

**SALT RIVER PIMA-MARICOPA
INDIAN COMMUNITY
10005 East Osborn Road
Scottsdale, Arizona 85256**

ORDINANCE NUMBER: SRO-502-2019

AN ORDINANCE TO AMEND THE SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY ZONING ORDINANCE BY MODIFYING THE ZONING MAP TO AMEND AND EXPAND AN EXISTING PLANNED DEVELOPMENT OVERLAY DISTRICT (PD) OVER THE UNDERLYING "C3" (GENERAL COMMERCIAL) ZONE (CASE NUMBER 18-ZN-01) FOR MINOR DEVELOPMENT STANDARD CHANGES AND TO INCREASE THE SIZE OF THE EXISTING SCOTTSDALE AUTOSHOW AUTOMOBILE DEALERSHIP PARK AND ASSOCIATED USES.

BE IT ENACTED THAT:

The Zoning Map adopted pursuant to the Salt River Pima-Maricopa Indian Community Zoning Ordinance is hereby amended to expand the existing PD Overlay District over the underlying C3 (General Commercial) zone for the following designation of land as described below:

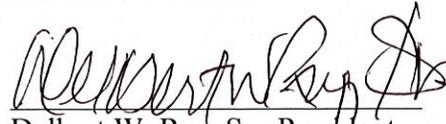
1. The zoning designation of the land is situated on the southwest corner of Indian School Road and the Loop 101 Freeway on allotted and tribally owned lands further described as located within the Salt River Pima-Maricopa Indian Community (SRPMIC) and being part of the northwest quarter (NW ½) of Section 30, Township 2 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as more particularly described on Exhibit A.
 2. The permitted uses and amended modified development standards of the existing PD Overlay District (Resolution No. SRO-475-2016) are described in Exhibit B.
 3. Documents illustrating the conceptual master development plan are attached as Exhibit C.
 4. The changes in the zoning map designation from C3-PC to C3-PC-PD as provided for in this ordinance shall be effective on the date of the enactment of this ordinance.
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Enacted pursuant to Article 2.7 and Article 5.2 of SRO-467-2015 (Zoning Ordinance) of the Salt River Pima-Maricopa Indian Community.

C E R T I F I C A T I O N

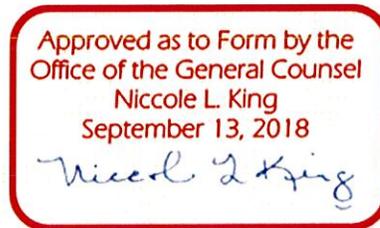
This Ordinance is hereby enacted pursuant to authority contained in Article VII, Section 1(c)(d) of the Constitution of the Salt River Pima-Maricopa Indian Community ratified by the Tribe, February 28, 1990, and approved by the Secretary of the Interior, March 19, 1990, and amended by the Tribe, February 27, 1996, and approved by the Secretary April 23, 1996, the foregoing Ordinance was adopted this 10th day of October, 2018 in a duly called meeting held by the Community Council in Salt River, Arizona at which a quorum of 8 members was present by a vote of 8 for; 0 opposed; 0 abstaining; and 1 excused.

**SALT RIVER PIMA-MARICOPA
INDIAN COMMUNITY COUNCIL**


Delbert W. Ray, Sr., President

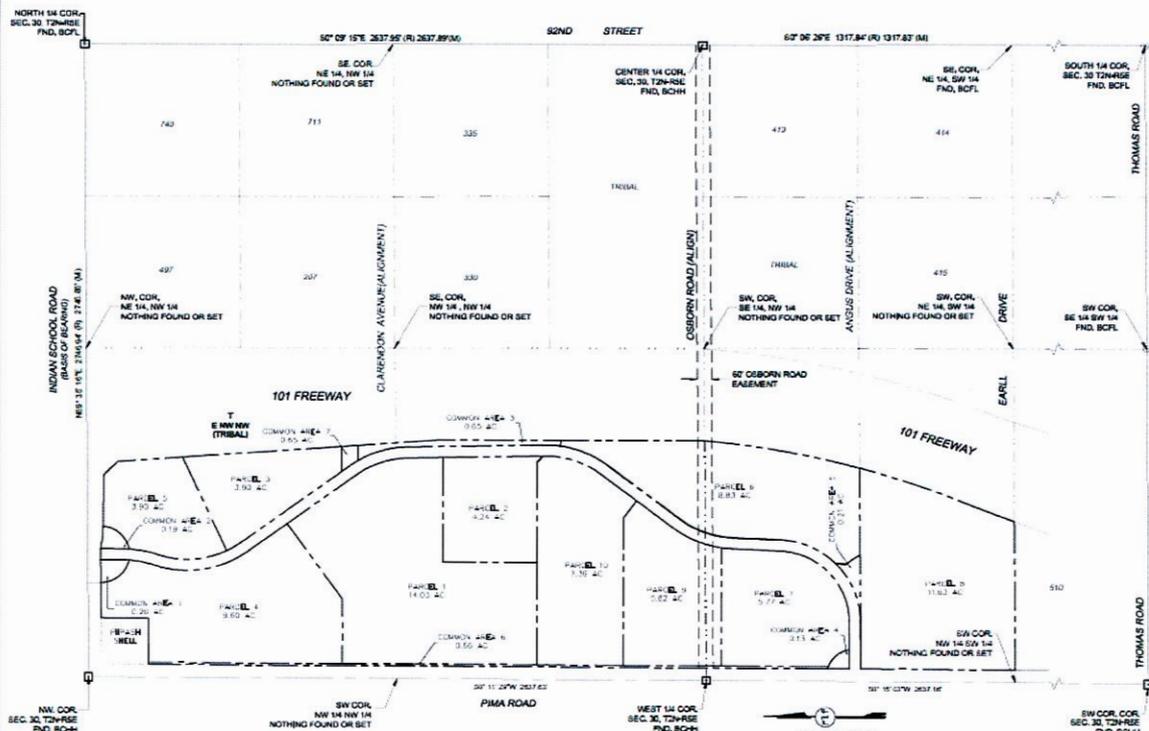
ATTEST:


Erica Harvier, Secretary



RESULTS OF BOUNDARY SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



- REFERENCE DOCUMENTS:**
- RESULTS OF BOUNDARY SURVEY FOR TRAIL LAND LOOP 17 AND INDIAN SCHOOL ROAD LOCATED IN PART SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST PROJECT NUMBER 0007 DATED 09-20-20
 - GENERAL LAND OFFICE (GLO) RESURVEY OF TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ARIZONA, OFFICIAALLY FILED 10/27/04
 - GLO SUPPLEMENTAL PLAT OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ARIZONA, OFFICIAALLY FILED 10/27/04
 - ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) RIGHT OF WAY PLAN OF THE NORTHEAST OUTER LOOP (OUTER LOOP) (I-17/FREWAY) PROJECT NO. 864-1-702
 - RESULTS OF BOUNDARY SURVEY FOR INDIAN CREEK TRAILS, ENGINEERING AND CONSTRUCTION SERVICES (ECS) SURVEY JOB NO. 10891 DATED 11/08/2010

- NOTES:**
- ALL DIMENSIONS SHOWN ON THIS SURVEY PLAT REPRESENT HORIZONTAL GROUND DISTANCES AND REPORTED IN UNITED STATES SURVEY FEET AND DECIMALS OF FEET
 - ALL DOCUMENTS REFERENCED ABOVE ARE ON FILE WITH THE SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY (SRPIC) SURVEY DIVISION LOCATED AT 1008 EAST OSBORN ROAD, SCOTTSDALE, ARIZONA IN BUILDING 8, SECOND FLOOR OF THE TWO WATER COMPLEX.

BASIS OF BEARING:
 THE NORTH LINE OF THE NORTHWEST QUARTER 36A 1/4 OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 38 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING ASSUMED AS BEARING 0°.

LEGEND

□	FOUND BRASS CAP IN HAND HOLE
⊗	FOUND BRASS CAP FLUSH
○	FOUND AS NOTED
—	BREAKLINE
FND	FOUND
ALT	ALLOTMENT
SRAL	SALT RIVER ALLOTMENT
REC	RECORD
COR	CORNER
T	TOWNSHIP
R	RANGE
S.F.	SQUARE FEET
S.A.	EASEMENT AREA
GLO	GENERAL LAND OFFICE
REG	REGISTERED LAND SURVEYOR
CFES	CERTIFIED FEDERAL SURVEYOR
SRPIC	GENERAL LAND OFFICE
INDOT	MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
---	SECTION LINE
- - - - -	ALLOTMENT BOUNDARY LINE
---	PARCEL BOUNDARY
---	ROADWAY EASEMENT

CERTIFICATION:
 I CERTIFY THAT A SURVEY WAS MADE UPON THE GRASSES UNDER MY DIRECT SUPERVISION AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED CORRECTLY ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY: *Ryan C. Fidler*
 RYAN C. FIDLER
 REGISTERED LAND SURVEYOR # 44627

REVISIONS

NO.	DATE	DESCRIPTION

FIELD BY: JHM
 DRAWN BY: EAO
 CHECKED BY: ALF

RESULTS OF BOUNDARY SURVEY
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 30,
 TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE GILA
 AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION 30
 TOWNSHIP 2 N
 RANGE 5 E

JOB NO. 09000001
 DATE 11-20-20
 SHEET 1 OF 6

ATTACHMENT __, EXHIBIT A

RESULTS OF BOUNDARY SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

ATTACHMENT __, EXHIBIT A

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
N/A	T	SE 1/4 NW 1/4	Sect. 30, T2N, R5E	10.000	0.778	
N/A	T	Lot 6 = NW 1/4 NW 1/4	Sect. 30, T2N, R5E	11.720	7.246	
N/A	T	Lot 11 = SW NW 1/4	Sect. 30, T2N, R5E	11.720	5.048	
N/A	T	NE 1/4 NW 1/4	Sect. 30, T2N, R5E	9.958	0.847	
				43.498	14.58	

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
N/A	T	Lot 8 = NW 1/4 NW 1/4	Sect. 30, T2N, R5E	11.720	2.486	
N/A	T	NE 1/4 NW 1/4	Sect. 30, T2N, R5E	9.958	1.727	
				21.778	4.24	

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
563-A	56911	Lot 10 = NW NW 1/4	Sect. 30, T2N, R5E	10.135	10.135	0.349
N/A	T	Lot 11 = SW NW 1/4	Sect. 30, T2N, R5E	11.720	0.517	
N/A	T	SE NW 1/4	Sect. 30, T2N, R5E	9.954	1.526	
N/A	T	NE NW 1/4	Sect. 30, T2N, R5E	9.956	0.364	
				41.815	3.91	

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
563-A	56911	Lot 10 = NW NW 1/4	Sect. 30, T2N, R5E	10.135	10.135	4.829
N/A	T	Lot 11 = SW NW 1/4	Sect. 30, T2N, R5E	11.720	4.734	
				21.855	9.86	

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
563-A	56911	Lot 10 = NW NW 1/4	Sect. 30, T2N, R5E	10.135	10.135	2.387
N/A	T	NE NW 1/4	Sect. 30, T2N, R5E	9.956	1.515	
				20.131	3.90	

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
N/A	T	Lot 12 = N NW 1/4	Sect. 30, T2N, R5E	21.869	0.689	
N/A	T	Lot 7 = SW NW 1/4	Sect. 30, T2N, R5E	11.837	0.370	
N/A	T	SE 1/4 NW 1/4	Sect. 30, T2N, R5E	9.987	2.387	
				43.693	3.45	

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
N/A	T	Lot 13 = N NW 1/4	Sect. 30, T2N, R5E	21.869	5.770	
				21.869	5.77	

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
N/A	T	Lot 13 = N NW 1/4	Sect. 30, T2N, R5E	21.864	11.69	
				21.864	11.69	

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
N/A	T	Lot 7 = SW NW 1/4	Sect. 30, T2N, R5E	11.837	0.022	
N/A	T	Lot 12 = N NW 1/4	Sect. 30, T2N, R5E	21.869	0.094	
				33.706	0.116	

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
N/A	T	Lot 6 = SW SW 1/4	Sect. 30, T2N, R5E	11.720	0.071	
N/A	T	Lot 7 = SW NW 1/4	Sect. 30, T2N, R5E	11.837	5.330	
N/A	T	SE 1/4 NW 1/4	Sect. 30, T2N, R5E	9.987	3.021	
N/A	T	NE 1/4 NW 1/4	Sect. 30, T2N, R5E	9.998	0.140	
				43.702	7.36	

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
563-A	56911	Lot 10 = NW NW 1/4	Sect. 30, T2N, R5E	10.135	10.135	0.034
				10.135	10.135	0.034

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
563-A	56911	Lot 10 = NW NW 1/4	Sect. 30, T2N, R5E	10.135	10.135	0.091
				10.135	10.135	0.091

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
N/A	T	SE NW 1/4	Sect. 30, T2N, R5E	9.994	0.137	
N/A	T	NE 1/4 NW 1/4	Sect. 30, T2N, R5E	9.956	0.251	
N/A	T	SE 1/4 NW 1/4	Sect. 30, T2N, R5E	9.987	0.022	
				29.979	0.410	

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
N/A	T	Lot 12 = N NW 1/4	Sect. 30, T2N, R5E	21.869	0.225	
				21.869	0.225	

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
N/A	T	Lot 12 = N NW 1/4	Sect. 30, T2N, R5E	21.869	0.212	
				21.869	0.212	

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
N/A	T	Lot 6 = NW SW 1/4	Sect. 30, T2N, R5E	11.720	0.149	
N/A	T	Lot 7 = SW NW 1/4	Sect. 30, T2N, R5E	11.837	0.149	
563-A	56911	Lot 10 = NW NW 1/4	Sect. 30, T2N, R5E	10.135	0.051	
N/A	T	Lot 11 = SW NW 1/4	Sect. 30, T2N, R5E	11.720	0.149	
N/A	T	Lot 12 = N NW 1/4	Sect. 30, T2N, R5E	21.869	0.117	
				67.341	0.615	

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
N/A	T	SE NW 1/4	Sect. 30, T2N, R5E	9.994	0.137	
				9.994	0.137	

Advt (TFR)	SRAL (LMS)	Legal Description	GIS/BIRM	Whole (Acres) (recorded)	Whole (Acres) (measured)	Taking (Acres) (calculated)
N/A	T	Lot 7 = SW NW 1/4	Sect. 30, T2N, R5E	11.837	0.420	
N/A	T	Lot 12 = N NW 1/4	Sect. 30, T2N, R5E	21.869	0.215	
				67.341	0.635	



PLP CONSULTING
1111 EAST WASHINGTON AVENUE, SUITE 200
PHOENIX, ARIZONA 85006

DATE: _____

REVISION: _____

PREPARED BY: _____

CHECKED BY: _____

DATE: _____



REGISTERED PROFESSIONAL ENGINEER
STATE OF ARIZONA
No. 12345
D.E. MILLER

RESULTS OF BOUNDARY SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

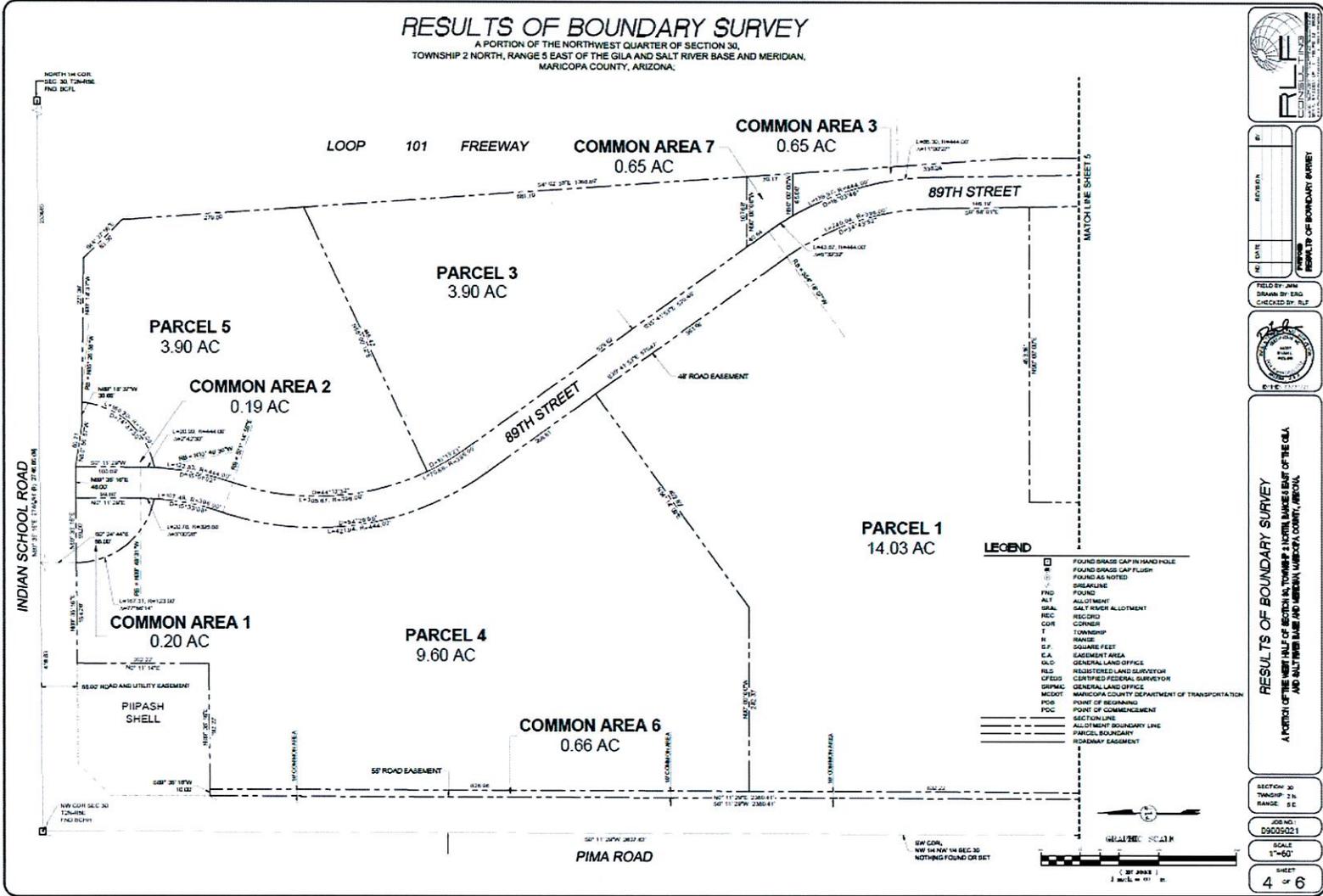
SECTION 30
TOWNSHIP 2 N
RANGE 5 E

JOB NO:
0909021

SCALE
N/A

SHEET
3 OF 6

ATTACHMENT EXHIBIT A

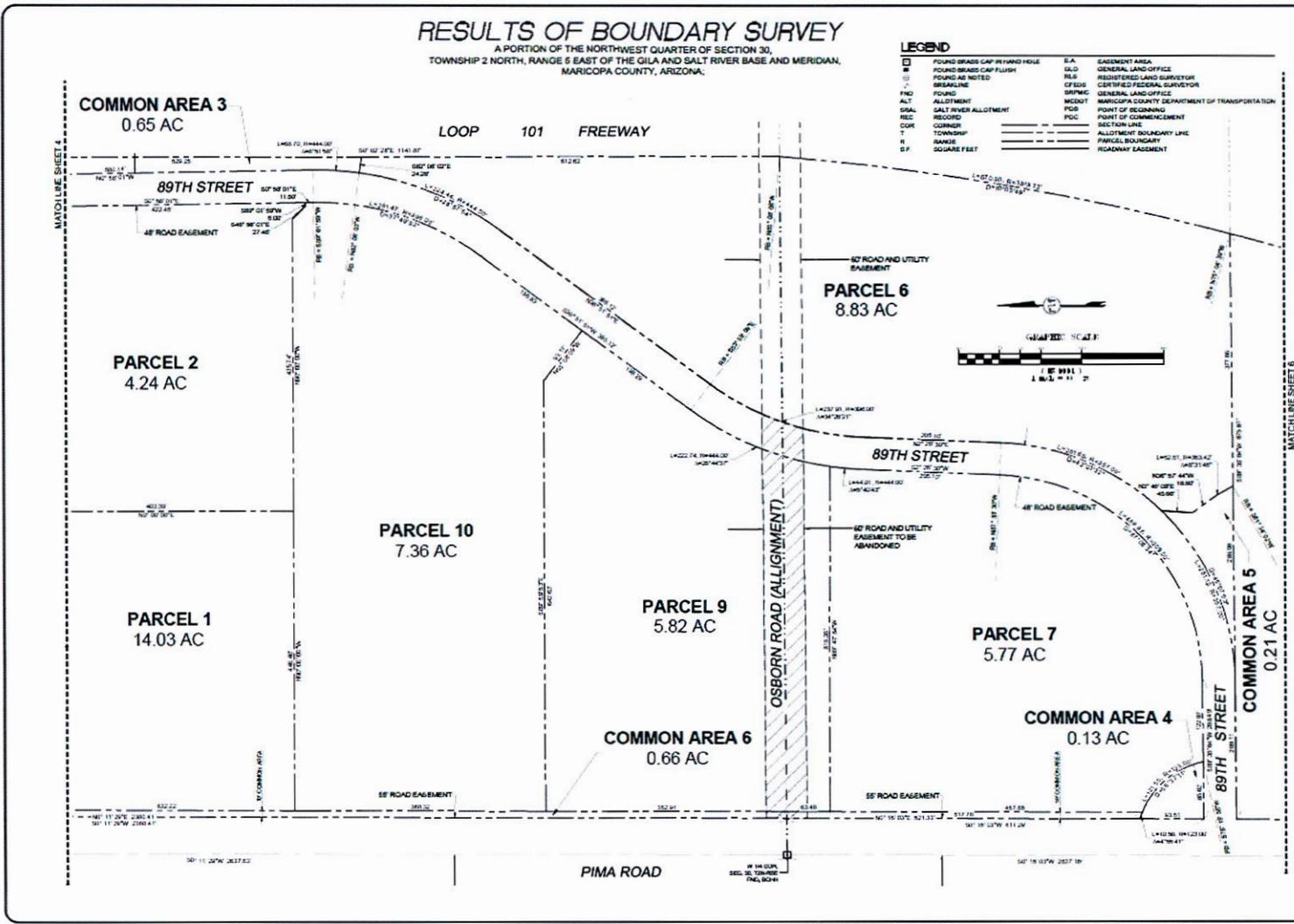


ATTACHMENT _____ EXHIBIT A

RESULTS OF BOUNDARY SURVEY

A PORTION OF THE NORTH-WEST QUARTER OF SECTION 30,
TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

LEGEND			
⊠	FOUND BRASS CAP IN HAND HOLE	E.A.	EASEMENT AREA
⊡	FOUND BRASS CAP FLUSH	G.L.S.	GENERAL LAND OFFICE
⊙	FOUND AS NOTED	R.L.S.	REGISTERED LAND SURVEYOR
—	BRANGLINE	C.F.S.	CERTIFIED FEDERAL SURVEYOR
—	FOUND	S.F.M.C.	GENERAL LAND OFFICE
—	FOUND	M.C.D.T.	MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
—	ALLIEMENT	POB	POINT OF BEGINNING
—	SALT RIVER ALLOTMENT	POC	POINT OF COMMENCEMENT
—	RECORD	—	SECTION LINE
—	COGNISE	—	ALLOTMENT BOUNDARY LINE
—	TOWNSHIP	—	PARCEL BOUNDARY
—	RANGE	—	ROADWAY EASEMENT
—	SQUARE FEET	—	



RESULTS OF BOUNDARY SURVEY
A PORTION OF THE NORTH-HALF OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION 30
TOWNSHIP 2 N
RANGE 8 E

JOB NO:
09000001

SCALE
1"=50'

SHEET
5 of 6

**Scottsdale AutoShow – Planned Development Overlay District (PD)
Permitted Uses and Modified Development Standards***

Development shall be in conformance with the executed and recorded SAS Conditions, Covenants and Restrictions (CCRs). Where conflict arises between the PD overlay standards and the SAS CCRs, the PD overlay standards control.

Conceptual site plan, SAS CCRs and SAS Design Guidelines and common area improvement plans are illustrative materials representing the concepts for architecture, landscaping, and site planning within the PD district overlay.

Lessees subject to a specific OEM Image Program may incorporate Community's cultural background and design preferences primarily in their outdoor areas instead of the buildings.

Lessees not subject to a specific OEM Image Program and other C3 permitted uses shall follow the SAS Design Guidelines and the SRPMIC Design Standards and Guidelines to produce high-quality development that harmonizes with surrounding building context and incorporates cultural preferences of SRPMIC.

Permitted Uses:

- Auto/light vehicle sales with a CUP.
- Other customary uses part of a dealership, in compliance with specific use standards of SRO-467-2015, such as:
 - Auto-related retail
 - Small café and auto customer services
 - Maintenance Shop (brake, car wash/detail, muffler, oil and filter changes, tire shop, window replacement)
 - Mechanical repair shop, body shop, paint shop, car rental.
- Other uses permitted per the underlying C3 zoning district

No test drives allowed east of the Loop 101 Freeway right-of-way.

Preliminary Application is *recommended*, but not required.

All SAS development applications eligible for Administrative Design Review.

Underground retention allowed, subject to SRPMIC regulations, policies and administrative requirements.

Setbacks

Minimum 25' building setback from right-of-way lines. An additional ½' for each 1' over 40' building height is required from Pima Road.

Minimum 10' building setback side and rear property line or site boundary or as required by International Building Code, whichever is greater. In the case of zero lot line construction for a building or wall over 4', no setback is required.

Minimum 10' landscape setback from the Loop 101 Freeway.

Minimum 7' landscape setback from side property lines. Landscape setback is not required along the side or rear property lines when the 6' onsite screened inventory wall is on the parcel line.

Minimum 20' landscape setback from Indian School right-of-way.

The following deed-restricted areas are included within the setback from the Pima Road, as measured from the 55' roadway easement (described moving west to east):

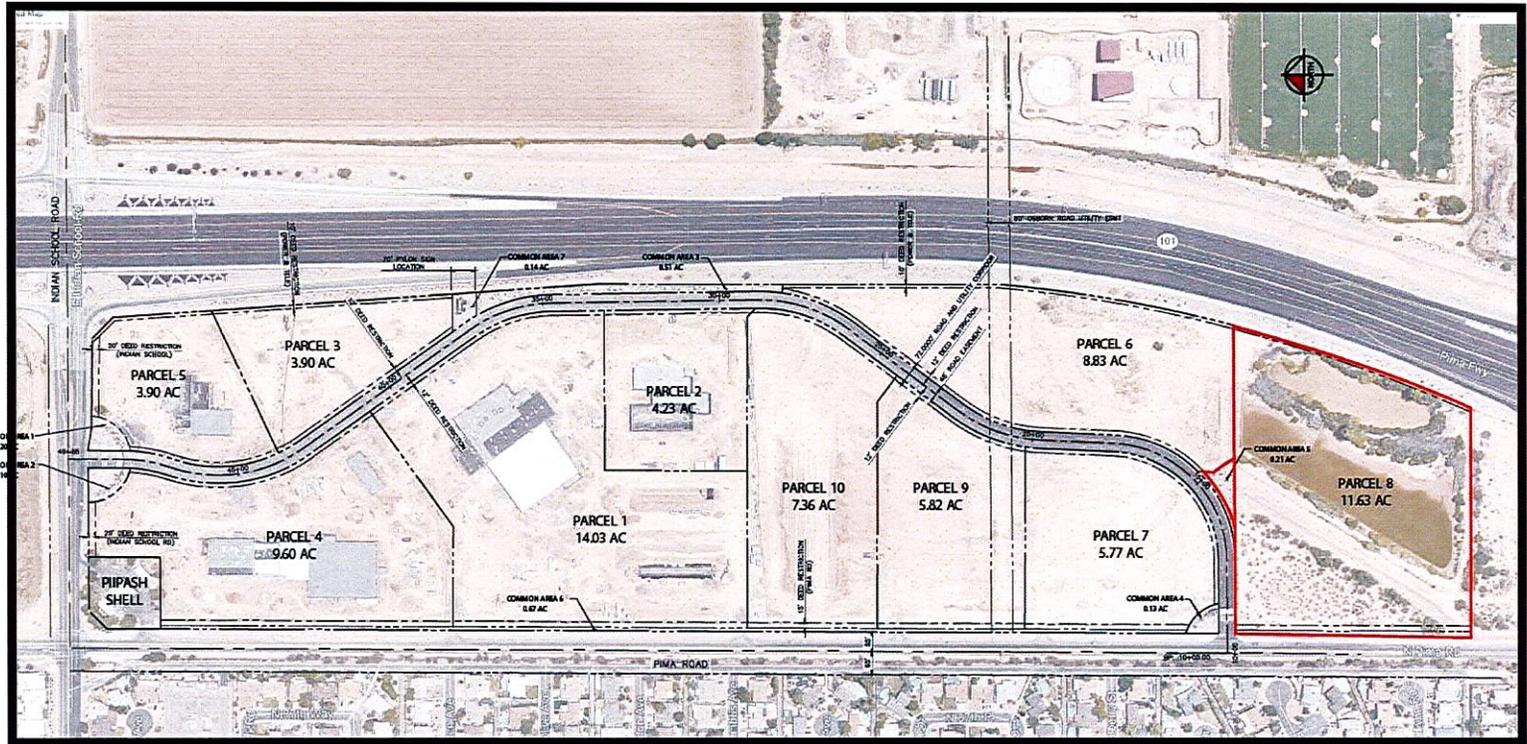
- 10' common maintenance area (deceleration lane)
- 8' sidewalk
- 7' landscape area

Minimum landscape setback from 89 th Street is 12' (including a 5' sidewalk). No walls, including footers, or berms are allowed within the 12'.
Landscaping, Shading and Screening
Landscaping plants shall be selected from the plant palette in the SAS Design Guidelines.
Landscaping quantities, sizes and ratios in public rights-of-way, deed-restricted areas and common maintenance areas shall be as shown on the final 'As-Built' drawings kept by the SAS Association and SRPMIC ECS Department.
The maximum distance between trees in a landscape setback is 45' and the maximum distance between shrubs is 9', as measured parallel to the length of the buffer area between tree trunks or center of the shrubs.
Minimum one (1) ocotillo per 7,500 square feet of aggregate area of landscape or open space on the site.
Natural turf areas prohibited. Artificial turf allowable if not directly visible from 89 th Street, Pima Road, or Indian School Road. Artificial turf may not be counted towards landscape requirements, shall not be used in lieu of trees, shrubs, and accents, and may not be used in landscape islands. Color of turf shall resemble Southwestern Bermuda, fescue or winter rye.
Clear visibility zones as measured along the curb line within the right-of-way is 35' for 89 th Street and 45' for Pima Road, or in accordance with SRPMIC standards, whichever is more restrictive to ensure driver's safety.
At least thirty (30) percent of the business frontage base shall be landscaped with vegetation, however no trees are required in building base areas abutting building showroom windows.
It is <i>recommended</i> that at least forty (40) percent of the pedestrian areas within the base areas be shaded.
Trees are <i>recommended</i> to shade a minimum of forty (40) percent of walkways within parking lots where walkways are not shaded by structures.
Dealership provisions for shade on windows with southern, eastern, and western exposures using structures or vegetation are <i>recommended</i> .
It is <i>recommended</i> that within streetscapes of arterial and collector streets, a minimum of thirty (30) percent of the walkway should be shaded.
Minimum requirements for trees in parking areas: <ul style="list-style-type: none"> • Sales/Display parking = 1 tree for each 9 parking spaces • Customer parking = 1 tree for each 5 parking spaces • Inventory (not open to customers) = no trees required within parking area. • Tree requirements in parking areas for other than dealership uses shall follow SRO-467-2015.
Chain link fence permitted behind fully screened areas as long as they are not visible from adjacent streets or neighboring properties.
Vehicles parked in sales and display areas shall be screened from streets, including 89 th Street, Pima Road, Indian School and the Loop 101 Freeway, by a minimum 1' low screen wall as shown in the SAS Design Guidelines. Vehicles displayed on an elevated pad are not required to be screened. Vehicle storage/inventory and vehicles awaiting service shall be screened per SRO-467-2015.
Transformers, switching cabinets, utility boxes, meters, panels, backflow preventers and similar items, other than those provided by property owners association to serve overall development, shall be located outside of the 12' deed-restricted landscape and utility area along 89 th Street. All such equipment shall be attractively screened from view from streets and public areas.

Parking and Circulation
<p>Parking requirements for dealerships and ancillary uses:</p> <ul style="list-style-type: none"> • Retail/customers (indoor sales, ancillary customer areas): 1 per 250 sq. ft. of retail. • Employee/Administration/Storage/Parts: 1 per 500 sq. ft. of floor area • Service: 2.5 spaces per service bay. • Display and inventory parking is determined by the dealer. • All parking shall be on improved asphalt or concrete surface. No parking allowed on unimproved surfaces or vacant lots. • Tandem parking is allowed for display and sale parking in front of the dealership only: a maximum of four (4) vehicles deep. • All other C3 permitted uses shall conform to SRO-467-2015.
<p>Inventory parking:</p> <ul style="list-style-type: none"> • Exempt from internal landscaping. • A screen wall may be used in combination with landscape screen. • No minimum size requirement for parking space. • Tandem parking is allowed: a maximum of four (4) vehicles deep.
<p>Accommodations for bicycle traffic and parking are <i>recommended</i>.</p>
<p>Parking not permitted within 89th Street, Indian School Road, Pima Roads.</p>
<p>Minimum total number of parking lot landscape islands:</p> <ul style="list-style-type: none"> • Parking for other than dealerships: <ul style="list-style-type: none"> ○ One (1) island for every five (5) parking spaces. • Dealership parking: <ul style="list-style-type: none"> ○ Customer parking = one (1) island for each five (5) parking spaces provided. ○ Vehicle display/sales parking = one (1) island for each nine (9) parking spaces provided. ○ No landscape islands are required within the parking lot for screened inventory parking areas.
<p>Parking area for inventory vehicles, for fleet vehicles or trucks stored onsite are exempt from required landscaping internal to the parking area.</p>
<p>For dealership lessees, pedestrian connections are <i>highly encouraged</i> to be made within the development to sidewalks on abutting streets and existing or future development on adjacent sites.</p>
<p>On-lot sidewalks shall be a minimum of 5' feet wide excluding vehicle overhangs.</p>
<p>Indian School Road access to SAS shall be limited to right-in, right-out, and left-in access only, subject to SRPMIC traffic engineering requirements.</p>
<p>Driveway access locations off Pima Road shall be consistent with those shown on the SAS Conceptual Master Plan.</p>
Lighting
<p>All site illumination, except for allowed sign illumination and security lighting shall be turned off within one (1) hour of business close.</p>
<p>Outdoor lighting shall meet Section 6.6.3.E, including that the color shall be between 4,000 and 4,500 Kelvin degrees.</p>
<p>Between lots, there is no maximum light trespass limits.</p>
<p>Light trespass between the lot and street on Indian School Road and 89th Street shall not exceed 0.5 foot candles.</p>
<p>Light trespass shall not exceed 1 foot-candle 1 foot from the property line adjacent to Pima Road.</p>

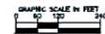
Pole-mounted lighting maximum height is 25'.
Front line display area (next to roadways) of vehicles are permitted an average of 46 foot candles and maximum of 70 foot candles per fixture. Driveway lighting will be considered vehicle sales display/customer retail and not front line vehicle retail display.
Vehicle sales display and customer retail parking areas are permitted an average of 25 foot candles and a maximum of 60 foot candles per fixture.
Inventory, employee, service, non-customer and non-retail areas shall be a security lighting standard and are permitted an average of 3 foot candles.
Buildings can incorporate a single, architectural LED color-changing band at the parapet of the buildings or below a soffit, in addition to requirements of Section 6.6.7.B to promote the established OEM's Image Program. LED may not be used to produce blinking or flashing lights, shall remain stationary and may change color or colors once in every 24-hour period.
Building mounted light fixtures shall not exceed twenty (20) foot candles at any point on the building surface.
Sign Illumination
Externally illuminated signs shall not exceed fifty (50) foot candles at the sign face.
All signs, except monument signs, the freeway pylon sign/s and building wall signs facing the Loop 101 Freeway, shall be illuminated only during hours of operation of the related business.
Illumination of building wall signs directly facing the Loop 101 Freeway shall be dimmed to a level satisfactory to SRPMIC CDD within one (1) hour of the close of business of the related business.
SAS Entry Signs
The SAS development is permitted an entry sign on Indian School Road and an entry sign on Pima Road per the SAS Design Guidelines. The signs includes decorative columns and entry identification sign at the top of the columns, or on the roof of a canopy over 89 th Street.
Electronic Freeway Pylon Sign
A maximum of two (2) freeway pylon signs are allowed. Only the Scottsdale AutoShow development as a whole is allowed electronic signs.
Freeway pylon sign/s can incorporate a maximum of four (4) electronic changing message boards— one main electronic message board and one secondary electronic reader board for brand identification on each side of the sign.
The main electronic changing message board may include 'streaming video' type of content and sequential messages.
The freeway pylon sign/s shall have the following requirements: <ul style="list-style-type: none"> • Maximum height of electronic message board to be 65' • Maximum overall height of sign to be 75' • Maximum height of electronic messaging board is 65' • No up-lighting of sign • Maximum dimension of main electronic message board shall be 18'-9" x 24'-8" • Maximum dimension of secondary electronic message board shall be 5'-2" x 24'-8" • Maximum sign area = 682 sq. ft. • Hours of operation and illumination—applies to both the main electronic message board and the secondary electronic reader board: <ul style="list-style-type: none"> ○ Sunrise to sunset: 5,000 NITS maximum ○ Sunset to sunrise: 500 NITS maximum ○ From 10:00 p.m. to 7:00 a.m., still images only. No dynamic or streaming messages. <ul style="list-style-type: none"> ▪ Fade in/fade out images are acceptable ▪ 15 seconds minimum between image changes

Freeway pylon shall match the design found within the SAS Design Guidelines.
Building Wall and Freestanding Signs
For signage, lessees with buildings 20,001-75,000 square feet are permitted: <ul style="list-style-type: none"> • 1.25 square feet of signage per 1 linear foot for the total building perimeter. • Maximum letter height of 72". • The first letter in any word or the logo can be 96" in height.
For signage, lessees with buildings greater than 75,000 square feet are permitted: <ul style="list-style-type: none"> • 1.50 square feet of signage per 1 linear foot for the primary frontage wall. • 1.25 square feet of signage per 1 linear foot for total of other exterior walls. • Maximum letter height of 72". • The first letter in any word or the logo can be 96" in height.
For permanent freestanding signs: <ul style="list-style-type: none"> • Maximum height = 8' (96") • Maximum width = 10' (120") • Maximum sign area = 6' X 6'-6" (39 sq. ft.) • Minimum distance between signs on same side of street = 150', except for Pima and Indian School Roads which are 300'. • Minimum distance from abutting property line = 75' • Sign base shall match design requirements in SAS Design Guidelines. • Pima Road freestanding sign allowed only if business frontage faces Pima Road and has public/customer access from Pima Road (not just staff/delivery access). The Pima Road freestanding sign shall match the sign used along 89th Street.
Permanent freestanding signs shall be no closer than: <ul style="list-style-type: none"> • 8' from the back of sidewalk on 89th Street • 2' from the back of sidewalk from Pima Road.
Permanent freestanding signs shall be within a landscaped setting within a minimum area of four (4) times the area of the sign elevation, except that the freeway monument sign shall be within a landscaped setting a minimum of 1300 sq. ft.
Other than the freeway monument sign, freestanding signs are not permitted to contain electronic changing messages.
Other Signs
Directional signs may not be placed in rights of way, deed restricted areas or common areas. They may be placed within the lessee's lot in medians or islands in the quantities and locations at the discretion of the lessee.
Directional sign shall not exceed twelve (12) square feet in area.
Flag requirements: <ul style="list-style-type: none"> • A maximum of four (4) flags per lot are permitted and design review approval is not required. • Flags shall be placed within 50' of the dealership building face. • If only the U.S. flag is flown, it may have a maximum height of 65'. • If the U.S. flag and additional flags are flown, then the U.S. Flag has a maximum height of 40' and the other flags must be flown at lower height. • If the state flag is flown, then the SRPMIC flag must also be flown, and at the same or higher height. • Only one (1) federal, one (1) state, one (1) SRPMIC, and one (1) OEM dealer name and/or logo flag will be allowed.
Future temporary development signs shall be a maximum of 64 square feet in area.
Future temporary development signs shall be limited to only one sign per street frontage, except if a single lot has more than 500 feet of frontage, then the lot may be allowed two signs on 89 th Street only.
Address signs for businesses are not required to be included on monument signs.
Painted window signs are not permitted where they can be seen from any roadway.
*Standards not listed in this table default to the SRPMIC Zoning Ordinance (SRO-467-2015)



SOUTH PARCEL EXHIBIT

03/22/2018



 - SOUTH PARCEL BOUNDARY

SCOTTSDALE AUTOSHOW