home Depot less than most retail stores, but their customers are also now ordering products, including building materials, and having them delivered directly to their homes or businesses. At 124, 299 sf. of total retail area, this will be the smallest Home Depot in the City. This has likewise affected the number of on-site parking spaces that will be needed here.

The conceptual site plan provided in this application was designed to fundamentally meet all of the C-2 development standards. The perimeter has the required 20-ft. min./25-ft. avg. building and landscaped setbacks, the requisite walkways for pedestrians in the parking field, proper landscape island spacings and required parking space dimensions. In addition, the conceptual site plan complies with the fundamental requirements of the Large-Scale Commercial standards, including a maximum building height of 35-ft., 10% of the parking lot being landscaped and larger landscape materials on the perimeters.

The conceptual site plan also complies with the intent of the 60-ft. building setback from a property line. That standard was created using the assumption that big box developments backed up to neighborhoods. The 60-ft. setback is consistent with a Fire Code requirement for a setback from an interior property, but it does not apply when a building is near a street as evidenced by the Leslie’s buildings setback from Indian School Road. This site backs up to Fairmount Avenue and is therefore setback 75-ft. from the closest residential property line.

### C. LIST OF USES

The permitted uses in this PUD are provided in the following table. Uses in this PUD are either permitted, permitted as an accessory use, possibly with restrictions, or as a Temporary Use.

**Table 1: List of Uses**

| Land Uses |  | Permitted Principal Use | Permitted Accessory Uses | Permitted Temporary Uses |
|-----------|--|-------------------------|--------------------------|--------------------------|
| 1.        | Retail<br><i>NOTE: Sales of second hand/used merchandise; indoors or outdoors is prohibited.</i> | •                       |                          |                          |
| 2.        | Display of merchandise outdoors subject to standards   |                         | • *(1)                   |                          |
| 3.        | Permanent outdoor garden sales (garden/outdoor living center)                                    |                         | • **(2)                  |                          |
| 4.        | Temporary outdoor display and sales  |                         |                          | • *** (3)                |
| 5         | Seasonal Sales<br><i>(see explanation)</i>   |                         | •                        |                          |

|    |  |  |   |           |
|----|--|--|---|-----------|
| 6. | Tool Rental Center (TRC)<br><i>The general operations for the is the rental of tools associated with general construction, which could range from a drill to a larger power equipment.</i> |  | • |           |
| 7. | Temporary outdoor storage containers   |  |   | • ****(4) |

- **Permitted Principal Uses**

Uses specifically permitted or analogous to those specifically permitted as determined by the City of Phoenix Zoning Administrator.

- **Permitted Accessory Uses**

Uses specifically permitted as an accessory to a permitted principal use. Permitted accessory uses that are allowed as accessory to a permitted principal use are located in the "Accessory" land use group within Table 1.

- **Permitted Temporary Uses**

Uses that are temporary in nature, accessory to the primary use and may be either indoors or outdoors.

**\* (1)**

- A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 623.C.2.b;
- No display or sale is permitted within ten linear feet of either side of the building entrance or exit;
- The depth, measured from the front facade of the building, may not exceed ten feet unless otherwise approved by the Planning and Development Department upon a determination that a greater depth does not interfere with any pedestrian passage;
- Payment for the products displayed must occur indoors;
- Outdoor display or sales shall not be located within any required setbacks or in the parking lot;

**\*\* (2)**

- Permanent outdoor sales (Garden Center) areas are limited to a maximum of 35,000 gross square feet.
- The outdoor sales area may be increased from 35,000 gross square feet to a maximum area of 50,000 gross square feet only upon securing a use permit and when:
  - It is demonstrated that the proposed modification is not detrimental to adjacent property or the public welfare in general, or
  - Due to a small or irregular lot size or configuration, reasonable compliance with the standards of this section is precluded or impractical.
- Products sold outdoors shall be screened by a minimum eight (8) foot high solid masonry wall or screened so as not to be visible from property line or street. Wall shall have a decorative finish that is complimentary to the primary building walls for all required screening.
- Decorative screen material(s) may be used only in garden centers but shall not exceed 50% of the screened area. Decorative screening may include one or more of the following: wire, fabric, screen material, landscaping and/or alternative materials, as approved by the Planning and Development Department.
- Chain link fencing is not permitted.

**\*\*\* (3)**

- Designate the area reserved for outdoor display and sales at front of building on site plan and delineate decoratively on the property.
- Temporary outside display and sales areas are subject to the following standards:
  - Maximum 500 square feet of display area;



- (B) No display and/or sales is permitted within 25 linear feet of either side of the building entrance(s)/exit(s);
- (C) The allowable square footage and/or proximity of the display area to the building entrances/exits may be modified by 50 percent only upon securing a use permit when it is clearly demonstrated that the proposed modification is not detrimental to adjacent property and the public welfare in general.

\*\*\*\* (4)

- (1) Designate an area for screened temporary storage containers at rear or sides of property, if provided.
- (2) Temporary storage container area shall be screened by a minimum eight (8) foot high solid masonry wall or screened so as not to be visible from property line or street.
- (3) A use permit must be obtained in accordance with the provisions of Section 307 in order to install/place temporary storage container(s).

***Seasonal Sales Description – Permitted Accessory Use***

During certain times of the year, namely Christmas and the start of Spring, demand for certain products increases significantly. During Christmas, when hardware, garden and building supply sales are historically lower than at other times of year, Christmas tree sales become an important part of Home Depot’s operation. In the Spring, hardware, garden and building supply sales reach their highest volumes of the year as homeowners, builders and contractors undertake yard, home and other improvements.

During the Winter season, Christmas trees sell at a brisk pace and require display areas to accommodate a variety of tree types and sizes aligned with customer preferences. In addition, the high sales volumes and the bulkiness of the trees limit the ability to conduct tree sales within the Home Depot store. Since at least 1985, the City of Phoenix, in recognition of the difficulty’s attendant with the indoor display of Christmas trees and sales, has approved the outdoor display and sales of Christmas trees subject to certain parameters. Since 2010, Home Depot has obtained use permits to designate where such Seasonal Sales will occur on site. By including Seasonal Sales in this PUD, Home Depot is designating a specific location to conduct the Christmas tree sales and to establish the time frame during which such tree sales may occur.

Also, another very successful and customer appreciated program is the Spring garden event, which consolidates the very popular demand for a wide variety of types, sizes, and quantities of plants and associated garden materials into a specific location. Due to the heightened sales volume at the beginning of Spring as well as the variety and size of the Garden items being purchased, it is difficult to conduct both the display of products and the sale transactions within the confines of the existing store. Adding to the practical difficulties discussed above, the plant materials must be watered and exposed to the sunlight which is even more difficult to do inside of the store with the noted volumes of plants at the beginning of Springtime. Consequently, there is a need to provide a dedicated display and sales area separate from the main store to facilitate the sale and display of these high-volume garden items.

Home Depot is proposing seasonal sales events outdoors in a 10,000 square feet area of the parking lot (44 parking stalls) to use for seasonal sales events at specific times during the year. These 44 parking spaces are in excess of the required number of spaces as set forth in this PUD. These events are posed to occur at the following times:

- **Christmas Trees:** Approximately 1 month from mid-November to late December
- **Spring Garden Supplies:** Approximately 3 months from February to late May

The area being proposed for the seasonal sales area is approximately 10,000 sq. ft. and will be secured with 6 feet high temporary chain link fencing. The location of the temporary sales and display area of the Home Depot parking lot does not hinder overall parking lot circulation while still providing reasonable visibility to customers who have entered the parking lot.

## D. DEVELOPMENT STANDARDS

The Development Standards and Guidelines for this PUD are listed below. The representative images provided herein and attached hereto are intended to communicate the level of quality and design vocabulary for this project. The final design will rely on and comply with the following development standards and design guidelines.

All other standards in the City of Phoenix Zoning Ordinance (not otherwise addressed herein) shall apply to this development.

| <b>Table 2.1: Development Standards Table</b>                                  |  |
|--|--|
| <b>Standard</b>  | <b>PUD</b>   |
| <b>a. Density /Number of Dwelling Units</b>                                    |  |
| Not Applicable (N/A)   |  |
| <b>b. Minimum Lot Width/Depth</b>  |  |
| No Minimums Under DSD Site Plan Control  |  |
| <b>c. Building Setbacks/Build-to Lines</b>                                     |  |
| North  | Minimum 240-feet   |
| South  | Minimum 75-feet <i>to the south r/w line of Fairmount Ave.</i>   |
| East   | Minimum 60-feet  |
| West   | Minimum 20-feet  |
| <b>d. Landscape Setbacks</b>   |  |
| North  | 30-ft. min.  |
| South & East   | Average 25' for structures not exceeding two stories or 30', minimum 20' permitted for up to 50% of the frontage. Average 30' for structures or 30' minimum 20' for up to 50% of the frontage. |
| West   | 10-ft. for 12-ft tall TRC Enclosure/ 20-ft. building   |
| <b>e. Building Separation</b>  |  |
| Per Fire Code  |  |
| <b>f. Building Height and Number of Stories</b>                                |  |
| Max. 28 ft./1-Story (44.5 feet – Architectural feature only at front of store) |  |

|   |     |
|---|-----|
| <b>g. Lot Coverage</b>                                    |     |
| 50% exclusive of the first six (6) feet of roof overhang. |     |
| <b>h. Division of Uses – No Division of Uses</b>          |     |
| <b>i. Access</b>  |     |
| Major Arterial  | Yes |
| Local Street  | Yes |

\* 20 feet on center or equivalent groupings.

\*\* Measured from inside face of curb to inside face of curb.

\*\*\* Not to exceed the length of a standard City of Phoenix parking stall. Modifications to the square footage may be approved by the Planning and Development Department if the overall intent of the standard is being met.

\*\*\*\* Or as approved by the Planning and Development Department.

| <b>Table 2.2: Landscape Standards Table</b>   |  |
|---|--|
| <b>a. Streetscape</b>   |  |
| Landscaped Setback  |  |
| North   | 30-ft.   |
| South & East  | 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.                                   |
| West  | 20-ft.   |
| <b>Plant Type/Minimum Planting Size</b>   |  |
| Trees   | Min. 2-inch caliper (50% of required trees)  |
| Shrubs  | Min. 3-inch caliper or multi-trunk (25% of required trees)<br>Min. 4-inch caliper or multi-trunk tree (25% of required trees)  |
| <b>b. Perimeter Property Lines (not adjacent to a street)</b>                                       |  |
| Perimeter Property Lines  | (1) 2-inch caliper tree planted 20-feet on center, or in equivalent groupings, (60% of required trees)<br>(1) 1-inch caliper tree planted 20-feet on center, or in equivalent groupings, (40% of required trees)<br>(5) 5-gallon shrubs for each tree. |
| Property Lines not adjacent to an existing residential use or residential zoning district           | N/A  |
| All other perimeter property lines  | 10-ft -TRC Enclosure (12-ft. tall)<br>20 ft - Building   |
| Property Lines not adjacent to a street but adjust to property zoned C-1, C-2, C-3, A-1, A-2 and CP | 10-ft -TRC Enclosure (12-ft. tall)<br>20 ft - Building   |

| <b>c. Adjacent to a Building</b>  |   |
|---|---|
| Buildings that face a public street   | <p>A minimum 15-foot combination sidewalk/landscaped planter at grade level adjacent to the building. The sum total of the landscaping shall be a minimum one-third (1/3) the length of the building facade and a minimum five (5) foot wide. Landscaping shall include minimum 2-inch caliper size trees placed 20 feet on center or in equivalent groupings with 5-gallon shrubs per tree, OR</p> <p>An arcade or equivalent feature, as approved by the Planning and Development Department.</p> |
| Plant Type/Minimum Planting Size  |   |
| Trees   | Min. 2-inch caliper (60% of required trees)   |
| Shrubs  | Min. 1-inch caliper (40% of required trees)<br>Min five (5) g-gallon shrubs per tree  |
| Building façades within 100-ft. of the public right-of-way or adjacent to public entries to the building (excluding alleys)**** | Min. 25% of the exterior wall length shall be treated with either a landscaped planter a min. five (5) feet in width or an arcade or equivalent feature except adjacent to the Garden Center.   |
| ****Or as approved by the Planning Department.  |   |
| Plant Type  |   |
| Trees   | Min. 2-inch caliper (60% of required trees)   |
| Shrubs  | Min. five (5) 5-gallon shrubs per tree  |
| <b>d. Parking Lot Areas</b>   |   |
| Interior Surface (exclusive of perimeter landscaping and all setback)   | 10%   |
| Landscape Planters  | At ends of each row of parking & approx. every 110'   |
| Landscape Planters (single row of parking)  | Min. Min. 130 sq. ft.***  |
| Landscape Planters (double row of parking)  | Min. 200 sq. ft. ***  |
| Landscape adjacent to pedestrian walkways   | <p>Minimum 15-foot wide combination sidewalk/landscaped planter along the walkway as approved by Planning and Development Department. Where planters are adjacent to head-in parking, they shall be a minimum 7.5 feet wide. At installation, the landscape palette shall contain a mixed maturity consisting of 60% trees with minimum 2-inch caliper, 40% with minimum 1-inch caliper, OR</p> <p>An equivalent shade structure as approved by the Planning and Development Department.</p>        |
| Additional Parking Lot landscaping*   | As needed to meet 10% minimum requirement, addl. Landscaping to be evenly distributed throughout the entire parking area. Min. interior dimension five (5) feet (length and width). Min. rate of one (1) for every six (6) parking spaces, evenly distributed throughout the entire parking area.   |
| Plant Type/Minimum Planting Size  |   |
| Trees   | Min. one 2-inch caliper per planter****   |
| Shrubs  | Min. five (5) 5-gallon shrubs per planter   |

**e. Common and Retention Areas**

Same as Streetscape Standards

**Table 2.3-7: Additional Development Standards Table**

|   |   |
|---|---|
| <p><b>3. Parking</b></p> <p>Required Spaces</p> <p>Parking Space Dimensions</p> | <p>1.6 sp./1,000 sq. ft. of T.L.A.</p> <p>Parking spaces located in surface parking lots that are single striped shall have dimensions measuring a minimum of nine (9) feet by eighteen (18) feet.</p> <p>If the entire surface parking lot is double striped, fifty percent (50%) of the spaces provided in the lot must be nine (9) feet by eighteen (18) feet wide, while the remainder of the spaces may be a minimum of nine (9) feet wide. the depth of the parking space may be adjusted, as approved by the Planning and Development Department and in compliance with parking area dimension policies, for angled parking.</p> <p>The combined depth of the parking space and the aisle width shall equal sixty-one (61) feet for a double loaded aisle and forty-three (43) feet for a single loaded aisle.</p>   |
| <p>Loading Standards</p>  | <p>Three (3) off-street loading spaces shall be not less than ten (10) feet in width and thirty (30) feet in length, exclusive of access aisles and maneuvering space.</p> <p>(1) Hours of operation for developments within 300 feet of a residential district:</p> <p>(a) Loading and deliveries behind the Garden Center is permitted between the hours of 6:00 a.m. and 10:00 p.m. Any expansion of the above-mentioned hours are subject to obtaining a use permit in accordance with Section 307.</p> <p>(2) Provide designated tractor-trailer stacking area that is not any closer than 60 feet to a residentially zoned property line.</p> <p>(3) Loading areas/docks shall not be closer than 60 feet to a residentially zoned property line and shall be screened by a 10-ft. high solid masonry wall behind the required landscape setback.</p> <p>(4) Loading docks closer than 100 feet to a residential zoning district shall be screened with a solid masonry wall at a minimum height of 10-ft. or as determined by the Planning and Development Department to completely screen loading areas and delivery vehicles.</p> <p>(5) Off-loading of building materials including but not limited to lumber, blocks, concrete, dry wall and similar bulk items is permitted at the front of the store (not the Garden Center) between the hours of 10:00 p.m. and 6:00 a.m.</p> |
| <p><b>4. Fences/Walls</b><br/>(Type, Height and Placement)</p>                  | <p>10-ft. high solid masonry wall behind the required landscape setback to screen loading dock area.</p>  |
| <p><b>4. Amenities</b></p>  | <p>N/A</p>  |
| <p><b>5. Shade</b></p>  | <p>See Sustainability Section.</p>  |
| <p><b>6. Lighting Plan</b></p>  | <p>Pursuant to City Code</p>  |

## **E. DESIGN GUIDELINES**

Unless specifically modified herein, the *Home Depot PUD* shall conform to the City of Phoenix Zoning Ordinance Design Guidelines, *Section 507, Tab A*.

### **1. *Facade articulation standards.***

- The Home Depot shall be a four-sided architecturally designed building, made up of concrete tilt-up walls and multiple exterior accent materials and colors to create an attractive, urban façade.
- The Garden Center shall be composed of painted black, metal fencing with concrete pillars with foam liner, exterior, plaster finish, maintaining the urban look of the façade and its functionality.
- The North façade consists of 60% foam liner, plaster finished concrete tilt up walls, 10% stone veneer finishing to highlight the Lumber and Garden Center entrances, 5% painted foam liner, brick-textured concrete, and 5% Hardie board paneling as backdrop to the Lumber and Garden Center signage, as well as accenting the main entry area. The remaining 20% includes the foam formed cornices, the ornate metal fencing of the Garden Center, spandrel glazing, and metal fascia. The façade includes metal canopies above the Garden Center entrance, Lumber entrance, main entrances, and the walkway connecting the Lumber and main entrances for optimal customer convenience. The main entryway is highlighted by a differing color in a tone of brown to create a sense of invite. The front façade also features a unique tower element that is approximately 50% painted foam liner, brick-textured concrete, 50% spandrel glazing, and capped with metal fascia.
- The South façade consists primarily of foam liner plaster finish (50%) and painted brick-textured concrete (40%) to maintain the consistent urban look of the front façade. The foam liner exterior plaster finish is divided into 40% off-white tone and 60% dark gray tone to create a well-balanced colored look. The façade utilizes a 1-foot offset overhang on the west half of the façade. The west half of the façade is further accentuated with four (4) projections having a painted foam liner plaster finish and a brick-texture 28-feet apart. The east half of the facade contains a further offset of 1-foot in the form of a painted foam liner plaster finish, brick-textured concrete wall section and overhang. The offset wall and overhang contain a smaller section of wall that is recessed to match the main façade. To the east of the main façade, the Garden Center will be obfuscated by a 10-foot tall screen wall consisting of two (2) differing colors that maintain the theme of the facade. The wall is broken up every 10-feet with 6-inch projections having a lighter color tone to create an articulated plane.
- The West façade is made up primarily of exterior foam liner plaster finished wall, however the colors are broken up into 70% off-white tone and 30% dark gray tone to create a more diverse elevation. The façade incorporates a 1-foot offset overhang that begins on the south side and ends as a full height wall section in the

approximate center of the façade. The façade includes a further 1-foot offset wall section that is adorned with gray painted foam liner plaster finish and brick-textured concrete to further articulate the elevation’s urban look. The stone veneer and Hardie board paneling can also be readily seen on the west face of the Lumber canopy.

- The East façade mainly consists of the black painted, ornamental fencing of the Garden Center. Said fencing creates a screening for Garden Center operations while maintaining the urban theme of the building’s façade. The fencing is broken up with foam liner plaster finished columns in an off-white tone to further emphasize the consistency. The East façade also includes the truck loading area; however, this shall be obfuscated by the 10-foot tall screen wall. The wall is broken up every 10-feet with 6-inch projections in a lighter color tone to create an articulated plane. The stone veneer and Hardie board paneling of the east face of the Lumber canopy can also be seen in the distance.

## **2. Architectural style.**

The following features, materials, and colors shall be incorporated in the architectural style in order to best integrate into the neighborhood.

- Metal Canopies
- Spandrel glazing
- Hardie Board paneling (Tan tone)
- Stone veneer (Tan tone)
- Brake Metal Fascia
- Black metal fencing
- Prefabricated concrete screening wall
- Foam liner exterior plaster finish of concrete tilt-up wall
  - ✓ Off-white tone
  - ✓ Dark gray tone
  - ✓ Brown tone
- Foam liner, brick-textured concrete tilt-up wall (gray tone)
- Pre-finished metal roof paneling

The featured colors and materials create a natural look that blends in well with the local terrain. The offset material features help make the building stand out from the other commercial buildings under conventional zoning.

The Hardie board and stone veneer is used to highlight the different building entrances in an inviting fashion.

## **3. Lighting**

All lighting shall conform to the lighting requirements in the City of Phoenix Zoning Ordinance Section 507 Tab A and City Code 23-100. The site lighting for this project will include sufficient lighting for personal safety in the parking and drive lanes and walkways, accent lighting for landscape and feature stone walls, and decorative wall

sconces to identify primary entrances. The following lighting standards shall be included within the proposed *Home Depot PUD*.

- Façade lighting will be provided on the north and east elevations facing the streets from wall mounted lights to define building architecture. These light fixtures will shield the light source and will be directed downward.
- The lighting control system will be designed to provide lighting for safety from dusk to dawn and allow decorative lighting fixtures to be turned off or significantly dimmed after curfew hours.

#### **4. Landscaping**

The proposed *Home Depot PUD* landscaping shall utilize the Phoenix AMA Low Water Use/Drought Tolerant Plants list of approved low water use plants. The Phoenix AMA Low Water Use/Drought Tolerant Plants list is not all inclusive but provides a starting point for the *Home Depot PUD* development and may be supplemented and modified as approved by the Planning and Development Department.

The primary goals of the Conceptual Landscape Plan are focused on creating aesthetically pleasing and functional spaces within the site that are sensitive to the surrounding community and the desert environment. The Conceptual Landscape Plan provides a colorful desert landscape appropriate to the uses within the site. Techniques including tree and plant material groupings and selection based on the suitability and requirements of the plant species while providing utility and function. (See Conceptual Landscape Plan)

Generous landscape buffer zones, harmonious with the surrounding area, provide a smooth transition between the project site and adjacent properties. The organized utilization of water efficient, colorful plant material creates sensitive pedestrian and vehicular pathways with subtle wayfinding consistencies upon entry and within the site. Overall the conceptual design delivers several aesthetic and City required elements including:

- Entry accent planting to identify entrances and welcome patrons.
- Perimeter screen planting to buffer adjacent uses.
- Shaded pedestrian walkways to City requirements.
- Shaded parking areas to City requirements.
- Corner accent planting for wayfinding and project identity.
- Drought tolerant plant palette, suitable to the desert environment.
- Inorganic and vegetative groundcovers to mitigate PM-10 concerns.

The plant palette and graphic symbols of trees shown on the Conceptual Landscape Plan depict species and quantities consistent with City required shading, spacing, buffering and screening requirements.

In summation, the design emphasizes efficient and lush desert character landscaping throughout the property to enhance the users experience, improve the user's safety and create wildlife habitat while minimizing heat gain affect and conserving water. The plan reflects an



environmentally sensitive and functional landscape that meets the many goals of the City for new development.

**F. SIGNS**

The main objective of the signage program for *Home Depot PUD* is to allow for adequate identification and wayfinding signage. A general framework regarding the overall direction of the final signage plan is to ensure that the design plan is appropriate for the project as a whole. With that said a Conceptual Sign Plan is being independently provided to illustrate the framework, specifications and style of the signage.

The sign standards listed below are intended to replace and supersede the comparable sign standards contained within the City of Phoenix Zoning Ordinance. In the event of a conflict between a provision of the PUD and a provision of the City of Phoenix Zoning Ordinance, the PUD prevails. In the event that the PUD is silent regarding a specific sign standard, the City of Phoenix Zoning Ordinance controls.

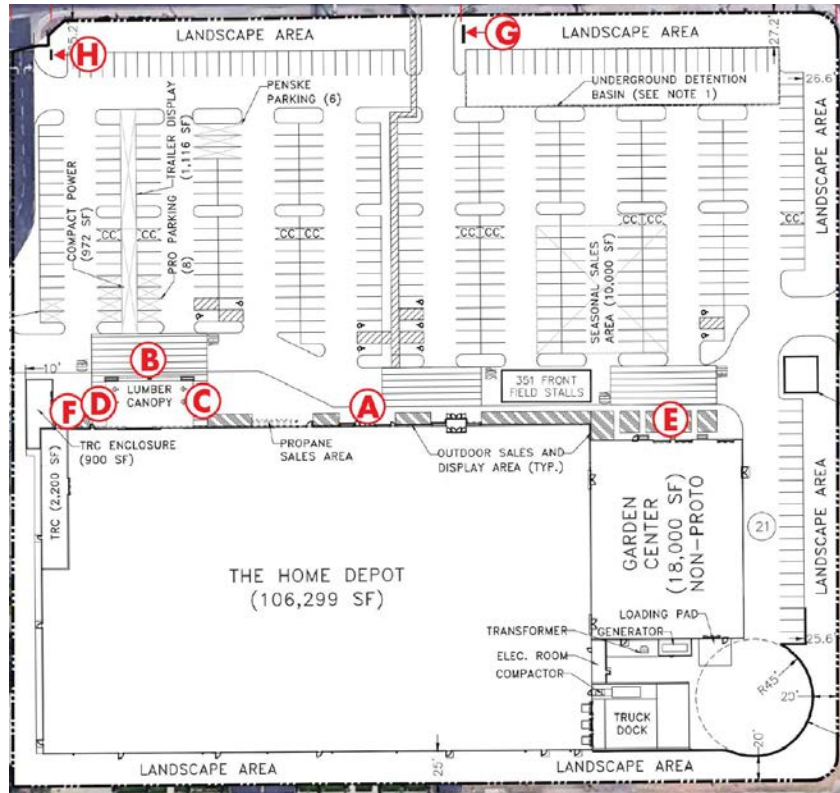
a) Sign Standards Matrix for Specific Types of Signs

This section includes specific sign standards for wall signs and ground mounted signs.

| Table 4.1 Wall Signs |                                   |                      |
|----------------------|-----------------------------------|----------------------|
|                      | Maximum Height of Sign from Grade | Maximum Area         |
| North Elevation      | 30-feet                           | 500 sq. ft. total    |
| South Elevation      | No Signage Permitted              | No Signage Permitted |
| West Elevation       | No Signage Permitted              | No Signage Permitted |
| East Elevation       | No Signage Permitted              | No Signage Permitted |

Signage will not be allowed to break the silhouette of the building (i.e. extend beyond the parapet). Modifications to these locations may be approved as a Minor Amendment to the PUD.

## Ground and Wall Sign Locations



**Table 4.2: Ground Signs**



| Sign          | Maximum Sign Height | Maximum Sign Area |
|---------------|---------------------|-------------------|
| Ground Sign G | 20-ft.              | 110 sq. ft.       |
| Ground Sign H | 15-ft.              | 67 sq. ft.        |

**b) Signage Design Guidelines**

Signs will use materials or textures which are complementary to those used in the building. Contrasting materials or textures may be used in to add to the vibrant urban character.

Except as listed below, the construction requirements of Section 705 of the Zoning Ordinance shall control.

| Table 4.4: Wall Sign Construction Standards |  |
|---|--|
| Display Area                                | Internally illuminated 6" thick pan-channel letters with LED; individually attached to the fascia of the building. |
| Materials                                   | Aluminum, vinyl, Lexan, paint  |

| Table 4.5: Locations for Wall Mounted Signs  |                      |
|--|----------------------|
| West Elevation   | No Signage Permitted |
| South Elevation  | No Signage Permitted |
| West Elevation   | No Signage Permitted |
| North Elevation – Left (Looking South)   |                      |
|   |                      |
| North Elevation – Right (Looking South)  |                      |
|  |                      |

| Table 4.6: Ground Sign Construction Standards |   |
|---|---|
| Display Area                                  | Double-sided internally illuminated 2-foot deep cabinets architecturally themed to match the building with LED –Halo illuminated reverse pan channel (RPC) letters which are attached to the fascia of the building to display name of community. |
| Materials                                     | Aluminum, steel, acrylic, paint, composite wood siding  |

## **G. SUSTAINABILITY**

Home Depot has a rich history of creating or participating in programs to reduce not only their own carbon footprint, but also the footprint or impact of its customers and its suppliers with the intent of improving sustainability. Home Depot views its products as having the potential to drive significant change. By selling greener products, customers' homes can be made greener as well.

The Home Depot was a charter member of the SmartWay program, which since 2004 has helped its partners avoid emitting 103 million tons of polluting emissions into the air. Through SmartWay, Home Depot participates in greenhouse gases data collection and reporting and encourages others to do as well. Home Depot requires all THD carriers to be SmartWay partners, and Home Depot audits its carriers annually to ensure their data is properly submitted to the EPA.

In 2017, The Home Depot was awarded the U.S. Environmental Protection Agency's 2017 SmartWay Sustained Excellence Award for the fifth consecutive year. Home Depot earned this recognition through clean transportation best practices. Home Depot spent 15 billion to create its own shipping system which has enabled Home Depot to optimize the way Home Depot stores and move products, synchronize deliveries and set specific delivery schedules, reduce truckloads by filling trucks more efficiently, lower fuel consumption and emissions etc. The following is a brief list of energy related sustainability achievements:

- Earned WaterSense Partner of the Year for 6 years in a row
- In 2017, Home Depot's stores used 23.5% less electricity than in 2010. The goal was a 20% reduction by 2020.
- Helped customers recycle 1.1 million rechargeable batteries.
- Reduced greenhouse gases that would have otherwise been generated by Home Depot operations by 310,680 metric tons, or nearly 8%, equivalent to taking 66,500+ cars off the road for a year.
- 32% of the hazardous waste Home Depot accepted was recycled or reused for energy.
- Home Depot products helped customers save an estimated 79 billion gallons of water in 2017. Home Depot has pledged to help customers save 250 billion gallons of water by 2020.
- Loading efficiencies allowed us to eliminate 118,231 truckloads in the U.S., a reduction of more than 3%.
- We traveled 197.7 million fewer shipping miles in the U.S., a reduction of more than 7%.
- In 2017, Home Depot expanded our Scope 3 carbon inventory for upstream transportation and distribution of freight. Scope 3 now reflects over 90% of our annual cost of goods.

Most recently in 2017,

- Direct emissions from combustible sources and refrigerants totaled 433,633 metric tons, a 1.1% decrease compared to 2016.
- Indirect emissions from purchasing electricity totaled 1,681,640 metric tons, an 11.8% decrease year over year.

- Emissions from upstream transportation and distribution of freight totaled 3,791,806 metric tons — a 10% decrease compared to 2016, after accounting for the increases in carbon inventory previously described.

After these changes, Home Depot’s combined national carbon inventory for 2017 was 5,907,000 metric tons, a 648,417 metric ton decrease over 2016.

At this new store; Home Depot will continue the above listed company wide initiatives, as well as implementing the following project specific items:

- a. Hardscape: Not less than 50-percent (50%) of the surface area of the hardscape on the lot meets one or a combination of the following methods.
  - i. Shading of hardscaping: Shade is provided from existing or new vegetation (i.e., within five years) or from trellises. Shade of hardscaping is to be measured on the summer solstice at noon.
  - ii. Light-colored hardscaping: Horizontal hardscaping materials are installed with a solar reflectance index (SRI) of 29 or greater. The SRI shall be calculated in accordance with ASTM E1980. A default SRI value of 35 for new concrete without added color pigment can be used instead of measurements. Use of inorganic ground covers, such as decomposed granite and crushed gravel will be utilized.
- b. Water efficient landscaping (drought tolerant plant palette).
- c. Utilize an efficient drip irrigation system to minimize water waste.
- d. Low flow and dual flush plumbing fixtures
- e. Demand control ventilation based on CO2 levels
- f. 4-lamp fixtures
- g. LED fixtures (interior and exterior)
- h. Variable frequency drives to ensure motorized equipment only uses the electricity needed to meet immediate demands.

## **H. INFRASTRUCTURE**

The Fact-Finding Summary issued for this PUD, provided for this application under separate cover, confirmed that existing utilities are present to serve the site. Any future development will of course provide evidence that the additional demands of the new construction can be provided by the existing infrastructure or that certain extensions or upgrades may be necessary.

### **1. *Grading and Drainage***

The primary goal of the conceptual grading and drainage plan was to include the overall design of the proposed elevations and drainage patterns. The drainage design for this proposed development is based on criteria as outlined in the Drainage Design Manual for Maricopa County, Arizona and the City of Phoenix Engineering & Design Standards.

The total site area is approximately 8.68 acres. Approximately 6.69 acres of the existing site is developed for a combined residential and commercial use. The remaining 1.99 acres is undeveloped. The proposed condition shall include a 106,300 SQ. FT. sales building with an 18,000 SQ. FT. garden center, and a tool rental center. The site will also include parking spaces located to the north and east of the proposed building, and a truck dock area at the south east corner of the building. Per the City of Phoenix Stormwater Policies and Standards Manual, the 6.69 acres of the site that is currently developed shall be designed for first flush conditions. The remaining 1.99 acres of new development shall be designed for the 100-yr 2hour storm event. Pending geotechnical investigation and percolation testing, the site shall be designed for infiltration and to have positive outfall to adjacent streets once the on-site storm water storage basins are filled.

The existing site is relatively flat with slopes below 2%. Existing onsite runoff flows from the north east end of the site to the south west corner of the site. The elevations vary from 1,140 ASL (above mean sea level) to 1,146 ASL. The proposed finish floor elevation is set at 1144.50 ASL, 18 inches above the average of the lowest and highest site elevations. The proposed drainage condition shall not allow run-off. The proposed grading shall direct run-off to drainage inlets via surface flow, then piped to an underground infiltration system located at the north west corner of the site. Drainage from the building shall be collected via roof drains and piped to the underground infiltration system. The proposed underground infiltration system will be sized to contain the site storage volume per jurisdictional requirements. Once the underground infiltration system fills for the 100-year, 2-hour storm event and the first flush requirements, the remaining flows shall be directed to the existing 30-inch storm drain facility located in E. Indian School Road.

Tait & Associates will work with the City of Phoenix to develop the storm water management systems appropriate for the site. Emphasis will be placed on determining the appropriate storm water Best Management Practices (BMPs) early on in the design process. Outline and design of temporary soil erosion control practices will be clearly shown on the construction plans.

## **2. *Water and Wastewater***

The project site is served by the existing City of Phoenix water and wastewater systems. Additional proposed construction will be subject to a capacity review and approval. Infrastructure improvements may be required to provide service. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards and Policies.

A new 2-inch domestic service, meter, and backflow preventer will be installed from the existing 8-inch CIP waterline in E. Indian School Road. The final size will be determined by the plumbing engineer during final design.

A new 6-inch fire service line will be installed from the existing 8-inch waterline in E. Indian School Road. A double detector check assembly, PIV, and FDC will be proposed along E. Indian School Rd. The final size will be confirmed during final design. Two on-site fire hydrants will be proposed for building coverage.

A new connection to the 8-inch CIP waterline in E. Indian School Rd. for a 1.5- inch irrigation service, meter, and backflow preventer will be installed for irrigation purposes.

A new 8-inch VCP sewer connection will be proposed to the existing sewer manhole in 22<sup>nd</sup> Street. Final design and sizing of the sewer main will be coordinated with the plumbing engineers during final design.

### **3. Dry Utilities**

Natural gas for the site will come from a separate service agreement with The Southwest Gas Company. Electric power for the site will come from a separate service agreement with Arizona Public Service. Telephone service for the site will come from a separate service agreement with AT&T. CATV service for the site will come from a separate service agreement with COX Communications.

### **4. Circulation Systems**

The surrounding public roadways will be updated to current ADA guidelines if not in conformance. The PUD is not anticipated to negatively impact existing roadway capacities. The project is bounded by Indian School Road to the north, 22<sup>nd</sup> Street to the east and Fairmount Avenue to the south. There are two bus stops along Indian School Road. One is approximately 480 feet west of the westerly property line and the second is approximately 100 feet east of the easterly property line.

Vehicular Ingress/Egress Public- Access for the public will primarily be from Indian School Road and 22<sup>nd</sup> Street. At Indian School, one access point will be a shared access with the property to the west via a private driveway at the 21<sup>st</sup> Street alignment and a second will be located mid-block between the private driveway & 22<sup>nd</sup> Street. The access on 22<sup>nd</sup> street will be about mid-block, but shifted northerly so that it will be off-set north from E. Amelia Ave.

Vehicular Ingress/Egress Employees – Employees will utilize the same three (3) entrance and exits that the public will utilize. Two (2) on Indian School Road and one (1) on 22<sup>nd</sup> street.

Deliveries – During the daytime hours, delivery trucks and vehicles will enter and exit the site using the entrances on Indian School Road and exit northbound onto 22<sup>nd</sup> St. Deliveries to the loading dock area will be permitted from 6:00 a.m. to 10:00 p.m. During the evening hours after 10:00 p.m., deliveries shall be made only to the Lumber store entrance at the front of the store and enter and exit the property directly to and from Indian School Road.

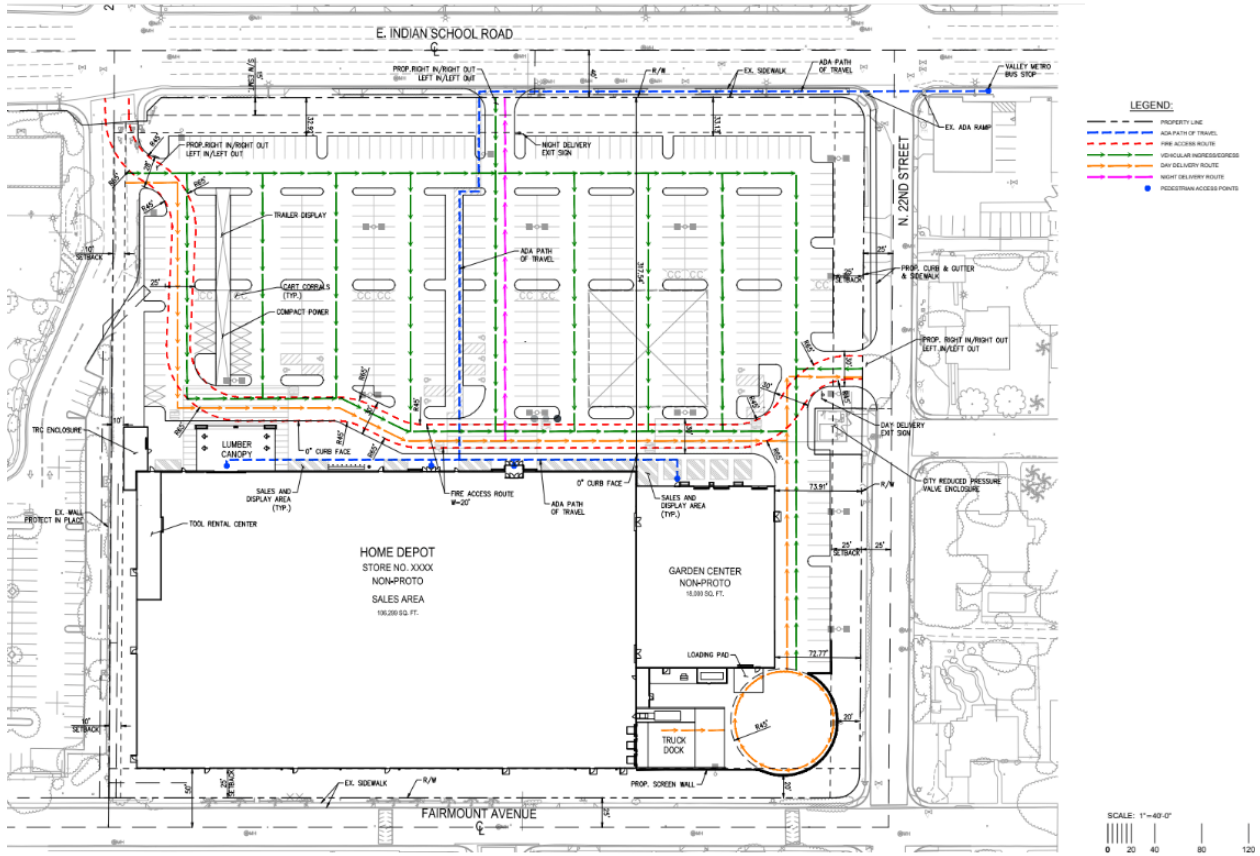
Vehicular Ingress/Egress Emergencies – Emergency vehicles will utilize the same three (3) access points that the public will utilize.

Bike Paths – There will be no dedicated bike paths within the project. Bikes will utilize the same drive and drive isle as vehicles

Pedestrian Circulation – Public sidewalks along Indian School Road, 22<sup>nd</sup> Street and Fairmount Avenue will be constructed as part of the project and will be ADA compliant. A dedicated ADA

path will be constructed from the Indian School public right of way to the store entrance. This walkway will be at the center drive entry. The walkway will traverse south to the front entry of the proposed store. The walkway will be protected by curbs and will have code compliant ADA ramps where it crosses the drive isles.

### Circulation Plan

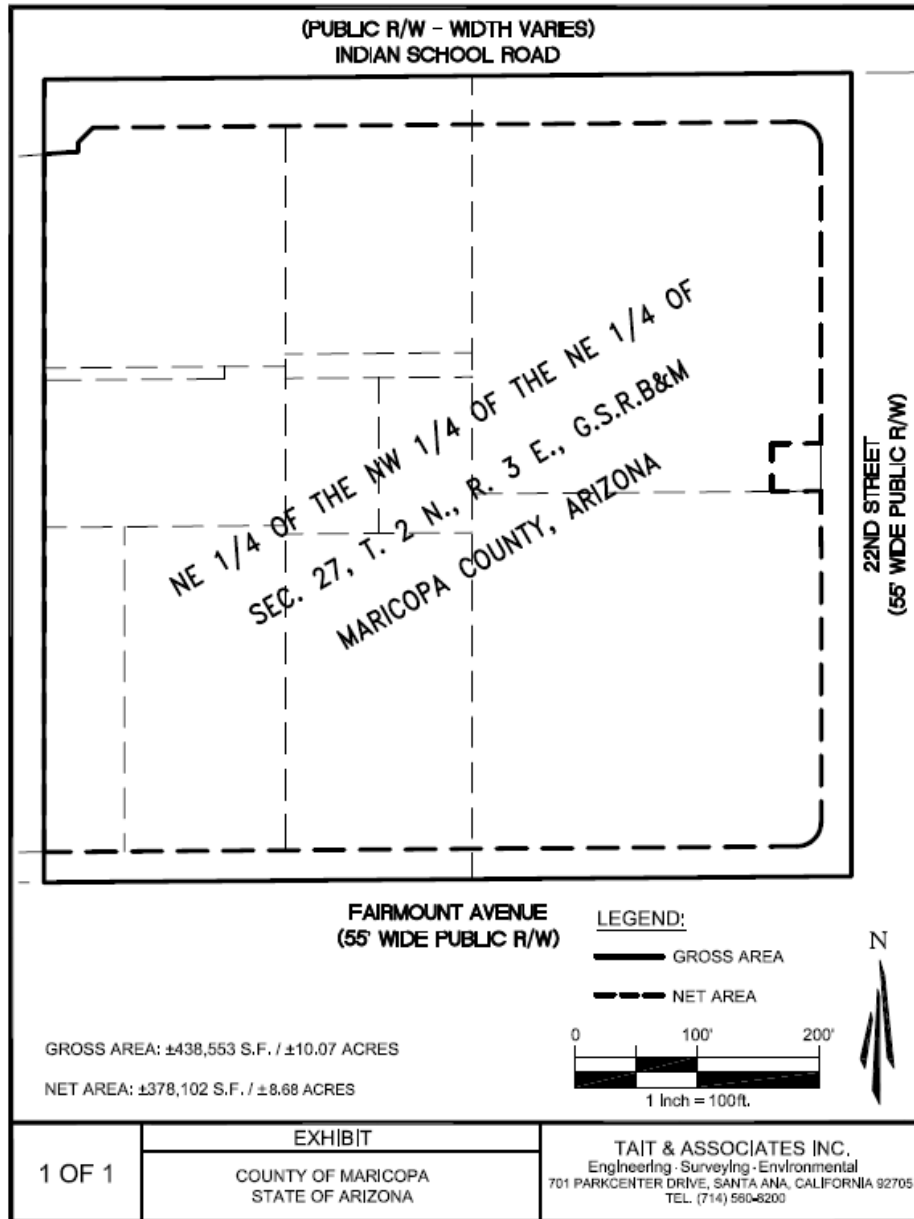




# I. LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;



## **Development Narrative Exhibits**

Site Plan

Color Renderings

Building Elevations