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APPROVED:	Alex Singbush, Site Code Consistency Coordinator

POLICY

In efforts to encourage the reuse of existing buildings and support the city’s various green and heat island reducing efforts (such as the Urban Forum), staff is directed to use the City of Phoenix Planning Commission policy to guide the implementation of landscaping standards for existing buildings which qualify for the city’s Adaptive Reuse Program. On February 17, 2010, the City Council approved a Zoning Ordinance text amendment which included part of the City of Phoenix Planning Commission’s policy, establishing guidelines for the incremental improvement of existing commercial developments based on proportionality. See Section 507.B.2. for more information.

COLUMN ONE	COLUMN TWO	COLUMN THREE	COLUMN FOUR
Remodel with Change of Use, which Increases Required Parking	Exterior Structural Remodel / New Façade with Remodel, No Additional Square Footage (see Z.O. Section 507.B.2 for clarification)	New Addition	Tear Down New Construction
	<u>Column One Plus:</u>		
<ul style="list-style-type: none"> Replace dead or non-existent landscaping in <u>existing</u> landscaping planters and <u>existing</u> landscape setbacks 	<ul style="list-style-type: none"> Introduction of new landscape planters in parking lot - at ends of parking rows and approximate 100 foot spacing between rows 	<ul style="list-style-type: none"> Existing zoning ordinance standards applied to area of new square footage only (scope of work) 	<ul style="list-style-type: none"> Existing zoning ordinance standards applied to area of new development (scope of work)

	<ul style="list-style-type: none"> ▪ Parking lots shall be landscaped to the full standards of this ordinance when provided parking exceeds 10 % of required parking. 		
	<ul style="list-style-type: none"> ▪ If provided parking is less than required parking, diamond planters shall be provided to conserve parking spaces 		
	<ul style="list-style-type: none"> ▪ Design review of new exterior facades 		

This policy applies to Tiers 1, 2, and 3 for structures permitted prior to 2000.

Tier 1: 5,000 sq. ft. maximum. This can include an addition to the existing building. The addition cannot exceed 50% of the square footage of the existing building and a combined total of 5,000 square feet.

Tier 2: Greater than 5,000 sq. ft. to 25,000 sq. ft.

Tier 3: Greater than 25,000 sq. ft. to 100,000 sq. ft. and Large Scale Commercial Retail as defined in the Zoning Ordinance “big box” (Mercantile Occupancy).