

SKYWAY BUSINESS PARK

Planned Area Development
Zoning Case No. PAD05-130

143-Acre Parcel

NWC Peoria Avenue and Dysart Road
Surprise, Arizona

Prepared for the
City of Surprise, Arizona

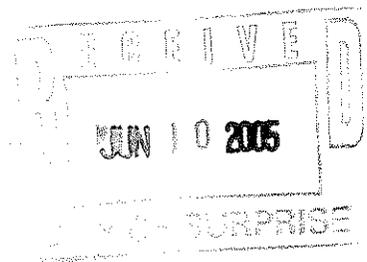
CITY OF SURPRISE PLANNING AND ZONING DEPARTMENT APPROVED	
THIS APPROVAL IS NOT TO BE CONSTRUED AS AN APPROVAL OF ANY VIOLATION OF THE SURPRISE MUNICIPAL CODE, 2000 INT'L. BUILDING, PLUMBING, MECHANICAL AND THE NATIONAL ELECTRICAL CODES.	
Case No.:	<u>PAD 05-130</u>
P&Z Comm. Approval:	<u>6-21-05</u>
City Council Approval:	<u>7-28-05</u>
B.O.A. Approval:	
Stipulations:	<u>A-J</u>

March 30, 2005

April 28, 2005

Revised May 18, 2005

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PAD Narrative

Introduction

The Planned Area Development ("PAD") is a 142.15 gross acre parcel that includes a mixture of employment uses. The PAD will include a variety of employment uses as noted later in this narrative.

The property is an irregular shaped parcel located at the northwest corner of Peoria Avenue and Dysart Road. The site is a relatively flat parcel and in general agricultural use. The property is bounded by rail road line along its west boundary line, Varney Road alignment along its northern boundary, Dysart Road along its eastern boundary, and Peoria Avenue along its southern boundary line. A portion of the property's southern boundary wraps around several existing heavy industrial type uses that fronts onto Peoria Avenue (see Vicinity Map, Exhibit A).

Legal Description

The property is bounded by Peoria Avenue on the south, Dysart Road on the east, Varney Road (alignment) on the north, and the rail road alignment on the west.

Legal Description: A portion of the southeast quarter of Section 22, Township 3 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona. The full Legal Description of the subject site is attached as Exhibit F.

Consistency with General Plan

The General Plan land use map identifies this site to be developed with "Employment" uses (see General Plan Map, Exhibit B). The General Plan describes employment uses to generally consist of professional offices, tourism/recreational uses (e.g. resorts, amusement facilities), service uses, office/warehouse, and/or manufacturing-type industrial uses. The overall intent of this designation is to locate employment uses and generate jobs for the City of Surprise. The proposed PAD zoning request is consistent with the intent and the existing General Plan Land Use designation.

General Site Information

The site is 143 gross acres of undeveloped and relatively flat land. Peoria Avenue provides frontage along the site's southern property line and Dysart Road provide street frontage along the site's eastern property line. Peoria Avenue is currently developed as two lane paved road (one lane in each direction) with a drainage channel along the north side of the street. No improvements except for overhead power lines on the north side of the

Skyway Business Park

road exist on Peoria Avenue. Dysart Road is also developed as a two lane paved road (one lane in each direction) with no street improvements adjacent to the site. Varney Road alignment will provide future frontage along the northern portion of the site and future access onto Dysart Road.

Peoria Avenue is classified in the General Plan as a minor arterial road way and Dysart Road is classified as a Major Arterial Road.

Surrounding Land Uses and Conditions

North: Varney Road Alignment. The properties across Varney Road alignment are vacant and undeveloped and are being used for agricultural purposes in I-1 and I-2 zoning.

East: Dysart Road. Properties across Dysart Road are within the City of El Mirage City limits, developed as single-family residential in R-43 zoning.

South: Peoria Avenue. The properties adjacent the southwest boundary of the site are developed with higher intensity industrial type uses in I-1 zoning. Properties across Peoria Avenue are within the City of El Mirage City limits, are currently vacant and being used for agricultural purposes in I-2 zoning.

West: Rail Road line. Across the rail road line is an industrial use and the City's waste water treatment plant in I-1 zoning.

PAD Development Plan

The site is current divided into three different zoning districts. The eastern third is zoned Business Park (BP), the northwest corner is zoned Heavy Industrial (I-2), and the remainder of the site is zoned Light Industrial (I-1). As an alternative to conventional zoning and development approaches and processes, this planned area development (P.A.D.) request establishes procedures and regulations in order to encourage innovations in commercial, business park, office, and industrial development to accommodate administrative and research industries, offices, and limited manufacturing. The proposed PAD intends to update the permitted land uses and development standards to be consistent with contemporary market expectations.

Peoria Avenue is currently improved as half-street adjacent to this site. This project will construct the north half of Peoria Avenue adjacent to this project's frontage with curb, gutter, sidewalk and street lights as required by the City's engineering requirements.

The south half of Varney Road alignment (along the project's north boundary) is planned to be developed as half-street adjacent to the site. This project will construct the south half of Varney Road adjacent to this project's frontage with curb, gutter, sidewalk and street lights as required by the City's engineering requirements.

Several internal streets are planned to provide internal circulation to parcels. This project will provide full street improvements which include curb, gutter, sidewalk and street lights as required by the City's engineering requirements.

Skyway Business Park

Dysart Road is currently improved as two lanes of pavement adjacent to this site and within the City of El Mirage jurisdiction. This project will construct the west half of Dysart Road adjacent to this project's frontage with curb, gutter, sidewalk and street lights as required by the City's engineering requirements. Dysart Road will be completed as a future phase in conjunction with any development that fronts onto to Dysart Road and when the City of El Mirage has approved the design improvements.

Special attention will be placed on the design and placement of buildings as they relate to the perimeter street frontages. Each parcel shall be subject to procedures for site plan approval, as required or defined by the Surprise Municipal Code.

Permitted Uses

The intent of this PAD zoning district is to accommodate the development of commerce/office park, Business Park, support retail services, warehousing and certain light industrial uses such as manufacturing, assembly and subassembly uses which operate in a relatively clean, quiet and safe manner in a comprehensively planned and attractive setting. The following is a list of the permitted uses within this P.A.D.:

- Principally Permitted Uses permitted in the I-1 (Light Industrial) zoning district. See section 17.24.030 (A). (See Exhibit G)
- Principally Permitted Uses in the I-2 (Heavy Industrial) zoning district. See section 17.24.030 (A), except all I-2 uses permitted in I-1 (section 17.24.030 (A)) within 250-feet from Dysart Road right-of-way, shall be subject to Conditional Use Permit approval. (See Exhibit G)
- Principally Permitted Uses Principal uses permitted in the BP (Business Park) zoning district. See section 17.24.030 (A). (See Exhibit G)
- Auto Supply Store.
- Retail sales of new and used furniture and/or toy consignment store.
- Indoor recreation/entertainment including indoor baseball/batting cage, gymnasiums, indoor swimming pools, bowling alleys, game rooms, video arcades, ice and roller skating rinks, shooting ranges, pool and dance halls, bingo halls & similar uses.
- Fabrication, manufacturing and/or assembly of finished products, de-manufacturing (such as computer de-assembling) or subassemblies so long as the primary use of the property is not the basic processing and compounding of raw materials or food products.
- Fabrication, manufacturing and/or assembly, or subassemblies of lumber & wood products.
- Outdoor storage of goods and material shall be permitted as an accessory use and subject to the following conditions:
 - Outdoor storage area shall be screened from public view through a solid masonry screen wall which shall be designed to be compatible to the adjacent building wall.
 - Outdoor storage shall not exceed the height of the outdoor area screen wall.
- Wholesaling, warehousing, distributing, repair, rental and servicing of any commodity. All explosives and storage of flammable liquids and gases shall meet and be approved by the City's Fire Department. In no case shall the sale of explosives or storage of flammable liquids and gases be the principal use.

Skyway Business Park

- Appliance, plumbing, heating and air-conditioning, and household equipment sales, service and will-call*.
- Retail sales of new and used merchandise, including "will-call*" and showroom sales.
- Appliance, furniture, and household equipment sales and rentals.
- Commercial service establishments combining retail, showroom with workshop.
- "Will-call*" sales of merchandise.
- Swimming pool and spa sales.

* For the purpose of this document, "Will-Call" shall be defined as a retail or wholesale facility or tenant that stores inventory that is held to be picked up when sold.

Conditionally Permitted and Permitted Accessory Uses

All Conditional Use Permits requests shall meet the requirements of the City of Surprise Zoning Ordinance, Section 17.36.050. (See Exhibit G)

The following is a list of permitted conditional and permitted accessory uses within this P.A.D.:

- All I-2 uses that are permitted in I-1, as outlined in section 17.24.030 (A), within 250-feet of Dysart Road, all shall be subject to Conditional Use Permit approval. (See Exhibit G)
- Conditional Permitted Uses and Permitted Accessory as defined in Section 17.28.100 C and D (See Exhibit G).
- Conditional Permitted Uses and Permitted Accessory as defined in Section 17.28.110 C. and D (See Exhibit G).
- Conditional Permitted Uses and Permitted Accessory as defined in Section 17.28.120 C. and D (See Exhibit G):
- Convenience stores.
- Restaurants, including drive-thrus.

Prohibited Uses

- Adult Uses
- Ambulance Service Facility
- Auto Parking Lot or Garage as a Principle Use
- Auto wrecking or salvage yard
- Bus Terminals
- Convention Centers and Exhibition Halls
- Palm Readers, Phrenologists, Fortune Tellers and Astrologers

Skyway Business Park

- Pawn Shops
- Recycling Collection Points

Development Standards

The each individual site plan will comply with the City landscape/open space requirement. There will be several opportunities to create perimeter landscaping and useable open space areas between buildings, along street frontage, along the project perimeter street (i.e. Peoria Avenue and Dysart Road) during the site plan review phase.

The development standards for the entire property or for individual subdivided lots within the property are in accordance with the following:

- Any major changes to the approved Planned Area Development Standards and Guidelines shall be processed as a major amendment and require approval by City Council. All minor amendments shall be requested in writing and approved by the Community Development Director.
- Site Plan Review approval is required for principal and accessory buildings in accordance with the Zoning Ordinance.
- Parking and Loading Requirements are required in accordance with the City's Zoning Ordinance. Each phase of development shall meet the City's current parking requirements.
- Off-street parking shall comply with Zoning Ordinance depending on the final use or occupancy of the property.
- All site lighting shall meet the requirements of the City of Surprise Zoning Ordinance.
- Landscaping will comply with the Zoning Ordinance.
- Buildings located on properties abutting Peoria Avenue and Dysart Road shall locate all storage, loading and service areas not less than 35-feet from any property line or right-of-way line.
- Outdoor storage areas shall be permitted as an accessory use and screened from public view by a solid masonry screen wall that is design to be compatible to the adjacent building. Furthermore, outdoor storage shall not exceed the height of the adjacent screen wall.
- All subsequent development shall be subject to a separate Site Plan and Design Review approval.

Minimum Size of Lot or Parcel Area	Minimum Setbacks for Principal Buildings					Maximum Building Height in Feet	Maximum % Lot Coverage
	Front	Interior Side	Interior Rear	Street-side (Dysart R.O.W.)	Street-side (Peoria R.O.W.)		
N/A (1)	35-Feet (2 & 3)	0-Feet (2 & 3)	0-Feet (2 & 3)	75-feet (2 & 3)	35-Feet (2 & 3)	85-Feet (5)	N/A

Skyway Business Park

1. The minimum lot area allowed shall be determined by the aggregate area of buildings, required yards, off-street parking and loading space and any other specified lot area requirements applicable to the proposed use.
2. No building shall be closer than seventy-five (75) feet to the boundary of any residential district.
3. No side or rear yards are required along interior lot lines, except as required in the Building Code.
3. Accessory building development standards are the same as the principal building.
4. 10-percent of the net site area to be landscaped open space (5% to be useable open space).
5. With increase in height of 1-foot for each additional 1-foot building setback up to an 80-foot maximum. Roof height is measured at the roof line and excludes architectural towers and/or parapets for screening mechanical equipment.

Circulation

Access to property will be off of Peoria Avenue, and Varney Road via Dysart Road. Both Peoria Avenue and Dysart Road are currently improved as half-street adjacent to this site. This project will construct the north half of Peoria Avenue, the south half of Varney Road and the west half of Dysart Road adjacent to this project's frontage with curb, gutter, sidewalk and street lights as required by the City of Surprise engineering requirements.

This development will provide full street improvements on internal streets. It is expected that these roads will provide internal access to this development. Additional access points/driveways are planned onto Peoria Avenue and Varney Road to allow better distribution of traffic.

Design Guidelines

Development within the PAD shall comply with the City of Surprise Design Review Manual for non-residential uses in terms of Architectural Design, Lighting, Site Design, Landscape Design, and Quantitative Guidelines. All buildings will be constructed of brick, block, glass, frame, concrete tilt-up, stone, stucco and/or other similar material. While all buildings on the site do not necessarily have to be the same architectural style they should be architecturally compatible with one another. The project shall provide 3-foot decorative walls behind landscaping along streets to screen vehicle parking where necessary. Taller decorative screen walls may be constructed in strategic locations to provide additional screening.

Project Signage Standards

The overall project will have a consistent sign theme. The signage in the project shall comply with the signage standards as required or defined by the Surprise Municipal Code.

Landscaping, Grading and Drainage

The PAD site slopes from northeast to southwest. The project site is subject to significant offsite drainage sheet flows. The project will be designed to convey the offset sheet flows across the site to the existing natural outlet of drainage along Peoria Avenue.

Skyway Business Park

The development of this project will not adversely impact any existing or future adjacent developments.

The project street right-of-way drainage runoff will be conveyed in the street pavement and stored in a retention basin located in a 50-foot wide tract adjacent to Peoria Avenue. This landscape tract provides additional buffer from the street right-of-way, provides an enhanced streetscape, and allows for project identification through a common landscaping theme (See Exhibit E). The landscaping within the retention basin will be designed in an irregular natural manner. Additional landscape tracts are placed along those lots that side onto Varney Road to further continue the project landscape theme.

On-site retention basins approved in Site Plan Review will accommodate all storm water drainage. Drainage will be designed to accommodate 100-year, two-hour storm events.

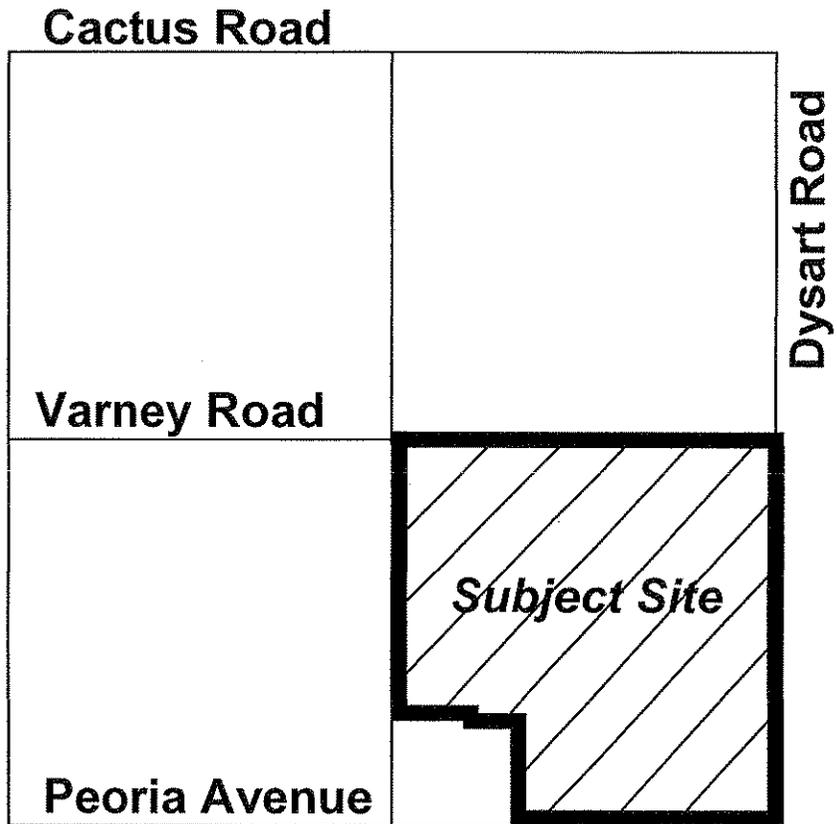
Phasing

The PAD will be developed as determined by market demand. The necessary onsite and offsite improvements will be determined during Site Plan Review in accordance with the Zoning Ordinance. It is anticipated that the first phase of the project will involve development and platting of the portion of the site 317.5-feet west of the monument line of Dysart Road. The remaining site area will be developed and platted, which will include improvements to Dysart Road and the extension of Varney Road to connect with Dysart Road.

Public Utilities and Services

The developer will install half street improvements which include pavement, driveway curb cuts, detached sidewalks, landscaping, and streetlights adjacent to this site along the north side of Peoria Avenue (Phase 1), south side of Varney Road (Phase 1), and the west side of Dysart Road (Phase 2), as approved by the City Engineer. Water and sewer lines necessary to provide service to this site will also be provided by this development. Specific improvements shall be determined per the Site Plan Review approval process.

Sewer	City of Surprise
Water.....	City of Surprise
Electricity	Arizona Public Service
Telephone.....	Qwest Communications
Cable TV.....	Cox Communications
Gas	Southwest Gas Company
Fire and Emergency.....	City of Surprise
Police	City of Surprise



Vicinity Map
Skyway Business Park
Northwest corner of Peoria Avenue and Dysart Road

EXHIBIT A



NORTH

Aerial/Existing Conditions
SKYWAY BUSINESS PARK

Northwest corner of Peoria Avenue and Dysart Road

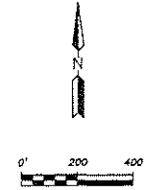
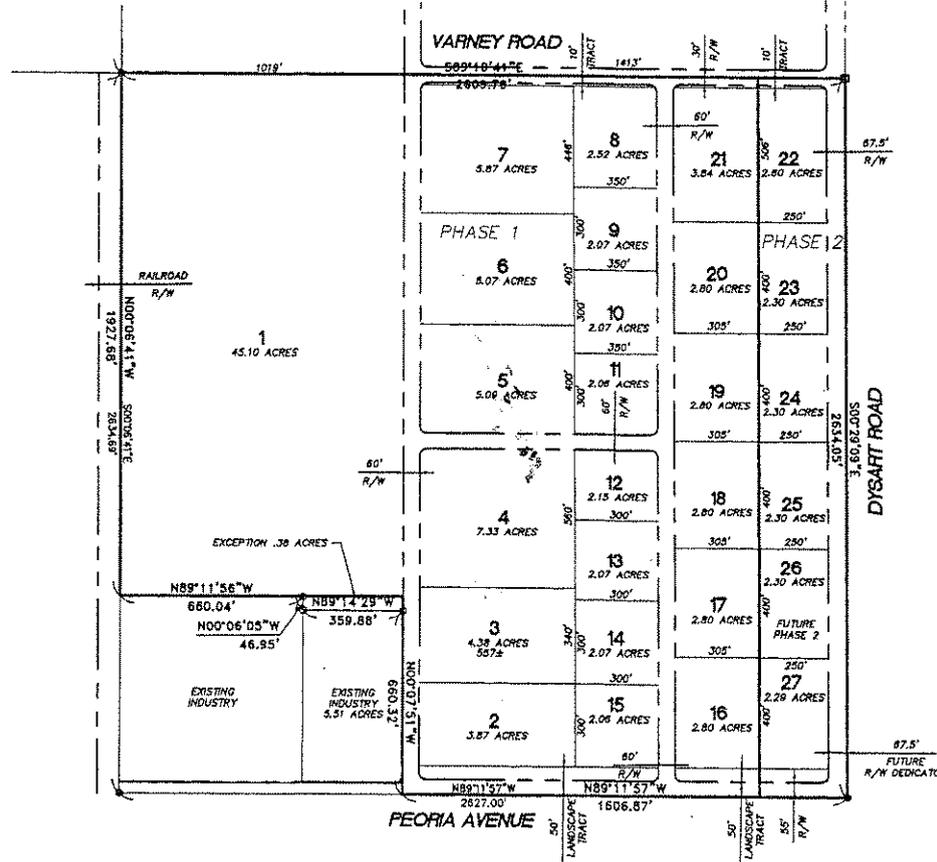
EXHIBIT C

EXHIBIT D

SURPRISE BUSINESS PARK

DYSART ROAD AND PEORIA AVENUE

SURPRISE, ARIZONA



<p>PROJECT DESIGN CONSULTANTS</p> <p>602-263-1109</p> <p>1-800-STAKE-IT</p>	<p>PROJECT NO. 0311</p> <p>DATE: 03/11/00</p>				
<p>SURPRISE BUSINESS PARK</p>					
<p>CONCEPTUAL SITE PLAN</p>					
SHEET #	1	OF			
SCALE	1"=200'				
DATE	2/7/00				
PROJECT #	207/000				

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EXHIBIT "A"
SURPRISE INDUSTRIAL PARK
LEGAL DESCRIPTION

A portion of the Southwest quarter of Section 22, Township 3 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona more particularly described as follows:

The Southeast quarter of Section 22, Township 3 North, Range 1 West of the Gila and Salt river Meridian;

AND EXCEPT:

COMMENCING at the South Quarter corner of said Section 22:

Thence North 89 degrees 59 minutes 37 seconds East, along the South line of the southeast quarter, a distance of 660.08 feet, to the POINT OF BEGINNING;

Thence North 89 degrees 59 minutes 37 seconds East, continuing along the said south line, a distance of 360.05 feet;

Thence North 00 degrees 55 minutes 11 seconds East, along a line parallel with and 1020.00 feet east of the North/South one quarter line, a distance of 660.08 feet:

Thence South 89 degree 59 minutes 37 seconds West, along a line parallel with and 660.00 feet North of said South line, a distance of 360.05 feet;

Thence South 00 degrees 55 minutes 11 seconds West, along a line parallel with and 660.00 feet east of said north/south one quarter line, a distance of 660.08 feet, to the POINT OF BEGINNING;

EXCEPT the South 40.00 feet for right-of-way purposes. Containing 223,228 square feet of 5.12 acres more or less.

AND EXCEPT:

COMMENCING at the South Quarter corner of said Section 22;

Thence North 00 degrees 55 minutes 11 seconds East, along the North South Mid-Section line, a distance of 40.01 feet, to the POINT OF BEGINNING;

Thence continuing North 00 degrees 55 minutes 11 seconds East, a distance of 667.00 feet;

Thence North 89 degrees 59 minutes 37 seconds East, on a line parallel with the south line of said southeast quarter, a distance of 660.08 feet;

Thence South 00 degrees 55 minutes 11 seconds West, on a line parallel with said north/south mid-section line, a distance of 667.00 feet;

Thence South 89 degrees 59 minutes 37 seconds West, along a line parallel with and 40,00 feet north of said south line, a distance of 660.08 feet to the POINT OF BEGINNING. Containing 440,220 square feet or 10.11 acres more or less.

The, above described, parcel contains a computed area of 6,192,276 square feet (142.1551 acres) more or less.

Title 17 ZONING

Chapter 17.24 ESTABLISHMENT OF ZONES

17.24.030 Commercial and industrial zone uses.

Commercial and industrial zone uses are as follows:

	C-1	C-2	C-3	BP	I-1	I-2	I-3
A. Principally permitted uses							
Antique shop and store		o	o				
Apparel and accessory store		o	o				
Appliance sales, services		o	o				
Appliance repair			o				
Art supply stores		o	o				
Athletic clubs and commercial recreation		o	o				
Automobile, boat or recreational vehicle sales, service and rental			o				
Automobile, auto body repair			o				
Automobile parking lot or garage (public or private)		o	o				
Auto supply store		o	o				
Bakery for on-site sales	o	o	o				
Banks and other savings and lending institutions	o	o	o				
Barber shop	o	o	o				
Beauty parlor	o	o	o				
Bicycle sales, service and repair shop	o	o					
Blueprint shop			o				
Boat repair			o				
Book and stationery store		o	o				
Bowling alley			o				
Building materials sales yard, including sand and gravel			o				
Bus terminals			o				

	C-1	C-2	C-3	BP	I-1	I-2	I-3
Business and office machine sales, service and repair shop		o	o				
Business, technical or vocational school			o				
Candy and ice cream store		o	o				
Cement and paving material mixing plant							o
Church and parish house		o	o				
Cigar and tobacco store		o	o				
Clothing and costume rental shop		o	o				
Community center or meeting hall			o				
Contractors storage yard			o				
Convenience food store of not more than 3,500 square feet	o	o	o				
Custom dressmaking, furrier, millinery or tailor shop employing five persons or less			o				
Dancing or theatrical studio		o	o				
Delicatessen and catering establishment		o	o				
Department store		o	o				
Dry goods and notion store		o	o				
Dry cleaning and laundry establishment	o	o	o				
Electronic instruments and devices, assembling and manufacturing				o	o	o	
Equipment rental or storage yard			o				
Essential public service or utility installation	o	o	o				
Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way			o				
Exterminator and insect poison, manufacturing						o	
Exterminator shop			o				
Farming, landscaping and					o	o	

EXHIBIT G

	C-1	C-2	C-3	BP	I-1	I-2	I-3
agricultural supplies and equipment, wholesaling and storage							
Feed store, including yard			o				
Florist			o				
Foundry casting lightweight, nonferrous metal, not causing noxious odors or fumes						o	
Frozen food locker			o				
Furniture store		o	o				
Game rooms, pool halls		o	o				
Garden supply store			o				
Gasoline and petroleum bulk storage tanks						o	
Gift shop		o	o				
Golf driving range and miniature golf course			o				
Grainery, elevator storage			o				
Grocery store (including retail markets and produce store)		o	o				
Greenhouse			o				
Hardware store, no exterior storage		o	o				
Health and exercise center		o	o				
Hobby, stamp and coin shop		o	o				
Hospital		o	o				
Hotel or motel		o	o				
Hunting and fishing supply store		o	o				
Industrial, scientific or business research, development and testing laboratories and offices				o	o	o	
Interior decorator's shop		o	o				
Jewelry and metal craft store		o	o				
Kennel (fully enclosed)		o	o		o		
Laundromat, self service	o	o					
Leather goods and luggage store		o	o				
Liquor store	o	o	o				

	C-1	C-2	C-3	BP	I-1	I-2	I-3
Lock and key shop		o	o				
Lumber yard, provided that all goods and materials are screened from adjacent properties			o				
Mail order catalog store		o	o				
Manufacturing, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, rubber, leather, paper, plastics, precious or semi-precious metals or stones, shell, straw, textiles, tobacco, wood, wool and yard					o	o	
Manufacturing, compounding, processing, packaging, bottling or treatment of such products as bakery goods, candy, cosmetics dairy products, drugs, perfumes, pharmaceutical, soap, toiletries, beverages and food products, and other personal articles and household goods					o	o	
Manufacturing, fabrication, or assembly, including contractor's facilities, of building materials and construction equipment; acoustical materials, air conditioners, heating and ventilating equipment, bolts, cement and concrete products, ceramics, decorative metals and wrought iron, doors, drills, fences, fire escapes, hardware and machine tools, insulation, lumber yards, machines, nuts, paving and road building equipment, plaster, plastics, plumbing supplies and sewer pipes, pumps, scaffolds, screens, screws, tile, welding equipment, windows; or other similar items					o	o	
Manufacturing of brick and all clay, cinder, concrete, synthetic, cast stone, plastic and pumice stone products						o	
Manufacturing of instruments, toys, novelties, rubber and metal stamps, cameras, photographic					o	o	

	C-1	C-2	C-3	BP	I-1	I-2	I-3
equipment, business and household machines and appliances							
Manufacturing, processing and assembly of malleable metals, signs, monuments, industrial machinery and carbonic ice					o	o	
Medical, dental or health office buildings and clinics		o	o	o			
Medical and orthopedic appliance store		o	o				
Messenger or telegraph service station		o	o				
Millwork (woodworking, manufacturing)						o	
Mini-warehouse, for storage purposes without retailing					o	o	
Mobile and manufactured home sales and service			o				
Monument sales and engraving shop			o				
Mortuary			o				
Museum		o	o				
Music and instrument sales, service and repair shop		o	o				
Music or dance studio		o	o				
Motion picture studios				o	o	o	
Newspaper office		o	o				
Newsstand	o	o	o				
Offices greater than 4,000 square feet		o	o	o	o	o	
Offices of not more than 4,000 square feet	o	o	o	o	o	o	
Office supply and office equipment store		o	o				
Optician		o	o				
Package liquor store, including drive-through		o	o				
Packing houses, fruit or vegetable not including processing					o	o	
Paint and wallpaper store		o	o				

	C-1	C-2	C-3	BP	I-1	I-2	I-3
Pawn shop		o	o				
Personal wireless service facilities as per Section 17.32.150						o	o
Pet shop		o	o				
Photographic equipment and supply store		o	o				
Photographic studio		o	o				
Picture frame shop		o	o				
Planing mills						o	
Plant nursery			o				
Plant nursery, wholesale			o				
Plating works, bulk (galvanizing)							o
Plumbing shop			o				
Printing and publishing house (including newspapers)			o				
Private club, fraternity, sorority or lodge		o	o				
Public buildings	o	o	o				
Public utility plants					o	o	
Public utility service yard			o				
Radio or television sales, service and repair		o	o				
Radio and television broadcasting stations and studios, but not including transmitter towers and transmitter stations	o	o	o				
Railroad yards, shops or roundhouse						o	
Recreational vehicle repair			o				
Restaurant		o	o				
Restaurants of not more than 4,500 square feet, excluding convenience food restaurant			o				
Retail commercial operations directly related to the primary industrial use, provided that they do not exceed ten (10) percent of the gross floor area of the primary industrial use				o	o	o	
Retail commercial operations							

	C-1	C-2	C-3	BP	I-1	I-2	I-3
directly related to the primary industrial use, provided that they do not exceed twenty (20) percent of the gross floor area of the primary industrial use						o	
Rock crushing						o	
Sandblasting yard						o	
Schools		o					
Seed treatment, processing, extraction of oil						o	
Sewage disposal or treatment plant						o	
Sewing machine store		o	o				
Sexually Oriented Business as defined by Section 5.09.020 and as further regulated per Section 17.32.150						o	o
Shoe store		o	o				
Shoe repair and shoe shine shop		o	o				
Sporting and athletic goods store		o	o				
Spraying supplies equipment wholesaling and storage					o	o	
Steel fabrication (plate, structural, misc. iron reinforcing)						o	
Storage yards bulk material						o	
Swap meet, flea market		o					
Tailor shop, not more than five employees		o					
Tanks, fabrication						o	
Tattoo and/or body piercing establishments						o	o
Tavern, bar or lounge	o	o					
Taxidermist			o				
Temporary construction offices and sheds, appurtenant storage incidental to a construction project only for the duration of such project, not to exceed eighteen (18) months				o	o	o	
Theater, excluding drive-in theater	o	o					

	C-1	C-2	C-3	BP	I-1	I-2	I-3
Theater, drive-in		o					
Tire sales, repair and mounting (with or without outside storage)		o					
Towed or motor vehicle assembling, repairing including body and fender shops					o	o	
Toy store		o	o				
Trade schools			o				
Travel agency		o	o				
Truck, bus and heavy equipment garages, dispatching and weighing stations					o	o	
Upholstery shop			o				
Variety store		o	o				
Video arcade			o				
Wallpaper store		o	o				
Warehousing and distribution centers					o	o	
Watch repair shop		o	o				

B. Conditionally Permitted Uses. Refer to conditionally permitted uses for the specific zone classification in question.

C. Permitted Accessory Uses. Refer to permitted accessory uses for the specific zone classification in question. (Ord. 98-20 § 2, 1998; Ord. 98-13 § 2, 1998; Ord. 97-16 § 5, 1997; Ord. 90-9 § 2, 1990; Ord. 86-6 § 6-603, 1986)

Excerpt for the Title 17 Zoning

17.28.100 C. Conditionally Permitted Uses.

1. Retail commercial operations directly related to the primary industrial use which exceed ten percent of the gross floor area.
2. A residence of a caretaker or operator employed on the premises; such residence may include the family of the caretaker.
3. Personal wireless service facilities as per Section 17.32.150.

17.28.100 D. Permitted Accessory Uses.

1. Signs consistent with Chapter 15.24 of this code;
2. Personnel service facilities providing services, education, recreation, entertainment, food and convenience goods primarily for those personnel employed in the principal use;
3. Trash enclosures consistent with Section 17.32.120;
4. Temporary uses as related to seasonal or special events as further regulated under Section 17.32.170.

17.28.110 C. Conditionally Permitted Uses.

1. Animal hospital, clinic and kennel with limited outdoor use;
2. Ball bearing manufacturing;
3. Boxes or cabinets, manufacturing;
4. Coffee roasting;
5. Feed (grains) manufacturing and processing;
6. Flour and grain mills, storage and elevators;
7. Fuel distributing station, gasoline (bulk plant), subject to fire department approval;
8. Ice manufacturing and storage;
9. Paint and varnish manufacturing;
10. Septic tank, cesspool servicing or cleaning equipment yard;
11. Stadiums;
12. A residence of a caretaker employed by the business operating on the same site;
13. Wood products, manufacturing, bulk;
14. Meat packing and smoking; slaughtering prohibited except for rabbits and poultry;
15. Petroleum products, packaging and storage, including butane distributors, subject to fire department approval;

16. Truck terminals, including service and storage;
17. Retail commercial operations directly related to the primary industrial use, may exceed ten percent of the gross floor area of the primary industrial use in the I-1 zone;
18. Personal wireless service facilities as per Section 17.32.150.

17.28.110 D. Permitted Accessory Uses.

1. Signs consistent with Chapter 15.24 of this code;
2. Personnel service facilities providing services, education, recreation, entertainment, food and convenience goods primarily for those personnel employed in the principal use;
3. Trash enclosures consistent with Section 17.32.120;
4. Temporary uses as related to seasonal or special events as further regulated under Section 17.32.170.

17.28.120 C. Conditionally Permitted Uses.

1. Automobile parts, supplies, salvage or wrecking;
2. House movers, equipment, storage or wrecking yards;
3. Junk yards;
4. Retail commercial operations directly related to the primary industrial use which exceeds twenty percent of the gross floor area;
5. A residence for a caretaker or operator employed on the premises;
6. Any use similar to, and not more detrimental than the uses permitted above as determined by the community development director.

17.28. 120 D. Permitted Accessory Uses.

1. Signs consistent with Chapter 15.24 of this code;
2. Personnel service facilities providing services, education, recreation, entertainment, food and convenience goods primarily for those personnel employed in the principal use;
3. Trash enclosures consistent with Section 17.32.120;
4. Temporary uses as related to seasonal or special events as further regulated under Section 17.32.170.

17.36.050 Procedure for Conditional Use Permit.

- A. Generally. Certain uses, while generally not suitable in a particular zoning district, may, under certain circumstances, be acceptable. When such circumstances exist, a conditional use permit may be granted. The permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the permit and periodic review may be required. The permit shall be granted for a particular use and not for a particular person or firm.
- B. Application for Conditional Use Permit. The person applying for a conditional use permit shall fill out and submit to the community development director the appropriate form together with the required fee. The request for a conditional use permit shall include the applicable application material requirements of Section 17.36.040, as well as any other required materials pursuant to this section.
- C. Notice of Hearing.**
1. No conditional use permit shall be adopted until a public hearing has been on the matter by the planning and zoning commission.
 2. A notice of the time, date, place and purpose of the hearings shall be published in the official newspaper of the city at least fifteen days prior to the date of the first hearing.
 3. A similar notice shall be mailed at least seven days before the day of the first hearing to each owner of property situated wholly or partly within three hundred feet of the property to which the conditional use permit relates. The community development director shall be responsible for placing and mailing such notices. For the purpose of giving mailed notice, the community development director shall require the applicant to furnish the names and addresses of all owners of real property within three hundred feet of the subject property, as disclosed on the most recent Maricopa County assessor records. The community development director shall make a copy of the notice and a list of the owners and addresses to which the notice was sent, and such shall become a part of the record of the proceedings. The failure to receive notice by any individual property owner shall not invalidate the proceedings.
 4. A similar notice shall be posted at two locations on the site for which the conditional use permit is proposed at least fifteen days prior to the date of the first hearing, pursuant to the procedures as set fourth by the community development director.

D. Review and Decision by Planning and Zoning Commission.

1. No conditional use permit shall be given for a use which is not listed in this title as a conditional use or is not deemed by the commission as equivalent to a listed conditional use in the particular district in which it is proposed to be located. The commission shall consider the effect of the proposed use upon the health, safety and general welfare of occupants of surrounding land, existing and anticipated traffic conditions including parking facilities on adjacent streets and land, and the effect of the proposed use on the comprehensive development guide. The commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or it may deny the application.
2. Applications for conditional use permits may be approved or denied by motion of the commission. If an application is denied, the denial shall constitute a finding that the applicant has not shown that the conditions required for approval do exist. No application for a conditional use permit which has been denied wholly or in part shall be resubmitted for a period of six months from the date of said order of denial, except on grounds of new evidence or proof change of conditions found to be valid by the commission.

E. Notification of Commission Action.

The applicant shall be notified in writing of the action taken by the commission within seven days of its action. If the application has been granted, the permit shall be issued upon the signature of the community development director or designee, and any conditions shall be included as an attachment to all permits related to the conditional use permit approval, including automatic termination date or period of review. (Ord. 02-12 § 2, 2002: Ord. 86-6 § 9-905, 1986)

