Adopted
18 July 1990
G-3350

Desert Ridge Specific Plan

Master Plan and Development Regulations

DESERT RIDGE

Revised:

May 5, 1993
May 8, 1996
June 4, 1997
June 25, 1997
May 13, 1998
December 9, 1998
February 19, 2003
May 21, 2003
May 19, 2004
November 3, 2004
March 2, 2005
April 6, 2005
June 8, 2005
August 31, 2005
July 5, 2006
March 7, 2007
June 3, 2009
January 20, 2010
May 4, 2016
November 2, 2022
October 18, 2023
December 4, 2024

Submitted by:
Arizona State Land Department
Northeast Phoenix Partners

Submitted to:
City of Phoenix

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1. Specific Plan Executive Summary

Desert Ridge is a 5,700-acre master planned community located in Northeast Phoenix, between the Central Arizona Project (CAP) Canal and Pinnacle Peak Road. It is entirely comprised of undeveloped land held by the Arizona State Land Department (ASLD) in trust for the benefit of the schools of Arizona.

The **Desert Ridge Specific Plan** has been prepared as the result of the unique public/private relationship created through a planning permit issued under the State of Arizona's Urban Lands Act. Northeast Phoenix Partners, as the planning permittee, has undertaken the planning effort subject to the direct supervision of the ASLD.

The Specific Plan is the governing land use document of the City of Phoenix for Desert Ridge. It provides the underlying zoning controls of the Village Center and resort areas, establishes the future planning framework and subsequent zoning processes for the balance of the project and specifies the phasing and construction of infrastructure necessary to serve the area.

The **Desert Ridge Specific Plan** seeks to create and implement a desert community through the sensitive integration into the existing Sonoran Desert by controlling all aspects of development. Strict design review standards governing site design, vegetation preservation, grading, architecture, landscape architecture, signage, etc. will ensure a quality of development that will establish the standards of development for the Phoenix Peripheral Areas C and D.

The entire community is linked by a network of desert landscape washes and open space corridors. Arterial streets have unusually generous setbacks with varying levels of appropriate arid region landscaping.

The community has a full range of residential opportunities. While Desert Ridge generally represents a low-density lifestyle, areas increase in density toward the center of the village. Ultimately, the master plan calls for approximately 23,700 dwelling units within Desert Ridge. This is consistent with the General Plan of the City of Phoenix. Residential areas are clustered in the neighborhoods lying between the arterial boulevards. These neighborhoods are designed so as not to be penetrated by through traffic. Generally, the neighborhoods contain centrally located neighborhood facilities including schools and parks.

Desert Ridge includes the "Peripheral Area C Village Core" of City of Phoenix. This core, lying generally adjacent to Tatum Boulevard and the Pima Freeway, comprises the commercial and employment center of not only Desert Ridge, but all of Peripheral Area C. As presented in this document, this multiple use area will focus the integration of shopping, living and working within a desert oasis environment. An open space/trails system is designed to lead to this Village Center.

The first element of the plan to set the tone for Desert Ridge, will be a resort with two associated golf courses. This will be a moderately-sized, individual-oriented high quality destination resort. The highest end housing opportunities in Desert Ridge will surround this resort.

The Specific Plan document itself includes the following sections:

- Chapter 2: Introduction: This section details the location and description of the property and the authorization for this planning effort.

- Chapter 3: City Development Policies Relationships: Because specific plans are a relatively new regulatory land use control mechanism used by the City of Phoenix, this chapter explores the legal and procedural relationship of this plan to the City's typical regulatory process.

- Chapter 4: Desert Ridge Approval Process and Implementation: This chapter explains the approval processes and implementation mechanisms that will be used subsequent to Specific Plan approval. The chapter explains the role of the Desert Ridge Master Developer, Arizona State Land Department (ASLD) and the City of Phoenix in these approval processes. Also included are explanations of the Specific Plan interface with the City of Phoenix Zoning Ordinance, as well as Specific Plan amendment procedures and zoning vesting issues.

- Chapter 5: Master Plan: This chapter is the heart of the **Desert Ridge Specific Plan**. It presents in text and illustrations the proposed land use pattern of development. In addition to a discussion of land use, it also presents the transportation, infrastructure, open space, drainage and urban design elements of the Specific Plan. Phasing of the entire project is also discussed.

- Chapter 6: Development Parcel Regulations: Parcel by parcel quantifiable densities, uses and location standards are established in this chapter. This section is the principal regulatory device to be employed by the City of Phoenix and the ASLD in controlling and monitoring the development of Desert Ridge.

- Appendices: The appendices include the following information:

    - Definitions of terms/words used in this specific plan. For words not defined in this specific plan, the definition from the Phoenix Zoning Ordinance shall apply.
    - Plant lists for the different landscaping areas in Desert Ridge. These lists are referenced from Chapters 5 and 6.
    - Preliminary signage guidelines which are the basis for a more complete sign package which will be prepared at a later date.
    - An archaeological site clearance letter from the Arizona State Parks Department indicating that the project site is free of archaeological encumbrances.
    - A letter from the Arizona Department of Water Resources indicating the project site is within the service area boundaries of a water provider with an assured 100-year supply of water.
    - A copy of the City Council stipulations attached to the Specific Plan.

The Desert Ridge planning process has represented an extraordinary collaboration of public and private sector entities to create this novel and far-reaching document and proposed plan of development. The community itself will represent the best of desert living and the Phoenix lifestyle. This Specific Plan is the blueprint for creating that lifestyle over the next several decades.

2. Introduction

A. PURPOSE OF SPECIFIC PLAN

The purpose of the **Desert Ridge Specific Plan** is to establish an effective, regulatory development control mechanism guiding development of the Desert Ridge planned community. The Specific Plan, with its thorough and comprehensive plan elements, will provide for sensible, logical growth of the City of Phoenix and will ensure development of a unique community of the highest standards of quality. This Specific Plan will serve to implement the development of Desert Ridge within the bounds of the regulations provided herein and will be adopted by ordinance as a regulatory document.

Desert Ridge represents an opportunity to create a truly unique desert living environment clustered around an oasis destination resort and Village Center. Desert Ridge will set a standard of developmental sensitivity and quality that will serve as a model for its surrounding community for years to come.

The **Desert Ridge Specific Plan** is based on the recommendations, guidelines and development strategies identified in the City of Phoenix **Peripheral Areas C and D General Plan.** This regulatory Specific Plan is the device that will facilitate implementation of goals, objectives and policies proposed by the City of Phoenix for development of the northern fringes of the City of Phoenix.

The Specific Plan for Desert Ridge will establish the types of uses, locational criteria, intensity ranges, linkage requirements and design character for the mix of uses and activities planned within Desert Ridge. The Specific Plan will identify the design character for the "urban design" infrastructure, which is the visible, public infrastructure such as vehicular, pedestrian and equestrian linkages, signage, landscaping and riparian and hydrological areas. Furthermore, the Specific Plan will prescribe the measures needed to initiate and facilitate implementation of Desert Ridge, such as site plan and subdivision review procedures, plan amendment procedures, development monitoring and phasing.

The **Desert Ridge Specific Plan** is the synthesis of numerous concepts, procedures, goals and regulations affecting all aspects of development of Desert Ridge. As such, it is the basic document which will legally guide, control and regulate development of this very important project within the City of Phoenix.

B. PROJECT LOCATION

The **Desert Ridge Specific Plan** area includes approximately 5,723 acres located entirely within the City of Phoenix between 64th Street, 32nd Street, Pinnacle Peak Road, the CAP Canal and Union Hills Drive east of 56th Street, as illustrated on Figure 1, Regional Site Location. Tatum Boulevard bisects the project site between the CAP Canal and Pinnacle Peak Road.

The Desert Ridge project site is located approximately 16 miles north of downtown Phoenix, 16 miles north of Sky Harbor International Airport, four miles east of Phoenix Deer Valley Airport, 12 miles northwest of downtown Scottsdale and three miles west of Scottsdale Airpark.

C. AUTHORITY AND SCOPE

The **Desert Ridge Specific Plan** has been prepared pursuant to the provisions of Chapter 10, Specific Plans, of the **Phoenix Zoning Ordinance,** Arizona Revised Statutes §9-461 et seq. and Arizona Revised Statutes §37-331 et Seq. Chapter 10 of the Zoning Ordinance authorizes the preparation of specific plans, which are intended to provide a greater level of detail needed to implement a subarea of the **Phoenix General Plan.**

In compliance with the **Peripheral Areas C and D General Plan** requirement of preparation of a

specific plan for all areas designated for mixed uses, the **Desert Ridge Specific Plan** area includes the Outer Loop Mixed Use Area south of the Pima Freeway from the Squaw Peak Parkway to 60th Street, as well as the balance of the Desert Ridge project site north of the Pima Freeway.

The **Desert Ridge Specific Plan** is a regulatory specific plan which will serve as the zoning document for the Specific Plan area. Proposed development plans, development agreements, site plans, subdivisions, parcel plans and any other development approval must be consistent with this Specific Plan. Projects which are found consistent with the **Desert Ridge Specific Plan** will be deemed consistent with the **Peripheral Areas C and D General Plan.**

D. DEFINITIONS

The terms used in this Specific Plan are defined in the Appendices. In the event any term is not specifically defined, the definition used in the **Phoenix Zoning Ordinance** shall control.

E. LEGAL DESCRIPTION OF SPECIFIC PLAN AREA

Portions of Sections 13 and 24, Township 4 North, Range 3 East and portions of Sections 16, 17, 18, 19, 20, 21, 28, 29 and 30, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the northwest corner of said Section 18, Township 4 North, Range 4 East; thence along the north line of said Section 18, S89°52'55"E 3187.70 feet to the north one quarter corner of said Section 18; thence continuing along the north line of said Section 18, S89°52'55"E 2642.10 feet to the corner common to Sections 7, 8, 17 and 18, Township 4 North, Range 4 East; thence along the north line of said Section 17, thence continuing along the north line of said Section 17, S89°59'55"E 2638.64 feet to the corner common to Sections 8, 9, 16 and 17, Township 4 North, Range 4 East; thence along the north line said Section 16, N89°59'58"E 241.36 feet to north one quarter corner said Section 16; thence continuing along the north line of said Section 16, S89°59'55"E 2641.46 feet to the corner common to Sections 9, 10, 15 and 16, Township 4 North, Range 4 East; thence along the east line of said Section 16, S00°00'01"E 2641.32 feet to the east one quarter corner of said Section 16; thence continuing along the east line of said Section 16, S00°00'19"W 2639.20 feet to the corner common to Sections 15, 16, 21 and 22, Township 4 North, Range 4 East; thence along the east line of said Section 21, S00°00'38"E 2643.59 feet to the east one quarter corner said Section 21; thence continuing along the east line of said Section 21, S00°01'15"W 2641.44 feet to the corner common to Sections 21, 22, 27 and 28, Township 4 North, Range 4 East; thence along the east line of said Section 28, thence continuing along the east line of said Section 28, S00°02'18"W 2642.10 feet to the corner common to Sections 27, 28, 33 and 34, Township 4 North, Range 4 East; thence along the south line of said Section 28, N89°56'48"W 2640.45 feet to the south one quarter corner of said Section 28; thence continuing along the south line of said Section 28, N89°57'01"W 2284.28 feet to a point on the north right-of-way line of the Central Arizona Project; thence along said right-of-way line N62°23'12"W 15.80 feet; thence continuing along said north right-of-way line, N72°25'04"W 358.87 feet to a point on the west line of said Section 28; thence continuing along said north right-of-way line the following course, N72°25'04"W 1339.71 feet; thence N65°41'38"W 882.94 feet; thence N68°38'24"W 1642.11 feet; thence N89°57'12"W 191.29 feet to the west line of Section 29, Township 4 North, Range 4 East; thence continuing along said north right-of-way line the following courses, N89°57'12"W 188.77 feet; thence S10°06'58"W 1058.51 feet; thence N70°33'57"W 3173.36 feet; thence N58°28'16"W 1406.51 feet; thence N56°56'03"W 1437.30 feet, to the corner common to Section 19 and 30, Township 4 North, Range 4 East and Sections 24 and 25, Township 4 North, Range 3 East; thence departing said northerly right-of-way line N00°17'00"W 2641.89 feet; along the east line of said Section 24; thence S89°45'49"W 2642.91 feet along the east-west mid-section line of said Section 24, thence S00°19'26"E 377.60 feet along the north-south mid-section line of Section 24 to said north right-of-way line; thence along said north right-of-way line the following courses, N56°32'13"W 1216.38 feet; thence N72°49'14"W 1371.40 feet; thence N36°40'14"W 5237.45 feet to the west line of said Section 24; thence departing said north right-of-way line, N00°12'38"W 1485.26 feet along said west line of said Section 24; thence departing said north right-of-way N00°12'38"W 1485.26 feet along said west line of said Section 24, to the corner common to Sections 13, 14, 23 and 24, Township 4 North, Range 3 East; thence along the north line of said Section 24, N89°46'38"E 2628.51 feet to the one quarter corner common to said Sections 13 and 24; thence along the north-

south mid-section line of said Section 13, N00°14'59"W 2657.68 feet to the center quarter corner of said Section 13; thence along the east-west mid-section line of said Section 13, S89°55'13"E 2642.52 feet to the one quarter corner common to said Section 13, Township 4 North, Range 3 East and Section 18, Township 4 North, Range 4 East; thence along the west line of said Section 18, N00°18'23"W 2650.25 to the northwest corner of said Section 18 and the Point of Beginning.

Together with that portion of Section 33, Township 4 North, Range 4 East, Gila and Salt River Meridian, as recorded in Book 386 on Page 7, Records of Maricopa County, Arizona, described as follows: **+1**

Beginning at the north quarter corner of said Section 33: thence S89°56'48"E 420.48 feet along the north line of said Section 33; thence S06°42'28" 1124.95 feet to the north right-of-way line of the Central Arizona Project; thence N69°47'31"W 1557.14 feet along said north right-of-way line; thence N62°21'13"W 1253.71 feet along said north right-of-way line to the north line of said Section 33; thence S89°57'01"E 2282.78 feet along said north line to the Point of Beginning. **+1**

EXCEPT: The south 660 feet of the north 990 feet of the east 990 feet of the west 1320 feet of the southwest quarter of Section 21, Township 4 North, Range 4 East.

EXCEPT: The south 50 feet of the north 685 feet of the west 330 feet of the southwest quarter of said Section 21.

Parcel contains 249,301,578 square feet or 5,723.17 acres.

F. LEGAL DESCRIPTION OF AREAS RECEIVING UNDERLYING ZONING

F.1 Development Parcel 5.A

The portion of Section 20, Township 4 North, Range 4 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at the southwest corner of the northwest quarter of said Section 20; thence N00°01'28"E 395.65 feet along the west line of said northwest quarter and the centerline of Tatum Boulevard to a tangent curve; thence northeasterly 881.13 feet along said centerline and the arc of said curve, being concave southeasterly, having a radius of 4975.00 feet, through a central angle of 10°08'52"; thence S72°48'18"E 974.88 feet to a tangent curve; thence southeasterly 536.01 feet along the arc of said curve, being concave southwesterly, having a radius of 10000.00 feet, through a central angle of 03°04'16"; thence S69°44'02"E 2826.20 feet to a tangent curve; thence southeasterly 565.66 feet along the arc of said curve, being concave northeasterly, having a radius of 1600.00 feet, through a central angle of 20°15'22"; thence S89°59'24"E 556.77 feet to the east line of the southeast quarter of said Section 20; thence S00°00'49"W 2379.41 feet along said east line to the southeast corner of said Section 20; thence N89°57'40"W 639.33 feet along the south line of said Section 20 the north right-of-way line of the proposed Pima Freeway; thence N67°35'44"W 808.29 feet along said north line; thence N60°44'35"W 1090.70 feet along said north line to tangent curve; thence northwesterly 2383.68 feet along said north line and the arc of said curve, being concave southwesterly, having a radius of 4696.38 feet, through a central angle of 29°04'51"; thence N89°49'26"W 510.04 feet along said north line; thence N44°54'05"W 120.36 feet along said north line; thence N00°01'12"E 264.66 feet along said north line; thence N89°58'48"W 65.00 feet along said north line to the west line of said Section 20; thence N00°01'08"E 853.42 along said west line to the Point of Beginning.

And,

That portion of Section 29, Township 4 North, Range 4 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Beginning at the northeast corner of said Section 29; thence south 263.03 feet along the east line of said Section 29 to the north right-of-way line of the proposed Pima Freeway; thence

N67°35'44"W 691.53 feet along said north line to the north line of said Section 29; thence S89°57'04"E 639.33 feet along said north line to the Point of Beginning.

Parcel contains 11,731,469 square feet or 269.32 acres.

F.2 Development Parcel 5.C

That portion of Section 19, Township 4 North, Range 4 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Beginning at the northeast corner of the southeast quarter of said Section 19; thence S00°01'08"W 853.42 feet along the east line of said southeast quarter to the north right-of-way line of the proposed Pima Freeway; thence N89°58'48"W 65.00 feet along said north line; thence S03°49'27"W 150.72 feet along said north line; thence S00°01'12"W 115.00 feet along said north line; thence S44°52'03"W 120.53 feet along said north line; thence S89°42'56"W 89.24 feet along said north line; thence S85°54'05"W 1202.66 feet along said south line; thence S89°42'56"W 1471.89 feet along said south line; thence N00°17'00"W 599.58 feet; thence S84°10'00"E 1392.17 feet to a tangent curve; thence southeasterly, easterly and northeasterly 896.66 feet along the arc of said curve, being concave northwesterly, having a radius of 750.00 feet, through a central angle of 68°30'00"; thence N27°20'00"E 239.34 feet; thence N01°59'26"E 950.93 feet; thence N04°27'08"E 757.88 feet; thence S72°48'18"E 623.26 feet to said east line of Section 19; thence S00°01'28"W 900.58 feet to the centerline of Tatum Boulevard; thence continuing S00°01'28"W 395.65 feet along said east line and said centerline to the Point of Beginning.

And,

That portion of Section 20, Township 4 North, Range 4 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at the west quarter corner of said Section 20; thence N00°01'28"E 395.65 feet along the west line of said Section 20 to the Point of Beginning and a tangent curve of the centerline of Tatum Boulevard; thence northeasterly 881.13 feet along the arc of said curve and said centerline; being concave southeasterly, having a radius of 4975.00 feet, through a central angle of 10°08'52"; thence N72°48'18"W 81.46 feet to said west line; thence S00°01'28"W 900.58 feet to the Point of Beginning.

Parcel contains 2,948,168 square feet or 67.68 acres.

F.3 Development Parcel 5.P *2

That portion of Tract 2 Block 8 in State Plat Number 24, Desert Ridge amended, as recorded in Book 376 of Maps on page 26, records of Maricopa County, Arizona, and located in Section 19, Township 4 North, Range 4 East, Gila and Salt River Meridian, described as follows: **+2**

Beginning at the northerly corner common to Tract 1 Block 5 and Tract 2 Block 8 of said State Plat; thence S04°27'08" W 757.88 feet along the easterly line of said Tract 2 Block 8; thence S01°59'26"W 950.93 feet along said easterly line; thence S27°20'00"W 239.34 feet along said easterly line to a tangent curve; thence southwesterly 833.38 feet along the arc of said curve, being concave northwesterly, having a radius of 750.00 feet, through a central angle of 63°39'57" to a non-tangent curve having a radius that bears N15°12'23"W 640.00 feet distant; thence northeasterly 530.14 feet along the arc of said curve, being concave northwesterly, through a central angle of 47°27'37"; thence N27°20'00"E 230.75 feet to a tangent curve; thence northeasterly 548.47 feet along the arc of said curve, being concave northwesterly, having a radius of 1,240.00 feet, through a central angle of 25°20'34"; thence N01°59'26"E 669.62 feet to a tangent curve; thence northeasterly 283.64 feet along the arc of said curve, being concave southeasterly, having a radius of 1,510.00 feet, through a central angle of 10°45'45"; thence N18°36'18"E 152.37 feet; thence N17°47'16"E 115.00 feet; thence N62°38'31"E 28.36 feet; thence N17°47'16"E 70.00 feet to a non-tangent curve

in the northerly line of said tract 2 block 8 having a radius that bears N17°26'37"E 11,317.65 feet distant; thence southeasterly 49.11 feet along the arc of said curve, being concave northeasterly, through a central angle of 00°14'55" to the point of beginning. **+2**

Parcel contains 9.195 acres, more or less. **+2**

F.4 Development Parcel 4.R/H *2

Those portions of the north half of Section 21, and the south half of Section 17, Township 4 North, Range 4 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at the southwest corner of said Section 17; thence S89°54'15"E 535.16 feet along the south line of said Section 17 to the centerline of Tatum Boulevard; thence N26°50'38"E 1,424.32 feet along said centerline to the Point of Beginning; thence S61°57'30"E 639.42 feet to a tangent curve; thence southeasterly 390.01 feet along the arc of said curve, being concave southwesterly, having a radius of 430.00 feet, through a central angle of 51°58'00"; thence S09°59'30; E603.41 feet to a tangent curve; thence southeasterly 207.85 feet along the arc of said curve, being concave northeasterly, having a radius of 570.00 feet; through a central angle of 20°53'34", thence S56°45'10"W 210.73 feet; thence S10°37'11"W 81.40 feet; thence S33°43'11"E 553.00 feet; thence S50°11'11"E 117.20 feet; thence S 64°41'11"E 376.40 feet; thence N82°43'11"E 86.43 feet; thence S07°25'20"E 176.00 feet; thence S07°36'00"W 157.00 feet; thence S29°30'00"W 132.00 feet; thence S30°57'30"W 111.00 feet; thence S11°07'00"W 196.50 feet; thence S33°36'00"W 196.50 feet; thence S10°07'00"W 196.90 feet; thence S69°44'02"E 185.18 feet to a non-tangent curve having a radius that bears N63°30'41"W 3,600 feet distant; thence northeasterly 1,010.44 feet along the arc of said curve, being concave northwesterly, through a central angle of 16°04'54"; thence S81°15'00"E 90.00 feet; thence N57°30'00"E 52.00 feet; thence N46°00'00"E 943.00 feet; thence N79°52'00"E 256.0 feet; thence N17°09'30"E 94.00 feet; thence N31°24'00"W 211.00 feet; thence N09°27'00"E 164.30 feet; thence N08°33'23.92"W 114.25 feet; thence N47°33'26.7"W 570.49 feet; thence N88°10'09.3"W 219.11 feet; thence S76°06'00"W feet; thence S46°55'00"W 318.00 feet; thence S17°03'00"W 292.72 feet; thence S10°51'00"E 190.46 feet; thence N83°35'30"W 250.00 feet to a tangent curve; thence southwesterly, westerly and northwesterly 552.36 feet along the arc of said curve, being concave northerly, having a radius of 430.00 feet, through a central angle of 73°36'00"; thence N09°59'30"W 603.41 feet to a tangent curve; thence northwesterly 516.98 feet along the arc of said curve, being concave southwesterly, having a radius of 570.00 feet, through a central angle of 51°58'00"; thence N61°57'30"W 642.35 feet to said centerline of Tatum Boulevard; thence S26°50'38"W 140.03 feet along said centerline to the Point of Beginning.

Development Parcel 4.R/H contains 2,377,786 square feet or 54.59 acres.

F.5 Development Parcel 4.GC -1, *2

Parcel "A" +1

Those portions of Tract 3 Block 4, Tract 5 Block 4, Track 6 Block 4, Tract 7 Block 4, Tract 16 Block 4, Tract 18 Block 4, Tract 20 Block 4 and Tract 21 Block 4 of State Plat No. 24, Desert Ridge, as recorded in Book 365 of Maps on page 36, records of Maricopa County, Arizona and located in Sections 16 and 17, Township 4 North, Range 4 East, Gila and Salt River Meridian, and described as follows: **+1**

Commencing from the northeast corner of said Section 17; thence N89°59'55"W 596.47 feet along the north line of said Section 17 to the east line of said Tract 3 Block 4 and the Point of Beginning; thence S02°36'00"W 190.00 feet along said east line; thence S38°12'30"W 178.00 feet along said east line; thence S02°11'30"E 128.00 feet along said east line; thence S41°47'00"W 141.00 feet along said east line; thence S22°02'00"W 250.00 feet along said east line; thence S33°38'30"W 651.61 feet along said east line; thence S71°33'20"W 112.26 feet; thence S27°15'56"W 249.23 feet; thence S20°42'51"W 387.85 feet; thence S62°43'28"E 112.29 feet; thence S04°56'43"E 706.17 feet; thence S03°14'25"W 732.49 feet; thence

N60°13'04"E 628.53 feet; thence N22°49'08"E 779.22 feet; thence S53°37'22"E 247.21 feet to a tangent curve; thence southeasterly 115.08 feet along the arc of said curve, being concave northeasterly, having a radius of 750.00 feet, through a central angle of 08°47'29"; thence S09°19'22"W 781.25 feet; thence S63°18'33"E 174.59 feet; thence N55°35'44"E 391.04 feet to the east line of said Section 17; thence continuing N55°35'44"E 620.12 feet; thence S46°55'29"E 223.97 feet; thence N28°48'12"E 513.94 feet; thence N05°20'07"E 614.30 feet; thence N11°03'37"W 121.46 feet; thence N34°23'54"W 140.25 feet; thence N23°35'30"W 659.70 feet; thence S78°44'00"W 344.08 feet; thence S00°07'05"W 172.53 feet; thence S33°20'01"E 564.59 feet; thence S23°35'32"E 82.97 feet; thence S10°08'15"W 927.11 feet to a non-tangent curve having a radius that bears S37°36'27"W 600.00 feet distant; thence northeasterly 137.59 feet along the arc of said curve, being concave southwesterly, through a central angle of 13°08'20"; thence N04°53'04"W 769.21 feet; thence N32°00'01"W 511.29 feet to the west line of said Section 16; thence continuing N32°00'01"W 211.15 feet; thence S83°58'11"W 187.53 feet; thence N69°23'21"W 98.13 feet; thence N41°03'56"W 86.88 feet; thence N08°26'15"W 79.57 feet; thence N28°56'59"W 72.15 feet; thence N68°26'38"W 66.32 feet; thence N87°23'53"W 66.65 feet; thence N74°18'16"W 56.11 feet; thence N41°51'52"W 62.32 feet; thence N21°14'24"E 80.03 feet; thence N47°49'18"E 177.14 feet to the northerly line of said Tract 6 Block 4; thence S73°32'26"E 172.10 feet along said northerly line to the northerly line of said Tract 5 Block 4; thence N66°31'30"E 150.00 feet along said northerly line; thence N89°18'30"E 254.66 feet to the east line of said Section 17 and the northerly line of Tract 16 Block 4; thence N89°18'30"E 215.34 feet along said northerly line; thence N68°52'30"E 760.00 feet along said northerly line; thence S58°52'30"E 87.00 feet along said northerly line; thence S30°01'30"E 161.00 feet along said northerly line; thence N80°17'00"E 204.00 feet along said northerly line to the easterly line of said Tract 16 Block 4; thence S25°02'56"W 375.15 feet along said easterly line; thence N39°41'00"W 109.65 feet; thence S36°58'55"W 40.06 feet; thence S77°48'45"W 77.72 feet; thence S40°07'32"W 67.81 feet; thence S01°25'52"E 212.77 feet; thence S37°47'13"E 363.05 feet; thence S19°52'05"E 64.28 feet; thence S12°20'13"W 171.10 feet; thence S05°56'31"E 897.94 feet; thence S27°38'54"W 562.49 feet to a non-tangent curve having a radius that bears thence N17°04'28"E 600.00 feet distant; thence northwesterly 109.76 feet along the arc of said curve being concave northeasterly, through a central angle of 10°28'52"; thence S42°40'30"W 919.21 feet; thence S73°46'20"W 241.95 feet to the west line of said Section 16; thence continuing S73°46'20"W 317.23 feet; thence S30°35'41"W 934.81 feet to the southerly line of said Tract 3 Block 4; thence S59°07'23"W 606.16 feet along said southerly line; thence N59°20'30"W 334.47 feet along said southerly line; thence N35°05'45"W 211.93 feet along said southerly line; thence N77°30'00"W 170.19 feet along said southerly line; thence N00°00'00"E 239.81 feet along said southerly line; thence N42°36'50"W 169.87 feet along said southerly line; thence S87°18'00.0"W 212.24 feet along said southerly line to the westerly line of said Tract 3 Block 4; thence N01°52'00"E 230.83 feet along said westerly line; thence N21°51'46"E 545.13 feet; thence N09°06'22"W 183.20 feet; thence N35°54'29"W 129.91 feet; thence N16°15'54"W 93.26 feet; thence N06°10'52"E 192.77 feet to the westerly line of said Tract 3 Block 4; thence N11°23'00"E 597.83 feet along said westerly line; thence N02°14'00"E 155.10 feet along said westerly line; thence N14°59'00"W 131.50 feet along said westerly line; thence N14°17'00"E 170.24 feet along said westerly line; thence N12°40'00"W 264.44 feet along said westerly line; thence N16°37'30"E 720.00 feet along said westerly line; thence N34°48'00"E 643.00 feet along said westerly line; thence N49°55'30"E 624.72 feet along said westerly line; thence N02°36'00"E 184.67 feet along said westerly line to the north line of said Section 17; thence S89°59'55"E 377.23 feet along said north line to the Point of Beginning. **+1**

Parcel contains 165.531 acres, more or less. **+1**

Parcel "B" +1

All of Tract 9 Block 4, Tract 17 Block 4, Tract 25 Block 4, Tract 28 Block 4 and Tract 32 Block 4 of State Plat No. 24, Desert Ridge Amended, as recorded in Book 376 of Maps on page 26, records of Maricopa County, Arizona and located in Sections 16, 17, 20 and 21, Township 4 North, Range 4 East, Gila and Salt River Meridian. **+1**

Parcel contains 152.770 acres, more or less. **+1**

Parcel "C" +1

All of Tract 12 Block 4 and Tract 23 Block 4 of State Plat No. 24, Desert Ridge Amended, as recorded in Book 376 of Maps on page 26, records of Maricopa County, Arizona and located in Sections 17 and 20, Township 4 North, Range 4 East, Gila and Salt River Meridian. **+1**

Parcel contains 27.907 acres, more or less. **+1**

G. OWNERSHIP AND TAX CODE

All of the land within Desert Ridge is currently owned by the State of Arizona and administered by the Arizona State Land Department. State and municipally owned parcels of land are exempt from property taxation. However, improvements placed on such land, such as infrastructure, buildings, etc., are not exempt from property taxation.

Desert Ridge is currently being planned zoned and will subsequently be developed pursuant to the Urban Lands Act, Arizona Revised Statutes ∋37-331 et seq.

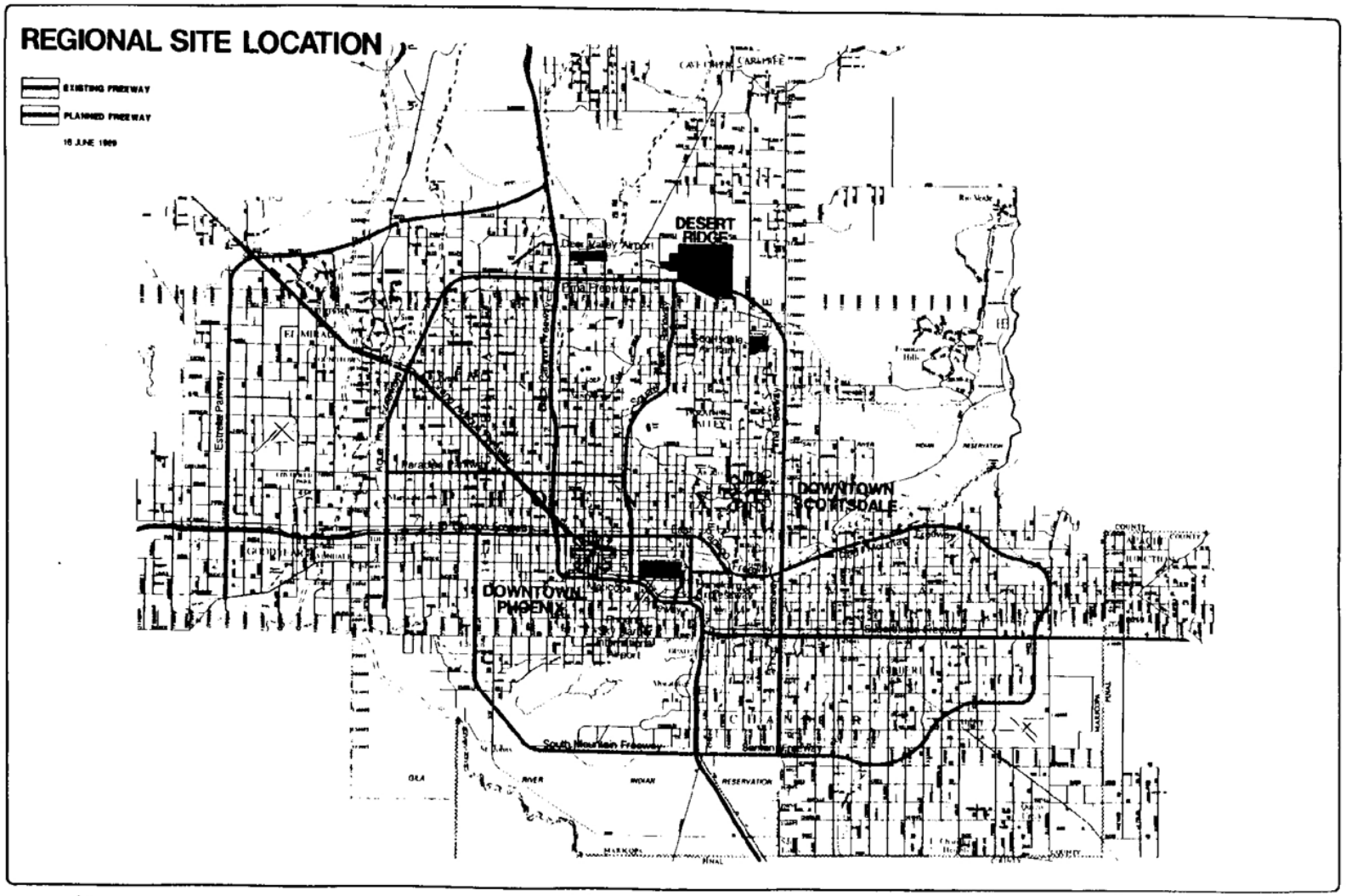
Date of Addition/Revision/Deletion to Chapter 2

+1 Addition on May 8, 1996 by Ordinance No. S-23543

-1 Deletion on May 8, 1996 by Ordinance No. S-23543

+2 Addition on May 13, 1998 by Ordinance No. G-4085

*2 Revision on May 13, 1998 by Ordinance No. G-4085



DESERT RIDGE NORTHEAST PHOENIX PARTNERS

1

3. City Development Policies Relationship

A. PURPOSE

The relationship between the **Desert Ridge Specific Plan** and the various documents governing City of Phoenix development policies and land use regulations, including the **Peripheral Areas C and D General Plan** and the **Phoenix Zoning Ordinance** is described in this chapter of the Specific Plan. This is a regulatory Specific Plan which will guide planning and, ultimately, development of Desert Ridge. The discussion below presents an overview of the linkage between the Specific Plan and the various regulatory documents and establishes the policy foundation on which the Specific Plan is based.

B. RELATIONSHIP TO GENERAL PLAN

The **Desert Ridge Specific Plan** will implement the goals espoused in the **Peripheral Areas C and D General Plan.** These planning goals from the General Plan and their relationship to Desert Ridge are discussed below. Adoption of the **Desert Ridge Specific Plan** will implement these goals within the context of a master planned community that encompasses a substantial portion of Area C.

Goal 1. Continue the Urban Village pattern

The urban village concept has been accepted in Phoenix as a desired land use pattern. It follows that this concept should be extended to guide land use planning and development in Areas C and D. Desert Ridge is based on the urban village concept in that all community and regional commercial uses are located in the Desert Ridge Village Center. Very small neighborhood convenience commercial uses are appropriately placed internally within neighborhood units. The Desert Ridge Village Center is appropriately the "urban" core of Area C. Land uses are the most intense in and around the Village Center in Desert Ridge, logically reducing in density with increasing distance from the commercial/employment center and continuing beyond the project boundaries.

Goal 2. Preserve environmental amenities

Areas C and D contain some very attractive Sonoran Desert areas. The natural flora, wildlife and dramatic vistas of near and distant mountains represent amenities that should be capitalized on to attract development and other activity and to create attractive and satisfying communities. Desert Ridge capitalizes on the views of the surrounding mountains and on the wash corridors running through the project. Indigenous plant materials will be reestablished on site to preserve habitat areas according to guidelines in this Specific Plan.

Goal 3. Provide supporting infrastructure in an orderly manner

The Peripheral Area C and D's large size, lack of existing infrastructure and fringe location dictate that it will be necessary to logically plan and develop infrastructure to support development. Strategies to be formulated need to ensure that infrastructure will be provided in a timely and cost-effective manner and in a fashion which will encourage and facilitate private development activity. Desert Ridge is immediately contiguous to the northern urbanized area of Phoenix. Consequently, it is the next logical location for extensions of infrastructure.

Goal 4. Assure a fiscally sound land use mix

A mix of land uses, supported by market demand, that will achieve a positive fiscal situation for the City in the long term is encouraged. Desert Ridge is a master planned community of commercial, institutional, residential and recreational uses. The multi-use nature of Desert Ridge insures a fiscally sound land use mix which will create new sources of property and sales tax revenues within the City of Phoenix.

Goal 5. Achieve a balance of residential and employment opportunities

One of the attractive features of the urban village concept is that it facilitates the evolution of lands uses with an appropriate balance of residential and employment opportunities. This allows individuals to live and work close by, resulting in public and private benefits or reduced commuting distance. This objective is attainable by providing that large projects include a mix of uses, when appropriate, together with employment opportunities in core areas sufficient to support surrounding residential densities. As described under Goal 4, Desert Ridge is a mix of residential and employment opportunities. Residents will have the opportunity to work in Desert Ridge as employment opportunities will be available in the village center. At buildout, Desert Ridge is anticipated to include up to 23,700 dwelling units and an estimated 20,000 jobs.

Goal 6. Conserve water

Water is a precious commodity throughout the region. Although densities and types of land use will largely influence the amount of water required, all development proposals will include a comprehensive strategy for minimizing ground water use through conservation measures. Desert Ridge is planned as an oasis integrated into the existing Sonoran Desert. A water resource concept plan for Desert Ridge, describing water conservation concepts that will be integrated into specific design guidelines, is included in Chapter 5, Master Plan of this Specific Plan.

Goal 7. Assure development under environmentally conscious design standards

Site design and architectural guidelines are essential to attain a range of development characteristics which are compatible with and complementary to the surrounding desert environment. Design criteria must address considerations of color, materials, design elements, scale, landscaping, signage and similar factors to achieve developments in harmony with each other and the natural area. These criteria will be conceived as guidelines to direct all development within Desert Ridge to meet the highest standards of community planning while stimulating creativity and responsible innovation.

C. RELATIONSHIP TO THE PHOENIX ZONING ORDINANCE AND OTHER CITY ORDINANCES

Adoption of the regulatory **Desert Ridge Specific Plan** will secure underlying zoning for the resort and golf course areas and the Village Center areas north of the Pima Freeway and will establish a framework and process for subsequent zoning of the balance of the specific plan area. Upon adoption by the Phoenix City Council, the Specific Plan will become an amendment to the **Phoenix Zoning Ordinance.** The Specific Plan will govern the type, location and intensity of uses in Desert Ridge, as well as development standards for the various uses planned within the community.

Subsequent to adoption of the **Desert Ridge Specific Plan** and prior to development, Desert Ridge will undergo more refined "second phase" site planning, as presented in Chapter 4. This detailed planning will be based on the conceptual framework established in Chapter 5, Master Plan, and the regulations governing use, location, intensity and development standards presented in Chapter 6, Development Parcel Regulations. All development in Desert Ridge will be subject to the procedures prescribed in Section 511, Site Plan Approval of the **Phoenix Zoning Ordinance.** Evaluation of site plans will be based on protection of the public's health, safety and welfare and conformance to the Specific Plan.

The Specific Plan is structured to facilitate easy administrative review by the City of Phoenix. In residential development parcels, residential zoning districts from the existing zoning ordinance are cited for use within Desert Ridge. Evaluation of residential subdivision plans will be based on the criteria appropriate to each cited zoning district in the **Phoenix Zoning Ordinance** subject to the specific modifications presented in this Specific Plan.

Similar to the residential areas, the land use regulations for the Village Center utilize the existing City of Phoenix commercial zoning districts, subject to the modifications presented herein. The Village Center development parcel regulations contained herein establish the land use regulations for the Desert Ridge Village Center. Evaluation of commercial site plans will be based on the criteria established in the **Desert Ridge Specific Plan.**

This Specific Plan shall govern and prevail in all those areas which are addressed herein. Other substantive areas of the City of Phoenix Code which are not addressed (e.g., grading and drainage regulations in Chapter 32A) shall be applicable within Desert Ridge the same as in any other part of the City of Phoenix.

This Specific Plan is mindful of the pending revision of the Phoenix zoning ordinance. Because there is not currently a "core" district, this plan creates a distinct regulatory framework for the Desert Ridge core. At a subsequent point in time, the ASLD, City of Phoenix and the Master Developer may all agree to apply a yet to be written "core district" implementing the standards of this plan. The incorporation by reference of parts of the **Phoenix Zoning Ordinance** operates as to the ordinance in effect on the date of the adoption of this Plan.

4. Desert Ridge Approval Process and Implementation

A. USING THIS DOCUMENT

This chapter is critical to understanding the regulatory process governing development within Desert Ridge. Later chapters explain the substance of what is allowed within given areas of the community. This chapter, on the other hand, is concerned entirely with the procedures surrounding the implementation of the Desert Ridge Specific Plan.

The approval process for Desert Ridge is significantly different than past City of Phoenix development regulation programs for several reasons:

- First, Desert Ridge is unusual because it is the first master planned community to be developed on State Trust land. It is necessary, therefore, to make the City approval process fit with the approval and disposition processes of the Arizona State Land Department.

- Second, Desert Ridge is the first project in Phoenix to make use of the Specific Plan mechanism as its primary regulatory device. This means that this document sets forth, in Chapter 6, specific development limits, parameters and criteria which must be met. In some cases, these limits are established principally to guide future planning which leads to more specific zoning approval, while in other cases this Specific Plan itself constitutes the "zoning" approval by the City of Phoenix.

- Third, this project is going through the approval process just as the City of Phoenix is revising its zoning ordinance. As a result, the cross references and incorporations by reference in this document must be carefully handled. This issue is discussed in greater detail below.

It is important to recognize that this Specific Plan is the first step in a regulatory approval process which embodies a progressively more detailed agreement between the Arizona State Land Department (ASLD), the City of Phoenix (the "City") and the Desert Ridge Master Developer (Master Developer) as to how development will occur within Desert Ridge. All three of these entities have approval powers as to development within Desert Ridge. The approvals are different at different times. This chapter must be carefully reviewed to determine the necessary approvals as to any parcel at any given point in time.

B. GEOGRAPHICAL UNITS IN THE PLAN

To understand references in this chapter and in the development regulations (Chapter 6) it is necessary to understand the geographic "building blocks" of the plan.

1. Development Superblocks

   Desert Ridge is divided into 12 development superblocks, each of which is several hundred acres in size. In most instances, the area of each superblock is defined by major arterial streets. Each superblock has a maximum number of dwelling units or square footage which will be permitted, as well as an overall average density which cannot be exceeded.

2. Development Parcels

   Each development superblock is subdivided into several development parcels. In many cases these parcels represent large acreages which will be separated by collector streets or wash corridors and developed in a relatively consistent character. These individual parcels are permitted to vary in size a specified amount without a Specific Plan amendment being required. Such variation in size must be approved as discussed below. **+2**

3. Neighborhoods

   Within each development parcel, actual development may take place in one or more individual neighborhoods. The term "neighborhood" refers to a single project or subdivision which is built by an individual or multiple builder(s), or "neighborhood" may mean a subdivision of custom homes built as a single entity. A development parcel may be disposed of in its entirety by the ASLD and a buyer may elect to create several neighborhoods of different housing products, or the ASLD may decide to divide a development parcel into several different units for disposition.

C. RELATIONSHIP TO STATE LAND DISPOSITION PROCESS

Because all of Desert Ridge is the property of the State of Arizona, it is important to explain the relationship between this Specific Plan and the subsequent property disposition steps to be taken by the ASLD.

After approval of this Specific Plan, and the subsequent adoption of the ASLD "Development Plan", the ASLD will auction an area of land which carries with it the "Master Developer" obligations for Desert Ridge. It is anticipated that this area will be comprised of a portion of the Village Center as well as the resort and contiguous golf course acreages. In addition to obtaining, at auction, the right to develop these areas, the Master Developer may also be obligated to commence an implementation program for the ultimate development of all of Desert Ridge. Consequently, the Master Developer may be obligated to:

1. Be responsible for all "second phase" planning as described below;

2. Construct portions of the infrastructure for the entire development, including both standard city infrastructure such as streets and sewers and also "community identity" infrastructure such as landscaping and entry identification features;

3. Commence a marketing program for the entire project.

The ASLD may elect to impose infrastructure obligations on the buyers of residential property at some or all subsequent auctions. In such an event, the Master Developer will still remain responsible for planning, coordinating and approving infrastructure. The City of Phoenix will look primarily to the Master Developer for responsibility in coordinating the planning and installation of infrastructure and will require that development agreements be used to spell out infrastructure phasing and responsibility. **+1 *2**

As a result of the Master Developer's efforts, residential parcels within Desert Ridge will be more precisely planned within the framework established by this Specific Plan. Specific parcels will be identified as having an immediate market for development. These parcels' boundaries, densities and city zoning will then be fixed during a subsequent second phase planning effort. Infrastructure necessary to serve these parcels will be installed. The ASLD will then auction these residential parcels. These auctions may include entire development parcels or might be smaller pieces of individual neighborhoods. Each sale is subject to the regulations of the Desert Ridge Specific Plan, the subsequently applied City zoning, the Desert Ridge Design Guidelines, the State Development Plan, and the Covenants, Conditions and Restrictions of Desert Ridge. **-1**

D. CREATION AND OPERATION OF THE DESERT RIDGE DESIGN REVIEW COMMITTEE (DRC) *2

The DRC is the master review entity established by the ASLD, the Master Developer and the Desert Ridge Community Association Board of Directors to review all development within Desert Ridge for adherence to the Desert Ridge Design Guidelines and Covenants, Conditions and Restrictions (CCR's). Those guidelines and CCR's are regulatory controls of the ASLD and Master Developer. They are not imposed, administered or enforced by the City of Phoenix. In this sense, the guidelines

and CCR's operate similarly to any master planned community. The CCR's will establish the DRC and required DRC approval for all projects. ***2**

The DRC is established subsequent to City approval of the Specific Plan and master infrastructure plans prepared by the ASLD and Master Developer. From that point forward, all development within Desert Ridge must have DRC approval. Preferably, DRC approval will be obtained before receiving any City of Phoenix planning approval. Thus, the City will know before it considers a plan that the DRC has decided it is consistent with the Specific Plan, Development Plan, design guidelines and CCR's. However, because the DRC process is entirely independent of City review, the City may accept plans for processing that have not previously been approved by the DRC. In such an instance, the City reviews all plans for consistency with this Specific Plan and any subsequent City approvals. ***2**

Membership in the DRC shall be established by the CCR's and may include representatives of the Master Developer, ASLD, homebuilders who purchase land in Desert Ridge and individual homeowners. ***2**

E. DESERT RIDGE APPROVAL PROCESS

The implementation of the Desert Ridge Specific Plan requires a sequential planning and approval process of which this Specific Plan is the first stage. The process occurs in two phases, with differentiation in each phase for the regulation of the "core" area and the "residential" superblocks. This section, with its accompanying charts, explains this phased planning and approval process.

1. Phase One Planning

The first planning phase includes preparation and approval of this Specific Plan by both the ASLD and the City of Phoenix, and the preparation and approval of overall master infrastructure plans immediately after the specific plan is approved. Figure 2, *Phase One Planning*, explains this process. Each step is outlined below.

a. Approval of the Specific Plan

The first step in the process is the approval of this Specific Plan by the City of Phoenix. This plan will be adopted under Chapter X of the Phoenix Zoning Ordinance. As adopted, the Specific Plan has both policy implications, as a planning document, and regulatory aspects, as the controlling "zoning" document for Desert Ridge. The implications of this dual role are defined and outlined by this document.

After approval by the City of Phoenix, the Specific Plan, together with other documents appropriate for the State's approval process, will then become the approved ASLD Development Plan for all the property included within Desert Ridge.

The Specific Plan itself recognizes that it is only the first step in the approval process. However, the plan has different regulatory implications in the "core" than in the "residential" areas and sets up a different second phase planning process for these different areas.

In three of the commercial core development parcels (Development Parcels 5.A, 5.C and 5.P), the Resort and Golf Course parcels in Superblock 4 (Development Parcels 4.RH and 4.GC), and the Commerce Park parcels south of the Pima Freeway (Development Parcels 3.CP/BP.1, 3.CP/BP.2 and 6.CP/BP.1), this Specific Plan is the regulatory document controlling all development. Subsequent City approvals are not legislative in character--consequently no subsequent "zoning" cases will be required. The development regulations contained herein refer to City zoning district categories for ease of administration and definition. These references make certain

aspects of the current Phoenix Zoning Ordinance a part of this Specific Plan. Subsequent steps required before development can commence in the core are detailed below and include more detailed site planning and City of Phoenix site plan approval procedures. ***2**

Development Parcel 5.B.1.W requires specific zoning to be secured. However, the regulations and standards set forth in this document are regulatory in nature. The specific processes set forth in this chapter detail the necessary procedures to secure the appropriate approvals. ***2**

The "residential" superblocks in Desert Ridge utilize a different approval process. This Specific Plan is "regulatory" as to those superblocks in that it specifies average and maximum densities in all areas, as well as minimum densities in some areas. However, each superblock must go through a subsequent planning and approval step. The second phase planning process precisely locates the internal collector streets and fixes the boundaries and densities of each development parcel or neighborhood. After this second phase planning process a selection of zoning districts will be specified and actual "hard zoning" will be applied by the City through its normal rezoning procedures, including the opportunity for appropriate appeals. The ASLD may auction development parcels based upon the approvals in the Specific Plan, with the requirement that buyers subsequently obtain “hard zoning,” or may first obtain such zoning and then dispose of development parcels. **+1 *2**

b. Initial State Auctions *1

After Specific Plan approval, the State will auction to the Desert Ridge Master Developer the long-term development lease on portions of the commercial areas and resort/golf course areas. With this property disposition, the State may also require the Master Developer to commit to commence the second phase planning requirements detailed below. The Master Developer will also be contractually obligated to install infrastructure outside the boundaries of the Core lease. ***1 *2**

For Phase 1, the State may also elect to impose infrastructure obligations upon the buyer of residential property at the initial residential auction. If this option is selected the Master Developer shall continue to be responsible for planning, coordinating and approving infrastructure. In the event an obligation to construct infrastructure is imposed as a condition of the initial ASLD auction, the winning bidder at the auction will also have to execute a development agreement with the City of Phoenix before development can take place on the parcel. **+1**

c. Approval of the Development Agreement

Following the initial State auction, the City, State, Master Developer, and, if applicable, the first residential purchaser will finalize a Development Agreement pursuant to A.R.S.§9-500.05. Among other things, this agreement and development agreements covering the installation of subsequent phase infrastructure, will contain provisions relating to the following: ***1**

1) Timing and sequence of development; **+1**

2) Dedication of public streets, water and sewer easements, drainageways, and other public facilities; **+1**

3) Phasing of infrastructure installation to coincide with the timing and sequence within the entire specific plan area; **+1**

4) Posting of performance bonds assurances or such other security as may be required by the City to assure the timely installation of infrastructure. **+1**

Prior to finalizing the Development Agreement, a detailed traffic impact assessment will be prepared and submitted to and approved by the City to assist in determining specific transportation improvement needs and the phasing of construction to accommodate projected development.

Until the development agreement is executed, and installation of infrastructure has been secured in the manner provided in such agreement the City will not process any requests for subdivision plat approval or building permits within Desert Ridge. This restriction is imposed in order to ensure the infrastructure will be installed and completed in a logical fashion to service parcels in a logical development sequence. **+1 *2**

In addition, the Master Developer shall also submit marketing studies supporting development and timing that have been approved by the State.

d. Master Infrastructure Plans

Following disposition to the Master Developer, that entity will be responsible for preparation and approval of the master infrastructure plans for Desert Ridge. The Master Developer may delegate the responsibility of preparation of Master Infrastructure Plans to the first residential property purchaser but will ultimately be responsible for the coordination and completion of these plans. The City shall look to the Master Developer in connection with any questions, concerns or suggested changes to the master infrastructure plans. These documents will be more detailed refinements of the plans in the Specific Plan. These master plans are not full detailed working drawings of all infrastructure within Desert Ridge, but rather are conceptual master plans similar to those required under the Planned Community District (PCD) program detailed in Section 427 of the Phoenix Zoning Ordinance. These infrastructure plans are: ***1**

1) Master Street Plan

This plan identifies the location of all arterial streets abutting or within Desert Ridge. It shall include basic roadway geometrics, rights-of-way widths, paving widths, curb cut criteria etc.

2) Master Conceptual Drainage Plan

This plan shall address: a) existing washes and/or drainageways that are to remain in a natural state or be retained but rebuilt in a natural-appearing state for increased carrying capacity; b) channelized or storm sewer structures to be built; c) flood control and detention facilities. This plan is not required to detail the exact location of drainage structures within a superblock, but only to generally locate the number and capacity of drainageways so as to set the parameters for the second phase planning process and create a framework within which the design of an individual superblock can be evaluated as part of the entire system.

3) Master Water and Wastewater Plan

This plan shall include the general location and size of necessary water and wastewater lines to be installed. It shall also specify the intended construction phasing of the lines.

4) Master Conceptual Bicycle and Pedestrian Circulation Plan

This plan shall elaborate on the bicycle and pedestrian plan included in Chapter 5 of the Specific Plan by locating the pedestrian connection points between superblocks and the overall number and general location of

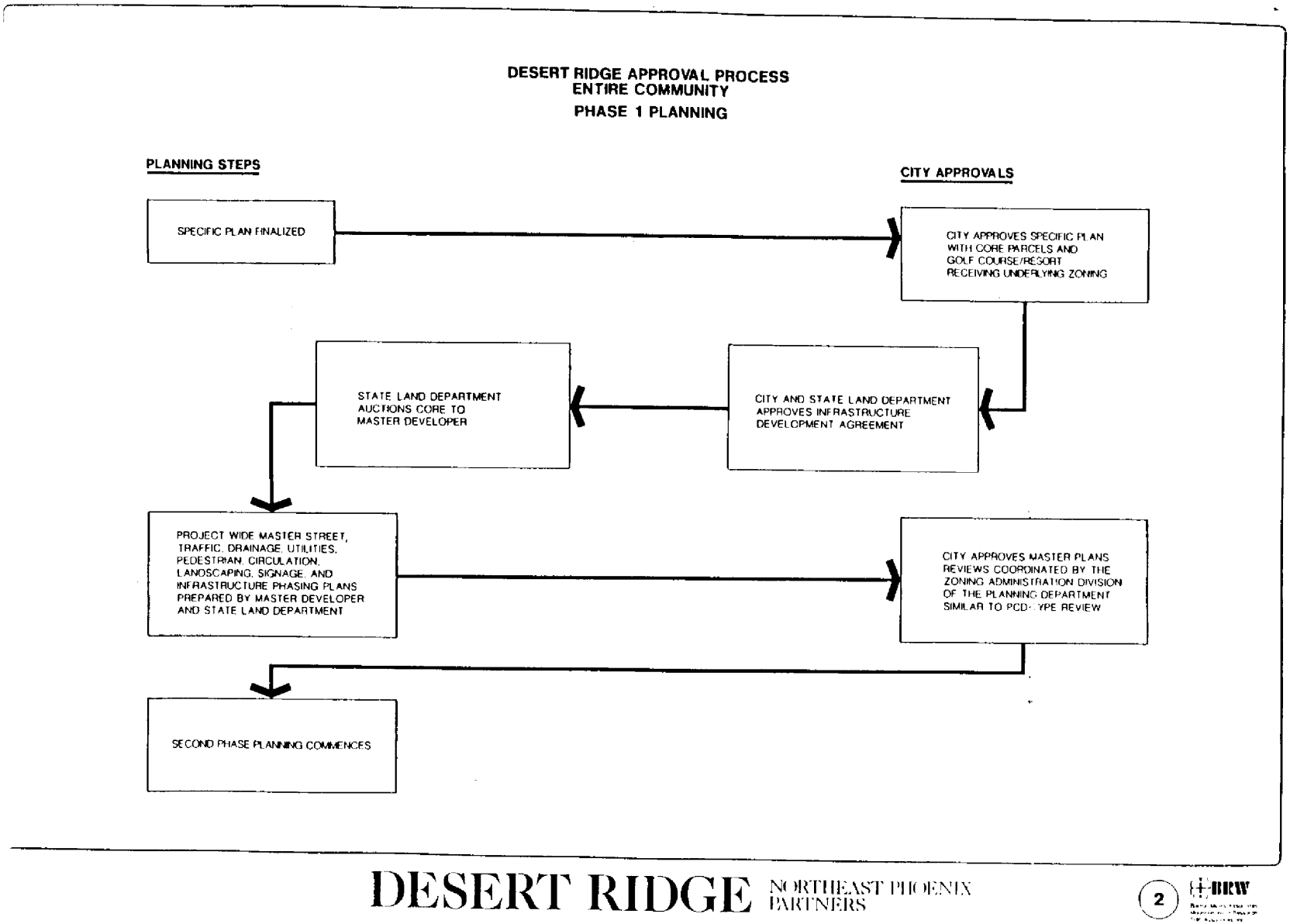
sidewalks and bikeways within the community. It need not specify exact locations, but rather generally locate the number and intended connection points so as to set the parameters for the second phase planning process and create a framework within which the design of an individual superblock can be evaluated as part of the overall system.

5) Water Conservation Plan

The water conservation plan will detail how water is provided for within Desert Ridge subject to City of Phoenix guidelines and policies. This plan may be prepared prior to any auctions of State Trust Lands in Desert Ridge.

Following preparation of the master infrastructure plans, they will be submitted for approval by the ASLD. They will then be filed with the City for review. The City review and approval process is an administrative review function. The process shall operate in the same manner as the master plan document review required under the PCD District, Section 427 of the Phoenix Zoning Ordinance. Upon City and State approval of the master infrastructure plan documents, Phase One of the planning process is completed.

Until Phase One planning is complete and a development agreement is executed, no development may proceed within Desert Ridge and no detailed phase two planning will be reviewed or processed by the City of Phoenix. ***1**


DESERT RIDGE APPROVAL PROCESS
ENTIRE COMMUNITY
PHASE 1 PLANNING
PLANNING STEPS
CITY APPROVALS
SPECIFIC PLAN FINALIZED
CITY APPROVES SPECIFIC PLAN WITH CORE PARCELS AND GOLF COURSE/RESORT RECEIVING UNDERLYING ZONING
CITY AND STATE LAND DEPARTMENT APPROVES INFRASTRUCTURE DEVELOPMENT AGREEMENT
STATE LAND DEPARTMENT AUCTIONS CORE TO MASTER DEVELOPER
PROJECT WIDE MASTER STREET, TRAFFIC, DRAINAGE, UTILITIES, PEDESTRIAN, CIRCULATION, LANDSCAPING, SIGNAGE, AND INFRASTRUCTURE PHASING PLANS PREPARED BY MASTER DEVELOPER AND STATE LAND DEPARTMENT
CITY APPROVES MASTER PLANS REVIEWS COORDINATED BY THE ZONING ADMINISTRATION DIVISION OF THE PLANNING DEPARTMENT SIMILAR TO PCD-TYPE REVIEW
SECOND PHASE PLANNING COMMENCES
DESERT RIDGE
NORTHEAST PHOENIX PARTNERS
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2. Phase Two Planning

Subsequent to the adoption of the Specific Plan and approval of the Master Infrastructure Plans, all areas within Desert Ridge will undergo more refined "second phase" site planning. This more detailed planning will be based on the conceptual framework established in Chapter 5, Master Plan, and on the regulations governing use location and intensity presented in Chapter 6, Development Parcel Regulations.

All "second phase" planning must build upon the Specific Plan requirements. Those requirements allow flexibility in the preparation of the more detailed development plans. Only in the event that any second phase proposals fall outside the flexible limits of the Specific Plan will an amendment to the Specific Plan be required. In that event, the amendment procedures are detailed below.

A native plant specialist/landscape architect/contractor with experience in native plant inventory and salvage processes shall be retained by the Master Developer or Secondary Planning Permittee during the next level of planning to provide an inventory of the existing native plant materials which would be suitable to be boxed out and relocated back on the site. The specialist/contractor shall use the following factors in determining which plant materials are to be included in the inventory: species of tree, size of tree, caliper of trunk, box size, the condition of the plant with regard to the presence of disease, existing physical damage, aesthetic appearance of the tree and the condition of the root structure. The inventory and the relocation and revegetative plan shall be submitted to City staff for review and approval.

The second phase of planning and development proceeds differently for the "core" areas and the other superblocks. The distinctions are explained below and in the accompanying charts. ***2**

a. Core Areas: Development Parcels 5A, 5C, RP, 4RH and 4GC *2

The process and regulations presented in this section address the following development parcels: 5A, 5C, 5P, 4RH and 4GC. These parcels include the major retail, employment and service areas of Desert Ridge and the resort and contiguous golf courses. These parcels constitute the major non-residential development opportunities within the community. They are also the parcels most likely to be leased, rather than sold, by the ASLD. **+2**

As a result of these factors, the parcels included in this section must be "zoned" before the initial master developer auction. This constraint is required by the State disposition process. The Urban Lands Act, under which the Desert Ridge project is authorized, requires that the State receive local jurisdiction "zoning" before it auctions parcels for development. This is necessary to fix the values the State receives in its disposition process. In the context of this Specific Plan, this constraint means that the land uses, intensities, building heights and general development limits must be fixed by the City of Phoenix process before the Master Developer auction can proceed. These development limits are specified in Chapter 6, Development Parcel Regulations. The fixing of these limits allows the Master Developer and the ASLD the necessary assurances to move forward through the disposition process.

Chapter 6 specifies these development limits by incorporating by reference the provisions of existing Phoenix zoning districts as an underlying standard for each of these development parcels. These references provide that the provisions of the incorporated districts apply as to land uses, intensities, heights and other regulatory requirements unless those standards are explicitly varied by the provisions of Chapter 6. ***2**

Within these parcels, however, no development may proceed under the Specific Plan until City approval of the Conceptual Parcel Site Plan as specified in the second phase planning process. This step requires preparation and review by the DRC and the City of Phoenix of progressively more detailed site plans, as presented below. ***2**

1) Conceptual Parcel Site Plan Review and Approval

Before any individual building, project or use will be processed for approval by the City within any of these parcels, a conceptual site plan for the entire parcel shall be submitted for City approval, with the exception of parcels 4RH and 4GC. This means, for example, that before any plans for any individual building, project or use within parcel 5C are processed for approval by the City, a conceptual site plan for all of parcel 5C must be filed with the City. The City will then process the conceptual parcel site plan through a staff approval process. Conceptual site plans for the individual development parcels covered by this requirement need not be presented in any particular order. ***2**

The conceptual parcel site plan must show the intended vehicular and pedestrian circulation within the parcel (including the links to the arterial street system and overall master plans); the grading and drainage for the parcel; and the parcel's linkage to the community infrastructure. For parcels 4RH and 4GC the conceptual site plan requirement may actually be met by the detailed development site plans for these parcels. It is possible for separate site plans for each golf course and the resort to be prepared and processed independently of one another. **+2**

Parcel 5A has an additional list of criteria in the specific plan which must be considered and addressed in the conceptual parcel site plan. These criteria are explained in detail in the development regulations for parcel 5A stated in Chapter 6. In brief, the additional criteria are intended to ensure that parcel 5A functions as an integrated whole and fulfills the vision of the Desert Ridge Village Center. These additional criteria include:

i. Perimeter standards
ii. Vehicular circulation standards
iii. FAR Review Standards ***2**
IV. Pedestrian circulation standards ***2**
V. Central gathering space ***2**
VI. Internal integration of land uses ***2**
VII. Parking integration standards ***2**
VIII. Minimum retail component ***2**
IX. Residential component ***2**

At the time the conceptual site plan for the core is submitted, the Master Developer shall establish the overall development intensity for the core and shall indicate the mix of uses in the conceptual plan by square footage between retail uses, office uses and other uses. In the event the conceptual site plan does not exceed overall floor area ratio of 0.35 for the core, a minimum retail component of 400,000 square feet must be designated in the core. To the extent that the conceptual site plan shows an FAR in excess of 0.35 (up to a maximum permissible of 0.65) in addition to the minimum required 400,000 square feet of retail, a minimum of 35% of all square footage over a 0.35 FAR shall be retail. ***2**

Maximum building height shall not exceed 140 feet. The Village Core buildings are to be the only buildings in the Desert Ridge Specific Plan which may be in excess of 100 feet with the exception of Mayo Hospital

located in Superblock 3. Building height for buildings under 5 floors shall not exceed 60 feet. Buildings of 5 floors cannot exceed 65 feet in height. ***2 *3**

At the conceptual parcel site plan approval stage, the City may not dispute the land uses, intensities, heights and other standards established by the Specific Plan. Rather, the City's review and approval is limited to those items required to be addressed by the conceptual parcel site plan: circulation, integration, relationship of uses, etc. The conceptual parcel site plans shall be processed as other site plans in the City of Phoenix (currently Section 511 of the Phoenix Zoning Ordinance, which is incorporated herein by this reference). In the event of a dispute in the approval of the conceptual parcel site plan, the appeal procedures of Section 511 shall apply.

2) Individual Project Site Plans

No individual project site plan will be processed until after approval of the conceptual parcel site plans outlined above. Thereafter, individual projects may be presented within a development parcel which has an approved conceptual site plan on file. Any individual project should first be approved by the DRC for: i) approval under the requirements of the Specific Plan; ii) general conformance with the conceptual parcel site plan; iii) meeting the standards of the Desert Ridge Design Guidelines. ***2**

When an individual project is submitted to the City, the City shall conduct its standard site plan review under Section 511. In addition to the normal standards of review applied under that section, the City shall also review the individual site plan under the requirements of the Specific Plan and for conformance with the approved conceptual parcel site plan. Public uses should follow this same procedure as much as possible, subject to legal and operational constraints of the governmental jurisdiction proposing the use.

In addition, buildings within parcel 5.A which are higher than 4 stories will be subject to review by the Areas C and D Village Planning Committee, the Planning Commission and the City Council. With respect to the specific quantitative criteria relating to buildings in excess of 4 floors the scope of the village. Planning Committee's review shall be limited to confirming that the proposed plans are consistent with and meet the intentions of the Desert Ridge Specific Plan and the Areas C and D General Plan. ***2**

b. Other Superblocks *2

The other superblock planning and approval process applies to the balance of the Desert Ridge development parcels. These parcels include the residential areas; the convenience commercial, school and park sites within the residential superblocks; the community park sites and municipal uses; and the residential and non-residential areas south of the Pima Freeway. ***2**

The ASLD's Desert Ridge disposition program calls for installation of infrastructure on an orderly, phased basis to serve all areas. Second phase planning will also identify more specific phasing, the size and density of residential and other parcels within the community and the infrastructure necessary to serve such parcels. In identifying residential densities for individual parcels, second phase planning shall recognize the densities of any adjoining or nearby parcels which have been developed or are under development and shall attempt to mitigate any potential friction created by significantly different densities. ***1 *2**

The areas covered by this planning and approval process will not receive "zoning"

approval as part of the Specific plan, with the exception discussed in detail below. Rather, the specific plan operates as a regulatory overlay and planning tool. It identifies ranges of densities, general locations and general parcel sizes. Flexibility in these development limits is built into the specific plan. The second phase of planning identifies more exact development criteria of the individual development parcels which will receive specific approval by the City. **+2**

Second phase planning for other superblocks may be conducted by either the Master Developer or by the successful bidder(s) for the other superblocks, under secondary planning permits issued by the ASLD. In either event, the DRC shall be responsible for reviewing and coordinating all second phase planning activities before they are submitted to the City. **+1 *2**

The second phase planning shall also further refine the size and phasing of infrastructure required to serve individual parcels. The ASLD should not auction individual parcels until the City has specified all off-site infrastructure requirements for the parcels in question. **+1 +2**

The second phase of planning for the other superblocks includes the following steps: preparation of detailed superblock site plans; application of zoning to an individual project; and individual project approval. It may be possible, however, for particular development parcels within other superblocks to receive hard zoning consistent with the specific plan as part of a major amendment to this specific plan. If this occurs, phase two planning documents shall be submitted to the City for review and approval within 90 days of council approval of such an amendment and rezoning. The exact boundaries of the approved rezoned area will be based on the phase two planning. ***2**

1) Superblock Plans

Before any construction may proceed within any superblock, more detailed infrastructure, vehicular and pedestrian circulation, and drainage plans must be prepared for that superblock. These plans shall be based upon the project-wide Desert Ridge master infrastructure plans prepared as part of the phase one planning process. The plans for the other superblocks may be prepared by the ASLD, by a secondary planning permittee under a second phase planning permit issued by the ASLD, by a successful bidder at an ASLD auction as a requirement of an auction, or by the Master Developer. ***1 *2**

The superblock infrastructure plans will be prepared to the standards required by Section 636 (PCD) of the Phoenix Zoning Ordinance. This includes submission of a proposed phasing schedule for disposition and development within the superblock, but no explicit time increment must be stated in the phasing plan. After their preparation, the plans must be presented to the ASLD for review and approval. Next, the DRC should review the plans for conformance with the Specific Plan, master infrastructure plans and design guidelines. ***2**

Following approval by the ASLD and DRC, the superblock plans are submitted to the City for review and approval. This review shall be conducted in accordance with the procedures of Section 427 of the Phoenix Zoning Ordinance. The plans will be processed as if they were "PCD" master plans, except that the Specific Plan and master infrastructure plans previously approved shall be the principal points of reference for approval. Standard appeal procedures shall apply. ***2**

The installation of subsequent phase infrastructure shall be covered by a development agreement. The City of Phoenix shall not process subdivision

plats or building permits on a parcel unless the installation of all infrastructure necessary to serve that parcel is covered by a development agreement and has been secured in the manner provided in such agreement. **+1**

A superblock plat or map of dedication for the superblock or portions thereof may be prepared and submitted to the City for approval, subsequent to the approval of the superblock plans, and before or after the zoning of individual areas within the superblock. **+2**

2) Individual Project Zoning

Within the other superblocks, it is also necessary to apply City of Phoenix zoning categories to an individual project before any development may proceed. This is different when compared to, Development Parcels 5A, 5C, 5P, 4RH, 4GC, 3.CP/BP.1, 3.CP/BP.2 and 6.CP/BP.1 where "zoning" is received as a result of approval or amendment of this Specific Plan. ***2**

As part of the second phase planning process, the secondary planning permittee, under the terms of its planning permit from the ASLD, or the purchaser (from ASLD) of the parcel at issue, will identify the exact size and density appropriate for individual development projects. These selections must be made within the flexible limits imposed by the Specific Plan. These limits are stated for each development parcel in Chapter 6. Individual development parcels would be allowed to grow or shrink by up to 30% of their area, except for parcels to be developed under the R1-6 and more dense zoning categories. Those parcels would be limited to 25% flexibility unless a minor plan amendment is approved up to a maximum of 30%. An average density and a density range is specified. A series of potential zoning categories is set forth. Finally, allowances as to development standards, lot sizes, densities, etc. above and beyond those normally imposed by the applicable Phoenix zoning districts are also stated. Decisions made during the second phase planning process will be based within these parameters. ***1 *2**

A given individual project may include more than one individual neighborhood, and may therefore, include more than one zoning category or product type. It generally is not acceptable to have individual homes built to different zoning district standards within the same neighborhood. **+2**

The step of applying zoning to individual projects within other superblocks need not cover an entire superblock or an entire parcel at a time. The ASLD and secondary planning permittee or property purchaser may elect to zone one or more parcels at a time. The remaining parcels in the superblock remain unzoned but restricted by the terms of this Specific Plan and all subsequent infrastructure and master plans. This process may occur simultaneously with the preparation and approval of the superblock plans required by Section E.2.B.1, above, but in no cases will zoning precede preparation of superblock plans, except when such rezoning is processed concurrently with a major specific plan amendment as presented in Section 1 of this Chapter 4. ***1 *2**

Zoning parcels within other superblocks allows the City to continually monitor the total unit count and density of each superblock. Approval of individual zoning requests may be adjusted to ensure compliance with these overall limits. Whenever a parcel is zoned for a number of units, a density or a size which takes advantage of the variation allowed by the specific plan, a "re-balancing" of densities throughout the entire plan area must be presented by the Master Developer or ASLD to the City to indicate

the resulting density parameters. The overall limits, 30% (25% for R1-6 and more dense zoning categories without a minor plan amendment) size adjustment and the applicable zoning districts for each parcel may not be changed without amending the Specific Plan itself. ***1 *2**

The zoning process in the superblocks should be expedited as much as possible (through a hearing officer procedure, for example) since the test in each instance will be adherence to the Desert Ridge Specific Plan and all other preceding approvals.

3) Individual Project Design and Development

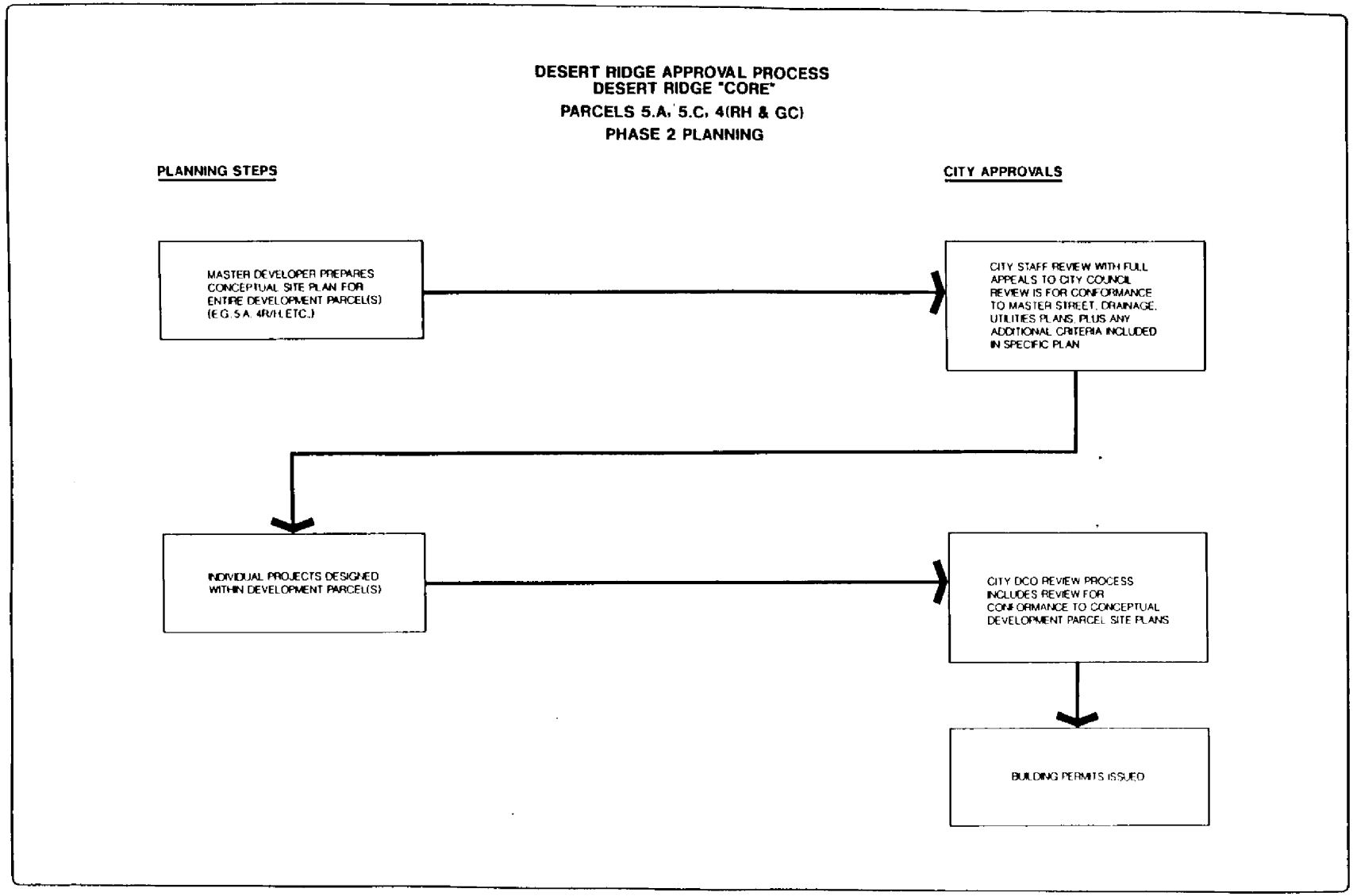
Once an individual project in a superblock has been zoned, the procedure to develop is essentially similar to the normal project design and development process. **-1 *2**

Before building can take place, the owner/developer must first obtain DRC approval of any development. This requirement is imposed as a result of the CCR's attached by the ASLD at the time of auction. DRC approval must be obtained for all uses, including single family homes. DRC review, approval and enforcement is entirely independent of the City process. ***1 *2**

The City approval process for individual projects requires that site plan approval (under Section 511 of the Phoenix Zoning Ordinance) be obtained for all nonresidential uses, all multi-family uses, and for those single family uses where the ordinance otherwise requires site plan review. All projects are also subject to subdivision review before building permits may be obtained. Public uses should follow this same procedure as much as possible, subject to legal and operational constraints of the government jurisdiction proposing the use. The process for second phase planning of these superblocks is illustrated on Figure 4, *Second Phase Planning Process for Other Superblocks*. ***2**

3. Scope of Review

Whenever the Desert Ridge approval process calls for subsequent review of plans or documents by the Village Planning Committee, Planning Commission or the City Council, and the Specific Plan does not otherwise specify a standard for such a review, the scope of review shall be for consistency with the Desert Ridge Specific Plan. Development limits and approvals established by the Specific Plan may not be altered by these subsequent reviews unless the Specific Plan is amended. Subsequent reviews should be on an expeditious basis and utilize consent agenda and hearing officer procedures whenever possible. Except as modified by the Areas C and D Planning Committee recommendations on Desert Ridge, all consideration of the Desert Ridge project by the C and D Committee, Planning Commission and City Council shall be in close compliance with the Areas C and D General Plan.


DESERT RIDGE APPROVAL PROCESS
DESERT RIDGE "CORE"
PARCELS 5.A., 5.C., 4(RH & GC)
PHASE 2 PLANNING
PLANNING STEPS
CITY APPROVALS
MASTER DEVELOPER PREPARES CONCEPTUAL SITE PLAN FOR ENTIRE DEVELOPMENT PARCEL(S) (E.G. 5.A. 4R/H, ETC.)
CITY STAFF REVIEW WITH FULL APPEALS TO CITY COUNCIL REVIEW IS FOR CONFORMANCE TO MASTER STREET, DRAINAGE, UTILITIES PLANS, PLUS ANY ADDITIONAL CRITERIA INCLUDED IN SPECIFIC PLAN
INDIVIDUAL PROJECTS DESIGNED WITHIN DEVELOPMENT PARCEL(S)
CITY DCO REVIEW PROCESS INCLUDES REVIEW FOR CONFORMANCE TO CONCEPTUAL DEVELOPMENT PARCEL SITE PLANS
BUILDING PERMITS ISSUED
DESERT RIDGE
NORTHEAST PHOENIX PARTNERS
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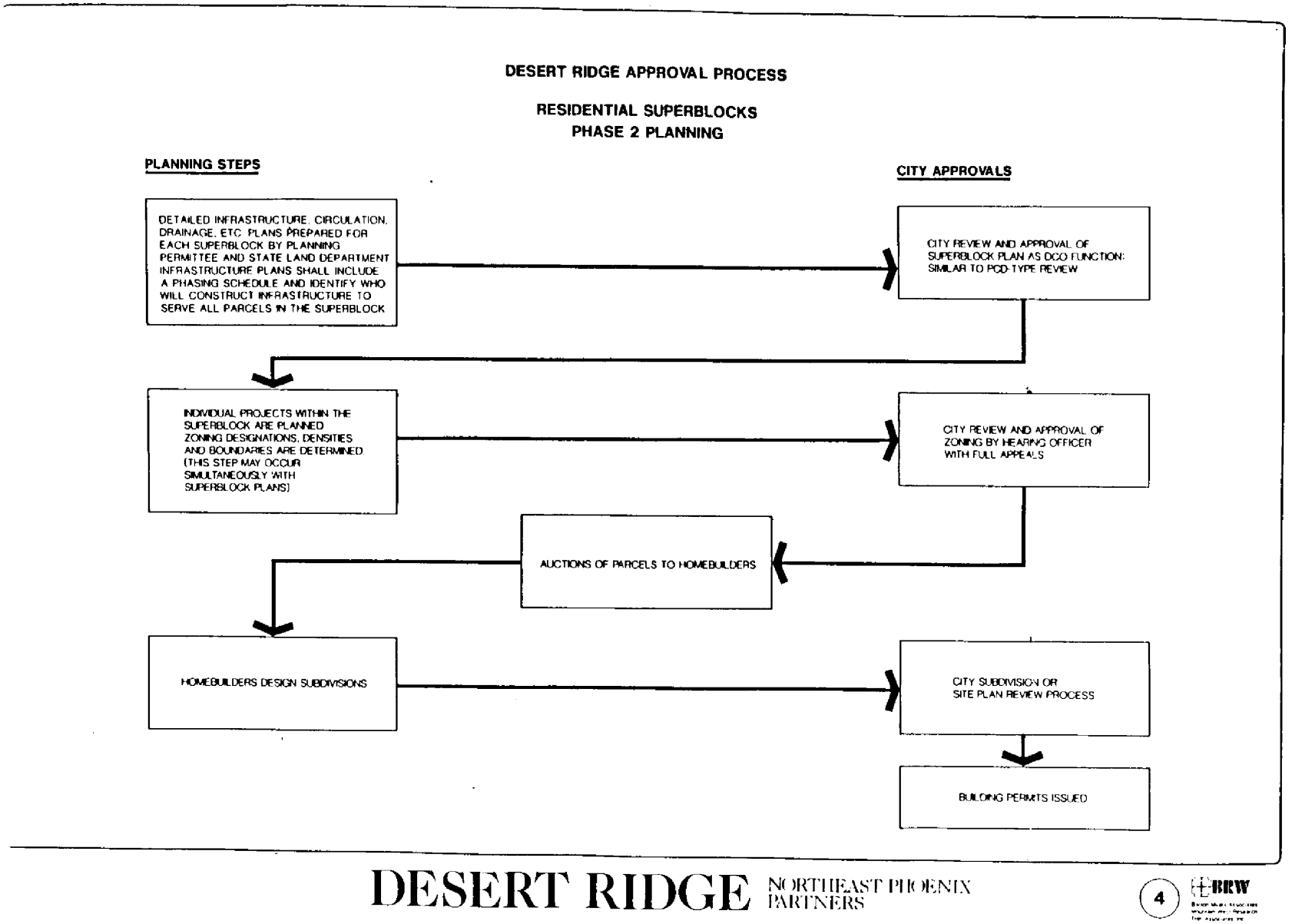
DESERT RIDGE APPROVAL PROCESS
RESIDENTIAL SUPERBLOCKS
PHASE 2 PLANNING
PLANNING STEPS
CITY APPROVALS
DETAILED INFRASTRUCTURE, CIRCULATION, DRAINAGE, ETC. PLANS PREPARED FOR EACH SUPERBLOCK BY PLANNING PERMITTEE AND STATE LAND DEPARTMENT INFRASTRUCTURE PLANS SHALL INCLUDE A PHASING SCHEDULE AND IDENTIFY WHO WILL CONSTRUCT INFRASTRUCTURE TO SERVE ALL PARCELS IN THE SUPERBLOCK
CITY REVIEW AND APPROVAL OF SUPERBLOCK PLAN AS DCO FUNCTION: SIMILAR TO PCD-TYPE REVIEW
INDIVIDUAL PROJECTS WITHIN THE SUPERBLOCK ARE PLANNED ZONING DESIGNATIONS, DENSITIES AND BOUNDARIES ARE DETERMINED (THIS STEP MAY OCCUR SIMULTANEOUSLY WITH SUPERBLOCK PLANS)
CITY REVIEW AND APPROVAL OF ZONING BY HEARING OFFICER WITH FULL APPEALS
AUCTIONS OF PARCELS TO HOMEBUILDERS
HOMEBUILDERS DESIGN SUBDIVISIONS
CITY SUBDIVISION OR SITE PLAN REVIEW PROCESS
BUILDING PERMITS ISSUED
DESERT RIDGE
NORTHEAST PHOENIX PARTNERS
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F. VILLAGE PLANNING COMMITTEE REVIEW

In the subsequent Desert Ridge approval process, the following documents which are filed with the City of Phoenix Planning and Development Department shall be forwarded to the Areas C and D Village Planning Committee by City staff:

- Plant inventory, relocation and revegetation plans
- Master street plans
- Master drainage plans
- Master water plans
- Master wastewater plans
- Master pedestrian plans
- Master trails and bike plans
- Second phase plans for the core and superblocks
- Covenants, conditions and restrictions
- Design guidelines
- Signage standards

The committee may review and comment upon these documents. The scope of comment shall be as to consistency with the Desert Ridge Specific Plan and the Areas C and D General Plan.

During the next level of planning and again as the specific design guidelines are being adopted, the Master Developer will ensure that design considerations for Desert Ridge are consistent with any relevant design standards developed for Areas C and D by the C and D Committee and adopted by the City. Because the Desert Ridge Specific Plan governs growth in the core for Areas C and D, to the extent that there is any conflict between the Desert Ridge Specific Plan and any relevant Areas C and D Design Guidelines, the Desert Ridge Specific Plan shall govern, and the City staff shall use the Desert Ridge Specific Plan in reviewing all Desert Ridge development plans. ***2**

G. RELATIONSHIP TO THE PHOENIX ZONING ORDINANCE

In addition to understanding the Desert Ridge approval process as it relates to City of Phoenix regulatory approvals, some general understanding of the relationship to the Phoenix Zoning Ordinance is necessary.

1. Incorporations by Reference of Ordinance Provisions and Subsequent Changes to the Ordinance

   In a number of instances in Chapter 6, Development Parcel Regulations, the regulations for a given development parcel refer to existing provisions of the Phoenix Zoning Ordinance. Such references are to the ordinances as it is in existence on the date this plan is adopted by the City Council. All incorporations by reference of the zoning ordinance will continue to be as it existed at the point this specific plan was adopted unless this plan is amended or repealed. Applicable zoning or other requirements not expressly identified in the Specific Plan shall be governed by the existing requirements in the appropriate City ordinance or regulation.

   The Phoenix Zoning Ordinance is periodically revised by the City. To the extent provisions of the revised ordinance are acceptable to the ASLD, the Master Developer and the City of Phoenix, provisions of the revised ordinance may be applied to Desert Ridge. In such event, no amendment to this Specific Plan is required to use new zoning districts or procedures so long as the standards of this Specific Plan are not being otherwise altered. ***2**

   In the event the City adopts citywide changes in review procedures and standards (such as a citywide design review process) such procedures shall apply to Desert Ridge as part of the usual City review procedures. However, in the event any requirements of such procedure are in conflict with the requirements of this Specific Plan, the Specific Plan shall control. ***2**

2. Conflicts with the Zoning Ordinance

Chapter 6 references and incorporates the standards of a number of existing Phoenix Zoning Districts. Within each of the development regulation sections of the individual development parcels, there are also identified those circumstances where provisions of this Specific Plan override the standards of the underlying zoning district. In most cases, the standards of Chapter 6 are more restrictive, and therefore, are in addition to, the standards of the underlying zoning district. In some instances, however, the explicit development standards are in conflict with the existing zoning standards. These conflicts are expressly highlighted in Chapter 6. In the event of such conflicts, the Specific Plan shall control.

3. Signage

The preliminary signage guidelines and standards listed in the Appendices constitute the basis for eventual complete sign regulatory controls imposed by the Specific Plan. These controls will become effective upon the approval of a signage package for Desert Ridge during the second phase of planning. This signage package proposed by the Master Developer will be no less restrictive than in the appendices of the Specific Plan.

4. Interpretation

The Zoning Administrator shall be responsible for interpretation of any and all questions as to the applicability of the Specific Plan and the Specific Plan's relationship to the Zoning Ordinance.

H. IMPLEMENTATION MONITORING AND ENFORCEMENT

1. Annual Implementation Monitoring

The purpose of the Implementation Monitoring Program is to ensure that the Desert Ridge Specific Plan is being implemented in an appropriate and timely manner. An annual report will be submitted by the DRC/Master Developer to the City of Phoenix to summarize the development activity and improvements implemented during the previous year. Accompanying this report will be tables indicating quantities and locations of residential and commercial/employment developments. The format for this report is presented on Tables 4.1 and 4.2. ***2**

This Specific Plan is intended to guide development in the Desert Ridge area throughout its buildout and into the future. As such it operates as a regulatory document for at least 25-30 years. It is the intent of the City of Phoenix that this development, to the greatest extent possible, remain at the forefront of design, construction and development technology with regard to environmental issues such as water and energy conservation; efficiency of infrastructure systems (including wastewater and solid waste disposal); sensitivity to desert plant and animal preservation; minimizing heat gain from urbanization; providing public transit accommodation and so on. As the state of technological and design standards advances in the future, this plan should adapt to take advantage of emerging solutions and alternatives.

And accordingly, a report outlining Desert Ridge's ongoing efforts to recognize these adapting technologies and standards should be included in the annual implementation report submitted by the DRC/Master Developer to the City of Phoenix, and changes to the plan for the purpose of accommodating these adapting technologies may be considered as minor administrative amendments to the plan per Section 1 of this Chapter 4. ***2**

2. General Enforcement Mechanism

The City of Phoenix shall accept for processing under the Desert Ridge review procedures

only those applications which are in conformance with the Specific Plan and the sequential planning documents and procedures discussed in this plan. Any application filing which is not in proper sequence or does not fall within the substantive parameters established by prior approved Desert Ridge documents shall be rejected unless the prior approvals (including, if necessary, this Specific Plan) are amended or modified.

Examples of filings/applications which would be rejected for processing by the City of Phoenix include:

a. Any filing which is not in compliance with the procedures or substantive requirements of the Desert Ridge Specific Plan or any previously approved conceptual plan for infrastructure or superblock development;

b. Any filing which is made out of sequence, i.e., an individual development site plan in a core parcel filed in advance of a required conceptual parcel plan;

c. A filing requesting a zoning category not permitted for that parcel by the regulations in Chapter 6;

d. A filing which represents a density proposal outside the range allowed on the parcel as a result of prior approvals in the superblock;

e. A proposal for individual residential parcel zoning which varies by more than 30% (See Section E.2.b.2) in area from the parcel size established by the Specific Plan.***2**

I. SPECIFIC PLAN AMENDMENT PROCEDURES

1. Minor Administrative Amendments

As set forth elsewhere within this Specific Plan, certain adjustments to the Desert Ridge land use guidelines Specific Plan may be made as of right, without further review by the City of Phoenix. However, any such changes shall be explained in the annual report. In addition, the Master Developer and ASLD may request certain changes to explicit provisions in the Specific Plan, which may be made administratively by the City of Phoenix Planning Director, or his/her designee, subject to appeal to the Planning Commission within thirty (30) days of the Planning Director's final action on said amendment, and, subsequently, the City Council: **+2**

a. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations.

b. Changes to the community infrastructure, such as street locations, drainage, or water and sewer systems, which do not have the effect of increasing or decreasing development capacity in this Specific Plan area or change the essential concepts of the Plan.

c. The determination that a use be allowed which is not specifically listed as permitted, but which may be determined to be similar in nature to those uses explicitly listed as permitted.

d. All proposals to change size of a development parcel by over 25% (to a maximum of 30%) where the proposed zoning is either R1-6 or denser. Such a minor amendment must be approved prior to any public hearing on a companion rezoning application. ***2**

e. Minor changes (as determined by the Planning Director) to the text of Chapter 5 of this Specific Plan, as long as the essential concepts of this Specific Plan remain intact. **+2**

The City shall notify the members of the Desert View Village Planning Committee and registered homeowners' associations located within Desert Ridge of any minor amendments submitted. **+2**

2. Major Amendments

Any amendments to this Specific Plan which do not fall within 1. Minor Administrative Amendments, above, shall be processed by the same procedures used for the initial adoption of the plan as outlined in Chapter 4 of the Phoenix Zoning Ordinance (Section 403.F) or any successor provisions to that section.

Date_____

Table 4.1
Annual Implementation Report

DESERT RIDGE RESIDENTIAL UNITS MONITORING

Development Parcel Number	Number of Acres Approved	Zoning Category	DU's Authorized	DU's Previously Authorized	DU's Built	DU's Remaining
Superblock Totals						
Project Totals						

Date_____

Table 4.2
Annual Implementation Report

DESERT RIDGE COMMERCIAL/EMPLOYMENT MONITORING

Development Parcel Number	Number of Acres Approved	Land Use Category	FAR	Square Feet Authorized	Square Feet Previously Authorized	Square Feet Built	Square Feet Remaining to Min/Max
Project Totals							

Date of Addition/Revision/Deletion to Chapter 4

+1 Addition on May 5, 1993 by Ordinance No. G-3636

*1 Revision on May 5, 1993 by Ordinance No. G-3636

-1 Deletion on May 5, 1993 by Ordinance No. G-3636

+2 Addition on May 13, 1998 by Ordinance No. G-4085

*2 Revision on May 13, 1998 by Ordinance No. G-4085

-2 Deletion on May 13, 1998 by Ordinance No. G-4085

*3 Revision on March 7, 2007 by Ordinance No. G-4873

5. Master Plan

A. PURPOSE

Desert Ridge is an approximate 5,723-acre master planned community of residential, resort, recreational and commercial uses designed to respond to market, environmental and City objectives and opportunities. The Master Plan chapter of the **Desert Ridge Specific Plan** describes the goals, objectives and policies on which the Specific Plan is based, as well as the various components that address all development issues, including:

- Land Use
- Circulation
- Transportation Development
- Public Facilities
- Storm Water Drainage
- Open Space, Trails and Recreation
- Urban Design
- Development Phasing
- Water Resources

The Master Plan is based on a thorough analysis of market, environmental and City objectives and opportunities identified in the **Desert Ridge Site and Area Inventory and Analysis,** the **Desert Ridge Market Analysis** of 26 May 1988 prepared by Mountain West Research and the City of Phoenix **Peripheral Areas C and D General Plan**.

The remainder of this chapter includes a detailed overview of the various elements composing the Master Plan. These plan elements resolve, as much as possible, all foreseen and potentially unforeseen planning issues relative to land use, circulation, transportation, and the other items listed above, as well as provide a framework for the development regulations presented in Chapter 6, Development Parcel Regulations.

B. GOALS, OBJECTIVES AND PRINCIPLES

The **Desert Ridge Specific Plan** is designed to respond to the goals and issues expressed in the **Peripheral Areas C and D General Plan** and the site-specific objectives of the ASLD.

B.1 City of Phoenix Planning Goals

The City's general planning goals for Areas C and D contribute to the foundation on which the Specific Plan is based. The goals from the **Peripheral Areas C and D General Plan** and their relationships to the planning and design of Desert Ridge are discussed in detail in Chapter 3, City Development Policies Relationship. However, these goals are listed below to facilitate an understanding of the Specific Plan planning principles discussed in the next section.

- Continue the Urban Village Pattern
- Preserve Environmental Amenities
- Provide Supporting Infrastructure in an Orderly Manner
- Assure a Fiscally Sound Land Use Mix
- Achieve a Balance of Residential and Employment Opportunities
- Conserve Water
- Assure Development Under Environmentally Conscious Design Standards

B.2 Desert Ridge Specific Plan Planning Principles

Integrating these goals into the objectives espoused by the City of Phoenix and the ASLD, the **Desert Ridge Specific Plan** is the best vehicle to implement these goals, to preserve

the unique character of the area, to provide for growth of the City, and to ensure a development of the highest standards of quality. There are a number of planning principles that have informed and shaped this Specific Plan:

- To create a unique background of desert living with limited areas of oasis environment. ***1**
- To control the infrastructure, sensitively establishing the character of the development, while supporting development in a timely and efficient manner.
- To provide uniform regulations for land use, circulation and landscaping.
- To establish architectural controls which will manage development to achieve a superior quality community with a unique and consistent image and character.
- To create common open space in the arroyos and washes maintained or recontoured as much as possible to a natural desert character.
- To create a village structure as the basis for community design.
- To create a Village Center in the character of an oasis that attracts local, community and regional services and employment.
- To create a range of housing options within an affordable desert living environment.
- To maximize recreational opportunities, including the creation of a luxury destination golf resort in an oasis environment.

Each of these principles is addressed in detail in the Master Plan components that follow.

C. LAND USE CONCEPT PLAN

The Land Use Concept Plan element of the **Desert Ridge Specific Plan** is the framework within which are based the specific development parcel regulations discussed in Chapter 6 and the Desert Ridge Design Guidelines. The Land Use Concept Plan for Desert Ridge is illustrated on Figure 6, *Land Use Plan*.

C.1 Land Use Plan Concepts

The concepts that guided the preparation of the Land Use Plan are listed below. These concepts were derived from the goals, objectives and principles discussed in Section B of this chapter. Expanding on these principles, the following concepts were developed which form the basis of the Land Use Plan.

- *Village Center Concept*

  The heart of Desert Ridge is the village commercial and employment center. This is both the physical oasis and cultural center of Desert Ridge. This mixed-use village is positioned near the geographical center of Desert Ridge such that residential neighborhoods can be arranged within convenient walking and bicycling distance. In fact, all residences within Desert Ridge are located no further than 1.5 miles from the Village Center. The Village Center is centrally located to facilitate living and working within walking distance, or at least a short ride on public transit. The nature of the village concept is that one can in fact live and work within one community, thereby reducing long commuting times and their accompanying waste of human effort, energy consumption and air pollution. The central location of the Village Center facilitates public transit options. Through the concentration of commercial development, not only is a critical mass achieved, but it also allows the protection as open space of other more environmentally sensitive areas.

  In addition to being centrally located for easy pedestrian access, the Village Center is positioned to take advantage of freeway visibility and two freeway access points: the interchanges at Tatum Boulevard and 56th Street. Adjacency to these two freeway interchanges allows maximum accessibility with minimum impact on the surrounding development.

  The nature of the Village Center and its environs is multi-use development. The

Village Center itself will include community and regional retail, service, office, residential and municipal uses, such as a library, theater and small urban community center. It is anticipated that the significant regional retail components will be located closer to Tatum Boulevard. Community retail will be located based on market demands. It is anticipated that the majority of the service and office uses will be located around the regional retail components, along Deer Valley Drive, 56th Street, west of Tatum Boulevard and south of the Pima Freeway. Residential uses will be provided in the Village Center at high urban densities when warranted by market demands. Municipal uses will be located to promote pedestrian interaction in the Village Center. The more specific locations of all uses will be addressed during the second phase of planning of the Village Center. Surrounding the Village Center are the highest density residential areas, the resort hotel complex and Commerce Park areas located south of the Pima Freeway. ***1**

All community and regional commercial development is restricted to the Village Center allowing the arterial boulevards to remain free of strip commercial development. Other commercial development allowed in Desert Ridge will be neighborhood commercial uses located within the residential superblocks (superblocks are areas between major arterial streets in most cases), and Commerce Park uses located south of the Pima Freeway. ***1**

Detailed planning and design of the Village Center during the phase two planning time frame will explore innovative approaches to the incorporation of solar, shade and climate comfort technology, as well as the more traditional desert approaches of arcades, trellises, shade trees and fountains. Sidewalk cafes and ground floor retail will animate the center. Upper stories may be retail or office depending on demand. The Village Center may also be programmed for special events such as farmers markets, brown bag concert series and festivals.

The Village Center is the intersection and focal point of an east-west axis and a north-south axis. Aligned principally along the east-west axis, it is anchored on the east by a 40-acre community park and municipal use site potentially including a library and community center, and on the west by an 80-acre district park. These facilities are located to attract users through the Village Center, as well as to make these amenities most easily accessible to the greatest number of residents, adjacent to high and medium density residential areas.

A north-south axis links the Village Center to both the resort hotel on the north and to Commerce Park uses on the south. North of the Village Center, across Deer Valley Drive is located a destination resort hotel and championship golf courses. Not only will the resort hotel anchor the northern side of the Village Center, but the destination resort will anchor the residential uses integrated into the design of the golf course. On a linear axis through the Village Center south of the Pima Freeway are Commerce Park sites to accommodate, higher education, employment or research. The Commerce Park sites are seen as a major anchor of the development and relate conveniently to the Village Center. ***1 *3**

These north-south and east-west axes will take the form of continuous pedestrian linkages through the Village Center.

The pedestrian linkages through the Village Center will be shaded as much as possible for their entire distance and will include a variety of pedestrian oriented activities along the way (e.g., storefront retail and services, plazas, courtyards, etc.). Shade may be provided by landscaping, structures, building canopies, pergolas or arcades. Facilitating pedestrian linkages across major streets using a variety of means will be explored in detail and specific strategies selected during second phase planning of the Village Center.

The nature of the Village Center as the focal point for Desert Ridge is marked by the

only tall buildings (up to 8 stories) within the part of the Village Center bounded by Tatum Boulevard, Deer Valley Drive, 56th Street and the Pima Freeway. Tall plant materials (principally palms) are also used to visually locate this central oasis from a distance. Such plant materials are used only around the Village Center and the Resort. ***1**

- *Neighborhood Unit Concept as the Basis for Community Design*

  One of the principal problems of our sprawling western cities is the lack of connection residents feel to each other, and any sense of identification with the population at large. Desert Ridge is structured to build in a strong sense of identification and orientation.

  Each neighborhood superblock generally consists of 1 square mile of residential uses. At the heart of most superblocks is a neighborhood park, an elementary school and no more than 10,000 square feet, excluding childcare facilities, of neighborhood convenience commercial uses on a minimum of 1 acre and maximum of 3 acres. The convenience commercial uses are intended to be very limited in size yet provide a range of necessary goods and services. They will be located internal to superblocks, at least 600 feet from arterial streets, so as to be accessible only from the internal collector road system and from a pedestrian path system. This location will present an opportunity to reduce the number of potential automobile trips taken for convenience shopping purposes. Potential neighborhood convenience centers are illustrated on Figures 7 and Figure 8. ***1**

  The relationship between the convenience commercial, elementary school and neighborhood park uses will require special attention to inherent conflicts between and among these uses (e.g., school children and park users with vehicular traffic). As a rule, the convenience center will be located a minimum of 300 feet from any school uses. There should be no commercial development located adjacent to elementary schools. Possible relationships between these uses are illustrated on Figures 9 and Figure 10. ***1**

  A total of 18 neighborhood convenience commercial acres, or a maximum of 90,000 square feet of gross leasable area, excluding childcare facilities, for all of Desert Ridge outside of the Village Center will be allowed subject to the criteria and standards in Chapter 6. This criteria will minimize the adverse environmental impact on the residential neighborhoods typically associated with commercial development. ***1**

  Depending on each residential development, a neighborhood could include a small community center, a swimming pool, tennis courts and other recreational facilities. These recreational facilities may be located in all superblocks. These facilities may be developed in conjunction with local subdivision associations. Childcare facilities, however, will be located in all but three of the smallest superblocks. Each neighborhood is designed to be developed independently, encouraging individual character and identify; a range of housing densities is included in each neighborhood, allowing for a healthy economic mix. Provisions should be made for housing for the elderly and retired persons, as well as persons living in assisted care facilities. ***1**

  The neighborhoods are bounded and served by major arterial boulevards, with collector streets accessed from the boulevards occurring at no less than 1 quarter mile intervals. The local streets will loop through residential areas creating a neighborhood character. No shortcuts between arterials through the neighborhoods will be found, discouraging any traffic other than local.

  The majority of residences will be within a 5-to-10-minute walk of the local park, elementary school and neighborhood convenience commercial uses in most

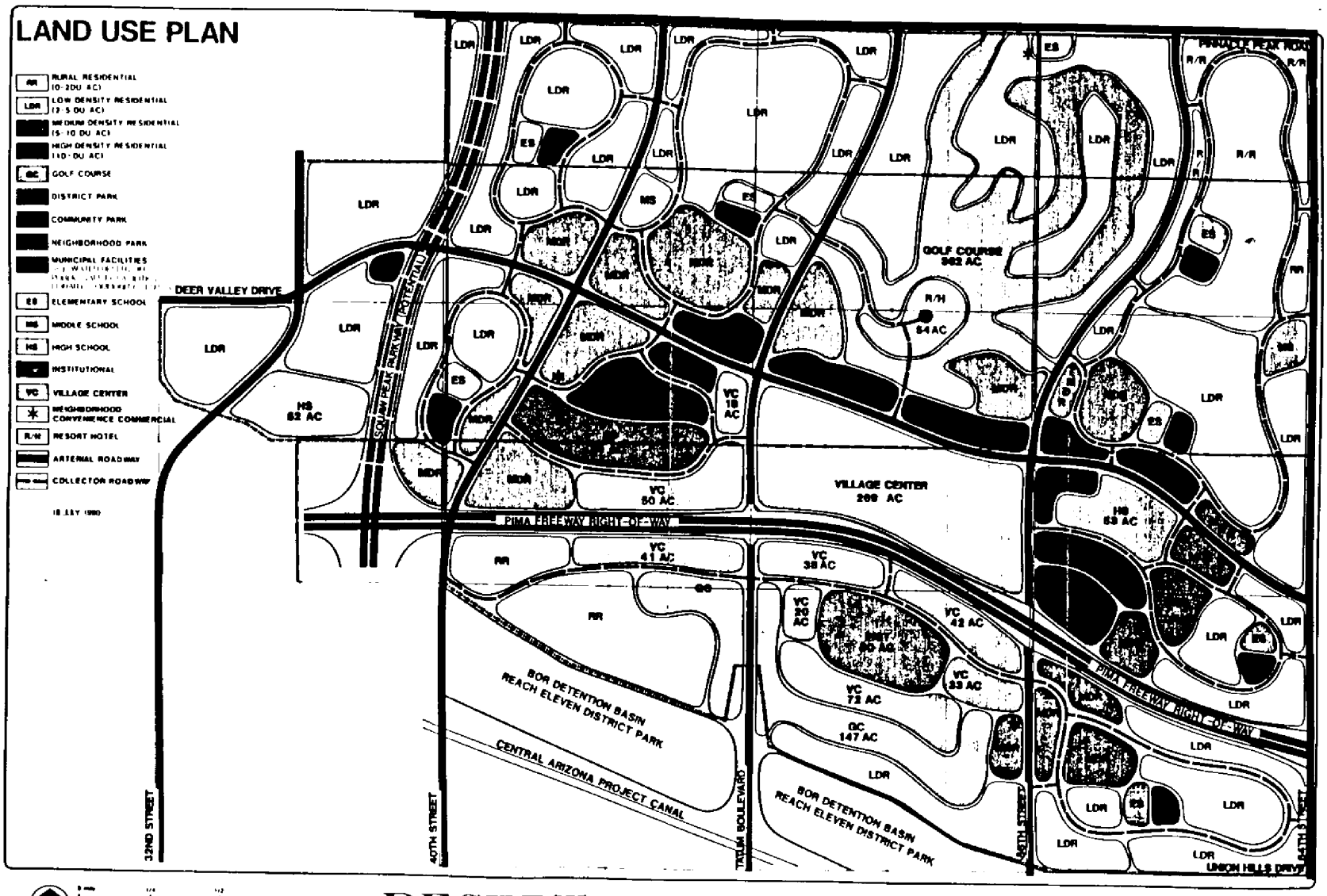
superblocks. A system of pedestrian/bicycle paths along the wash corridors will meander through most neighborhoods, providing direct linkage to the neighborhood center, encouraging walking and reducing dependence on the automobile for local trips. Children will, in most cases, be able to walk to their elementary school on paths within wash corridors without ever having to cross an arterial street. Each neighborhood will feel pedestrian oriented, encouraging a sense of community among residents. ***1**

- *Density Gradation Concept*

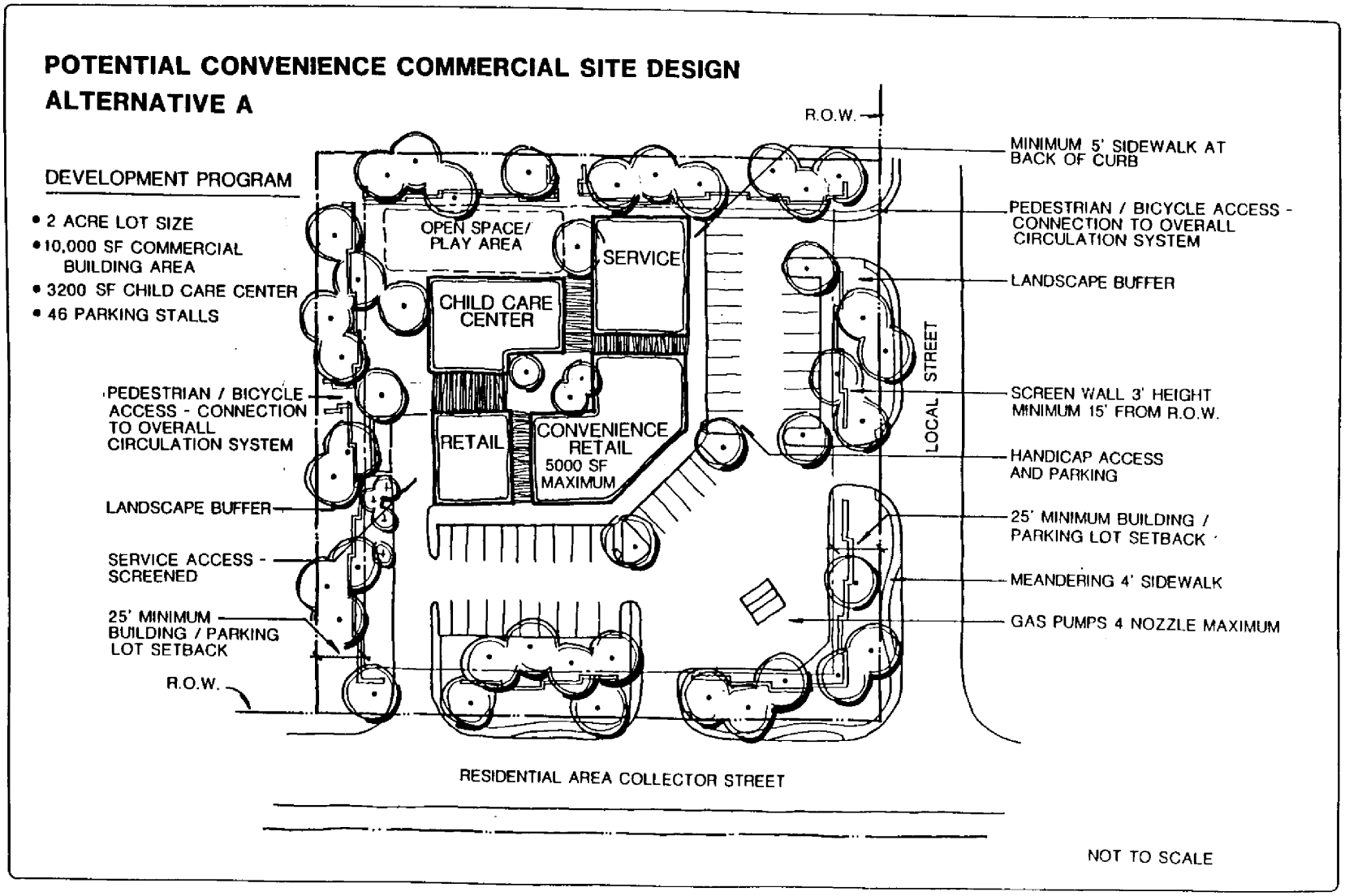
  The Desert Ridge project site includes the designated Area C village core within the City of Phoenix. Densification of core areas ensures vitality, success and personal interaction within an integrated urban setting. Consequently, the areas within and immediately surrounding the Village Center are high density residential areas designed to create and locate the necessary critical mass of people needed to animate the commercial core. Less intense residential neighborhoods adjacent to these high-density buffers surrounding the core include residences lessening in intensity with increasing distance from the core. Densities transition from 10+ dwelling units per acre (du/ac) immediately surrounding the Village Center to 5-10 du/ac buffering the higher density residential areas to suburban densities of 2-5 du/ac to rural residential densities of 0-2 du/ac in the most northern and southwestern portions of the project site. In general, the northern reaches of the site include the lower densities within the 2-5 du/ac and 0-2 du/ac density categories in response to the native vegetation massing in those areas. Second phase planning will require sensitive design to successfully integrate within the vegetation amenities. The use of the Planned Residential development option in the Phoenix Zoning Ordinance is encouraged in these areas. Rural residential uses in the southwest are positioned near the planned equestrian center in the Reach II Linear Park immediately south of the project site boundary. ***1**

C.2 Land Use Plan Distribution

As would be expected for a 5,700-acre project site with a designated urban village core, up to 25,431 dwelling units can be located in Desert Ridge within the anticipated 30-year buildout timeframe. This translates into an overall project density of 4.44 dwelling units/gross site acre. Excluding all nonresidential acreages, which comprises all commercial, institutional, public facility, freeway rights-of-way, park and open space uses, as well as all golf course and resort uses, gross residential density is approximately 6.68 dwelling units/gross residential acre. Project site acreages by land use, density and intensity are presented on Table 5.1, *Land Use Plan Acreage Distribution*. ***1**


LAND USE PLAN
RR RURAL RESIDENTIAL (0-2DU AC)
LDR LOW DENSITY RESIDENTIAL (2-5 DU AC)
MEDIUM DENSITY RESIDENTIAL (5-10 DU AC)
HIGH DENSITY RESIDENTIAL (10+ DU AC)
GC GOLF COURSE
DISTRICT PARK
COMMUNITY PARK
NEIGHBORHOOD PARK
MUNICIPAL FACILITIES
ES ELEMENTARY SCHOOL
MS MIDDLE SCHOOL
HS HIGH SCHOOL
INSTITUTIONAL
VC VILLAGE CENTER
NEIGHBORHOOD CONVENIENCE COMMERCIAL
R/H RESORT HOTEL
ARTERIAL ROADWAY
COLLECTOR ROADWAY
DEER VALLEY DRIVE
SOUTH PEAK PARKWAY (PETERSEN)
PINNACLE PEAK ROAD
GOLF COURSE 302 AC
R/H 84 AC
HS 82 AC
VC 50 AC
VILLAGE CENTER 269 AC
HS 83 AC
VC 41 AC
VC 38 AC
VC 28 AC
VC 42 AC
VC 33 AC
VC 73 AC
GC 147 AC
PIMA FREEWAY RIGHT-OF-WAY
BOR DETENTION BASIN REACH ELEVEN DISTRICT PARK
CENTRAL ARIZONA PROJECT CANAL
32ND STREET
40TH STREET
TATUM BOULEVARD
48TH STREET
UNION HILLS DRIVE
DESERT RIDGE
NORTHEAST PHOENIX PARTNERS
6
BRW

POTENTIAL CONVENIENCE COMMERCIAL SITE DESIGN
ALTERNATIVE A

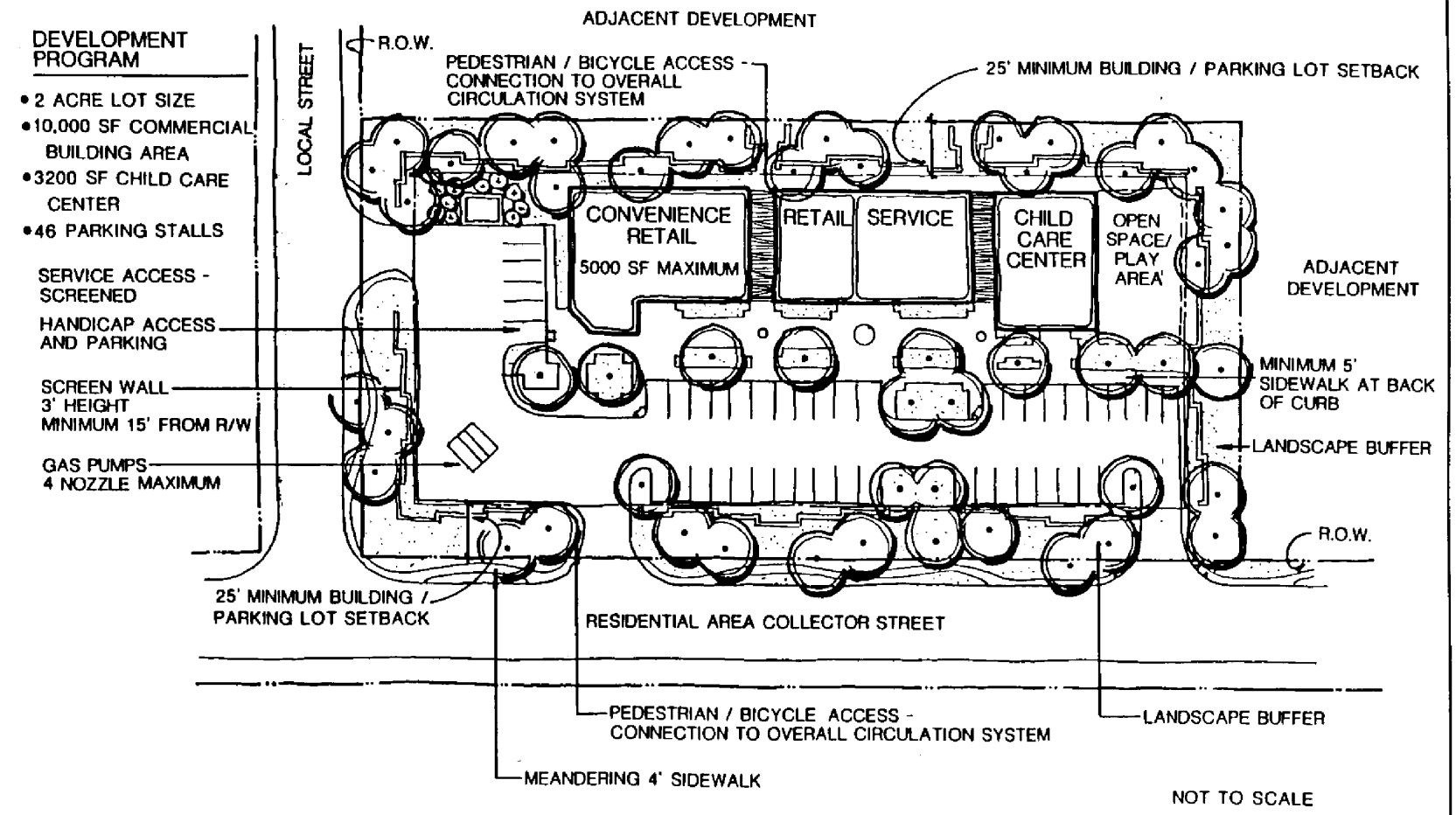


DESERT RIDGE NORTHEAST PHOENIX PARTNERS

7

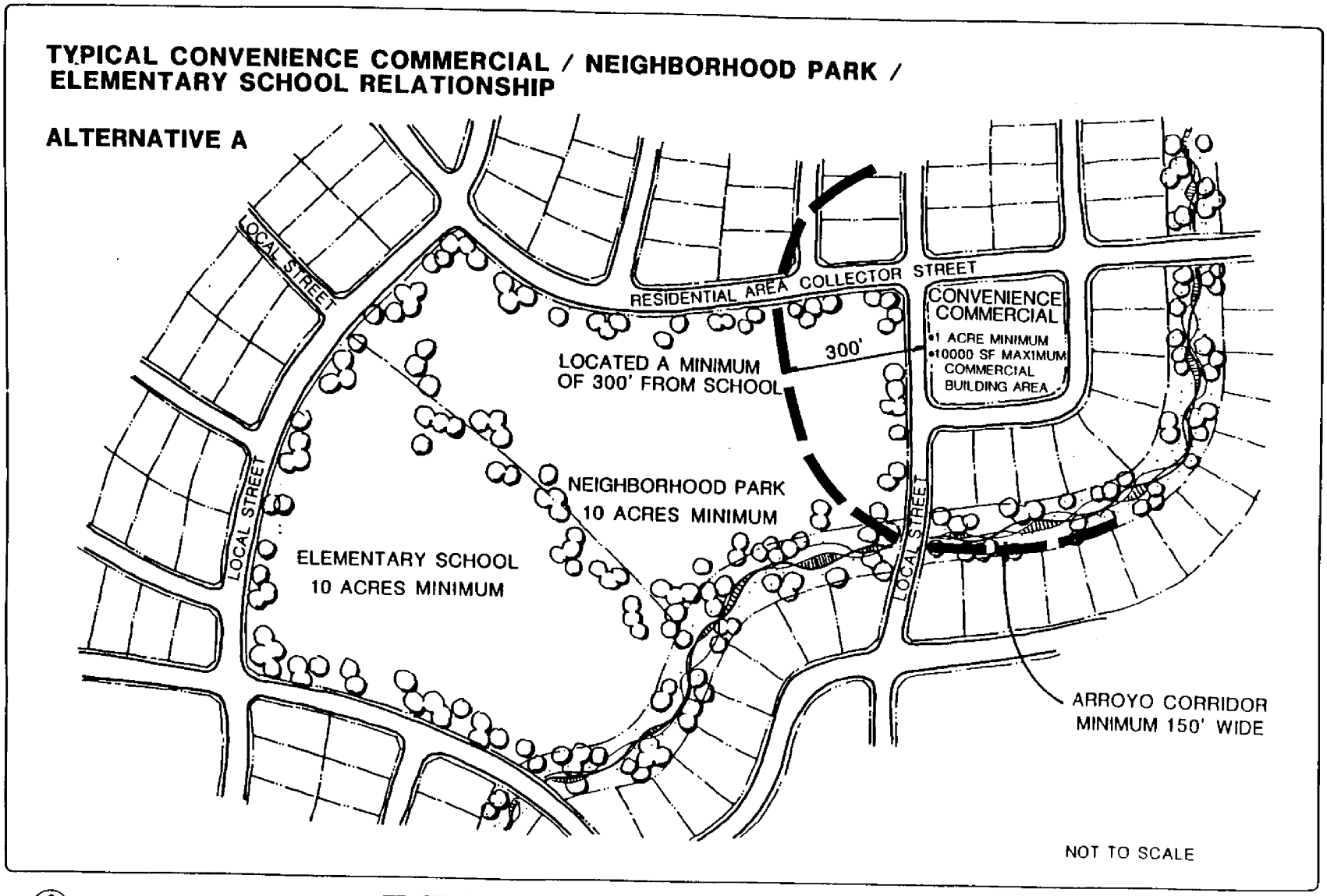
POTENTIAL CONVENIENCE COMMERCIAL SITE DESIGN

ALTERNATIVE B



DESERT RIDGE NORTHEAST PHOENIX PARTNERS

8

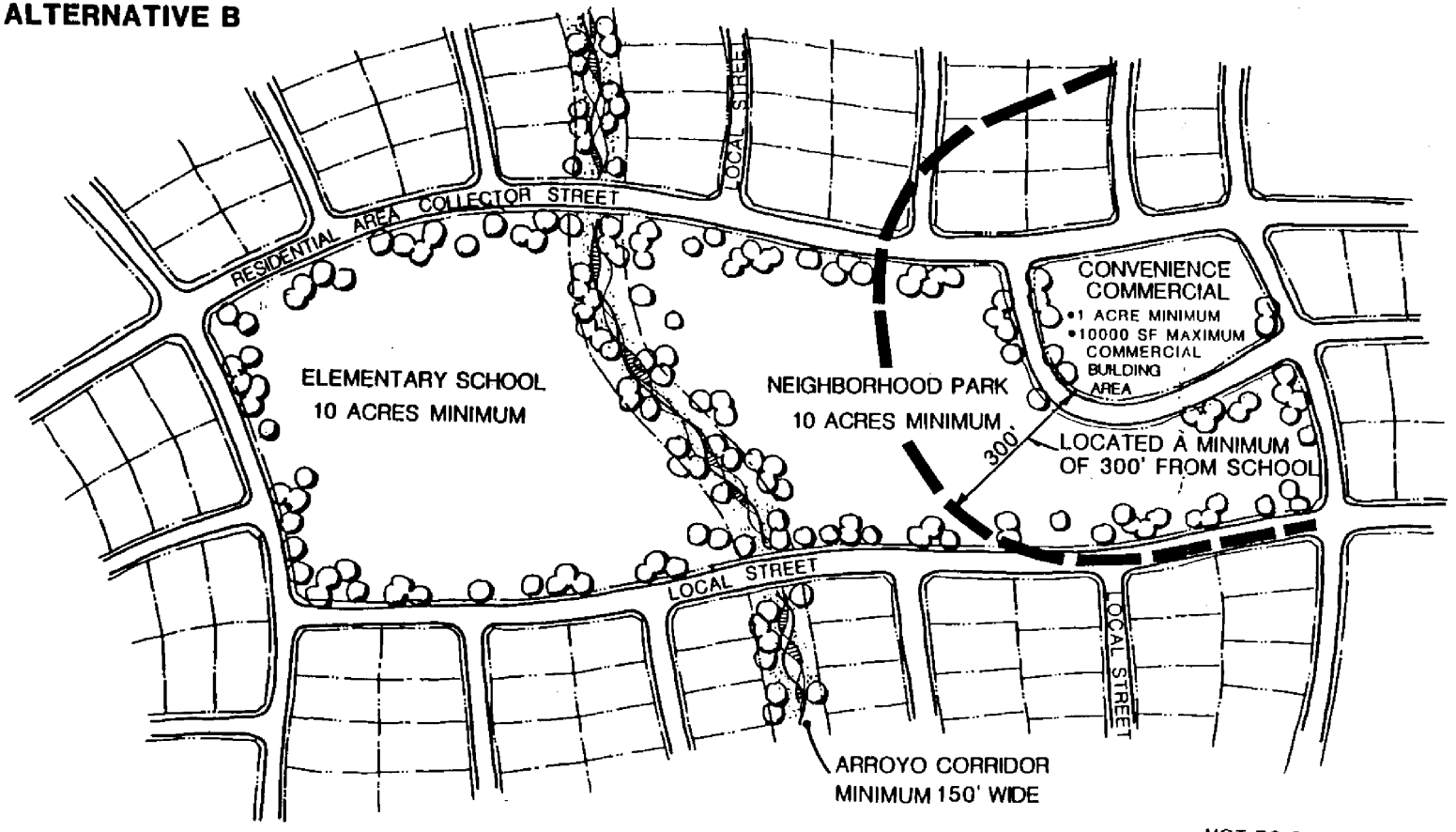


DESERT RIDGE NORTHEAST PHOENIX PARTNERS

9 BRW

TYPICAL CONVENIENCE COMMERCIAL / NEIGHBORHOOD PARK / ELEMENTARY SCHOOL RELATIONSHIP

ALTERNATIVE B



DESERT RIDGE NORTHEAST PHOENIX PARTNERS

10

D. CIRCULATION CONCEPT PLAN

The Circulation Plan element of the Master Plan establishes the framework within which all modes of vehicular transportation will serve Desert Ridge. Pedestrian, bicycle and equestrian modes are addressed in Section G.2, Pedestrian, Bicycle and Equestrian Trail System Concept Plan. In this section, the following modes of vehicular transportation are addressed:

- Automobile
- Transit

All modes of vehicular transportation, approximate locations and routes are illustrated on Figure 11, *Circulation Concept Plan*.

D.1 Automobile Transportation

All vehicular surface street arterial corridors, as well as approximate freeway alignments are presented on Figure 10, *Circulation Concept Plan*. The design of the Desert Ridge vehicular circulation system is based on the functional classification system of a hierarchy of vehicular facilities.

D.1.A Freeway Systems

The Pima Freeway and Squaw Peak Parkway will regionally serve Desert Ridge from the entire Phoenix Metropolitan Area. The alignment of the Pima Freeway through Desert Ridge is fixed, as right-of-way for the approximate 300-foot-wide corridor through the project site has been purchased from the ASLD. The Squaw Peak Parkway is not expected to continue north of the systems interchange with the Pima Freeway. Instead, it is anticipated that the Squaw Peak Parkway will terminate at its intersection with the Pima Freeway. Northbound traffic at this intersection may continue on a projected arterial street alignment. However, any absolute, final alignment is subject to engineering plans and the Specific Plan recognizes the need for flexibility. ***1**

Access to the regional metropolitan area will be via the interchanges proposed along the Pima Freeway at Tatum Boulevard, 56th Street and 64th Street, and along the Squaw Peak Parkway/northbound Arterial at Deer Valley Drive and Pinnacle Peak Road. Urban interchanges should be constructed at Tatum Boulevard and 56th Street to accommodate the regional traffic attracted to the mixed-use Desert Ridge Village Center. Typical diamond interchanges should be constructed at 64th Street. ***1**

TABLE 5.1 *1
Land Use Plan Acreage Distribution

Land Use	Density/Intensity	Acres[1]	Magnitude
Rural Residential	0-2 du/ac	582.0	831 du
Low Density Residential	2-5 du/ac	1,747.0	7,424 du
Medium Density Residential	5-10 du/ac	829.0	6,023 du
High Density Residential	10+ du/ac	289.0	6,785 du
Village Commercial/Employment Center	0.65 FAR	583.0	7,136,000 SF
Commerce Park	0.35 FAR	239.0	2,082,000 SF
Neighborhood Convenience Commercial	0.23 FAR	12.0[2]	90,000[3] sf
Resort Hotel	--	54.0	950 rooms
Golf Course	--	388.0	45 holes
District Park	--	81.0	1
Community Park	--	41.0	1
Neighborhood Parks	--	75.0	7
Municipal Facilities	--	27.0[1]	1
High School	--	105.0	2
Middle School	--	44.0	2
Elementary School	--	80.0	8
Freeway Right-of-Way	--	134.0	-
TOTALS		5,723.0	25,431 du 10,005,000 sf

Notes to Table 5.1: **-1**

1 Gross Acres.

2 A total of 18 acres is allowed, for the eight individual convenience center sites, but actual area requirements range from 1-3 acres. ***1**

3 Does not account for childcare facilities that are in addition to the 90,000 s.f. ***1**

Source: BRW, Inc., 18 July 1990, Revised June 1995 **+1**

Regional access to Desert Ridge via the Pima Freeway should occur in the late 1990's. ADOT has plans to install an "interim" freeway from Interstate 17 to Pima Road in the 1996-1998 timeframe. The City of Phoenix and State of Arizona are encouraged to expedite this construction. The interim facility will connect to the permanent facility constructed from Shea Boulevard to the Superstition Freeway built during the same timeframe. The interim freeway through the Desert Ridge site will include permanent drainage facilities, four lanes of the ultimate six travel lanes, and at-grade signalized intersections with major arterials. Final completion of the permanent freeway through Desert Ridge will occur in the 2003 timeframe. ***1**

The ultimate facility will include six travel lanes and grade separated interchanges.

D.1.B Arterial Surface Street System

The surface arterial street system is designed to carry all through project traffic, as well as traffic destined for the Village Center without impact to the neighborhood. Tatum Boulevard, 40th Street, 56th Street, 64th Street, Pinnacle Peak Road and Deer Valley Drive will be boulevard streets with medians. Rights-of-way widths and numbers of lanes for these streets shall be as specified in Table 5.2, *Surface Arterial Street Lane Numbers and Widths*, and Figures 12, 13, 14 and 15, *Arterial Street Rights-of-Way Cross Sections*. These widths will be adjusted at intersections and driveways to accommodate additional lane requirements, if necessary.

TABLE 5.2 *1
Surface Arterial Street Lane Numbers and Widths

Street Width	Number of Lanes	Right-of-Way
Tatum Boulevard	6	140'
40th Street	4	110'
56th Street	6	140'
64th Street	4	110'
Deer Valley Drive	6	140'
Pinnacle Peak Road	6	140'

Source: Desert Ridge Arterial Master Street Plan, 20 May 1994 *1

Note: All concept drawings, street cross sections and other standards and recommendations contained in the Master Plan section of the Specific Plan are preliminary and will be more fully developed by the Master Developer and City staff during the next level of planning. To the extent that differences exist over infrastructure standard items an appeal through the Areas C and D Village Planning Committee, Planning Commission and City Council would take place.

North-south arterial streets are aligned to take advantage were possible of the wash and view corridors aligned on a northeast-southwest axis. Major arterial streets, including 32nd Street, 56th Street and 64th Street, will be extended across the CAP Canal. A 72-foot-wide structure accommodating six 12-foot traffic lanes currently bridges the CAP Canal at Tatum Boulevard. This structure should accommodate traffic until such time as structures bridging the CAP Canal at other locations, including 56th Street, are needed. The actual timing of installation of these bridges should be evaluated during the latter stages of the initial phase of Desert Ridge so that extensions across the canal are based on travel demands, economic development priorities and freeway construction timing. ***1**

The east-west arterials include Pinnacle Peak Road and Deer Valley Drive. Because of low traffic volumes through Desert Ridge, Deer Valley Road has been removed west of 64th Street to facilitate planning residential areas that support elementary schools within each neighborhood, and to provide a contiguous area large enough to accommodate the destination resort, golf courses and adjacent residential development. Deer Valley Drive (which was named Beardsley Road prior to adoption of the Specific Plan by City Council) has been aligned just north of the 15-acre municipal water reservoir 1 half mile north of the Pima Freeway off 56th Street. **-1**

Arterial streets within Desert Ridge shall conform to the following design framework for median break distances, signalization spacing and driveway spacing: ***1**

- All arterial streets will include raised, landscaped medians subject to the median design standards and criteria of the City of Phoenix. *1
- Median breaks will be allowed at a minimum distance of 660 feet.
- All arterial/arterial street intersections are future traffic signal locations. Additional signal locations will be determined at the time of superblock planning. *1
- Driveways will be allowed no closer than 250 feet from any arterial street intersection.
- Driveway spacing will be allowed at a minimum distance of 200 feet.

D.1.C Collector and Local Street System

Collector and local streets are designed to discourage through traffic between major arterial streets within residential, quasi-pedestrian enclaves. Cul-de-sacs or street offsets and jogs are encouraged for use in lieu of continuous local streets. Typical collector and local street cross sections for residential areas are illustrated on Figure 15, *Residential Area Street Cross Sections*. Residential area collector street cross sections will incorporate a minimum of 36 feet of pavement within a 60-foot right-of-way. Sidewalks, 5 feet in width, will meander on both sides of the travel lanes of collector streets. Residential local street cross sections will include a minimum of 32 feet of pavement within 50 feet of street right-of-way. Sidewalks, 4 feet in width, will be included on both sides of the street in all residential areas

except rural density parcels where an optional (as determined by the City) sidewalk may be included on one side of each street. On streets designated to include bike lanes, pavement widths shall be increased in width 4 feet. ***1**

In order to reduce potential traffic congestion at the Tatum Boulevard and 56th Street interchanges with the Pima Freeway and to facilitate greater interaction and accessibility within the Desert Ridge Village Center, a 4-lane collector should be planned to cross beneath the Pima Freeway. It is proposed to be located in approximately the 52nd Street alignment. This collector street would link north and south side of the Village Center and would be grade separated from the freeway. Opportunities exist to construct a facility that will accommodate drainage during rainfall events and traffic at concurrent times. The developer of Desert Ridge will pursue this opportunity with ADOT, the City of Phoenix, and ASLD such that all requirements and standards of each agency/jurisdiction are met. ***1**

Collector and local streets will conform to the following framework criteria regarding collector-arterial street intersections and driveway-street intersection spacing: ***1**

- Collector streets shall have raised landscaped medians at intersections with arterial streets. The medians shall be a minimum of 100 feet in length. -1
- Driveways will be allowed no closer than 100 feet from a collector street-arterial street intersection. The point of measurement shall be the arterial street right-of-way line at the center of the collector street.

D.1.D Master ARTERIAL Street Plan

Subsequent to City Council approval of the **Desert Ridge Specific Plan**, and prior to the issuance of any building permits for structures within Desert Ridge, a **Desert Ridge Master Arterial Street Plan** will be prepared by the Master Developer and the ASLD to the requirements and specifications of the City of Phoenix. ***1**

D.2 Public Transit

Transit and park-and-ride lots are planned to be accommodated within Desert Ridge, as illustrated on Figure 11, *Circulation Concept Plan*, and discussed in the following sections. ***1**

D.2.A Automated Rapid Transit (ART)

In the event ART or subsequent light rail occurs in Desert Ridge, a 30-foot-wide corridor from the back of curb has been reserved on the west side of Tatum Boulevard and the south side of Deer Valley Drive. ***1**

D.2.B Bus Transit

City of Phoenix transit will serve the Desert Ridge site in the form of local bus service along major arterial streets, express bus service from the Village Center and from park-and-ride facilities located at the Squaw Peak Parkway and Deer Valley Drive and 56th Street and Deer Valley Drive.

City of Phoenix local bus service linking Desert Ridge to the rest of the metropolitan area is provided for in Desert Ridge. Every effort will be made to make bus service convenient to Desert Ridge residents, shoppers, workers and visitors. Provisions will be made for bus pullouts on arterial streets, comfortable waiting shelters and convenient, accessible pedestrian pathways to access arterial bus routes. These pathways should penetrate frequently to the loop collector streets and to the Village Center.

As development reaches maturity, upon completion of the first phase of the regional retail in the Village Center, the resort operator and the leaseholder of the Village Center will jointly fund a bus circulator linking residential areas with the two activity centers. Combined, the provisions mentioned above will seriously reduce dependence on the automobile for local

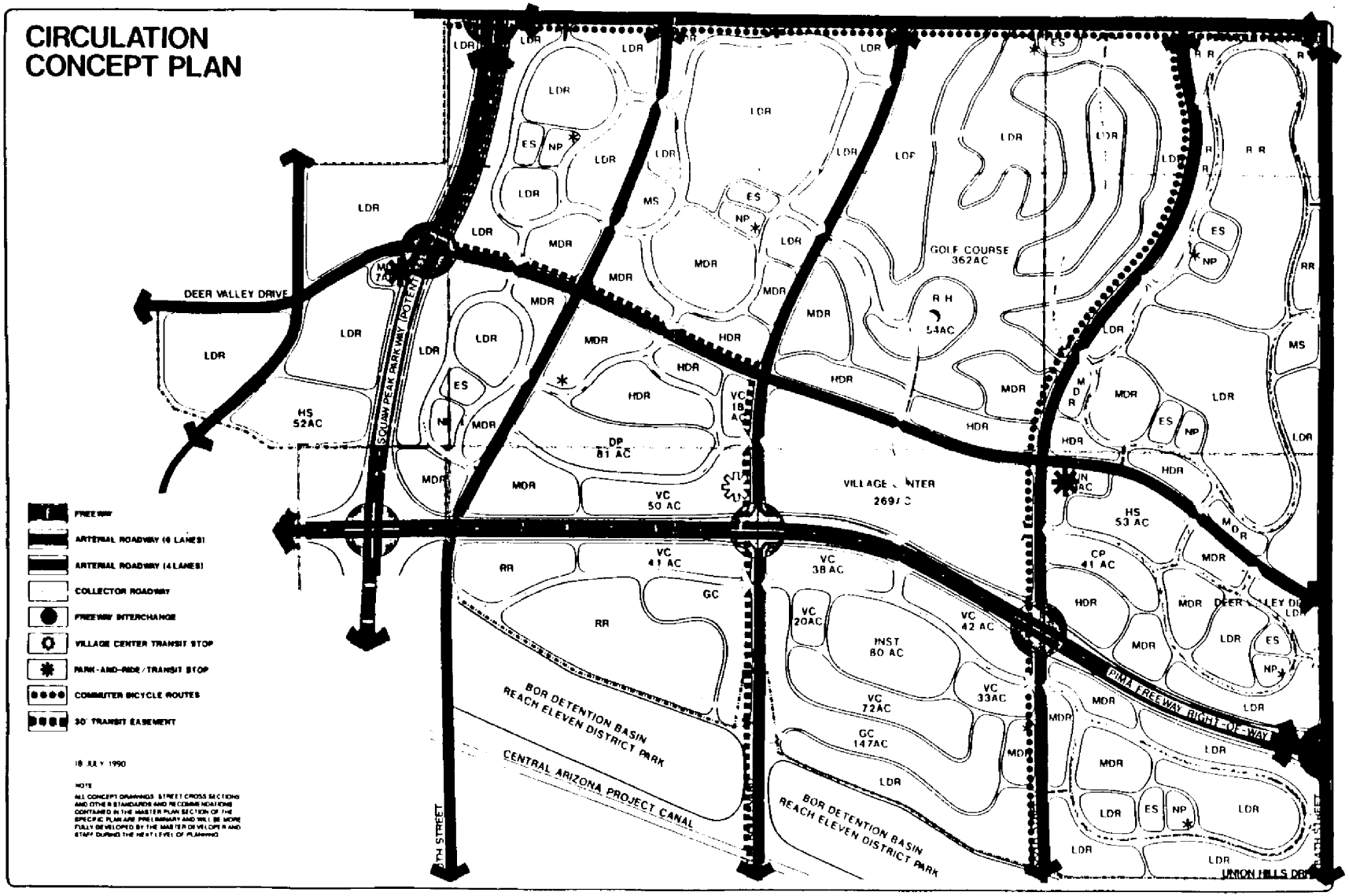
trips.

Per the City of Phoenix, provisions are made for express bus service linking Desert Ridge to major employment/activity nodes throughout the metropolitan area, such as downtown Phoenix and the Central Avenue Corridor, the Interstate 17 employment corridor, Arizona State University and Sky Harbor International Airport. Three minor bus transit centers are designed to be located in Desert Ridge, one adjacent to the Desert Ridge Village Center and one each in the park-and-ride lots, as illustrated on Figure 10, *Circulation Concept Plan*. The transit centers will be pick-up and drop-off centers only and will be designed per city standards. They will not include any accessory maintenance nor service facilities. Special consideration will be needed to make all transit centers attractive as well as functional. All transit centers shall make provisions for bicycle parking/storage areas. The village transit center should be integrated into detailed site plans for the Village Center, such that transit requirements as well as aesthetic objectives are considered. The transit centers in the park-and-ride lots should be visually attractive, screened, and convenient to adjacent residential development.

D.2.C Park-And-Ride Facilities

Express bus service will be significantly improved by the inclusion of transit centers within park-and-ride facilities located north of the Squaw Peak Parkway/Pima Freeway interchange and at the southeast corner of Deer Valley Drive and 56th Street. The seven-acre Squaw Peak Parkway/Pima Freeway site is located to facilitate easy access to the Squaw Peak Parkway. The park-and-ride facility should be attractively landscaped and screened from adjacent development. ***1**

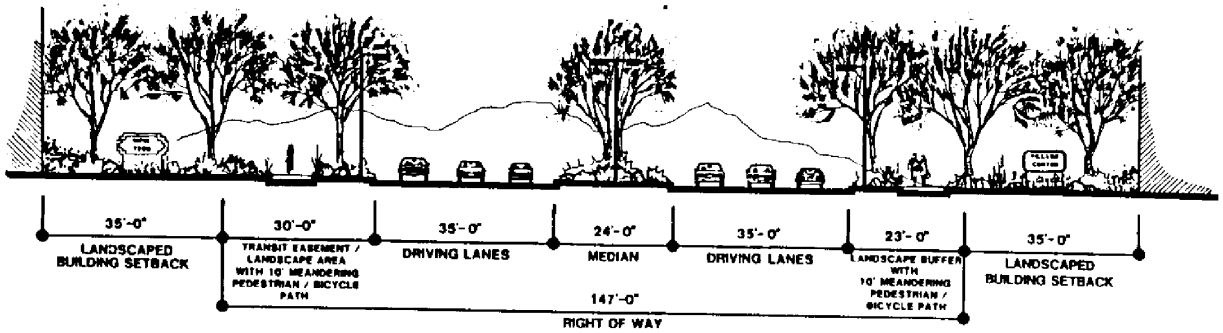
A 4-acre site will be located within the municipal uses area at the southeast corner of Deer Valley Drive and 56th Street. This site will probably be constructed prior to the Squaw Peak site as development is expected to occur in this area of the site prior to construction of the Squaw Peak Parkway. As with the Squaw Peak park-and-ride facility, this lot should be attractively landscaped and integrated into development planned for this area. ***1**



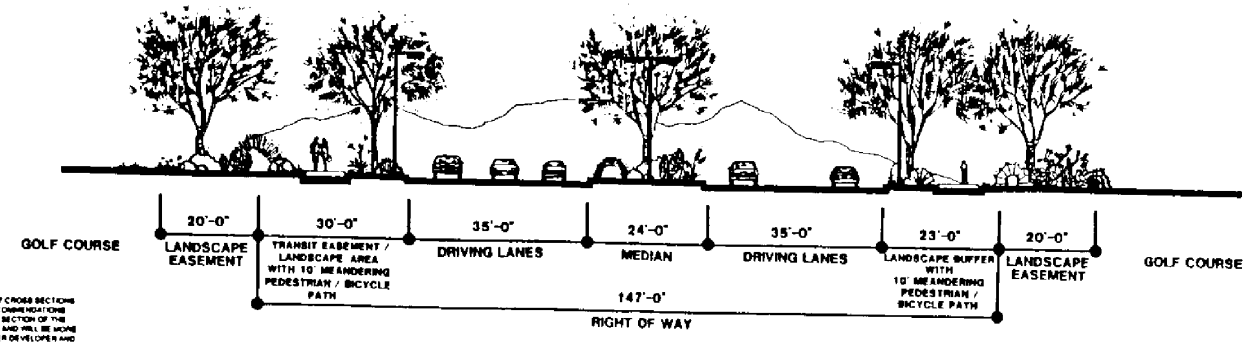
DESERT RIDGE NORTHEAST PHOENIX PARTNERS

11

TATUM BOULEVARD / VILLAGE CENTER (LOOKING NORTH)



TATUM BOULEVARD / SOUTH OF VILLAGE CENTER (LOOKING NORTH)



NOTE
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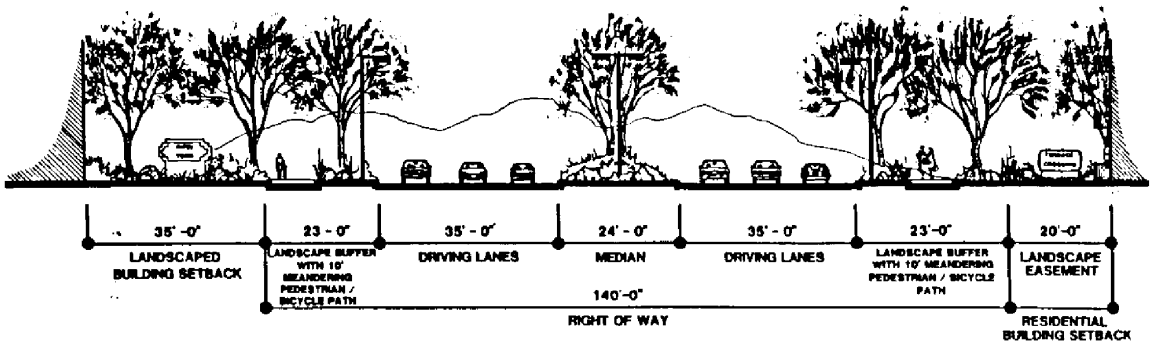
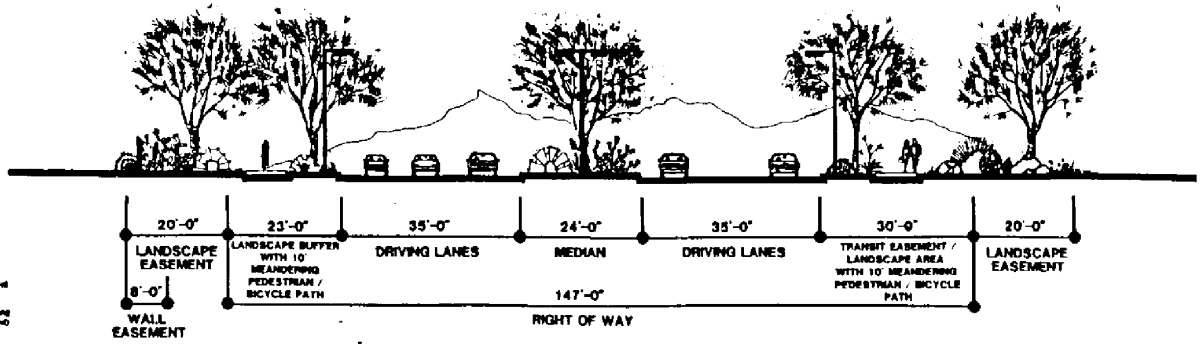
DESERT RIDGE NORTHEAST PHOENIX PARTNERS

12

DEER VALLEY DRIVE/VILLAGE CENTER (LOOKING WEST)



DEER VALLEY DRIVE / BETWEEN VILLAGE CENTER AND SQUAW PEAK PARWAY (LOOKING WEST)



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DESERT RIDGE NORTHEAST PHOENIX PARTNERS

13

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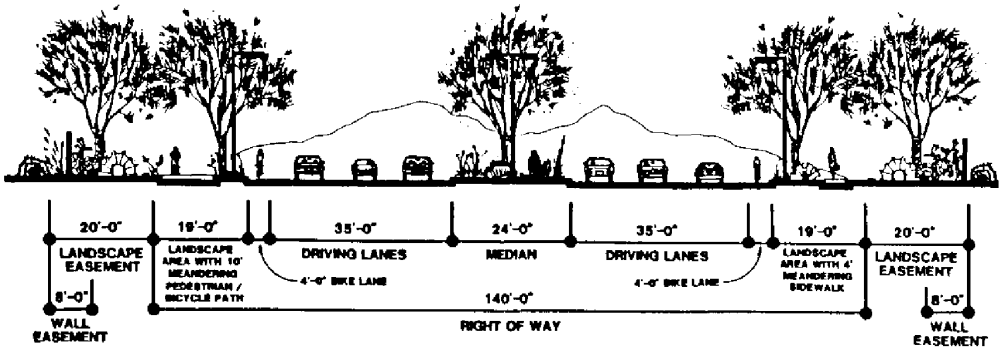
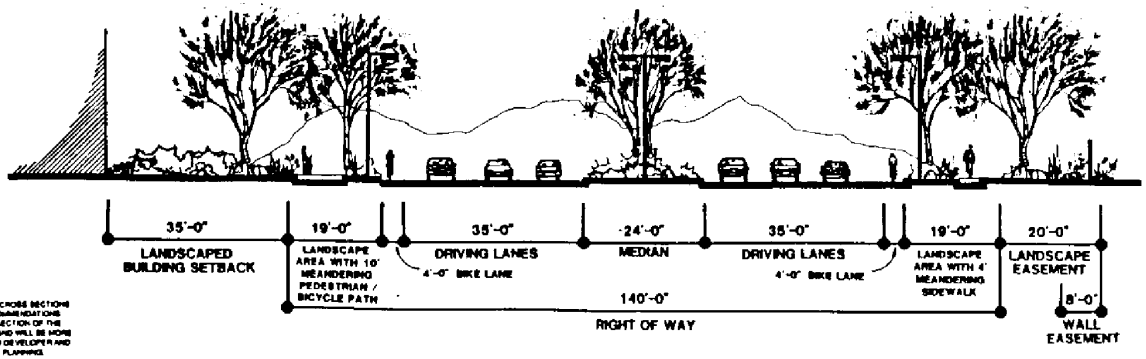
ARTERIAL STREET

PINNACLE PEAK ROAD (LOOKING WEST) , 56TH STREET (LOOKING NORTH)



56TH STREET / VILLAGE CENTER (LOOKING NORTH)



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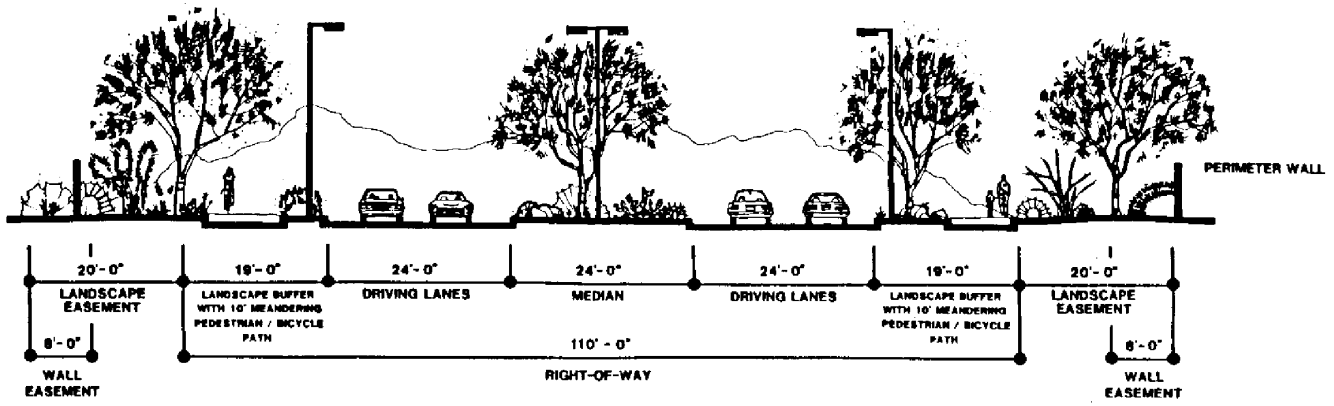
DESERT RIDGE NORTHEAST PHOENIX PARTNERS

14

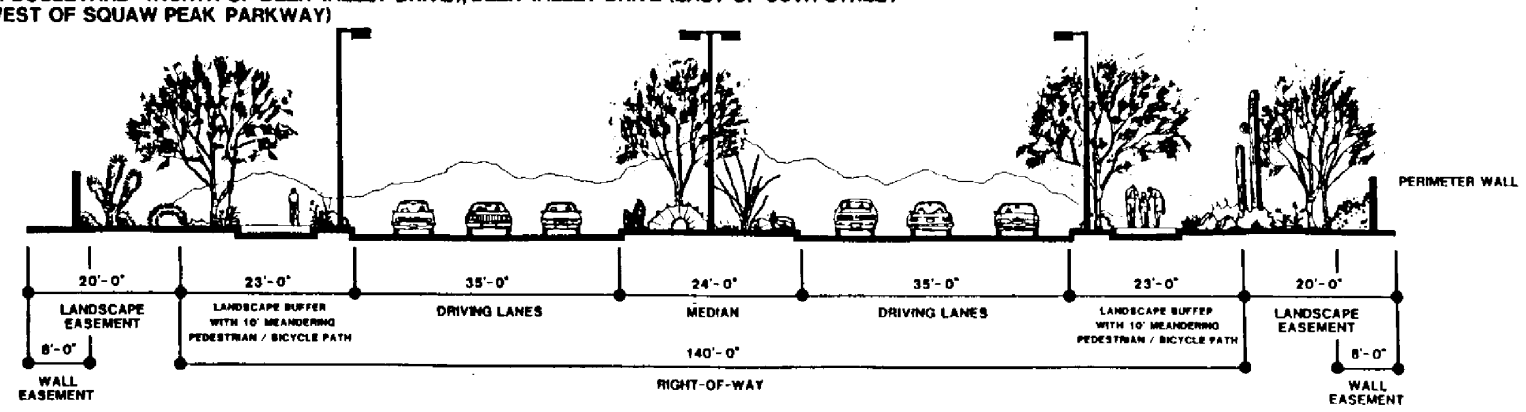
ARTERIAL STREET

40TH STREET, 64TH STREET



ARTERIAL STREET

TATUM BOULEVARD (NORTH OF DEER VALLEY DRIVE), DEER VALLEY DRIVE (EAST OF 56TH STREET AND WEST OF SQUAW PEAK PARKWAY)



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DESERT RIDGE NORTHEAST PHOENIX PARTNERS

15

E. TRANSPORTATION DEVELOPMENT PLAN

E.1 Overview

The Desert Ridge Transportation Development Plan is a separate document prepared consistent with the **Desert Ridge Specific Plan**. The Transportation Development Plan was prepared to document the key vehicular transportation system issues and the analytical process utilized to make decisions and recommendations for planning an efficient and effective transportation system for Desert Ridge. The Desert Ridge Transportation Development Plan has been reviewed and approved by the City of Phoenix Street Transportation Department. The results of the Transportation Development Plan were used in preparing the major vehicular circulation component identified in Section 5.D, Circulation Concept Plan. The Transportation Development Plan included the following elements: ***1**

- A review of the prepared Land Use Plan and thoroughfare network.
- An evaluation of the traffic operations of alternative roadway networks.
- Discussions concerning the need for provision in the late 1990's of an interim Pima Freeway located from Interstate 17 to 56th Street. ***1**

E.2 Recommendations

The Transportation Development Plan recommendations listed below will ensure the success of Desert Ridge and will also initiate successful implementation of the **Peripheral Areas C and D General Plan**. The recommendations will be the basis of a very efficient transportation system in Area C.

- Deer Valley Drive should be realigned to the north to provide adequate room for the planned Area C core. **-1**
- The curvilinear alignments of north/south arterials have been modified slightly from the Peripheral Planning Area C and D General Plan to respond to land use planning objectives. Alignment shifts have been made to result in consistent spacing of intersections at the quarter and half-mile points where possible.
- Deer Valley Road, not Deer Valley Drive, should be eliminated between 40th Street and 64th Street so that it does not bisect the Desert Ridge resort and residential areas. ***1**
- An urban interchange should be constructed at Tatum Boulevard and the Pima Freeway.
- An overpass over 56th Street should be constructed concurrently with the ultimate Pima Freeway to allow a future urban interchange to be constructed at-grade with 56th Street.
- The effects of a joint drainage and automobile access facility in the vicinity of 52nd Street should be studied in detail. A future Traffic Impact Assessment report will determine if a need exists for increased access to and from the Area C core.
- A higher construction timing priority based on revised traffic forecasts should be given to the north Phoenix section of the ultimate Pima Freeway, with completion in the 2003 timeframe. ***1**
- An interim Pima Freeway from Interstate 17 to 56th Street should be constructed by 1997 to service the Area C core. ***1**

F. PUBLIC FACILITIES PLAN

At buildout, Desert Ridge is a planned community for over 59,000 residents and 20,000 employees. Public facilities are an essential element for the planning and development of a large master planned community such as Desert Ridge. The following public facilities have been located within Desert Ridge using the approved planning criteria of each responsible government agency, department and school district.

- Parks
- Library
- Fire Station
- Community Center

- Public Schools

The locations of these facilities are illustrated on Figure 17, *Public Facilities Plan*.

F.1 Parks, Library, Fire Station, Community Center

Neighborhood parks form the basis of the neighborhood unit concept on which Desert Ridge is based. Seven 10-acre neighborhood parks are planned to be located at the centers of neighborhoods, adjacent to the elementary schools. A 40-acre community park and an 80-acre district park are strategically located at each end of the Village Center, close to both employment uses and to medium- and high-density housing. The southern edge of Desert Ridge shares a common boundary with the Reach II Linear Park, encouraging an active use of the park and all its amenities. In total, nearly 200 acres of parks, or 3.13 acres of parks/1,000 population is located within Desert Ridge. ***1**

The basis for the park acreages allocated in Desert Ridge were the park development standards included in the **Specific Infrastructure Financing Plan for Peripheral Areas C and D**, and the Public Facilities Plan within the **Peripheral Areas C and D General Plan**, which were both subsequently integrated into the neighborhood unit concept. The parks planning criteria within the **Specific Infrastructure Financing Plan** is presented in Table 5.3, *Desert Ridge Parks Planning Criteria*. By following these planning criteria, developers dedicating park sites to the City of Phoenix may receive credits toward park development impact fees assessed on all residential development in Areas C and D.

The **Specific Infrastructure Financing Plan** parks facilities planning criteria is based on the current City of Phoenix service level for "close to home park acres" which is equivalent to 2.71 acres/1,000 population. The City's goal is to raise the service level of parks throughout the City to 6.25 acres/1,000 population. The Master Developer is responsible for providing the 3.1 acres/1,000 population. The City will be responsible for providing the additional acreage in Desert Ridge to achieve the desired standard of 6.25 acres/1,000 population. Where possible, neighborhood parks should be located adjacent to elementary schools and be developed in conjunction with school districts.

TABLE 5.3

Desert Ridge Parks Planning Criteria

Park Category	Size	Service Area
Neighborhood	8-10 acres	4,000-7,000 people or a 1-square mile radius
Community	20-40 acres	20,000-50,000 people or a 1 to 1 ½ square mile radius
District	80-100 acres	100,000-200,000 people

Source: **Specific Infrastructure Financing Plan for Peripheral Areas C and D**

If a program is designed to establish a desert preserve in Peripheral Areas C and D, developers will participate in a fair and equitable basis taking into account the preserve benefits the entire City of Phoenix, so as not to put the entire burden on Area C and D property owners.

Park development guidelines are established by the City of Phoenix Parks and Recreation Department. All parks development in Desert Ridge will be subject to these guidelines, which are titled **Guidelines for Recreational Facilities Within Various Types of Parks** and **Guidelines for Usable Detention Basins**. Included are street frontage guidelines for all types of parks and guidelines which prohibit illumination of soccer, football, softball and other large play fields in neighborhood parks. Furthermore, park areas should incorporate natural areas when sited during the second phase planning process. To qualify as a park site for which reimbursement from development impact fees may be made, neighborhood parks should be a minimum of ten acres in size, none of which is included within a detention or retention basin for off-site development. Detention and retention basins can be located on neighborhood park sites pursuant to the guidelines discussed above. Reimbursement from

development impact fees will not be made, however, unless ten acres aside from detention or retention areas is provided. **+1**

Located immediately east of the Village Center are 25 acres of municipal uses, including a city-owned 15.5-acre water reservoir, and 4.5 additional acres for a park-and-ride lot and large community center complex and 5.0 acres of arterial street right-of-way. These facilities are positioned adjacent to the Village Center in a campus setting contiguous to the 40-acre community park to make them available to the critical mass of people generated by the Village Center.

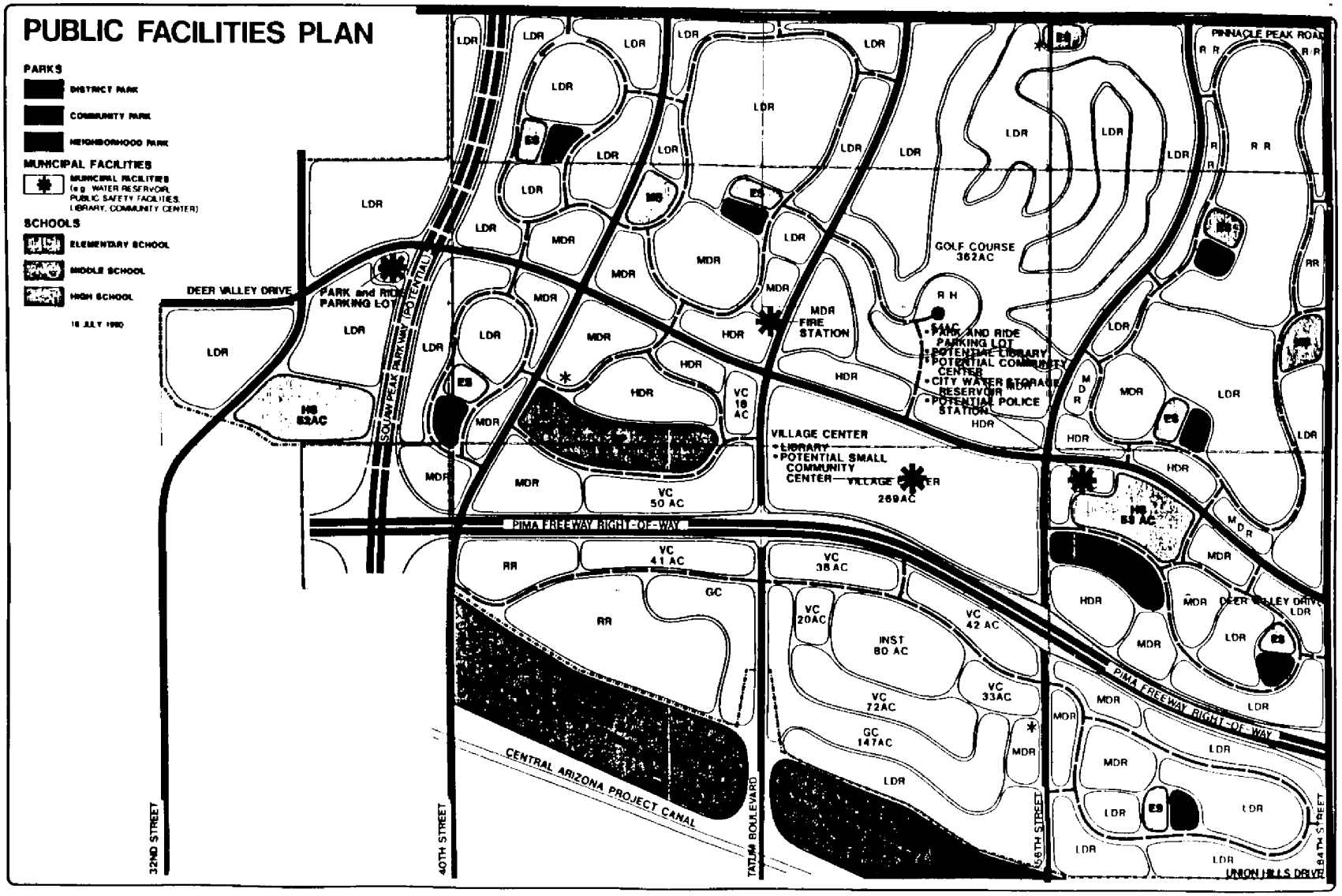
After discussions with the Phoenix Fire Department, a fire station will be located north of the northwest corner of Deer Valley Drive and Tatum Boulevard on a 1.5-acre site. This facility may be expanded at a later date to accommodate a fire district headquarters. The City of Phoenix Fire Department has indicated that only one fire station is necessary to achieve the Department's required fire response time standards serving Desert Ridge. ***1**

F.2 Schools

Desert Ridge is located wholly within the Paradise Valley School District. Planning criteria provided by the school district were utilized to generally site eight 10-acre elementary schools; two 20-acre middle schools; and the 50-acre high schools. School sites within Desert Ridge were planned according to these criteria and reviewed with the school district.

F.3 Provision of Lands for Public Facilities

It is expected a variety of means will be used to provide property for public facilities in Desert Ridge. These means will vary from land dedications based on Specific Infrastructure Financing Plan criteria to fee simple purchase of property. These alternative methods will be addressed during subsequent second phase planning and lease/sales analysis conducted by the Master Developer and the ASLD.



DESERT RIDGE NORTHEAST PHOENIX PARTNERS

G. OPEN SPACE, TRAILS AND RECREATION CONCEPT PLAN

Desert Ridge will reinforce the neighborhood village lifestyle. Within and around the neighborhoods and the Village Center, open space and recreational opportunities will abound, all linked by an integrated system of desert washes, walkways and paths. As illustrated on Figure 18, *Open Space, Trails and Recreation Plan*, residents and visitors alike will be continuously exposed to a comprehensive system of open space and recreational amenities. ***1 *3**

G.1 Open Space Concept

Open space and its treatment may be the single most important planning principle in the **Desert Ridge Specific Plan**. It is here that a truly unique desert living environment will evolve. It is of paramount importance that all residents and visitors sense the desert from any given point within the development. The neighborhood unit and village lifestyle allows for easy access to the natural environment. Desert Ridge, with its division into neighborhood, its preservation of views, its careful distribution of park areas and meandering system of wash corridors, is designed to ensure a higher quality of life. ***1**

Two types of open space are planned for Desert Ridge: structured open space, and residual open space. Both are equally important and will be designed and handled in a sensitive manner.

The residual open space lines the arterial and collector streets within Desert Ridge. Major streets will be landscaped with drought resistant desert plants in informal groupings. All of these landscaped areas will be contained by stucco walls, painted in desert colors, which act as sound barriers and privacy screens. ***1**

The structured open space consists of the wash corridors, the parks and the golf courses. The washes are a natural environment where only indigenous plant materials are used to reflect the riparian flora and fauna, wildlife habitat, forage and cover of the surrounding desert. Washes will be allowed to pool small amounts of precipitation, which will simulate natural, intermittent streams. Detention/retention will be integrated into this open space system. A permanently surfaced pedestrian and bicycle path, 8 feet in width, will be located in the wash corridors. These structured open spaces will be buffered by planting zones and view fences painted in natural desert colors and will be privately maintained by the Desert Ridge Community Association. ***1**

The parks and golf courses will of necessity use turf. A water strategy discussed in Section L, Water Resources Concept Plan, has been developed to conserve the use of groundwater at Desert Ridge. Turfed acreages will ultimately be irrigated using reclaimed effluent. In the interim, however, it is anticipated that golf courses and other turfed areas will utilize CAP water available on a temporary basis from the City's CAP allocation. Any turfed areas reliant on potable ground water will fall within the guidelines promulgated by the Development of Water Resources (DWR) in the **Draft Management Plan for the Second Management Period: 1990-2000, Phoenix Active Management Area**. ***1**
The Village Center will also include open space. Here, with its more intense use, hardscape, shade trees, shade structures, and selective use of water are planned. This is to be the heart of the oasis, and yet as in all naturally occurring oases, the sense of the surrounding desert is implicit in its make-up. ***1**

G.2 Pedestrian, Bicycle and Equestrian Trail System Concept Plan

Every effort is made to reduce dependence on the automobile for local trips within Desert Ridge, including providing pedestrian and bike paths as well as equestrian trails. Conceptual routes for each mode are presented on Figure 18, *Open Space, Trails and Recreation Plan*.

A system of walkways within the drainage corridors will provide pedestrian linkages through the neighborhoods to the neighborhood center, as well as to other neighborhoods and the

village core. These corridors will be landscaped with desert plant materials and will include a meandering 10-foot-wide permanently surfaced pedestrian and bicycle path. A system of landscaped pedestrian pathways outside of the washes will link residential development not contiguous to the washes, as illustrated on Figure 19, *Typical Pedestrian Pathway System*. It is anticipated that homes will back onto pedestrian pathways. Gates providing access to rear yards from pedestrian corridors will be encouraged. Typical wash corridors cross sections are presented in Figure 20, Typical *Wash Corridor Cross Sections* and Figure 21, *Wash Corridor Character*. The pedestrian pathways will be integrated to the sidewalk systems contiguous to the arterial, collector and local streets. Sidewalks will be included within street rights-of-way in all residential areas. However, in rural density residential areas within Desert Ridge, sidewalks may not be provided, and if allowed, will be permitted on one side of local streets to facilitate a rural theme. ***1**

Pathways will link residential uses to the Village Center, resort, institutional use, as well as all neighborhood, community and district parks including the Reach II Linear Park. Pedestrian linkages crossing collector and arterial streets will be heavily signed and striped. These facilities will be in safe areas, protected from the proposed golf courses to minimize injury to pedestrians from errant golf balls. If necessary, provisions will be made to screen pedestrian pathways for safety reasons.

A designated bicycle circulation system is included in Desert Ridge. Combination bicycle/pedestrian paths of bituminous or other impermeable surface will be located within all arterial street corridors. Along all arterial streets, 6-foot-wide bike lanes will be located within the street. All collector streets will include combination bike/pedestrian paths, 8 feet in width, physically separated from the street traffic lanes. Cross sections of these concepts are presented on Figures 12 through 15. ***2**

Bicycle routes will be located within all neighborhoods. These facilities may be physically separated pathways or may be signed four 4-foot-wide striped lanes on collector streets. Exact routes will be detailed when planning is completed within each development. However, a bicycle route will be included in each major development corridor between arterial streets linking Reach II to Pinnacle Peak Road. ***1**

Equestrian circulation is also accommodated within Desert Ridge. Three major equestrian routes will link the planned Reach II Equestrian Center with the rural residential areas north of the project site. Equestrian paths will be sited within a wash corridor from Pinnacle Peak Road to the Reach II Linear Park and Equestrian Center via an underpass located beneath the Pima Freeway. ***1**

The second equestrian route may be along 64th Street. During the next level of planning, the Peripheral Areas C and D Committee, working in conjunction with the City of Phoenix and the ASLD, will determine a general corridor for this trail. If a corridor west of 64th Street is selected, the Desert Ridge Master Developer shall make provision for the trail. However, this route should actually follow the proposed regional drainage facility tentatively planned to be located east of 64th Street.

The third major equestrian route may be sited on an east-west axis. The need for this trail will be evaluated by the City of Phoenix and the local equestrian community, and if appropriate, the developer will construct said trail. Although it is outside of the Specific Plan area boundary, if necessary, this path should be located on the north side of Pinnacle Peak Road.

All equestrian trails will be dedicated to and maintained by the City of Phoenix. As contiguous properties develop, easements necessary for the provision of equestrian trails will be secured. **-1**

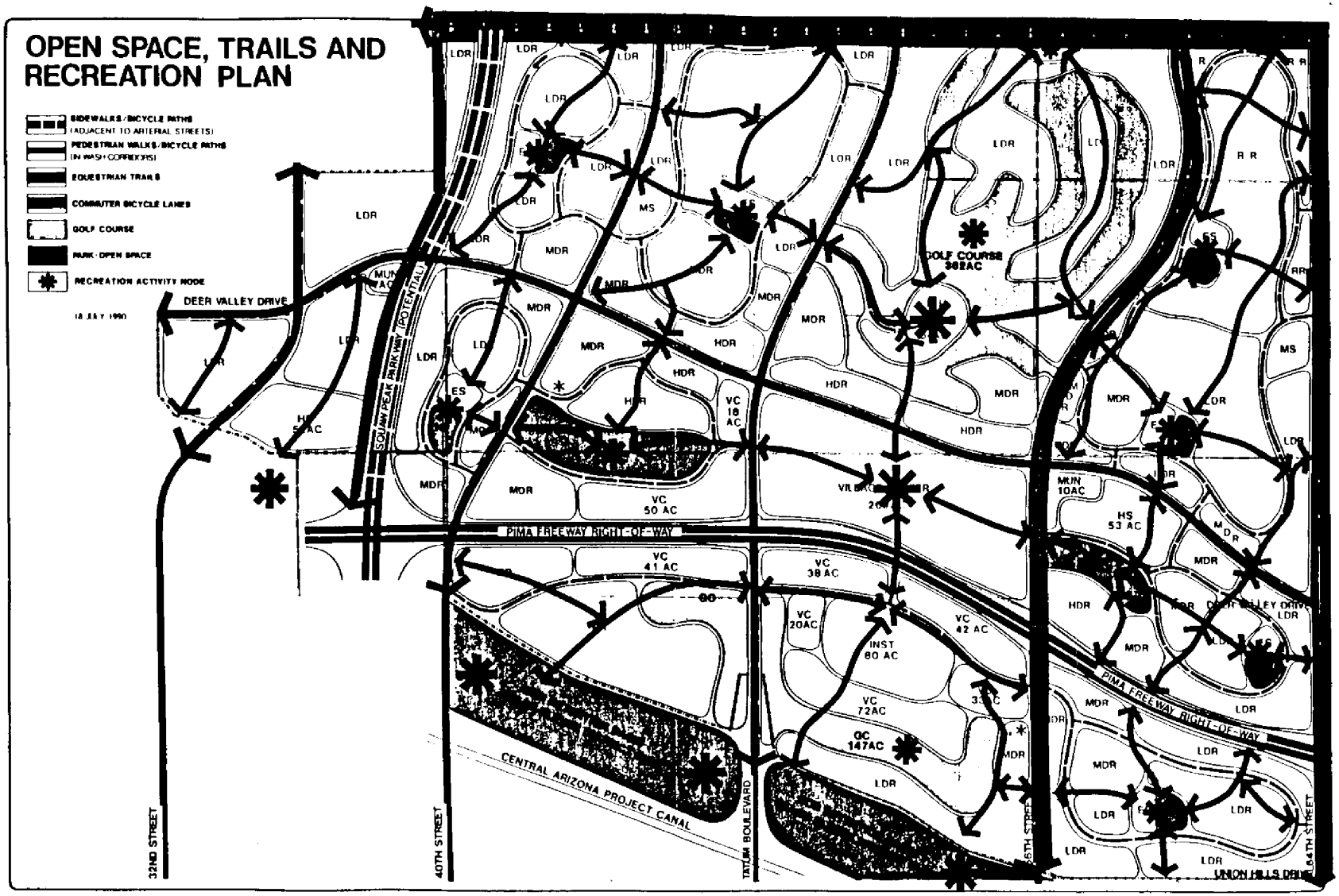
G.3 Recreation Concept

Numerous recreational opportunities will abound at Desert Ridge. The anchor of recreation

within Desert Ridge, establishing the leisure image, is the destination resort and championship golf courses. The resort itself will offer amenities for both guests and Desert Ridge residents alike, including restaurants and lounges, a health club, and a tennis center. The golf courses will set the recreational theme and character of a truly world class facility. Opportunities will exist to attract major golf and tennis tournaments at the resort. An additional golf course, south of the Pima Freeway, potentially municipally owned and operated will further promote the leisure lifestyle image by being positioned on both sides of Tatum Boulevard, the gateway to Desert Ridge. The disposition and implementation of this golf course will be examined in subsequent planning phases.

Over 200 acres of public parks within Desert Ridge will offer unlimited opportunities for both active and passive recreation. The 80-acre district park located west of the Village Center will include sports complexes, swimming pools and other major recreational uses. The 40-acre community park located east of the Village Center will offer similar facilities, but on a smaller scale. Neighborhood park facilities will contain no illuminated facilities but may include court game facilities and softball and soccer fields.

South of Desert Ridge, the Reach II Linear Park, with its equestrian, educational, active and passive recreational uses, will complement these facilities.



DESERT RIDGE NORTHEAST PHOENIX PARTNERS

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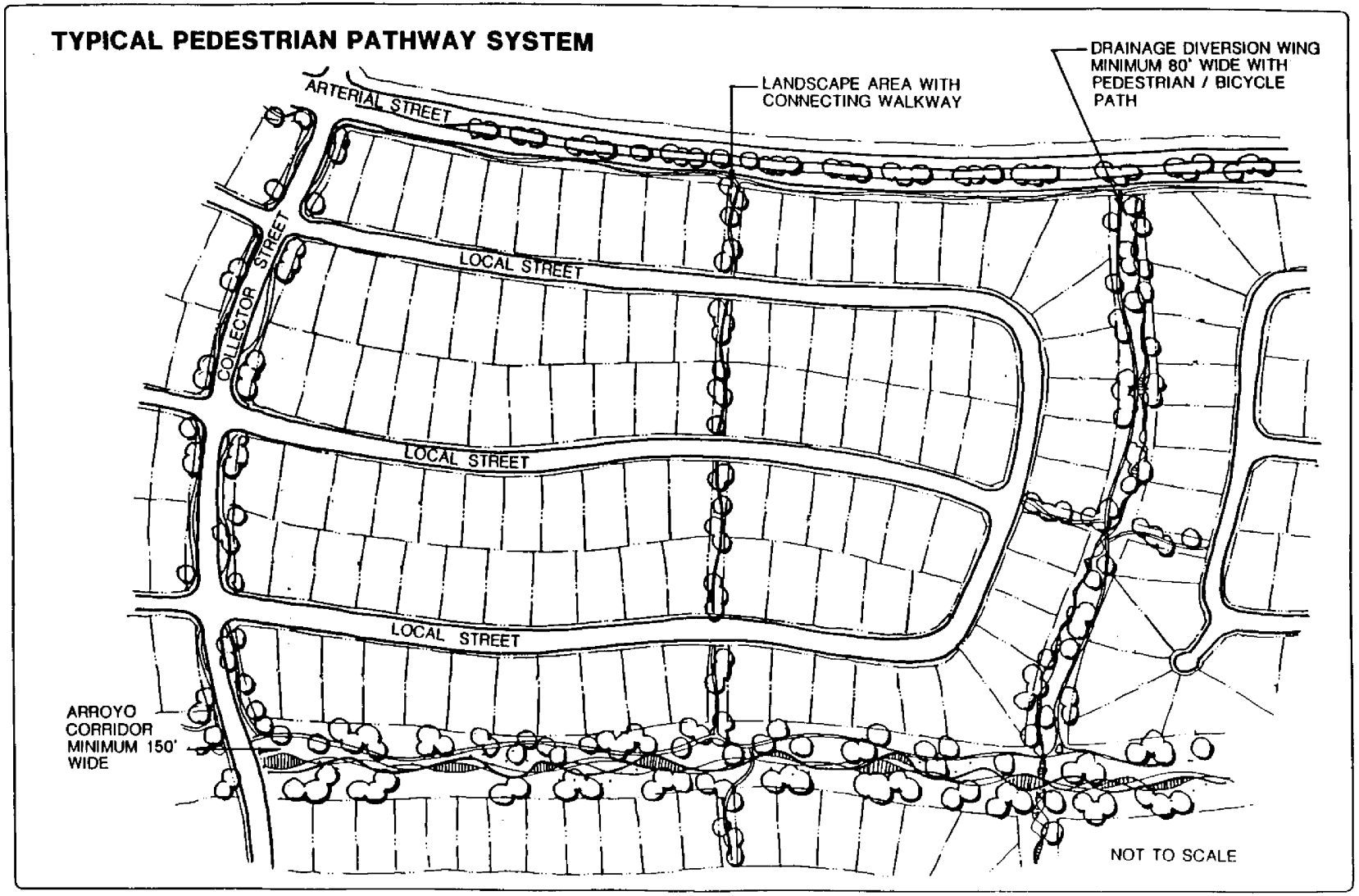

DESERT RIDGE NORTHEAST PHOENIX PARTNERS

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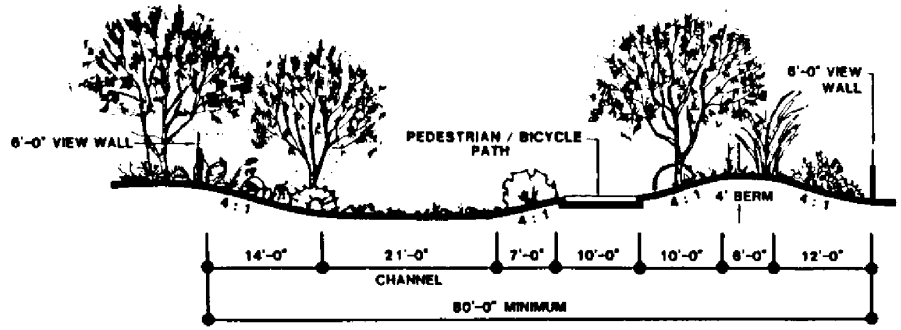
DIVERSION WING / BERM AND CHANNEL

Detention / Landscape Amenity Option



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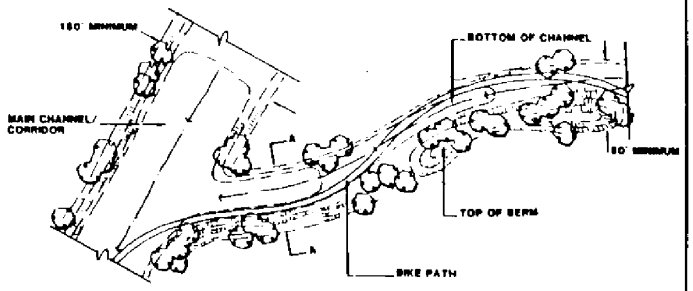
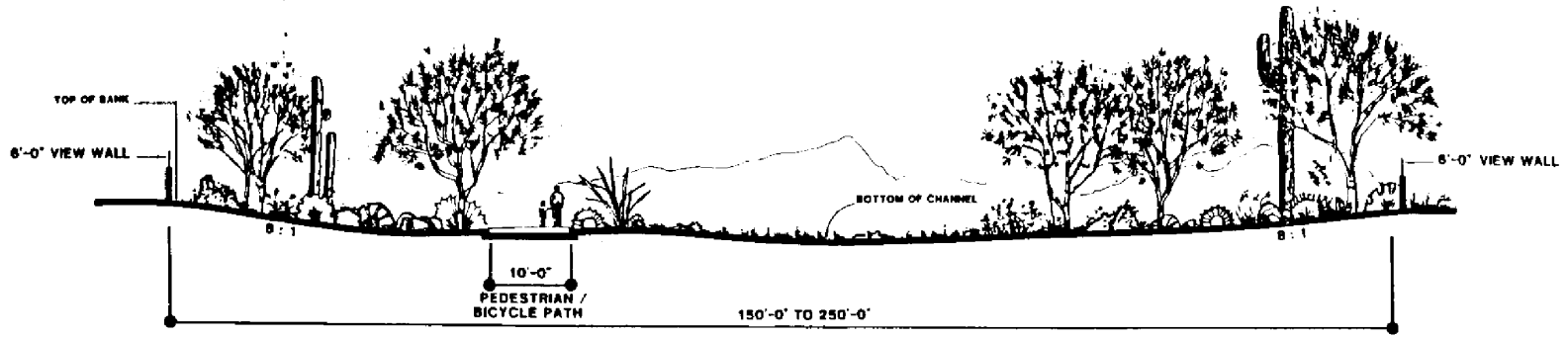


PLAN

PROPOSED WASH CORRIDOR CHANNEL



DESERT RIDGE NORTHEAST PHOENIX PARTNERS

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WASH CORRIDOR CHARACTER

DESERT RIDGE NORTHEAST PHOENIX PARTNERS

21 RRW

H. DRAINAGE CONCEPT PLAN

One of the foundations on which the Desert Ridge planned community is based is the emphasis on utilizing the existing arroyos and washes crossing the project site as pedestrian and bicycle linkages, landscaped open space corridors, wildlife habitat areas and, most importantly, as functional stormwater drainage and detention facilities.

The Desert Ridge project site is located on a large alluvial fan that is characterized by many braided and ill-defined washes. Many of these washes are discontinuous and have steep, narrow, incisive profiles.

H.1 City of Phoenix Master Drainage Plan

The City of Phoenix has very recently initiated preparation of a Master Drainage Plan for Peripheral Areas C and D. Options are currently being evaluated in terms of cost effectiveness, environmental sensitivity, engineering suitability and land use compatibility. The drainage system that the City chooses will be integrated into the Desert Ridge drainage program of combining retention/detention basins with a system of improved, open channels used as pedestrian/bicycle linkages, landscaped open space and wildlife areas.

The Desert Ridge Master Developer will work with the City during the next phase of planning to ensure that the Desert Ridge Master Drainage Plan is consistent and compatible with the regional approach selected by the City for the Paradise Fan terrace.

H.2 Desert Ridge Drainage Concept

The Drainage Concept Plan for Desert Ridge, as illustrated on Figure 22, is designed to utilize the existing washes to the greatest extent possible to convey off-site stormwater flows through the project site, and to accommodate project site post-development flows two to five arroyos per mile in the general locations illustrated on Figure 22, will be identified and built within the corridors as the major drainage facilities through the project site. The exact locations of these corridors and the floodways within the corridor will be determined during a more refined site planning phase occurring subsequent to securing Specific Plan approval. The existing natural character of the wash corridors will be maintained through Desert Ridge to the maximum extent feasible. However, because of the discontinuous nature and typical profiles on the existing arroyos, which severely limit capacities below accommodation of 100-year flows, it is very likely that the existing condition of the washes will be difficult to maintain. Construction improvements to the washes will be necessary to maintain permanent locations and preserve a functional drainage system for Desert Ridge. These construction improvements may include relocation, realignment, widening, berming, new open channel development, protective linking, and replacement landscaping. ***1**

Drop structures may be necessary to minimize channel slopes and corresponding flow velocities to control erosion. Culverts or small bridges will be required where channels cross major streets. These improvements will be required to make the washes continuous throughout the project, to accommodate and convey 100-year flood flows and to protect against erosion. Furthermore, because of the urban nature of the Village Center, stormwater will have to be transmitted through the center using below-ground pipes or channels. These facilities will have to be sized to accommodate upstream flows.

The major drainage facilities for Desert Ridge must be sized to convey the existing upstream (off-site) flood flows through the site. Runoff from future upstream development within the City of Phoenix, Maricopa County and the City of Scottsdale will not exceed existing rates of runoff because of on-site retention requirements included within the drainage regulations of those jurisdictions. Furthermore, due to the phased implementation of Desert Ridge, and the balancing of earth between various uses, on-site drainage facilities will be installed to correspond to both commercial and residential development phasing.

The natural character of the washes will be maintained to the extent possible throughout Desert Ridge, as presented on Figures 20, *Typical Wash Corridor Cross Sections* and Figure 21, *Wash Corridor Character*. Reconstructed washes will be revegetated and replenished with indigenous, relocatable plant materials from existing wash corridors. Erosion protection/bank stabilization materials will appear very similar in color and texture to native soils and terrain. Desert plant material will be located within wash corridors. Homes will back onto wash corridors capitalizing on these open space amenities. Maintenance of these corridors will be the responsibility of the Desert Ridge Master Property Owners Association.

H.3 On-Site Detention/Retention

On-site detention/retention is proposed to be accommodated within Desert Ridge for volumes of runoff in excess of existing condition runoff volumes. However, the City's Master Drainage Plan for Area C and D, when completed, will establish detention/retention criteria. The existing volume of runoff will be maintained through Desert Ridge to the Bureau of Reclamation (BOR) detention basins that lie contiguous to the southern project site boundary. (These detention basins are the location of the Reach II Linear Park). These volumes will be maintained for the basins both east and west of Tatum Boulevard by maintaining existing flow patterns as proposed in Section H.2 Desert Ridge Drainage Concept.

A general analysis of the on-site detention/retention requirements for Desert Ridge shows that approximately 200 acres will be needed to accommodate drainage basins approximately 2.5 feet deep. These basins will be integrated into drainage corridors, passive open space areas such as street rights-of-way, parking areas and landscape easements, as well as into public parks and golf course areas. All City requirements for detention facilities will be met. If possible, detention areas will be integrated into usable open space areas following the Guidelines for Usable Detention Basins published by the City of Phoenix Parks and Recreation Department.

H.4 Pima Freeway Drainage System

The Desert Ridge drainage system will interface directly with the planned drainage system for the Pima Freeway. West of Tatum Boulevard, a concrete drainage channel will be constructed by the Arizona Department of Transportation (ADOT) on the north side of the freeway from Tatum Boulevard to the BOR detention basin. This channel will have a top width of 25 feet near Tatum Boulevard widening to 75 feet near the CAP Canal and will be between 5 to 7 feet deep.

East of Tatum Boulevard, ADOT will also construct the freeway drainage system designed to convey all existing flows beneath the freeway using a series of box culverts located in existing washes. In lieu of constructing 15 box culverts beneath the freeway between Tatum Boulevard and 56th Street, ADOT has indicated a willingness to work with the ASLD and the ultimate Desert Ridge Master Developer to develop concepts to accommodate a lesser number of box culverts and a joint drainage/transportation facility beneath the freeway in the vicinity of 52nd Street. This facility is proposed to be a grade-separated collector street linking the north and south sides of the Village Center. The facility would be planned and constructed by ADOT to all requirements established by ASLD and the City of Phoenix. As subsequent planning occurs, drainage issues will be specifically resolved.

H.5 Desert Ridge Master Drainage Plan

Subsequent to City Council approval of the Desert Ridge Specific Plan, and prior to the issuance of any Certificates of Occupancy within Desert Ridge, a Desert Ridge Master Drainage Plan will be prepared by the master developer and the ASLD. The plan will be prepared to the requirements of the ASLD and the City of Phoenix. ***1**

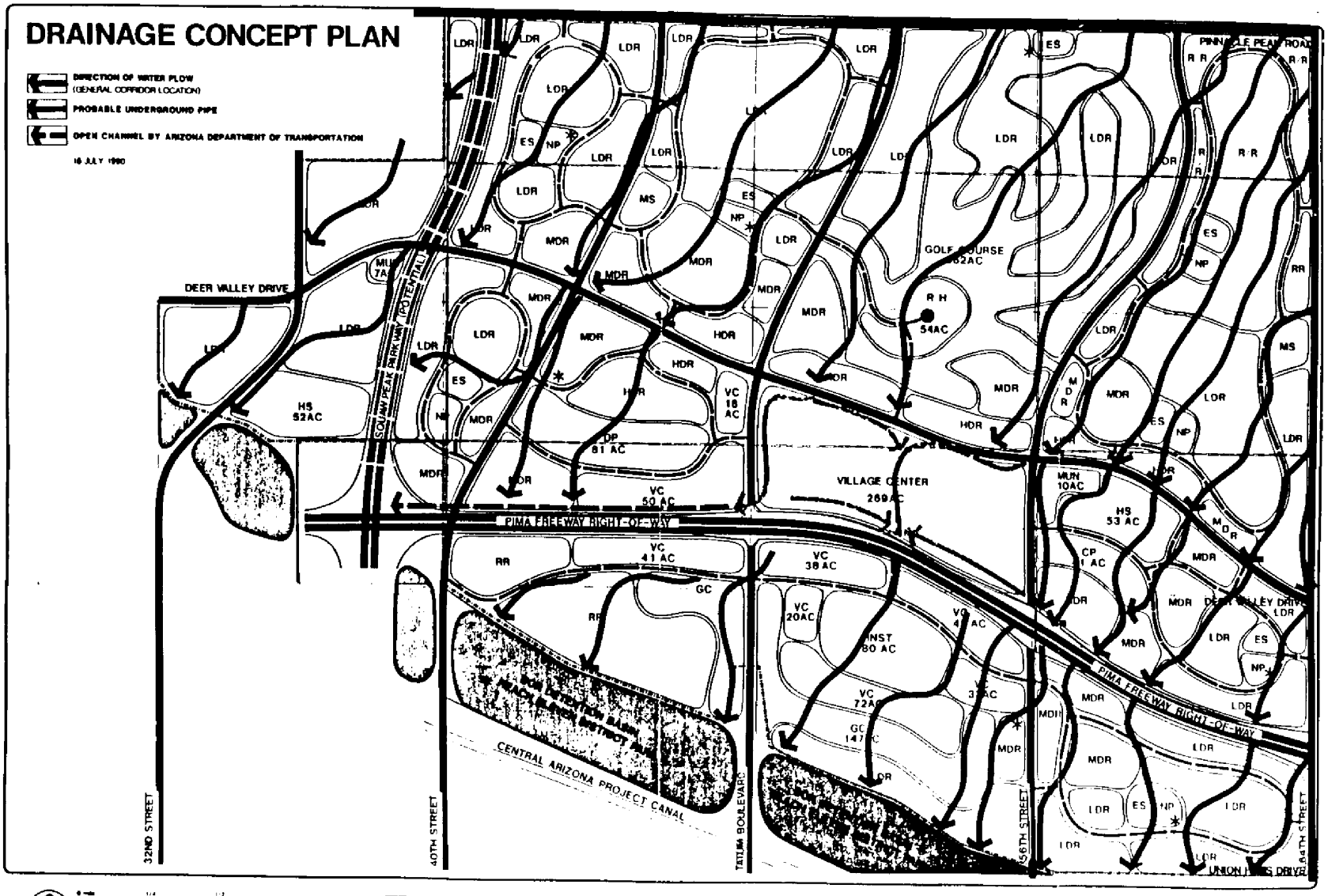
H.6 Development Impact Fee Ordinance Interface

All master drainage facilities designed and constructed to convey off-site 100-year flows,

including linkages beneath arterial streets and the permanent portion of upstream off-site improvements, will be incorporated in the **Peripheral Areas C and D Specific Infrastructure Financing Plan** during the annual plan update subsequent to adoption of the Specific Plan. These facilities will then be eligible for impact fee credits. Furthermore, detention basins constructed to the criteria for usable open space within parks, as established by the City of Phoenix Parks and Recreation Department may be eligible for park impact fee credits. ***1**

H.7 Federal Emergency Management Agency Designation

In the event of changing flood zone designations, floor elevations of structures within Desert Ridge will be subject to City of Phoenix requirements for structures within the appropriately designated zones.



DESERT RIDGE

NORTHEAST PHOENIX PARTNERS

I. UTILITIES CONCEPT PLAN

The major public and private utilities that will provide service to the project site are illustrated on Figure 23, *Public Utilities Plan*, and Figure 24, *Private Utilities Plan*. The City of Phoenix will provide potable water, wastewater and water reclamation facilities, while Arizona Public Service (APS), Southwest Gas and U.S. West will provide electric, natural gas and telephone service, respectively. Each utility is discussed below.

I.1 Potable Water

The potable water infrastructure plan for Desert Ridge is based on the **City of Phoenix Peripheral Areas C and D Water, Wastewater and Water Reclamation Plan**. This plan is discussed in detail in the Site and Area Inventory and Analysis document, which is a background document for the Specific Plan. Some very slight alterations of this plan will be made as a result of the removal of Deer Valley Road as proposed in Section E, Transportation Development Plan.

As illustrated in Figure 23, *Public Utilities Plan*, water service will initially be provided from a series of water mains looping through the project in Deer Valley Drive and 56th Street. Ultimately, this initial water main loop will be extended from Bell Road south of the CAP Canal. As a result of the removal of Deer Valley Road and the proposed water main beneath it, the Deer Valley Drive water main is proposed to be upsized from a 24-inch diameter line to a 42-inch diameter facility. A 16-inch main in Tatum Boulevard will link the Deer Valley Drive line to a 12-inch loop that will wind through the resort superblock eventually linking to a 30-inch diameter main in 56th Street approximately one-third of a mile north of the Deer Valley Drive intersection. A booster pump will augment the existing Rose Garden Lane Water Reservoir to provide adequate pressure to Desert Ridge until another water reservoir at a higher elevation in a location based on the **Peripheral Areas C and D Water, Wastewater and Water Reclamation Plan** is installed in the future. The remaining phases of Desert Ridge will be served from infrastructure in 40th Street, 56th Street and a line parallel to and south of the Pima Freeway. Ultimately, water service will extend from Cave Creek Road to Desert Ridge.

Alterations made to the **Peripheral Areas C and D Water, Wastewater and Water Reclamation Plan** should be incorporated into the **Specific Infrastructure Financing Plan** so that development impact fee credits may be given to developers installing applicable infrastructure.

I.2 Wastewater

As with the potable water infrastructure system, the wastewater infrastructure plan for Desert Ridge is based on the adopted **Peripheral Areas C and D Water, Wastewater and Water Reclamation Plan**.
Initial wastewater service to Desert Ridge will be provided by extending infrastructure from Cave Creek Road and the CAP Canal to Tatum Boulevard. This initial service will require installation of a line in an alignment roughly paralleling the Reach 11 boundary and the Pima Freeway. At Tatum Boulevard and the Pima Freeway, sanitary sewer will be extended north in the Tatum Boulevard right-of-way. Subsequent development phases will require installation of wastewater mains in Deer Valley Drive, 40th Street, 56th Street and a line parallel to the Reach II Linear Park. Ultimately, a lift station will be needed in the vicinity of Tatum Boulevard and 56th Street in the line adjacent to the Reach II Park. ***1 -1**

I.3 Water Reclamation -1

Desert Ridge is a desert-oriented planned community designed around an oasis of a destination resort and Village Center. In order to irrigate the resort, golf courses and other turf areas, the City has agreed to provide CAP water until such time the City of Phoenix makes reclaimed water available to the project site. In order to deliver the CAP water, a 16-

inch diameter line will be installed in the Tatum Boulevard alignment. This CAP water line may be converted to effluent use when an acceptable supply of effluent is available from the City of Phoenix (from the proposed water reclamation plant located at Cave Creek Road and the CAP Canal). In addition to serving the resort and golf courses, reclaimed water will ultimately be used to irrigate the large water intensive areas in Desert Ridge, including the district, community and neighborhood parks, the golf course contiguous to Tatum Boulevard, the elementary, middle and high school playgrounds, as well as the open space within and around the Village Center. Reclaimed water may be able to be used within the Reach II Linear Park as soon as water reclamation infrastructure is extended to the CAP water line in Tatum Boulevard. ***1**

A non-potable water infrastructure plan for Desert Ridge will be prepared for incorporation into the **Specific Infrastructure Financing Plan** so that development impact fee credits are provided for eligible water reclamation infrastructure installed by private developers. ***1**

I.4 Electricity

As illustrated on Figure 24, *Private Utilities Plan*, electricity will be provided to Desert Ridge from a 7.2 kilovolt (kv) transmission line parallel to the north side of Pinnacle Peak Road. Local service will be provided from underground conduits installed beneath major arterial streets. Initial development phases will be served from Tatum Boulevard and 56th Street. Subsequent phases will be served from conduits beneath 40th Street and 64th Street.

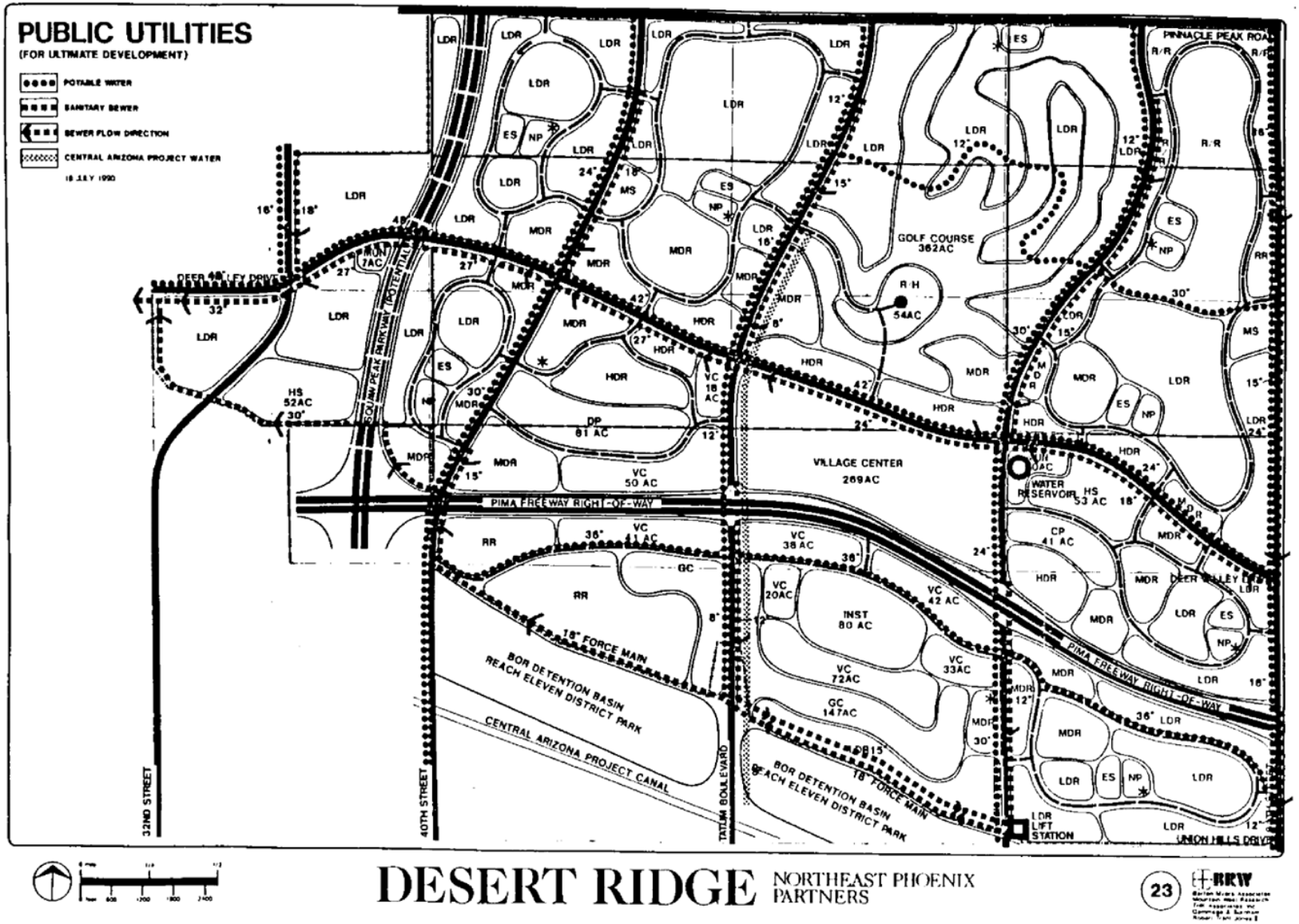
Existing on-site overhead 69 kv transmission lines will be relocated around the resort superblock to 56th Street and Pinnacle Peak Road and relocated around the Village Center and district park to Deer Valley Drive and 40th Street. “Architectural” poles will replace the existing wooden poles. It is expected that easements for the powerline relocations can be transferred to new locations on ASLD property. Old alignments would then be abandoned. A substation serving the site will be positioned between 1/8 mile and 1/4 mile west of the northwest corner of Tatum Boulevard and Deer Valley Drive or near 40th Street and the Pima Freeway. The 40th Street/Pima Freeway substation location is a secondary location only. The preferred location is near the northwest corner of Tatum Boulevard and Deer Valley Drive. This substation, and any additional substations or electric utility facilities serving the project site, will be subject to siting, architectural treatment and landscaping guidelines established by the Desert Ridge Master Developer and/or the DRC (as described in Chapter 4). Land acquisition costs and substation construction costs shall be borne by Arizona Public Service (APS). ***1**

I.5 Telephone

U.S. West will provide telephone service to Desert Ridge in conduits beneath major north-south arterial streets extending from Pinnacle Peak Road. Initial development phases will require installation of conduits beneath Tatum Boulevard and 56th Street. Telecommunications conduit banks should be sized to handle future fiber optic and other “state-of-the-art” services.

I.6 Natural Gas

Southwest Gas Company will provide natural gas service to Desert Ridge through the extension of either a 4-inch gas line in Deer Valley Drive from 32nd Street to 56th Street or directly from a gas line in Pinnacle Peak Road. In either case, 2-inch lines will extend north and south from Deer Valley Drive in Tatum Boulevard, 56th Street and 40th Street.



DESERT RIDGE NORTHEAST PHOENIX PARTNERS

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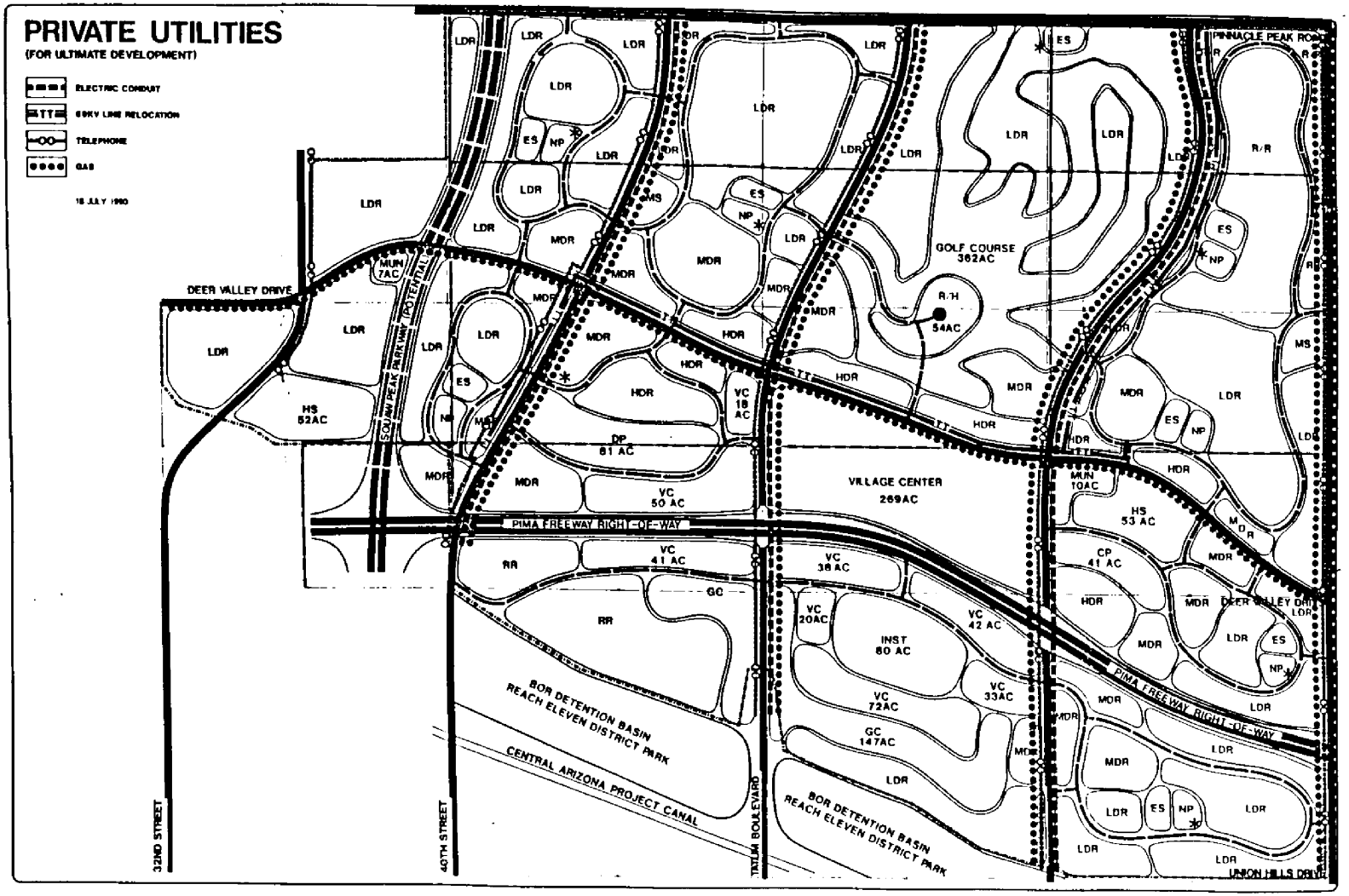


DESERT RIDGE

NORTHEAST PHOENIX PARTNERS

J. URBAN DESIGN CONCEPT PLAN

J.1 Overall Urban Design Concept

Superior design that blends with and is complimentary of the desert environment is essential in Desert Ridge in that this large project will set the design standard in many ways for the rest of the C and D planning area.

Desert Ridge will be integrated into the existing desert environment. An oasis will be created within the Village Center and resort areas (Development Parcels 5.A and 4.R/H). As in an oasis, water will be treated as the precious commodity it is in the desert.

The desert will be respected as a unique environment. Oasis plant materials will be used only to emphasize the oasis image of the development. Streetscapes, landscapes and washes, the public linkages, will utilize almost entirely indigenous plant materials. Use of grass will be restricted to golf courses, parks, school yards, the Village Center and to a very small percentage of residential yard areas. In all cases, grass will be buffered from the desert environment by transitional planting zones.

The Sonoran Desert will be integrated throughout Desert Ridge, its institutional and municipal areas, the residential neighborhoods, and most importantly, throughout the series of public linkages knitting Desert Ridge into an aesthetically cohesive unit. The character framework for these areas within Desert Ridge is discussed below.

J.2 Linkage Character Framework

The character of the public linkages, including the boulevards, streets, paths, trails and washes, presents the greatest opportunity to establish and control the image and perception of Desert Ridge. It is from these linkages, as illustrated on Figure 25, *Urban Design Concept Plan*, that all persons living in or passing through Desert Ridge will sense an integration of the desert oasis into the Sonoran Desert.

Landscaping themes identified on Figure 25 are referenced to landscaping plant material lists included in the appendices. Only plant materials from the approved plant list in the Desert Ridge Design Guidelines may be used in public rights-of-way and contiguous landscaping easements based on the locations designated on Figure 25. ***1**

J.2.A Arterial Street Corridors

The major arterial streets throughout Desert Ridge, including Tatum Boulevard, Deer Valley Drive, Pinnacle Peak Road, 40th Street, 56th Street and 64th Street are planned to be boulevards with raised median islands. These boulevards, except in oasis areas as described below will be landscaped with plant materials as presented on the approved plant list in the Desert Ridge Design Guidelines. Landscaping easements, an average of 16 feet in width will be on both sides of all arterial streets. Masonry screen walls, up to 8 feet in height will meander within the landscape easement near the edge that is contiguous to adjacent development, as illustrated on Figures 12 through 15, *Arterial Street Cross Sections*. ***1**

The oasis character will be incorporated in the Village Center and destination resort but will transition to the Sonoran Desert theme at the edges of these areas, as illustrated on Figure 25, *Urban Design Concept Plan*, and Figure 26, *Resort Character*.

At key access points in the vicinity of the Village Center and resort area, special streetscape treatments will remind visitors and guests of the desert oasis theme in Desert Ridge. It is expected that treatments may range from special paving, street furniture, hardscape/screen wall arrangements, and displays of public art (subject to the Art in Private Development requirements proposed by the Phoenix Arts Commission for inclusion in the Updated

Phoenix Zoning Ordinance), to the use of water fountains in an oasis setting. These "special locations" are identified on Figure 25, *Urban Design Concept Plan*.

Street traffic signals, street lighting systems, street furniture, and potentially, all street name signs will be designed in a consistent theme throughout Desert Ridge. Electric utilities below 69 kilovolts (kv) will be placed below ground. The existing 69 kv power lines most likely will be relocated along the north side of Deer Valley Drive between 58th Street and the Pima Freeway, and along the east side of 56th Street on new architectural, steel poles.

J.2.B Collector and Local Street Corridors

Collector and local streets in Desert Ridge will be landscaped in a Sonoran Desert character using plant materials on the approved plant list included in the Desert Ridge Design Guidelines. Collector/arterial street intersections will have raised medians landscaped with overstory desert plant materials. Overstory desert plant materials will be used within subdivisions at collector street intersections, along sidewalks to provide shading, where pedestrian/bicycle paths within wash corridors cross local and collector streets, and within 10-foot-wide landscaping easements contiguous to collector streets as illustrated on Figure 16, *Typical Collector and Local Street Cross Sections*. Walls adjacent to collector streets, generally 6 feet in height are allowed only where residential lots back onto collector streets, or where sides of corner lots are located adjacent to collector streets. ***1**

The segments of the Pima Freeway and Squaw Peak Parkway bisecting Desert Ridge will be landscaped with desert vegetation. The landscaping contiguous to the Village Center will be upgraded to reinforce the desert oasis theme. Meandering masonry walls will be located within the landscape easement near the edge contiguous to residential development. The height of screen walls will be determined subsequent to completion of freeway facility design, to accommodate aesthetic and noise mitigation issues.

J.2.C Wash Corridors

The washes are the pedestrian and open space spines in Desert Ridge. These corridors provide the air, light and natural open space that will facilitate the development of neighborhoods, not just subdivisions of individual homes. The design of these linkages will promote neighbors getting to know one another, and at the same time, will make allowable provisions for needed private space.

Within this context, all wash corridors will include desert plant material located within corridors a minimum of 150 feet in width separating adjacent development. Plant materials used in these areas shall be from the approved plant list included in the Desert Ridge Design Guidelines. Masonry view fences, a maximum of 6 feet in height will be finished with stucco and may have gates into residential rear yards. The design of walls, adjacent to the wash corridors should provide a view of the washes as much as possible yet retaining adequate solid wall to provide privacy for area residents. View fence exhibits, which show the location and design of the fences, will be required to be submitted to and approved by the DRC and the City. If swimming pools are anticipated in the rear yards, the view fence should be designed to meet city pool certification requirements. Within the corridor, desert canopy trees will shade meandering, permanently surfaced paths crisscrossing the arroyos. At path crossings at streets, canopy trees and bollard lighting will designate pedestrian crossings. ***1**

Reconstructed arroyos will be composed at native materials designed to appear indigenous to the desert. Continuous concrete lined channels will be prohibited. The use of protective linings will be minimal and only in places where potential erosion may occur. Wash corridors will be designed and landscaped to accommodate 100-year events. Drop structures may be designed to pool water of minimal precipitation occurrences to maintain the natural riparian habitat. ***1**

J.2.D Desert Ridge Gateways and Signage

Desert Ridge gateways will set the quality and character of the community. Major gateways, which will include some kind of signage/monumentation will be located at the site entries along Tatum Boulevard at Deer Valley Drive and the CAP Canal, along the Pima Freeway at 40th and 64th Streets, and along Deer Valley Drive at the Squaw Peak Parkway and 64th Street. These major gateways will be landscaped in an appropriate setting and will be reflective of the character and quality of Desert Ridge.

The minor gateways occur at all other arterial boulevard entrances to Desert Ridge. These gateways will be landscaped with desert materials but will be architecturally consistent with the major project gateways and all signage in Desert Ridge.

Signage will be designed to provide visual continuity and to reinforce the character of Desert Ridge. Signage for individual subdivisions and projects will be confined to subdivision/project names. In the Village Center signage will be integrated into buildings and/or ground based monument signs. Freestanding signs for commercial, residential and municipal uses shall be ground based monument signs as well. Billboards shall not be allowed in Desert Ridge. Signage throughout Desert Ridge shall be governed by the Desert Ridge Comprehensive Signage Master Plan. ***1**

J.2.E Resort-Village Center Corridor And Linkage +2

The inter-relationship between the commercial core of Desert Ridge and the resort site is of paramount importance. It is the intent of this plan that the pedestrian and vehicular link between the resort and the core which follows the 52nd Street alignment should have consistent and uniform landscape treatment throughout its length that makes the street look and feel like a part of the resort site. There should be major entry monumentation to the resort at Deer Valley Drive and 52nd Street. While the specific plan provides for a second entrance to the resort off Tatum Boulevard, the 52nd Street access to the resort shall be the central promenade linking the resort to the community. Signage within the resort should clearly mark and indicate that a shopping and core area is located only a quarter of a mile along well-defined and generous pedestrian paths lining 52nd Street. A sub-grade pedestrian crossing is planned under Deer Valley Drive near the 52nd Street alignment allowing more convenient pedestrian access directly into the core. **+2**

J.3 Residential Areas Character Framework

The threads tying Desert Ridge into a cohesive unit include the street corridor, wash corridor, project entrance, signage and landscaping character concepts discussed in the previous section. These threads will tie together the residential areas of Desert Ridge, even though the project includes residential areas of varying density. By the very nature of lot sizes, building setbacks and building heights, varying densities evoke different types of development character. The intent of the Urban Design Concept Plan is not to eliminate these variations in urban character, but to capitalize on them by incorporating them into the Desert Ridge theme of an oasis in the desert.

The existing desert is lusher nearer the northern boundaries of Desert Ridge. This is particularly true of the northeast corner, where the most significant stands of Saguaro are found. For this reason, lower densities are assigned to these areas. Development there will respect this existing vegetation through use of clustering and building envelope development techniques, as well as minimization of mass grading in these areas. Furthermore, a minimum of 20 of the 36 holes of golf will be desert style target holes. All golf holes from Pinnacle Peak Road to one-half mile south shall be target holes.

J.3.A Density Transition

Within Desert Ridge, residential uses transition from higher densities nearer the Village Center to lower densities on the periphery of the site. Higher density residential uses will not

be allowed to locate in areas designated as lower density residential on Figure 6, *Land Use Plan*. Abrupt shifts in density within superblocks will be avoided. Where density shifts do occur, an aesthetic combination of landscaping, berming and screen walls shall be used to transition to lower intensity uses, as well as between adjacent projects of the same density.

J.3.B. Residential Areas Within The Deer Valley Drive Corridor *1

The Deer Valley Drive corridor presents an opportunity to design an aesthetic transition from the higher density residential uses surrounding the Village Center to the lower density areas further north in the site. The high-density residential areas contiguous to the Village Center are the designated locations of the highest density residential uses because these locations offer expanses of adjacent open spaces, including the resort golf courses and the 80-acre district park. Means of direct pedestrian connection between these areas and the Village Center will be explored. This may include grade separated crossings, special paving treatment and shaded walkways. ***1**

Buildings along Deer Valley Drive will define the corridor. Structures will be sited behind a landscape easement, a minimum of 35 feet in width in the Village Center and 20 feet wide in other areas. All parking areas along Deer Valley Drive will be located behind buildings or will be screened by combinations of landscaping, screen walls or berming. Between one quarter mile west of Tatum Boulevard and one quarter mile east of 56th Street, the open space within the landscape easement adjacent to Deer Valley Drive will utilize oasis plant materials and will take on more of an urban rather than a suburban character. Buildings in this area will be permitted to reach heights of 4 floors or 48 feet in height.

In the remaining high density residential areas along Deer Valley Drive desert landscaping in the landscape easement adjacent to Deer Valley Drive will take on more of a suburban rather than an urban character. Building heights in medium density residential areas along Deer Valley Drive will be permitted to reach 3 stories in height or 40 feet. Structures in these residential areas will be sited behind the landscape easement. City zoning ordinance regulations regarding building setbacks in residential areas shall apply.

J.3.C General/Architecture for Residential Areas

In all residential areas, other than designated oasis areas within the village center, front yards will be landscaped primarily with desert vegetation. Very limited areas of grass will be allowed in front yards, subject to the Water Resources Plan prepared by the Master Developer and the ASLD. Grass will be allowed in rear yards. No front yard fences or walls over 36-inches in height will be allowed in residential areas except in high density residential and medium density residential areas to screen parking lots. All ground mounted mechanical equipment and utility meters will be screened. No rooftop mechanical equipment will be allowed. The architectural style shall be compatible to the desert environment. While there are many appropriate approaches to building in the desert, all buildings must have in common a reasoned response to the desert environment. ***1**

J.4 Village Center Character Framework

The Village Center is the oasis of Desert Ridge. Landscaping within the area bounded by Tatum Boulevard, 56th Street, Deer Valley Drive and the Pima Freeway will reinforce the oasis theme. The Village Center is the activity focal point of Desert Ridge. Residential and commercial development, including all community and regional retail, service, office, employment and commercial entertainment, will be located in the Village Center. All persons living within Desert Ridge will be able to walk or bicycle to and through the Village Center. Successfully integrating all of these definitions of what comprises the Desert Ridge Village Center will require numerous iterations of successive, detailed, second phase planning and feasibility efforts and fine tuning of design. Integrating neighborhood, community and regional retail, service, employment, entertainment and urban residential uses in the same village center is a unique planning concept which will be applied in Desert Ridge. Because of the complexity of integrating these various components into the Desert Ridge Village

Center, the timeframe required to secure specific users for facilities and the obvious risks associated with accommodating future user demands and markets, the information presented below includes descriptions that will enable developing a unique image of the Village Center from the major public thoroughfares surrounding the center. Detailed information regarding permitted uses and design standards can be found in Chapter 6.

J.4.A Village Center Character Along Tatum Boulevard/Deer Valley Drive

The urban nature of the Village Center will be evident along Tatum Boulevard and Deer Valley Drive as buildings of no more than 8 stories in the area east of Tatum Boulevard, south of Deer Valley Drive and north of the Pima Freeway will define the character of the boulevard corridors. Areas west of Tatum Boulevard north of the Pima Freeway will include buildings up to 4 stories. Office, employment, residential and retail uses, as well as parking areas, will be situated behind landscape easements on both sides of each street. As illustrated on Figure 27, *Village Center Character*, buildings will be designed with compatible architectural treatments. Taller buildings will be designed to relate to the pedestrian scale, while shorter buildings will be designed to evoke a true urban ambiance. Buildings will have similar roof styles. Buildings fronting on boulevards should be similar in height with adjacent buildings. Commercial buildings west of Tatum Boulevard will be required to step down to 3 floors when buildings are contiguous to multi-family residential development. The areas contiguous to residential areas will be buffered using combinations of screen walls, berming and landscaping.

An urban environment of shaded, landscaped pedestrian activity nodes will be created between buildings and the street and between adjacent buildings within the core. Special intersections at Tatum Boulevard and Deer Valley Drive and at the signalized regional retail entrances will provide excellent opportunities for urban activity nodes and scenic boulevard vistas. Pedestrians and bicyclers will enter the Village Center from nodes along Deer Valley Drive, the residential and recreational uses west of Tatum Boulevard and from signalized intersection crossings. Shaded pedestrian linkages into and through the Village Center will facilitate movement through the Village Center from the resort, park areas and institutional uses surrounding the Village Center. The linkages may be combinations of exclusively pedestrian walkways or pedestrian areas along streets through the center. These pedestrian links will connect to a central gathering space required to be located within the Village Center.

Parking will be buffered from arterial streets by combinations of buildings, screen walls, landscaping or berming. Parking garages will be heavily landscaped and screened from adjacent residential development. Loading and servicing areas shall be located completely on-site and screened from adjacent development. Exterior lighting will be in conformance with the **Phoenix Dark Sky Ordinance** and will be directed away from adjacent residential development. ***1**

J.4.B Village Center Character South of the Pima Freeway

The portion of the Village Center south of the Pima Freeway will be more suburban in character, with business and employment uses being located in a campus office park setting. Buildings and/or landscaped open space areas will be located along the parkway adjacent to the residential and institutional areas south of the core as a buffer between parking lots and the freeway. Parking shall be screened from off site to the maximum extent feasible, recognizing the overpasses along the Pima Freeway. Exterior lighting will not be directed off site. Building heights will be kept to two floors. Buildings will integrate consistent architectural characteristics and treatments of other structures in the Desert Ridge Village Center, including similar roof style. Service entrances will be located on the sides of buildings away from the freeway and major surface streets. Pedestrian movements will be facilitated using the proposed mid-mile crossing beneath the Pima Freeway at approximately 52nd Street.

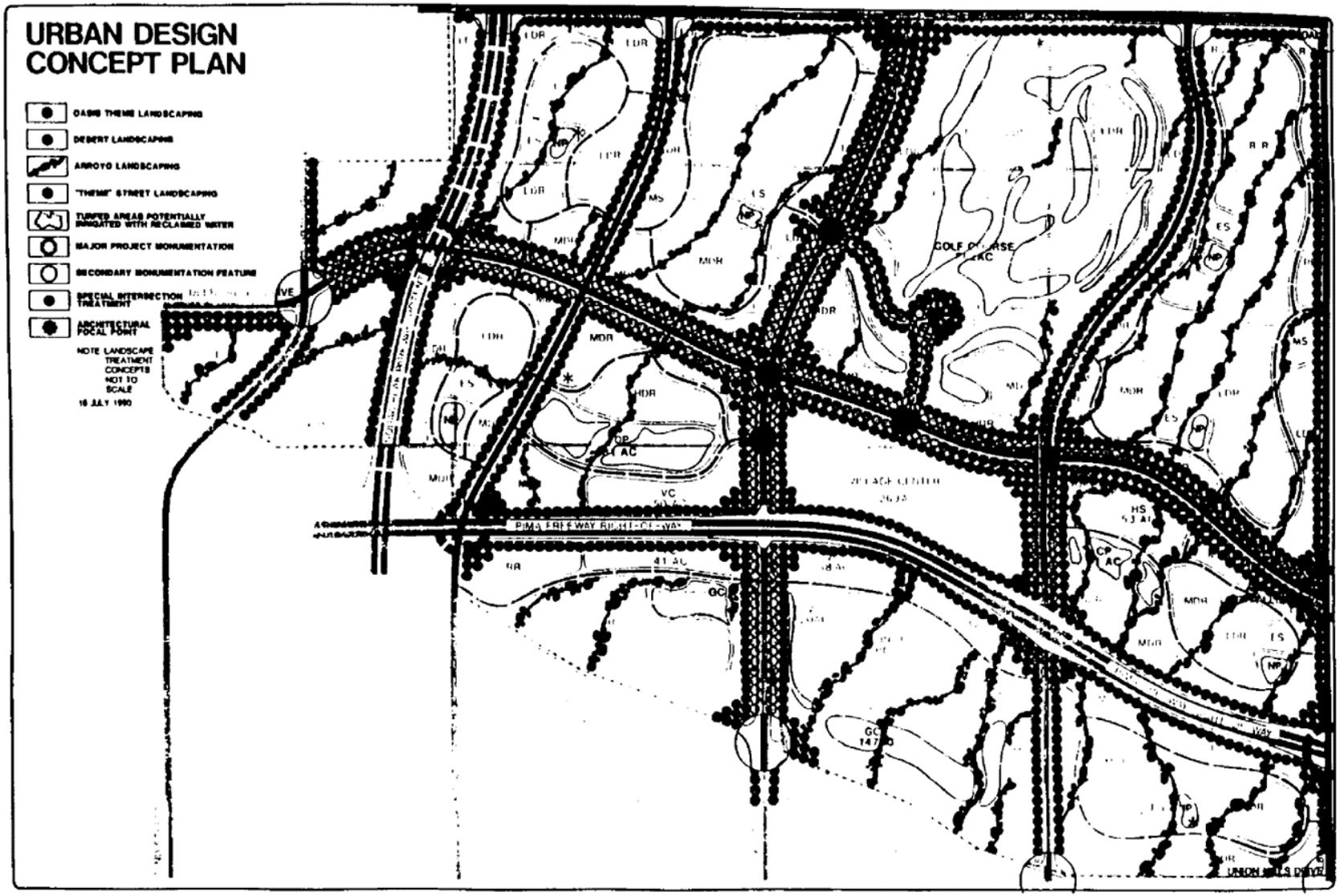
As with the residential uses, the architectural style shall be compatible to the desert. All

buildings will have in common a reasoned response to the desert environment.

J.5 Public Uses Character Framework

The public uses within Desert Ridge, including the schools, parks and municipal uses, should be integrated into the existing Sonoran Desert environment. All public buildings, including schools, post offices and park administration stations, should be architecturally integrated with one another. All parking areas should be screened from adjacent development through the use of screen walls, landscaping or berming. All mechanical equipment for buildings should be ground mounted and screened. All landscaping will utilize desert plant materials, except turf, which will be regulated by the Desert Ridge Water Conservation Plan discussed in Section 5.L, below. All structures within park areas should be integrated into the desert theme.

Desert Ridge is an integrated, master planned community of the highest standards. All public facilities, including all parks, libraries and other public and recreational facilities should, and private facilities will, be subject to architectural, master plan and site plan review and approval by the DRC to maintain quality design standards in Desert Ridge thereby ensuring a quality community of the future. To the extent government facilities are unwilling or legally unable to be made subject to DRC review and approval, the same design review standards as embodied in the Desert Ridge Design Guidelines should be applied by the government entity responsible. ***1**


URBAN DESIGN
CONCEPT PLAN
OASIS THEME LANDSCAPING
DESERT LANDSCAPING
ARROYO LANDSCAPING
"THEME" STREET LANDSCAPING
TURFED AREAS POTENTIALLY IRRIGATED WITH RECLAIMED WATER
MAJOR PROJECT MONUMENTATION
SECONDARY MONUMENTATION FEATURE
SPECIAL INTERSECTION TREATMENT
ARCHITECTURAL FOCAL POINT
NOTE LANDSCAPE TREATMENT CONCEPTS NOT TO SCALE
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DESERT RIDGE
NORTHEAST PHOENIX
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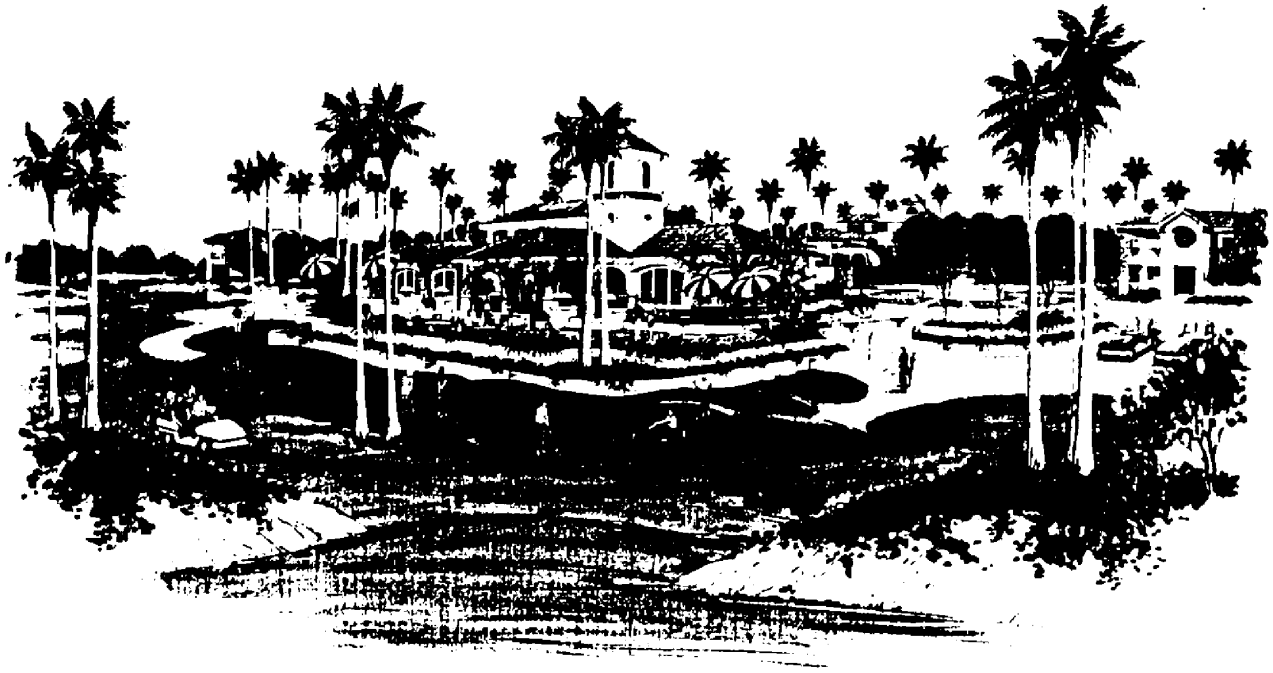
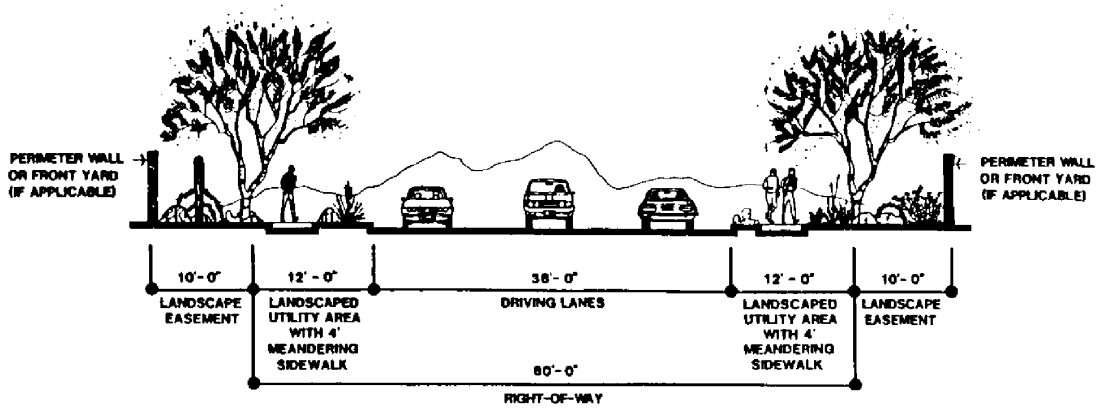
RESORT CHARACTER



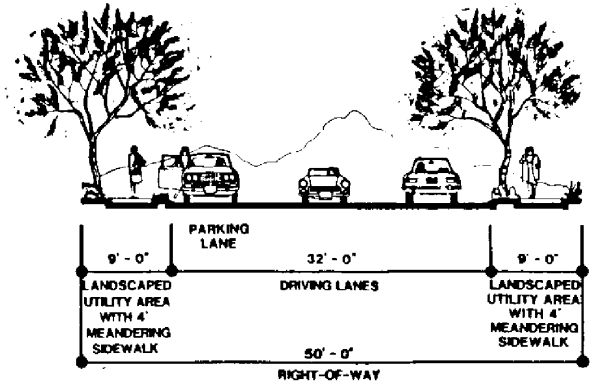
DESERT RIDGE NORTHEAST PHOENIX PARTNERS

26 RKW

RESIDENTIAL AREA COLLECTOR STREET



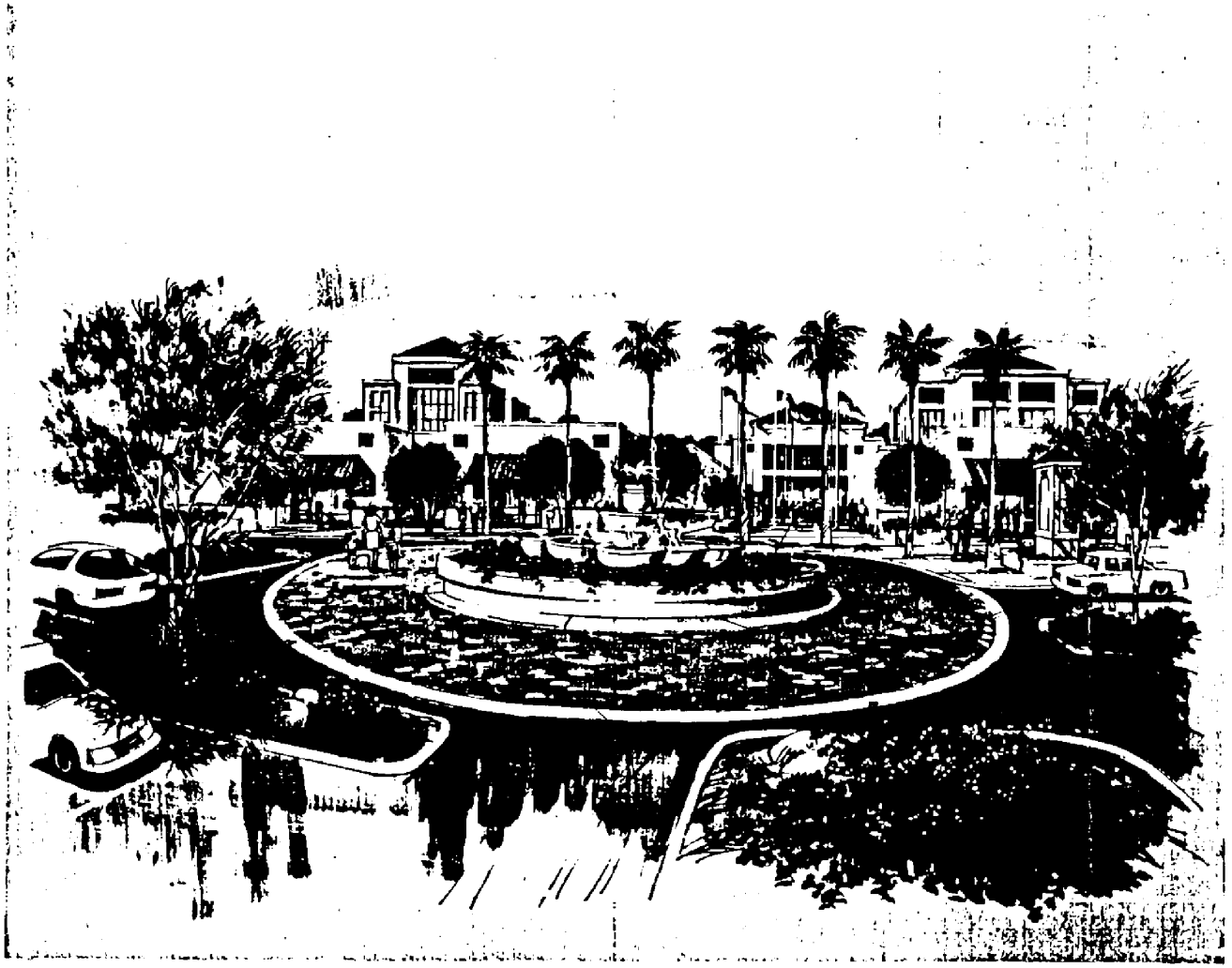
RESIDENTIAL AREA LOCAL STREET



NOTE
ALL CONCEPT DRAWINGS, STREET CROSS SECTIONS AND OTHER STANDARDS AND RECOMMENDATIONS CONTAINED IN THE MASTER PLAN SECTION OF THE SPECIFIC PLAN ARE PRELIMINARY AND WILL BE MORE FULLY DEVELOPED BY THE MASTER DEVELOPER AND STAFF DURING THE NEXT LEVEL OF PLANNING

DESERT RIDGE NORTHEAST PHOENIX PARTNERS 16 RRW

VILLAGE CENTER CHARACTER



DESERT RIDGE NORTHEAST PHOENIX PARTNERS

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K. DEVELOPMENT PHASING PLAN -1

Desert Ridge is being constructed on property owned by the ASLD. Pursuant to the Arizona Enabling Act and the Arizona Constitution, the ASLD has a fiduciary obligation to manage state trust lands to maximize the benefit to the state trust. The ASLD is therefore the sole arbiter of the disposition timing of property at Desert Ridge. As a result, it is not possible to state with any certainty the order in which the ASLD will release lands for development nor would any statement in this Specific Plan create any obligation on the ASLD in that regard. This Specific Plan establishes the procedures and regulations regarding the manner of development if and when it occurs, but the ASLD is charged with the responsibility of determining the appropriate timing of any such development. ***1**

Prior to any development occurring in Desert Ridge, a development agreement between the City and the Master Developer regarding when and by whom infrastructure will be installed must be finalized and executed. The City has no responsibility for infrastructure installation as a result of this specific plan. Any City responsibility must be identified and budgeted through the City's usual capital improvement program process.

Prior to finalizing the infrastructure development agreement with the City regarding infrastructure, the master developer shall submit marketing studies supporting development and timing that have been approved by the ASLD.
Capital facilities required to accommodate projected development in Desert Ridge, other than those included in the current **Specific Infrastructure Financing Plan for Peripheral Areas C and D**, which are identified in subsequent planning efforts, shall be provided by the landowner, master developer or other entity. ***1**

L. WATER RESOURCES CONCEPT PLAN

The Water Resource Concept Plan addresses in concept the following issues related to provision of water resources for uses in Desert Ridge:

- Desert Ridge Potable Water Provision
- Water Resource Master Plan
- Alternative Water Sources
- Water Conservation Techniques

L.1 Desert Ridge Potable Water Provision

It is the intent in Desert Ridge to achieve a water budget not exceeding 140 gallons of potable water per capita per day (GPCD). Desert Ridge will work toward that goal through various available means, such as possible provision of alternative sources of water and implementation of water conservation techniques throughout the project. Any water requirement that exceeds the budget shall be provided by the master developer in a manner acceptable to the City. This Specific Plan, however, represents no commitment by the City to any funding or construction of facilities not identified in the Peripheral Areas C and D Specific Infrastructure Financing Plan or Capital Improvement Program.

L.2 Water Resource Master Plan

A Water Resource Master Plan for Desert Ridge will be prepared. The master plan will address provision of potable water to the project site, alternative sources of potable and non-potable water and water conservation that will be enforced throughout Desert Ridge to ensure the water budget is met.

L.3 Alternative Water Sources

The use of alternative water sources to supplement the City of Phoenix's water supplies include:

- Central Arizona Project (CAP) Water

  The ASLD has contracted with the Central Arizona Water Conservation District (CAWCD) to earmark 12,000-acre-feet of CAP water for use on State Trust Lands within the City of Phoenix service area. This water may be used to supplement water supplies either on a temporary or permanent basis.

- Effluent

  The City of Phoenix has indicated that a water reclamation system will eventually be designed to serve Peripheral Areas C and D. Use of effluent will greatly reduce water demands for uses that do not need potable water supplies (such as turf areas).

- Other

  Potential other sources of water exist to supplement City supplies. These include water rights from alternative sources that may be transferred to the City of Phoenix and the use of non-potable groundwater.

  The use of the alternative water sources will be explored in detail, culminating in preparation of the Desert Ridge Water Resource Plan.

L.4 Water Conservation Techniques

Water conservation techniques available for use that will be enforced throughout Desert Ridge include:

- Landscaping Restrictions

  Turf in residential areas will be restricted according to the standards presented in Chapter 6, Section C.4.C.

- Plumbing Fixture Restrictions

  Low water use plumbing fixtures will be installed in all uses throughout Desert Ridge. These fixtures may include:

  - Low flush toilets - 1.6 gallons/flush
  - Low water use dishwashers - 8.5 gallons/load
  - Low flow shower heads - 2.5 gallons/minute ***1**
  - Low water use washing machines - 42 gallons/load
  - Other "best available technology:" water conservation fixtures

All of these techniques will be enforced throughout Desert Ridge by incorporation into project-wide conditions, covenants and restrictions (CCR's) when prepared for Desert Ridge.

Date of Addition/Revision/Deletion to Chapter 5

+1 Addition on May 13, 1998 by Ordinance No. G-4085

*1 Revision on May 13, 1998 by Ordinance No. G-4085

-1 Deletion on May 13, 1998 by Ordinance No. G-4085

+2 Addition on June 25, 1997 by Ordinance No. G-4031

*3 Revision on December 9, 1998 by Ordinance No. G-4148

6. Development Parcel Regulations

A. PURPOSE AND INTENT

This chapter contains the land use regulatory content of the Specific Plan. As such, it constitutes the primary tool for use by the ASLD, the City of Phoenix and the Master Developer in ensuring that Desert Ridge grows and develops in conformance with the vision presented in this document.

The development parcel regulations govern the intensities, densities and locational criteria for permitted land uses within Desert Ridge. Furthermore, this Chapter includes development standards for particular items such as wall/fence heights, parking requirements and landscaping, etc. that are unique to Desert Ridge. In those instances where the development standards are more permissive than those allowed by the City of Phoenix or where the standards are unique to Desert Ridge, they are incorporated into this Chapter. For those unique development standards that apply across the board to all residential uses or all commercial uses, there are independent sections in this Chapter where these standards are listed. Moreover, there are instances where an existing City regulation may be modified in a geographical area in Desert Ridge. In this instance, the development standard is modified by the development parcel regulations for that particular area in Desert Ridge.

The development parcel regulations allow flexibility to respond to market demands and changing technologies during the development of the community, while maintaining compatibility between adjoining land uses. This flexibility exists within certain parameters specified below. Changes beyond the limits specified in these regulations require amendment of the Specific Plan (see Chapter 4).

The development regulations are separated into sections addressing residential and Village Core areas. The Village Core designation is used to address the entire Desert Ridge Village Center, while the residential section includes the golf course resort parcel, the Commerce Park parcels, and all residential and residential convenience commercial areas within Desert Ridge. As explained in detail below, these regulations operate differently in the Village Core area and in the residential areas. Subsequent planning and implementation steps are required in both kinds of land use areas, but those steps follow different paths within the Phoenix development review process. The resort and golf course areas are included in the residential areas but are governed by the same process as the Village Center. This process is explained in Chapter 4. ***2**

This chapter includes the regulations imposed, monitored and enforced by the City of Phoenix. Additional regulatory aspects of this Specific Plan include Chapter 5, which establishes the urban design standards and foundation addressing streetscapes, wash corridors, pedestrian/bicycle standards and the Village Center and residential areas character framework. The regulations presented in this chapter address land use type, intensity, density, location, and development standards that are more permissive than the current **Phoenix Zoning Ordinance** or standards that are totally unique to Desert Ridge.

B. DEVELOPMENT PARCELS SUMMARY

B.1 Development Parcel Codification System

All development parcels in Desert Ridge are coded by land use type and location. All prefix numbers designate the number of the superblock in which the parcel is located. Suffices designate the type of land use. For example, Development Parcel 2.M on Figure 29, Development Parcel Plan, designates medium density residential uses (5-10 du/ac) located in Superblock 2, which is between 56th Street, 64th Street, Deer Valley Drive and the Pima Freeway. The prefix and suffix keys for all development parcels in Desert Ridge are presented below:

Prefix Key *2

Prefix Number	Superblock Location
1	Between Pinnacle Peak Road, 56th Street, 64th Street and Deer Valley Drive
2	Between Deer Valley Drive, 56th Street, 64th Street, and Pima Freeway
3	Between Pima Freeway, 56th Street, 64th Street, Reach 11 and the Union Hills Drive alignment
4	Between Pinnacle Peak Road, Tatum Boulevard, 56th Street, and Beardsley Road
5	The village center on both sides of Tatum Boulevard north of the Pima Freeway, and west of Tatum Boulevard and south of the Pima Freeway
6	Between the Pima Freeway, Tatum Boulevard, 56th Street and the Reach 11
7	Between Pinnacle Peak Road, 40th Street, Tatum Boulevard and Deer Valley Drive
8	Between Deer Valley Drive, 40th Street, the village center and the Pima Freeway
9	Between the Pima Freeway and the village center, 40th Street, the golf course on the west side of Tatum Boulevard and the Reach 11
10	Between Pinnacle Peak Road, the western site boundary, 40th Street and Deer Valley Drive
11	Between Deer Valley Drive, the Squaw Peak Parkway ramps, 40th Street and the Pima Freeway
12	All acreage west of the Squaw Peak Parkway ramps

Suffix Key *2

Suffix Letter	Land Use Description
R	RR - Rural Residential: 0-2 DU/AC.
L	LDR - Low Density Residential: 2-5 DU/AC.
M	MDR - Medium Density Residential: 5-10 DU/AC.
H	HDR - High Density Residential; 10 + DU/AC.
S	HS, MS, ES - Schools: High Schools, Middle Schools and Elementary Schools
P	DP, CP, NP - Parks: District Parks, Community Parks, Neighborhood Parks
GC	Golf Course
MUN	Municipal Uses
R/H	Resort/Hotel
NC	Neighborhood Convenience Commercial
VC	Village Core
CP	Commerce Park
E	East
W	West

B.2 Development Parcels Summary

TABLE 6.1
Development Parcels Summary

Table 6.1 to be changed to reflect the numbers in the text through future administrative amendments.

DEVELOPMENT PARCEL PLAN MAP WILL BE INSERTED ONCE CREATED AND REVISED ***18**

C. DEVELOPMENT PARCEL REGULATIONS FOR NON-CORE SUPERBLOCKS

C.1 Use of This Section

This section of the specific plan is a regulatory guide to the subsequent planning and development of the non-core superblocks of Desert Ridge. Since any area within these superblocks, except Development Parcels 4.R/H and 4.GC, must go through a subsequent "zoning" approval process before ultimate development, the regulations specified below are principally broad parameters for the second phase planning and development decision-making. To the extent that uses otherwise permitted under the Phoenix Zoning Ordinance categories ultimately selected are prohibited by the narrative outlines below, the plan is regulatory in character. Uses prohibited by this plan are not allowed regardless of subsequent zoning actions unless this plan is amended. ***2**

C.2 General Residential Uses +2

Residential neighborhoods are important, essential elements in Desert Ridge. Residential superblock neighborhoods surround the village center. These vary in size from one-half square mile (Superblock 9) to nearly two square miles (Superblock 1). Each superblock is served by an internal collector street system and is separated from other superblocks by major arterial streets. Each contains a range of densities and housing types and will include several different subdivisions.

Unless expressly prohibited, all residential neighborhoods may include active or passive common area uses, including open space and recreational uses such as playgrounds, swimming pools, tennis courts and health/fitness centers. Such uses may be only for residents of a neighborhood or a collection of neighborhoods within a superblock and must minimize illumination, audible or any other potential nuisances on adjacent development. Churches are permitted only in high-density residential development parcels on lots appurtenant to Deer Valley Drive in Development Parcel 5.A, and in Development Parcel 9.I. ***2 *7 *8**

The total residential dwelling unit cap for Desert Ridge is 21,268 dwelling units. This limit is fixed for the entire 5,761-acre project site, regardless of density shifts occurring within or between individual development superblocks. The **Desert Ridge Specific Plan** is designed to provide flexibility to allow for variations in numbers of dwelling units. Future market conditions, however, will dictate the actual intensity of residential development. ***2**

C.3 Convenience Commercial Uses

C.3.A General

Most residential superblocks have neighborhood convenience commercial centers. These centers are planned to be located in proximity to the elementary school, and neighborhood park within each superblock as presented in Chapter 5. These centers are located internal to superblocks at least 600 feet from an arterial street, so as to be accessible only from the internal collector residential loop road system and from the pedestrian trail system within the wash corridors. This presents an opportunity to create a self-sustaining community within a superblock thereby reducing the number of potential automobile trips taken for convenience shopping purposes.

The neighborhood convenience commercial centers are very limited in size. They are intended to serve only the superblock in which they are located and are not intended to serve a population outside the superblock boundary. The maximum total acreage for neighborhood retail uses, including buildings, parking, landscaping, and any other items related to the existence of the neighborhood retail use, shall be 3 net acres, while the minimum acreage will be 1 net acre.

C.3.B Neighborhood Convenience Commercial Regulations

C.3.B.1 Regulations Imposed by the Phoenix Zoning Ordinance

a. **Zoning District:**

Neighborhood convenience commercial centers shall be zoned "Neighborhood Retail" ("C-1") in accordance with Section 622 of the Phoenix Zoning Ordinance.

b. **Effective Date:**

Application of the zoning district to convenience commercial center parcels shall be effective during conducting of "second phase planning" for the areas in which they are to be located, as specified in Chapter 4, Desert Ridge Approval Process and Implementation of this Specific Plan.

c. **Differing Standards:**

C-1 zoning district standards shall prevail except where modified below.

C.3.B.2 Modified City of Phoenix Regulations Imposed by this Specific Plan

a. **Minimum Lot Size/Maximum Lot Size:**

The minimum lot size shall be 1 acre exclusive of street rights-of-way. The maximum lot size shall be 3 acres exclusive of street rights-of-way.

b. **Maximum Building Area:**

Maximum of 10,000 square feet of gross leasable floor area per superblock, exclusive of floor area required for one childcare facility per superblock (in other words, the childcare facility may be in addition to the 10,000 square feet of gross leasable area); no more than 7,500 square feet of gross leasable floor area per superblock devoted to convenience market retail uses. The convenience parcel must be landscaped similar to the surrounding area until development of the parcel occurs**. *2**

c. **Permitted Uses:**

Only the following uses are permitted in this district.

- Child Care Center
- Dry Cleaner/Laundry outlet, not plants **+2**
- Convenience Market (selling and display space for beer and wine shall be limited to a maximum of 15% of total selling space) **+2**
- Delicatessen or other sales of prepared food limited to maximum of 1,000 square feet exclusive of outdoor dining areas ***2**
- Bakery, retail sales **+2**
- Beer and wine sales only; no hard liquor sales
- Beauty/Barber Salon
- Video tape rentals as part of convenience market
- Florist
- Pharmacy
- Shoe Repair
- Booksellers and Rentals, except adult bookstores **+2**
- Candy Shops/Confectioneries, retail sales **+2**
- Gift Shops/Novelties/Stationers, retail sales **+2**

- Hobby Goods Stores **+2**
- Ice Cream Shops **+2**
- Picture Framing, custom **+2**
- Residential Office **+9**
- Travel Bureau **+2**
- The Boys and Girls Club **+10**

d. **Prohibited Uses:**

Other than the uses listed above as permitted uses, all uses are expressly prohibited including the following:

- Mechanical or electronic video games or arcade-type devices for amusement purposes
- Drive-through uses
- Sales of package liquor other than beer or wine

e. **Maximum Building Height:** 1 story not to exceed 20 feet

f. **Minimum Building and Parking Lot Setbacks:** 25 feet away from any property line and/or right-of-way line **-2**

g. **Parking Requirements:** 1 stall per 300 square feet gross building floor area, or per City Ordinance. **+2**

h. **Signage:**

1. **Temporary Signage:**

Signage will be developed during a subsequent planning stage. See Appendices.

2. **Permanent Signage:**

Signage will be developed during a subsequent planning stage. See Appendices.

C.4 Non-Core Parcel Regulations *1

C.4.A General:

For purposes of calculating numbers of dwelling units, the following averages for each residential density category are used:

Land Use	Density Range	Average
RR	0-2 du/ac	1.0 - 2.0*
LDR	2-5 du/ac	2.5 - 4.5*
MDR	5-10 du/ac	7.5* **+2**
HDR	10+ du/ac	25

*Is dependent on individual development parcel.

C.4.B. Modified City of Phoenix Residential Regulations Imposed by Desert Ridge Specific Plan

The following regulations modify existing City of Phoenix regulations for all residential development parcels throughout Desert Ridge, except parcels 4.GC and 4 R/H.

1. **Use Restrictions:** The only permitted uses allowed in the residential areas in Desert Ridge are those uses expressly listed as permitted. All other uses are prohibited, including churches and schools.

2. **Parking Requirements:**

   a. At least 2 covered off-street parking spaces in an enclosed garage must be provided for each single-family unit, whether or not an attached or detached townhouse, patio home, garden home, etc. A least 2 more parking spaces will be provided on-site for guests.

   b. At least 1 covered parking stall per unit is required in all condominium or apartment developments.

3. **Fences and Walls/Perimeter Walls of Subdivisions:**

   All perimeter subdivision walls adjacent to an arterial street right-of-way, Pima Freeway or Squaw Peak Parkway shall be a maximum 8 feet in height, unless otherwise approved by the DRC. ***2**

   All perimeter subdivision walls facing washes or other pedestrian access corridors shall be 6 feet in height. However, the walls shall be designed to allow views into these corridors. A view fence diagram and exhibit, or its equal, will require approval by the DRC and the City of Phoenix Planning and Development Department, prior to the construction of such walls. ***2**

4. **Signage:**

   a. **Temporary Signage:**

      Signage will be allowed pursuant to the Desert Ridge Comprehensive Signage Master Plan. ***2**

   b. **Permanent Signage:**

      Signage will be allowed pursuant to the Desert Ridge Comprehensive Signage Master Plan. ***2**

5. **Subdivision Model Homes: +2**

   Upon obtaining a use permit through standard City procedures, developers of multiple development parcels shall be allowed to build model homes, including subdivision sales offices located therein, for multiple development parcels on a single site within a single development parcel prior to recording subdivision plats for the relevant development parcels and subject to submission of a final plat for each model home pursuant to Section 608.C.1 of the City of Phoenix Zoning Ordinance. Such model homes shall be in a development parcel which is owned by or held in trust for the developer proposing to erect the model homes. Such model homes shall be permitted for a period not to exceed 36 months from the date of approval for the model homes. The Zoning Administrator may grant not more than 1 use permit to extend the 36 months. Such model homes will be located within 400 feet of an arterial or collector street. **+2**

C.4.C Additional Regulations in Residential Areas Imposed by the Desert Ridge Specific Plan

1. **Landscaping:**

   a. **Turf Restrictions:**

   A maximum of 10% of the gross site lot area shall be in turf, excluding resort and golf course parcels. Of the 10%, a maximum of 50% of the landscapable area of the front yard (landscape area is the remaining area after the building pad, sidewalks, patios, driveways have been subtracted from the front yard) shall be in turf. Furthermore, there shall be no turf placed in street rights-of-way adjacent to front yards.

   b. **Plant Materials:**

   Plant materials used in residential areas in Desert Ridge shall be selected from the plant lists included in the Appendices.

C.4.D Modified Commerce Park/Business Park Regulations by Desert Ridge Specific Plan +1 *2

Site Plan Requirement: +1

1. A site plan is required for all CP/BP development parcels. **+1**

Design Standards: +1

1. **All parcels, except as noted. +1 *22**

   a. **Building Height/Setback Relationship:** Height is limited to 18 feet within 30 feet of lot lines, with 1 additional foot of height for every additional 1 foot of setback to the otherwise permitted maximum height. Development Parcels 3.CP/BP.1 and 3.CP/BP.2 are exempt. **+1 *22**

   b. **Required Parking Lot and Wall Setbacks: +1**

      1) **Tatum Boulevard, 56th Street, 64th Street and Mayo Boulevard (Formerly Avenue K):** 50 feet minimum from street right-of-way. **+1 *2 *22**

      2) **52nd Street, Pima Freeway and All Other Streets:** 30 feet minimum from right-of-way, except for the portion of Pima Freeway which abuts Superblock 3 shall be 10 feet minimum from right-of-way. **+1 *2 *22**

      3) **All Other Lot Lines Except Lot Lines Which Abut Reach 11:** Parking lots must be 10 feet minimum from all lot lines; there is no minimum setback from lot lines for walls. No minimum setback for Superblock 3 parcels. **+1 *2 *22**

   c. **Landscaping:** Landscaping shall be required in all street rights-of-way, building and parking lot setback area, parking areas and open space areas pursuant to City of Phoenix requirements, except that a minimum of 25% of the required trees shall be 24-inch box or larger. **+1**

   d. **Walls and Fences:** Walls and fences located within or adjacent to a building or parking lot setback which is adjacent to Tatum Boulevard, 56th Street, 64th Street, Mayo Boulevard (Formerly Avenue K) and 52nd Street shall not exceed 8 feet in height. Walls and fences adjacent to all other streets and interior and perimeter lot

lines shall not exceed 8 feet in height. **+1 *22**

e. **Screening:** Loading, service, storage, delivery, refuse collection and parking area must be screened with landscaping, walls or berming (or combinations thereof) so as to be non-visible when standing 6 feet in height on the boundary lines of adjacent streets and properties. Rooftop treatment shall screen exposure of pipes and mechanical equipment from view so as to be non-visible when standing 6 feet in height on the boundary lines of adjacent streets and properties. Exhaust stacks are exempt from these screening requirements. **+1**

2. **Developments Abutting Reach 11:** Reach 11 will be developed as a regional recreational area with a variety of facilities which will provide active and passive recreational opportunities. Development adjacent to Reach 11 should be encouraged to consider the recreational facilities as site amenities that have the long-term potential to enhance adjacent land uses. Where a development abuts Reach 11, the following standards shall apply: **+1**

a. **Setbacks and Building Height:** Buildings shall be set back an average of 100 feet from the Reach 11 property line. If any portion of a building is over 56 feet in height, the setback for the portion of the building shall be increased 1 foot for every 1 foot of height over 56 feet, up to the maximum permitted height. The first 60 feet of setback from Reach 11 shall remain as a buffer of open space with native-plant landscaping. Parking and walls may be placed with a maximum of 50% of the balance of the setback area. Any buildings with window treatments, architectural facades/building designs, landscape designs, etc., which focus on Reach 11 may reduce the required average setback to 60 feet, as approved by the Planning and Development Department. Development Parcels in Superblock 3 are exempt, except that a minimum 65-foot setback shall be required from Reach 11 regardless of building height. **+1 *22 *22**

b. **Fencing:** If fencing is used at the perimeter of the property or within the required setback as permitted in the immediately preceding paragraph, it should be view fencing or an acceptable substitute as permitted by the Planning and Development Department, Parks and Recreation Department, and Library Department. Chain link fencing is prohibited, except where used within the interior of the site and only where it is not visible from the exterior property boundaries, as approved by the Planning and Development Department. **+1 *22**

c. **Building Architecture/Screening:** All building elevations shall include a mix of building material, vertical and horizontal elements around the entire building, and shall maintain a campus continuity. Loading, service, storage, deliver, refuse collection and parking areas which face Reach 11 must be screened from view. Rooftop treatment shall screen exposure of pipes and mechanical equipment form view of Reach 11. Exhaust stacks are exempt from these screening requirements. **+1 *22**

C.5 Development Regulations by Superblock

SUPERBLOCK 1

Superblock 1 is a very large residential community. It contains two areas with neighborhood parks and elementary schools, conceptually located on Figure 29, *Development Parcel Plan*. The northernmost neighborhood park/elementary school area also includes neighborhood convenience commercial uses while the southernmost does not. The superblock also includes a middle school.

This area within the Desert Ridge includes some of the more pristine and attractive upper Sonoran Desert. Consequently, residential densities are low to capitalize on this amenity. Second phase planning will respect the native vegetation and natural terrain by preserving washes and view corridors such that clustering of buildings and building envelope techniques may be used in some areas of this superblock. ***15**

Size: 773 acres ***2**
Maximum Number of Dwelling Units: 3,812 ***2, *15**
Overall Superblock Maximum Density: 4.93 du/ac ***2, *15**

The individual development parcels within Superblock 1 are outlined below. The size of each parcel may vary by 30% (25% for R1-6 and more dense zoning categories without a minor plan amendment). ***2**

Within Superblock 1, the denser developments are located to the south and west along 56th Street and Deer Valley Drive within Superblock 1.N. The denser developments are located to the west and northwest along 64th Street and Pinnacle Peak Road. ***2, +15**

1.H – Development Parcel 1.H

Size: 30 acres ***2**
Uses Permitted:

- Residential
- Churches

Density Range: 10-25 du/ac for the entire parcel. Individual developments will not exceed 35 units/acre ***2**
Maximum Number of Units: 750; 975 if acreage increases 30% ***2**
Building Height Limit: 4 stories or 48 feet
Potential Zoning to be Applied: R-2, R-3, R-3A, R-4 **+2**
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City of Phoenix Regulations):

- Units may be single-family detached, single-family attached or multifamily. ***2**
- Section C.4.B, Section 6, Desert Ridge Specific Plan, applies.
- No more than 25% of the development parcel may be zoned R-2. **+2**

1.L.1 – Development Parcel 1.L.1 *15

Size: 256 acres
Uses Permitted:

- Single-family residential

Density Range: 2-5 du/ac for the entire parcel
Maximum Number of Units: 1,152; 1,497 if acreage increases 30% ***2**
Potential Zoning to be Applied: RE-35, R1-18, R1-10, R1-8, R1-6 **+2**
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City of Phoenix Regulations):

- No attached units allowed.
- No guest homes permitted.
- In areas with equivalent RE-35 zoning, sidewalks shall be an option, and if included, shall be permitted to be on only one side of the street.
- Any development parcels using R1-6 zoning must be located in the southern portion of Parcel 1.l. and will not exceed 25% of acreage within Parcel 1.l. **+2**
- Section C.4.B, Chapter 6, Desert Ridge Specific Plan, applies.

Recommendations:

- The PRD development option for residential developments as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance is highly recommended as the preferred option to minimize disturbance to the existing vegetation and natural terrain in the northern areas of this development parcel. **-2**

1.L.2 – Development Parcel 1.L.2 *12 *15

Size: 80 acres ***2 *12 *15**
Uses Permitted:
- Single-Family residential only.

Density Range: 2-5 du/ac (maximum density of 3 du/ac) ***15**
Maximum Number of Units: 240; 303 if acreage increases 30%. ***2 *12 *15**
Potential Zoning to be Applied: RE-43, RE-35, R1-18, R1-10 **+15**
Minimum Lot Size: Zoning controls ***2**

Special Requirements (Modifying City of Phoenix Regulations):

- No attached dwelling units.
- Guest homes shall be permitted only in districts using an equivalent RE-43 zoning district on a lot with a minimum size of 43,500 square feet.
- Sidewalks shall be an option, and if included shall be permitted to be on only one side of the street in areas with equivalent RE-35 or larger lot zoning.
- Section C.4.B, Chapter 6 of the Desert Ridge Specific Plan applies.

Recommendations:

- The Planned Residential Development (PRD) development option for residential development as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance is highly recommended as the preferred option. **-2**
- Building setbacks should be increased along 404 washes to maximize view preservation. **+15**
- No more than two 2-story homes in a row should be allowed along 56th Street and along 404 wash corridors. **+15**

1.L.3 – Development Parcel 1.L.3 *12 +15

Size: 125 acres **+15**
Uses Permitted:
- Single-family residential only. **+15**

Density Range: 2-5 du/ac **+15**
Maximum Number of Units: 625; 813 if acreage increases 30%. **+15**
Potential Zoning to be Applied: R1-18, R1-10, R1-8, R1-6 **+15**

Special Requirements (Modifying City of Phoenix Regulations): +15

- Section C.4.B, Chapter 6 of the Desert Ridge Specific Plan applies. **+15**

Recommendations: +15

- The Planned Residential Development (PRD) development option for residential development as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance is highly recommended as the preferred option. **+15**

1.M.1 – Development Parcel 1.M.1 *15

Size: 90 acres ***12**
Uses Permitted:
- Single-family residential
- Multifamily residential

Density Range: 5-10 du/ac for the entire parcel; maximum of 15 du/ac for any individual development. ***2**
Maximum Number of Units: 675; 877 if acreage increases 30% ***2 *12**
Potential Zoning to be Applied: R1-8; R1-6; R-2
Minimum Lot Size: Zoning controls
Building Height Limit: 3 stories or 40 feet.

Special Requirements (Modifying City of Phoenix Regulations):

- Developments with buildings exceeding 30 feet in height must be zoned R-2 and must use the PRD development option as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance.
- Section C.4.B, Chapter 6, Desert Ridge Specific Plan, applies.

Recommendations:

- Because of the broad density range, special attention must be given to the transition between individual developments.
- Units may be single-family attached, single-family detached or multifamily.
- Clustering permitted -2

1.M.2 – Development Parcel 1.M.2 +15

Size: 27 acres **+15**
Uses Permitted: +15
- Single-family residential **+15**
- Multifamily residential **+15**

Density Range: 5-10 du/ac for the entire parcel. **+15**
Maximum Number of Units: 270; 351 if acreage increases 30% **+15**
Potential Zoning to be Applied: R1-6; R-2 **+15**
Minimum Lot Size: Zoning controls **+15**
Building Height Limit: 2 stories or 30 feet. **+15**

Special Requirements (Modifying City of Phoenix Regulations): +15

- Section C.4.B, Chapter 6, Desert Ridge Specific Plan, applies. **+15**

Recommendations: +15

- Because of the broad density range, special attention must be given to the transition between individual developments. **+1**

- Units may be single-family attached, single-family detached or multifamily. **+15**
- Clustering encouraged to preserve vegetation and crate view corridors. **+15**

1.R – Development Parcel 1.R +12 -15

Size: 100 acres **+12**
Uses Permitted: +15
- Single-Family residential only. **+12**

Density Range: 0-2 du/ac for the entire parcel **+12**
Maximum Number of Units: 100; 130 if acreage increases 30%. **+12**
Potential Zoning to be Applied: RE-43, RE-35, R1-18 **+12**
Minimum Lot Size: Zoning controls **+12**

Special Requirements (Modifying City of Phoenix Regulations): +12

- No attached dwelling units. **+12**
- Guest homes shall be permitted only in districts using an equivalent RE-43 zoning district on a lot with a minimum size of 43,500 square feet. **+12**
- Sidewalks shall be an option, and if included, shall be permitted to be on only one side of the street in areas with equivalent RE-35 or larger lot zoning. **+12**
- Section C.4.B., Chapter 6 of the Desert Ridge Specific Plan applies. **+12**

1.S.1 – Development Parcel 1.S.1

Size: 22 acres (23 acres if convenience commercial equals 3 acres)
Uses Permitted: +15
- Elementary school
- Neighborhood park
- Neighborhood Convenience Commercial (may not exceed 3 net acres)

Potential Zoning To Be Applied: RE-35 for school and park; C-1 for neighborhood commercial.

Special Requirements (Modifying City of Phoenix Regulations):

- Section C.3.B.2, Chapter 6 of Desert Ridge Specific Plan applies.

1.S.2 – Development Parcel 1.S.2

Size: 22 acres
Uses Permitted:
- Middle School

Potential Zoning to be Applied: RE-35

Special Requirements (Modifying City of Phoenix Regulations):

- None for this development parcel.

1.S.3 – Development Parcel 1.S.3

Size: 20 acres
Uses Permitted:
- Elementary School
- Neighborhood Park

Potential Zoning to be Applied: RE-35 ***2**

Special Requirements (Modifying City of Phoenix Regulations):

- None for this development parcel.
- Clustering permitted.

SUPERBLOCK 2

Superblock 2 contains a variety of residential densities, as well as a high school, community park, and a municipal complex consisting of a water storage reservoir, park-and-ride lot and potentially, a library, community center, police and fire station. **-9**

Size: 383 acres ***2 *9 *10**
Maximum Number of Dwelling Units: 2,009 ***2**
Overall Superblock Maximum Density: 5.25 du/ac ***2 *9 *10**

The size of each development parcel may vary by 30% (25% for R1-6 and more dense zoning categories without a minor plan amendment). Within Superblock 2, the denser developments are located adjacent to 56th Street and contiguous to the high school and community park. ***2**

2.H – Development Parcel 2.H

Size: 35 acres ***2 *9 *10**
Uses Permitted:

- Residential
- Nursing homes, group care homes, specialized treatment facilities, congregate living facilities
- Churches **+2**

Density Range: 10-25 du/ac for the entire parcel; maximum density of 35 du/ac for individual developments; no maximum density is imposed for nursing homes or congregate care facilities. ***2**
Maximum Number of Units: 820; 1066 if acreage increases 30% ***2 *10**
Minimum Number of Units: 300; 210 if acreage decreases 30% ***2**
Building Height Limit: 4 stories or 48 feet
Potential Zoning to be Applied: R-2, R-3, R-3A, R-4 **+2**
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City of Phoenix Regulations):

- A use permit shall be obtained for nursing homes, group care homes, specialized treatment facilities and congregate living facilities.
- Residential units may be single-family detached, single-family attached or multifamily. ***2**
- Section C.4.B., Chapter 6 of Desert Ridge Specific Plan, applies.
- No more than 25% of the Development Parcel may be zoned R-2. **+2**

Recommendations:

- Appropriate buffering from the Pima Freeway shall be provided.

2.L – Development Parcel 2.L

Size: 143 acres ***2 *9 *10**
Uses Permitted:

- Single-family residential only

Density Range: 2-5 du/ac for the entire parcel
Maximum Number of Units: 522; 678 if acreage increases 30% ***2 *10**
Potential Zoning to be Applied: R1-18, R1-10, R1-8, R1-6, R-2 **+2**
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City Regulations):

- Section C.4.B., Chapter 6 of Desert Ridge Specific Plan, applies.
- No single-family attached units or multifamily.
- No more than 25% of the development parcel may be zoned R-2. **+2**

Recommendations: -10

- Clustering permitted **-2**

2.M.1 – Development Parcel 2.M.1 +9

Size: 40 acres **+9**
Uses Permitted: +10
- Single-Family Residential **+10**
- Multifamily Residential **+10**

Density Range: 5-10 du/ac for the entire parcel; maximum of 25 du/ac for any individual development. **+10**
Maximum Number of Units: 300; 390 if acreage increases 30% **+10**
Building Height Limit: 3 stories or 40 feet **+10**
Potential Zoning to be Applied: R1-8, R1-6, R-2, R-3, R-3A **+10**
Minimum Lot Size: Zoning controls **+10**

Special Requirements (Modifying City of Phoenix Regulations): +10

- Section C.4.B., Chapter 6 of Desert Ridge Specific Plan, applies. **+10**
- Developments with buildings exceeding 30 feet in height must be zoned R-2, R-3 or R-3A and use the PRD development option as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance. **+10**
- Developments zoned R-3 or R-3A must use the PRD Development Option. **+10**
- No more than 20% of the development parcel may be zoned R-3 and/or R-3A. **+10**

Recommendations: +10

- Because of the broad density range, special attention must be given to the harmonious transitions between individual neighborhoods. **+10**
- Units may be single-family attached, single-family detached or condominium **+10**
- Clustering permitted. **+10**

2.M.2 – Development Parcel 2.M.2 *9

Size: 49 acres ***2 *9**
Uses Permitted:
- Single-Family Residential **+2**
- Multifamily Residential **+2**

Density Range: 5-10 du/ac for the entire parcel; maximum of 25 du/ac for any individual development. ***2**
Maximum Number of Units: 367; 478 if acreage increases 30% ***2 *10**
Building Height Limit: 3 stories or 40 feet
Potential Zoning to be Applied: R1-8, R1-6, R-2, R-3, R-3A **+2**
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City of Phoenix Regulations):

- Section C.4.B., Chapter 6 of Desert Ridge Specific Plan, applies.
- Developments with buildings exceeding 30 feet in height must be zoned R-2, R-3 or R-3A and use the PRD development option as specified in Section 507.C.2.c of the

Phoenix Zoning Ordinance. **+2**
- Developments zoned R-3 or R-3A must use the PRD Development Option. **+2**
- No more than 20% of the development parcel may be zoned R-3 and/or R-3A. **+2**

Recommendations: -10

- Because of the broad density range, special attention must be given to the harmonious transitions between individual neighborhoods. Higher densities should be located closer to 64th Street and Deer Valley Drive. ***10**
- Units may be single-family attached, single-family detached or condominium.
- Clustering permitted.

2.MUN – Development Parcel 2.MUN

Size: 17 acres ***2 *9**
Uses Permitted:
- Municipal uses; including, but not limited to, a park-and-ride lot, library, community center, reservoir, fire district headquarters, fire station, police station.
- Multifamily **+2**

Potential Zoning to be Applied: R-2, R1-6, R-3, R-3A **+2**

2.P – Development Parcel 2.P -2

Size: 37 acres ***9 *10**
Uses Permitted:
- Community Park

2.S.1 – Development Parcel 2.S.1

Size: 62 acres ***9 *10**
Uses Permitted:
- High School

Potential Zoning to Be Applied: R1-8

SUPERBLOCK 3 +1

Superblock 3 is located south of the Pima Freeway, between 56th Street, 64th Street and Reach 11. This superblock is an area designated for medically-related commerce park economic development efforts. The uses, zoning, development standards, and design guidelines included in this amendment are specifically intended to support such uses. **+1 *22**

3.CP/BP.1 – Development Parcel 3.CP/BP.1 +1

Size: 162.30 acres **+1 *22**
Uses Permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance, as modified below. **+1 *22**

Applicable Zoning: CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance as modified below and per Section C.4.D of this chapter. This zoning was applied upon City Council approval of the 1995 Major Amendment to the Desert Ridge Specific Plan relating to this superblock. **+1 *22**

Regulatory Framework: The following section has a regulatory framework that includes a "Base" section and an "Enhanced" section. The "Base" section includes permitted uses and development standards that are allowed by right without triggering any additional requirements. The "Enhanced" section includes additional permitted uses and development standards that are only allowed to be used subject to compliance with the conditions listed in this section further below. **+22**

I. Base Permitted Uses and Development Standards: +1 *22

1. **Permitted Uses: +1 *22**

    a. Commerce Park (Business Park Option) uses, subject to the standards described in Section C.4.D of this chapter. **+1 *22**

    b. Multifamily residential. **+1 *22**

    c. Non-residential uses permitted per Section 622, Commercial C-1 District, of the Phoenix Zoning Ordinance, subject to the following limitations: **+1 *22**

        1) Such uses are limited to no more than 500,000 square feet in gross floor area. **+22**

        2) The maximum gross floor area for any one tenant or user shall not exceed 10,000 square feet. **+22**

    d. Medical, pharmaceutical and biotechnical products or equipment, manufacturing. **+22**

2. **Maximum Density:** 200 dwelling units. **+22**

3. **Building Setbacks: +1 *22**

    a. **Adjacent to Mayo Boulevard, 56th Street and 64th Street:** Minimum 100 feet, average of 125 feet. **+22**

    b. **All Other Public Streets:** Minimum 50 feet. **+22**

c. **Private Streets:** Minimum 25 feet. **+22**

d. **Interior Lot Lines:** 0 feet. **+22**

e. **Adjacent to Reach 11:** Per Section C.4.D, Design Standards 2.a of this chapter. **+22**

4. **Floor Area Ratio:** 0.20 overall limit for development parcel; individual developments may be up to 0.25. **+1 *22**

5. **Maximum Building Height:** 56 feet. Maximum building heights are exclusive of (do not include) the mechanical facilities on top of buildings. Consequently, the total height of the structure may exceed the heights specified below to account for these mechanical facilities and associated screening. **+22**

6. **Common Open Space:** Minimum 10% of gross development parcel area, allocated throughout the development parcel area. **+22**

7. **Street Standards: +22**

a. **Mayo Boulevard Cross Section:** The 24-foot-wide landscape median along Mayo Boulevard may be reduced to allow for widened and buffered bike lanes, as approved by the Street Transportation Department. Landscape medians shall be planted to the Streetscape Landscape Standards per Section 3.CP/BP.1.I.8.d.1 of this chapter and maintained with a watering system, as approved by the Planning and Development Department. **+22**

b. **Sidewalk Easements and Shared-Use Path Easements:** Sidewalk easements and shared-use path easements shall be dedicated where necessary to permit detached sidewalks and shared-use paths, as approved by the Planning and Development Department. **+22**

c. **Mayo Boulevard (North Side):** A detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed along the north side of Mayo Boulevard, planted to the Streetscape Landscape Standards per Section 3.CP/BP.1.I.8.d.1 of this chapter and maintained with a watering system, as approved by the Planning and Development Department. **+22**

d. **Mayo Boulevard (South Side):** A minimum 8-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed along the south side of Mayo Boulevard, except where there are existing sidewalks, planted to the Streetscape Landscape Standards per Section 3.CP/BP.1.I.8.d.1 of this chapter and maintained with a watering system, as approved by the Planning and Development Department. **+22**

e. **56th Street (North of Mayo Boulevard):** A minimum 10-foot-wide detached sidewalk, which may be located within an easement, separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed along the east side of 56th Street, planted to the Streetscape Landscape Standards per Section 3.CP/BP.1.I.8.d.1 of this chapter and maintained with a watering system, as approved by the Planning and Development Department. **+22**

f. **64th Street:** A detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be

constructed along the west side of 64th Street, planted to the Streetscape Landscape Standards per Section 3.CP/BP.1.I.8.d.1 of this chapter and maintained with a watering system, as approved by the Planning and Development Department. **+22**

g. **Private and Public Local Streets:** Minimum 5-foot-wide detached sidewalks separated by minimum 5-foot-wide landscape strips located between the back of curb and sidewalk shall be constructed for private and public local streets, planted to the Streetscape Landscape Standards per Section 3.CP/BP.1.I.8.d.1 of this chapter and maintained with a watering system, as approved by the Planning and Development Department. **+22**

h. **Shared-Use Path on North Side of Mayo Boulevard:** A minimum 12-foot-wide shared-use path easement (SUPE) shall be dedicated, and a minimum 12-foot-wide shared-use path (SUP) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department. The SUP may be provided in lieu of the required detached sidewalk within the right-of-way if the landscape strip is provided per Section 7.c of this chapter. **+22**

i. **Shared-Use Path on West Side of 64th Street:** Subject to any applicable ADOT standards north of Mayo Boulevard, a 10-foot-wide shared-use path easement (SUPE) shall be dedicated, and a minimum 10-foot-wide shared-use path (SUP) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department. The SUP may be provided in lieu of the required detached sidewalk within the right-of-way if the landscape strip is provided per Section 7 of this chapter. **+22**

j. **Landscape Strip Reduction or Elimination:** In areas where drainage culverts, right turn lanes, and bus bays occur and limit available right-of-way, the required landscape strips of this section may be reduced or eliminated by the Street Transportation Department to ensure sidewalks and shared use pathways may be provided in such areas without significant offset. **+22**

8. **Landscape Standards: +22**

a. **Milkweed or Native Nectar Species for Monarch Butterflies:** A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department. **+22**

b. **Minimum Landscape Setbacks: +22**

1) **Adjacent to Public and Private Streets and Reach 11:** 25 feet. **+22**

2) **Adjacent to Pima Freeway:** 10 feet. **+22**

3) **Adjacent to Property Line Adjacent to Development With No Shared Parking or Shared Drive:** 5 feet. **+22**

4) **Adjacent to Property Line Adjacent to Development With Shared Parking or Shared Driveway:** 0 feet. **+22**

c. **Parking Lot Areas:** Minimum 10% of interior surface area, exclusive of perimeter landscaping and all required setbacks. **+22**

d. **Minimum Landscape Planting Standards: +22**

1) **Streetscape: +22**

a) **Trees for 10-Foot-Wide or Wider Landscape Strips:** Minimum 3-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings. **+22**

b) **Trees for 5-Foot-Wide, Less Than 10-Foot-Wide, Landscape Strips:** Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings. **+22**

c) **Live Coverage:** Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of 36 inches to achieve a minimum of 75% live coverage at maturity. **+22**

d) **Utility Conflicts:** Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment. **+22**

2) **Landscape Setbacks: +22**

a) **Trees for 10-Foot-Wide or Wider Landscape Setbacks:** Minimum 50% 2-inch caliper, 25% 3-inch caliper, and 25% 4-inch caliper large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings. **+22**

b) **Trees for Less Than 10-Foot-Wide Landscape Setbacks:** Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings. **+22**

c) **Live Coverage:** Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 50% live coverage at maturity. **+22**

3) **Uncovered Parking Areas: +22**

a) **Trees:** Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, dispersed throughout the parking area to achieve minimum shading requirements per Section 3.CP/BP.1.I.11.e of this chapter. **+22**

b) **Live Coverage:** Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of 36 inches to achieve a minimum of 50% live coverage at maturity. **+22**

4) **Common Open Space and Retention Areas: +22**

a) **Trees:** Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings along the perimeter of open space and retention areas. **+22**

b) **Live Coverage:** Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of 36 inches to achieve a minimum of 50% live coverage at maturity. **+22**

9. **Vehicular Parking:** Off-street parking and loading requirements may be modified by the Planning and Development Department when supported by an appropriately documented study. **+22**

a. **EV Installed Spaces:** A minimum of 2.5% of the required parking spaces, to be located within parking structures, shall be Electric Vehicle (EV) Installed spaces, defined as a parking space that includes access to an EV charger, as approved by the Planning and Development Department. **+22**

b. **EV Capable Spaces:** A minimum of 2.5% of the required parking spaces, to be located within parking structures, shall be EV Capable spaces, defined as a parking space that includes access to electrical wiring to allow for a future junction box and appropriate voltage for an outlet capable of charging a vehicle, as approved by the Planning and Development Department. **+22**

10. **Bicycle Infrastructure: +22**

a. **Buffered and Widened Bike Lanes:** Existing bike lanes should be widened and shall be buffered on both sides of Mayo Boulevard, as approved by the Street Transportation Department and the Planning and Development Department. **+22**

b. **On-Site Bicycle Circulation:** Bike lanes, bike boulevards, or other design standards to maximize bicyclist visibility, bicyclist safety, and bicyclist circulation on site throughout the development parcel, shall be provided and installed per the recommendations in the Bicycle & Pedestrian Design Guidance Element, Chapter 3 (Bicycle Toolbox), of the Active Transportation Plan, as approved or modified by the Planning and Development Department. **+22**

c. **Bicycle Parking:** Bicycle parking shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance, in addition to secured bicycle parking spaces for multifamily residential at a minimum rate of 0.25 spaces per dwelling unit, and guest bicycle parking spaces for multifamily residential at a minimum rate of 0.05 spaces per dwelling unit. Non-secured bicycle parking shall be provided through Inverted U and artistic racks located near all building entrances and open space areas, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. **+22**

d. **Bicycle Repair Stations:** Bicycle repair stations (“fix it stations”) shall be provided, maintained and evenly distributed throughout the development parcel and shall be located adjacent to sidewalks, walkways, shared-use paths and multi-use trails, spaced a minimum of a quarter mile apart.

The bicycle repair stations ("fix it stations") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to: **+22**

1) Standard repair tools affixed to the station. **+22**

2) A tire gauge and pump affixed to the base of the station or the ground. **+22**

3) A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike. **+22**

e. **Electric Bicycle Charging:** A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles, or standard electrical outlets for secured bicycle parking, for electric bicycle charging capabilities. **+22**

11. **Shade Standards: +22**

a. **Shade Calculations and Shade Study:** Shade calculations shall be based on the summer solstice at noon, as shown on a shading study to be submitted for review to and approval by the Planning and Development Department. **+22**

b. **Source of Shade:** Shade shall be from a structure, landscaping at maturity, or a combination of the two, unless otherwise specified. **+22**

c. **Public Sidewalks and Shared-Use Paths:** Minimum 75%. **+22**

d. **Public and Private Open Space Areas:** Minimum 50%. **+22**

e. **Uncovered Parking Areas:** Minimum 25%, shaded per Section 3.CP/BP.1.I.8.d.3.a of this chapter. **+22**

f. **Occupiable Roof Areas:** Minimum 50%. **+22**

g. **Bicycle Repair Stations and Bicycle Parking Spaces:** Minimum 75%. **+22**

h. **Bike Lanes:** Minimum 50%. **+22**

i. **Corners of Traffic Lights:** Minimum 75%, to allow pedestrians to wait comfortably for the signal to change, as approved by the Planning and Development Department and the Street Transportation Department. All shade structures within the right-of-way shall require a revocable permit for encroachment in the right-of-way and shall comply with visibility triangles. **+22**

12. **Green Stormwater Infrastructure:** Each project within the development parcel shall implement a minimum of two Green Infrastructure (GI) techniques for stormwater management, per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department. **+22**

13. **Waste Stations:** Waste stations including a landfill receptacle and recycling receptacle with informational signs indicating what type of waste should go in which receptacle shall be provided at all building entrances/exits (except for emergency only exits) and shall be allocated throughout the site in common open

space areas and along sidewalks, shared-use paths and pedestrian pathways at convenient locations, typically within a quarter mile of each other. Additionally, recycling containers shall be provided for each garbage container provided. **+22**

14. **Signage:** This development parcel is exempted from the Desert Ridge Comprehensive Sign Plan if a separate Comprehensive Sign Plan for the development parcel is approved. **+22**

15. **Residential Development on a Lot Adjacent to (Within 100 Feet of) the Loop 101 Freeway:** In the event that residential development occurs near the Loop 101 freeway, the following standards shall apply:**+22**

    a. Indoor noise levels of residential units shall not exceed a decibel day night-level (DNL) of 45 decibels, as approved by the Planning and Development Department. A sealed and signed analysis by an engineer licensed in Arizona with a proficiency in residential sound mitigation or noise control shall be included with the building plans submitted for Phoenix Building Construction Code compliance review to the Planning and Development Department. The engineer shall note in the analysis that the building design is capable of achieving the required Noise Level Reduction. **+22**

    b. Noise mitigation walls shall be provided along the north side of Development Parcel 3.CP/BP.1 adjacent to the Loop 101 freeway. The wall height shall be determined through a noise analysis prepared by a registered professional engineer. The wall shall be constructed of minimum 8-inch-thick concrete masonry units (CMU) or of cast-in-place concrete and contain no openings unless they are above the minimum height required for adequate noise mitigation or for drainage. Noise walls shall be constructed to wrap around corner lots and areas near intersections. Wrap around walls, upon turning a corner, shall continue for at least 120 feet (approximately two lot widths), as approved by the Planning and Development Department. **+22**

    c. Noise walls shall vary by a minimum of 4 feet every 400 lineal feet to visually reflect a meandering or staggered setback, as approved by the Planning and Development Department. **+22**

    d. The noise wall, shall incorporate stone veneer, stonework, or integral color CMU block, as approved by the Planning and Development Department. **+22**

    e. The developer shall record documents that disclose to prospective purchasers and renters of property within the development the existence of noise from the Loop 101 freeway. The form and content of such documents shall be reviewed and approved by the City prior to recordation. **+22**

16. **Master Plans:** Master plans, per the requirements of Chapter 4 of this plan, and per the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, shall be submitted, and shall be updated with each phase of development, as approved by the Street Transportation Department and Planning and Development Department. In addition, the initial master plans submitted by the master developer shall also include the following: +**22**

    a. Complete build-out of detached sidewalks, landscape within landscape strips, buffered bike lanes, and shared-use paths along 56th Street, Mayo Boulevard and 64th Street per Section 7 of this chapter, to be

included on the Master Open Space, Pedestrian, Bicycle and Trails Plan and Master Landscape Plan. **+22**

b. Complete build-out of bicycle repair stations per Section 3.CP/BP.1.I.10.d of this chapter, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan. **+22**

c. A Pedestrian and Bicycle Circulation Plan to include internal pedestrian and bicycle circulation on site that enhances pedestrian and bicyclist convenience, safety and comfort, with a focus on connecting the east and west sides of Development Parcel 3.CP/BP.1 north of Mayo Boulevard. **+22**

17. **Additional Stipulations for Development:** +**22**

a. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.**+22**

b. A Red Border Letter shall be submitted to the Arizona Department of Transportation (ADOT) for this development. **+22**

c. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AO, on Panel 1315 L of the Flood Insurance Rate Maps (FIRM) dated January 4, 2021. The following requirements shall apply, as approved by the Planning and Development Department: **+22**

1) The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code. **+22**

2) A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of Floodplain requirements. **+22**

3) The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on construction plans to Floodplain Management for approval prior to issuance of Grading and Drainage permits. **+22**

4) The developer shall provide an Elevation Certificate (FEMA Form 086-0- 33) based on buildings under construction and a minimum 95% compaction test results for the building pads to Floodplain Management for approval prior to issuance of building permits. **+22**

5) The developer shall provide Elevation Certificate (FEMA Form 086-0-33) based on finished construction to Floodplain Management for approval prior to issuance of a Certificate of Occupancy. **+22**

d. The property owner shall record documents that disclose the existence and operational characteristics of the Scottsdale Municipal Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney. **+22**

e. The developer shall provide a No Hazard Determination for the proposed development that exceeds 70 feet in height from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department. **+22**

f. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval. **+22**

g. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations. **+22**

h. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials. **+22**

i. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record. **+22**

II. Conditions for Enhanced Permitted Uses and Development Standards: +22

Development within Development Parcel 3.CP/BP.1 can utilize the development standards of the next subsection only upon the following conditions being approved and accepted by the City:

1. Before preliminary approval of development plans for any individual building, project or use by the City within the development parcel, a Conceptual Master Development Parcel Site Plan (CMDPSP) for the entirety of Superblock 3 and the Mayo Clinic PUD site shall be submitted for City approval. This means, for example, that before any plans for any individual building, project or use within Development Parcel 3.CP/BP.1 are processed for approval by the City, a CMDPSP for the entirety of Superblock 3 and the Mayo Clinic PUD site must be filed with the City. The City will then process the CMDPSP through a staff approval process. At a minimum the CMDPSP shall provide information regarding the following: **+22**

   a. Individual development unit boundaries within the Superblock. **+22**

   b. Floor area ratio (FAR) calculations for each individual development unit and the entire superblock and Mayo Clinic PUD area. **+22**

   c. Proposed building heights. **+22**

d. Proposed dwelling units. **+22**

e. Land use for each development unit. **+22**

2. For any development units within the development parcel, the initial applicant shall submit conceptual master plans for the entire superblock and Mayo Clinic PUD site, as described in the Planned Community District (PCD) section of the Phoenix Zoning Ordinance, and as further clarified in this section. The initial developer within the development parcel will be required to identify the regional roadway infrastructure improvements necessary to serve the entire Desert Ridge Specific Plan development area with assignment of contribution funds and roadway improvements to each development unit within Superblock 3 and the Mayo Clinic PUD, which shall include, but is not limited to: **+22**

   a. 64th Street connection to Bell Road. **+22**

   b. Ultimate Mayo Boulevard from Tatum Boulevard to 66th Street. **+22**

   c. Tatum Boulevard from Pinnacle Peak Road to the south side of the Central Arizona Project (CAP) canal bridge. **+22**

   d. 56th Street from Ranger Drive to Pinnacle Peak Road, and other affected corridors. **+22**

   e. 64th Street from Loop 101 freeway to Pinnacle Peak Road. **+22**

   Any subsequent development units created within a development parcel seeking amendment to the overall conceptual development parcel master plans, shall be required to submit revised development parcel master plans and obtain City approval to amend, assign or phase any improvements assigned to the development parcel. **+22**

3. A Traffic Impact Study (TIS) shall be submitted to the City for the entire Superblock 3 and Mayo Clinic PUD site to support the conceptual development master plans as determined by the City of Phoenix Street Transportation Department. No preliminary plans within a development parcel shall be submitted until the study is reviewed and approved by the City of Phoenix Street Transportation Department. The developer shall also be responsible for TIS submission to and coordinating transportation infrastructure master plans and improvements with the Arizona Department of Transportation (ADOT). **+22**

4. Prior to preliminary site plan approval, the developer shall have executed conceptual development master plans and a development agreement with the City of Phoenix that details funding obligations and commitments for code required and regional street, water, sewer and drainage infrastructure for each development unit, as required by the approved master plans related to that development unit. **+22**

III. Enhanced Permitted Uses and Development Standards: +22

1. **Additional Permitted Uses:** Upon compliance of the conditions listed in the section above, in addition to the Base Permitted Uses in Development Parcel 3.CP/BP.1, the following shall be permitted: **+22**

   a. Community residence center. **+22**

   b. Hospice. **+22**

c. Medical schools and associated dormitories and medically related educational facilities. **+22**

d. Mobile food vending as an accessory use, subject to the following limitations: **+22**

1) Subject to all conditions of Section 624.D.87.a through m of the Phoenix Zoning Ordinance, as modified below. **+22**

2) No more than 5 mobile food vending units at a time. **+22**

3) To be parked and located on a dustproofed, paved surface on private property. **+22**

4) Shall not be located within 100 feet of Mayo Boulevard, 56th Street, or 64th Street rights-of-way. **+22**

5) The use is limited to the hours of 7:00 a.m. to 10:00 p.m. **+22**

e. Museums and galleries only with subject matter related to the medical profession. **+22**

2. **Increased Floor Area Ratio (FAR):** 0.65 overall limit for development parcel. **+22**

3. **Increased Maximum Building Height:** Maximum building heights are exclusive of (do not include) the mechanical facilities on top of buildings. Consequently, the total height of the structure may exceed the heights specified below to account for these mechanical facilities and associated screening. **+22**

a. 250 feet limited to 10% of total net area of development parcel. **+22**

b. 70 feet limited to 75% of total net area of development parcel. **+22**

c. 35 feet limited to 15% of total net area of development parcel. **+22**

IV. Design Guidelines for Development Parcel 3.CP/BP.1: +22

These design guidelines shall apply to all development within Development Parcel 3.CP/BP.1. **+22**

The following design guidelines from Section 507 Tab A of the Phoenix Zoning Ordinance shall be elevated from Considerations (C) and Presumptions (P) to Requirements (R) and (R*): **+22**

A. **Site Design/Development. +22**

1. **Desert Preservation. +22**

(1.1) Development shall minimize the removal of existing healthy Sonoran Desert vegetation (trees over 4-inch caliper in diameter) and cacti over 3 feet in accordance with City Native Plant Preservation Standards (Table 1). If removal is necessary, mature trees and cacti shall be salvaged and utilized on site. (R) **+22**

PROTECTED NATIVE PLANTS shall mean cacti, which are 3 feet or greater in height and trees which are 4 inches or greater in caliper of the following species: **+22**

Table 1. Protected Native Plant Preservation Standards +22

TREES:	
Botanical Name	**Common Name**
Acacia constricta	Whitethorn Acacia
Acacia greggii	Catclaw Acacia
Berberis haematocarpa	Red Barbery
Canotia holocantha	Crucifixion Thorn
Celtis pallida	Hackberry
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothill Palo Verde
Chilopsis lineraris	Desert Willow
Juniperus species	Juniper
Olneya tesota	Ironwood
Populus fremontii	Cottonwood
Prosopis species	Mesquite
Quercus species	Scrib Oak
Rhus ovata	Sugar Sumac
Vauquelinea Californica	Arizona Rosewood
CACTI:	
Botanical Name	**Common Name**
Carnegiea gigantea	Saguaro
Ferocactus species	Barrel
Fouquieria splendens	Ocotillo
Penicereus greggii	Night-Blooming Cereus

2. **Grading/Drainage. +22**

(2.2) Surface, site drainage and retention shall be designed to avoid hard lined channels. (R) **+22**

(2.3) Surface, site drainage and retention shall be integrated with the overall landscape design. (R*) **+22**

(2.5) Required landscape setbacks adjacent to perimeter streets may utilize the required setback for retention provided: **+22**

- A maximum 50% of the required landscape setback is devoted to retention. **+22**
- The maximum depth of retention within 20 feet of right-of-way is 24 inches. **+22**
- Side slopes are a maximum 4:1 (R) **+22**

3. **Landscape Architecture. +22**

(3.1) **Plant Materials. +22**

3.1.1. Development shall minimize the removal of existing,

non-native healthy plants (trees 4-inch caliper in diameter or greater) and cacti (6 feet high or greater). If removal is necessary, mature trees shall be salvaged and utilized on site. (R) **+22**

3.1.3. Low water use plants that reflect and enhance the image of the Sonoran Desert shall be used. (R) **+22**

3.1.5. Any proposed landscape treatment shall be compatible with and relate to any established distinctive character in the surrounding context area. (R*) **+22**

3.1.9. Coordinate site utility elements such as overhead power lines, transformers, meter boxes, backflow preventers, and fire protection devices, with landscape design to effectively diminish the impact of such elements on the site character. (R*) **+22**

3.1.10. Trees shall be located adjacent to public and private walkways, and multi-use trails and paths, to provide a minimum of 50% shade and a minimum canopy clearance of 6 feet 8 inches. (R) **+22**

3.1.11. Pedestrian safety and comfort shall be considered when selecting trees and plant material. (R*) **+22**

3.1.13. No more than 50% of the landscaped area at maturity or 10% of the net lot area, whichever is less, shall be planted in turf or high-water use plants. Functional turf areas such as in parks, schools, multiple-family and single-family common areas, individual single-family lot, and golf courses are exempt. (R) **+22**

3.1.14. A minimum 50% of the landscaped area at maturity (excluding hardscape areas) shall be treated with living vegetation including groundcover, shrubs and trees, as well as inorganic material and an automatic irrigation system. (R) **+22**

3.1.15. If allowed by specific provisions of the Zoning Ordinance, the placement of recycling containers in a required landscape setback or required landscaped island shall not result in the elimination of any required trees. (R) **+22**

(3.2) **Maintenance of Landscape Areas. +22**

3.2.1. Native Sonoran Desert vegetation shall not be pruned or removed from areas identified on approved plans as permanent undisturbed open space unless demonstrated to the City that a health, safety or welfare issue exists. This includes removal of dead trees or cacti. (R) **+22**

3.2.3. A permanent automatic irrigation system shall be installed to water all trees, cacti, and plants installed in accordance with the approved landscape plans or other development review documents to minimize maintenance and water consumption, and to maximize plant health, survivability, and viability, unless otherwise approved by the Planning and Development Department. (R) **+22**

(3.4) **Art/Water Elements. +22**

3.4.1. Water features, including fountains, shall be sited to allow significant environmental enhancement primarily to on-site and incidentally to off-site users and to minimize water consumption. (R*) **+22**

3.4.2. If there is public art, it shall be integrated into the overall design of a project. (R*) **+22**

4. **Open Space/Amenities. +22**

(4.1) Improved open spaces, plazas and courtyards shall be shaded a minimum 50% and functional in terms of area, dimensions, location and amenities to promote safe human interaction. (R*) **+22**

(4.2) Usable public space shall incorporate a minimum of 50% shading through the use of trees or structures that provide shading, or a combination of the two unless otherwise prohibited by sight visibility triangles or other technical constraints. (R) **+22**

6. **Parking/Circulation. +22**

(6.1) **Surface Parking Design. +22**

6.1.3. Parking areas shall be buffered from adjacent residential properties and screened from streets so that cars are not visible below the average height of the headlights. (R) **+22**

6.1.7. Surface parking design shall utilize shared access drives with adjacent, similarly zoned properties. (R) **+22**

6.1.9. Excessive asphalt/hardscape not needed for adequate vehicular maneuvering or parking, staging or material storage shall be minimized. (R*) **+22**

(6.2) **Parking Structure Design. +22**

6.2.3. The parking structure exterior shall be finished with architectural embellishments and detailing that will create visual interest for adjoining properties. (R*) **+22**

6.2.4. Lighting within the parking structure shall provide safety and security and be integrated into the architectural character both in terms of illumination and fixtures. (R*) **+22**

6.2.10. There shall be a convenient, clear, safe and efficient internal circulation system within the parking structure for both vehicular and pedestrian traffic including appropriate signage and placement of pedestrian circulation cores (elevators and stairs). (R*) **+22**

(6.3) **Access/Circulation. +22**

6.3.2. The site plan shall clearly express the separation between pedestrian and vehicular traffic. (R*) **+22**

7. **Walls/Fencing. +22**

(7.1) Walls adjacent to arterial and collector streets shall have a finished appearance. Untextured, unfinished block and reinforced, mortar-free concrete walls shall be avoided. (R*) **+22**

(7.2) Wall lengths exceeding 50 feet adjacent to arterial and collector streets shall be articulated or contain substantial landscaping to break the continuous wall surface and create varying shading patterns. (R*) **+22**

8. **Site Lighting. +22**

(8.1) All on-site lighting shall be shielded to prevent direct visibility of the light source from adjacent property. (R) **+22**

(8.2) Lighting shall be shielded with cut-off fixtures and deflectors to direct light downward and limit on-site lighting levels to a maximum of 1-foot candle at the property line. (R) **+22**

(8.5) Service areas and other screened areas shall have proper security lighting. (R*) **+22**

(8.6) Lighting fixtures and illumination shall be of similar design and character as the project's building components. (R*) **+22**

(8.7) Site lighting shall be provided to ensure personal safety at building entrance/exits, and in public assembly and parking areas. (R*) **+22**

(8.8) Recommended lighting levels and uniformity ratios established by the Illumination Engineering Society of North America (IESNA), as may be modified by the City of Phoenix, shall be incorporated in lighting design for on-site non-residential and multifamily development. (R*) **+22**

B. **Building Design/Construction. +22**

1. **Placement/Orientation. +22**

(1.2) The proposed building orientation shall respect the orientation of surrounding buildings and surrounding streets by maintaining continuity of pedestrian routes and promoting opportunities for pedestrian interaction at the street level. (R*) **+22**

(1.4) The proposed building orientation shall respect climatic conditions by minimizing heat gain and considering the impact of shade on adjacent land uses and areas. (R*) **+22**

(1.5) Natural surveillance shall be maximized in project design to encourage easy observation of people and property near entryways, pathways, public spaces and parking lots. (R*) **+22**

(1.6) Projects or portions of projects in public view (adjacent to streets and residential areas) shall demonstrate a greater level of design sensitivity and detail to visual image than other development. (R*) **+22**

2. **Height, Bulk, and Area. +22**

(2.2) Parapet walls shall not extend beyond the building height more

than 5 feet for a building that is 20 feet or less in height or 7 feet for a building above 20 feet in height unless greater height is needed to screen mechanical equipment. (R*) **+22**

3. **Architecture. +22**

(3.1) Architecture and applied treatments that express corporate identity shall be tempered to provide unique structures that complement and blend with their immediate context. (R*) **+22**

(3.2) Parking shade and canopy structures shall be complementary to the architecture of the primary buildings and have minimal visual impact to the public streetscape and adjacent residential areas. (R*) **+22**

4. **Articulation. +22**

(4.1) Building facades visible from public streets and adjacent to residential property that exceed 100 feet shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies. (R*) **+22**

(4.2) The building facade shall be designed to provide a sense of human scale at ground level by providing a clear architectural distinction between ground floor levels and all additional levels. (R*) **+22**

(4.3) Building entrances shall be identifiable and directly accessible from a public sidewalk. (R*) **+22**

5. **Colors/Materials. +22**

(5.1) All sides of a structure shall exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability. Examples include materials such as brick, stone, colored textured concrete or stucco. Roof materials may include treated metal, concrete, and clay tiles, decorative wood, or similar materials. (R*) **+22**

(5.2) Multiple buildings on the same site shall borrow and incorporate (not duplicate) architectural styles, materials, forms, features, colors and compatible elements from the same site. These shall include: continuation of distinctive rooflines, covered walkway alignments, consistent detailing of finish, accent features on all visible sides of structures, compatible shapes, material, wall and landscaping treatment. (R*) **+22**

(5.3) The extensive use of the following architectural treatments and details are strongly discouraged and shall be limited in their proposed application:**+22**

- Colored plastic or fiberglass **+22**

- Shiny metal details or reflective materials **+22**
- Untextured concrete, unfinished block, steel panels, or asphalt shingles as a predominant exterior material. (R*) **+22**

(5.4) Corporate colors, associated graphics, and highly contrasting bands of vibrant colors on buildings and on accessory structures

(excluding signage) shall be used as an accent feature with restraint as a minor element of the building's exterior. (R*) **+22**

(5.5) Pre-engineered metal buildings visible from public streets or residential areas shall have at least 30% of exterior elevations composed of alternative building materials such as glass, brick, masonry, stone and stucco. (R*) **+22**

6. **Public Amenities/Environmental Protection. +22**

(6.1) Public and private pedestrian walkways and gathering areas shall be shaded (minimum 50% at maturity) for the health, safety, and welfare of pedestrians and to encourage use. (R) **+22**

(6.2) Overhangs and canopies shall be integrated in the building design along all pedestrian thoroughfares. For planned commercial shopping centers with exterior pedestrian circulation, continuous shade protected walkways shall be provided. (R*) **+22**

(6.3) There shall be convenient accessible pedestrian walkways between bus stop/shelter and the building entry and/or activity area(s). (R*) **+22**

7. **Screening. +22**

(7.1) Service areas shall be located away from public view. (R*) **+22**

(7.3) All screening shall be architecturally compatible with the primary structure. (R*) **+22**

(7.5) All new or relocated electric lines 12 kv and smaller, communications and cable television and all on premise wiring shall be placed underground in all developments where visible from streets or adjoining properties. (R*) **+22**

V. Additional Design Guidelines for Development Parcel 3.CP/BP.1: +22

The following are additional design guidelines applicable to all development within Development Parcel 3.CP/BP.1, using the same implementation standards per Section 507.C of the Phoenix Zoning Ordinance:**+22**

1. A maximum of 60% of exterior building facades shall be finished with stucco material. (R*) **+22**

2. Lighting shall be provided adjacent to all public and private sidewalks, shared-use paths, and pedestrian walkways per Section 1304.H.5 of the Phoenix Zoning Ordinance. (R*) **+22**

3. Lighting should be provided adjacent to all multi-use trails per Section 1304.H.5 of the Phoenix Zoning Ordinance. (P) **+22**

4. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments, that visually contrasts parking and drive aisle surfaces. (R*) +**22**

5. Primary entry/exit drives shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material. (R*) **+22**

6. Primary entry/exit drives shall incorporate enhanced landscaping on both sides within minimum 250-square-foot landscape areas and shall incorporate a minimum 5-foot-wide landscape median, planted with a variety of at least three plant materials, and minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings with the landscape median. (R) **+22**

7. Traffic calming measures shall be provided at all site entries and exits to slow down vehicular speeds as they approach sidewalks. (R*) **+22**

8. Interior walls and privacy fencing shall use materials and colors that blend with the natural desert environment. (R*) +**22**

9. If provided, a combination of view walls/fencing and partial view walls/fencing shall be incorporated along property lines adjacent to dedicated public or private open space areas, natural and/or improved drainageways or recreational areas. (R*) **+22**

10. Drainage channels shall be designed to look natural in the desert setting through color, texture, landscaping, or other means. (R*) **+22**

11. Enhanced pedestrian connections shall be designed and constructed at all public street crossing locations to interconnect the pedestrian trails throughout the entirety of the site. (R*) **+22**

12. Waste stations should include a compost receptacle whenever possible, with informational signs indicating what type of waste should go in which receptacle. (C) +**22**

3.CP/BP.2 – Development Parcel 3.CP/BP.2 +1 *19

Size: 231.45 acres **+1 *22**
Uses Permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance, as modified below. **+1 *22**

Applicable Zoning: CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance as modified below and per Section C.4.D of this chapter. This zoning was applied upon City Council approval of the 1995 major amendment to the Desert Ridge Specific Plan relating to this superblock. **+1 *22**

I. Permitted Uses and Development Standards: +1 *22

1. Commerce Park (Business Park option) uses are allowed subject to the standards described in Section C.4.D of this chapter. **+1** ***22**

   -22

2. The following is a list of modifications to certain design/development standards and the list of permitted uses included in Section 626, Commerce Park (Business Park Option), of the City of Phoenix Zoning Ordinance which shall apply exclusively to Development Parcel 3.CP/BP.2) **+1**

   a. **Additional Permitted Uses: +1 *2 *22**

      1) Hospitals **+1 *2 *22**

2) Medical facilities, including **+1 *2**

a) The provision of diagnostic services, extensive medical treatment including but not limited to surgical and other hospital services, as well as continuous nursing service, and including but not limited to general medical and surgical hospitals, specialty hospitals, medical clinics, medical laboratories, outpatient care facilities, medical schools and associated dormitories, medically related educational facilities, medical and associated accessory offices, pharmacies, and similar uses. **+1**

b) Facilities for conducting research in the natural or physical sciences, or engineering and development as an extension of investigation with the objective of creating end products on a contract or fee basis and including pilot plant operation. **+1 *2**

c) Manufacturing related to medical, pharmaceutical and biotechnical products or equipment. Manufacturing shall include the fabrication and assembly of finished products or sub-assemblies, so long as the primary use of the property is not the basic processing and compounding of raw material or food products. **+1 *2**

d) The provision of intermediate or long-term nursing and health related care to individuals, typically classified as nursing homes. **+1 *2**

e) Dwelling providing shelter and services for the elderly or for disabled persons, which may include meals, housekeeping, personal care assistance and minor medical services including intermediate, long term or extended nursing care for residents. **+1 *2**

f) Food services for the employees, visitors and patients of the medical facility. **+1 *2**

g) Non-freestanding retail uses within a medical facility/hospital building are allowed subject to the following conditions: **+1 *2**

(1) The maximum gross leasable area for any one tenant/user shall be 5,000 square feet. **+1**

(2) All retail sales occur only within the walls of the medical facility/hospital building. The entrance to a retail sales business shall be from within the walls of the medical facility/hospital building. No external signage of any kind shall be permitted so as to be visible from any public thoroughfare or adjacent property. **+1**

h) Helistops or heliports. **+1 *2**

i) Clubs, private or public, qualifying by law as a non-profit entity. **+1 *2**

j) Dependent care facilities, subject to the following conditions: **+1 *2**

(1) If the dependent care facility is a freestanding structure, it shall be subject to the conditions for freestanding retail uses as described below. **+1 *2 *22**

k) Wellness centers/clinics. **+1 *2**

l) Museums and galleries only with subject matter related to the medical profession. **+1 *2**

m) Places of worship, only in non-freestanding and integrated into a hospital or a medical facility building. **+1 *2**

n) Places of assembly, only if indoors, non-freestanding and integrated into a hospital or a medical facility building. **+1 *2**

3) Medical appliance and other medically related sales. **+1 *2**

4) Freestanding retail uses are allowed in Development Parcel 3.CP/BP.2 subject to the following conditions: **+1 *2**

a) The maximum gross leasable area for any one tenant/user (other than a restaurant) shall be 5,000 square feet. **+1 *2 *22**

b) A minimum setback of 300 feet from 56th Street, 64th Street and Mayo Boulevard. External signage must not be visible from a public thoroughfare or adjacent property. (It is intended that the freestanding retail and restaurant uses in Development Parcel 3.CP/BP.2 be used primarily by the employees, patients and visitors of the hospital and medical facilities. These freestanding retail uses are not intended to be used by persons not working or visiting within Development Parcel 3.CP/BP.2.) **+1 *2 *22**

c) The maximum aggregate gross leasable area or freestanding retail uses and freestanding restaurants/bars/cocktail lounges in Development Parcel 3.CP/BP.2 shall be 50,000 square feet. **+1 *2**

5) Accessory uses with hotels/motels: Non-freestanding retail newsstands, gift shops or other customary services, restaurants and cocktail lounges are allowed as accessory uses within hotels and motels, provided that the entrance to such uses shall be from within the exterior walls of the building only. **+1 *2**

6) Multifamily residential. **+1 *2 *22**

7) Single-family residential, detached. **+1 *2 *22**

b. **Development Standards:** The following is a list of modifications to the development standards of the Commerce Park (Business Park option) zoning district. **+1 *2 *19 *22**

1) **Maximum Building Height: *22**
The heights of buildings in Development Parcel 3.CP/BP.2 shall be governed by the table presented below. The maximum building heights are exclusive of (do not include) the mechanical facilities on top of the buildings. Consequently, the total height of the structure may exceed the heights specified below to account for these mechanical facilities and associated screening. **+1 *22**

Use	Maximum building height
Hospitals	250 feet ***19**
Clinics	250 feet ***19**
Hotels/motels	56 feet
Medical facilities, except hospitals/clinics	56 feet
Office building for non-two stories, not to exceed medical facilities	40 feet
Retail and restaurant uses	40 feet
Multifamily residential	56 feet
All other uses	40 feet

2) **Floor Area Ratio:** 0.85 overall limit for development parcel. **+1 *19**

3) **Maximum Density:** 300 multifamily dwelling units and 20 single-family dwelling units. **+1 *2 *22**

-22

3. **Relationship of Parcel 3.CP/BP.2 to Balance of Specific Plan**. The development parcel shall be treated as a separate and distinct entity within the Desert Ridge Specific Plan. Specifically, a single development entity may be designated by the owner of Parcel 3.CP/BP.2 at the owner's discretion to be responsible to the City of Phoenix for all matters related to the specific plan, including but not limited to reporting on development progress within the parcel, applying for major and minor amendments and acting in the place of the Master Developer with regard to Parcel 3.CP/BP.2. The relationship between Development Parcel 3.CP/BP.2 and the Desert Ridge Master Developer shall be governed by the CC&R's, design guidelines and other contractual documents that may be entered into by the property owner and the Master Developer. This specific plan shall continue to control land uses, design standards within Development Parcel 3.CP/BP.2 as described above in Section C.4.D of this chapter, and the permitted 25% increase or decrease in area of Development Parcel 3.CP/BP.2 as described in Chapter 4 of this specific plan. **+1 *22**

4. **Master Plans:** Master plans, per the requirements of Chapter 4 of the Desert Ridge Specific Plan and per the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, shall be submitted, and shall be updated with each phase of development, as approved by the Street Transportation

Department and Planning and Development Department. The initial master plans submitted by the master developer shall include the following: **+22**

a. Complete build-out of detached sidewalks, landscape within landscape strips, buffered bike lanes, and shared-use paths along 56th Street, Mayo Boulevard and 64th Street per Section 7 of this chapter, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan and Master Landscape Plan. **+22**

b. Complete build-out of bicycle repair stations per Section 3.CP/BP.1.II.4.d of this chapter, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan. **+22**

c. A Pedestrian and Bicycle Circulation Plan to include internal pedestrian and bicycle circulation on site that enhances pedestrian and bicyclist convenience, safety and comfort. **+22**

-22

II. Additional Development Standards for Development Parcel 3.CP/BP.2: +22

1. **Street Standards: +22**

a. **Mayo Boulevard Cross Section:** The 24-foot-wide landscape median along Mayo Boulevard may be reduced to allow for widened and buffered bike lanes, as approved by the Street Transportation Department. Landscape medians shall be planted to the Streetscape Landscape Planting Standards per Section 3.CP/BP.2.II.2 of this chapter and maintained with a watering system, as approved by the Planning and Development Department. **+22**

b. **Sidewalk Easements and Shared-Use Path Easements:** Sidewalk easements and shared-use path easements shall be dedicated where necessary to permit detached sidewalks and shared-use paths, as approved by the Planning and Development Department. **+22**

c. **Mayo Boulevard (South Side):** A minimum 8-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed along the south side of Mayo Boulevard, except where there are existing sidewalks, planted to the Streetscape Landscape Planting Standards per Section 3.CP/BP.2.II.2 of this chapter and maintained with a watering system, as approved by the Planning and Development Department. **+22**

d. **56th Street (South of Mayo Boulevard):** The existing landscape strip on the east side of 56th Street adjacent to the detached sidewalk shall be replenished and planted to the Streetscape Landscape Planting Standards per Section 3.CP/BP.2.II.2 of this chapter and maintained with a watering system, as approved by the Planning and Development Department. **+22**

e. **Multi-Use Trail Connecting to Reach 11:** A 10-foot-wide multi-use trail easement (MUTE) shall be dedicated within the eastern edge of Development Parcel 3.CP/BP.2, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement to connect south to Reach 11 trails in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department. **+22**

f. **Landscape Strip Reduction or Elimination:** In areas where drainage culverts, right turn lanes and bus bays occur and limit available right-of-way, the required landscape strips of this section may be reduced or eliminated by the Street Transportation Department to ensure sidewalks and shared use pathways may be provided in such areas without significant offset. **+22**

2. **Streetscape Landscape Planting Standards: +22**

   a. **Trees for 10-Foot-Wide or Wider Landscape Strips:** Minimum 3-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings. **+22**

   b. **Trees for 5-Foot-Wide, Less Than 10-Foot-Wide, Landscape Strips:** Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings. **+22**

   c. **Live Coverage:** Drought-tolerant shrubs, accents and vegetative groundcovers with a maximum mature height of 36 inches to achieve a minimum of 75% live coverage at maturity. **+22**

   d. **Utility Conflicts:** Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment. **+22**

3. **Vehicular Parking:** Off-street parking and loading requirements may be modified by the Planning and Development Department when supported by an appropriately documented study. **+22**

   a. **EV Installed Spaces:** A minimum of 2.5% of the required parking spaces, to be located within parking structures, shall be Electric Vehicle (EV) Installed spaces, defined as a parking space that includes access to an EV charger, as approved by the Planning and Development Department.**+22**

   b. **EV Capable Spaces:** A minimum of 2.5% of the required parking spaces, to be located within parking structures, shall be EV Capable spaces, defined as a parking space that includes access to electrical wiring to allow for a future junction box and appropriate voltage for an outlet capable of charging a vehicle, as approved by the Planning and Development Department. **+22**

4. **Bicycle Infrastructure: +22**

   a. **Buffered and Widened Bike Lanes:** Existing bike lanes should be widened and shall be buffered on both sides of Mayo Boulevard, as approved by the Street Transportation Department and the Planning and Development Department. **+22**

   b. **On-Site Bicycle Circulation:** Bike lanes, bike boulevards, or other design standards to maximize bicyclist visibility, safety and bicyclist circulation on site throughout the development parcel shall be provided and installed per the recommendations in the Bicycle & Pedestrian Design Guidance Element, Chapter 3 (Bicycle Toolbox), of the Active Transportation Plan, as approved or modified by the Planning and Development Department. **+22**

   c. **Bicycle Parking:** Bicycle parking shall be provided per the requirements

of Section 1307.H.6 of the Phoenix Zoning Ordinance, in addition to the following. Non-secured bicycle parking shall be provided through Inverted U and artistic racks located near all building entrances, or as otherwise specified below, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. **+22**

1) Multifamily residential shall provide secured bicycle parking spaces at a minimum rate of 0.25 spaces per dwelling unit and guest bicycle parking spaces at a minimum rate of 0.05 spaces per dwelling unit. **+22**

2) Single-family residential uses shall provide bicycle parking located in common open space areas at a minimum rate of 0.05 spaces per dwelling unit. **+22**

d. **Bicycle Repair Stations:** Bicycle repair stations ("fix it stations") shall be provided, maintained and evenly distributed throughout the development parcel and shall be located adjacent to sidewalks, walkways, shared-use paths and multi-use trails, spaced a minimum of a quarter mile apart. The bicycle repair stations ("fix it stations") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to: **+22**

1) Standard repair tools affixed to the station. **+22**

2) A tire gauge and pump affixed to the base of the station or the ground. **+22**

3) A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike. **+22**

e. **Electric Bicycle Charging:** A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles, or standard electrical outlets for secured bicycle parking, for electric bicycle charging capabilities. **+22**

5. **Signage:** This Development Parcel is exempted from the Desert Ridge Comprehensive Sign Plan if a separate Comprehensive Sign Plan for the Development Parcel is approved. **+22**

6. **Additional Stipulations for Development:** +**22**

a. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.**+22**

b. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AO, on Panel 1315 L of the Flood Insurance Rate Maps (FIRM) dated January 4, 2021. The following requirements shall apply, as approved by the Planning and Development Department: **+22**

1) The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not

limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code. **+22**

2) A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of Floodplain requirements. **+22**

3) The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on construction plans to Floodplain Management for approval prior to issuance of Grading and Drainage permits. **+22**

4) The developer shall provide an Elevation Certificate (FEMA Form 086-0- 33) based on buildings under construction and a minimum 95% compaction test results for the building pads to Floodplain Management for approval prior to issuance of building permits. **+22**

5) The developer shall provide Elevation Certificate (FEMA Form 086-0-33) based on finished construction to Floodplain Management for approval prior to issuance of a Certificate of Occupancy. **+22**

c. The property owner shall record documents that disclose the existence and operational characteristics of the Scottsdale Municipal Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney. **+22**

d. The developer shall provide a No Hazard Determination for the proposed development that exceeds 70 feet in height from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department. **+22**

e. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval. **+22**

f. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations. **+22**

g. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials. **+22**

h. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record. **+22**

3.CP/BP.3 – Development Parcel 3.CP/BP.3 +22

Size: 23.88 acres **+22**
Uses Permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance, as modified below. **+22**

Applicable Zoning: CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance as modified below and per Section C.4.D of this chapter. This zoning was applied upon City Council approval of the 1995 Major Amendment to the Desert Ridge Specific Plan relating to this superblock. **+22**

Special Conditions and Requirements: +22

1. Commerce Park uses are allowed subject to the standards described in Section C.4.D of this chapter.

2. **Additional Permitted Uses/Development Conditions:** The following is a list of modifications to the permitted uses included in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance which shall apply exclusively to Development Parcel 3.CP/BP.3: **+22**

    a. Manufacturing related to medical, pharmaceutical and biotechnical products or equipment. Manufacturing shall include the fabrication and assembly of finished products or sub-assemblies, so long as the primary use of the property is not the basic processing and compounding of raw materials or food products. **+22**

    b. Multifamily residential. **+22**

    c. Retail uses. The maximum gross leasable area for any one tenant/user shall be 5,000 square feet. The maximum aggregate gross leasable area of retail uses shall be 50,000 square feet. **+22**

3. **Building Setbacks: +22**

    a. **Adjacent to 56th Street, 64th Street and Mayo Boulevard:** Minimum 100 feet, average of 125 feet. **+22**

    b. **All Other Streets:** Minimum 50 feet. **+22**

    c. **All Other Lot Lines:** Minimum 30 feet. **+22**

4. **Floor Area Ratio:** 0.20 overall limit for development parcel; individual developments may be up to 0.25. **+22**

5. **Density:** Minimum 17.0 dwelling units per gross acre. **+22**

SUPERBLOCK 4

Superblock 4 is a large area containing a resort hotel surrounded by a variety of housing types and 36 holes of golf.

This area will probably contain a significant portion of the "higher end" residential opportunities within Desert Ridge. The size of individual development parcels may vary by 30% (25% for R1-6 and more dense zoning categories without a minor plan amendment). However, the location and design of the golf courses will establish the appropriate sizes of the development parcels during the earliest phases of development. ***2**

Size: 1,013 acres ***2**
Maximum Number of Dwelling Units: 5,328 ***2**
Overall Superblock Maximum Density: 5.19 du/ac (including golf courses) ***2**

4.GC – Development Parcel 4.GC

Size: 346 acres ***2**
Uses Permitted: Golf courses, golf maintenance and accessory uses
Potential Zoning to be Applied: Special use permit. This zoning to be applied at the time of Specific Plan approval in Phase 1 Planning.

Recommendations:

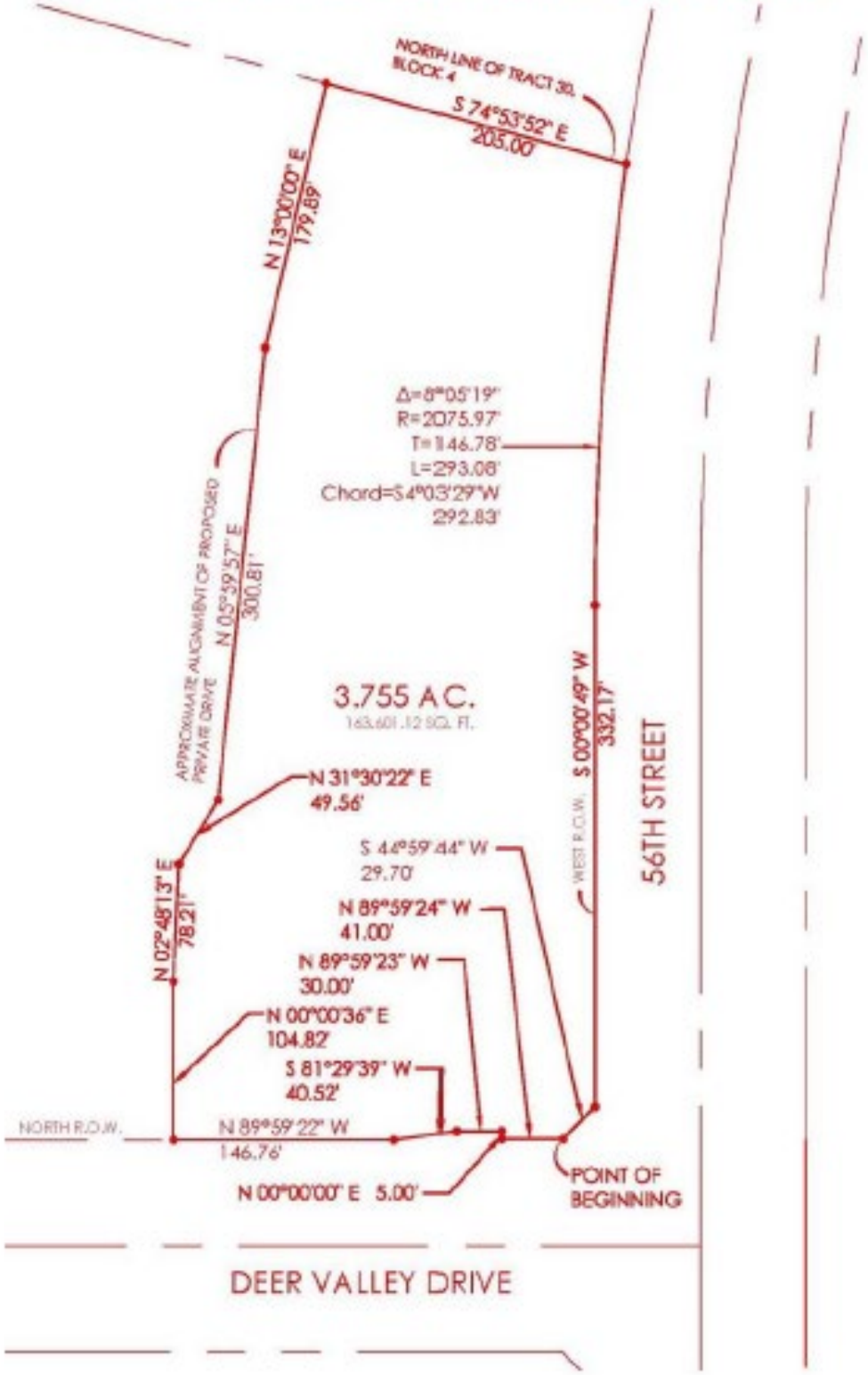
- The resort golf course pro shop/club house and parking areas must be planned and integrally linked to the resort/hotel. A separate pro shop/club house and other golf-related facilities, including a restaurant and/or food/beverage service, may be allowed for the residential golf course. **+2**
- Entrances shall be from Tatum Boulevard and Deer Valley Drive. Exact locations will be determined during superblock planning. ***2**
- At a minimum, 20 of the 36 holes of golf will be desert style target holes. All golf holes from Pinnacle Peak Road to one-half mile south shall be target holes.

4.H – Development Parcel 4.H *6

Size: 91 acres
Uses Permitted:

- Residential
- Churches
- Project Information Center (See Definitions in Appendices)
- Time Share Units **+6**
- Assisted Living Center (1) (2) **+20**
  - (1) Define by Section 202 of the Phoenix Zoning Ordinance. **+20**
  - (2) This use is permitted only within the geographic area defined by the assisted living center graphic reference exhibit provided below. **+20**

ASSISTED LIVING CENTER
GEOGRAPHIC REFERENCE EXHIBIT



Density Range: 15-25 du/ac for the entire parcel; a maximum of 32 du/ac for individual developments.
Maximum Number of Units: 2,275; 2,957 if acreage increase 30% ***2**
Minimum Number of Units: 910; 637 if acreage decreases 30% ***2**
Building Height Limits: 4 stories or 48 feet.
Potential Zoning to be Applied: R-3, R-3A, R-4
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City of Phoenix Regulations):

- Residential units may be single-family attached or multifamily. ***2**
- Section C.4.B, Chapter 6 of Desert Ridge Specific Plan, applies.
- If time share units are developed within this development parcel, maid services and catering may be provided to individual units. No commercial services or public assembly areas open to the public may be provided. **+6**
- Time share uses are permitted only within R-3, R-3A, R-4 or Resort zoning districts. **+6**
- Time share units' primary access shall be only from local or collector streets providing access to the resort, or Deer Valley Drive. Primary access shall not be provided from Tatum Boulevard or 56th Street. **+6**
- No advertising, major location, or major identification signage for time share projects shall be permitted on Tatum Boulevard or 56th Street. Minor identification signs in conjunction with minor access driveways are permitted. **+6**
- The architecture and site plan of time share projects shall be designed to be integrated into the architecture and site plan of other resort uses, including the resort golf course and hotel, on site resort commercial uses, and resort retail uses to be located in the Desert Ridge Core located south of Deer Valley Drive. Such design shall include (but not limited to) common architectural themes, common signage, integrated pedestrian access, common landscaping themes, and integrated transportation circulation. **+6**
- The character of architecture and site plans for time share projects bordering Tatum Boulevard and 56th Street should be residential in character. **+6**
- Time share units are only permitted in this parcel adjacent to both sides of the street linking the resort to the core, up to a depth of 600 feet on either side of the street (approximately 600 feet east and 600 feet west of the future 52nd Street between Deer Valley Drive and the resort golf course). Such time share units will appear and function as an adjunct to the resort use. **+6**

4.L – Development Parcel 4.L

Size: 403 acres (comprised of 4 development areas separated by the golf courses) ***2 *15**
Uses Permitted:

- Single-family residential only

Density Range: 2-5 du/ac for development areas; golf course acreage not included in this number
Maximum Number of Units: 1,803; 2,344 if acreage increases 30% ***2 *15**
Potential Zoning to be Applied: RE-43, RE-35, R1-18, R1-10, R1-8, R1-6
Minimum Lot Size: Zoning controls, except, as specified below.

Special Requirements (Modifying City of Phoenix Regulations): -2

- Section C.4.B, Chapter 6 of Desert Ridge Specific Plan, applies.

Recommendations:

- Specific additional design guidelines in the Desert Ridge Design Guidelines apply to golf course-oriented housing. These govern backyard fence treatment, rear

landscape and rear elevation appearance. **-2**

4.M.1 – Development Parcel 4.M.1 *15

Size: 39 acres
Uses Permitted:

- Single-family residential
- Multifamily residential
- Project Information Center (See Definitions in Appendices)
- Time Share Units **+6**

Density Range: 5-10 du/ac for the entire parcel; a maximum of 25 du/ac for any individual developments ***1 *2**
Maximum Number of Units: 390; 507 if acreage increases 30% ***1 *2**
Potential Zoning to be Applied: R1-8, R1-6, R-2, R-3, R-3A ***1**
Building Height Limit: 3 stories or 40 feet
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City of Phoenix Regulations):

- Developments with buildings in excess of 30 feet in height must be zoned R-2, R-3 or R-3A and must use the PRD development option as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance.
- Developments zoned R-3 or R-3A must use the PRD development option ***1**
- Section C.4.B, Chapter 6 Desert Ridge Specific Plan, applies.
- If time share units are developed within this development parcel, maid services and catering may be provided to individual units. No commercial services or public assembly areas open to the public may be provided. **+6**
- Time share uses are permitted only within R-3, R-3A, R-4 or Resort zoning districts. **+6**
- Time share units' primary access shall be only from local or collector streets providing access to the resort, or Deer Valley Drive. Primary access shall not be provided from Tatum Boulevard or 56th Street. **+6**
- No advertising, major location, or major identification signage for time share projects shall be permitted on Tatum Boulevard or 56th Street. Minor identification signs in conjunction with minor access driveways are permitted. **+6**
- The architecture and site plan of time share projects shall be designed to be integrated into the architecture and site plan of other resort uses, including the resort golf course and hotel, on site resort commercial uses, and resort retail uses to be located in the Desert Ridge Core located south of Deer Valley Drive. Such design shall include (but not limited to) common architectural themes, common signage, integrated pedestrian access, common landscaping themes, and integrated transportation circulation. **+6**
- The character of architecture and site plans for time share projects bordering Tatum Boulevard and 56th Street should be residential in character. **+6**

4.M.2 – Development Parcel 4.M.2 +15

Size: 20 acres **+15**
Uses Permitted:

- Single-family residential **+15**
- Multifamily residential **+15**
- Project Information Center (See Definitions in Appendices) **+15**

Density Range: 5-10 du/ac for the entire parcel **+15**
Maximum Number of Units: 200; 260 if acreage increases 30% **+15**
Potential Zoning to be Applied: R1-8, R1-6, R-2 **+15**
Building Height Limit: 2 stories or 30 feet **+15**
Minimum Lot Size: Zoning controls **+15**

Special Requirements (Modifying City of Phoenix Regulations): +15

- Section C.4.B, Chapter 6 Desert Ridge Specific Plan, applies. **+15**

Recommendations:

- Because of the density range permitted in this development parcel, special attention must be given to the transition with adjacent developments. **+15**
- Units may be single-family attached, single-family detached or multifamily. **+15**
- Clustering encouraged to preserve vegetation and crate view corridors. **+15**

4.M/H – Development Parcel 4.M/H +2 *6

Size: 48 acres
Uses Permitted:

- Single-family Residential
- Multifamily Residential
- Project Information Center (See definitions in appendices)
- Time Share Units **+6**

Density Range: 10+ du/ac for the entire parcel; a maximum of 25 du/ac for any individual developments
Maximum Number of Units: 720; 936 if acreage increases 30%
Potential Zoning to Be Applied: R-2, R-3, R-3A
Building Height Limit: 3 stories or 40 feet
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City of Phoenix Regulations):

- Developments with buildings in excess of 30 feet in height must be zoned R-2, R-3 or R-3A and must use the PRD Development Option as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance.
- Section C.4.B, Chapter 6, Desert Ridge Specific Plan, applies.
- Developments zoned R-3 or R-3A must use the PRD Development Option.
- If time share units are developed within this development parcel, maid services and catering may be provided to individual units. No commercial services or public assembly areas open to the public may be provided. **+6**
- Time share uses are permitted only within R-3, R-3A, R-4 or Resort zoning districts. **+6**
- Time share units' primary access shall be only from local or collector streets providing access to the resort, or Deer Valley Drive. Primary access shall not be provided from Tatum Boulevard or 56th Street. **+6**
- No advertising, major location, or major identification signage for time share projects shall be permitted on Tatum Boulevard or 56th Street. Minor identification signs in conjunction with minor access driveways are permitted. **+6**
- The architecture and site plan of time share projects shall be designed to be integrated into the architecture and site plan of other resort uses, including the resort golf course and hotel, on site resort commercial uses, and resort retail uses to be located in the Desert Ridge Core located south of Deer Valley Drive. Such design shall include (but not limited to) common architectural themes, common signage, integrated pedestrian access, common landscaping themes, and integrated transportation circulation. **+6**
- The character of architecture and site plans for time share projects bordering Tatum Boulevard and 56th Street should be residential in character. **+6**

4.R/H – Development Parcel 4.R/H

Size: 54 acres
Uses Permitted:

- Resort Hotel
- Resort Related Retail
- Restaurants
- Golf Facilities, including pro shop
- Tennis Facilities (illuminated)
- Health Club, Spa
- Parking Garage, Carpooling for guests
- Meeting Facilities/Convention Facilities **+2**
- Resort Maintenance and Laundry Facilities

Density Range: Not to exceed 950 hotel, casita and time-share units subject to the results of a traffic study concluding that level of service will be level D or better ***3, *4**

Zoning to be Applied: RH, this zoning to be applied at the time of Specific Plan approval in Phase 1 planning.

Building Height Limit: 50 feet with 6 additional feet (up to 56 feet) permitted for parapets, and 10 additional feet (up to 60 feet) permitted for architectural embellishments on the main entrance building of the resort. ***3, *4**

Special Requirements (Modifying City of Phoenix Regulations):

- Automobile washing/detailing may be provided for resort guests only.
- The inter-relationship between the commercial core of Desert Ridge and the resort site is of paramount importance. It is the intent of this plan that the pedestrian and vehicular link between the resort and the core which follows the 52nd Street alignment should have consistent and uniform landscape treatment throughout its length that makes the street look and feel like a part of the resort site. There should be major entry monumentation to the resort at Deer Valley Drive and 52nd Street. While the specific plan provides for a second entrance to the resort off Tatum Boulevard, the 52nd Street access to the resort shall be the central promenade linking the resort to the community. Signage within the resort should clearly mark and indicate that a shopping and core area is located only a quarter of a mile along a well-defined and generous pedestrian paths lining 52nd Street. A sub-grade pedestrian crossing is planned under deer valley drive near 52nd Street alignment allowing more convenient pedestrian access directly into the core. **+3**

4.S – Development Parcel 4.S

Size: 12 acres (13 acres if convenience commercial equals 3 acres)
Uses Permitted:

- Elementary School
- Neighborhood Convenience commercial (may not exceed 3 net acres)

Potential Zoning to be Applied: R1-10 for elementary school; C-1 for neighborhood commercial.

Special Requirements (Modifying City of Phoenix Regulations):

- Section C.3.B.2, Chapter 6 of Desert Ridge Specific Plan, applies.
- This convenience commercial use must be located at least 300 feet from all arterial streets. No direct access to arterial streets will be allowed.

Recommendations:

- If located contiguous to Pinnacle Peak Road, the elementary school should be buffered through the use of combinations of walls and landscaping. Direct access to Pinnacle Peak Road is discouraged. ***2**

SUPERBLOCK 5

Superblock 5 is the Desert Ridge Village Center and serves as the entire planned community's commercial employment center. Its development regulations are discussed in Section D. below.

SUPERBLOCK 6 +1

Superblock 6 is located south of the Pima Freeway, between Tatum Boulevard and 56th Street, and is an area designated for commerce park-related economic development efforts. The uses, zoning, and development standards included in this amendment are specifically intended to address these uses. **+1**

Size: 524 acres +**18**

6.CP/BP.1 – Development Parcel 6.CP/BP.1 +1

Size: 429 acres **+1 *18**
Uses Permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance, as modified below. **+1**

Zoning to be Applied: CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance, as modified below and per Section C.4.D of this chapter. This zoning is to be applied upon City Council approval of the 1995 Major Amendment to The Desert Ridge Specific Plan relating to this superblock. **+1**

Special Conditions And Requirements: +1

1. Commerce Park uses are allowed subject to the standards described in Section C.4.D of this chapter. **+1**

2. The following is a list of modifications to the permitted uses included in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance which shall apply exclusively to Development Parcel 6.CP.1:**+1 *2**

    a. **Additional Permitted Uses/Development Conditions: +1**

        1) Manufacturing or assembly of finished products or sub-assemblies so long as the primary use of the property is not the basic processing and compounding of raw materials or food products. This includes but is not limited to light manufacturing and/or research facilities of high technology products, where the raw material is maintained entirely within enclosed structures. The facilities' operation must present a clean appearance and clean exterior grounds. **+1**

            The maximum building heights of manufacturing uses shall be 60 feet. However, any portions of manufacturing buildings over 40 shall be setback from the minimum building setback line (as described in Section C.4.D) an additional 3 feet for every 1 foot of additional height over 40 feet. **+1**

        2) Public, private or partnership of public and private recreational facilities. **+5**

            a) Type of facilities considered recreational include but are not limited to: **+5**

                i) Miniature Golf **+5**
                ii) Golf Driving Range **+5**

iii) Ice Rink **+5**

b) Type of facilities not considered recreational include: **+5**

i) Football Stadium **+5**
ii) Baseball Stadium **+5**
iii) Amusement Park **+5**
iv) Open Air Amphitheater **+5**
v) Water Park **+5**

c) Recreational facilities must conform to the Superblock Height Requirements. **+5**

d) In addition to provisions of the Dark Sky Ordinance, lighting for recreational uses shall be designed and operated so that light sources will not be directly visible from any residential use and light levels shall not exceed 1 foot candle power at the property line of each recreational use. **+5**

e) The average nighttime noise level for recreational uses measured at the property line of such use shall not exceed 45 decibels or a weighted 1-hour average sound level. **+5**

f) Recreational uses require a special permit. **+5**

3. **Building Setbacks:** Buildings must be setback 100 feet from Tatum Boulevard, 56th Street and Mayo Boulevard. Buildings must be setback 50 feet from all other streets and the Pima Freeway. Buildings must be setback 30 feet from all other lot lines. Reach 11 setbacks are governed by Section C.4.D, Design Standards 2.a, of this chapter. **+1 *2**

4. **Floor Area Ratio:** 0.20 overall limit for development parcel; individual developments may be up to 0.25. **+1**

6.CP/BP.2 – Development Parcel 6.CP/BP.2 +18

Size: 95 acres **+18**
Uses Permitted: Permitted uses shall be as indicated in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance, as modified below. **+18**

Zoning to be Applied: CP/BP as per Section 626 of the City of Phoenix Zoning Ordinance, as modified below and per Section C.4.D of this chapter. This zoning is to be applied upon City Council approval of the 1995 Major Amendment to the Desert Ridge Specific Plan relating to this superblock. **+18**

Special Conditions And Requirements: +18

1. Commerce Park uses are allowed subject to the standards described in Section C.4.D of this chapter. **+18**

2. The following is a list of modifications to the permitted uses included in Section 626, Commerce Park District (Business Park Option), of the City of Phoenix Zoning Ordinance which shall apply exclusively to Development Parcel 6.CP.2: **+18**

a. **Additional Permitted Uses/Development Conditions: +18**

1) Manufacturing or assembly of finished products or sub-assemblies so long as the primary use of the property is not the basic processing and compounding of raw materials or food products. This includes but is not limited to light manufacturing and/or research facilities of high technology products, where the raw material is maintained entirely within enclosed structures. The facilities' operation must present a clean appearance and clean exterior grounds. **+18**

The maximum building heights of manufacturing uses shall be 60 feet. However, any portions of manufacturing buildings over 40 shall be setback from the minimum building setback line (as described in Section C.4.D) an additional 3 feet for every 1 foot of additional height over 40 feet. **+18**

2) Public, private or partnership of public and private recreational facilities. **+18**

a) Type of facilities considered recreational include but are not limited to: **+18**

i) Miniature Golf **+18**
ii) Golf Driving Range **+18**
iii) Ice Rink **+18**

b) Type of facilities not considered recreational include: **+18**

i) Football Stadium **+18**
ii) Baseball Stadium **+18**
iii) Amusement Park **+18**
iv) Open Air Amphitheater **+18**
v) Water Park **+18**

c) Recreational facilities must conform to the superblock height requirements. **+18**

d) In additional to provisions of the dark sky ordinance, lighting for recreational uses shall be designed and operated so that light sources will not be directly visible from any residential use and light levels shall not exceed 1 foot candle power at the property line of each recreational use. **+18**

e) The average nighttime noise level for recreational uses measured at the property line of such use shall not exceed 45 decibels or a weighted 1-hour average sound level. **+18**

f) Recreational uses require a special permit. **+18**

3. **Building Setbacks:** Buildings must be setback 100 feet from Mayo Boulevard and 56th Street. Buildings must be setback 30 feet from parcels west of parcel 6.CP/BP.2. Reach 11 setbacks are governed by Section C.4.D, Design Standards 2.a, of this chapter. **+18**

4. **Floor Area Ratio:** 0.35 overall limit for this development parcel. **+18**

SUPERBLOCK 7

Superblock 7 is a large residential neighborhood. It contains four large residential development parcels, a middle school and an elementary school/neighborhood park and neighborhood convenience commercial uses. The development parcels in Superblock 7 are designed to accommodate the natural vegetation in this portion of Desert Ridge. Lower densities are planned in the northern areas of the superblock. Second phase planning will respect the natural vegetation and terrain such that clustering of buildings and building envelope techniques of development will be strongly encouraged for use. The size of the individual development parcels may vary by 30% (25% for R1-6 and more dense zoning categories without a minor plan amendment). ***2**

Size: 564 acres ***2**
Maximum Number of Dwelling Units: 2,676 ***2**
Overall Superblock Maximum Density: 4.74 du/ac ***2**

7.L.1 – Development Parcel 7.L.1

Size: 139 acres ***2**
Uses Permitted:

- Single-family residential only

Density Range: 0-5 du/ac for the entire parcel
Maximum Number of Units: 348; 452 if parcel size increases 30% ***2**
Potential Zoning to be Applied: RE-43, RE-35, R1-18, R1-10
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City Regulations):

- The PRD development option as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance is highly recommended as the preferred option.
- No attached single-family or multifamily dwelling units allowed.
- Guest houses permitted only in areas using an equivalent RE-43 zoning district.
- Sidewalks shall be permitted to be on only one side of streets in areas with equivalent RE-35 or larger zoning district.
- Section C.4.B, Chapter 6, Desert Ridge Specific Plan applies.

Development Parcel - Specific Requirements: -2

- Mass grading with the following stipulations:

  1. Lower density zoning be used starting with boundary of Parcel 7.l.2 with density increasing toward Pinnacle Peak Road. **+2**
  2. There shall be a 50-foot buffer on both sides of the two washes, which shall be revegetated using the vegetation removed from the area. **+2**
  3. A 75-foot buffer along the diversion wing dike adjacent to Parcel 7.l.2. **+2**
  4. Prior to mass grading, the developer must hold a plant reclamation day for the residents of Desert Ridge. **+2**

  5a. A minimum of 5% of acreage will contain lots with a minimum square footage of 18,000 square feet. **+2**

  5b. A minimum of 5% of acreage will contain lots with a minimum square footage of 24,000 square feet. **+2**

  5c. A minimum of 5% of acreage will contain lots with a minimum square footage of 35,000 square feet. **+2**

7.L.2 – Development Parcel 7.L.2

Size: 164 acres ***2**
Uses Permitted:

- Single-family residential only

Density Range: 1-5 du/ac for the entire parcel
Maximum Number of Units: 738; 959 if parcel size increases 30% ***2**
Potential Zoning to be Applied: RE-35, R1-18, R1-10, R1-8.
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City Regulations):

- Clustering permitted subject to minimum lot size.
- No attached single-family units or multifamily units.
- Section C.4.B, Chapter 6, of the Desert Ridge Specific Plan applies. -2

Recommendations:

- The PRD development option for residential development as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance is highly recommended to be used during second phase planning of this parcel.

7.M – Development Parcel 7.M

Size: 212 acres ***2**
Uses Permitted:

- Single-family residential
- Multifamily residential
- Fire Station

Density Range: 5-10 du/ac for the entire parcel; a maximum of 12 du/ac for individual developments
Maximum Number of Units: 1,590; 2,076 if acreage increases 30% ***2**
Potential Zoning to be Applied: R1-8, R1-6; R-2; R-3
Building Height limit: 3 stories or 40 feet
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City Regulations):

- Developments with buildings exceeding 30 feet in height must be zoned R-2 or R-3 and must use the PRD development option as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance.
- Section C.4.B, Chapter 6 of Desert Ridge Specific Plan applies.

Recommendations:

- Fire Station uses should be appropriately buffered from surrounding uses, must have direct access to Tatum Boulevard, and must conform to Desert Ridge Design Guidelines. -**2**

7.S.1 – Development Parcel 7.S.1

Size: 27 acres (28 acres if neighborhood commercial equals 3 acres)
Uses Permitted:

- Elementary school
- Neighborhood Park
- Neighborhood convenience commercial (may not exceed 3 net acres)

Potential Zoning to be Applied: R1-18 for park and school, C-1 for neighborhood commercial.

Special Requirements (Modifying City Regulations):

- Section C.3.B.2, Chapter 6 of Desert Ridge Specific Plan applies. **-2**

7.S.2 – Development Parcel 7.S.2

Size: 22 acres
Uses Permitted: Middle school
Potential Zoning to be Applied: R1-8

SUPERBLOCK 8

Superblock 8 is a residential neighborhood adjacent to the Village Core. Superblock 8 also contains a large public park and neighborhood convenience commercial uses in the northwesterly portion of the superblock. Development parcels may vary in size by 30% (25% for R1-6 and more dense zoning categories without a minor plan amendment). ***2**

Size: 313 acres ***2**
Maximum Number of Dwelling Units: 3,706 ***2 +15**
Overall Superblock Maximum Density: 11.84 du/ac ***2 +15**

8.H.1 – Development Parcel 8.H.1 +15

Size: 90 acres ***2**
Uses Permitted:

- Residential
- Private Tennis club, as part of a residential complex
- Private Health club, as part of a residential complex
- Churches
- Nursing homes, group care homes, specialized treatment facilities, congregate living facilities

Density Range: 10-25 du/ac for the entire parcel; a maximum of 32 du/ac for individual development; for nursing homes, congregate care, etc. where additional services are provided, no maximum density is imposed.
Maximum Number of Units: 2,250; 2,925 if parcel acreage increases 30% ***2**
Minimum Number of Units: 900; 630 if parcel acreage decreases 30% ***2**
Building Height Limit: 4 stories or 48 feet
Potential Zoning to be Applied: R-2, R-3, R-3A, R-4, Special Use Permit +**2**
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City Regulations):

- Use permit approval shall be obtained for nursing houses, group care homes, specialized treatment facilities and congregate living facilities.
- Residential units may be single-family detached, single-family attached or multifamily. ***2**
- Section C.4.B, Chapter 6, of Desert Ridge Specific Plan applies.
- No more than 25% of the development parcel may be zoned R-2. +**2**
- Tennis Clubs and health clubs permitted in R-3A, R-3 and R-4 districts only.

Recommendations:

- Higher densities should be adjacent to the community parks so residents can take advantage of the recreational amenity. ***15**
- Tennis Clubs and health clubs shall be located internal to the development parcel. -**2**

8.H.2 – Development Parcel 8.H.2 +15

Size: 26 acres **+15**
Uses Permitted:

- Residential **+15**
- Private Tennis club, as part of a residential complex **+15**
- Private Health club, as part of a residential complex **+15**
- Churches **+15**

- Nursing homes, group care homes, specialized treatment facilities, congregate living facilities **+15**

Density Range: 10-15 du/ac for the entire parcel; a maximum of 15 du/ac for individual development; for nursing homes, congregate care, etc. where additional services are provided, no maximum density is imposed. **+15**
Maximum Number of Units: 390; 507 if parcel acreage increases 30% **+15**
Minimum Number of Units: 260; 338 if parcel acreage increases 30% **+15**
Building Height Limit: 4 stories or 48 feet **+15**
Potential Zoning to be Applied: R-2, R-3, R-3A **+15**
Minimum Lot Size: Zoning controls **+15**

Special Requirements (Modifying City Regulations): +15

- Use permit approval shall be obtained for nursing houses, group care homes, specialized treatment facilities and congregate living facilities. **+15**
- Residential units may be single-family detached, single-family attached or multifamily. **+15**
- Section C.4.B, Chapter 6, of Desert Ridge Specific Plan applies. **+15**
- No more than 25% of the development parcel may be zoned R-2. **+15**
- Tennis Clubs and health clubs permitted in R-3A, R-3 and R-4 districts only. **+15**

Recommendations:

- Higher densities should be adjacent to the community parks so residents can take advantage of the recreational amenity. ***15**
- Tennis Clubs and health clubs shall be located internal to the development parcel. **+15**

8.M.1 – Development Parcel 8.M.1

Size: 67 acres ***2**
Uses Permitted:

- Single-family residential
- Multifamily residential
- Neighborhood convenience commercial (site size no larger than 3 net acres)

Density Range: 5-10 du/ac for the entire parcel; a maximum of 25 du/ac for individual developments. ***2**
Maximum Number of Units: 503; 653 if parcel size increases 30% ***2**
Building Height Limit: 3 stories or 40 feet
Potential Zoning to be Applied: R1-8, R1-6, R-2, R-3, R-3A +**2**
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City Regulations):

- Developments with buildings exceeding 30 feet in height must be zoned R-2, R-3 or R-3A and must use the PRD development option as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance. ***2**
- Developments zoned R-3 or R-3A must use the PRD Development Option. +**2**
- Sections C.4.B. and C.3.B.2, Chapter 6, Desert Ridge Specific Plan apply.

8.M.2 – Development Parcel 8.M.2

Size: 75 acres ***2**
Uses Permitted:

- Single-family residential
- Multifamily residential

Density Range: 5-10 du/ac for the entire parcel; a maximum of 25 du/ac for individual

developments ***2**
Maximum Number of Units: 563; 731 if parcel size increases 30% ***2**
Building Height Limit: 3 stories or 40 feet
Potential Zoning to be Applied: R1-8, R1-6, R-2, R-3, R-3A
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City Regulations):

- Developments with buildings exceeding 30 feet in height must be zoned R-2, R-3 or R-3A and must use the PRD development option as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance. ***2**
- Developments zoned R-3 or R-3A must use the PRD Development Option +**2**
- Section C.4.B, Chapter 6, Desert Ridge Specific Plan applies.

Recommendations:

- Appropriate buffering from the Pima Freeway shall be provided.
- Units may be attached, detached, condominium or clustered.

8.P – Development Parcel 8.P -2

Size: 55 acres ***15**
Uses Permitted: Municipal Community Park ***15**

SUPERBLOCK 9

This superblock is located south of the Pima Freeway between Tatum Boulevard and State Route 51 and is bounded on the south by the Reach 11 park. This area is designated for commerce park related land uses, as well as an institutional area, which would provide opportunities for educational, religious and other facilities. ***8 *11**

Size: 291 acres ***2**

9.CP.1 – Development Parcel 9.CP.1 *11

Size: 80 acres ***2 *8 *11**
Uses Permitted:

- Except as modified below, permitted uses shall be as indicated in Section 626, Commerce Park District, and automobile-related uses pursuant to Section 647.A.2.e, Special Permits, of the City of Phoenix Zoning Ordinance ***11**

Zoning to be Applied: +11

1. Commerce Park District per Section 626 of the City of Phoenix Zoning Ordinance (as modified below) to include the following options: **+11**
    - Research Park Option **+11**
    - Business Park Option **+11**
2. C-2-SP (only to allow automobile-related uses per Section 647.A.2.e). [Note: the only areas allowed to be zoned C-2 in Parcel 9.CP.1 are the areas to include automobile-related uses under a special permit. No other areas nor any other uses except automobile-related uses in Parcel 9.CP.1 shall be zoned C-2.] **+11**

Additional Uses Permitted: The following uses not typically allowed in Phoenix CP/BP are permitted in this parcel: **+11**

1. Car washes **+11**
2. Childcare centers **+11**
3. Commercial schools, provided that all activity is conducted indoors. **+11**
4. Health clubs
5. Self-service “mini-storage” complex (retail storage warehousing) **+11**
6. Motion picture production and televisions broadcast studio **+11**
7. Veterinary offices. The building and use shall be constructed and operated so as to prevent objectionable noise and odor outside the walls of the office. No boarding or keeping of animals is permitted, except for short periods of observation necessary for medical care. **+11**

Accessory Uses: In addition to the CP/BP accessory uses, the following accessory uses shall also be permitted in this parcel: **+11**

Limited incidental retail uses including gift shops, flower shops, snack bars, cafeterias, pharmacy, office supplies, shoe repair, and travel bureaus, financial institution offices as accessory uses conducted for the convenience of the employees on the premises, wholly within a principal building: **+11**

1. The entrance to said accessory use shall be from within the exterior walls of the building only. **+11**
2. No sign or other external evidence of said accessory use shall be visible from a public thoroughfare or adjacent property. **+11**
3. No individual use described herein shall exceed 2,500 square feet of GLA in the complex. **+11**
4. The total building square footage of the above limited incidental accessory uses

above shall not exceed 5% of the total allowable building square footage in development parcel 9.CP.1. **+11**

Locational Criteria For Certain Uses: Within this parcel, certain additional locational criteria apply: **+11**

1. Only professional administrative, clerical and sales offices are permitted adjacent to roadways surrounding this parcel. Manufacturing and industrial park uses must be screened from Tatum Boulevard and Mayo Boulevard by office buildings. *2 **+11**

Yard, Height, and Intensity: The following standards apply in place of the standards which would otherwise be applicable: **+11**

1. **Maximum Building Height:** 2 stories not to exceed 40 feet. **+11**

2. **Lot Coverage:** None. **+11**

3. **Floor Area Ratio:** 0.20 overall limit for Development Parcel 9.CP.1; individual developments may be up to 0.25. ***2 +11**

4. **Required setbacks: +11**

   a. 50 feet from Tatum Boulevard and Mayo Boulevard rights-of-way; 30 feet from perimeter lot line on other streets; 20 feet not on a street. **+11**

   b. 30 feet from interior lot line on a street; 10 feet not on a street. **+11**

   c. No maneuvering or parking is permitted in these required setback areas except for ingress and egress to allowable parking areas. All setback area except driveways must be landscaped. 25% of the required trees in the arterial and collector street rights-of-way and adjacent setback areas shall be 24-inch box or larger. **+11**

Building Orientation: Service storage and delivery areas shall be screened from any public rights-of-way, including the Pima Freeway. ***2 +11**

9.CP.2 – Development Parcel 9.CP.2 +11

Size: 109 acres **+11**
Uses Permitted: +11

- Except as modified below, permitted uses shall be as indicated in Section 626, Commerce Park District, and public assembly uses pursuant to Section 647.A.1.i, Special Permits, of the City of Phoenix Zoning Ordinance. **+11**

Zoning to be Applied:

1. Commerce Park District per Section 626 of the City of Phoenix Zoning Ordinance (as modified below) to include the following options: **+11**
   - Research Park Option **+11**
   - Business Park Option **+11**
2. SP (Special Permit to allow indoor and outdoor assembly-related uses per Section 647.A.1.h of the Phoenix Zoning Ordinance). A special permit shall not be required when the following conditions are met: **+11 *21**

   a. Assembly uses are ancillary to the principal use. **+21**
   b. Assembly uses are not intended for the general public. **+21**
   c. Assembly uses shall not require parking beyond what can be provided onsite. **+21**

Additional Uses Permitted: The following uses not typically allowed in Phoenix CP/BP are permitted in this parcel: **+11**

1. Art Galleries, Private. **+21**
2. Car washes. **+11 *21**
3. Childcare centers. **+11 *21**
4. Self-service "mini-storage" complex (retail storage warehousing). **+11 *21**
5. Motion picture production and televisions broadcast studio. **+11 *21**
6. Museum, Private. **+21**
7. Veterinary offices. The building and use shall be constructed and operated so as to prevent objectionable noise and odor outside the walls of the office. No boarding or keeping of animals is permitted, except for short periods of observation necessary for medical care. **+11 *21**

Accessory Uses: In addition to the CP/BP accessory uses, the following accessory uses shall also be permitted in this parcel: **+11 *21**

Limited incidental retail uses including gift shops, flower shops, snack bars, cafeterias, pharmacy, office supplies, shoe repair, health and fitness centers, health clinics, and travel bureaus, financial institution offices as accessory uses conducted for the convenience of the employees on the premises: **+11 *21**

1. Indoor or outdoor employee amenities and gathering spaces. ***21**

2. No sign or other external evidence of said accessory use shall be visible from a public thoroughfare or adjacent property. **+11**

Locational Criteria For Certain Uses: Within this parcel, certain additional locational criteria apply: **+11**

1. Only professional administrative, clerical and sales offices are permitted adjacent to roadways surrounding this parcel. Manufacturing and industrial park uses must be screened from Mayo Boulevard by office buildings. ***2 +11**

Yard, Height, and Intensity: The following standards apply in place of the standards which would otherwise be applicable: **+11**

1. **Maximum Building Height:** 5 stories not to exceed 85 feet, mezzanine levels shall not be considered a story. **+11 *21**

2. **Lot Coverage:** None. **+11**

3. **Floor Area Ratio:** 0.60 overall limit for Parcel 9.CP.2. This shall specifically exclude underground parking. ***2 +11 *21**

4. **Required Setbacks: +11**

    a. 50 feet from Mayo Boulevard rights-of-way; 30 feet from perimeter lot line on other streets; 20 feet not on a street. **+11**

    b. 30 feet from interior lot line on a street; 10 feet not on a street. **+11**

    c. No maneuvering or parking is permitted in these required setback areas except for ingress and egress to allowable parking areas. All setback area except driveways must be landscaped. 25% of the required trees in the arterial and collector street rights-of-way and adjacent setback areas shall be 24-inch box or larger. **+11**

Building Orientation: Service storage and delivery areas shall be screened from any public rights-of-way, including the Pima Freeway. ***2 +11**

Additional Standards: Section C.4.D in Chapter 6 of the Desert Ridge Specific Plan shall apply. **+11**

9.I – Development Parcel 9.I +8

Size: 102 acres **+8**
Uses Permitted: +8

- Permitted uses shall be as indicated in Section 603, Suburban S-1 District, of the City of Phoenix Zoning Ordinance, as modified below. **+8**

Potential Zoning to be Applied: S-1 as per Section 603 of the City of Phoenix Zoning Ordinance, as modified below. **+8**

Special Conditions and Requirements: +8

1. All uses in this institutional parcel shall conform to Section C.4.D of this chapter. **+8**

2. The following is a list of modifications to the permitted uses and certain yard, height and area requirements included in Section 603, Suburban S-1 District, of the City of Phoenix Zoning Ordinance which shall apply exclusively to this institutional parcel. **+8**

   a. **Additional Permitted Uses: +8**

      1) Scientific or research laboratories, including incidental pilot plants in connection therewith and a single office building adjacent thereto together with the related parking facilities. **+8 *16**
      2) Group homes **+8**
      3) Nursing homes (subject to a use permit) **+8**
      4) Personal care homes (subject to a use permit) **+8**

   b. **Excluded Uses: +8**

      1) Single-family residential **+8**

   c. **Yard, Height and Area Requirements: +8**

      1) The main building and all accessory buildings shall not occupy more than 20% of the total area of the lot for all lots under 2 acres or not more than 25% of all lots 2 acres or over in total area. **+8**
      2) No building shall exceed a maximum number of 2 stories and a maximum building height of 30 feet, except scientific or research laboratories (including incidental pilot plants), which may have a maximum number of 2 stories and a maximum building height of 40 feet and 3 stories and 42 feet shall be permitted for a single office building and 4 levels above grade and 40 feet for the parking structure associated therewith; institutions of higher learning, schools and care facilities, which may have a maximum number of 4 stories and a maximum height of 49 feet; and churches, which may have a maximum building height of 56 feet. **+8 *16**

3) The minimum building setback from all property lines for all uses shall be 50 feet, except as modified by other setback requirements in Section C.4.D. **+8**

4) The building height/setback relationship requirements in Section C.4.D of this chapter shall apply even with the above modifications. **+8**

d. **Additional Requirements: +8**

1) Floor Area Ratio: 0.20 overall limit for the development parcel, individual developments may be up to 0.25. **+8**

2) Any personal care facilities shall conform to the density requirements set forth in Section 615 of the City of Phoenix Zoning Ordinance. A request to exceed the density requirements set forth in Section 615 up to, but not to exceed those of Section 617, may be granted by the City Council, after a recommendation is received from the Planning Commission and in accordance with Section 506 upon finding that such increase is not detrimental to adjacent property or the public welfare in general. **+8**

Note: Please see the Appendix (Page A-28) for additional Development Parcel 9.I requirements.

SUPERBLOCK 10

This is a large residential superblock, with an elementary school, neighborhood park and convenience commercial uses. The northern areas in this superblock will be planned to accommodate the natural vegetation. Lower densities are planned. Clustering of buildings and the building envelope techniques of development will be strongly encouraged for use. Individual development parcels may vary in size by 30% (25% for R1-6 and more dense zoning categories without a minor plan amendment). ***2**

Size: 534 acres ***2**
Maximum Number of Dwelling Units: 2,294 ***2**
Overall Superblock Maximum Density: 4.30 du/ac ***2**

10.L.1 – Development Parcel 10.L.1

Size: 160 acres
Uses Permitted:

- Single-family residential only.

Density Range: 1-5 du/acre for the entire parcel
Maximum Number of Units: 560; 728 if parcel size increases 30%. ***2**
Potential Zoning to be Applied: R1-35, R1-18, R1-10, R1-8 +**2**
Minimum Lot Size: Zoning controls.

Special Requirements (Modifying City Regulations):

- Section C.4.B, Chapter 6, of Desert Ridge Specific Plan applies.
- No single-family attached units allowed

Development Parcel - Specific Requirements: -2

- Mass grading with the following stipulations:

  1. Lower density zoning be used starting with boundary of Parcel 10.l.2 with density increasing toward Pinnacle Peak Road. **+2 *7**
  2. Prior to mass grading, the developer must hold a plant reclamation day for the residents of Desert Ridge. **+2**
  3. A minimum of 10% of acreage will contain lots with a minimum square footage of 12,000 square feet. **+2**

Recommendations:

- The PRD development option as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance is the preferred option for use in this area during second phase planning.

10.L.2 – Development Parcel 10.L.2

Size: 302 acres ***2**
Uses Permitted:

- Single-family residential **-2**

Density Range: 2-5 du/ac for the entire parcel
Maximum Number of Units: 1,359; 1,767 if parcel acreage increases 30% ***2**
Potential Zoning to be Applied: R1-18, R1-10, R1-8, R1-6 **+2**
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City Regulations):

- Section C.4.B, Chapter 6 of Desert Ridge Specific Plan applies.
- No attached single-family units.
- No multifamily units **+2**
- R1-6 zoning shall be limited to the area surrounding and immediately adjacent to Development Parcel 10.m and shall offer a transition to the lower density zoning in the remainder of the development parcel. R1-6 zoning shall be limited to a maximum of 63 acres, and this maximum shall be fixed and not subject to any increase under the flexibility provisions of the Specific Plan. **+2**

Recommendations: -2

- The PRD development options, as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance, is recommended for use during second phase planning of this development parcel.
- Clustering permitted subject to minimum lot size

10.S – Development Parcel 10.S.

Size: 22 acres (23 acres if neighborhood commercial equals 3 acres)
Uses Permitted:

- Elementary School
- Neighborhood Park
- Neighborhood convenience commercial (may not exceed 3 net acres)

Potential Zoning to be Applied: R1-10 for park and school; C-1 for commercial

Special Requirements (Modifying City Regulations):

- Section C.3.B.2, Chapter 6 of Desert Ridge Specific Plan applies.

Recommendations:

- The PRD development option as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance is the preferred option for use in this area during second phase planning.

10.L.2 – Development Parcel 10.L.2

Size: 302 acres ***2**
Uses Permitted:

- Single-family residential **-2**

Density Range: 2-5 du/ac for the entire parcel
Maximum Number of Units: 1,359; 1,767 if parcel acreage increases 30% ***2**
Potential Zoning to be Applied: R1-18, R1-10, R1-8, R1-6 **+2**
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City Regulations):

- Section C.4.B, Chapter 6 of Desert Ridge Specific Plan applies.
- No attached single-family units.
- No multifamily units **+2**
- R1-6 zoning shall be limited to the area surrounding and immediately adjacent to Development Parcel 10.m and shall offer a transition to the lower density zoning in the remainder of the development parcel. R1-6 zoning shall be limited to a maximum of 63 acres, and this maximum shall be fixed and not subject to any increase under the flexibility provisions of the Specific Plan. **+2**

Recommendations: -2

- The PRD development options, as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance, is recommended for use during second phase planning of this development parcel.
- Clustering permitted subject to minimum lot size

10.S – Development Parcel 10.S.

Size: 22 acres (23 acres if neighborhood commercial equals 3 acres)
Uses Permitted:

- Elementary School
- Neighborhood Park
- Neighborhood convenience commercial (may not exceed 3 net acres)

Potential Zoning to be Applied: R1-10 for park and school; C-1 for commercial

Special Requirements (Modifying City Regulations):

- Section C.3.B.2, Chapter 6 of Desert Ridge Specific Plan applies.

SUPERBLOCK 11

A medium density residential superblock, with an elementary school, and a neighborhood park.

Size: 281 acres ***2**
Maximum Number of Dwelling Units: 1,685 ***2**
Average Density: 5.98 du/ac ***2**

11.L – Development Parcel 11.L

Size: 91 acres ***2**
Uses Permitted:
- Single-family residential -**2**

Density Range: 2-5 du/ac for the entire parcel
Maximum Number of Units : 405; 526 if parcel acreage increases 30% ***2**
Potential Zoning to be Applied: R1-18, R-10, R1-8, R1-6, R-2 +**2**
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City Regulations):

- Section C.4.B, Chapter 6, Desert Ridge Specific Plan applies.
- No attached single-family units; no multifamily units

Recommendations: -2

- Clustering permitted subject to minimum lot size.

11.M – Development Parcel 11.M

Size: 170 acres ***2**
Uses Permitted:
- Single-family residential
- Multifamily residential

Density Range: 5-10 du/ac for the entire parcel; a maximum of 25 du/ac for individual developments. ***2**
Maximum Number of Units: 1,275; 1,657 if parcel acreage increases 30% ***2**
Building Height Limit: 3 stories or 40 feet
Potential Zoning to be Applied: R1-8, R1-6, R-2, R-3, R-3A ***2**
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City Regulations):

- Developments with buildings exceeding 30 feet in height must be zoned R-2, R-3 or R-3A and must use the PRD Development Option as specified in Section 507.C.2.c of the Phoenix Zoning Ordinance. ***2**
- Developments zoned R-3 or R-3A must use the PRD Development Option. +**2**
- Section C.4.B, Chapter 6, Desert Ridge Specific Plan applies. -**2**

11.S – Development Parcel 11.S

Size: 20 acres
Uses Permitted:
- Elementary School
- Neighborhood Park

Potential Zoning to be Applied: R1-8 for both park and school

SUPERBLOCK 12

Superblock 12 is located west of a possible future connection to the Piestewa Peak Parkway, which separates this superblock from the balance of the Desert Ridge community. Because of this separation, this superblock can support limited commercial uses without interfering with the development of the Desert Ridge Core (Development Parcel 5.A). Residential development parcels may vary in size by 30% (25% for R1-6 and more dense zoning categories without a minor plan amendment). ***2 *23**

Size: 133.41 acres ***2 *23**
Maximum Number of Dwelling Units: 347 ***2**
Average Density: 2.55 du/ac ***2**

12.L – Development Parcel 12.L

Size: 55.24 acres ***2 *23**
Uses Permitted:

- Single-family residential

Density Range: 2-5 du/ac for the entire parcel
Maximum Number of Units: 257; 334 if parcel increases in size 30% ***2 *23**
Potential Zoning to be Applied: R1-18, R1-10, R1-8, R1-6, R-2 +**2**
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City Regulations):

- No attached single-family units; no multifamily units.
- Section C.4.B, Chapter 6, Desert Ridge Specific Plan applies.
- No more than 25% of the development parcel may be zoned R-2. +**2**

Recommendations: -2

- Clustering permitted subject to minimum lot size.

12.C – Development Parcel 12.C +23

Size: 20.52
Uses Permitted:

- All uses allowed under City of Phoenix zoning designation C-2, Intermediate Commercial, except as prohibited or modified below.

Maximum Number of Units: 90
Potential Zoning to be Applied: C-2

Special Requirements (Modifying City Regulations):

- Maximum gross leasable area for any individual retail tenant/user (e.g. grocer) shall not exceed 65,000 square feet.
- Automobile service stations are prohibited.
- Adult uses are prohibited.
- Retail liquor sales are allowed as an accessory use but are prohibited as a primary use.
- Tobacco oriented retailers are allowed as an accessory use but are prohibited as a primary use.
- Retail marijuana sales (dispensaries) are prohibited.
- Car washes are prohibited.
- Total combined gross leasable area provided for commercial uses (retail sales and

restaurants) at build-out shall be a minimum of 75,000 square feet.

-17

12.S – Development Parcel 12.S -2

Size: 57.65 acres ***17 *23**
Uses Permitted:

- High school

Potential Zoning to be Applied: R1-8

D. DEVELOPMENT PARCEL REGULATIONS FOR THE VILLAGE CORE SUPERBLOCK

D.1 General

This section of the specific plan is a fully functioning regulatory scheme. As to Development Parcels 5.A and 5.C, no subsequent zoning steps are required by the City of Phoenix. Development Parcel 5.B.1.W, however, requires steps which assign specific zoning. These steps are discussed in Chapter 4. The Specific Plan itself secures underlying zoning for Development Parcels 5.A and 5.C. Standards of the underlying zoning districts are modified as appropriate. Those standards that are modified for all development parcels in the entire superblock are included in Section D.3, Modified City of Phoenix Village Core Regulations Imposed by this Specific Plan. City Standards that are modified for specific development parcels are included in sections within each development parcel. The standards of the **Phoenix Zoning Ordinance** that are modified are those in the Zoning Ordinance on the date of adoption of the **Desert Ridge Specific Plan**. ***2**

D.2 Explanation of Format

This section of Chapter 6 includes regulations governing the three development parcels in the village core. Within each of those parcels, the text is functionally divided into the following subsections:

- **Intent:** This section briefly explains the planning concepts underlying the regulations imposed for each development parcel.

- **City Regulations:** This section explains how the City directly regulates development in the parcel. In each instance there are two parts to this regulation. First, the City zoning controls are detailed. This specifies the underlying zoning district applied by the City of Phoenix in this area. Second, variations from the underlying zoning for the development parcel are specifically detailed. This includes instances where more or fewer uses are permitted and circumstances where the physical development standards are modified. These changes are imposed as a part of the City regulatory process by virtue of this Specific Plan.

- **DRC Regulations:** This section refers to other standards imposed on Desert Ridge by virtue of the ASLD/Master Developer process. These standards are imposed through the Desert Ridge Design Guidelines, which govern landscaping, signage, site planning, natural area retention, urban design character and architectural themes. These requirements are in addition to the City of Phoenix regulatory process and are independently administered by the Design Review Committee (DRC). ***2**

- **Process to Additional Regulations:** This section regulates what additional steps must be completed in order to develop within that parcel. In some instances, this entails additional planning and approval steps within the City of Phoenix, as well as necessary DRC approvals. ***2**

D.3 Modified City of Phoenix Village Core Regulations Imposed by Desert Ridge Specific Plan

The following regulations modify existing City of Phoenix regulations for all development parcels in the Desert Ridge Village Core.

a. Perimeter Landscaping:

All perimeter landscaped setbacks shall require minimum 1-inch caliper size shade trees for sites containing structures not exceeding 2 stories or 30 feet in height and minimum 2-inch caliper shade trees for sites containing any structures in excess of 2 stories or 30 feet in height. Trees shall be spaced a maximum 20 feet on center or provided in

equivalent groupings. Shrubbery shall be provided at a rate of 5 shrubs per tree. All landscaped areas shall be provided with an appropriate automatic underground watering system and shall be continuously maintained. Landscaping shall adhere to the size specifications of the Arizona Nurserymans Association and the American Nurserymans standards.

b. Fences and Walls:

1. **Location:**

No fence or wall shall be located within 20 feet of the front property line or of any street right-of-way line.

2. **Height:**

Screen fences or walls shall be of a height at least equal to that of the materials being stored/screened, with the minimum height being 6 feet and the maximum height being 8 feet.

c. Parking Requirements:

1. **Commercial Uses:**

A minimum of 1 parking stall/300 square feet of gross leasable area (GLA) shall be required.

2. **Mixed-Use Projects:**

A minimum of 1 parking stall/300 square feet GLA plus 7% shall be required.

d. Signage Requirements:

1. **Temporary Signage:**

Signage will be developed during a subsequent planning stage. See Appendices.

2. **Permanent Signage:**

Signage will be developed during a subsequent planning stage. See Appendices.

D.4 Additional Regulations in the Village Core Imposed by the Desert Ridge Specific Plan

a. Required Open Space:

Building, parking lot and roadway paving coverage shall be limited to provide a minimum of 20% unobstructed open space on all development parcels. Unobstructed open space may include any pedestrian pavements (sidewalks, plazas, etc.), recreational amenities other than buildings, and landscaped parking lot islands.

D.5 SUPERBLOCK NO. 5/Village Core Regulations

This superblock includes parcels located both north and south of the Pima Freeway and east and west of Tatum Boulevard. This is the Desert Ridge Village Core and the focus of the entire development. All community and regional retail uses for Desert Ridge are located here. Furthermore, residential uses at urban densities are located here. ***2**

Within the Village Center are three development parcels: higher intensity employment, retail and residential uses (Development Parcel 5.A); low intensity employment (Development Parcel 5.B.1.W) and medium intensity retail and employment (Development Parcel 5.C). At a minimum, Development Parcel 5.A must provide an aggregate amount of 400,000 square feet of retail uses. Development Parcel 5.A or Development Parcel 5.C must include at least one supermarket. It is intended that the employment opportunities will create a balance with the residential population of Desert Ridge, providing the opportunity for the majority of the working population of Desert Ridge to find employment within the community, thereby minimizing long commutes. ***2**

5.A – Development Parcel 5.A

Size: 269 acres
Located immediately north of the Pima Freeway and south of Deer Valley Drive, between Tatum Boulevard and 56th Street.

5.A.1 General Intent:

This parcel is the heart of Desert Ridge. Except for neighborhood convenience commercial uses and limited-service retail as described below, this parcel includes all of the community and regional retail uses. The intent is that by bringing these retail uses together, a true Village Center "marketplace" is created. Along with major retail uses will be significant office/employment uses as well as residential uses at urban densities. This village will be the shopping district, the amusement center, the gathering place and the employment focus for Desert Ridge and the Area C Village.

Achieving this goal of integrated uses requires additional and more definitive planning steps. The standards set forth in this plan are broad parameters of use, intensity, building mass and scale and circulation. But before any development may proceed in parcel 5A, a more specific site plan for the entire parcel must be prepared and submitted. This additional planning requirement must be met by the ASLD and the Master Developer after the initial disposition auction. This requirement is explained more fully below.

Generally, the intent of this parcel with regard to individual use categories can be described as follows:

- *Sales of Products:*

  All retail uses are generally appropriate, as long as they are compatible with the pedestrian-oriented nature of this parcel.

- *Retail Services:*

  Public oriented service businesses and offices, as well as assembly and amusement uses are generally compatible.

- *Employment Uses:*

  Employment is generally compatible if it represents a relatively high-density concentration of employees or has a "retail character" with significant public patronage. Manufacturing employment is not permitted.

- *Residential Uses:*

  Residential uses are compatible as long as density, parking, accessibility and ownership issues are addressed. Market considerations will play a paramount role in the inclusion of residential uses in the parcel.

5.A.2 Regulations Imposed by the City of Phoenix:

a. **Zoning District:**

This area is Zoned "Intermediate Commercial" ("C-2") in accordance with Section 623 of the Phoenix Zoning Ordinance.

b. **Effective Date:**

Application of the zoning district to this parcel is effective as of the date of approval of this Specific Plan. No further steps are necessary to apply "zoning" to the Parcel.

c. **Differing Standards:**

Unless specifically modified by the text below, all standards of C-2 shall apply to this parcel. Where different standards (either more or less restrictive) are specified below, such standards as stated below shall prevail over the standards in the ordinance.

5.A.3 Modified City of Phoenix Regulations Imposed by this Specific Plan:

The standards of C-2 apply to this parcel except for the following modifications:

- **Uses:** C-2 standards apply, including use permit and special permit standards and procedures.

- **Special Additional Regulations:**

  1) Automobile maintenance and repair uses must be conducted internal to buildings and must be grouped together forming auto service clusters. There may be up to three auto service clusters in this parcel. Service bays may not open to adjacent public streets. Body work, painting and engine or transmission overhaul or replacement uses are prohibited. Any overnight storage of autos being serviced must be screened from view. ***2**

  2) Automobile and boat sales may take place only within enclosed buildings, with no outdoor display of products except for occasional promotional events (as defined in Section 415 of the Phoenix Zoning Ordinance).

  3) Major public outdoor assembly uses shall not be located adjacent to the north or east edge of the development parcel.

4) Outside plant nurseries or outside home improvement materials and storage may be accessory uses to enclosed retail stores, provided that such uses are entirely screened.

5) Outside vendors are permitted on non-public rights-of-way.

6) Promotional sales events are permitted, as defined in Section 415 of the Phoenix Zoning Ordinance.

- **Minimum Retail Component:**

  At the time the conceptual site plan for the core is submitted, the Master Developer shall establish the overall development intensity for the core and shall indicate the mix of uses in the conceptual plan by square footage between retail uses, office uses and other uses. In the event the conceptual site plan does not exceed an overall floor area ratio of 0.35 for the core, a minimum retail component of 400,000 square feet must be designated in the core. To the extent that the conceptual site plan shows a FAR in excess of 0.35 (up to a maximum permissible of 0.65) in addition to the minimum required 400,000 square feet of retail, a minimum of 35% of all square footage over a 0.35 FAR shall be retail. ***2**

- **Residential Uses In Core:**

  Substantial multifamily housing will be located in the Village Center. A subsequent planning stage should delineate the appropriate number of dwelling units in the Village Center.

- **Integration of Public Uses:**

  A public library and a small community center will be integrated into the core based on second phase planning.

- **Yard, Height and Intensity:**

  The following standards apply in place of the C-2 standards which would otherwise be applicable:

  1) **Maximum Building Height:**

     Maximum building height shall not exceed 140 feet. The Village Core buildings are to be the only buildings in the Desert Ridge Specific Plan which may be in excess of 100 feet with the exception of Mayo Hospital located in Superblock 3. Building height for buildings under 5 floors shall not exceed 60 feet. Buildings of 5 floors cannot exceed 65 feet in height. ***2 *17**

  2) **Lot Coverage:** No maximum

  3) **Floor Area Ratio:**

     0.65 overall limit for Development Parcel 5.A subject to conditions for FAR above 0.35 as per other requirements for this parcel. ***2**

  4) **Required Setbacks:**

     Street Penetration Points: No more frequently than 1/8 mile.

Setbacks to Building: 35 feet from Right-of-Way (ROW) line.
Setbacks to Parking: 40 feet from ROW line.

- **Parking Requirements:**

  1 stall/300 square feet of GLA for all uses within Development Parcel 5A.

5.A.4 Process to be Followed to Next Tier of Regulations, and Additional Planning Requirement:

a. Before any development anywhere within parcel 5A may proceed, an overall conceptual site plan for the entire development parcel must be prepared and submitted for city approval based on the processes included in Chapter 4. This plan is submitted to the Planning and Development Department of the City of Phoenix, which will review the plan with reference to the following specific standards: ***2**

1) **Perimeter Standards:**

Within the development parcel, those uses which have any significant negative noise, light, odor or other exterior impact should be located away from the arterial streets surrounding the center. No loading bays or docks may be oriented so as to be visible from Tatum Boulevard, Deer Valley Drive, 56th Street or the Pima Freeway. Setbacks and street penetration points shall be as specified in Section 5.A.3 in Chapter 6 of this Specific Plan.

2) **Vehicular Circulation Standards:**

An overall circulation plan must be submitted demonstrating the vehicular and pedestrian relationship of that use with the balance of the parcel and with the balance of the Village Center and surrounding development. The plan must make it possible for a vehicle from any individual building within the parcel to reach any other without requiring the use of the surrounding arterial streets. A traffic impact analysis must be submitted as part of this plan. This plan shall also address incorporation of a transit center into the parcel.

3) **FAR Review Standards: +2**

The overall FAR for Parcel 5.A of the Desert Ridge Core will be between 0.35 and 0.65. At the time the conceptual site plan for the core is submitted, in the event that the conceptual site plan shows an overall far in Parcel 5.A of more than 0.35 there must be a Comprehensive Traffic Study submitted with the plan specifically analyzing the magnitude of the proposed development on the surrounding regional street network. The City of Phoenix shall have the right to review the Comprehensive Traffic Study and set the then allowable far within Parcel 5.A of the core at a level no less than 0.35 and no greater than 0.65 based upon the ability of the surrounding regional street network to handle the traffic generated by the uses proposed in the Master Plan. If the conceptual site plan is approved at a far below 0.65, future increases in FAR to 0.65 would only be allowed following the submission of a revised conceptual site plan and Comprehensive Traffic Study. The same City review procedures would apply. **+2**

4) **Pedestrian Circulation Standards:**

Pedestrian access in the development parcel must be integrated with the overall Desert Ridge Open Space, Trails and Recreation Plan. The north-south axis linking the resort to the institutional site and the east-west axis linking the community and district parks are critical pedestrian links. Both of these axes must contain continuous pedestrian links from one edge of the development parcel to the opposite edge. The link need not be in a straight line and may be a combination of exclusive pedestrian areas and areas adjacent to streets. The pedestrian links should be shaded as much as possible for their entire distance and include a variety of pedestrian oriented activities along the way (e.g., storefront retail and services, plazas, courtyards, etc.). Shade may be provided by landscaping, building canopies, pergolas, structures or arcades. The pedestrian links shall be integrated with the open space/gathering area required under "Additional Standards," below. Where these links cross the major arterial streets, efforts shall be made, where appropriate, to provide grade separations. Pedestrian walkways within the core will be identified with special paving materials and where possible shading will be provided.

5) **Central Gathering Space:**

The conceptual site plan for the core must designate an open space area to serve as a central gathering space for the Desert Ridge Community. It is the purpose of the central gathering space to serve as the focal point and/or town square and should be of sufficient size to accommodate significant public activities such as festivals, entertainment and civic celebrations. The gathering space should be a combination of hard surfaces and landscaped areas and should provide an environment that allows the space to be usable all year. The gathering space should be centrally located in the core so as to provide adequate access for both pedestrians and vehicles coming to the core. It should be within, or adjacent to and accessible from, the primary commercial area. The central gathering space may be partially or temporarily enclosed or may have a system of movable roofs or walls to create an indoor/outdoor area. It must be freely accessible to the public from at least 9:00 a.m. to 11:00 p.m.

Provision of a central gathering space does not preclude the development of small open space/plaza areas throughout the core.

6) **Internal Relationship of Uses and Intensities:**

Within the development parcel, the relationship of three distinct types of uses, with three distinct traffic generation patterns must be considered. Those uses are: community (daily) shopping; regional (less frequent) shopping and entertainment; and employment. The detailed circulation plan will respect and integrate these uses. In general, community shopping needs will require access toward Deer Valley Drive. The immediate southeast corner of Tatum Boulevard and Deer Valley Drive may be the first area to develop and may represent such uses. ***2**

Regional shopping and entertainment will orient more toward the Pima Freeway, and especially toward Tatum Boulevard. Any

regional mall type use (such as department stores) must respect pedestrian integration with the balance of the Village Center.

Residential uses may be located anywhere within the development parcel but must be carefully handled for compatibility. The quantity, density, location and phasing of residential uses must be addressed in the second planning phase.

Employment uses within the development parcel should be integrated and not isolated from retail activity. It is likely that the earliest employment uses to develop may orient more toward 56th Street and Deer Valley Drive. ***2**

b. Usual PDD site plan appeal procedures shall apply to this conceptual site plan approval, including potential ultimate appeal to the City Council. In any such appeal, the standards of review shall be the extent to which the conceptual site plan meets the five standards set forth immediately above. The appropriateness of underlying zoning, building heights or development intensities shall not be subject to review at this proceeding. ***2**

c. Following approval of the conceptual site plan, all individual developments within parcel 5A are subject to PDD site plan review and approval. In addition to the usual standards of review, all such individual projects shall also be reviewed for general conformance to the overall conceptual site plan. ***2**

5.B – Development Parcel 5.B *2 -11

Size: 41 acres ***2 *11**
Located south of the Pima Freeway west of Tatum Boulevard. **-2**

5.B.1 General Intent: -11

Development Parcel 5.B. is a lower intensity employment area in Desert Ridge. The intent is to create a "business park" environment with lower floor area ratios and lower profile buildings than in the village core north of the Pima Freeway between Tatum Boulevard and 56th Street. ***2 *11**

5.B.2 Regulations Imposed by the City of Phoenix: *11

a. **Potential Zoning to be Applied:**

1) This area shall be Zoned C-2 "Intermediate Commercial" in accordance with Section 623 of the Phoenix Zoning Ordinance. ***11**

2) C-2 SP (only to allow automobile related uses per Section 647.A.2.e). **+11**

b. **Effective Date:**

Application of zoning to Parcel 5.B. will occur according to the processes as presented in Section E.2.B, Chapter 4 of this Specific Plan. ***2 -11**

c. **Differing Standards:**

Unless specifically modified by the text below, all standards of C-2 shall apply to this parcel. Where different standards (either more or less restrictive) are specified below, these standards shall prevail over the standards in the ordinance. ***11**

5.B.3 Modified City of Phoenix Regulations Imposed by this Specific Plan: *11

The standards of C-2 apply to this parcel except for the following modifications: ***11**

a. **Accessory Uses: +11**

The following are accessory uses permitted within this parcel: **+11**

1) Surface parking. **+11**

2) Open carport structures and parking structures. **+11**

b. **Yard, Height, and Intensity: +11**

The following standards apply in place of the C-2 standards that would otherwise be applicable: **+11**

1) **Maximum Building Height:** 4 stories, not to exceed 56 feet. This height is permissible at the minimum setback line. **+11**

2) **Lot Coverage:** None **+11**

3) **Floor Area Ratio:** 0.35 FAR overall for the development parcel, with individual developments no greater than 0.7 FAR. **+11**

4) **Required Setbacks**: **+11**

a) No accessory uses are allowed within the landscaped yard setbacks adjacent to public streets. **+11**

b) Minimum interior side yard setbacks of 10 feet. **+11**

c) A rear yard setback having a depth of not less than 10 feet which depth shall be measured from the property line. **+11**

5.B.4 Process to be Followed to Next Tier of Regulations: *11

a. Projects in this parcel may not proceed until after a vehicular and pedestrian circulation plan is prepared for the entire parcel.

b. This plan must be approved by the City of Phoenix Planning and Development Department. A traffic impact analysis must be submitted with this circulation plan.

5.C – Development Parcel 5.C

Size: 68 acres
Located immediately north of the Pima Freeway and west of Tatum Boulevard. The north boundary is Deer Valley Drive.

5.C.1 General Intent:

Development Parcel 5.C is the medium intensity retail and employment area of the Village Center. Employment is more "office like" in character. Potential retail uses also exist. ***2**

5.C.2 Regulations Imposed by the City of Phoenix:

a. **Zoning District:**

This area is Zoned “Intermediate Commercial” (“C-2") in accordance with Section 623 of the Phoenix Zoning Ordinance. ***2**

b. **Effective Date:**

Application of the zoning district to this parcel is effective as of the date of approval of the 1996 Major Amendment to this Specific Plan. No further steps are necessary to apply "zoning" to the Development Parcel. +**2**

c. **Differing Standards:**

Unless specifically modified by the text below, all standards of C-2 shall apply to this parcel. Where different standards (either more or less restrictive) are specified below, these standards shall prevail over the standards in the ordinance. ***2**

5.C.3 Modified City of Phoenix Regulations Imposed by this Specific Plan: -2

The standards of C-2 apply to this parcel except for the following modifications: ***2**

a. **Eliminated Uses:**

The following uses generally permitted in the C-2 district are not permitted on this parcel: ***2**

1) Veterinary Offices

b. **Accessory Uses:**

The following are accessory uses permitted within this parcel:

1) Surface Parking

2) Open carport structures and parking structures

c. **Yard, Height and Intensity:**

The following standards apply in place of the C-2 standards which would otherwise be applicable: ***2**

1) **Maximum Building Height:** 4 stories, not to exceed 56 feet. This height is permissible at the minimum setback line. In areas contiguous to residential parcels, buildings may not exceed 3 stories, or 48 feet in height.

2) **Lot Coverage:** None

3) **Floor Area Ratio:** 0.35 FAR overall for the development parcel, with individual developments no greater than 0.7 FAR. ***2**

4) **Required Setbacks:**

a) There shall be a minimum 20-foot-deep landscaped yard setback adjacent to perimeter streets with landscaped area equal to at least 30 times the linear frontage for each street. No maneuvering or parking is permitted in these areas except for ingress and egress to allowable parking areas.

b) No accessory uses are allowed within the landscaped yard set-backs adjacent to public streets.

c) Minimum interior side yard setbacks of 10 feet.

d) A rear yard setback having a depth of not less than 10 feet which depth shall be measured from the property line.

5.C.4 Process to be Followed to Next Tier of Regulations:

a. Projects in this parcel may not proceed until after a vehicular and pedestrian circulation plan is prepared for the entire parcel. ***2**

b. This plan must be approved by the City of Phoenix Planning and Development Department. A traffic impact analysis must be submitted with this circulation plan.

5.P – Development Parcel 5.P +2

Size: 9 acres
Located immediately west of Development Parcel 5.C **+2**

5.P.1 General Intent: +2

Development Parcel 5.P is designed solely to complement the retail and employment uses of Development Parcel 5.C. Development Parcel 5.P will also allow more appropriate use of the wash to the west of Development Parcel 5.C to buffer the retail and employment uses of Development Parcel 5.C from the residential uses of Superblock 8. Development Parcel 5.P will also serve as a buffer itself in this regard. Development Parcel 5.C will have one permitted use, surface parking. **+2**

5.P.2 Regulations Imposed by the City of Phoenix: +2

a. **Zoning District: +2**

This area is zoned P-1 in accord with Section 639 of the Phoenix Zoning Ordinance. **+2**

b. **Effective Date: +2**

Application of the zoning district to this parcel is effective as of the date of approval of the 1996 Major Amendment to this Specific Plan. No further steps are necessary to apply “zoning” to the parcel. **+2**

5.P.3 Process to Be Followed to Next Tier of Regulations: +2

a. Projects in this parcel may not proceed until after a Vehicular and Pedestrian Circulation Plan is prepared for the entire parcel. **+2**

b. This plan must be approved by the City of Phoenix Planning and Development Department. A Traffic Impact Analysis must be submitted with this Circulation Plan.

Date of Addition/Revision/Deletion to Chapter 6

-1 Deletion on May 8, 1996 by Ordinance No. S-23543
***1** Revision on May 8, 1996 by Ordinance No. S-23543
+1 Addition on May 8, 1996 by Ordinance No. S-23543
+2 Addition on May 13, 1998 by Ordinance No. G-4085
***2** Revision on May 13, 1998 by Ordinance No. G-4085
+2 Addition on May 13, 1998 by Ordinance No. G-4085
+3 Addition on June 25, 1997 by Ordinance No. G-4031
***3** Revision on June 25, 1997 by Ordinance No. G-4031
+4 Correction to Ordinance G-4031 on February 4, 1998 by Ordinance No. G-4073
+5 Addition on June 4, 1997 by Ordinance No. G-4015
***6** Revision on June 4, 1997 by Ordinance No. G-4016
+6 Addition on June 4, 1997 by Ordinance No. G-4016
***7** Revision on December 9, 1998 by Ordinance No. G-4148
***8** Revision on February 19, 2003 by Ordinance No. G-4497
+8 Addition on February 19, 2003 by Ordinance No. G-4497
***9** Revision on May 21, 2003 by Ordinance No. G-4513
+9 Addition on May 21, 2003 by Ordinance No. G-4513
-9 Deletion on May 21, 2003 by Ordinance No. G-4513
***10** Revision on May 19, 2004 by Ordinance No. G-4608
+10 Addition on May 19, 2004 by Ordinance No. G-4608
-10 Deletion on May 19, 2004 by Ordinance No. G-4608
***11** Revision on November 3, 2004 by Ordinance No. G-4654
+11 Addition on November 3, 2004 by Ordinance No. G-4654
-11 Deletion on November 3, 2004 by Ordinance No. G-4654
***12** Revision on March 2, 2005 by Ordinance No. G-4677
+12 Addition on March 2, 2005 by Ordinance No. G-4677
-12 Deletion on March 2, 2005 by Ordinance No. G-4677
***15** Revision on August 31, 2005 by Ordinance No. G-4733
+15 Addition on August 31, 2005 by Ordinance No. G-4733
-15 Deletion on August 31, 2005 by Ordinance No. G-4733
***16** Revision on July 5, 2006 by Ordinance No. G-4818
***17** Revision on March 7, 2007 by Ordinance No. G-4873
***18** Revision on June 3, 2009 by Ordinance No. G-5381
+18 Addition on June 3, 2009 by Ordinance No. G-5381
***19** Revision on January 20, 2010 by Ordinance No. G-5475
+20 Addition on May 4, 2016 by Ordinance No. G-6161
***21** Revision on November 2, 2022 by Ordinance No. G-7051
+21 Addition on November 2, 2022 by Ordinance No. G-7051
***22** Revision on October 18, 2023 by Ordinance No. G-7179
+22 Addition on October 18, 2023 by Ordinance No. G-7179
-22 Deletion on October 18, 2023 by Ordinance No. G-7179
***23** Revision on December 4, 2024 by Ordinance No. G-7332
+23 Addition on December 4, 2024 by Ordinance No. G-7332

Appendices

A.1 DEFINITIONS

A.1.A. General Statement

Whenever possible this Specific Plan uses terms identical to those in use in the existing Phoenix Zoning Ordinance. In all such instances, the same definitions as contained in that ordinance shall apply. This includes both those terms explicitly defined in Chapter 11, "Definitions" and certain terms defined elsewhere in the ordinance (e.g., "Promotional Events" as defined in э 415, p, 885).

Therefore, the only definitions included below are for terms not defined in the Phoenix Zoning Ordinance but used in the Desert Ridge Specific Plan.

A.1.B. Interpretation Power

In the event a term in this plan is ambiguous, unclear or susceptible to differing definitions or usages, the Zoning Administrator of the City of Phoenix shall have the power to interpret the terms and provisions of this plan in accordance with the same procedures used for an interpretation of the Zoning Ordinance.

A.1.C. Special Definitions

The following definitions shall apply to terms used in this plan:

Building Envelope: That portion of a lot within which building construction, grading and other disturbances necessary for development of a lot may occur.

Building Envelope Technique: A plan for an individual development which identifies the building envelope on a given lot and restricts construction activity to that envelope.

Clustering: A technique used for residential development which allows the permissible density on a parcel to be allocated within the parcel so that residential units are located closer together at a higher density on a portion of the parcel while other portions of the parcel remain as open space.

Community Identity Infrastructure: Infrastructure items common to all of Desert Ridge which are not typical, standard city installed infrastructure items, but are installed by a developer to assist in defining and identifying a distinct identity for the community of Desert Ridge. Examples include entry monumentation; landscape or street furniture treatment unique to Desert Ridge; common area amenities or open space treatments; special signage or fixtures.

Development Parcel: The name given in this Specific Plan to an individual area as to which this plan fixes a range of permissible development density or intensity. These parcels are listed individually in Chapter 6 with the development limits stated.

Project Information Center: A building or group of buildings erected for the purpose of marketing property, homes or leasable space within Desert Ridge.

Superblock: The name given to each of 12 major geographic areas of development within Desert Ridge. Superblocks are typically, but not exclusively, associated with areas between major arterial streets. The superblocks are listed in Chapter 6 and are further divided into development parcels.

Turf: Is a water intensive landscaped area watered with a permanent water application system and planted primarily with grass.

A.2 PLANT LISTS

The **Staff Recommended Plant List** was prepared by the City of Phoenix Planning and Development Department staff with assistance from the staff botanist/horticulturalist in the Water Conservation and Resources Division of the Water and Wastewater Department. The list includes a combination of native and introduced plants that are suitable to the Sonoran Desert. Suitability includes drought tolerance and mature height similar to Sonoran Desert vegetation. These plants were also selected for their adaptability to the climatic conditions, lower winter nighttime temperatures and more frequent frosts in Area C.

A **Supplemental Plant List** is included which identifies six specific development areas in the Desert Ridge project. In each of the six development areas, additional plant materials are listed that can be used to supplement the recommended plant list. Compliance with the Desert Ridge Plant List and the Supplemental Plant List will be enforced by the Desert Ridge Review Board. Tall palm trees (i.e., Date Palm, Fan Palm, Mexican Blue Palm) shall be located only in the Village Core, resort areas, Superblock 3 development parcels, and parcels 4RH and 5A. ***15**

STAFF RECOMMENDED DESERT RIDGE PLANT LIST

PLANT FORM	COMMON NAME
Vertical Trees	
Acacia salicina	Willow Acacia
Acacia stenophylla	Shoestring Acacia
Acacia willardiana	Palo Blanco
Eucalyptus campaspe	Silver-Topped Gimlet
Eucalyptus formanii	Forman's Eucalyptus
Eucalyptus spathulata	Narrow-Leaf Gimlet
Eucalyptus torquata	Coral Gum
Leucaena retusa	Golden Ball Lead Tree
Lysiloma candida	Palo Blanco
Pithecellobium Flexicaul	Texas Ebony **+14**
Pittosporum phyillyraioides	Willow Pittosporum
Sophora secundiflor	Mescal Bean
Horizontal Trees	
Acacia aneura	Mulga
Acacia berlandieri	Guajillo Acacia
Acacia craspedocarpa	Leather-Leaf Acacia
Ascacia pennatula	Fern-Leaf Acacia
Acacia farnesiana	Sweet Acacia
Acacia minuta	Sweet Acacia
Acacia saligna	Blue Leaf Wattle
Acacia schaffneri	Twisted Acacia
Acacia Smallii	Sweet Acacia **+14**
Acacia constricta	White Thorn Acacia
Caesalpinia cacalaco	Cascalote
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothill Palo Verde
Cercidium praecox	Palo Brea
Chilposis linearis	Desert Willow
Olneya tesota	Ironwood
Lysiloma thornberi	Desert Fern
Prosopsis alba	Argentine Mesquite
Prosopsis chlensis	Chilean Mesquite
Prosposis juliflora	Honey Mesquite
Prosopsis glandulosa	Texas Mesquite
Prosopsis Pubescens	Screwbean Mesquite **+14**

PLANT FORM	COMMON NAME
Prosopsis Veluntina	Velvet Mesquite **+14**
Ugnadia speciosa	Mexican Buckeye
Pithecellobium flexicaule	Texas Ebony
Small Shrubs	
Ambrosia deltoidea	Traingle-Leaf Bursage
Asclepias linaria	Pine-Leaf Milkweed
Anisacanthus thurberi	Desert Honeysuckle
Anisacanthus andersonii	Anderson's Honeysuckle
Calliandra californica	Baja Red Fairy Duster
Calliandra eriophylla	Fairy Duster
Calliandra peninsularis	Baja Red Fairy Duster
Dalea pulchra	Indigo Bush
Encelia farinosa	Brittle Bush
Ephedra trifurca	Mormon Tea
Eriogonum fasciculatum	California Buckwheat
Justicia californica	Chuparosa
Justicia candicans	Red Justicia
Justicia spicigera	Mexican Honeysuckle
Ruellia californica	Ruellia
Reullia peninsularis	Ruellia
Salvia chamaedryoides	Mexican Blue Sage
Salvia clevelandii	Cleveland Sage
Salvia coccinea	Cherry Sage
Salvia farinacea	Mealy Cup Sage
Salvia greggii	Autumn Sage
Salvia leucantha	Mexican Bush Sage
Salvia leucophylla	Purple Sage
Tall Shrubs	
Aloysia lycoides	Bee Bush
Atriplex nummularia	Old Man Salt Bush
Berberis haematocarpa	Red Barberry
Buddleia marrubifolia	Wooly Butterfly Bush
Caesalpinia gilliesi	Desert Bird of Paradise
Caesalpinia pulcherrima	Red Bird of Paradise
Caesalipinia mexicana	Mexican Bird of Paradise
Cassia artemisoides	Feathery Cassia
Cassia biflora	Twin Flower Cassia
Cassia circinnata	Coil Pod Cassia
Cassia nemophila	Desert Cassia
Cassia phyllodinea	Silver Leaf Cassia
Cassia wislizenii	Shrubby Cassia
Celtis pallida	Desert Hackberry
Cordia boissieri	Anachuita
Cordia parvifolia	Little Leaf Cordia
Dodonaea viscosa	Hopbush
Dodonaea viscosa 'Purpurea'	Purple Hopbush
Haplopappus laricifolius	Turpentive Bush
Hyptis emoryii	Desert Lavender
Lerucophyllum frutescens	Texas Sage
Larrea tridentata	Cresote Bush
Leucophyllum candidum 'Silver Cloud	Big Bend Silver Leaf
Leucophyllum frutescens 'Compacta'	Texas Sage
Leucophyllum frutescens 'White Cloud'	Texas Sage

PLANT FORM	COMMON NAME
Leucophyllum laevigatum	Chihuahuan Sage
Leucophyllum zygophyllum	Blue Ranger
Tall Shrubs (continued)	
Lycium brevipes	Thorn Bush
Rhus ovata	Sugar Bush
Rhus trilobata	Squaw Bush
Rhus virens	Evergreen Sumac
Simmondsia chinensis	Jojoba
Tecoma stans	Yellow Bells
Vauquelinia californica	Arizona Rosewood
Zizyphus obtusifolia	Greythorn
Cacti & Succulents	
Agave colorata	Mescal Ceniza
Agave murpheyii	Murphy's Agave
Agave parryii	Parry's Agave
Agave vilmoriniana	Octopus Agave
Aloe barbadensis	Medicinal Aloe
Aloe saponaria	Tiger Aloe
Opuntia basilaris	Beavertail
Opuntia robusta	Giant Prickly Pear
Opuntia phaeacantha	Engelmann's Prickly Pear
Opuntia violacea	Purple Prickly Pear
Cereus hildmannianus	Night Blooming Cereus
Stenocereus marginatus	Mexican Organ Pipe
Carnegiea gigantea	Saguaro
Lophocereus schottii	Senita
Euchinocactus grusonii	Golden Barrel
Ferocactus acanthodes	Compass Barrel
Ferocactus wislizenii	Fish Hook Barrel
Dasylirion acrotriche	Green Desert Spoon
Dasylirion longissimum	Grass Tree
Dasylirion wheeleri	Sotol
Fouquieria splendens	Ocotillo
Hesperaloe funifera	Samandoque
Nolina microcarpa	Beargrass
Yucca elata	Soap Tree Yucca
Yucca rigida	Blue Yucca
Yucca baccata	Banana Yucca
Hesperaloe parvifolia	Red Hesperaloe
Groundcovers	
Acacia redolens	Trailing Acacia
Atriplex semibaccata	Salt Bush
Baccaris 'Centennial'	Trailing Baccaris
Dalea greggii	Trailing Dalea
Myoporum parvifolium	Trailing Myoporum
Oenothera berlandierii	Mexican Evening Primrose
Oenethera stubbii	Saltillo Primrose
Verbena goodingii	Gooding Verbena
Verbena tenuisecta	Purble Verbena
Verbena peruviana	Peruvian Verbena
Verbena pulchella	Trailing Verbena
Verbena rigida	Prarie Verbena

PLANT FORM	COMMON NAME
Vines	
Antignon leptopus	Queen's Wreath
Merremia aurea	Yucca Vine
Herbaceous Plants/Grasses	
Asclepias subulata	Desert Milkweed
Aristida purpurea	Red Three Awn
Eschscholtzia mexicana	Mexican Gold Poppy
Orthocarpus purpurascens	Owl Clover
Lupinus sparsiflorus	Lupine
Pernnial Wildflowers	
Baileya multiradiata	Desert Marigold
Dyssodia pentachaeta	Dyssodia
Melampodium leucanthum	Blackfoot Daisy
Lupinus densiflorus	Lupine
Lupinus succulentus	Lupine
Penstemon barbatus	Scarlet Penstemon
Penstemon eatonii	Firecracker penstemon
enstemon palmeri	Palmer's Penstemon
Penstemon parryii	Parry's Penstemon
Penstemon pseudospectablis	Purple Penstemon
Penstemon superbus	Superb Penstemon
Psilotrophe cooperi	Paper Flower
Sphaeralcea ambigua	Globe Mallow
Tagetes lemmonii	Mt. Lemmon Marigold
Zinnia acerosa	Desert Zinnia
Zinnia grandiflora	Rocky Mountain Zinnia

SUPPLEMENTAL PLANT LIST

This plant list supplements the **Staff Recommended Plant List.**

RESIDENTIAL FRONT YARDS

Small Shrubs

Lantana camara	Bush Lantana

Groundcovers

Lantana montevidensis	Trailing Lantana
Cynodon dactylon (hybrids)*	Hybrid Bermuda Grasses
Lolium multiflorum*	Water Rye Grass

Vines

Bougainvillea (species)	Bougainvillea

Annuals

(Seasonal Varieties)

*Grass in the front yard is to be limited to no more than 25% of the front yard and no closer than 15' to the edge of the street.

RESIDENTIAL REAR YARDS

Vertical Trees

Brahea armata	Mexican Blue Palm
Eucalyptus microtheca	Coolibah Tree
Phoenix roebelenii	Pigmy Date Palm

Horizontal Trees

Citrus (species)	Dwarf Citrus
Oleo europaea 'Fruitless'	Fruitless Olive

Small Shrubs

Carissa (species)	Natal Plum
Convolvulus cneorum	Bush Morning Glory
Dalea (species)	Dalea
Jasminium mesnyi	Primrose Jasmine
Lantana camara	Bush Lantana
Nerium oleander 'petite'	Dwarf oleander
Plumbago auriculata	Cape plumbago

Tall Shrubs

Celtis pallida	Desert Hackberry
Chamaerops humilis	Mediterranean Fan Palm

Groundcovers

Asparagus densiflorus 'sprengeri'	Sprenger Asparagus
Gazania (species)	Gazania
Lantana montividensis	Trailing Lantana
Rosemarinus officinalis 'prostratus'	Dwarf Rosemary
Santolina virens	Green Santolina
Cynodon dactylos (Hybrids)	Hybrid Bermuda Grass
Lolium multiflorum	Winter Rye Grass

Vines

Bougainvillia (species)	Bougainvillea

Annuals

(Seasonal Varieties)

COMMERCIAL CORE EXTERNAL AREAS

Vertical Trees

Brahea armata*	Mexican Blue Palm
Phoenix dactyifera*	Date Palm
Washingtonia robusta*	Mexican Fan Palm
Washingtonia filifera*	California Fan Palm

Small Shrubs

Lantana camera	Bush Lantana

Groundcovers

Lantana montividensis	Trailing Lantana

Annuals

(Seasonal Varieties)

*Allowed in Development Parcel 5.A only.

COMMERCIAL CORE INTERNAL AREAS *13

Vertical Trees

Brahea armata*	Mexican Blue Palm
Phoenix dactyifera*	Date Palm
Washingtonia robusta*	Mexican Fan Palm
Washingtonia filifera*	California Fan Palm
Eucalyptus microtheca	Coolibah Tree

Horizontal Trees

Olea europaea 'Fruitless'	Fruitless Olive

Small Shrubs

Convolvulus cneorum	Bush Morning Glory
Dalea (species)	Dalea
Lantana camara	Bush Lantana
Eremophylla Valentine(1)	Valentine Bush **+13**
Nerium Oleander 'Petite Pink' (1)	Petite Pink Oleander **+13**

Tall Shrubs

Succulents

Opuntia Ficus Indica(1)	Indian Fig **+13**
Opuntia Violacea 'Santa Rita'(1)	Purple Prickly Pear **+13**
Yucca Aloifolia(1)	Spanish Bayonet **+13**
Agave Gemniflora(1)	Twin Flower Agave **+13**

Groundcovers

Gazania (species)	Gazania
Lantana montividensis	Trailing Lantana
Rosemarinus officinals 'prostratus'	Dwarf Rosemary
Cynodon dactylon (Hybrids)**	Hyrbrid Bermuda Grasses
Lolium multiflorum**	Winter Rye Grass
Ruellia Britoniana 'Little Katie'(1)	Little Katie Ruellia **+13**

Annuals

(Seasonal Varieties)

*Allowed in Development Parcel 5.A only.
**Restricted to lawn areas to be used for outdoor recreational purposes.
(1)Allowed in the internal core area of the Mayo Hospital campus. **+13**

RESORT/CONTIGUOUS GOLF COURSES HOLES

Vertical Trees

Brahea armata*	Mexican Blue Palm
Eucalyptus microtheca	Coolibah Tree
Phoenix roebelenii*	Pigmy Date Palm
Phoenix dactylifera*	Date Palm
Washingtonia filifera*	California Fan Palm
Washingtonia robusta*	Mexican Fan Palm

Horizontal Trees

Olea europaea 'Fruitless'	Fruitless Olive

Small Shrubs

Carissa (species)**	Natal Plum
Convolvulus cneorum	Bush Morning Glory
Dalea (species)	Dalea
Jasminium mesnyi**	Primrose Jasmine
Lantana camara	Bush Lantana

Tall Shrubs

Celtis pallida	Desert Hackberry
Chamaerops humilis**	Mediterranean Fan Palm
Cycas revoluta**	Sago Palm
Sophora secundiflora	Mescal Bean

Groundcovers

Asparagussdensivlorus 'sprengeri'**	Sprenger Asparagus
Cynodon dactylon (Hybrids)	Hybrid Bermuda Grass
Gazania (species)	Gazania
Lantana montividensis	Trailing Lantana
Lolium multiflorum	Winter Rye Grass
Rosemarinus officinalis 'prostratus'	Dwarf Rosemary
Trachelspermum asiaticum**	Asiatic Jasmine

Vines

Bougainvillia (species)	Bougainvillea

Annuals

(Seasonal Varieties)

*Allowed in Development Parcel 4.R/H only.
**To be used in enclosed sheltered areas.

RESORT GOLF COURSE TARGET HOLES

Horizontal Trees

Native Riparian Trees

Small Shrubs

Lantana camara	Bush Lantana

Groundcovers

Lantana montividensis	Trailing Lantana
Cynodon dactylon (Hybrids)	Hybrid Bermuda Grasses
Lolium multiflorum	Winter Rye Grass

Annuals

(Seasonal Varieties)

SUPERBLOCK 3 +15

Palms

Date Palms

Trees

Heritage Live Oak
Evergreen Elm
Red Push Pistache

Date of Addition/Revision/Deletion to Appendix A.2

***13** Revision on April 6, 2005 by Ordinance No. G-4691
+13 Addition on April 6, 2005 by Ordinance No. G-4691
+14 Addition on June 8, 2005 by Ordinance No. G-4707
***15** Revision on October 18, 2023 by Ordinance No. G-7179
+15 Addition on October 18, 2023 by Ordinance No. G-7179

A.3 SIGNAGE

The regulations regarding signage that are contained in the Specific Plan are preliminary. Future proposals by the developer will be no less restrictive than in the 22 December 1989 Draft Specific Plan. Tighter and more restrictive sign regulations are called for in the **Peripheral Areas C and D General Plan** and are desired by the City and the community; however, sufficient review of the proposed regulations has not been completed. A complete sign package shall be provided by the Master Developer for Desert Ridge during the next level of planning.

TABLE A.1
Desert Ridge Convenience Commercial
Temporary Signage

Type	Purpose	Number	Maximum Size Per Face	Maximum Height From Grade	Information Allowed	Additional Restrictions
Leasing	To provide leasing information.					
Temporary		1 single or double-faced per development parcel	32 s.f.	12'	Project name, leasing agent name and number, space available, or any non-commercial message	Installed at completion of construction, removed within 14 days of 80% lease up of the building. Free standing. (Non-illuminated).
Long-Term		1 single-faced per development parcel	15 s.f.	3'	Space available, leasing agent name and number, or any non-commercial message	Used only when space is available. Free standing. (Non-illuminated)
Promotional Events (as defined in Section 415, Phoenix Zoning Ordinance)	To announce an upcoming special event that may occur a maximum of 2 times per year per site.	1 single-faced per development parcel	32 s.f.	12'	As related to the special event, or any non-commercial message	Installed up to 30 days preceding the event and removed within 3 days following the event.

TABLE A.2
Desert Ridge Convenience Commercial
Permanent Signage

Sign Type	Purpose	Number	Type	Maximum Size Per Face	Maximum Height From Grade	Information
Ground Identification Sign	To identify the convenience commercial center	1 per street frontage per development parcel	Free-standing	30 s.f.	5'	Convenience commercial center name or any non-commercial message Illumination allowed
Building Mounted Wall Sign	To identify a particular establishment within a convenience commercial center	1 per establishment	Building-mounted	30 s.f. or 10% of wall on which located, whichever is less	12'	Establishment name or any non-commercial message Illumination allowed

TABLE A.3
Desert Ridge Residential Areas
Temporary Signage

Sign Type	Purpose	Number	Maximum Size Per Face	Maximum Height From Grade	Information Allowed	Additional Restrictions
Residential Subdivision Marketing	To identify a particular subdivision and give directional information	1 per street frontage per subdivision, up to a maximum of 4	64 s.f.	8'	Project name, builder(s) name(s) and number(s), directional information, or any non-commercial message	Removed when 90% of lots or units are sold. (May be extended upon use permit approval). (Non-illuminated)
Developer Marketing Sign	Identify participating developers at work in the community	1 per street frontage per subdivision up to a maximum of 4	32 s.f.	8'	Builder name and number, or any non-commercial message	Removed upon completion of work by builder (non-illuminated)
Lead in Vehicular Directional	List On-Site sales and/or leasing offices with directional arrows	No more than 4 per subdivision	3 s.f	3'	Project name, builder name, directional arrow	Only displayed when sales/lease person is on duty at property, except may be left out overnight on Friday and Saturday night. (Non-illuminated)
Individual Home Signs	For Sale," "For Rent" of individual parcel	1 per dwelling	4 s.f.	4'	"For Sale," "For Rent"; identification of listing agent or company; or any non-commercial message	(Non-illuminated)

TABLE A.4
Desert Ridge Residential Areas
Permanent Signage

Sign Type	Purpose	Number	Type	Maximum Size Per Face	Maximum Height From Grade	Information
Information/ Regulatory	To provide information, directions, regulations within a site.	As approved by City of Phoenix	Ground identification sign	6 s.f.	5'	As needed, no proper names. In conformance with local government codes. Any non-commercial message. Illumination allowed
Residential	To identify a specific residential development.	Minimum of 1 per subdivision; Additional signs allowed based on 1 sign per 1/8 mile of perimeter street frontage, up to maximum of 4 per subdivision	Ground identification sign	64 s.f. single faced 64 s.f. double faced	5'	Name of Subdivision Illumination allowed, any non-commercial message

TABLE A.5
Desert Ridge Village Center
Temporary Signage

Sign Type	Purpose	Number	Maximum Size Per Face	Maximum Height From Grade	Information Allowed*	Special Restrictions
Project or Development Announcement/ Construction	To announce a forthcoming or current project.	1 single or double-faced per project	64 s.f. if single faced; 32 s.f. if doubled faced	12'	Project name, rendering, size, owner/developer name, lender, leasing agent and number, design consultants, contractor, project type and date of availability	Installed upon closing on the property, removed within 6 months unless construction commences, and then receipt of a final building approval by the City. Free standing ground signs only.
Leasing	To provide leasing information.					
Temporary		1 single or double-faced per project	32 s.f.	12'	Project name, leasing agent name and number, space available	Installed at completion of construction, removed within 14 days of 80% lease up of the building. Free Standing.
Long-Term		1 single-faced per project	15 s.f.	3'	Space available, leasing agent name and number	Used only when space is available. Free standing ground signs.
Directional During construction)	Routing traffic/ deliveries to the site.	6 signs per project permitted if needed	4 s.f. (2'x 2')	4' or may be attached to construction fence	Directions only	Installed at commencement of construction. Removed when no longer necessary or upon receipt of final building approval by the City, whichever occurs first.
Promotional Events	To announce an upcoming special event that may occur a maximum of 2 times per year per site.	1 single-faced per project	32 s.f.	12'	As related to the promotional event	Installed up to 30 days preceding the event and removed within 3 days following event.

*Signs may also carry any non-commercial message

TABLE A.6

Desert Ridge Village Center
Permanent Signage

Building Type	Purpose	Number	Sign Type	Maximum Size Per Face	Maximum Height From Grade	Information***
Office Building (Multi-story)	To identify the building	1 per building	Free-standing ground sign	66 s.f. single-faced 33 s.f. double-faced	5'	Building or major tenant name. Building address.
Office Building (Multi-story) Tenant Sign	To identify tenants in building	1 per building tenant (only for tenants occupying 10,000 square feet or more of building leasable area)	Free-standing ground sign	24 s.f. single-faced 12 s.f. double-faced	5'	Tenant name
		1 per building tenant (only for tenants occupying 10,000 square feet or more of building leasable area)	Building Mounted wall sign	30 s.f.	12'	Tenant name
Complex of 3 or more buildings	To identify the complex and buildings within it.	1 complex sign per complex and	Free-standing ground sign	66 s.f. single-faced complex sign	5'	Complex name and address
		1 building sign for each building	Free-standing ground sign	15 s.f. building signs	5'	Building or major tenant name
Business Park/ Office Showroom Building	To identify the building	1 per building	Free-standing ground sign or Building mounted wall sign	66 s.f. single-faced 33 s.f. double-faced 30 s.f.	5' for ground sign 12' for wall sign	Building name
Business Park/ Office Showroom Tenants	To identify building tenants	1 per tenant	Building mounted wall sign	30 s.f.	12'	Tenant name
Retail Complex	To identify the retail complex	1 per complex street frontage and 1 mounted on a building	Free-standing ground sign Building-mounted wall sign	66 s.f. single-faced 33 s.f. double-faced 30 s.f. or 10% of wall on which located, whichever is less	12' Below the eave height or parapet	Complex name only

***May also include any non-commercial message

TABLE A.6

Desert Ridge Village Center
Permanent Signage

Building Type	Purpose	Number	Sign Type	Maximum Size Per Face	Maximum Height From Grade	Information***
Minor Tenant Identification/ Retail Complex	To identify the tenant	1 per tenant with direct exterior building access	Building-mounted wall sign	30 s.f.	12'	Tenant name
Major Tenant Identification/ Retail Complex	To identify the tenant	1 per tenant with direct exterior building access	Wall mounted	Not to exceed 15% of area of wall on which located	Below eave or parapet	Tenant name
Free-standing Retail	To identify the retail establishment	1 per street frontage and 1 per building	Free-standing ground sign Wall mounted	30 s.f.	12'	Tenant name
Accessory Retail*	To identify a retail establishment located within an office building	1 per tenant with direct exterior building access	Wall mounted or Free-standing ground sign	12' letters not to exceed 15 s.f.	5'	Retailer name
Free-standing** Restaurant	To identify the restaurant	1 per street frontage and 1 per restaurant	Free-standing ground sign Wall mounted	33 s.f. single-faced or double faced 15 s.f.	5' 12'	Name/Logo
Accessory Restaurant*	To identify a restaurant located within an office building or hotel	1 per restaurant and 1 per restaurant	Free-standing ground sign Canopy or wall mounted	30 s.f. 15 s.f.	5' 12'	Name/Logo
Hotel	To identify the hotel.	1 per hotel and 1 per street frontage up to 2 per hotel	Free-standing ground sign Wall mounted	66 s.f. single-faced or 33 s.f. double-faced 30 s.f. or 10% of wall where located, whichever is less; 24-inch letters	5' Within first 2 stories	Name/Logo Name

***May also include any non-commercial message
**Free-standing" is defined as a single user, i.e., a free-standing restaurant is used only as a restaurant.
*Accessory" is defined as a minor use within another building (i.e. a restaurant within an office building is an accessory restaurant).

TABLE A.6

Desert Ridge Village Center
Permanent Signage

Building Type	Purpose	Number	Sign Type	Maximum Size Per Face	Maximum Height From Grade	Information***
Financial	To identify the financial institutional.	1 per institution location	Free-standing ground sign	66 s.f. single-faced or 33 s.f. double-faced	5'	Name/Logo
		1 per street frontage up to 2	Building-mounted wall sign	30 s.f. or 10% of wall where located, whichever is less, 24-inch letters	Within first 2 stories	Name
Information/ Regulatory	To provide information, directions, regulations within a site.	As permitted by Phoenix Sign Ordinance	Free-standing	6 s.f.	5'	As needed, no proper names. In conformance with Phoenix Sign Ordinance.
Desert Ridge Identity signs (these signs may be placed throughout Desert Ridge)	Area identity	As permitted by Phoenix Sign Ordinance	Free-standing ground signs	300 s.f./side 3 sides	25'	Name/Logo
	Entry/Park Identity			60 s.f./side 3 sides	9'	Name
	Directory			60 s.f./side 3 sides	9'	Desert Ridge occupancy
	Logo mounting on all traffic signals.		Mounted on traffic signal	3 s.f.	Based on traffic signal requirements	Desert Ridge Logo

***May also include any non-commercial message

A.4 ARCHAEOLOGICAL SITE CLEARANCE LETTER

ROSE MOFFORD
GOVERNOR

Arizona
State Land Department
1616 WEST ADAMS
PHOENIX, ARIZONA 85007

M.J. HASSELL
STATE LAND COMMISSIONER

September 12, 1988

G. Joseph Hudak
Archaeologist
BRW, Inc.
2700 North Central Avenue - Suite 1000
Phoenix, Arizona 85004

RE: Final Report - Desert Ridge Cultural Resource
Pedestrian Visual Reconnaissance Survey and Records Review
Arizona State Land Department Planning Permit No. 47-95259

Dear Mr. Hudak:

This will serve as confirmation of the results of our field review and of your request of August 24, 1988. During the field examination it was apparent to me that although ceramics and groundstone were visible on the surface and in arroyo profiles, artifacts were not seen in densities sufficient to constitute an archaeological site. The spatial distribution of the artifacts indicated that they exist as isolated occurrences. I am in full agreement that the expenditure of funds for subsurface testing is not warranted.

Sincerely,

Robert A. Larkin, Manager
Nonrenewable Resources & Minerals
(602) 255-462

RAL/st

cc: Dr. Kenneth Kvamme
Robert E. Gasser
Gordon Taylor

ARIZONA STATE PARKS

800 W. WASHINGTON
SUITE 415
PHOENIX, ARIZONA 85007
TELEPHONE 602-255-4174

ROSE MOFFORD
GOVERNOR

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TUCSON

REESE G. WOODLING
TUCSON

RONALD PIES
TEMPE

ELIZABETH A. DRAKE
PHOENIX

M. JEAN HASSELL
STATE LAND COMMISSIONER

KENNETH E. TRAVOUS
EXECUTIVE DIRECTOR

COURTLAND NELSON
DEPUTY DIRECTOR

August 31, 1988

G. Joseph Hudak
BRW, Inc.
2700 N. Central Avenue, Suite 1000
Phoenix, AZ 85004

RE: Phoenix, Desert Ridge Land Exchange, Arizona State Land Department
Permit No. 47-95259, ASLD

Dear Joe:

Thank you for sending us a copy of your final report for the above project. I have reviewed the documentation, inspected portions of the project area, and have the following comments pursuant to A.R.S. 41-861 through 864 of the State Historic Preservation Act:

1. I note that approximately 50 percent of the 5,575 acre project area was surveyed. In addition, you and your staff examined most of the arroyo cuts within the project area to look for buried cultural resources. It is my opinion that the level of inventory was adequate to locate and evaluate any National Register eligible properties within the project area.

2. The survey located 20 loci of cultural resources, most of which are essentially isolated occurrences. Based on the information presented in the report and the field evaluation, it is my opinion that none of these loci are eligible for inclusion in the National Register of Historic Places.

3. Therefore, the reviewed project should have no effect on any National Register or eligible properties.

4. It is also my opinion that BRW did an excellent job on this project and that your study has enhanced our knowledge of the prehistory and geology of the area. In addition, I would like to commend you and your staff for the excellent comunication with this office throughout the duration of the project.

Your continued cooperation with this office in considering the impacts of projects on historic preservation is appreciated. If you have any questions, please do not hesitate to contact me.

Sincerely,

Robert E. Gasser
Archaeologist & Compliance Coordinator

for Shereen Lerner, Ph.D.
State Historic Preservation Officer

cc: Robert Larkin, Arizona State Land Department
Kenneth Kvamme, Arizona State Museum

CONSERVING AND MANAGING ARIZONA'S HISTORIC PLACES, HISTORIC SITES, AND RECREATIONAL, SCENIC AND NATURAL AREAS

A.5 DEPARTMENT OF WATER RESOURCES LETTER

A.6 CITY COUNCIL STIPULATIONS

RECOMMENDATIONS FROM THE PLANNING COMMISSION REGARDING DESERT RIDGE SPECIFIC PLAN.

E. Recommendations

Land Use

1. Employment - There is a concern that sufficient employment opportunities are not being provided and it is too premature to fully define future nonresidential land uses for all of Desert Ridge. Two modifications are proposed to address these concerns. First, it is recommended that the employment area south of the Outer Loop (Parcel 5.B) not receive zoning through the specific plan. This will provide an opportunity to evaluate this area further with a goal of providing additional employment opportunities. Height and use limitations as shown in the specific plan would remain in the specific plan. Secondly, the land use plan shall be changed to permit parcels 6 H.1, 6 H.2 and 6 M.1, which surround the institutional site, to be developed as employment uses consistent with the standards established for Parcel 5.B.

2. Housing in Core - A firm commitment to substantial multi-family housing in the village center is important to contribute to the functional diversity desired in a core area. A subsequent planning stage should delineate the appropriate number of dwelling units in the village center.

3. Park Standards - The ""close to home park" standard shall be increased from approximately 3.1 acres/1,000 population to the City's desired level of 6.25 acres/1,000 population. The City will purchase the additional acreage to achieve the desired standard. Where possible, neighborhood parks should be located adjacent to elementary schools and be developed in conjunction with school districts.

    a. In the development of schools and parks, there should be no commercial development located adjacent to them and a significant separation provided between them.

Design and Environment

4. Desert Preservation - The northernmost portion of the site contains the more attractive, and less negatively impacted by man, expanses of desert. To safeguard this resource and to set the standard for development further north where the desert becomes extremely lush and pristine, there shall be no mass grading on Parcels 7.L.1, 10.L.I and the north portion of 1.R (from Pinnacle Peak Road to a half mile south). In addition, all development within these areas shall utilize the building envelope technique and 25% of the development units shall be clustered.

5. Building Height - On Parcel 5.C, which is adjacent to the village core, the maximum building height should be reduced to 4 stories, with a 3-story maximum adjacent to residential uses. **- 17**

6. Design - Early in the review of the draft Desert Ridge Specific Plan, City staff requested that the proposed design guidelines be deleted and included in the CC and Rs for Desert Ridge. Staff indicated that it was inappropriate and too premature to be identifying specific design elements for Desert Ridge in the specific plan. Superior design that blends with and is complimentary of the desert environment is essential in Desert Ridge in that this large project will set the design standard in many ways for the rest of the C and D planning area. During the next level of planning and again as the specific design CC and Rs are being developed, the master developer will ensure that design considerations for Desert Ridge are consistent with standards developed for Areas C and D by the C and D Committee and adopted by the City. To ensure that the CC and Rs reflect the adopted design guidelines, the CC and Rs shall be submitted to the City for review, and the adopted design guidelines shall be used by City staff in reviewing all Desert Ridge development plans.

7. Equestrian Use - All equestrian trail crossings with major streets shall be grade separated. During the next level of planning a procedure shall be developed for designating and for creating the equestrian trail(s) throughout the Desert Ridge site during Phase 1 development. A second trail is needed near 64th Street. During the next level of planning the Peripheral Areas C and D Committee, working in conjunction with the City and the State, will determine a general corridor for this trail. When a corridor west of 64th Street is selected, the Desert Ridge master developer shall make provision for the trail. A third trail on an East-West axis will be evaluated by the City and Equestrian Community, and if appropriate, the developer will construct said trail.

8. Signage - The regulations regarding signage that are contained in the specific plan are preliminary. Future proposal by the developer will be no less restrictive than in the Draft Specific Plan. Tighter and more restrictive sign regulations are called for in the Areas C and D Plan and are desired by the City and the community; however, sufficient review of the proposed regulations has not been completed. A complete sign package shall be provided by the master developer for Desert Ridge during the next level of planning.

9. Plant List - The existing plant list should be modified to include only vegetation that is appropriate in a Sonoran Desert environment. An appropriate list is attached. This list includes a broad spectrum of plant materials appropriate to the Sonoran Desert environment. This plant list was prepared by Planning staff with assistance from the staff botanist/horticulturalist in the Water Conservation and Resources Division of the Water and Wastewater Department. The list includes a combination of native and introduced plants that are suitable to the Sonoran Desert. Suitability includes drought tolerance and mature height similar to Sonoran Desert vegetation. These plants were also selected for their adaptability to the climatic conditions, lower winter nighttime temperatures and more frequent frosts, in Area C.

   A supplemental plant list is included which identifies six specific development area categories in the Desert Ridge project. In each of the six development area categories, additional plant materials are listed that can be used to supplement the recommended plant list. Compliance with the Desert Ridge Plant List and the Supplemental Plant List will be enforced by the Desert Ridge Review Board. Tall palm trees (i.e.) Date Palm, Fan Palm, Mexican Blue Palm, shall be located only in the Village Core and resort areas, parcels 4RH and 5A.

10. Desert Tree and Cactus Replanting - A native plant specialist/landscape architect/ contractor with experience in native plant inventory and salvage process shall be retained by the master developer during the next level planning to provide an inventory of the existing native plant materials which would be suitable to be boxed out and relocated back on the site. The specialist/contractor shall use the following factors in determining which plant materials are to be included in the inventory: species of tree, size of tree, caliper trunk, box size, the condition of the plant with regard to presence of disease, existing physical damage, aesthetic appearance of the tree and the condition of the root structure. The inventory and the relocation and revegetation plan shall be submitted to City staff for review and approval.

11. Golf Course Design - At a minimum, 20 of the proposed 36 holes of golf will be desert style target holes. All golf holes from Pinnacle Peak Road to a half mile south shall be target holes.

12. Transportation Plan - The Transportation Plan that was submitted to the City in January, 1989 indicates that a detailed traffic impact assessment will be prepared subsequent to finalizing the Desert Ridge land use master plan. This study shall be submitted to and approved by the City prior to finalizing the development agreement between the City and the master developer regarding infrastructure. This study will assist in determining specific transportation improvement needs and their phasing of construction to accommodate projected development.

13. Rights-of-Way - The issue of how and when rights-of-way are “turned over” to the City will be set forth in the development agreement referred to above.

Transportation

14. Tatum Boulevard - During the next level of planning and again as development occurs in Desert ridge, the master developer will ensure that existing and projected traffic generated by Desert Ridge does not cause Tatum Boulevard, south of the Central Arizona Project Aqueduct (CAP), to fall below acceptable City established service levels.

    a. Designate East-West road north of the Outer Loop as “Deer Valley Drive”.

15. Local Bus Circulator - Upon completion of the first phase of the regional retail in the village center, the resort operator and the leaseholder of the village center will jointly fund a bus circulator linking residential areas with the two activity centers.

Miscellaneous

16. Water Budget Limitation - The water budget for Desert Ridge is not to exceed 140 gpcd. Any water requirement that exceeds the budget shall be provided by the master developer in a manner acceptable to the City.

17. Regional Drainage - The master developer will work with the City during the next phase of planning to ensure that the master drainage plan for Desert Ridge is consistent and compatible with the regional approach selected by the City for the Paradise Fan Terrace area (which Desert Ridge is within).

18. Marketing Studies - Prior to finalizing the development agreement with the City regarding infrastructure, the master developer shall submit marketing studies supporting development and timing that have been approved by the State.

19. Master Plan - All concept drawings, street cross sections and other standards and recommendations contained in the Master Plan section of the Specific Plan are preliminary and will be more fully developed by the developer and staff during the next level of planning. To the extent that differences exist over infrastructure standard items, an appeal through the C & D Committee, Planning Commission and City Council would take place.

20. Art in Private Development - Development in Desert Ridge shall be subject to the Art in Private Development requirements proposed by the Phoenix Arts Commission for inclusion in the updated Zoning Ordinance.

21. Processing - The charts showing the Desert Ridge Approval Process should be modified as follows: the following should be added to the Master Plan Preparation Box-traffic, infrastructure phasing, landscape and signage master plans; the City Approved Master Plans box should be clarified to indicate that master plan reviews will be coordinated by the Zoning Administration Division of the Planning Department; a box titled Development Agreement Finalized should be added; and the Infrastructure plans in the Phase 2 Planning Steps boxes shall include a phasing schedule and identify who will construct (Master Developer, Homebuilder, other) the infrastructure needed to serve all parcels in the superblock.

    The C & D Committee, Planning Commission and City Council will review all:

    - Plant inventory lists and relocation and revegetation plan
    - Master street plans
    - Master wastewater plans
    - Master water plans
    - Master drainage plans
    - Master pedestrian, bike, and trail plans
    - 2nd phase for core and superblocks
    - C.C. & Rs
    - Design Guidelines
    - Signage Standards

22. Text Additions - The following shall be incorporated as appropriate in Chapter 4, Section F of the Specific Plan:

    - Applicable zoning or other requirements not expressly identified in the Specific Plan shall be governed by the existing requirements in the appropriate City ordinance or regulation.

- The Zoning Administrator shall be responsible for interpretation of any and all questions as to the applicability of the Specific Plan and the Specific Plan's relationship to the Zoning Ordinance.

23. If a program is designed to establish a desert preserve in Area C and D, developers will participate in a fair and equitable basis taking into account the preserve benefits the entire City, so as not to put the entire burden on C and D property owners.

24. Encourage City and State to expedite the construction of the Outer Loop freeway between West Phoenix and Scottsdale.

25. (Except as modified by the C & D Planning Committee recommendations on Desert Ridge.) All consideration with the Desert Ridge project, by the C & D Committee, Planning Commission and City Council should follow close compliance with the Area C & D General Plan.

26. Amendment to the section regarding Chapter 4, Annual Monitoring, I. Responsiveness to Technological and Design Advancement, to read, "This specific plan is intended to guide development in the Desert Ridge area throughout its buildout and into the future. As such it operates as a regulatory document for at least 25-30 years. It is the intent of the City of Phoenix that this development, to the greatest extent possible, remain at the forefront of design, construction and development technology with regard to environmental issues such as water and energy conservation; efficiency of infrastructure systems (including wastewater and solid waste disposal); sensitivity to desert plant and animal preservation; minimizing heat gain from urbanization; providing public transit accommodation and so on. As the state of technological and design standards advances in the future, this plan should adapt to take advantage of emerging solutions and alternatives. And accordingly, a report outlining Desert Ridge's ongoing to recognize these adapting technologies and standards should be included in the annual implementation report submitted by the Desert Ridge Review Board/Master Developer to the City of Phoenix, and changes to the plan for the purpose of accommodating these adapting technologies may be considered as minor administrative amendments to the plan per Section H.

These new stipulations only apply to Parcel 9.I. **+16**

27. That construction on either the scientific and research laboratory or the corporate office building proposed for the northeast corner of Parcel 9.I shall commence within 36 months of City Council approval of this request. The City reserves the right to remove office/corporate office as a permitted use on Parcel 9.I if construction has not commenced within 36 months. **+16**

28. The applicant shall prepare and submit to the Street Transportation Department a traffic study for all of the uses being proposed on Parcel 9.I within six months of City Council approval of this request. This traffic study shall be prepared pursuant to the customary requirements of the Street Transportation Department and shall address traffic impacts associated with the proposed uses based on the phasing plan from the initial phase to full build-out. The applicant shall be responsible for constructing the traffic mitigation measures recommended by the traffic study, according to the phased development schedule as approved by the Street Transportation Department. **+16**

29. That the corporate office use shall be limited to 250,000 gross square feet, as approved by the Planning and Development Department at the time a Certificate of Occupancy is issued for the site. **+16**

Date of Addition/Revision/Deletion to Appendices
***16** Revision on July 5, 2006 by Ordinance No. G-4818
-17 Deletion on March 7, 2007 by Ordinance No. G-4873