

Sec. 5.4000. PLANNED COMMENCE PARK (PCP) DISTRICT.**Sec. 5.4001. Purpose.**

The purpose of the planned commerce park district is to promote, encourage, and accommodate innovatively designed and master-planned major developments around an office employment core within an open space framework of expansive streetscapes, functional pedestrian spaces, enhanced view corridors and other public environmental amenities. The planned commerce park district should:

- A. Accommodate mixed-use commerce and employment centers in large scale campus-style developments.
- B. Provide a dynamic complement to the office employment core of ancillary and support retail and residential uses.
- C. Promote an efficient and safe traffic circulation system, including the separation of pedestrian from vehicular traffic and the reduction of trip generation off-site through the inclusion of mixed-uses within projects.
- D. Promote architectural excellence and creative design through aesthetically oriented development standards to create a definitive character for structures, site plans, and streetscapes.
- E. Protect adjacent development through strict development standards while encouraging innovative site planning and environmental sensitivity through more flexible interior development standards.

(Ord. No. 2229, § 1, 5-2-89)

Sec. 5.4002. General provisions.**A. Qualifications.**

1. A PCP district shall occupy a minimum of fifteen (15) contiguous acres.
2. A PCP district shall be developed under an approved overall site development master plan and other required master plans.

B. Submittal requirements.

1. All development within a property zoned PCP shall comply with a master development plan for the entire area included in the original rezoning request. The master development plan shall consist of the following:
 - a. Site development master plan.
 - b. Circulation master plan.
 - c. Phasing master plan.
 - d. Open space master plan.
 - e. Open space master plan.
 - e. Parking master plan.
 - f. Drainage master plan.
 - g. Infrastructure master plan.
 - h. Landscaping and buffers master plan.
 - i. Master design guidelines.
 - j. Master sign program.

2. The master development plan, and each required part of the plan, shall be prepared, submitted, and approved in accordance with this section and shall comply with the city's design procedures and criteria, and other administrative guidelines.

3. The planning and zoning department general manager or designee may require such additional information as is deemed necessary to review any applications.

C. *Timing of submittals.*

1. *Zoning applications:* An application for PCP zoning shall be accompanied by the site development, circulation, phasing, and open space master plans for the entire area to be rezoned.

2. *Permits and plats:* Prior to any grading, plant relocation or removal, infrastructure construction, applications for preliminary plat approval, or the construction of on-site or off-site improvements for a property with PCP zoning, the following master plans shall be submitted for the entire development:

- a. Parking master plan.
- b. Drainage master plan.
- c. Infrastructure master plan.
- d. Landscaping and buffers master plan.

3. *Development review:* Prior to any applications to the Development Review Board for individual buildings or structures the developer shall submit master design guidelines and a master sign program for the entire area in the PCP development.

D. *Approvals required.*

1. Zoning to the PCP district shall not be approved without the concurrent approval by the City Council of the site development, circulation, phasing, and open space master plans for the entire area to be rezoned.

2. No on-site or off-site development associated with the PCP district shall begin until the parking, drainage, and infrastructure master plans for the entire development have been approved by the master planning staff, and the landscaping and buffers master plan for the entire development has been approved by the Development Review Board.

3. Development Review Board approvals for individual buildings shall not be granted until the master development plan, including all the required parts of the plan, has been approved.

4. No structure, building, or landscaping shall be built, installed, or remodeled upon land in the PCP district until Development Review Board approval has been obtained as outlined in section 1.900 of Ordinance No. 455, the zoning ordinance. The landscaping and buffers master plan, master design guidelines, and master sign program for the entire development shall be approved by the Development Review Board.

E. *Modifications to approved master development plan.*

1. Minor changes, defined as changes to the site development master plan or other required master plans affecting less than ten (10) percent of either the land area or gross building square footage, may be approved by the planning and zoning general manager, or designee. Modifications shall comply with the development standards and other requirements of this district and Ordinance No. 455.

2. Major changes to the required master plans or to the permitted uses shall be approved by the City Council.

(Ord. No. 2229, § 1, 5-2-89; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.4003. Use regulations.

A. [*Generally.*] All uses permitted shall be established by the approved site development master plan based upon the list of permitted uses in section 5.4003 B below. All uses shall be determined by the compatibility of such uses with each other and with the surrounding land uses. Buildings, structures or premises shall be used, and buildings and structures shall hereafter be erected, altered or enlarged, only in conformance with the provisions of this section.

B. *Permitted uses.*

1. Business and professional service uses shall consist of the business and professional uses allowed in the service-residential (SR) and commercial-office (CO) districts, including regional and corporate

headquarters.

2. Research and development uses shall consist of uses engaged in the study, testing, design, analysis, and experiment of products, processes, or services to others. Research and development shall include manufacturing (limited to the development of prototypes), and ancillary administrative offices.

3. Commercial uses shall be of an ancillary and support nature to the office employment core. Permitted commercial uses in the PCP district consist of the following:

- a. Art gallery.
 - b. Bakery.
 - c. Bicycle store.
 - d. Blueprinting, printing, lithograph publishing, photostating.
 - e. Bookstore.
 - f. Camera store.
 - g. Candy shop.
 - h. Clothing store.
 - i. Day care center.
 - j. Delicatessen.
 - k. Dry cleaners.
 - l. Financial services.
 - m. Florist.
 - n. Gasoline sales.
 - o. Gift shop.
 - p. Health club.
 - q. Ice cream parlor.
 - r. Jewelry store.
 - s. Music store.
 - t. Optical store.
 - u. Pharmacy.
 - v. Restaurant or cafe.
 - w. Stationery store.
4. Residential uses shall be those residential uses permitted by this ordinance.
5. Hotels and motels shall be designated and located to be ancillary to and to support the office employment core.
6. Business or grade school.
7. Church, synagogue, or temple.
8. Municipal uses.
9. Minor automobile repair and servicing including oil changes, tune-ups, brake or muffler repair, detailing, hand washing, and window tinting but excluding body and paint shops, and major engine or transmission repair.
10. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
11. Manufacturing uses shall include blue printing, printing, lithography, electronic assembly, instrument and electronic devices manufacturing, pharmaceuticals compounding, solar equipment

assembling and manufacturing, and other similar biomedical and/or high-technology fabrication, assembly or manufacture.

C. *Additional standards for permitted uses.*

1. *Commercial uses.* Commercial uses shall be of an ancillary and support nature to the approved site development master plan and shall be predominantly integrated into the building masses and design theme. Freestanding pads for individual commercial uses shall not be located along street frontages on the perimeter of the site unless integrated into the overall site design and design theme. The commercial floor areas shall not exceed twenty (20) percent of the total floor area of the PCP development, or if the development is built in phases, twenty (20) percent of the total floor area constructed in the PCP development at the end of each phase.

2. *Residential uses.* Residential dwelling types and densities shall be established by the site development master plan. Residential uses shall not be permitted within the fifty-five (55) LDN noise contour as defined by the airport master plan and noise compatibility program for the Scottsdale Municipal Airport. Residential development shall not exceed twenty-five (25) dwelling units per acre on the land designated on the site development master plan for residential use. Residential uses shall be designated on the site plan in gross floor area and shall not exceed thirty (30) percent of the total floor area of the PCP development.

(Ord. No. 2229, § 1, 5-2-89; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2859, § 1, 12-5-95; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.4004. Property development standards.

A. *Floor area ratio.* The maximum gross floor area of all structures contained within a planned commerce park shall be eight-tenths (.8) multiplied by the net lot area contained within the site development master plan. Allowable floor area may be transferred between parcels within one overall site development master plan provided that a legal development master plan provided that a legal instrument satisfactory to the city attorney shall be recorded limiting the building floor area on parcels from which floor area is transferred. Changes in an approved site development master plan shall comply with section 5.4002(E). Parking structures shall not be included within the gross floor area allowed.

B. *Lot coverage.* The maximum lot coverage including buildings and structured parking shall be sixty-five (65) percent of the net lot area if the maximum building height of any building within the plan is equal to or less than thirty-eight (38) feet. For each additional two (2) feet of maximum building height above thirty-eight (38) feet the maximum lot coverage shall be reduced by one (1) percent.

C. *Open space.* In no case shall the open space requirement be less than twenty (20) percent of the net lot area for zero (0) feet to thirty-eight (38) feet of height, plus four-tenths (.4) percent of the net lot for each foot of height above thirty-eight (38) feet. Open space shall include setback areas with the exception of any parking or driveway areas. Open space calculations shall be based upon the highest building height and not the average building height.

D. *Setbacks.*

1. *Front yards.*

a. Along street frontages. Buildings and parking structures thirty-eight (38) feet or less in height shall be set back forty (40) feet. An additional two (2) feet of setback from the planned right-of-way line shall be provided for every one (1) foot of additional building height above thirty-eight (38) feet. In addition, buildings and parking structures shall be set back in all cases a minimum of fifty (50) feet from the planned right-of-way line of any major collector or higher functional classification street.

b. All areas between a building and a street frontage, except for access drives and walks, shall be meaningful open space as defined in section 3.100 of Ordinance No. 455, the zoning ordinance.

c. There shall be a yard a minimum of forty (40) feet in depth between any parking area and the planned right-of-way line.

2. *Side and rear yards.*

- a. Adjacent to residential districts. Buildings and parking structures that are thirty-eight (38) feet or less in height shall be set back not less than sixty (60) feet. An additional two (2) feet of setback shall be provided for individual buildings for every one (1) foot of additional building height above thirty-eight (38) feet. Surface parking shall be set back a minimum of twenty (20) feet.
 - b. Adjacent to nonresidential districts. Buildings and parking structures that are thirty-eight (38) feet or less in height shall be set back not less than thirty (30) feet. An additional one (1) foot of setback shall be provided for individual buildings for every one (1) foot of additional building height above thirty-eight (38) feet.
3. [*Measuring setbacks and buffers.*] All setbacks and buffers shall be measured from the perimeter property line of the PCP district which shall be measured from the planned right-of-way line along streets as shown on city right-of-way or General Plan maps.

E. *Building height.*

1. No building or parking structure in this district shall exceed fifty-six (56) feet in height.
2. A PCP development shall have an average height of thirty-eight (38) feet or less. Average height shall be equal to the product of the individual building component height times the individual building component coverage divided by total building coverage. If the development is built in phases, average height shall not exceed thirty-eight (38) feet at the end of each phase.
3. Height shall be the vertical distance measured from grade to top of roof structure. Grade shall be either three (3) feet above the lowest adjacent curb, or twelve (12) inches above average curb, whichever is lowest.
4. Maximum building height shall not exceed thirty-eight (38) feet within three hundred (300) feet of an R-1 district.
5. Mechanical equipment, utility penthouses, elevator penthouses, and similar structures, including the screening required for such structures, may exceed the permitted height by up to eighteen (18) feet. All such structures and screening shall be set back a minimum of ten (10) feet from the outside edge of the roof on which they are located. The structures and the screening combined shall not cover more than twenty-five (25) percent of the lot coverage of the building on which they are accessory.

F. *Required screening.*

1. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
2. All storage and refuse areas shall be screened as determined by the Development Review Board.

(Ord. No. 2229, § 1, 5-2-89; Ord. No. 2818, § 1, 10-17-95)

Sec. 5.4005. Parking and loading requirements.

The provisions of article IX shall apply.

(Ord. No. 2229, § 1, 5-2-89; Ord. No. 2736, § 1, 3-7-95)

Sec. 5.4006. Master development plan contents.

A. *Master development plan.*

1. *Performance standards.* The site development master plan shall clearly depict and demonstrate:
 - a. Related uses shall be located in close proximity. Larger separations and/or buffers shall be used when one activity may have an adverse impact on the health, safety, and welfare of the users of an adjacent activity, either within or adjacent to the development.
 - b. Uses shall be located where they will be most compatible and have the least negative impacts on the surrounding uses. Negative impacts of a proposed land use include those which would adversely affect the health or longevity of a natural feature, pose a visual intrusion or

conflict, or otherwise be deemed incompatible with surrounding properties. The massing of buildings shall be designed to provide outdoor pedestrian areas, adequate light and air circulation, few obstructions to important views, and a similar scale to adjacent uses.

c. Scenic views and environmental features shall be incorporated into the plan. The plan shall preserve and capitalize upon the physical amenities of the location. Physical amenities include: natural features which, if disturbed, may cause hazards or stress to life and property, e.g., floodplains; vegetation performing beneficial microclimatic functions such as abating noise and glare, entrapping dust, and reducing energy costs; and land or water resource areas such as washes, groundwater recharge zones, primewildlife habitats, and areas with high scenic or aesthetic value.

d. The site plan shall reflect the character of the surrounding area so that the development is reasonably compatible with adjacent property. Techniques to achieve reasonable compatibility may include: using building materials or an architectural style that relates to adjacent buildings; using a building scale or massing near the perimeter of the project that is similar to adjacent buildings; and using perimeter open space buffers.

2. *Plan elements.* The site development master plan shall include detailed information on the following:

- a. Site dimensions and the size of all proposed parcels.
- b. Building and structure locations and the uses proposed for each building and structure.
- c. Setbacks between buildings and other structures, and setbacks from district boundaries.
- d. Building heights, building footprints, square footage of buildings for each building or structure.
- e. Total gross square footage on the site broken into the gross square feet for each use proposed.
- f. Total floor area ratio (FAR) for the district and for each proposed parcel.
- g. A three dimensional model, photomontage, or perspective drawings depicting the relationship between proposed buildings and existing buildings within three hundred (300) feet of the proposed PCP district boundaries.
- h. Such other information as is determined by the planning and zoning department general manager or designee to be necessary to process the application.

B. *Circulation master plan.*

1. *Performance standards.* The development of a PCP district shall provide sufficient internal and external circulation to assure safe and uncongested ingress and egress. In no case shall the development result in traffic levels of service (LOS) less than D on any streets or intersections impacted by the development at all locations specified by the master planning staff. The construction of the circulation facilities, including traffic signals, shall be concurrent with the creation of traffic demands by the development and with themaintenance of planned traffic operational conditions and proper safety.

2. *Plan elements.* The circulation master plan shall contain the following:

- a. A detailed traffic impact study to determine the need for internal and external street and circulation improvements. The study shall be conducted by a qualified traffic consultant and shall comply with the current policy for traffic studies available from project coordination and master planning.
- b. Programs for pedestrian circulation and when applicable, program for internal transit.
- c. The locations, typical dimensions, and design capacity for all external and internal streets and major driveways, bus bays, transit routes, bikeways, trails, pedestrian paths, intersection signalization, grade separations, park-and-ride lots and other such facility improvements.
- d. Any plans for phasing the improvements or any plans for interim improvements that are necessitated by the construction timetable for expressways or other major planned circulation improvements.
- e. Such other information as is determined by the planning and zoning department general

manager or designee to be necessary to process the application.

C. *Phasing master plan.*

1. *Performance standards.* The phasing master plan shall clearly depict and demonstrate:
 - a. The development shall proceed along with provisions for adequate capacity in the infrastructure systems.
 - b. The development of the ancillary commercial or other types of uses shall occur on a percentage based on the needs of the primary uses.
 - c. Internal and external improvements shall be timed to be available before, or concurrently with, the phased development. The phasing master plan shall be consistent with the phasing described in traffic studies and other required studies.
 - d. Each phase of the development shall be in compliance with the applicable district requirements including open space, parking, landscaping, and lot coverage.
2. *Plan elements.* The phasing master plan shall include the following:
 - a. Location and conceptual size of the land uses.
 - b. The phasing and capacity needs of the local infrastructure necessary to serve each sequence.
 - c. A timetable for required dedications shall be submitted.
 - d. Such other information as is determined by the planning and zoning department general manager or designee to be necessary to process the master plan.

D. *Open space master plan.*

1. *Performance standards.* The open space master plan shall clearly depict and demonstrate:
 - a. Open spaces identified on the General Plan such as scenic corridors, vista corridors, major buffers, etc. shall be incorporated, and shall be coordinated with open space identified on adjacent parcels.
 - b. The defined open spaces along roadways, pedestrian walkways, or between buildings shall capitalize on mountain views or other scenic views.
 - c. The choice of open space locations should consider the vertical and horizontal dimensions of structures in meeting the objective of creating usable open space areas in a campus-style environment.
 - d. In general, the plan should avoid allocating very generous quantities of open space to one parcel or building while providing little or no open space for other parcels or buildings.
2. *Plan elements.* The open space plan shall include the following:
 - a. Typical locations and dimensions for general open space areas.
 - b. A detailed description of the relationship of open space areas to proposed parcels or buildings. Calculations should demonstrate that the open space in proximity to individual buildings is adequate for that portion of the site.
 - c. Such other information as is determined by the planning and zoning department general manager or designee to be necessary to process the master plan.

E. *Parking master plan.* A parking master plan may be submitted pursuant to section 9.104 F., parking master plan.

F. *Drainage master plan.*

1. *Performance standards.* The drainage master plan shall comply with the floodplain and drainage ordinance, Ordinance No. 1993, and with current administrative guidelines. The development shall provide drainage facilities which protect the site and adjacent sites from excessive storm flows and associated erosion and sedimentation. Whenever a community-wide drainage solution is deemed desirable by the floodplain administrator, the drainage master plan for the development shall provide for participation in a community drainage facility. The plan shall comply with city approved drainage plans for the area.

2. *Plan elements.* The drainage master plan shall contain the following:

- a. A plan which graphically depicts the location and capacity of all retention, detention, or other drainage facilities and the proposed design character for the drainage facilities.
- b. A narrative technical report which shall demonstrate that everything shown on the plan complies with the performance standard and current administrative guidelines.
- c. Both the plan and report elements of the drainage master plan shall be prepared by a registered civil engineer licensed to practice in the State of Arizona.
- d. Such other information as is determined by the floodplain administrator or designee to be necessary to process the master plan.

G. *Infrastructure master plan.*

1. *Performance standard.* The development shall provide sufficient water, wastewater, and utility systems capacity to serve the demands of the development. The systems shall be consistent and compatible with the master plans of the city and current administrative guidelines. The infrastructure master plan shall be consistent with city policies to conserve water, to recharge the groundwater supply, and to reuse wastewater.

2. *Plan elements.* The infrastructure master plan for water, wastewater, and utility systems shall include:

- a. A plan which graphically depicts the locations and sizes for each system, supported by a narrative technical report which shall demonstrate that everything shown on the plan complies with the performance standards and current administrative guidelines.
- b. Both the plan and report elements of the infrastructure master plan shall be prepared by a registered civil engineer licensed to practice in the State of Arizona.
- c. Such other information as is determined by the planning and zoning department general manager or designee to be necessary to process the master plan.

H. *Landscaping and buffers master plan.*

1. *Performance standards.* The landscaping and buffers master plan shall clearly depict and demonstrate:

- a. Landscaping shall provide a lush well-screened setting, which includes the timely maturity of plant materials, strong consideration of water conservation, and the needs for shade and/or functional landscaping of the different uses, facilities, or spaces.
- b. Landscaping shall be compatible with the city's streetscape and character plans, where applicable with current administrative guidelines, and shall be compatible with the themes and character of neighboring developments.
- c. Open space as defined in section 3.100 of this ordinance shall be maintained which shows sensitivity to the specific existing characteristics and features of adjacent environmental and existing neighborhood conditions or as indicated on the General Plan. Open space buffers shall apply to buildings and above-ground parking deck structures.

2. *Plan elements.* The landscaping and buffers master plan shall indicate or show:

- a. Typical locations, dimensions, and treatments for any washes, retention areas, or utility corridors.
- b. The uses, typical locations and dimensions of any common recreation, pedestrian, or service open space areas.
- c. The type of buffer being used, the location of the buffer zone, any setback and height limits, and the location of adjacent land use categories.
- d. A streetscape and general character landscape theme.
- e. Maintenance provisions for all landscaping materials installed as part of the development.

I. *Master design guidelines.*

1. *Performance standards.* The development shall provide an architectural character which

embodies:

- a. An overall mixed-use development park theme to the various uses and facilities.
 - b. Reflects the city's character plan.
 - c. Aesthetically-oriented design standards to create a definitive character for structures, site plans, and streetscapes.
2. *Plan elements.* The master design guidelines shall include the following:
- a. Typical architectural design themes, styles, unifying elements, and materials.
 - b. Typical design treatments and materials for details such as windows, entries, roofs, parapets, and building forms.
 - c. Typical development walk designs and treatments.
 - d. Such other information as is determined by the planning and zoning department general manager or designee to be necessary to process the master plan.

J. *Master sign program.*

1. *Performance standard.* The master sign program shall comply with the provisions of article VIII of Ordinance No. 455 as amended, the zoning ordinance.
2. *Plan elements.* The master sign program shall be consistent with the current city guidelines and shall include such additional information as required by the project coordination staff.

(Ord. No. 2229, § 1, 5-2-89; Ord. No. 2736, § 1, 3-7-95)