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**Statement**

*A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements.*

**TABLE OF CONTENTS**

	<b>Page</b>
A. Purpose and Intent .....	6
1. Project Overview and Goals	
2. Overall Design Concept, Categories, Themes	
B. Land Use Plan .....	9
C. Site Conditions and Location .....	11
1. Acreage	
2. Location in relation to major intersections or areas of regional significance	
3. Topography and natural features	
D. General Plan Conformance .....	12
E. Zoning and Land Use Compatibility .....	14
1. Existing Zoning on and adjacent to site; conformance with objectives, specific plans, special planning districts, and area plans	
2. Existing land uses on and adjacent to site	
F. List of Uses .....	15
G. Development Standards .....	16
1. Lot	
2. Landscape	
3. Parking	
4. Shade	
H. Design Guidelines .....	19
I. Signs .....	24
J. Sustainability .....	25
K. Infrastructure .....	27
1. Circulation Systems	
2. Grading and Drainage	
3. Water and Wastewater Services	

## **Exhibits**

- A. Comparative Standards Zoning Table
- B. Legal Description
- C. Area Vicinity Map
- D. Aerial Map
- E. Zoning Map
- F. Context Plan
- G. General Plan Land Use Map
- H. Conceptual Site Plan – Proposed Future Conditions
- I. Conceptual Site Plan – Existing Conditions
- J. Conceptual Landscape Plan
- K. Definitions

## A. PURPOSE AND INTENT

### Project Overview:

Sonoran Heights Nurseries, LC (Sonoran Heights) through its tenant Desert Care Landscape Resources, LLC (Desert Care) is a full-service landscaping firm that specializes in Project Construction Management, Landscape and Irrigation Construction, Grading and Drainage/Erosion Control, and Grounds and Project Landscape Maintenance. Currently, Desert Care employs approximately 65 workers in Phoenix.

The subject property is a +/- 4.66 acre parcel located at 6143 South 32<sup>nd</sup> Street in Phoenix, Arizona 85042 (the “Property”). The Property is located within City Council District 8 and is part of South Mountain Village.

The Property has been the location of a successful and respected business for the past 32 years. The applicant, Jeff Meyer, under the entity name Sonoran Heights Nurseries, LC, purchased the Property in June of 1994 and began a lease relationship with Desert Care. With Sonoran Heights Nurseries as the Property owner and Desert Care as the tenant and operator, this long-running business continues to be a compatible use with the existing context.

### Project Goals

- Maintain the Property in a way that is consistent and compatible with the surrounding area and land uses.
- Maintain and slightly expand the operations of a premier landscaping company within the City of Phoenix.
- Provide a quality development, including enhanced landscaping within the provided setbacks that exceeds Mixed Use Agricultural (MUA) and Baseline Area Overlay District (BAOD) standards, worthy of showcasing a premier landscaping company. Desert Care intends to provide a substantial benefit to the surrounding community through its enhanced landscaping that will create an exceptional streetscape.
- Maintain a business that is compatible with both the MUA district and BAOD, which has been in operation for over twenty years.
- Accommodate a future potential residential use that complies with the MUA district.

Through approval of the PUD future improvements may include the following:

- A building expansion not to exceed 8,000 square feet.
- Residential development consistent with the MUA district.

### Overall Design Concept

The site is an existing landscape service yard that has been in operation for over twenty years. The streetscape will be updated with shade trees to complement existing palms. Buildings date back to the latter half of the 20<sup>th</sup> century and are agrarian in nature, and we are including the possibility for a complementary building expansion. All other aspects of the existing site are to remain.

### Use Categories

Desert Care proposes a commercial office use with the ability to run both staging operations and administrative functions out of the proposed single-story office building. The use also includes the onsite storage of vehicles, work trailers, and equipment. Some preparation and

storage of irrigation systems will occur within the building. A small amount of outside storage of plant materials will occur, not exceeding 23,500 square feet, in the center north part of the Property.

The proposal includes the potential for future residential development, which shall conform to the development standards of the MUA district.

### Themes

The character of the development will closely resemble the characteristics and design standards of the MUA and BAOD districts. The single-story office building of rustic and agrarian design will blend visually into the surrounding uses and will be compatible with future development throughout the area. Passive in appearance, the building will contain and therefore screen many of the activities associated with the use. Plant materials in required landscaped areas shall be limited to those listed on the Mixed Use Agricultural plant list and the Baseline Area Master Plan Plant List or as approved by the Planning and Development Department.

The future building will be well constructed utilizing a combination of block, glass and stick frame components. It will be designed to blend well with its context and best fit with the character of the MUA district.



## B. LAND USE PLAN

A Planned Unit Development (PUD) for a Landscape Contractors Business is proposed to cover the +/- 4.66 gross acre site including a 3,420.5 square foot building used for a combination of office/administrative and sales purposes, a nearby 450 square foot multi-purpose ramada, and a 1,512 square foot building used for material and tool storage. The Property contains an approximately 11,250 square foot customer parking lot, 23,500 square foot outdoor plant material storage area, a 24,000 square foot employee parking lot and an adjacent 23,500 square foot work truck and trailer parking lot containing a 60 foot by 30 foot concrete loading station. There are currently 9 shipping containers of various sizes on-site which are utilized for equipment and material storage. The total square footage of the 9 containers is 2,410 square feet.

A future building not to exceed 8,000 square feet has been located on the site plan as a complement to the existing buildings. When constructed, this single story building will complete the street scene and will be compatible with the existing context of the MUA district and BAOD as well as consistent with the area's architectural vernacular.

### Conceptual Site Plan

The existing building is located on the west end of the site along 32<sup>nd</sup> Street. It is setback 85 feet from the property line, which exceeds the MUA requirements of a structure setback of 40 feet from the property line. At 3,420.5 square feet in size, this one story building is appropriate in scale to the streetscape, while expressing a rural agricultural character consistent with the BAOD. This allows the landscape setback along 32<sup>nd</sup> Street to be larger than required, creating a visual screen that softens the visual impact of the activities happening within the site. The architecture of the building fits into the surrounding neighborhood.

A future building not to exceed 8,000 square feet would increase the total lot coverage to 8.61%.

Access to the Property will be from two driveways. One driveway will accommodate the office with a 20 foot wide asphalt entry and the other will accommodate the employee parking and material storage through a 30 foot stabilized granite entrance. All of the parking lots and driveways have been treated with a dust palliative to prevent dust on the site generated by the traffic of workers transporting materials around the site, in accordance with City of Phoenix dust proofing process and procedure. These two driveways meet and create a loop for convenient access for large vehicles and trailers to enter and exit the site. Any request to use an alternative surface material must be submitted through the "request to use alternative dustproofing materials" process as approved by the Planning and Development Department.

A streetscape design will run the entire length of the site along 32<sup>nd</sup> Street. It will incorporate

existing palms and provide additional drought tolerant plants and Palo Verdes to blend into the historic neighborhood. This streetscape design will seamlessly integrate into the surrounding neighborhood with its historic palms and desert plant materials. *See Conceptual Landscape Plan, attached as Exhibit J.*

A 6 foot CMU wall screens the employee parking from 32<sup>nd</sup> Street along with another 6 foot CMU wall which screens the truck and trailer parking from 32<sup>nd</sup> Street. The plant material storage area is screened by the streetscape design and will not exceed 23,500 square feet. It will be located in the northwest corner of the site. A 6 foot decorative CMU wall with a vehicular gate blocks the material storage and truck and trailer parking from the adjacent neighbors. The north and east sides of the property have an existing 8 foot fence which create privacy and security.

The current site provides a total of 19 parking spaces in the asphalt parking lot on the east side of Building 1. A total of 52 parking with curb stops exist in the car parking lot on the northeast corner of the lot. In the truck and trailer parking lot located in the southeast corner of the site, there are 25 spaces used for company truck parking.

The future building of 8,000 square feet will require an additional sixteen (16) parking spaces and we have accommodated an additional twenty (20) spaces on the site plan.

**C. SITE CONDITIONS AND LOCATION**1. Acreage

The subject site is located approximately 983 feet south of the southeast corner of 32<sup>nd</sup> Street and Southern Avenue. The Property consists of 4.66 gross acres.

2. Location in relation to major intersections or areas of regional significance

The Property is situated approximately 1.5 miles from the I-10 Freeway, and approximately one to two miles from several major street intersections including 48<sup>nd</sup> Street & Southern Avenue and 48<sup>th</sup> Street & Baseline Road.

3. Topography and natural features

The topography is flat, lacking any unusual natural features, such as washes or an abundance of vegetation.

## D. GENERAL PLAN CONFORMANCE

This proposed PUD is consistent with the current General Plan designation of MUA and the South Mountain Village character, and supports several principles and policies within the Phoenix General Plan.

### Conformance with Mixed-Use Agriculture Land Use Designation and Village Character

The proposed use is compatible with the design and development requirements of the Mixed-Use Agriculture land use designation which preserves the character of agricultural areas while allowing appropriate development. The character of the South Mountain Village includes among other things, a rural, agricultural, and equestrian lifestyle. The proposed use and development standards within this PUD promote the intended Village character.

Note: The subject site shall be in complete conformance with all development standards and regulations of the BAOD.

### Conformance with Principles and Policies of the Phoenix General Plan

Approval of the PUD would allow this establishment, which is a full-service landscaping business, to accommodate additional employees and support a number of principles and policies of the Phoenix General Plan, including:

***Cores, Centers & Corridors:*** Phoenix residents shall have an abundance of places to connect with services, resources and each other. ***Land Use Principle #1:*** Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.

**Response:** Given this site's location within an established landscaping service area and its appropriateness in intensity, the proposed land use is compatible with the surrounding context. Additionally, the proposed use is in conformance with the MUA designation and compliments the character of the village.

***Certainty & Character:*** Every neighborhood and community shall have a level of certainty. Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood. ***Land Use Principle #3:*** New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

**Response:** This site lies within an area that has long been established as a landscaping service center. The use is low-impact and compatible with the neighboring residential area and agricultural uses, and is consistent with the current General Plan Land Use designation of MUA. Development of the proposed office building responds to and

is in conformance with the BAOD standards.

***Certainty & Character – Design Principle #8:** Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development shall contribute to the character identified for the village.*

**Response:** Desert Care is consistent with the character of the South Mountain Village and the area and through its operation, promotes the use of native, xeriscape landscaping. The availability of landscaping products and services in this area contributes to the rural and agricultural character and enhances the visual appearance of the community.

## E. ZONING AND LAND USE COMPATIBILITY

### 1. Existing zoning on and adjacent to the site

The Property and all adjacent properties are zoned S-1 and are located within the BAOD. The Property is identified on the Phoenix General Plan Map as MUA. The proposed PUD is in conformance with the requirements of the BAOD (Section 651 of the Phoenix Zoning Ordinance). For example, the parking associated with the building/office use has been separated from the work vehicle and equipment storage and staging area. The site plan layout allows the proposed PUD to exceed the interior landscaping requirements of Section 651(E)(2)(g) by providing a minimum of 16% interior landscaping. All regulations of the BAOD will apply to the project development and site plan.

The nature of this commercial use, a full-service landscaping company, and the agrarian architecture of the building are compatible with and enhance the desired rural character of both the MUA and BAOD. The design guidelines and standards proposed for this PUD are compatible with the goals and policies for development in both the MUA and BAOD, specifically pertaining to:

- Buildings (facades, materials and architectural details)
- Landscaping setbacks, standards, and interior landscaping requirements
- Landscaping (only those on the MUA Plant List and BAOD Plant List)
- Lighting (low-level)
- Signage (no neon-tubed, pole or backlit awnings; only ground or wall mounted of appropriate materials)

### 2. Existing land uses and character on and adjacent to the site

For 28 years, the Property has been used as a staging area for landscape equipment and crews receiving work assignments. Surrounding uses include the Farm at South Mountain and other landscaping businesses similar to the applicant's. Existing features on the Property include one approximately 1,512 square foot out building used for storage, shipping containers of various sizes utilized for equipment and materials storage, and parking areas surrounded by fencing and screen walls.

## **F. LIST OF USES**

The following list of uses shall be permitted within the Sonoran Heights Nurseries PUD. For definitions of these specific uses, *see Exhibit K - Definitions*.

### Permitted Primary Uses

1. Plant nursery, wholesale or retail sales.
2. Residential.
3. Office, administrative or professional.
4. Landscape contractors business.
5. Work vehicle and equipment storage and staging area.
6. Indoor preparation and storage of irrigation systems, equipment and machinery. No assembly of finished materials permitted.

### Permitted Accessory Uses

1. Outside Plant Material Storage.
2. Accessory uses are permitted per Section 649 of the Zoning Ordinance.

### Permitted Temporary Uses

Temporary uses are permitted per Section 708 of the Zoning Ordinance.

### Permitted Use Permit & Special Permit Use

Use Permit and Special Permit uses are permitted per Section 647 and Section 649 of the Zoning Ordinance.

**G. DEVELOPMENT STANDARDS**

The following table outlines the proposed PUD standards for the subject site and shall be in complete conformance with all development standards and regulations of the BAOD.

**1. RESIDENTIAL LAND USES**

Residential Land Uses	All residential land uses shall comply with Section 649 of the Zoning Ordinance
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**2. DEVELOPMENT STANDARDS**

<b>MAXIMUM BUILDING OR STRUCTURE HEIGHT</b>	
Non-residential	Maximum Height of Twenty (20) feet
<b>BUILDING SETBACKS (EXCLUDING CANAL RIGHT-OF-WAY SETBACKS)</b>	
<b>Rear Yard</b>	
Rear Yard	Minimum Twenty (20) feet
<b>Side Yard</b>	
Interior	Minimum Fifteen (15) feet
<b>Front Yard</b>	
Arterial/collector streets	Forty (40) feet
<b>LOT COVERAGE</b>	
Maximum Lot Coverage	35%

**3. LANDSCAPE SETBACKS**

<b>LANDSCAPE SETBACKS – STREETScape (32<sup>ND</sup> STREET)</b>	
Landscaped Setback	Average thirty-five (35) feet along arterial streets, minimum thirty (30) feet permitted for up to 50% of the frontage.
<b>PLANT TYPE</b>	<b>MINIMUM PLANTING SIZE</b>
Trees	Min. 2-inch caliper trees (50% of required trees) Min. 3-inch caliper or multi-trunk trees, (25% of required trees) Min. 4-inch caliper or multi-trunk trees (25% of required trees)
Tree Spacing	20-feet on center or equivalent groupings
Shrubs	Min. five (5) 5-gallon shrubs per tree
<b>LANDSCAPING FOR PERIMETER PROPERTY LINES (NOT ADJACENT TO A STREET)</b>	
Property lines not adjacent to a street	Min. 10-foot landscaped setback
<b>PLANT TYPE</b>	<b>MINIMUM PLANTING SIZE</b>
Trees	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)
Tree Spacing	20-feet on center or equivalent groupings
Shrubs	Min. five (5) 5-gallon shrubs per tree



**LANDSCAPING ADJACENT TO A BUILDING**

Building facades within 100 feet 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.
<b>PLANT TYPE</b>	<b>MINIMUM PLANTING SIZE</b>
Trees	Min. 2-inch caliper trees (60% of required trees) Min. 1-inch caliper trees (40% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree

**LANDSCAPING FOR PARKING LOT AREA (EXCLUDES WORK VEHICLE AND EQUIPMENT STORAGE AND STAGING AREA)**

Interior surface area (exclusive of perimeter landscaping and all required setbacks)	Minimum 15%
Landscaped Planters	At ends of each row of parking and approximately every 110 feet
Landscaped planters, single row of parking	Minimum 120 square feet
Landscaped planters, double row of parking	Minimum 240 square feet
Additional parking lot landscaping	As needed to meet the 10% minimum requirement, evenly distributed throughout the entire parking lot. Minimum interior dimension 5' (length and width)
<b>PLANT TYPE</b>	<b>MINIMUM PLANTING SIZE</b>
Trees	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree

**4. PARKING**

**PARKING AND MANEUVERING AREAS**

Parking and Maneuvering Standards	Off-street parking will comply with Section 702 of the Zoning Ordinance.
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**4. SHADE**

**SHADE ALONG 32<sup>ND</sup> STREET**

32 <sup>nd</sup> Street Shade	32 <sup>nd</sup> Street shall be shaded by shade trees as measured at noon on the Summer Solstice with minimum 50% coverage provided at the anticipated full maturity.
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## H. DESIGN GUIDELINES AND STANDARDS

Desert Care recognizes the importance of meeting and, where possible, exceeding the quality of development desired by the City in this part of the South Mountain Village. The design guidelines and standards contained in this section reflect the desired goals and policies for development in this PUD district. The intent of the guidelines and standards is to encourage development in the district which is compatible with the character of the context area, the MUA zoning district, and the Baseline Area Overlay District.

The City's general design review guidelines of Section 507 Tab A of the Phoenix Zoning Ordinance shall apply to development in this PUD district to the extent they do not conflict with the following standards. All development in this PUD District is subject to Site Plan Review.

### 1. Fences and walls

Fencing shall be in conformance with Section 649 and 703 of the Zoning Ordinance.

### 2. Building orientation and massing

a. Commercial and office buildings in the PUD shall incorporate two or more of the following architectural elements that emphasize horizontal plains: overhangs; projections; alcoves; varied roof-plains; and building offsets that are designed to minimize mass and volume of the structure.

b. 32<sup>nd</sup> Street shall be shaded by shade trees as measured at noon on the Summer Solstice with minimum 50% coverage provided at the anticipated full maturity.

c. Changes in facade, such as, material, window design, facade height or decorative details should be expressed so that the composition appears to be a collection of smaller buildings.

This can be accomplished by providing various vertical changes as well as horizontal changes and variations to the building by means of decorative shed roof structures and stone or faux stone veneer as well as an enhanced color palette.

### 3. Parking and maneuvering areas

a. No parking or maneuvering areas, other than required driveways, shall be permitted in the perimeter setbacks of a lot or development.

b. A maximum of one row of parking shall be permitted between the building and

right-of-way for commercial, office or mixed use buildings, except when the parking is located along an arterial street.

c. The surface of parking stalls should be composed of an alternative to asphalt or concrete, as approved by the Zoning Administrator.

d. No single surface parking area shall exceed 50 spaces unless divided into two or more sub-areas by a building, roadway or landscaping equal to 25% of the width of the parking area.

#### 4. Lighting

a. On site lighting shall be accomplished with low level, uniform lighting fixtures dispersed throughout the site with a lumen rating of 3,000 or less.

#### 5. Building materials

a. At least five of the following building materials shall be incorporated into the future commercial buildings:

- 1) Masonry block;
- 2) Stone, stone veneer, or faux stone veneer;
- 3) Stucco, not to exceed 70% of the exterior wall surface area;
- 4) Decorative shed roof structures;
- 5) Concrete shingles or standing seam metal roof simulating the look of wood shake shingles;
- 6) Simulated double-hung windows recessed for shade and shadow.

#### 6. Signs

a. Neon tubed exterior accent lights, external neon tubed signs and internally illuminated signs are not permitted.

#### 7. Windows

a. All windows in future commercial buildings shall be either plate glass windows with internal/external grill patterns applied to the window to provide the appearance of a divided lite window or false simulated windows that provide a wrought-iron frame and grill pattern to simulate the look of a double hung window.

b. Future ground floor building elevations which face the public right-of-way or pedestrian plazas shall provide windows at a minimum of 30% and maximum of 60%

by means of windows, false windows, and/or doors between 3 and 7 feet above the finished floor elevation.

c. All windows, with the exception of false windows, must achieve a visible transmittance rating (VTR) of 0.85 or higher.

8. Landscape standards

a. Plant materials in required landscaped areas shall be limited to those listed on the Mixed Use Agricultural plant list and Baseline Area Master Plan plant list, copies of which is available at the Planning and Development Department.

b. Any plants listed in the invasive species list in Appendix B of the Sonoran Preserve Edge Treatment Guidelines, Section 507 TAB A3.7 shall be prohibited in the PUD District.

c. Where prominent existing plant materials are native species then the landscaping shall be limited to the Sonoran Plant List.

d. A minimum of five percent of the landscaped area shall be planted in a mix of flowers or flowering plants.

## **I. SIGNS**

Except as otherwise outlined in Section H.6 and I of this development narrative, all signage will be in accordance with the sign standards in Sections 649, 651, and 705 of the City of Phoenix Zoning Ordinance.

The Property will feature a single multi-tenant ground-mounted monument sign located on 32<sup>nd</sup> Street not exceeding 5 feet in height; approximately 16 square feet in sign area, and 24 square feet in total area for the monument structure.

See sign monument concept on site plan.

## J. SUSTAINABILITY

Desert Care will incorporate a minimum of 4 of the four of the following sustainable building features, two of which are required as noted by an (R).

### Employee Break and Lunch Area

An outdoor shaded employee break and lunch area off the northeast corner of the building shall be provided that will encourage onsite breaks and meals thereby reducing trip generation. (R)

### Building Design and Material – Future Building

Use of concrete roof tiles or standing seam metal roofs that provide a long material lifespan instead of using actual wood shake shingles that would have to be replaced frequently;

Use of a roofing material that includes a very high RFI (Reflective) value of 78 or greater which reflects a substantial portion of the heat absorption effect from the roof of the building;

Use of low flow restroom fixtures for water use reduction in the building.

Use of LED lighting throughout the site to decrease energy usage. (R)

Use of mechanical equipment with increased energy performance standards.

Use of low-emitting materials for VOC's (Volatile Organic Compounds) within the building materials, such as adhesives, paints, carpet systems, wood and agrifiber products.

### Landscaping with Low Water Consumption

A new irrigation and drip system will be installed upon new landscaping installation. Shrubs and trees will be installed with drip irrigation for maximum water efficiency.

## K. INFRASTRUCTURE

### 1. Circulation Systems

Streets: 32<sup>nd</sup> Street is designated an Arterial consisting of 2 lanes with the exception of an additional center turning lane northbound at Southern Avenue and an additional center turning lane southbound at Vineyard Road.

Southern Avenue is designated an Arterial consisting of 5 lanes (two drive lanes in each direction and a center turning lane). A bus bay is located on the west side of 32<sup>nd</sup> Street just south of Southern Avenue.

32<sup>nd</sup> Street is located along the western boundary of the site and is the only point of ingress/egress to the project. The north, east, and south perimeters of the subject site are adjacent to parcels with similar commercial uses which are zoned S-1. The northern adjacent parcel is a landscaping company, the southern adjacent parcel is a nursery and the eastern adjacent parcel is a nursery stock with large box trees. No ingress/egress takes place from any boundary except 32<sup>nd</sup> Street.

### 2. Grading and Drainage

This will be addressed through the Planning and Development Department review process.

### 3. Water and Wastewater Services

The existing infrastructure will be more than adequate for water and wastewater services for the proposed development.



**EXHIBIT A –  
COMPARATIVE STANDARDS ZONING TABLE**

**1. RESIDENTIAL LAND USES**

Residential Land Uses	All residential land uses shall comply with Section 649 of the Zoning Ordinance
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**2. DEVELOPMENT STANDARDS**

	PROPOSED PUD STANDARDS	BAOD STANDARDS	MUA STANDARDS
<b>MAXIMUM BUILDING OR STRUCTURE HEIGHT</b>			
Non-residential	Maximum Height of Twenty (20) Feet	Maximum Height of Thirty (30) Feet	One (1) story not to exceed twenty (20) feet
<b>BUILDING SETBACKS (EXCLUDING CANAL RIGHT-OF-WAY SETBACKS)</b>			
<b>Rear Yard</b>			
Rear Yard	Minimum Twenty (20) feet	No Standard	Twenty (20) feet
<b>Side Yard</b>			
Interior	Minimum Fifteen (15) feet	No Standard	Fifteen (15) feet
<b>Front Yard</b>			
Arterial/collector streets	Forty (40) feet	No Standard	Forty (40) feet
<b>LOT COVERAGE</b>			
Maximum Lot Coverage	35%	No Standard	35% Shade structures accessory to agricultural or plant nursery uses which are fabric or plastic film covered and which do not exceed twelve feet in height shall not be included in lot coverage calculations

**3. LANDSCAPE SETBACKS**

<b>LANDSCAPE SETBACKS – STREETScape (32<sup>ND</sup> STREET)</b>			
Landscaped Setback	Average thirty-five (35) feet along arterial streets, minimum thirty (30) feet permitted for up to 50% of the frontage.	No Standard	Average 35' along arterial streets, minimum 30' permitted for up to 50% of the frontage.
<b>PLANT TYPE</b>	<b>MINIMUM PLANTING SIZE</b>		
Trees	Min. 2-inch caliper trees (50% of required trees)	No Standard	Min. 2-inch caliper (50% of required trees)

	Min. 3-inch caliper or multi-trunk trees, (25% of required trees) Min. 4-inch caliper or multi-trunk trees (25% of required trees)		Min. 3-inch caliper or multi-trunk tree (25% of required trees) Min. 4-inch caliper or multi-trunk tree (25% of required trees)
Tree Spacing	20-feet on center or equivalent groupings	No Standard	No Standard
Shrubs	Min. five (5) 5-gallon shrubs per tree	No Standard	Min. five (5) 5-gallon shrubs per tree

**LANDSCAPING FOR PERIMETER PROPERTY LINES (NOT ADJACENT TO A STREET)**

Property lines not adjacent to a street	Min. 10-foot landscaped setback	No Standard	Min. 10-foot landscaped setback
<b>PLANT TYPE</b>	<b>MINIMUM PLANTING SIZE</b>		
Trees	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)	No Standard	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)
Tree Spacing	20-feet on center or equivalent groupings	No Standard	No Standard
Shrubs	Min. five (5) 5-gallon shrubs per tree	No Standard	Min. five (5) 5-gallon shrubs per tree

**LANDSCAPING ADJACENT TO A BUILDING**

Building facades within 100 feet 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.	No Standard	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.
<b>PLANT TYPE</b>	<b>MINIMUM PLANTING SIZE</b>		

Trees	Min. 2-inch caliper trees (60% of required trees) Min. 1-inch caliper trees (40% of required trees)	No Standard	Min. 2-inch caliper trees (60% of required trees) Min. 1-inch caliper trees (40% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree	No Standard	Min. five (5) 5-gallon shrubs per tree

**LANDSCAPING FOR PARKING LOT AREA (EXCLUDES WORK VEHICLE AND EQUIPMENT STORAGE AND STAGING AREA)**

Interior surface area (exclusive of perimeter landscaping and all required setbacks)	Minimum 15%	Fifteen percent of surface parking lots, exclusive of the required perimeter landscaping and front setbacks, shall be landscaped and maintained. Landscaping shall be dispersed throughout the parking area with the interior width of all planting islands to be no less than eight feet in width and a minimum of one hundred twenty square feet in area	Minimum 10%
Landscaped Planters	At ends of each row of parking and approximately every 110 feet	No Standard	At ends of each row of parking and approximately every 110 feet
Landscaped planters, single row of parking	Minimum 120 square feet	No Standard	Minimum 120 square feet
Landscaped planters, double row of parking	Minimum 240 square feet	No Standard	Minimum 240 square feet
Additional	As needed to meet the	No Standard	As needed to meet the 10%

parking lot landscaping	10% minimum requirement, evenly distributed throughout the entire parking lot. Minimum interior dimension 5' (length and width)		minimum requirement, evenly distributed throughout the entire parking lot. Minimum interior dimension 5' (length and width)
<b>PLANT TYPE</b>	<b>MINIMUM PLANTING SIZE</b>		
Trees	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)	No Standard	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree	No Standard	Min. five (5) 5-gallon shrubs per tree

**4. PARKING**

<b>PARKING AND MANEUVERING AREAS</b>			
Parking and Maneuvering Standards	Off-street parking will comply with Section 702 of the Zoning Ordinance.	N/A	N/A

**5. SHADE**

<b>SHADE ALONG 32<sup>ND</sup> STREET</b>			
32 <sup>nd</sup> Street Shade	32 <sup>nd</sup> Street shall be shaded by shade trees as measured at noon on the Summer Solstice with minimum 50% coverage provided at the anticipated full maturity.	No Standard	No Standard

**EXHIBIT B – LEGAL DESCRIPTION**

THAT PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS:

THE SOUTH HALF OF THE SOUTH HALF OF LOT 40, BARTLETT HEARD LANDS, ACCORDING TO BOOK 13 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 30 FEET.

EXHIBIT C – AREA VICINITY MAP



EXHIBIT D – AERIAL MAP

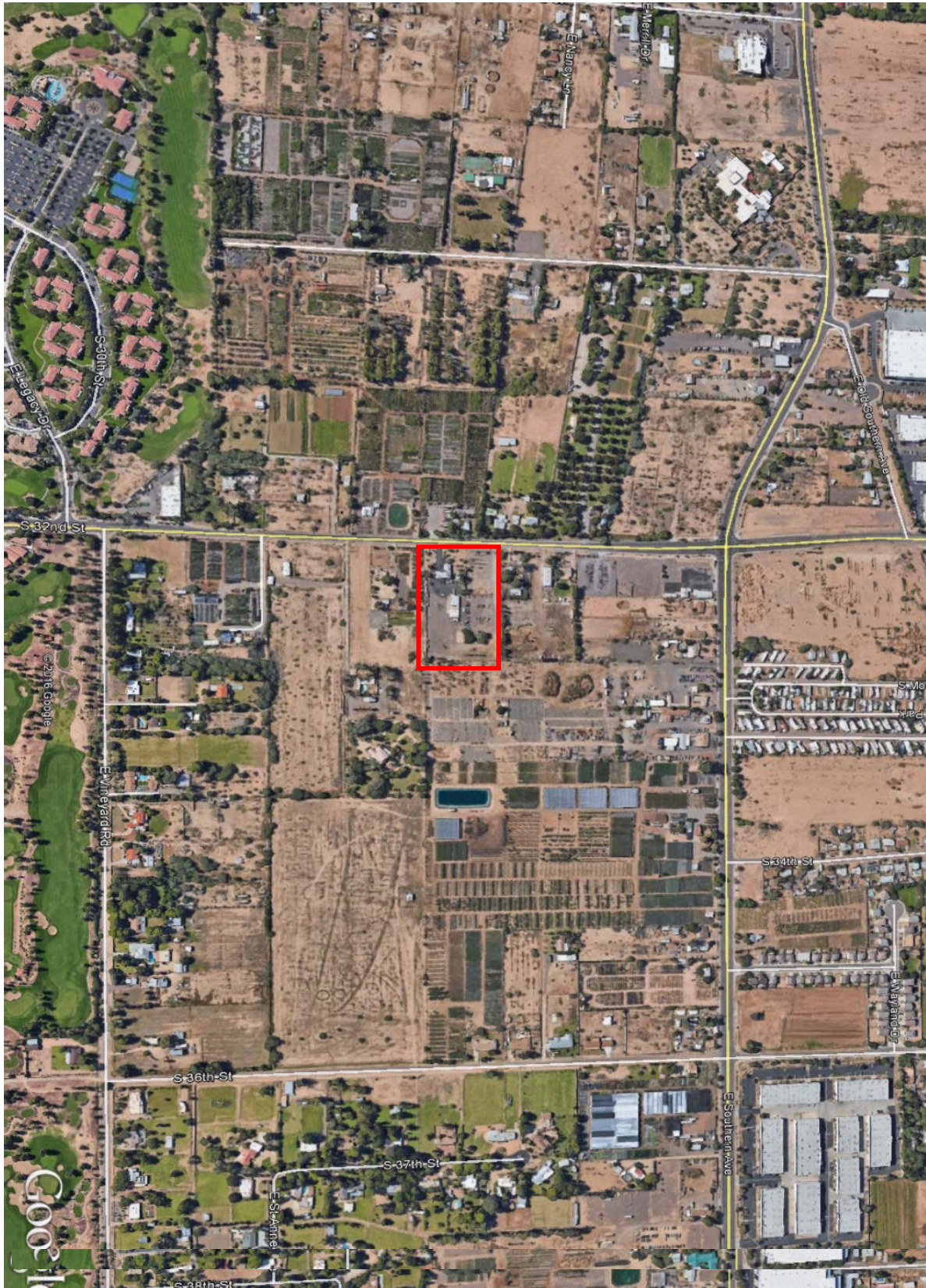


EXHIBIT E – ZONING MAP

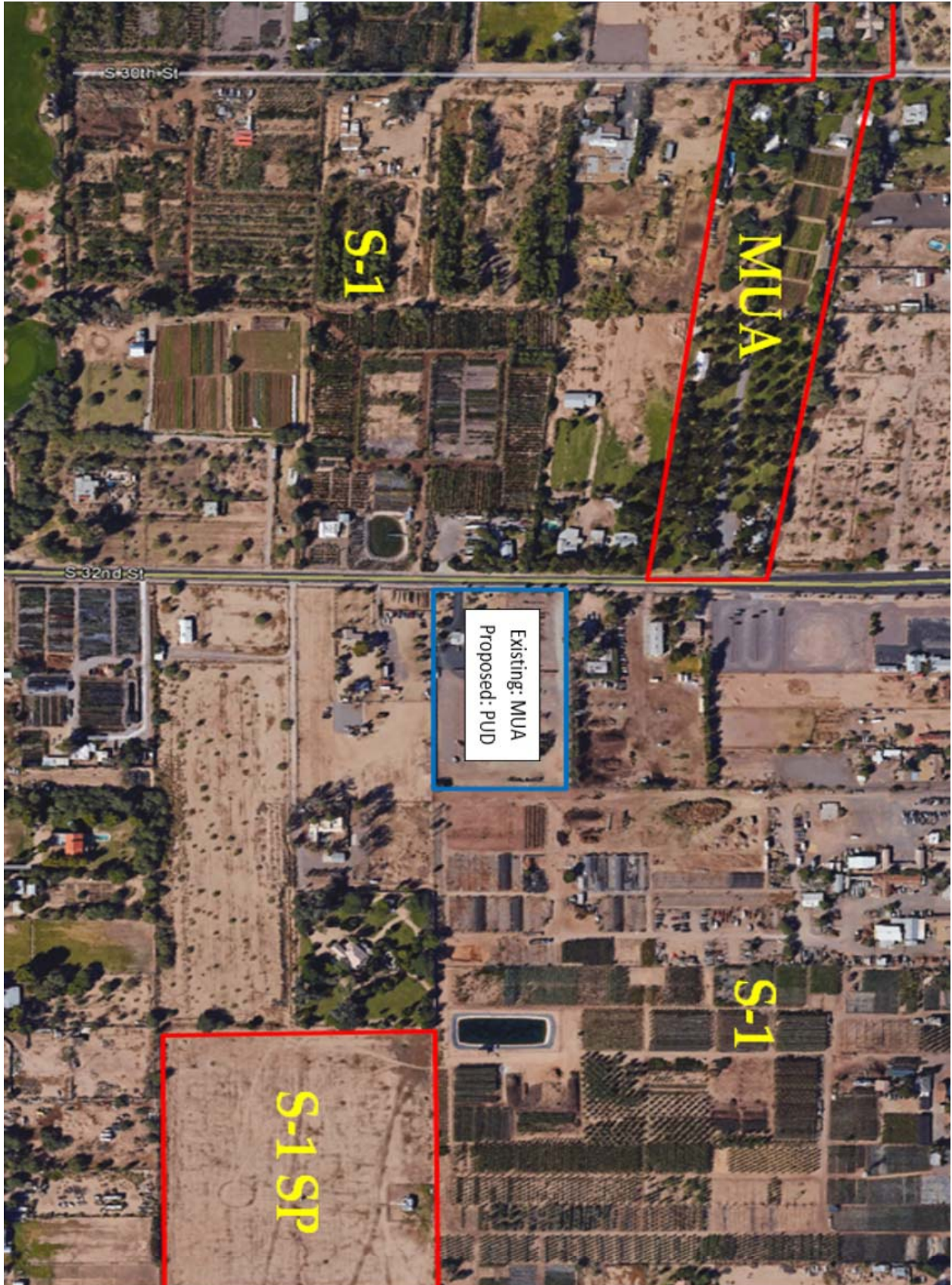




EXHIBIT F - Context Plan



Aerial - Existing Site

On S 32nd Street 1/4 of a mile South of Southern Ave.  
Parcel: 122-81023

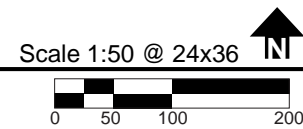
Scale 1:50 @ 24x36





### Parcel Map - Existing Site

On S 32nd Street 1/4 of a mile South of Southern Ave.  
 Parcel: 122-81023



Parcel #  
(land use)  
Suburban 1

Parcel #  
(land use)  
Mixed Use  
Agriculture



### Land Use Map

Site & 300' Adjacent

On S 32nd Street 1/4 of a mile South of Southern Ave.  
Parcel: 122-81023

Scale 1:50 @ 24x36



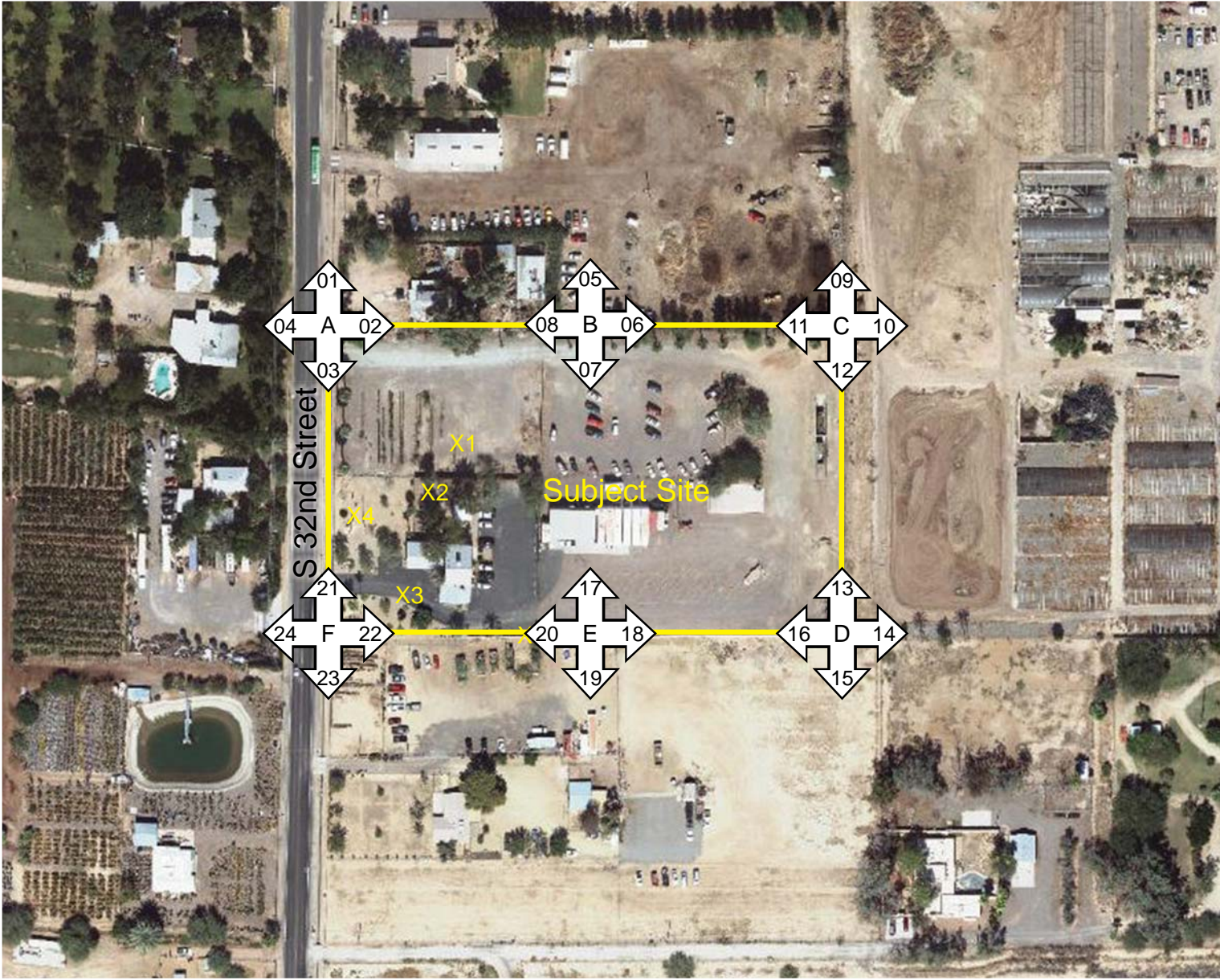
## SONORAN HEIGHTS NURSERY AT 32ND STREET

6143 S. 32ND STREET  
PHOENIX AZ 85042

October 1, 2015



## CONTEXT PLAN



**Photograph-Context**

On S 32nd Street 1/4 of a mile South of Southern Ave.  
Parcel: 122-81023



01 - Looking North



02 - Looking East



03 - Looking South



04 - Looking West



### Photo Group - 'A'

Northwest corner of the site

05 - Looking North



06 - Looking East



07 - Looking South



08 - Looking West



### Photo Group - 'B'

North side of the site

09 - Looking North



10 - Looking East



11 - Looking South



12 - Looking West



### Photo Group - 'C'

Northeast corner of the site

13 - Looking North



14 - Looking East



15 - Looking South



16 - Looking West



Photo Group - 'D'

Southeast corner of the site



13 - Looking North



14 - Looking East



15 - Looking South



16 - Looking West



### Photo Group - 'E'

South side of the site

13 - Looking North



14 - Looking East



15 - Looking South



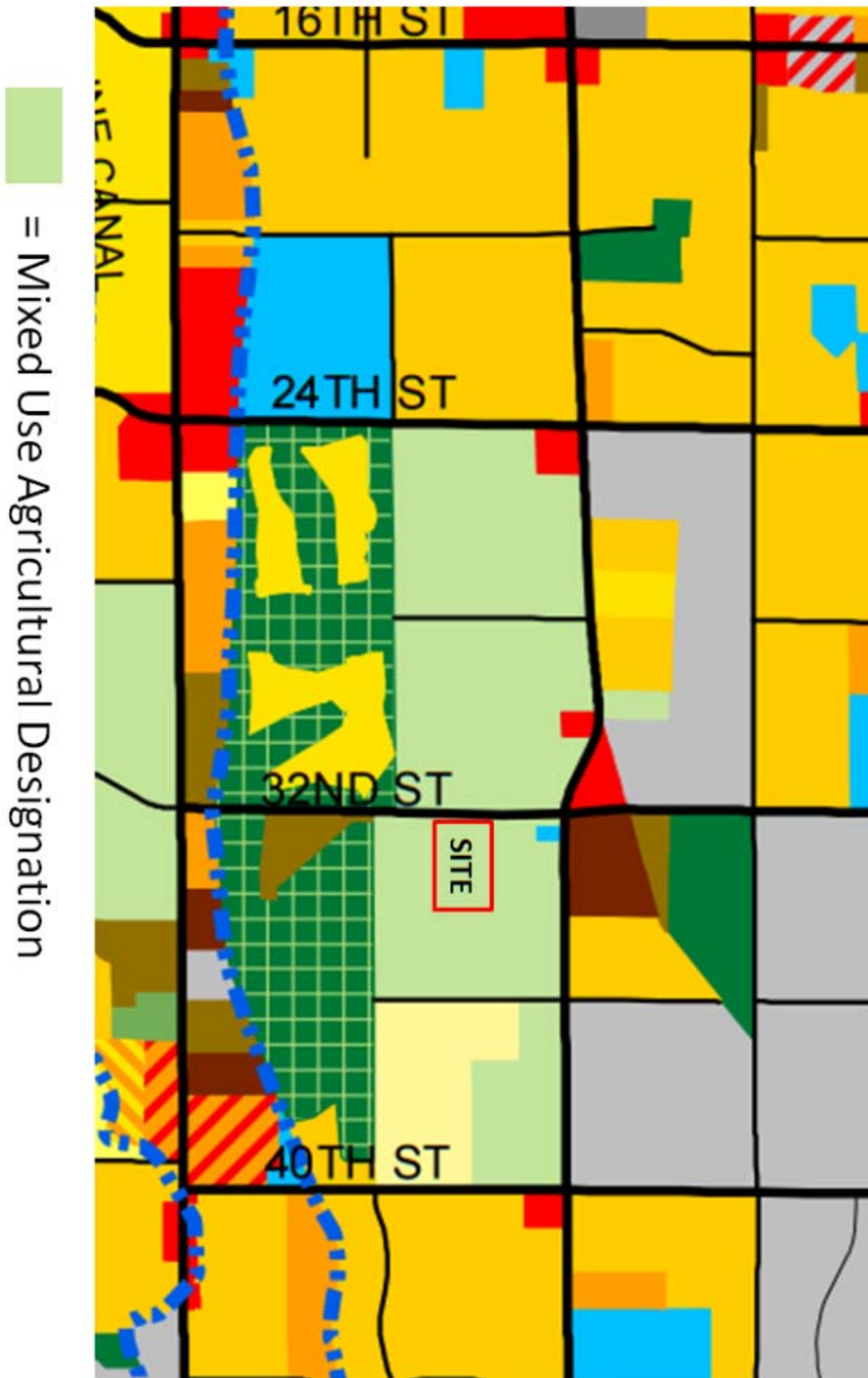
16 - Looking West

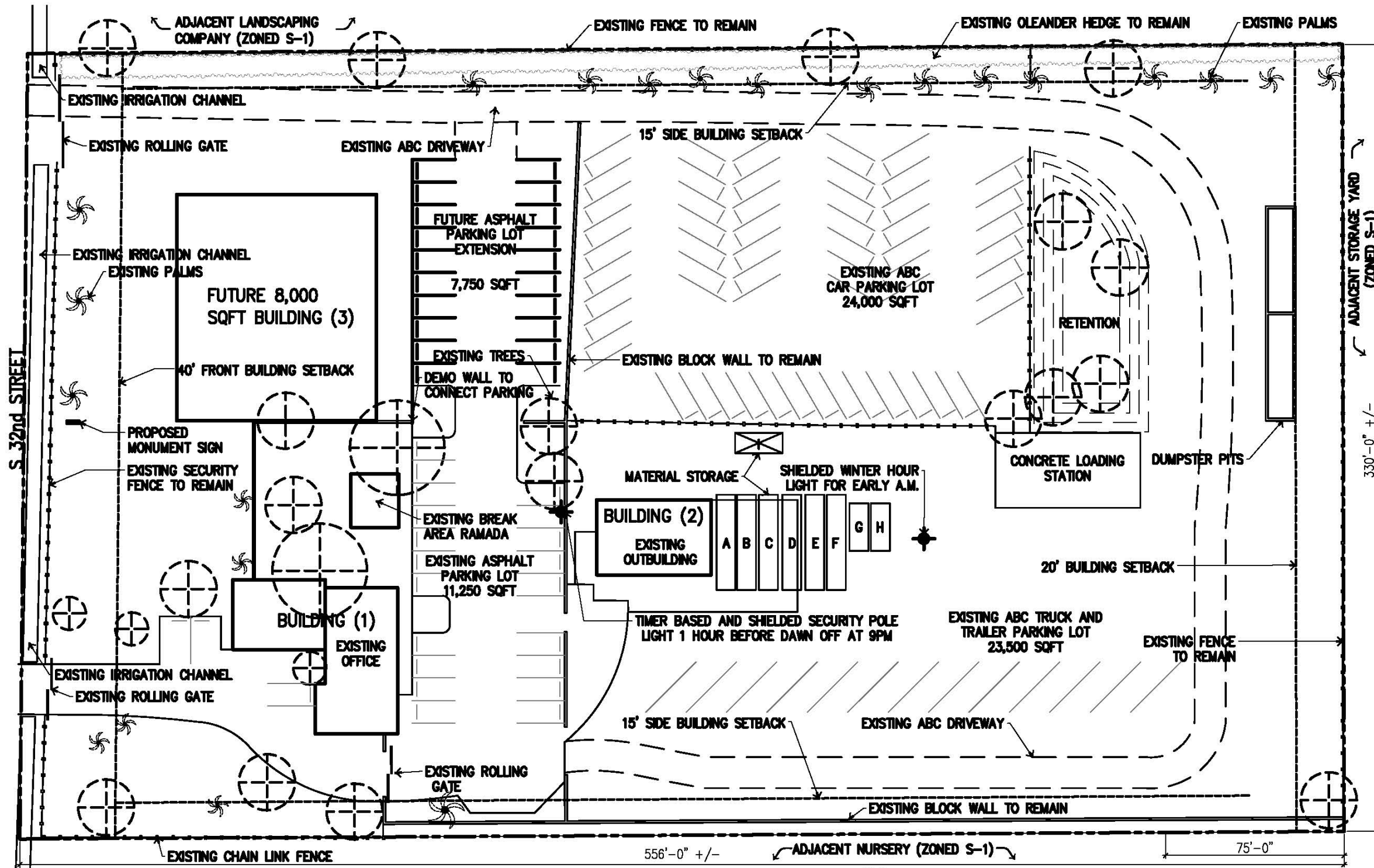


**Photo Group - 'F'**

Southwest corner of the site

EXHIBIT G – GENERAL PLAN LAND USE MAP



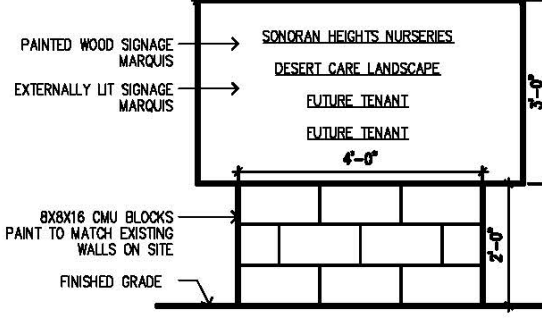


PROPOSED SITE PLAN INFORMATION

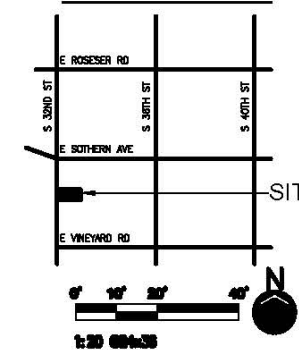
<b>PARCEL #</b> 122-81-023	<b>LOT COVERAGE</b> MAXIMUM: 30%	<b>PROPOSED:</b> 6.61%
<b>PROJECT ADDRESS:</b> 6143 S. 32ND STREET, PHOENIX AZ, 85042	<b>EXISTING CONDITIONS:</b> BLDG. 1 AREA: 3,420.5 S.F. BLDG. 2 AREA: 1,812 S.F. ACCESSORY STRUCTURE AREAS (A+B+C+D+E+F = 1820 S.F.) + (G+H = 320 S.F.) + (I) = 170 S.F. TOTAL (A-I): EXISTING BREAK AREA RAMADA: 450 S.F. TOTAL: 7,792.5 S.F.	
<b>EXISTING AND PROPOSED ZONING:</b> EXISTING: SUBURBAN 1 PROPOSED: P.U.D	<b>POTENTIAL FUTURE BUILDING 3 AREA:</b> 8,000 S.F.	
<b>PROJECT DESCRIPTION:</b> THE SCOPE OF WORK IS RELATED TO THE REZONING OF THE PROPERTY TO ACCOMMODATE THE EXISTING USES OF THE SITE.		
<b>SITE:</b> GROSS SITE AREA: 4.68 ACRES NET SITE AREA: 4.21 ACRES		
<b>PRELIMINARY USES:</b> <ul style="list-style-type: none"> <li>NURSERY / RETAIL</li> <li>LANDSCAPE CONTRACTING</li> <li>STORAGE</li> <li>OFFICE</li> <li>PLANT NURSERIES</li> <li>PARKING - TRUCKS &amp; TRAILERS</li> </ul>		

PROJECT TEAM

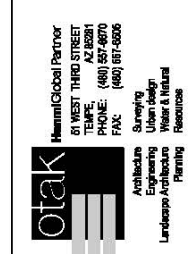
<b>OWNER</b> SONORAN HEIGHTS NURSERIES LC, C/O JEFF MEYER 7430 E. EDWARD AVE. SCOTTSDALE, AZ 85250. 602) 548-5434 CELL	<b>ZONING ATTORNEY</b> WENDY R. RIDDELL, ESQ. BERRY RIDDELL LLC 6750 E. CAMELBACK ROAD, SUITE 100 SCOTTSDALE, ARIZONA 85251 480-682-3602 DIRECT 602-818-8771 CELL
<b>LANDSCAPE ARCHITECT AND PLANNER</b> OTAK, INC. MARK SWARTZ 51 WEST THIRD STREET, SUITE 201 TEMPE, AZ 85281 TEL: (480) 657-6670 MARK.SWARTZ@OTAK.COM	



VICINITY MAP



1 MONUMENT SIGN DETAIL



REVISIONS	NO.	DATE	DESCRIPTION

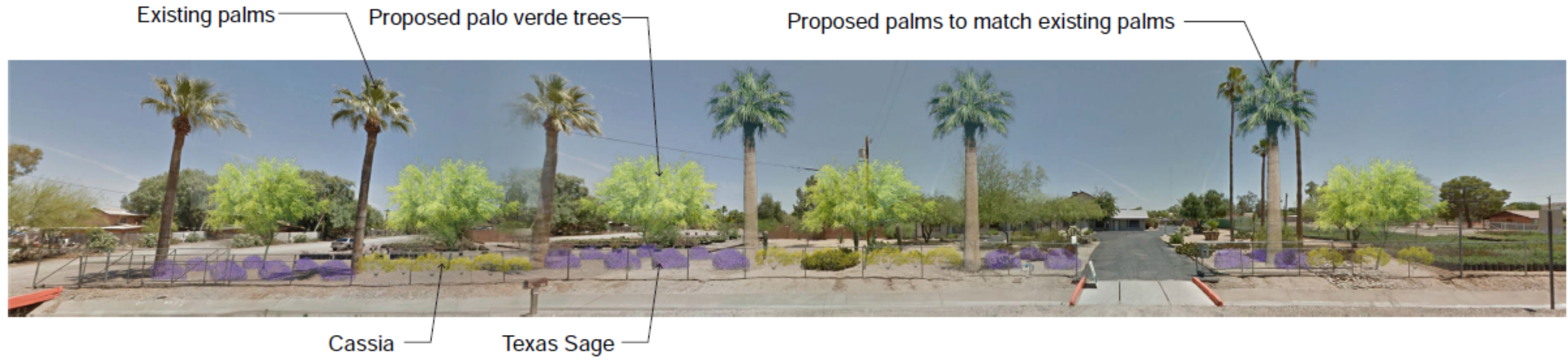
SONORAN HEIGHTS NURSERIES  
 6143 S. 32ND STREET  
 PHOENIX, ARIZONA

DRAWN BY: OTAK CHECKED BY: MS  
 PROJECT #17772  
 SHEET OF X  
 PRE-APPLICATION

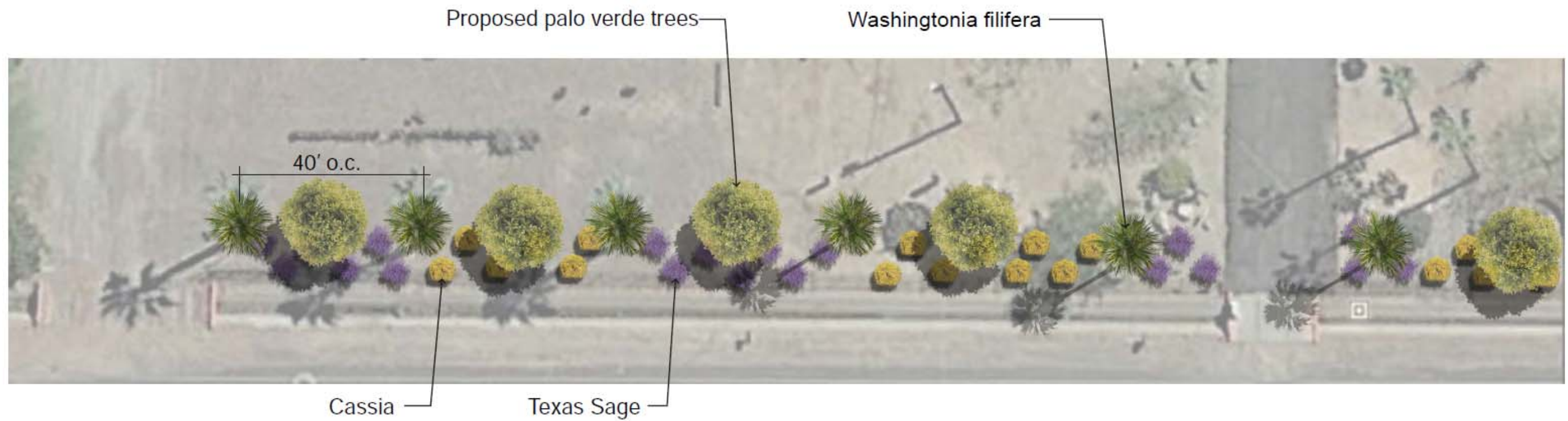
CONCEPTUAL SITE PLAN -  
 PROPOSED FUTURE CONDITIONS

RESERVED FOR CITY APPROVAL STAMPS





Elevation of Street Front Planting Scheme



Plan of Street Front Planting Scheme



**EXHIBIT K – DEFINITIONS**

Landscape Contractors Business: A landscaping firm specializing in project construction management, landscape and irrigation construction, site irrigation and system design, grading and drainage/erosion control, grounds and project landscape maintenance, and/or other related landscaping specialties that operates its administrative functions, office, landscaping crew staging, work vehicle and equipment staging, indoor/outdoor storage needs, and/or other indoor/outdoor preparation activities onsite.

Work vehicle and equipment storage and staging area: Vehicles include various models of pick-up trucks and other work vehicles, each not to exceed a gross vehicle weight of 26,000 pounds as established by the manufacturer. Equipment includes landscaping equipment and utility trailers, skidsteers, skiploaders, backhoes, trenchers, and excavators, and other landscaping equipment of similar size and weight, each not to exceed a gross vehicle weight of 25,000 pounds as established by the manufacturer.