

~~293-02A.2~~

293-02A.3

ORDINANCE NO. 95-38  
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293-02A.4

ATTACHMENT A

# PLANNED AREA DEVELOPMENT

STANDARDS AND GUIDELINES  
FOR

PEORIA AUTOPARK

Located at:  
The Northeast Corner of  
91st Avenue and Bell Road  
Peoria, Arizona

**ZONING APPROVAL**  
  71          8-1-06    
Int.              Date

April 15, 1993  
(Revised June 5, 1995)

Final  
File 5.7.1.4.1

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I. INTRODUCTION

This "Development Guide" provides a project overview of a Mixed Use (including a residential component) Planned Area Development (P.A.D.) planned for a 38 Acre parcel in Peoria, Arizona. The primary focus is the commercial portion, to be known as the PEORIA AUTOPARK.

The "Development Guide" Standards shall apply to all properties to be developed in the PEORIA AUTOPARK. Any standards not set forth herein are subject to criteria established in the current Federal, State or City of Peoria regulations.

II. SITE DESCRIPTION

The P.A.D. is approximately 43.42 gross / 37.79 net acres located at the northeast corner of 91st Avenue and Bell Road in Peoria, Arizona. The P.A.D. will be divided up into three development parcels. See Preliminary Development Plan, Exhibit B for the site configuration. These parcels are being considered for various **commercial retail shopping center use, vehicle dealership(s), and vehicle related / commercial, and residential users.** See Section IV.A for the description of land uses for each parcel.

The legal description for the 43.42 gross acres is attached as Exhibit A.

III. CONSISTENCY WITH THE PEORIA COMPREHENSIVE MASTER PLAN

The site is currently zoned P.A.D. and is designated "Community Commercial" on Peoria's Comprehensive Master Plan. The proposed development, consisting of **commercial retail shopping center use, vehicle dealership(s) and vehicle-related sales and services; commercial service uses; and a residential use;** is consistent with the definition of "Community Commercial" which provides: these "areas are intended to develop as the major commercial and service activity centers of the community."

IV. SITE DEVELOPMENT STANDARDS

A. LAND USES

All improvements on individual sites shall comply with city of Peoria Codes, ordinances and standards, unless otherwise specified herein.

1. LAND USE TABLE

Land Use	Parcel 1	Parcel 2	Parcel 3	Parcel 4
a. New and Pre-Owned (when sold in conjunction with new) auto, truck, motorcycle, recreational and marine vehicle sales, leasing, rental and / or related service, vehicle related retail sales, paint and body repair facilities.	X	✗	X	
b. Pre-Owned auto, truck, motorcycle, recreational and marine vehicle sales, and / or related service with the following requirements:	X		X	
1. Minimum parcel size of 1.5 acres.				
2. Minimum showroom size of 1,200 s.f.				
3. Covered vehicle display for minimum six (6) vehicles.				
4. Minimum two (2) service bays.				
5. Support Facilities (i.e. office, restrooms, etc...) provided as part of showroom building.				
6. No temporary, pre-fab, or modular structures are allowed.				
c. All C-2 permitted principal and conditional uses allowed under the City of Peoria Zoning Ordinance, including grocery store.	X	✗	X	
d. Multi-family Residential.		X		✗
e. Accessory buildings, structures and uses customarily incidental to a permitted use.	X	X	X	✗

2. Prohibited Uses

Uses not permitted on any Parcel include the following:

- a. Vehicle salvage yards.
- b. Vehicle towing and impoundment service.
- c. Recreational Vehicle and Marine Manufacturing Facilities

**B. ALLOCATIONS OF LAND USE**

**SITE AREA**

The P.A.D. area consists of approximately 43.42 gross acres, divided as an average as follows:

Allocations of Land Use

<u>Use</u>	<u>% of Total Area</u>	<u>Acres</u>
Vehicle Related/Commercial (Parcels 1 and 3)	48.96%	21.26
Streets		
Arterial & Collectors	12.97%	5.63
Residential	38.07%	16.53
Total	100.00%	43.42

Allocations of Open Space

Parcel 1, 3	7 %	1.68 Acres
Parcel 2	10 %	1.54 Acres

The Preliminary Land Use Plan for the PEORIA AUTOPARK P.A.D. is attached as Exhibit B. This plan also shows the site's proximity to Bell Road, 91st Avenue, 89th Avenue and Greenbrian Drive.

C. DEVELOPMENT STANDARDS

1. Building setbacks shall be as shown on the Preliminary Development Plan (Exhibit B).
2. All buildings shall not exceed thirty-five (35) feet or two (2) stories. Building height shall be measured to the roof deck on flat-roofed structures and to the mid-point between eaves and ridges on gable, hip, and gambrel roofs. Height limitations shall not apply to cupolas, domes unoccupied towers and similar architectural features incorporated into the design of the building.
3. Residential densities may range up to fifteen (15) dwelling units per acre. However, densities may increase up to twenty (20) dwelling units per acre for developments of exceptional or unique design. Qualifications for exceptional design shall include:
  - a. Landscape and architectural design integration with commercial development.
  - b. An increased on-site landscape area from 30% to 35%.
  - c. A residential Automatic Fire Extinguishing System.
  - d. Residential parking to be screened by a combination of buildings and a minimum four (4) feet high perimeter wall to screen parking from the Public Right of Way except at entryways.
  - e. Provision of two play areas. The play area will incorporate one (1) of the following three (3) features: children's recreational equipment; volleyball court; sports court. Additionally, provide two (2) spas; two (2) pools and cabanas; and one (1) club room.

D. DELETED INTENTIONALLY

E. EQUIPMENT

1. When mechanical equipment is ground-mounted in a location visible from adjacent streets or properties, it must be screened by dense landscaping or a wall that is of the same finish and texture as the building being served.
2. When mechanical equipment is roof-mounted, it must be screened from view of the public right-of-way and adjacent property.
3. No wall-mounted mechanical equipment (i.e., exhaust fans, evap coolers, etc.) shall be permitted on the front or sides of any buildings.

F. WALLS, FENCES, AND GATES

1. Screen Walls
  - a. Screen walls shall be used to conceal exterior storage areas, loading areas, refuse collection areas, repair storage areas (does not include new/pre-owned vehicle display), service yards, truck docks, electrical equipment, storage tanks, solar panels, satellite dishes, roof top parking and other exterior equipment.

- b. Screen walls shall be constructed of brick, textured and/or patterned masonry, or common masonry with a stucco finish designed to match or complement the building(s) on the Lot.
  - c. Screen walls shall be painted or have an integral finish which matches the building(s) on the Lot.
2. Interior dividing walls/fences (if provided)
- a. Interior dividing walls and/or fences shall be maximum eight (8) feet above lowest adjacent grade.
  - b. Walls on interior property lines that divide a Multi-Family parcel (s) from Commercial parcel (s), shall be masonry, minimum eight (8) feet above lowest adjacent grade and shall be painted; have an intergal finish; or finish to match that of the main residential buildings.
  - c. Walls dividing or enclosing parcels along interior property lines, which are visible from any public right-of-way, shall be constructed of masonry and are to be painted or have an integral finish.
  - d. Fences which are within storage compounds and are not visible from any public right-of-way may be chain link.
  - e. Security walls or fences may have razor wire caps, maximum of three (3) horizontal strands, at a height to top of razor wire of not greater than eight (8) feet, nor lower than six (6) feet. Wire shall not be a galvanized finish, but may be painted.
3. Temporary Fences
- a. Temporary fences may be used along phase lines and similar locations where needed to enclose/secure activities or uses from the public.
  - b. Temporary fences may be chain link.
  - c. When such temporary fences are visible from the public right-of-way, such fences shall be screened with appropriate rapid growing landscaping such as five (5) gallon-sized oleanders planted on five (5) foot centers, cats claw vines spaced on ten (10) foot centers, or glossy privet spaces on five (5) foot centers.
4. Gates
- When gates are visible from the public right-of-way they shall be decorative, wrought iron, wrought iron with decorative wood slats, or opaque metal gates. Chain link gates are not permitted, except when associated with a temporary fence.

G. PHASING

The P.A.D. will be constructed in multiple phases. Parcel 2 will develop as Phase I with development expected to start in 1995 and completed within twelve months thereafter. Parcel 3 will develop in accord with market demand -- which is expected to occur between 1995 -1998, see Phasing Plan attached as Exhibit C. Parcel 1 is expected to start in 1995 and be completed within 10 months thereafter.

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H. STREETS, UTILITIES, AND SERVICES

1. Streets, utilities and services will be provide in accordance with the City of Peoria's typical specifications and standards.
2. All on-site utility lines shall be placed underground (except existing 69 KVA poles on Bell Road).
3. No cesspool, septic tank, sewage or hazardous waste disposal facility shall be erected or maintained upon a site.
4. All properties shall meet the drainage requirements of the City of Peoria at the term of development, and retention basins are to be designed as noted on the Utilities Plan dated February, 1993. Retention basins may be altered in configuration to adapt to approved.
5. See Exhibit F for conceptual utilities plan incorporated in the Conceptual Civil Plan.

I. OPEN SPACE

1. Each of the various parcels within this P.A.D. shall provide a minimum of 7% open space within such parcel, except Parcel 2, which will have 10% minimum open space.

J. LANDSCAPING

1. Landscaping or pedestrian-orientated hardscape shall be provided at a minimum depth (measured from the right-of-way/ property lines) as follows:

a.	Bell Road	ten (10) feet
b.	91 <sup>st</sup> Avenue	<del>thirty (30)</del> <u>fifteen (15)</u> feet (includes retention area)
c.	89 <sup>th</sup> Avenue	twenty (20) feet
d.	Greenbrian	twenty (20) feet
e.	Rear- General	eight (8) feet
f.	Rear- Parcel 2	fifteen (15) feet
g.	Sideyard – General	zero (0) feet
h.	Sideyard – Parcel 2	fifteen (15) feet
i.	Rear of Parcel 3	<del>fifteen (15)</del> <u>eight (8)</u> feet <i>Four (4) feet</i>

2. Trees and shrubs shall be required along all street frontages and rear property line according to the following criteria:
  - a. Street landscaping shall be provided to the equivalent of one (1) tree and three (3) shrubs for every forty (40) lineal feet of street frontage.
  - b. Street trees shall be minimum fifteen (15) gallon size with fifty (50) percent being a minimum of twenty four (24) inch box and shrubs shall be a minimum of five (5) gallon size.
  - c. Landscaping along rear property line of Parcels 1 and 3 shall be provided to the equivalent of a minimum of one (1) tree and three (3) shrubs per fifty (50) lineal feet.

- d. Landscaping along rear property line (of Parcel 2) shall be two (2) rows of fifteen (15) gallon trees at fifteen (15) feet on center, staggered, and three (3) shrubs per fifty (50) lineal feet.
  - e. The trees selected shall be compatible with the overall site and landscaping plan, as well as adjacent sites.
  - f. A landscaped triangle measuring twenty five (25) feet by twenty five (25) feet along street right-of-ways shall be provided at the corner of each street intersection, which may include special vehicle display areas at Parcels 1 and 3.
3. All parking areas (except for storage areas and areas not visible from the public right-of-way) shall incorporate the following elements:
    - a. Landscape islands, with raised concrete curbing to define parking lot entrances, aisles and ends of all parking aisles.
    - b. Landscape islands shall separate rows of more than fifteen (15) parking spaces.
    - c. Each landscape island shall be a minimum of six (6) feet in total width including curbing and equal the length of the parking stall(s).
    - d. Each landscape island shall include a minimum of one (1) tree of fifteen (15) gallon size and three (3) shrubs of five (5) gallon size for each parking stall length.
  4. All on-site water retention areas, other than paved surfaces, shall be entirely landscaped and shall maintain slopes no steeper than 4:1.
  5. All mounding and berming shall have slopes no steeper than 4:1.
  6. A minimum of forty percent (40%) of the landscaped areas are to be planted with vegetative ground cover. Minimum size and spacing to be one (1) gallon size plants at a maximum three (3) feet on center.
  7. Landscape designs shall be compatible with adjacent properties.
  8. Any right-of-way planting shall conform to the Arizona Department of Water Resources Low Water-Using Plant List. While on-site landscaping is not required to conform to this list, in order to help promote a water conservative environment and to provide continuity throughout the P.A.D., all projects within the P.A.D. are encouraged to choose drought tolerant and/or low water use plant materials. Plant materials should minimize maintenance and, to the extent reasonable, be disease and drought resistant.
  9. Irrigation systems should be water efficient and, where reasonable, shall be designed to utilize drip or similar irrigation systems. Irrigation systems shall be approved by the City of Peoria prior to installation.
  10. Undeveloped areas, held in reserve for future building or pavement development, need not be irrigated or fully landscaped. These areas, however, shall, as a minimum: be raked; treated with a plant pre-emergent; and maintained in a litter, weed and dust controlled manner.

11. Temporary use of the undeveloped land is permitted. However, it must meet all applicable conditions defined in the Standards and Guidelines and any applicable City of Peoria Ordinance requirements regarding temporary site uses (Parking areas, setbacks, vision triangles, etc.).
12. Provide 15% of net site area as on-site landscaping at Parcel 1 ; provide 20% on Parcel 3; and 30% of net site area as on-site landscaping at Parcel 2.

K. LANDSCAPE PLANTING AND MAINTENANCE

1. On-site and public right-of-way landscaping shall be provided and maintained by the owner / possessor of such lot.
2. All landscaped areas shall be maintained in a reasonable and attractive manner. Failure to maintain landscaped areas in a reasonable and attractive manner shall be a violation of the P.A.D. zoning and, as such, subject to enforcement as a zoning violation.
3. Any plant material that does not survive shall be replaced within thirty (30) days of its demise.

L. SIGNAGE

1. Signage shall conform to the City of Peoria Zoning Ordinance.

M. PARKING

1. PARKING TABLE  
Parking shall conform to the City of Peoria Zoning Ordinance; Article 14-23.

N. LIGHTING

1. Display lot lighting shall be by fixtures which are fully shielded from adjacent streets and residential areas. Fixtures to be mounted at top of pole with no intermediate flood lighting placed on poles. Maximum fixture height to be twenty eight (28) feet above finish grade, at commercial parcels. Maximum fixture height to be sixteen (16) feet above finish grade at the residential parcel.
2. When ground mounted flood lighting is used, they shall be shielded by landscape and/or architectural elements.
3. A minimum level of security lighting shall be provided on lots in all areas.
4. All lighting installations to conform with applicable Dark Sky Ordinances.

O. NOISE

1. NOISE TABLE

Parcel 1 Parcel 2 Parcel 3 Parcel-4

a.	Outdoor speakers allowable if directed South or West only.	X	✗		
b.	Outdoor speakers prohibited.		X	X	✗

2. Sound levels radiated off of each parcel shall not exceed the standards as required in the City of Peoria Zoning Ordinance.

P. SITE PLAN APPROVAL

All developments within the PEORIA AUTOPARK P.A.D. shall be subject to Major Site Plan Approval by the City of Peoria prior to development of such parcels.

Q. ARCHITECTURAL STYLE AND APPEARANCE

1. **Concept**

Each building visible to the public should reflect materials and construction techniques expressed in a simple, contemporary manner, using materials, color and other architectural treatments to create visual unity, continuity and an identifiable character within the P.A.D. Buildings developed on the commercial parcels shall be compatible architecturally with the other commercial buildings within the P.A.D.

2. **Materials**

a. The building elevations within the P.A.D. shall be constructed of materials from the following list:

1. Decorative concrete unit masonry such as; scored, slump-faced, split-faced, striated or sandblasted finish.
2. Stucco (Portland cement or synthetic systems)
3. Common clay brick or "founders block."
4. Precast poured in place, or tilt-panel concrete, provided that surfaces are treated with an architectural finish (e.g., exposed aggregate, etc.), painted or is an integral color and has an attractive relief.
5. Glass and Glass Block.
6. Ceramic; **concrete or clay tile.**
7. Granite, marble or other natural stone.
8. Architectural metal.
  - aa. Architectural metal panels shall be 24 gauge minimum and limited to standing seam T-panels, flush seam panels, flat seam panels, batten seam system, C lock panels or similar.
  - bb. Specifically excluded are colonial siding, Bermuda shake, Victorian shingle, or any other metal panel system which is embossed to imitate wood, tile or any other material. The use of corrugated metal panels is strictly prohibited on exterior vertical surfaces.
  - cc. Panel seams, battens, ribs, corrugations, etc. shall be 12"

- b. The following materials are not permitted:
  - 1. Asphalt shingles, wood shakes or shingles.
  - 2. Wood Siding or simulated wood siding
  - 3. Metal panels on exterior vertical surfaces (walls).
  
- c. The use of a completely metal building is not permitted

**3. Roof Tops**

Roof top parking shall be screened from streets and adjacent property in a manner consistent with the building architecture. Solar collector panels shall be similarly screened unless specifically designed within the architectural theme.

**4. Building Facades**

All building facades visible from adjacent streets or properties shall be architecturally finished.

EXHIBIT A

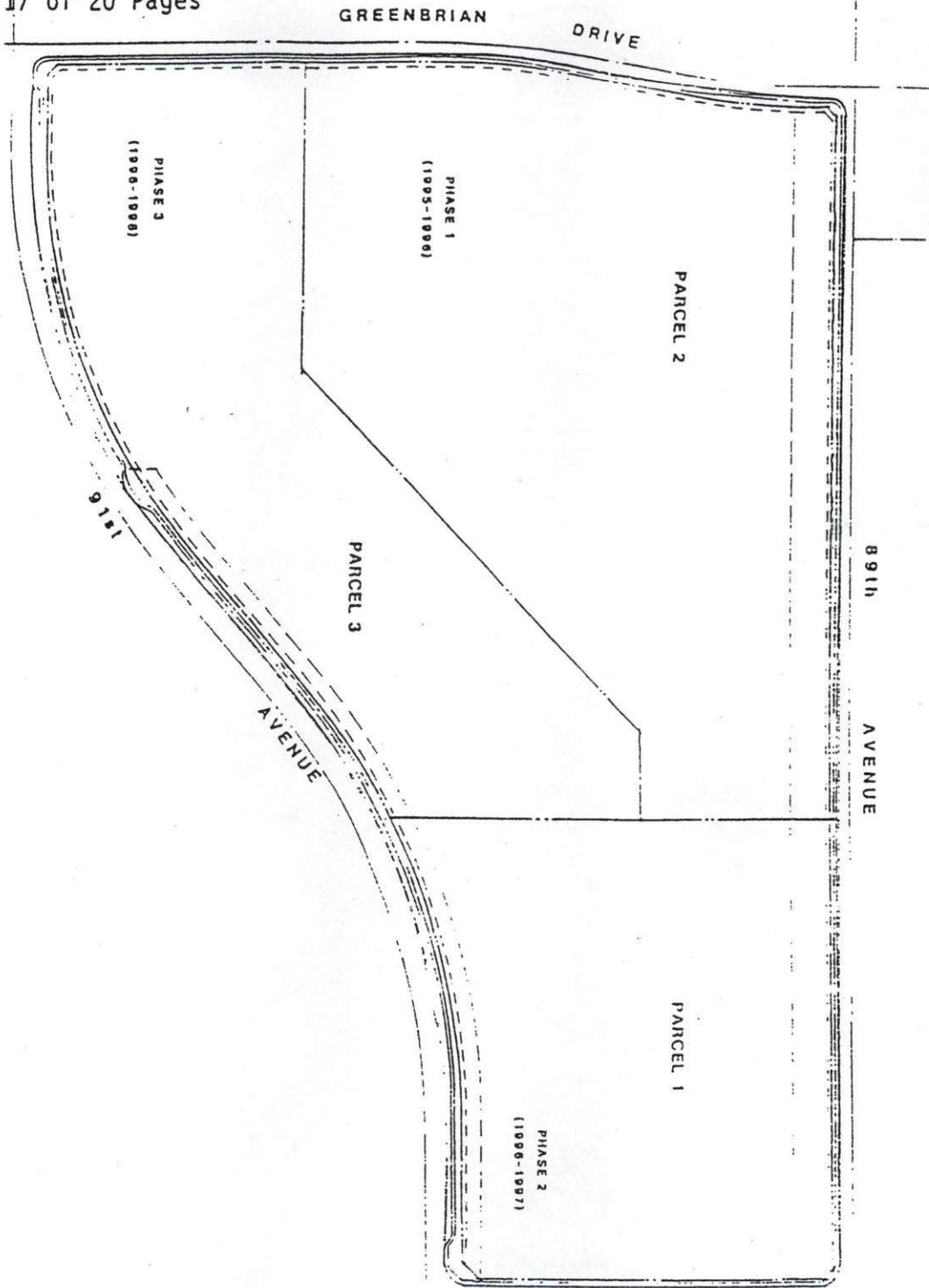
LEGAL DESCRIPTION:

That portion of the West half of the West half of Section 34, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

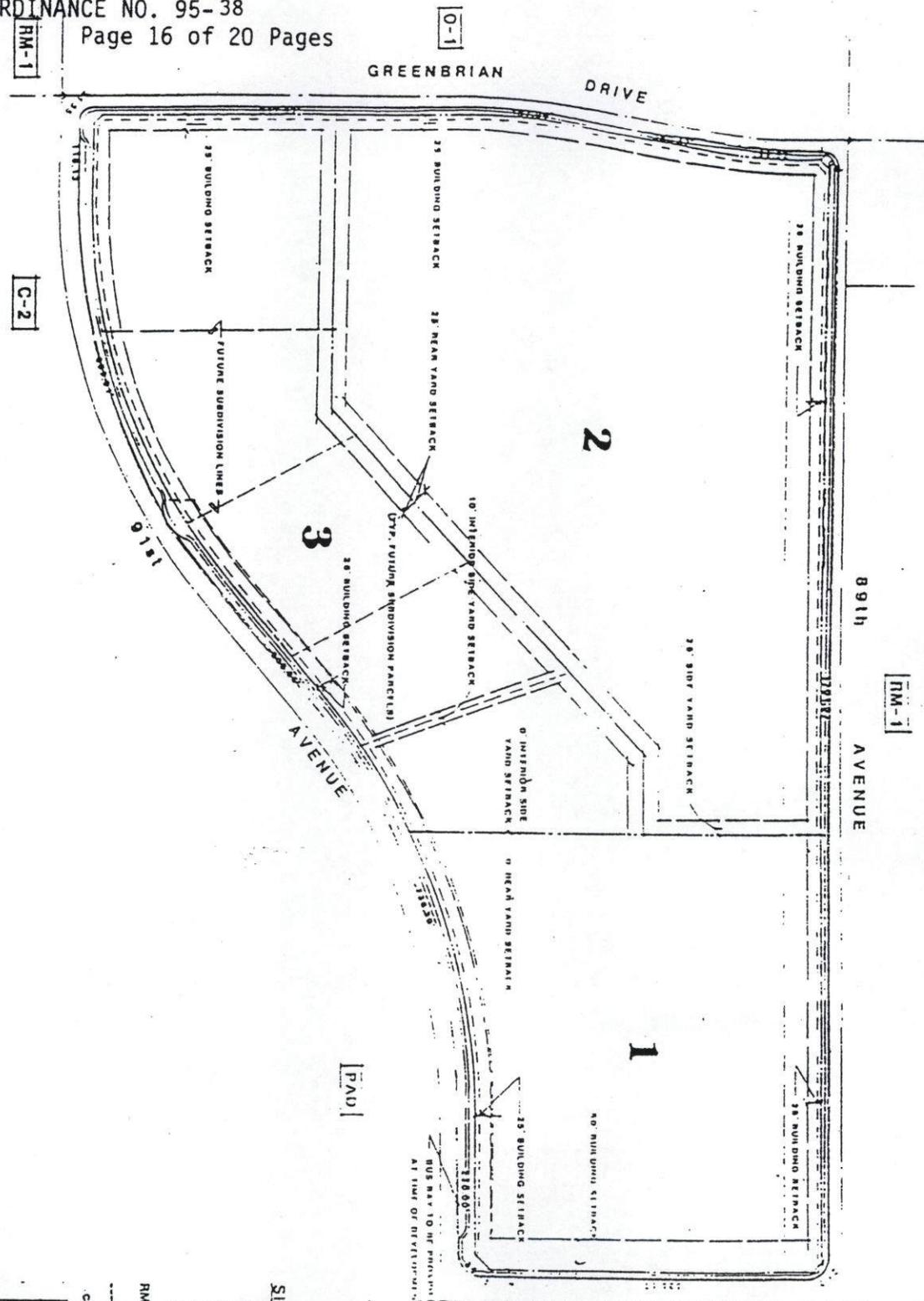
BEGINNING at the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 34; thence South 89 23' 50" West (South 89 24' 47" West, measured), along the South line of said Section 34, a distance of 660.55 feet (660.84 feet, measured); thence North 00 23' 11" West (North 00 23' 24" West, measured) 300.00 feet (300.01 feet, measured) to the beginning of a tangent curve of 1000.00 feet (1000.09 feet, measured) radius concave Westerly; thence Northerly, along the arc of said last mentioned curve through a central angle of 39 59' 32" (39 59' 23", measured), a distance of 698.00 feet (698.02 feet, measured); thence North 40 22' 42" West (North 40 22' 47" West, measured), 300.00 feet (300.05 feet, measured) to the beginning of a tangent curve of 1000.00 feet (999.59 feet, measured) radius concave Easterly; thence Northerly along the arc of said last mentioned curve through a central angle of 39 59' 32" (39 59' 36", measured), a distance of 698.00 feet (697.73 feet, measured) to a point on the West line of said Section 34; thence North 00 23' 11" W, along said West line, 162.84 feet (162.75 feet, measured) to the Northwest corner of the South half of the Northwest quarter of the Southwest quarter of said Section 34; thence North 89 18' 46" East (North 89 16' 49" East, measured) along the North line of said South half of the Northwest quarter of the Southwest quarter 687.64 feet (687.75 feet, measured) to the beginning of a tangent curve of 1000.00 feet (1003.91 feet, measured) radius concave Southerly; thence Easterly, along the arc of said last mentioned curve through a central angle of 11 06' 14" (11 09' 32", measured), a distance of 193.80 feet (195.52 feet, measured); thence South 79 35' 00" East (South 79 33' 54" East, measured) 200.67 feet (199.02 feet, measured) to the beginning of a tangent curve of 1000.00 feet (1001.09 feet, measured) radius concave Northerly; thence Easterly along the arc of said last mentioned curve through a central angle of 11 06' 14" (11 05' 27", measured), a distance of 193.80 feet (193.78 feet, measured); thence North 89 18' 46" East (North 89 20' 39" East, measured), 50.00 feet (50.01 feet, measured) to a point on the East line of said West half of the West half of Section 34; thence South 00 24' 56" East (South 00 24' 59" East, measured), along said East line 1906.40 feet (1906.60 feet, measured) to the Point of Beginning.

Containing 43.420 acres (37.785 acres net of existing right-of-ways), more or less.

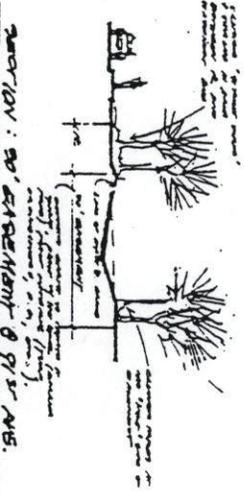
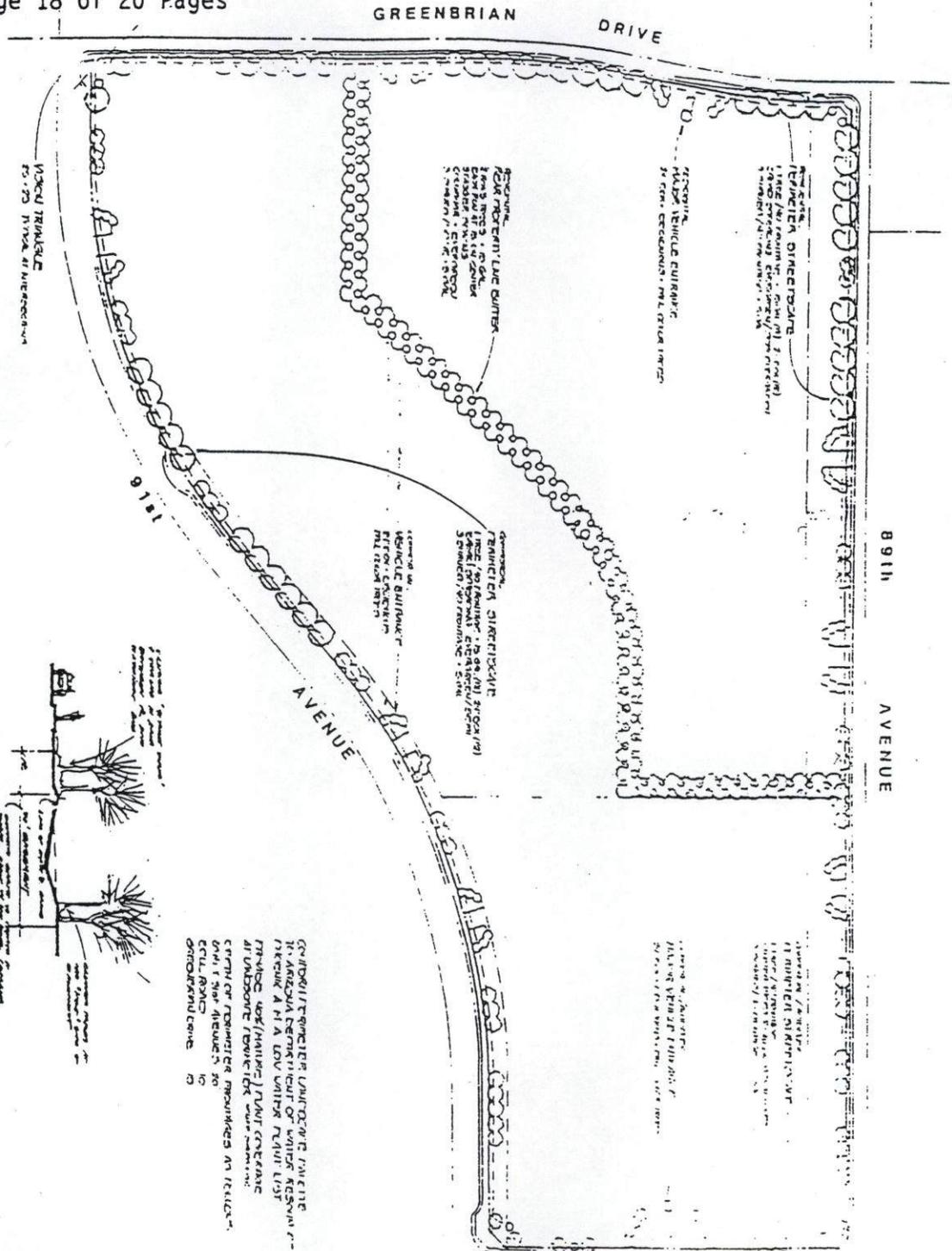
PHASING PLAN



PRELIMINARY DEVELOPMENT PLAN  
(Exhibit B)



CONCEPTUAL LANDSCAPE PLAN

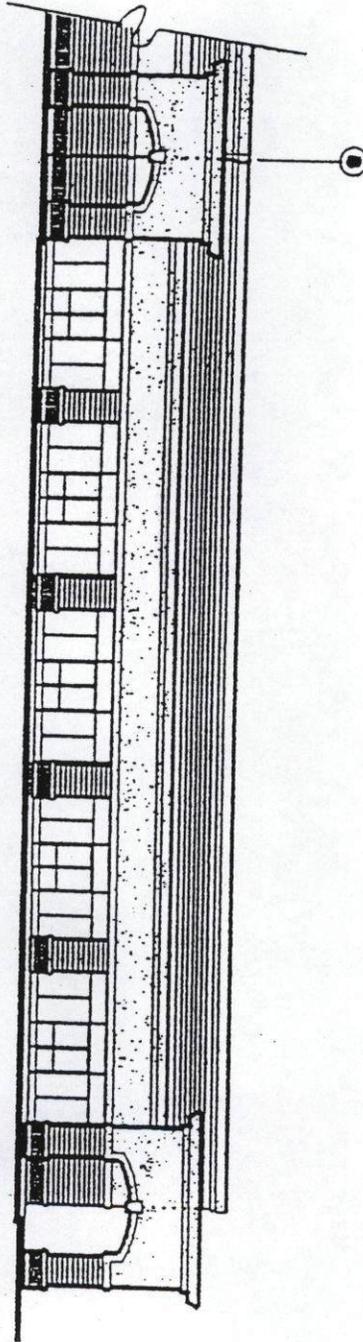


CONCEPTUAL ELEVATION: MULTI-FAMILY PROJECT

SCALE: 1/8"=1'-0"



CONCEPTUAL ELEVATION: RETAIL SHOPS



CONCEPTUAL ELEVATION: ALBERTSONS

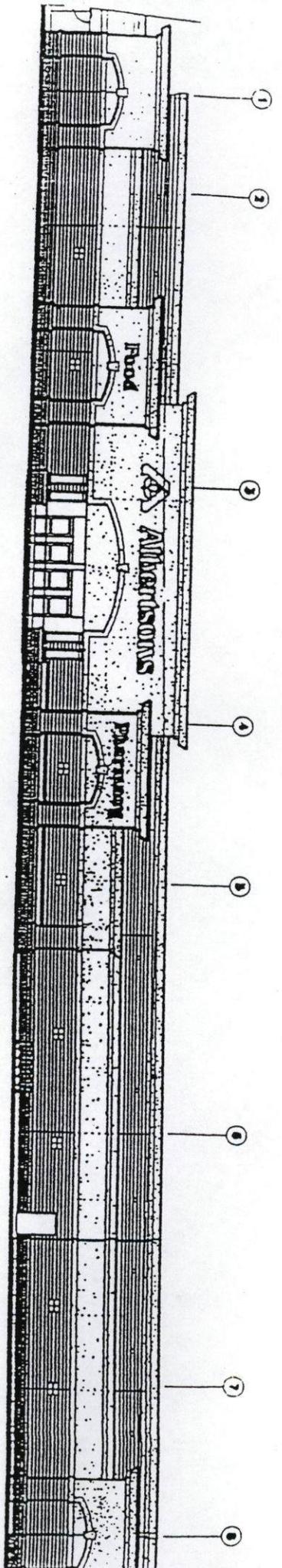
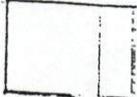
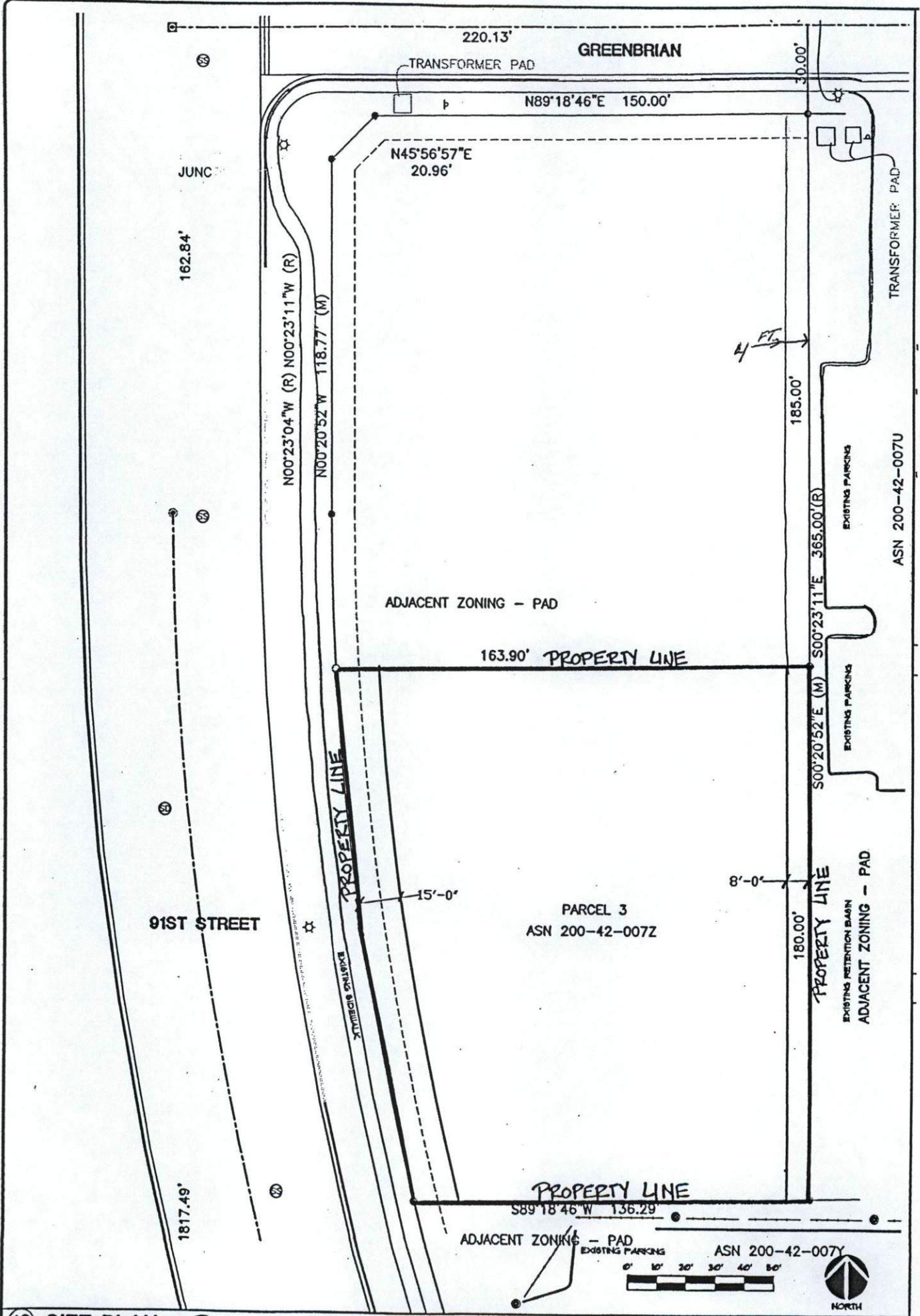


EXHIBIT E



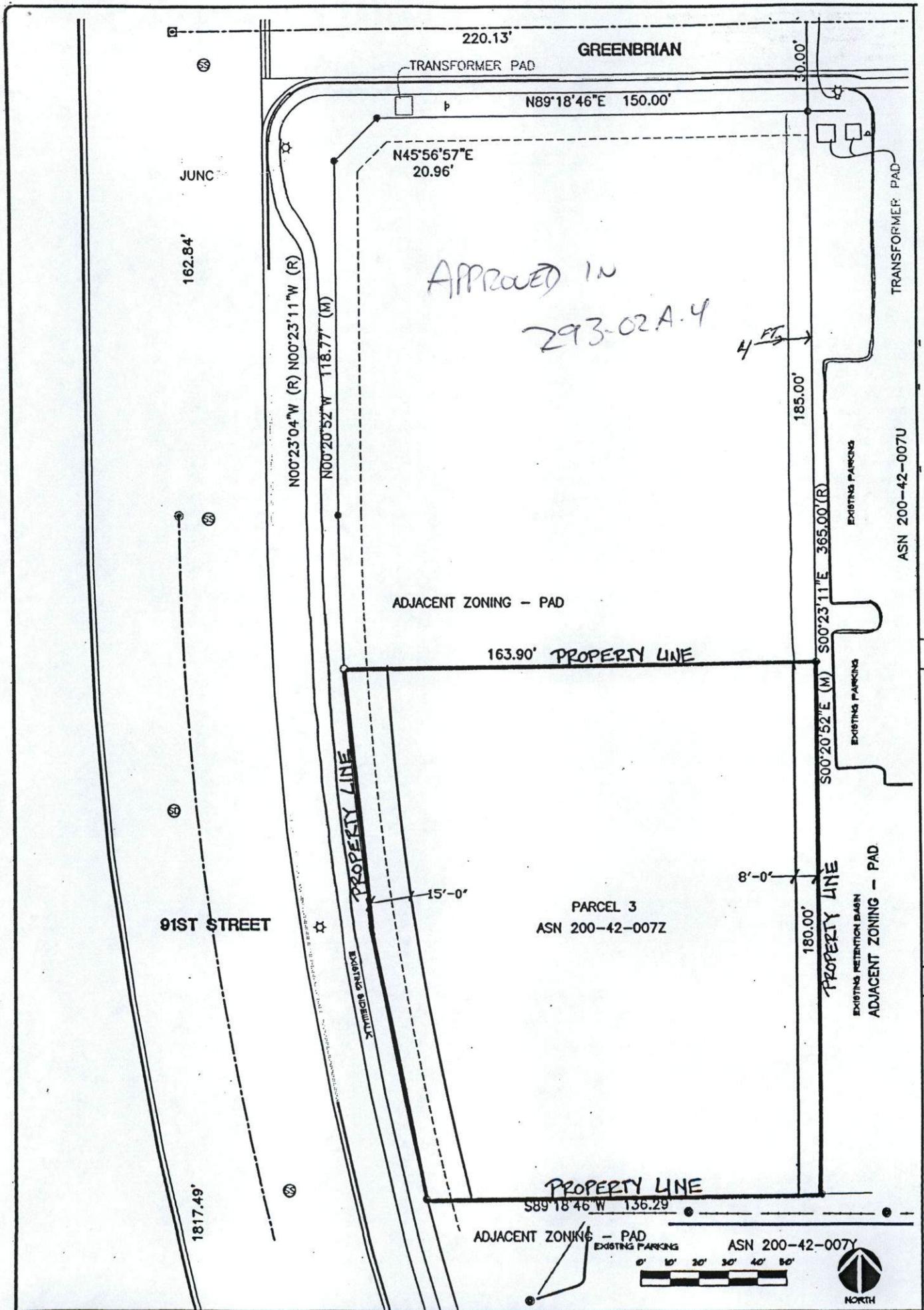
CONCEPTUAL ELEVATIONS  
PEORIA OMNIPLEX  
PEORIA, ARIZONA



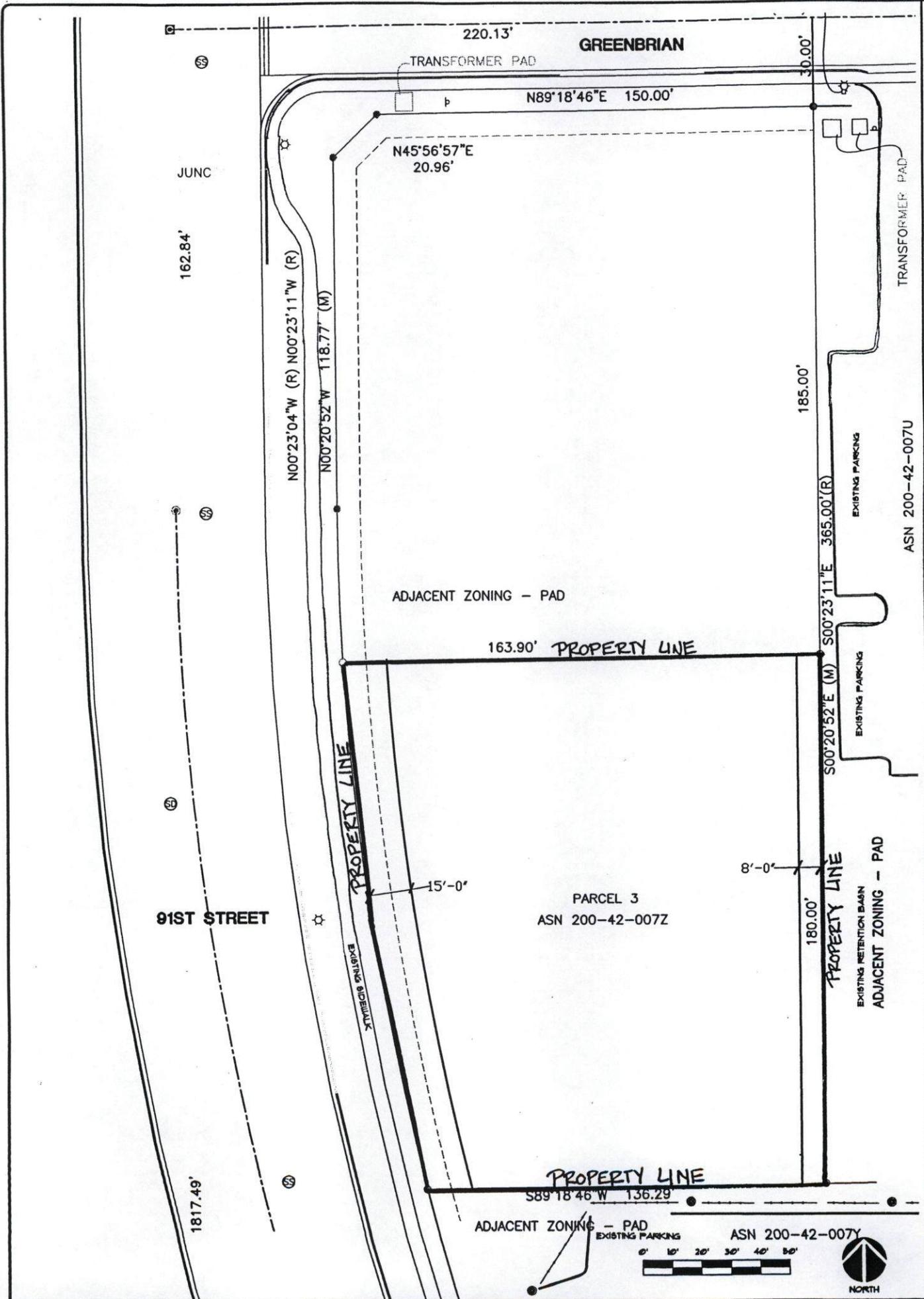


13 SITE PLAN - PROPOSED P.A.D. VICINITY MAP





⑬ SITE PLAN - PROPOSED P.A.D. VICINITY MAP



13 SITE PLAN - PROPOSED P.A.D. VICINITY MAP

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H. STREETS, UTILITIES, AND SERVICES

1. Streets, utilities and services will be provide in accordance with the City of Peoria's typical specifications and standards.
2. All on-site utility lines shall be placed underground (except existing 69 KVA poles on Bell Road).
3. No cesspool, septic tank, sewage or hazardous waste disposal facility shall be erected or maintained upon a site.
4. All properties shall meet the drainage requirements of the City of Peoria at the term of development, and retention basins are to be designed as noted on the Utilities Plan dated February, 1993. Retention basins may be altered in configuration to adapt to approved.
5. See Exhibit F for conceptual utilities plan incorporated in the Conceptual Civil Plan.

I. OPEN SPACE

1. Each of the various parcels within this P.A.D. shall provide a minimum of 7% open space within such parcel, except Parcel 2, which will have 10% minimum open space.

J. LANDSCAPING

1. Landscaping or pedestrian-orientated hardscape shall be provided at a minimum depth (measured from the right-of-way/ property lines) as follows:

a.	Bell Road	ten (10) feet
b.	91 <sup>st</sup> Avenue	<del>thirty (30)</del> <u>fifteen (15)</u> feet (includes retention area)
c.	89 <sup>th</sup> Avenue	twenty (20) feet
d.	Greenbrian	twenty (20) feet
e.	Rear- General	eight (8) feet
f.	Rear- Parcel 2	fifteen (15) feet
g.	Sideyard – General	zero (0) feet
h.	Sideyard – Parcel 2	fifteen (15) feet
i.	Rear of Parcel 3	<del>fifteen (15)</del> <u>eight (8)</u> feet

2. Trees and shrubs shall be required along all street frontages and rear property line according to the following criteria:
  - a. Street landscaping shall be provided to the equivalent of one (1) tree and three (3) shrubs for every forty (40) lineal feet of street frontage.
  - b. Street trees shall be minimum fifteen (15) gallon size with fifty (50) percent being a minimum of twenty four (24) inch box and shrubs shall be a minimum of five (5) gallon size.
  - c. Landscaping along rear property line of Parcels 1 and 3 shall be provided to the equivalent of a minimum of one (1) tree and three (3) shrubs per fifty (50) lineal feet.

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H. STREETS, UTILITIES, AND SERVICES

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J. LANDSCAPING

1. Landscaping or pedestrian-orientated hardscape shall be provided at a minimum depth (measured from the right-of-way/ property lines) as follows:

a.	Bell Road	ten (10) feet
b.	91 <sup>st</sup> Avenue	<del>thirty (30)</del> <u>fifteen (15)</u> feet (includes retention area)
c.	89 <sup>th</sup> Avenue	twenty (20) feet
d.	Greenbrian	twenty (20) feet
e.	Rear- General	eight (8) feet
f.	Rear- Parcel 2	fifteen (15) feet
g.	Sideyard – General	zero (0) feet
h.	Sideyard – Parcel 2	fifteen (15) feet
i.	Rear of Parcel 3	<del>fifteen (15) <u>eight (8)</u> feet</del> <i>Four (4) feet</i>

2. Trees and shrubs shall be required along all street frontages and rear property line according to the following criteria:
  - a. Street landscaping shall be provided to the equivalent of one (1) tree and three (3) shrubs for every forty (40) lineal feet of street frontage.
  - b. Street trees shall be minimum fifteen (15) gallon size with fifty (50) percent being a minimum of twenty four (24) inch box and shrubs shall be a minimum of five (5) gallon size.
  - c. Landscaping along rear property line of Parcels 1 and 3 shall be provided to the equivalent of a minimum of one (1) tree and three (3) shrubs per fifty (50) lineal feet.