



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-22-16-2
(Horses Help PUD)
January 29, 2019**

Paradise Valley Village Planning Committee Meeting Date: February 4, 2019

Planning Commission Hearing Date: March 7, 2019

Request From: RE-35 SP (5.01 acres), RE-35 (Approved RE-35 SP) (0.01 acres)

Request To: PUD (5.02 acres)

Proposed Use: Equine therapeutic riding center

Location: Approximately 365 feet east of the southeast corner of 25th Place and Rose Garden Lane

Owners: Horses Help Inc.

Applicant/Representative: Gregg Goodman, Horses Help

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Industrial	
<u>Street Map Classification</u>	Rose Garden Lane	Collector	40-foot south half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS: LAND USE: Provide neighborhood-based social services (senior centers, Head Start Programs, job training, counseling) appropriate to the area’s needs in convenient facilities compatible in scale and character with the surrounding neighborhood.</i></p> <p>The Horses Help PUD offers a unique service that serves to improve the lives of people with disabilities and special needs. The unique services associated with the establishment provide employment, promote volunteer opportunities and attract new partnerships necessary to support a healthy environment in the long term. The Horses Help PUD also provides supportive services to a population with minimal resources.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to</i></p>			

lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.

The Horses Help PUD focuses on ensuring a connected community through design guidelines that include pedestrian pathways throughout the property in addition to pedestrian oriented design features including covered walkways and shaded paths.

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

The Horses Help PUD will provide recreational elements relating to the desert environment and incorporates design strategies through the use of native plants. The Horses Help PUD has an investment in trees and shade integrated into the built environment to support year-round outdoor activities and a healthy environment. The design includes tree canopy coverage in parking areas and pedestrian walkways.

Applicable Plans, Overlays and Initiatives

[Tree and Shade Master Plan](#) – see background item No. 8

[Complete Streets Guiding Principles](#) – see background item No. 9

[Outer Loop Freeway Specific Plan](#) – see background item No. 10

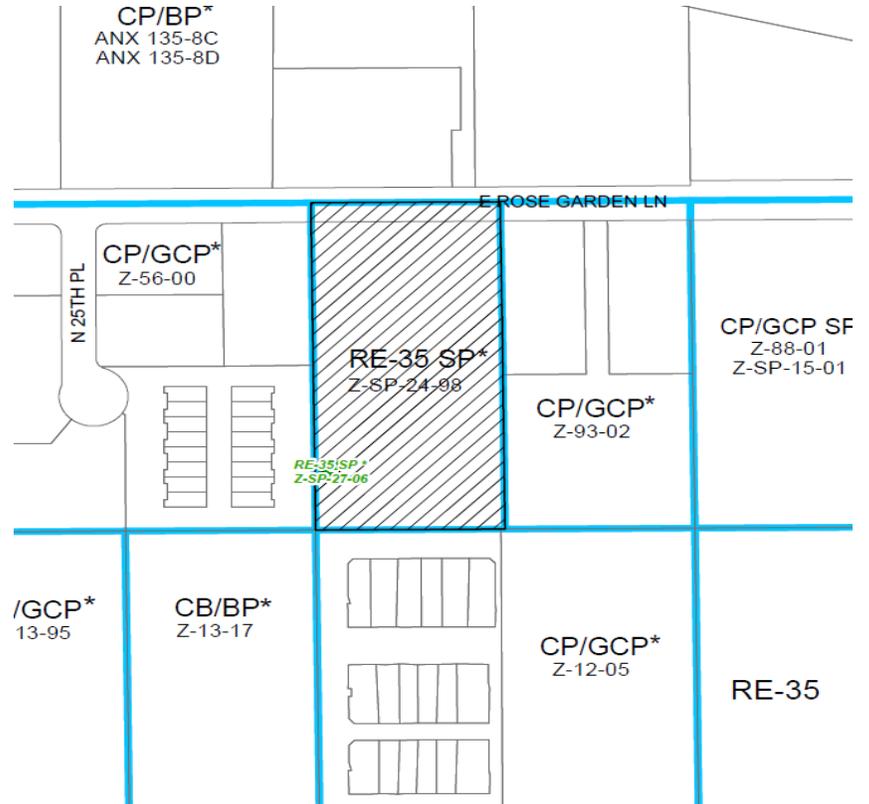
Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Equestrian Facility	RE-35 SP, RE-35 (approved RE-35 SP)
North	Warehouse, Manufacturing	CP/BP
South	Office, Warehouse, Self-Storage	CP/GCP
East	Office and Physical Therapy Center	CP/GCP
West	Office and Miscellaneous Services	CP/GCP

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone a 5.02-acre site located approximately 365 feet east of the southeast corner of 25th Place and Rose Garden Lane. The request is to rezone from RE-35 SP (Single-Family Residence District, Special Permit to allow a horseback riding facility for people with disabilities) and RE-35 (Approved RE-35 SP to allow a mono-palm) to PUD (Planned Unit Development) to allow an equine therapeutic riding center.



Source: City of Phoenix Planning and Development Department

- 2.

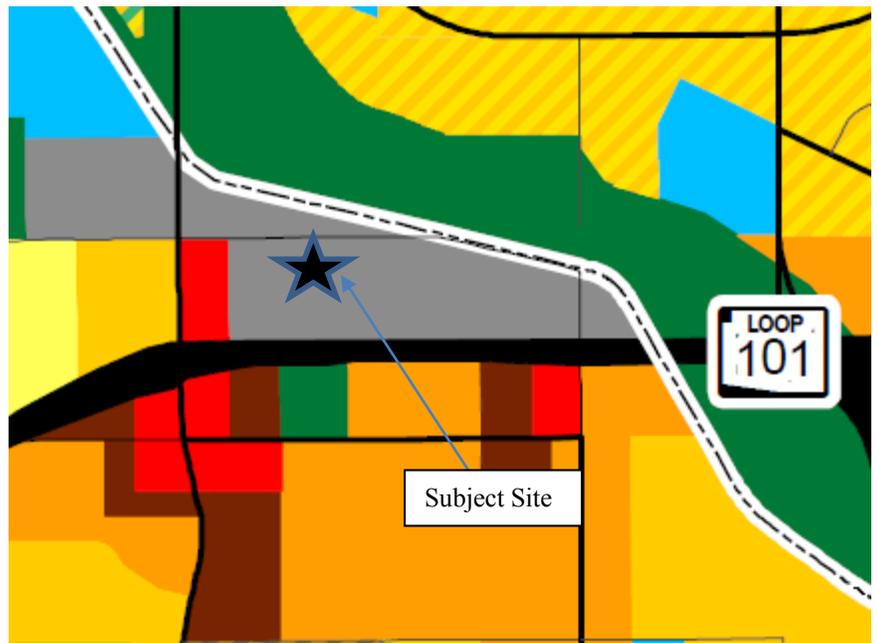


Source: Maricopa County Historical Aerials

The subject site consists of one parcel that is under the ownership of Horses Help Inc. The subject site was annexed into the City of Phoenix on August 25, 1988. At that time, the subject site and the surrounding area vastly consisted of vacant land. Prior to

redevelopment the area was comprised of single family farm houses. After the development of the Loop 101 Freeway the area has redeveloped into mostly commerce park uses. Currently Horses Help operates under a Special Permit (Rezoning Case Z-SP-24-98) which allows therapeutic horseback riding to help individuals with special needs. It is stipulated in Case No. Z-SP-24-98 that the special permit be renewed every ten years. This therapeutic horseback riding use is not allowed in any zoning district without a special permit. This PUD is necessary to allow the therapeutic horseback riding use along with accessory uses to eliminate the need to renew the special permit every ten years, while providing for site improvements as the facility expands.

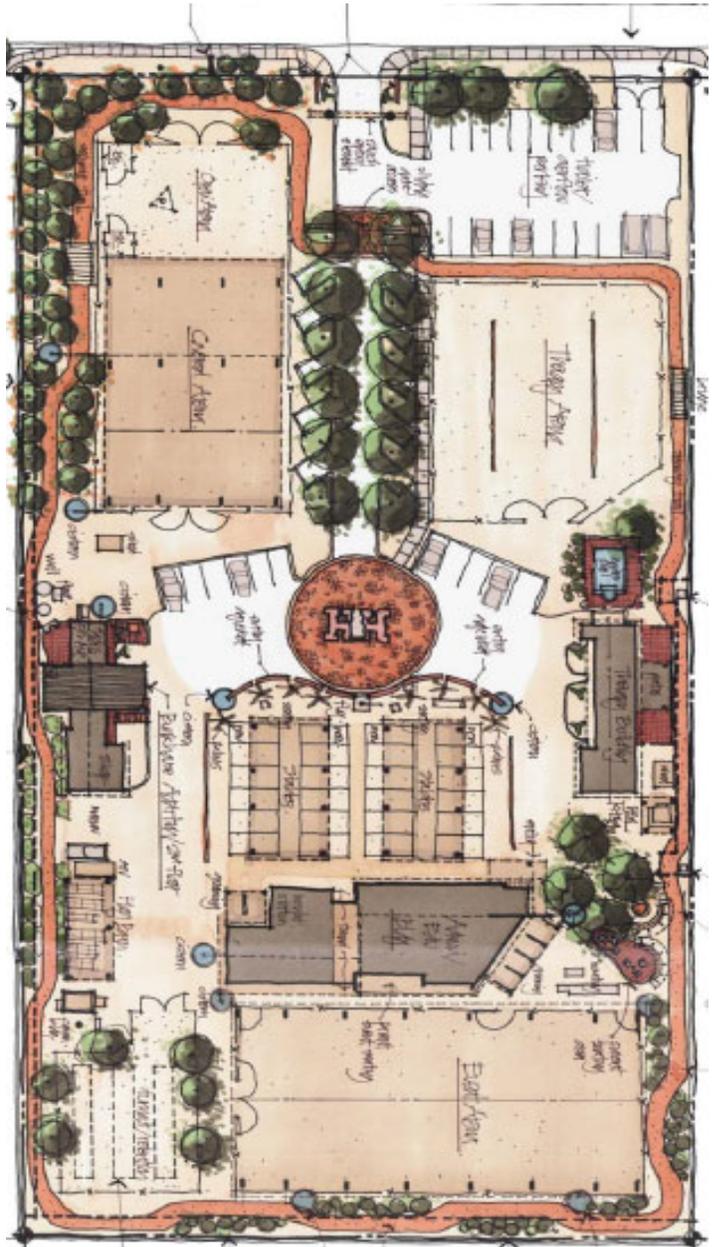
3. The General Plan Land Use Map designation for the subject site is Industrial. The Industrial land use category is designed to accommodate establishments involved in warehousing, manufacturing and processing. The Horses Help PUD and associated uses are unique. However, they are consistent in providing the community with commercial services, as well as being consistent with the land use goals, policies and principles in the City of Phoenix General Plan.



Industrial

Source: City of Phoenix Planning and Development Department

- The proposed PUD site is within a corridor that contains Commerce Park uses. It is the purpose and intent of the provisions defined within this PUD to promote the development of a high-quality therapeutic equestrian riding center to suit the growth of program needs for clients, staff and the community. The provisions of this PUD will ensure compatibility with the surrounding properties and the development of an asset to the surrounding community.



SURROUNDING ZONING AND USES

5. **North**

The properties to the north are zoned CP/BP (Commerce Park/Business Park). Currently the area is being used for industrial supplier and commercial schooling such as Aerostar Aerospace manufacturing, turf equipment distributor, wholesale nursery distributor and self-defense schooling. The United State Postal Service also resides northwest of the property.

South

South of the property is zoned CP/GCP (Commerce Park – General Commerce Park). Currently the area is being used for miscellaneous office and commercial use such as industrial design and manufacturing, self-storage units, appliance part supplier, and pharmacy.

West

West of the property is zoned CP/GCP. Currently the area is being used for manufacturing and commercial use such as solar energy system supplier, air-conditioning system supplier, fireplace supplier, sporting goods retailer, personal fitness, and ballet commercial schooling.

East

East of the property is zoned CP/GCP. Currently the area is being used for an athletic rehabilitation center and personal training.



Source: City of Phoenix Planning and Development Department

- The proposal was developed utilizing the PUD zoning designation. The PUD is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant writes a document proposing standards and guidelines that are tailored to the context of a site on a case by case basis.

Where the Horses Help PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

- Below is a summary of the proposed standards for the subject site as described in the attached Horses Help PUD Development Narrative date stamped December 10, 2018. The proposed standards were designed to allow for an equine therapeutic riding center.

List of Uses

The Development Narrative proposes a number of permitted uses. The proposed uses consist of the permitted CP zoning uses, found in Section 626 of the Phoenix Zoning Ordinance, and to include equestrian therapy and rehabilitation for people with special needs. Outdoor uses with conditions and temporary uses with conditions to accommodate special events are also permitted. An existing mono-palm has also been included as a permitted use subject to the applicable Zoning Ordinance provisions.

Conceptual Site Plan

The development's main ingress and egress point is along Rose Garden Lane. The conceptual site plan also illustrates that there will be a covered outdoor event area as well as a covered outdoor therapy area. The development proposes an administration building, professional office, commercial schooling facility and an assembly building. The parking area is along the Rose Garden Lane frontage and will contain lush landscaping and connectivity to the shaded drive isle located at the center of the site. A recreational trail, outdoor therapy arena (uncovered) and a professional office with a retail component are also proposed for the site.



Source: *Designers of Progressive Architecture*

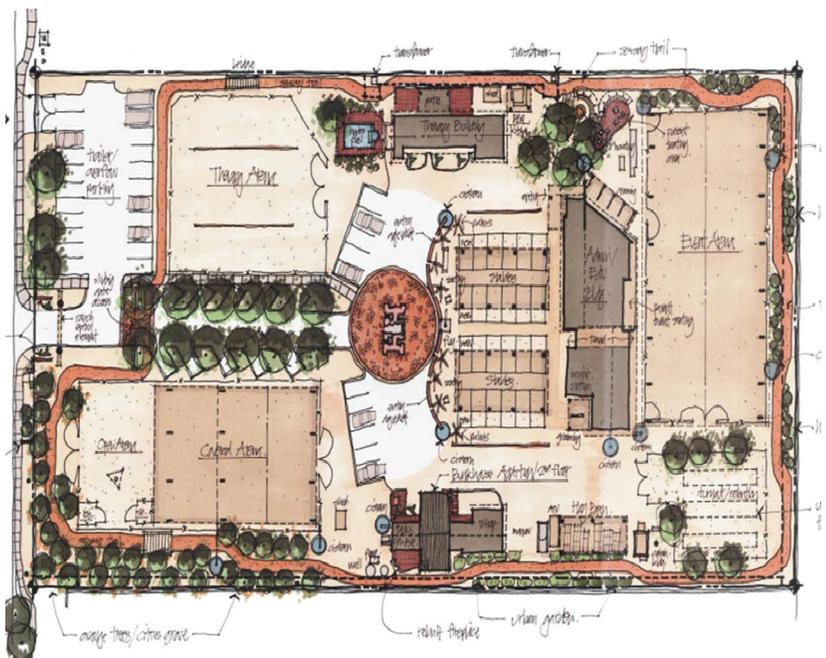
Development Standards

The table below provides a summary of the development standards:

Development Standard	Proposed PUD
Height (Maximum), feet	18 feet within 30 feet of perimeter lot line; 1-foot increase per 3-foot additional setback. 56-foot maximum. This is consistent with other properties with CP zoning.
Building Setbacks (Minimum)	<u>Street Side-</u> <u>North:</u> 25 feet <u>Adjacent to property-</u> <u>East:</u> 10 feet <u>South:</u> 10 feet <u>West:</u> 10 feet
Landscape Setbacks (Minimum)	<u>Street Sides-</u> <u>North:</u> 20 feet <u>Adjacent to property-</u> <u>East:</u> 5 feet <u>South:</u> 5 feet <u>West:</u> 5 feet
Lot Coverage (Maximum)	50%
Open Space (Minimum)	30%
Parking	Per Section 702 of the City of Phoenix Zoning Ordinance

Landscape Standards

The proposal includes landscape setbacks along the perimeters of the property. The street side setback proposes an average 30-foot landscape setback. The interior lot lines will be improved with a pedestrian path, trees, groundcover, accent plants and vines that are drought tolerant. Twenty-five percent of the trees on the north side of the site will be a minimum 4-inch caliper or multi-trunk trees and 50 percent of the trees will be 3-inch caliper. A minimum of 25 percent of the exterior wall length shall be treated with a minimum 5-foot in width planter.



Source: Designers of Progressive Architecture

Design Guidelines

The PUD proposes amenities for the subject site that include enhanced setbacks that go beyond Commerce Park standards, a meandering pathway around the perimeter of the site that creates a greater buffer around the site, which limits the potential of a nuisance created by the equestrian uses. The PUD also offers an educational center and equestrian therapy sessions in multiple arenas around the site. The proposed shade standards indicate that shading will be incorporated throughout the site by way of landscaping or building structures. Additionally, the Horses Help PUD discusses incorporating trees and shade into the built environment to support year-round outdoor activities and a healthy environment. Building orientation, an overabundance of trees, shade structure and covered pedestrian walkways are some of the design guidelines outlined in the Horses Help PUD that go beyond the standards in Section 507. The Horses Help PUD will provide recreational elements relating to the desert environment and incorporates design strategies through the use of native plants.

Signage

Signage in The Horses Help PUD shall comply with the commercial sign standards in Section 705 of the Phoenix Zoning Ordinance.

Sustainability

The Development Narrative proposes several options to incorporate sustainability principals including grey water irrigation, rainwater harvesting systems, roof gardens, reduction of the urban heat island through shade structures and the creation of microclimates.

Phasing

Five phases of construction are proposed:

1. Installation of a solid, prefabricated steel cover for the existing event area located on the southern end of the property as well as enhancements to the therapy arena on the northwest portion of the site.
2. Construction of new buildings for administrative operations, commercial schooling, and assembly space.
3. Existing buildings on the east and west will be remodeled for professional offices, retail and short-term stay dormitory.
4. Recreational trail within the perimeter setbacks will be installed.
5. Surface parking area at the northeast corner of the property and entry boulevard with surface parking and pedestrian pathway will be installed.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In

addition, a vision in the master plan is to raise awareness by leading by example. The proposal includes enhanced landscape setbacks along the northern property boundary and offers an enhanced amount of open space at 30%.

9. Complete Streets Guiding Principles

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposal includes enhanced open space requirements that have pedestrian pathways that connect to the sidewalk on Rose Garden Lane.

10. Outer Loop Freeway Specific Plan

In 1988, the City of Phoenix approval 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. Cave Creek Road to Squaw Peak Freeway. Because the site is not adjacent to the freeway or located in a residential area, no specific mitigation recommendations were proposed for the subject property.

COMMUNITY INPUT SUMMARY

11. Staff has not received any community comments to date.

INTERDEPARTMENTAL COMMENTS

12. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
13. The City of Phoenix Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1320 L of the Flood Insurance Rate Maps (FIRM) dated August 25, 2017.
14. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.
15. 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. 2.

OTHER

16. Development and use of the site is 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 proposed projects development standards are compatible with the existing land use pattern in the area.
2. The development standards propose improvements to the existing facility that will provide additional shade, landscape and pedestrian amenities.
3. The PUD allows the continuation and expansion of an existing use with enhanced services and site improvements.

Stipulations

1. An updated Development Narrative for the Horses Help PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped December 10, 2018 as modified by the following stipulations.
 - a. Update acreage throughout document to 5.02 acres.
2. 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.

Writer

David Simmons
January 29, 2019

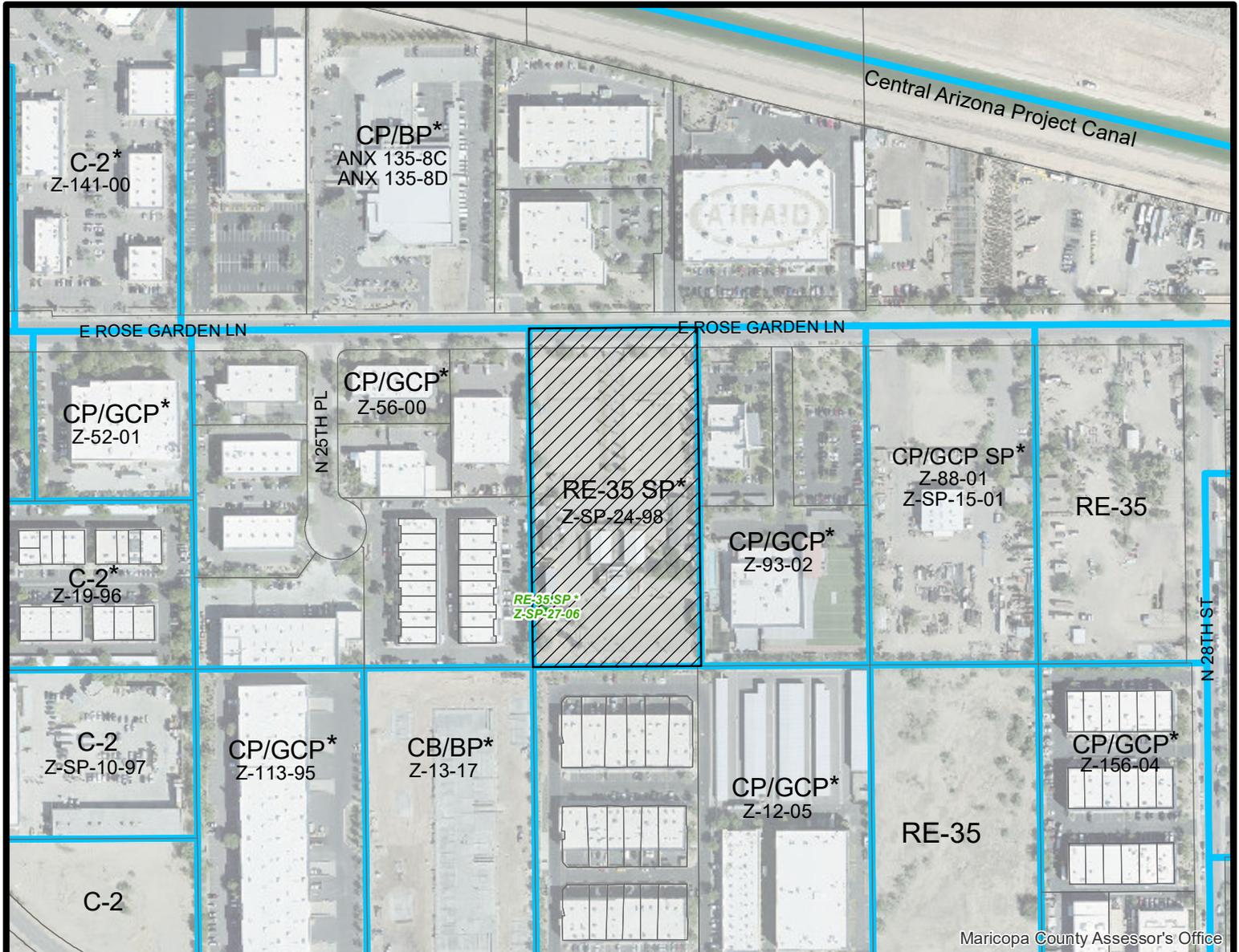
Team Leader

Samantha Keating

Exhibits

Zoning Sketch Map
Zoning Aerial Map

Horses Help PUD Development Narrative date stamped December 10, 2018
<https://www.phoenix.gov/pdd/pz/pzservices/pud-cases>



Maricopa County Assessor's Office

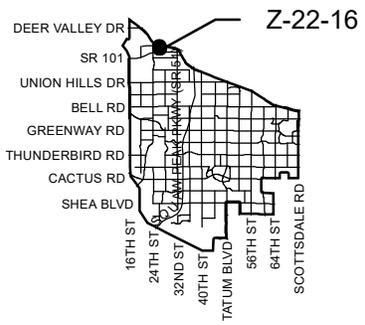


Feet

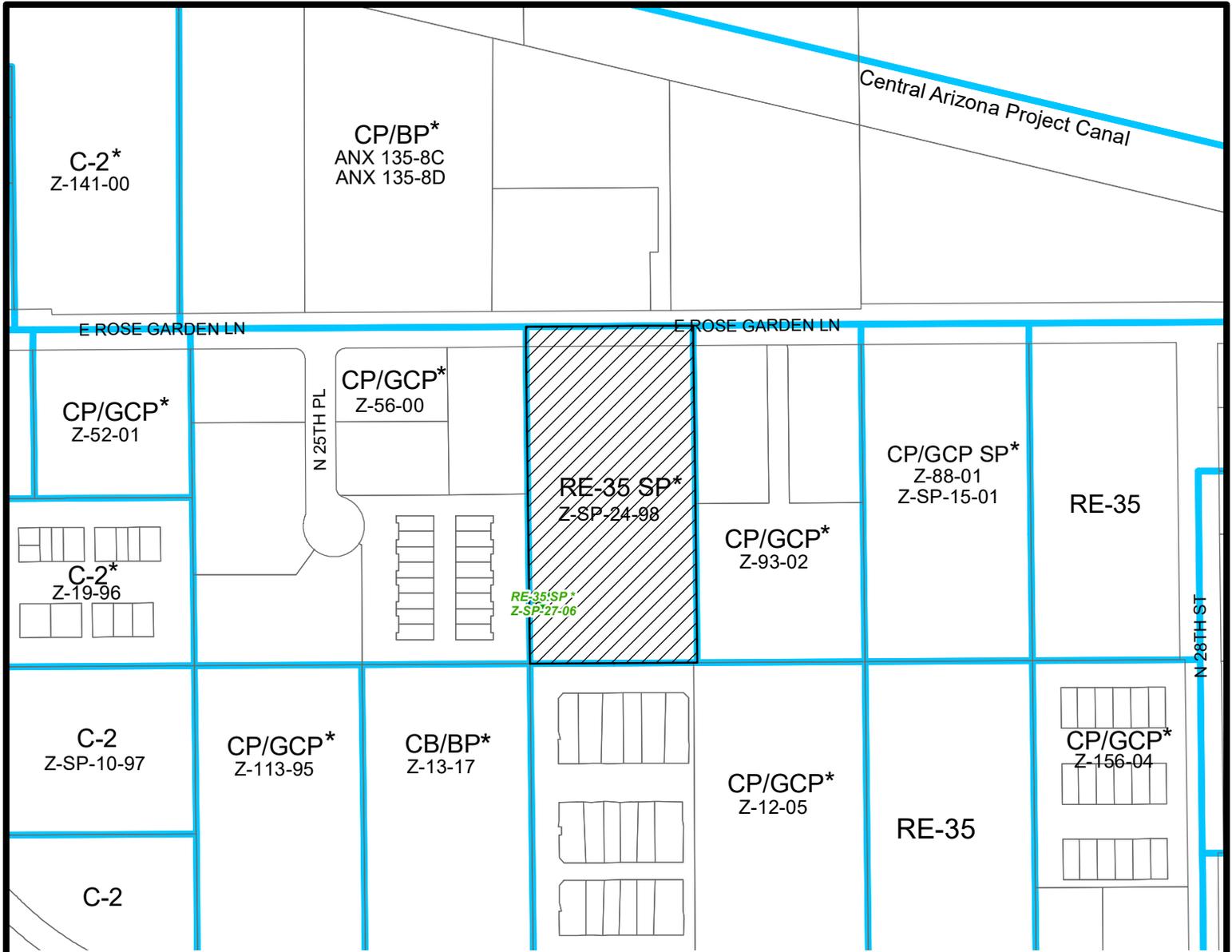


PARADISE VALLEY VILLAGE

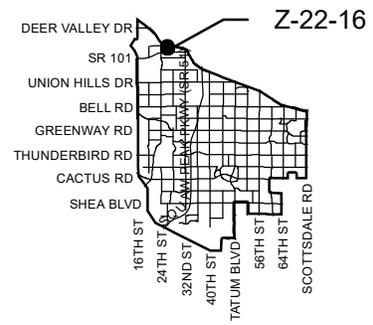
CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Gregg Goodman		REQUESTED CHANGE:	
APPLICATION NO. Z-22-16		FROM: RE-35 SP (5.01 a.c.) RE-35 (Approved RE-35 SP) (0.01 a.c.)	
DATE: 8/1/2016 <small>REVISION DATES:</small>		TO: PUD (5.02 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 5.02 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 41-33		<small>ZONING MAP</small> N-9	
MULTIPLES PERMITTED RE-35 SP, RE-35 (Approved RE-35 SP) PUD		* UNITS P.R.D. OPTION 6 N/A	
CONVENTIONAL OPTION 5 8			
* Maximum Units Allowed with P.R.D. Bonus			



PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Gregg Goodman		REQUESTED CHANGE:	
APPLICATION NO. Z-22-16		FROM: RE-35 SP (5.01 a.c.) RE-35 (Approved RE-35 SP) (0.01 a.c.)	
DATE: 8/1/2016		TO: PUD (5.02 a.c.)	
REVISION DATES:			
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CITY OF PHOENIX

DEC 10 2018

**Planning & Development
Department**

HORSES HELP

NON PROFIT THERAPEUTIC RIDING CENTER

PLANNED UNIT DEVELOPMENT



Zoning Case No.: Z-22-16-2 PUD

First Submittal:

Second Submittal: 30 August 2017

Third Submittal: 30 October 2018

Hearing Draft: 3 December 2018

Development Team



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PLANNED UNIT DEVELOPMENT AND DISCLAIMER

This Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for this particular project. Provisions not specifically regulated by this PUD are governed by the Phoenix Zoning Ordinance. 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. This PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City. All images and site plans within the PUD are conceptual and intended to be illustrative of the character and quality of the development. The images do not convey final design concepts, colors, or material. A specific site plan(s) shall be processed during City's site plan review process.

This PUD provides the regulatory zoning standards applicable to the property which will be used by the City through development review and permit process. The provisions provided within this PUD shall apply to all properties within the PUD project boundary. The zoning and development standards provided herein amend various provisions of the Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure as provided herein and the Zoning Ordinance, the PUD shall prevail.

HORSES HELP THERAPEUTIC RIDING CENTER PLANNED UNIT DEVELOPMENT

A. PURPOSE AND INTENT

The purpose of this Planned Unit Development (PUD), to be known as *Horses Help* PUD, is to secure the zoning of the property in order to reinforce the current Equine Adaptive Therapeutic Riding establishment and continue its current uses. The property is approximately 4.71 acres and is located approximately 1,350 feet east of the southeast corner of Cave Creek Road and Rose Garden Lane.

1. Project History and Intent

Prior to the development of the 101 Freeway, the neighborhood where the Property resides consisted of homesteads, acres of farm houses and at one point there were up to 700 horses in the area. Since then parcels around the Property have been divided, rezoned, and developed into the current industrial and commercial establishments. Furthermore, the shift has continued to northward, rezoning residential to commercial or industrial, becoming a destination for retail and services. The traditional southwestern farmhouses have since been replaced by warehouse boxes and commercial strip centers surrounded by seas of asphalt parking. In 1988, the City of Phoenix approval 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.

More than 29 years ago, the founders of Horses Help discovered how a person with disabilities or special needs could improve and enrich their lives through Equine Adaptive Activities and Therapies (EAAT). Today, Horses Help provides 10,200 equine experiences for individuals in 53 disability categories, ranging from two years old to seniors. Horses Help purchased this particular property in 1998 because of its prime central location for its clientele. Since then, Horses Help has become a vital asset to the community and a valuable neighbor to retain.

Currently Horses Help operates under a Special Permit (Rezoning Case Z-SP-24-98). The instability of the Special Permit is that it requires a renewal every ten-years and the renewal is not a guarantee. The uncertainty of retaining a renewed permit does not give Horses Help the stability it requires in order to provide continual support to their clients. The Horses Help PUD intends to give permanent zoning status for the property to reinforce the establishment’s current uses and secure financial investments for quality improvements.

2. Overall Design Concept and Goals

The Horses Help PUD adapts to the transitions of the surrounding neighborhood and is intended to continue its current operation as an Equestrian Activities and Educational Outreach Center. In order to adequately support the unique programs of the establishment and their users, The Horses Help PUD

provides permitted uses, development standards and design guidelines that reinforce the compatibility of adjacent properties and is a sustainable response to the outdoor environment. This will allow Horses Help to continue to provide supportive services to the special needs community, at risk youth, and military / first responder families. Improvements include but are not limited to: remodeling of existing structures to better suit the needs of Professional Office use, additions to existing structures to enable the growth of Commercial Schooling and Retail, additional facilities for Administrative Services and Assemblies, and additional shade structures over existing outdoor arenas for improved environmental quality of the property and its users.

Facility improvements will allow Horses Help to incorporate commercial schooling, retail areas, and community serves. As a result Horses Help can positively contribute to economic growth of the area. The unique services associated with equestrian activities and education promotes community connectivity and attracts new partnerships necessary for economic growth. Furthermore, Horses Help lends to the expansion of higher education through partnerships with Universities which provides more employment opportunities.

The development standards established for The Horses Help PUD have been specifically crafted to allow flexibility of programs and extend outdoor use throughout the year. The design guidelines are intended to be sensitive to the character of the existing facilities, while being environmentally balanced. Sustainable strategies included, but are not limited to: revitalizing existing adobe brick buildings, integrating renewable energy from solar panels, utilizing recycled and locally sourced materials, permeable surface materials, on-site storm water mitigation and retention, irrigating with grey water system, and limiting to native plantings. The architectural objective is to use long lasting, low maintenance materials such as rammed earth, concrete, concrete masonry blocking, and steel.

Horses Help PUD strives to be a community leader by being the community support system. The Concept Site plan aims to ensure the longevity of the property by preserving the existing Arizona Western theme and balancing it with modern technology and climatically responsive design techniques. The goal of the Horses Help PUD is to establish standards that will allow the property to grow and continue to be a reliable service to the community.

B. LAND USE PLAN / SITE PLAN

The Horses Help PUD property is approximately 4.71 gross acres, located approximately 1,350 feet East of the Southwest corner of Cave Creek Road and Rose Garden Lane. Two of the original adobe brick farm houses still remain preserved in their original form and operate as professional offices and administrative needs for the establishment. A third single-story building was constructed of similar size and height between the two farm houses which operates as storage and indoor assembly space. Just on the north side of the central building are two-dozen covered horse stables. On the south end of property is an uncovered event area, which hosts equestrian therapy sessions, group activities, educational events, and competitions including the Special Olympics. At the Northeast corner is a second equestrian therapy area consisting of various textured walls and walking surfaces to facilitate in therapeutic rides. The remaining grounds consist of two smaller arenas for the horses to graze, hay storage, outdoor seating areas for guest viewing, and surface parking. Horses Help has become a vital asset to the community and a valuable neighbor to retain.

The primary ingress/egress is an existing gravel road from Rose Garden Lane, East of Cave Creek Road, and stretches south-bound midway into the property to the existing horse stables. At the end of the main drive is open gravel parking are for visitors, and staff. Parking can also be found along the edge of the main drive aisle. The current parking can accommodate the number of visitors and staff that rotate throughout the day. During larger events, typically on the weekends, neighbors have opened their empty parking lots and agreements have been ensured with these neighbors to assist Horses Help in providing adequate parking for these events.

The Concept Site Plan aims to maintain the existing location of existing land uses and upgrade the facilities and its surrounding context. The original adobe houses will continue to be preserved. A complementary addition is planned to extend the available space for the existing professional offices at the East facility and incorporate a small retail addition to the West facility. The central facility will be replaced with a new two-story facility made of rammed earth, concrete, and steel. This facility will continue provide adequate storage as well as hosting assemblies for entertainment, fundraising events, regular educational and community outreach seminars, and competitive events. Horses Help also plans to expand their existing educational department by inviting partnerships with surrounding higher education veterinarian establishments. The existing horse stables will remain in its current location. A rammed earth site will be added just north of the stables to shield the horses from incoming traffic and help reduce the exposure to day-to-day activities. The existing parking will be relocated to the Northeast corner of the property where the existing therapy arena will be reduced in size. This will allow the parking to be consolidated and traffic to be relocated away from the horse stables. Finally, to tie the property together, a sensory trail will be designed to weave in loop around the perimeter of the entire property. This trail is intended to create different sensory areas for therapeutic riding sessions by incorporating items such as plants that produce different smells and textures, site walls made of different surface textures and colors, variation in surface materials and slight elevation changes. All other site amenities will remain in their current location. However, they will also receive equal upgrades in order to maintain their longevity.

C. SITE CONDITIONS AND LOCATION

1. Acreage

The Property consists of approximately 5.01, gross acres which is area of rezoning request. This includes the right of way. (4.52 net acres)

2. Legal Description

Lot 14, Mohawk Park, according to book 58 of maps, page 48, and being located in a portion of the Southwest $\frac{1}{4}$ of Section 23, Township 4 North, Range 3 East, of the Gila and Salt River base and meridian, Maricopa County, Arizona.

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3. Topographical and Natural Features

There are no significant topographical or natural features on the Property. However a significant sized storm water retention basin exists on the Southwest corner of the Property. The site naturally slopes gradually from a high point at the North property line towards the South property line. The property also has an existing and functioning underground water well at the West end of the property, approximately midway North / South.

D. GENERAL PLAN AND CONFORMANCE

The Property is currently zoned as RE-35 with a Special Permit for a period of ten-years from the original expiration date, or as approved by subsequent Planning Hearing Officer activity, dated February 17, 2010. According to the General Plan Land Use Map, the area is designated as Industrial and Commercial category. Per the General Plan, the Industrial land use category is designed to accommodate establishments typically associated with noise and smell.

The Horses Help PUD and associated uses are unique. However, they are consistent in providing the community with commercial services, as well as being consistent with the land use goals, policies and principles in the City of Phoenix General Plan. The Horses Help PUD includes special permitted uses, development standards and design guidelines that are intended to preserve and maintain the Arizona native environment, character and scale of the area, and sustain their connectivity to the community.

The Horses Help PUD further reflects to the General Plan by responding to the five (5) Core Values that help to achieve the City's vision for the future and provide the framework for growth and development in the City by following goals, objectives, and principles of the Core Values in the General Plan.

Connect People & Places

The City of Phoenix General Plan recognizes that Phoenix residents desire activity areas and corridors that can be accessed safely and easily by transportation or other infrastructure. The Connect People and Places Core Value focuses on Growth Preservation / Preservation and Infrastructure including the following:

a. Cores, Centers, and Corridors

The Goal: Phoenix residents should have an abundance of places to connect with services, resources as well as each other.

The Horses Help PUD connects the community with unique and necessary services that, for some, is challenging to come by. Horses Help provides supportive services for persons with disabilities, special needs, and at risk population through equine adaptive activities and therapies. In addition, Horses Help provides employment, volunteer opportunities, and collaborative work with local agencies, colleges, and universities. The Horses Help PUD includes design guidelines to promote safe and comfortable pedestrian walkways, open spaces for communal events, and protected bicycle parking.

b. Opportunity Site

The Goal: To promote development of vacant parcels or redevelopment of underutilized parcels within the developed area of the city that are consistent with the character of the area or with the area's transitional objectives.

Horses Help PUD allows an increase of both use density and building height limits to a reasonable level that respect the surrounding context and allows the establishment to grow.

The Horses Help location is essential to the success of their establishment. In order to attract a sustainable volunteer base and provide their services to the majority of the Phoenix population, it is critical to be centrally located and maintain ease of access. Currently, the Property is located a short distance from the 101 Freeway and geographically central. Due to their location, Horses Help has been able to expand their communal opportunities by providing a unique location for collaborative work environment and commercial schooling.

Strengthen Our Local Economy

The Goal: As a City it is crucial that Phoenix residents continue to improve and support the employment sector. Phoenixians envision a strengthened local economy that supports locally owned businesses; attracts new businesses, hosts a robust higher education sector, and is a destination for entrepreneurs.

The Horses Help PUD encourages unique commercial schooling uses that are necessary for higher educated employment opportunities. The definition of commercial schooling as it applies to Horses Help include the following:

1. Horses Help conducts continuing education courses for those professionals working in our field that need training or Continuing education credits
2. Horses Help conducts national workshops and certifications for Adaptive Activities and Therapies Instructors, clinicians and therapists
3. Horses Help facility is suitable for local high schools, colleges and universities to use as a satellite facility for classroom training. Ie. Midwestern university vet school hosts hands on classroom teaching for those vet students perusing a large breed animal specialty.
4. Local private schools may use the facility as a classroom extension for learning based activities, like horticulture, composting, animal science etc.

The unique services associated with the establishment provide employment, promote volunteer opportunities and attracts new partnerships necessary to support a healthy environment in the long term. The Horses Help PUD also provides supportive services to a population with minimal resources.

Celebrate our Diverse Communities and Neighborhoods

The Goal: Ensure that development, redevelopment, and infrastructure support and reinforce the character and identity of each unique community and neighborhood. To promote a presence of a healthy mix that enrich the city's identify and quality of life.

The Horses Help PUD focuses on ensuring a connected community through design guidelines to include open spaces and special uses that promote community building activities and events. The Horses Help PUD design guidelines allow for necessary infrastructure to support urban agriculture allowing residence to enjoy a healthy lifestyle. The Horses Help PUD preserves, protects, and incorporates the adaptive reuse of historical buildings and structures in order to maintain existing culture and character.

Build the Sustainable Desert City

The Goal: Residents want to see Phoenix expand its role as an environmental leader by including more neighborhood, businesses, and facilities that are designed and built using environmentally progressive planning and building practices along with locally produced and lasting materials. Residents desire to enhance their communities, make them safe, clean and sustainable, and free of pollution.

Desert Landscape: Although the Property is not connected to, nor contains naturally occurring desert landscape, The Horses Help PUD will provide recreational elements relating to the desert environment and incorporates design strategies through the use of native plants.

Green Building: The Design Guidelines focus on sustainable practices by encouraging the use of natural materials compatible with the desert environment for construction, encouraging the use of solar energy, energy efficient systems, passive heating /cooling, and promote the use of design strategies which minimizes the heat island effect.

Trees and Shade: The Horses Help PUD has an investment in trees and shade integrated into the built environment to support year-round outdoor activities and a healthy environment. Design guidelines include ample tree canopy coverage in parking areas and pedestrian walkways, proper building orientation and shade structures to minimize heat gain during the hotter days, and permeable surfaces to promote cooler ground temperatures.

Healthy Food Systems: The Horses Help PUD allows special uses that support the growth of urban agriculture to promote healthy and sustainable food systems.

Storm water: The Design Guidelines encourages construction methods to maximize the potential for mitigating runoff, rainwater harvesting and storm water retention for landscape watering.

E. ZONING AND LAND USE COMPATIBILITIES

The Property is currently zoned Single-Family RE-35 with Special Permit and will be rezoned to Planned Unit Development (PUD). See [Exhibit: Existing Zoning](#)

Surrounding Zoning and Land Use Table		
Location	Zoning	Land Use
Subject Site	RE-35-SP	Equine Adaptive Therapeutic Riding Center
North	CP/BP	Warehouse/ Manufacturing/Federal Property
East	CP/GCP	Warehouse/ Fitness Club
South	CP/GCP	Plant Nursery /Miscellaneous Office/ Miscellaneous Commercial
West	CP/GCP	Miscellaneous Retail/ Manufacturing/ Warehouse

1. Existing Surrounding Land Use

North of the Property is zoned for Commerce Park – Business Park. Currently the area is being used for industrial supplier and commercial schooling such as Aerostar Aerospace Manufacturing, Turf equipment distributor, Wholesale Nursery distributor and Self Defense Schooling. The United State Postal Service also resides northwest of the Property.

East of the Property is zoned for Commerce Park – General Commerce Park. Currently the area is being used for an Athletic Rehabilitation Center and Personal Training.

South of the Property is zoned for Commerce Park – General Commerce Park. Currently the area is being used for Miscellaneous Office and Commercial use such as industrial design and manufacturing, self-storage units, appliance part supplier, and pharmacy.

West of the Property is zoned for Commerce Park – General Commerce Park. Currently the area is being used for manufacturing and commercial use such as solar energy system supplier, Air-conditioning system supplier, fireplace supplier, sporting goods retailer, personal fitness, and ballet commercial schooling.

2. Proposed PUD Compatibility

When Horses Help acquired their current Property, the area was zoned for Single Family Residential use. Since then, the surrounding properties have re-zoned for allowance of commercial and business uses. Considering the existing establishment contains commercial schooling, retail, recreational activity, storage and warehouse facilities, the proposed PUD is compatible and in conformance with its surrounding uses. Concurrently, the density, scale and size of the proposed PUD maintain the scale and character of the surrounding properties. Additionally, Horses Help establishment represents a locally owned and operated company who is invested into the community and can further stabilize not just the immediate adjacent properties, but satellite partnerships in the Maricopa County.

F. PERMITTED USES

The Property Owner may request an interpretation of analogous use to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below.

A. Primary Uses

1. Animal boarding
2. Assembly
3. Commercial schooling, which may include outdoor activities.
4. Farmers Market, subject to the regulations outlined in Section 622 of the City of Phoenix Zoning Ordinance.
5. General retail sales, subject to the following
 - i. Individual stores shall have no greater than five-thousand square feet of sale area
6. Manufacturing or assembly of finished products or subassemblies so long as the primary use of the property is not the basic processing and compounding or raw materials or food products, except as otherwise provided in this section.
 - i. Wireless communications facility per Special Permit case No. Z-SP-27-06-2. Any future replacements or expansions of the facility shall comply with Z-SP-27-06-2 and Section 715 of the Phoenix Zoning Ordinance for a disguised wireless communication facility.
7. Office for professional use
8. Office for administrative use
9. Restaurants, per section 622 in the Phoenix Zoning Ordinance.
10. Therapy and Rehabilitation
11. Equestrian stable, commercial including boarding and instruction, as a support to office for professional use. Subject to the following conditions:
 - i. Minimum lot size four acres.
 - ii. Minimum perimeter setback of seventy-five feet for all animal sheltering buildings.
12. Dormitory dwelling units (max. 8) for short term stay, of less than 12-months, which are used as a support to a Primary Use.

B. Accessory Use

1. Outdoor storage which shall be screened with solid fencing, fifty-percent opacity, or continuous plantings.
2. Quarters for caretakers or watchmen.
3. Agriculture crops: raising, harvesting and indoor/outdoor retail sales as a support to a Primary Use.

C. Temporary Use

- a. Temporary uses to be allowed in accordance with Section 708 of the City of Phoenix Zoning Ordinance.
- b. Amendment to Section 702 – Temporary parking for civic events
Parking may be permitted for up to eight events within one calendar year, provided that each event does not exceed three days.
- c. Temporary parking within the neighboring parking lot is permitted during special events.

G. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within this PUD to promote the development of a high-quality *Therapeutic Riding Center* to suit the growth of program needs for clients, staff and the community. The provisions of this PUD will ensure compatibility with the surrounding properties and the development of an asset to the community.

If there are conflicts between the specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. This PUD only modifies the Phoenix Zoning Ordinance regulations and does not modify other Phoenix City Codes or requirements. A summary of the Development Standards is shown in the table below and *Exhibit: Comparative Zoning Standards Table.*

<u>DEVELOPMENT STANDARDS TABLE</u> The Horse Help Therapeutic Riding Center PUD	
MAXIMUM BUILDING HEIGHT	18’ within 30’ of perimeter lot line; 1’ increase per 3’ additional setback, maximum 56’
MINIMUM BUILDING SETBACKS	
North	25 feet
South	10 feet
East	10 feet
West	10 feet
LOT COVERAGE	
Primary use buildings, including accessory structures and parking canopies.	50% maximum
MINIMUM OPEN SPACE	30% Minimum Open Space
PARKING SPACE REQUIREMENTS	Section 702 (Phoenix Zoning Ordinance)

H. LANDSCAPE STANDARDS

The landscaping concept for The Horses Help is intended to support the ability to utilize the outdoors year-round and provide a sensory experience. It is essential to the progress of Horses Help’s clients to maintain a consistency year-round. The landscape standards includes trees, shrubs, groundcover, accent plants and vines tolerant of the southwestern region as well as traditional plantings used in southwestern agriculture. The use of colors, textures and fragrance are intended for physical and cognitive development of visiting clients. A summary of the Landscape Standards is shown in the table below and *Exhibit: Comparative Zoning Standards Table.*

LANDSCAPE STANDARDS TABLE

The Horse Help Therapeutic Riding Center PUD

MINIMUM LANDSCAPE SETBACKS	
North	20 feet
South	5 feet
East	5 feet
West	5 feet
MINIMUM PLANTING STANDARDS	
North	<p>Rows: Minimum 1 row of trees</p> <p>Spacing: 20 feet on center or in equivalent groupings</p> <p>Tree Size: Minimum 2-inch caliper (50% of required trees) Minimum 3-inch caliper or multi-trunk (50% of required trees) Minimum 4-inch caliper or multi-trunk (25% of required trees)</p> <p>Shrubs: Minimum five (5) 5-gallon shrubs per tree</p> <p>Groundcover: Minimum 50% living groundcover</p>
South, east and west	<p>Rows: Minimum 1 row of Trees</p> <p>Spacing: 20 feet on center or in equivalent groupings</p> <p>Tree Size: Minimum 2-inch caliper (50% of required trees)</p> <p>Shrubs: Minimum five (5) 5-gallon shrubs per tree</p> <p>Groundcover: Minimum 50% living groundcover</p>

MINIMUM LANDSCAPE REQUIREMENT/PLANTING STANDARDS ADJACENT TO BUILDING	
<p>Minimum 25% of the exterior wall length shall be treated with a minimum five (5) foot in width planter</p>	<p>Spacing: 20 feet on center</p> <p>Tree Size: Minimum 1-inch caliper (40% of required trees) Minimum 2-inch caliper (60% of required trees)</p> <p>Shrubs: Minimum five (5) 5-gallon shrubs per tree</p> <p>Groundcover: Minimum 50% living groundcover</p>
MINIMUM LANDSCAPE REQUIREMENT/PLANTING STANDARDS FOR PARKING LOT AREA	
<p>Minimum 10% of interior surface area (exclusive of perimeter landscape and all required landscape setbacks)</p>	<p>Landscape Planters: Every 15 parking spaces and at the end of each row of parking. Evenly distributed throughout the entire parking lot to achieve 10%. Minimum interior dimension 6 feet (length and width)</p> <p>Trees: Minimum 1 tree per landscape island Minimum 1-inch caliper (40% of required trees) Minimum 2-inch caliper (60% of required trees)</p>

I. DESIGN GUIDELINES

The Design Guidelines and Standards shall comply with Section 507 and Section 507 Tab A of the Phoenix Zoning Ordinance.

The design guidelines contained in The Horses Help PUD reflect the goals and policies for development in the Commercial zoning district. The intent of the Design Guidelines is to be consistent with the Southwest traditional design and character, as well as supporting the integration of sustainable materials and modern technology suitable for the desert environment. The goal is to develop with the intent of permanency and reliability.

1. Building Orientation

- a. Buildings shall incorporate architectural elements that emphasize horizontal planes, such as overhangs, projections, alcoves, varied roof-planes, and building offsets that are designed to relate to the human scale as well as minimize mass and volume of the structure.
- b. Covered walkways shall be provided along drive aisle and/or street facing façade for all buildings.
- c. Changes in façade, such as material, window design, façade height or architectural details shall be expressed so that the composition appears to be a collection of volumes rather than a single mass.
- d. Buildings shall be oriented towards the street or main drive aisle by placing the primary entrance on the street frontage.
- e. Entrances shall be emphasized with architectural features and/or landscape.
- f. Way-finding tools such as signage or pathways shall be utilized.

2. Building Materials

Particular attention to detail shall be given to all sides of buildings to ensure the architectural theme / style is articulated on all sides. Building materials must comply with the following:

- a. Stucco and synthetic stucco, are not to exceed seventy percent (70%) of the exterior wall surface area fronting the public access and event open space.
- b. At minimum include (3) types of Building materials.

3. Roofs

- a. Pitched roof elements, accents or facades are required.
- b. Inverted pitched roof elements are encouraged; shall be coupled with a rainwater harvesting system or storm water mitigation to retain rainwater on site;
- c. Overhanging wooden eaves and exposed rafters (metal or otherwise) shall be encouraged;
- d. Flat roofs shall include a false parapet.

4. Circulation

- a. The primary access to the site is a 26 feet wide tree lined entrance drive design with permeable, dust free surface drive aisle, wide flanking tree canopies between each vehicle and diagonal street side parking both sides of the drive. The primary access point will be brought into the site for proper emergency vehicle access to the Property.

- b. The existing public sidewalk from Rose Garden Lane will connect to a shaded and well-lit pedestrian circulation network within the property. Contrasting colors and textured materials will be included where the pathway crosses a vehicular path to promote safety and improve the function of vehicular traffic.

J. SIGNS

Signage in *The Horses Help PUD* shall comply with the commercial sign standards in Section 705 of the Phoenix Zoning Ordinance.

K. FENCES AND WALLS

Fences, walls, and screening shall comply with all standards and regulations in Section 703 of the Phoenix Zoning Ordinance. Additionally, *The Horses Help PUD* shall comply with the following standards:

1. Any open use or storage area where permitted, shall be enclosed by a six-foot minimum height screen wall of at minimum 100% screening. The fence will need to be screened completely.
2. Design, materials, colors, and placement for all walls, fences and screen devices around and within property are to be suitable for the needs of the inhabitants and their clients.
3. Design, materials, and colors for all walls, fences and screening devices visible from the public view shall appear cohesive
4. Continuous solid walls and fences are discouraged along Rose Garden Lane. A comfortable level of transparency should be incorporated into the design for visual connection to the public.
5. Landscape plantings are encouraged to be incorporated into the design to support the level of screen necessary for the comfort of the inhabitants and their clients.

L. LIGHTING

Any exterior lighting within *The Horses Help PUD* shall be in conformance with the provisions set forth in the Phoenix Zoning Ordinance and Phoenix's City Code. Additionally *The Horse Help PUD* shall comply with the following standards. In the event of a conflict between these standards and the Zoning Ordinance, *The Horse Help PUD* shall prevail.

1. On-site lighting shall be accomplished with low-level, uniform lighting fixtures dispersed throughout the Property with a lumen rating of 3,500 or less.
2. All on-site lighting is to be shielded to prevent direct visibility of the light source from the adjacent properties.
3. Parking lot, security, and open space / event space lighting shall not exceed twenty-five feet in height including lamp, pole, and base.
4. Lighting bollards should be utilized along pedestrian pathways.
5. All on-site light fixture types, design and placement shall be suitable to the needs of the inhabitants and their clients.

M. SUSTAINABILITY

The *Horse Help PUD* goal is to establish a long-lasting, low-maintenance, and reliable development that will be a positive and sustainable reaction to the Southwestern environment. By incorporating climate responsive materials, sustainable development strategies, and modern technology, The Horses Help PUD seeks to develop a property that is durable, have minimal impact on the public utilities, and a positive influence on the community.

City Enforceable

1. Rainwater Management: Maintain the on-site water balance by reducing runoff volume and retain rainfall on-site to allow rainwater to percolate back into the earth safely.
 - a. On-site retention basins.
 - b. Underground reservoirs.
 - c. Dry-wells.
2. Heat Island Reduction: minimize the effect on microclimates by reducing the heat island effect.
 - a. Encourage shade structures covered by energy generation system, such as solar thermal collectors.
 - b. Encourage shading with vegetated structures such as Roof Gardens.
 - c. Minimum of 30% of parking spaces shaded; either by architectural shade structures or shade trees.

Developer Provided

1. Water Efficiency: to reduce outdoor water consumption.
 - a. Encourage non-vegetative surfaces such as permeable pavement.
 - b. Encourage rainwater harvesting systems.
 - c. Encourage grey water irrigation.
2. Indoor Water Use Reduction: to reduce indoor water consumption.
 - a. All newly installed toilets, urinals, private lavatory faucets, and shower heads that are eligible for labeling must be WaterSense labeled (or equivalent).
 - b. Install appliances and equipment to be Energy Star rated (or equivalent).
3. Indoor Air Quality: contribute to the comfort and well-being of building occupants by establishing minimum standards for indoor air quality.
 - a. Naturally ventilated spaces are required to include a carbon dioxide monitor device.
 - b. Meet the minimum requirements of ASHRAE Standard 62.1-2010 Ventilation for Acceptable Indoor Air Quality.
 - c. Incorporate outdoor breezeways between spaces / buildings.
 - d. Interior cross-contamination prevention. Sufficiently exhaust each space where hazardous gases or chemicals may be present or used.
 - e. Each ventilation system that supplies outdoor air to occupied spaces must have particle filters or air-cleaning devices. Use filtration media with a rating of MERV 13 or higher (or equivalent).

N. INFRASTRUCTURE

1. Circulation

- a. The primary ingress/egress is an existing gravel road from Rose Garden Lane, East of Cave Creek Road, and stretches south-bound midway into the property.
- b. A second access point for Exit Only is planned for the Northeast corner of the property in order to provide adequate circulation during events.
- c. Protected covered bicycle parking will be provided.

2. Grading and Drainage

- a. The site naturally slopes gradually from a high point at the North property line towards the South property line.
- b. Currently, a surface storm water retention basin exists on the Southwest corner of the Property.
- c. The Horses Help PUD will conform to Maricopa County Flood Plain Standard.
- d. The Horses Help PUD aims to maintain the on-site water balance by reducing runoff volume and retain rainfall on-site retain rainwater through on-site retention methods. The primary method is to install underground retention basins to retain storm water.

3. Water and Waste Services

- a. The property also has an existing and functioning underground water well at the West end of the property, approximately midway North / South. This is primarily utilized for horses and irrigation.
- b. Existing buildings are currently using a septic system for all sewer needs. The majority of water needs on the Property utilize City of Phoenix Water Line.
- c. All future development will be utilizing the City of Phoenix Water Line and Sewer Line per the Masterplan for Horses Help development.

O. PHASING PLAN

Anticipated Phase 1
Anticipated Phase 2
Anticipated Phase 3
Anticipated Phase 4
Anticipated Phase 5

Anticipated Phase 1: Install a solid, prefabricated steel cover for the existing event area at the south end of property and existing Northwest therapy arena. Scope of work to include the following:

- a. Lighting and sound system
- b. Surrounding site improvements
- c. Energy generation system such as solar panels

Anticipated Phase 2: Ground up Facility for administrative operations, commercial schooling, and assembly space.

Anticipated Phase 3: Remodel existing East and West buildings for professional offices, retail and short term stay (less than 12 mon.) dormitory. Scope of work includes:

- a. Remolding of existing buildings
- b. Second story addition
- c. Adjacent swimming pool for physical therapy
- d. Surrounding site improvements

Anticipated Phase 4: Site improvement to install a therapy recreational trail within the 10'-0" perimeter setbacks

Anticipated Phase 5: Install surface parking area at Northeast corner of property and entry boulevard with surface parking and pedestrian pathway. Scope of work includes:

- a. Safety Site lighting
- b. Entrance gate

EXHIBIT A

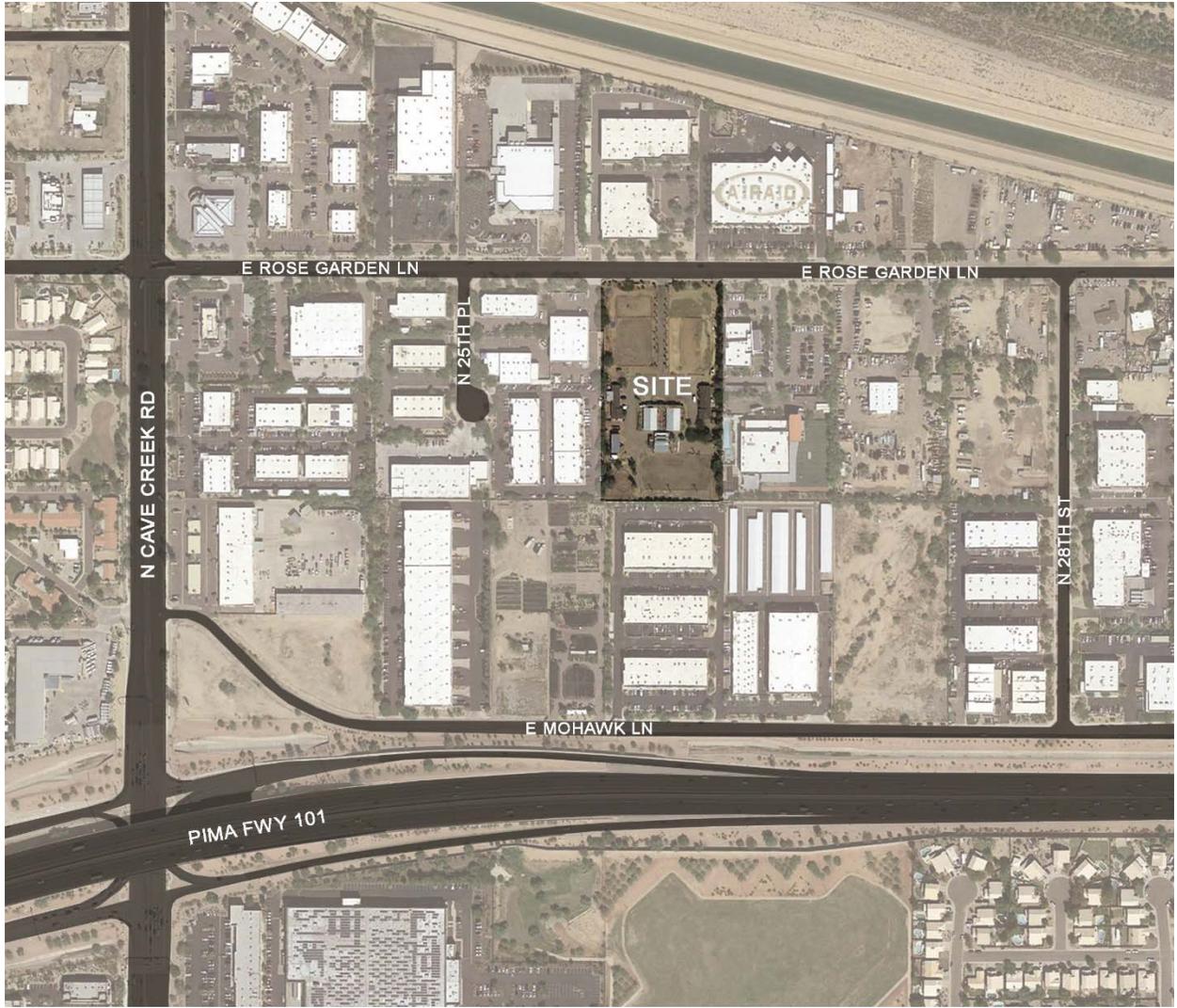
COMPARATIVE DEVELOPMENT STANDARDS TABLE

COMPARATIVE DEVELOPMENT STANDARDS TABLE		
The Horse Help Therapeutic Riding Center PUD		
Dev. Standard	C-2	Horses Help PUD
Maximum Building Height		
	2-stories / 30'-0" 4-stories / 56'-0"	3-stories / 40'-0" maximum height
Building Setbacks		
Front (street):	25'-0"; minimum 25'-0" for up to 50% of structure	25'-0" minimum
Rear / Side (no street):	1-story: 0'-0"; 2-story: 0'-0; 3-story: 0'-0"	10'-0" minimum
Landscape Setbacks		
Front (street):	Minimum 20'-0" / Average 30'-0"	Minimum 20'-0" / Average 30'-0"
Rear / Side (no street):	10'-0"	Minimum 5'-0"
Lot Coverage		
	50% maximum (net lot area)	50% maximum (net lot area)
Open Space	20% Minimum Open Space	30% Minimum Open Space
Signage		
	Section 705	Section 705
Parking Requirements		
	Section 702	Section 702
Planting Requirements for Parking Areas		
Landscape Planters	At the end of each row Interior dimension: Minimum 5'-0" Every 110'-0" (approx.. 12 stalls)	At the end of each row Interior dimension: Minimum 5'-0" Every 76'-0" (approx.. 8 stalls)
Additional Parking Lot Landscaping	Minimum 10% evenly distributed throughout entire parking lot	Minimum 15% evenly distributed throughout entire parking lot

Trees within planters	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)
Minimum Planting Size		
Trees	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper (25% of required trees) Min. 4-inch caliper or multi-trunk (25% of required trees)	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper (25% of required trees) Min. 4-inch caliper or multi-trunk (25% of required trees)
Shrubs	Min. five 5-gallon shrubs per tree	Min. five 5-gallon shrubs per tree
Additional Planting Requirements		
	No requirements	A row of trees are required on both sides of the main entry drive. Maximum 30'-0" on center. Trees are required along street frontage, minimum 1-tree per 30'-0".

EXHIBIT B

VICINITY MAP / AERIAL MAP



AERIAL MAP

EXHIBIT C

LEGAL DESCRIPTION

Legal Description

Lot 14, Mohawk Park, according to book 58 of maps, page 48, and being location in a portion of the Southwest $\frac{1}{4}$ of Section 23, Township 4 North, Range 3 East, of the Gila and Salt River base and meridian, Maricopa County, Arizona.

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EXHIBIT D

CONCEPTUAL SITE PLAN (2D)



- 1. OUTDOOR EVENT ARENA (COVERED)
- 2. OUTDOOR THERAPY ARENA (COVERED)
- 3. ADMINISTRATION, COMMERCIAL SCHOOLING, AND ASSEMBLY BUILDING
- 4. PROFESSIONAL OFFICE
- 5. RECREATIONAL TRAIL
- 6. PARKING AREA
- 7. OUTDOOR THERAPY ARENA (UNCOVERED)
- 8. PROFESSIONAL OFFICE AND RETAIL



CONCEPTUAL SITE PLAN



EXHIBIT E

CITY OF PHOENIX GENERAL PLAN LAND USE MAP

CITY OF PHOENIX – GENERAL LAND USE PLAN MAP

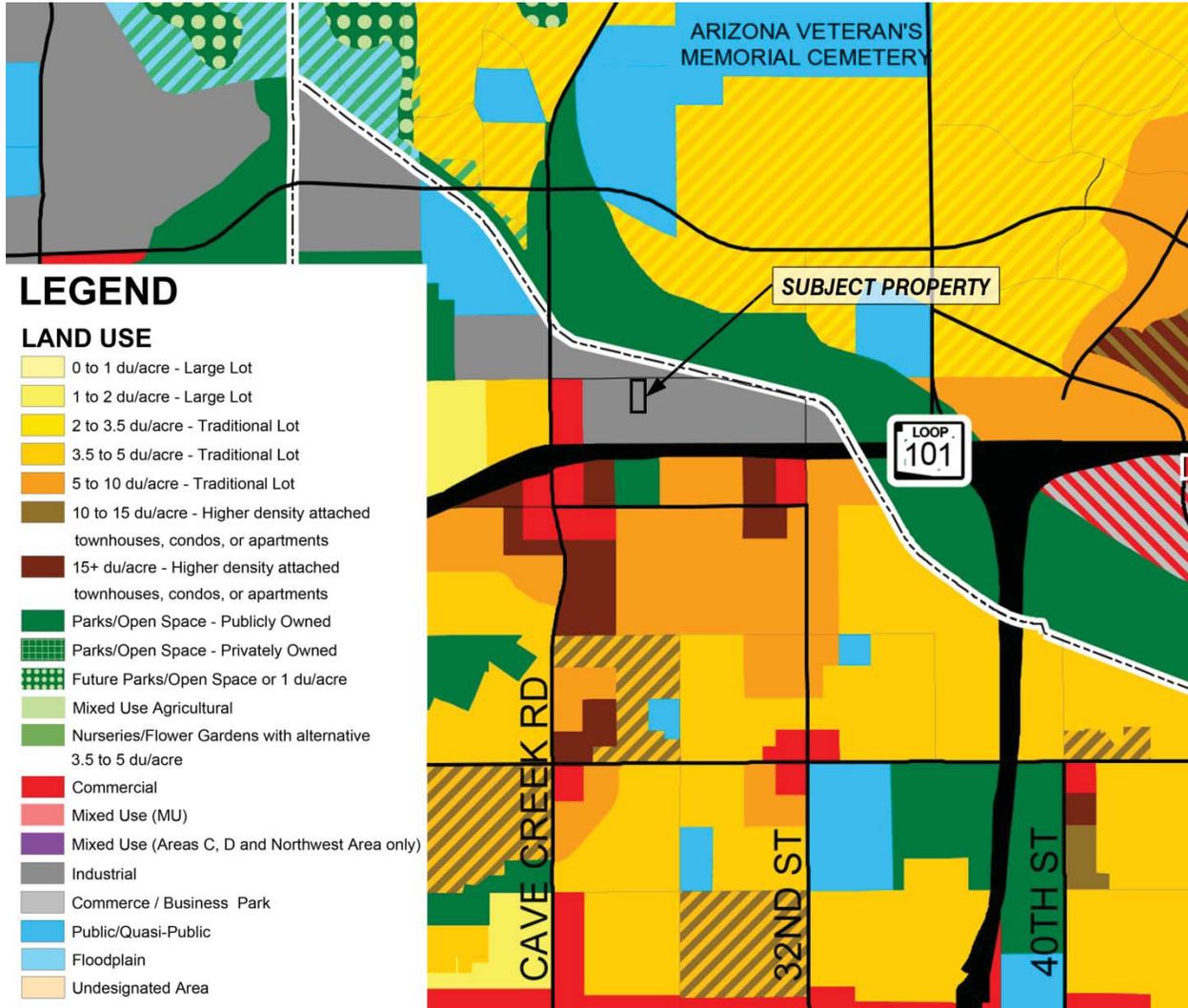


EXHIBIT F

EXISTING ZONING

EXISTING ZONING MAP

