

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

ORDINANCE NUMBER: SRO-613-2026

TO AMEND THE SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY ZONING ORDINANCE BY MODIFYING THE ZONING MAP TO ESTABLISH A PLANNED DEVELOPMENT OVERLAY DISTRICT (PD) OVER THE UNDERLYING GENERAL COMMERCIAL (C3) ZONING DISTRICT (CASE NUMBER 26-ZN-03) FOR THE PURPOSE OF MODIFYING THE LIST OF PERMITTED LAND USES TO ALLOW THE CONVERSION OF OFFICE BUILDINGS INTO SMALL BAY INDUSTRIAL BUILDINGS.

BE IT ENACTED THAT:

The Zoning Map adopted pursuant to the Salt River Pima-Maricopa Indian Community Zoning Ordinance is hereby amended to include a PD Overlay District over the underlying C3 (General Commercial) zoning district for the following land as described below:

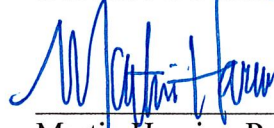
1. Land situated on the northeast corner of Pima Road and Chaparral Road on tribally owned and allotted land further described as being located within the Salt River Pima-Maricopa Indian Community (SRPMIC) and being part of the southwest quarter (SW ¼) of Section 18, Township 2 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as more particularly described in **Exhibit A**.
 2. A narrative justification for the proposed overlay including the intent and purpose, General Plan compatibility, Community incentives, and design inspiration illustrations is attached as **Exhibit B**.
 3. A set of documents illustrating the conceptual master site plan is attached as **Exhibit C**.
 4. The permitted uses, use standards, and definitions of uses for the PD Overlay District are included in **Exhibit D**.
 5. The changes in the zoning map designation from C3-PC (General Commercial – Pima Corridor) to C3-PD-PC as provided for in this ordinance shall be effective on the date of the enactment of this ordinance.
-

Enacted under the authority of Article 2.7 and Article 5.2 of SRO-467-2015 (Zoning Ordinance) of the Salt River Pima-Maricopa Indian Community and made effective on the date of enactment.

CERTIFICATION

Pursuant to the authority contained in Article VII, Section 1(c) and 1(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 most recently amended by the Tribe, May 5, 2024, the foregoing ordinance was adopted this 30th day of September, 2026, in a duly called meeting of the Community Council at Salt River, Arizona, at which a quorum of 7 members was present, by a vote of 6 for; 0 opposed; 1 abstained; and 2 excused.

SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY COUNCIL



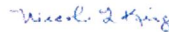
Martin Harvier, President

ATTEST:



Erica Harvier, Secretary

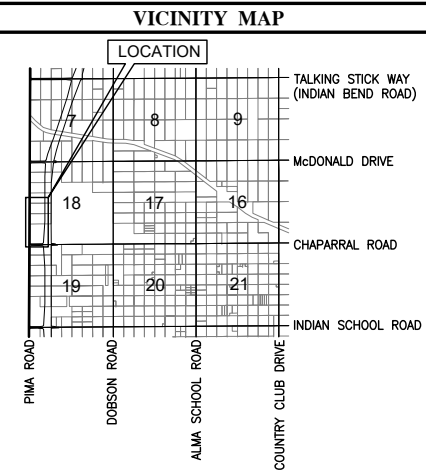
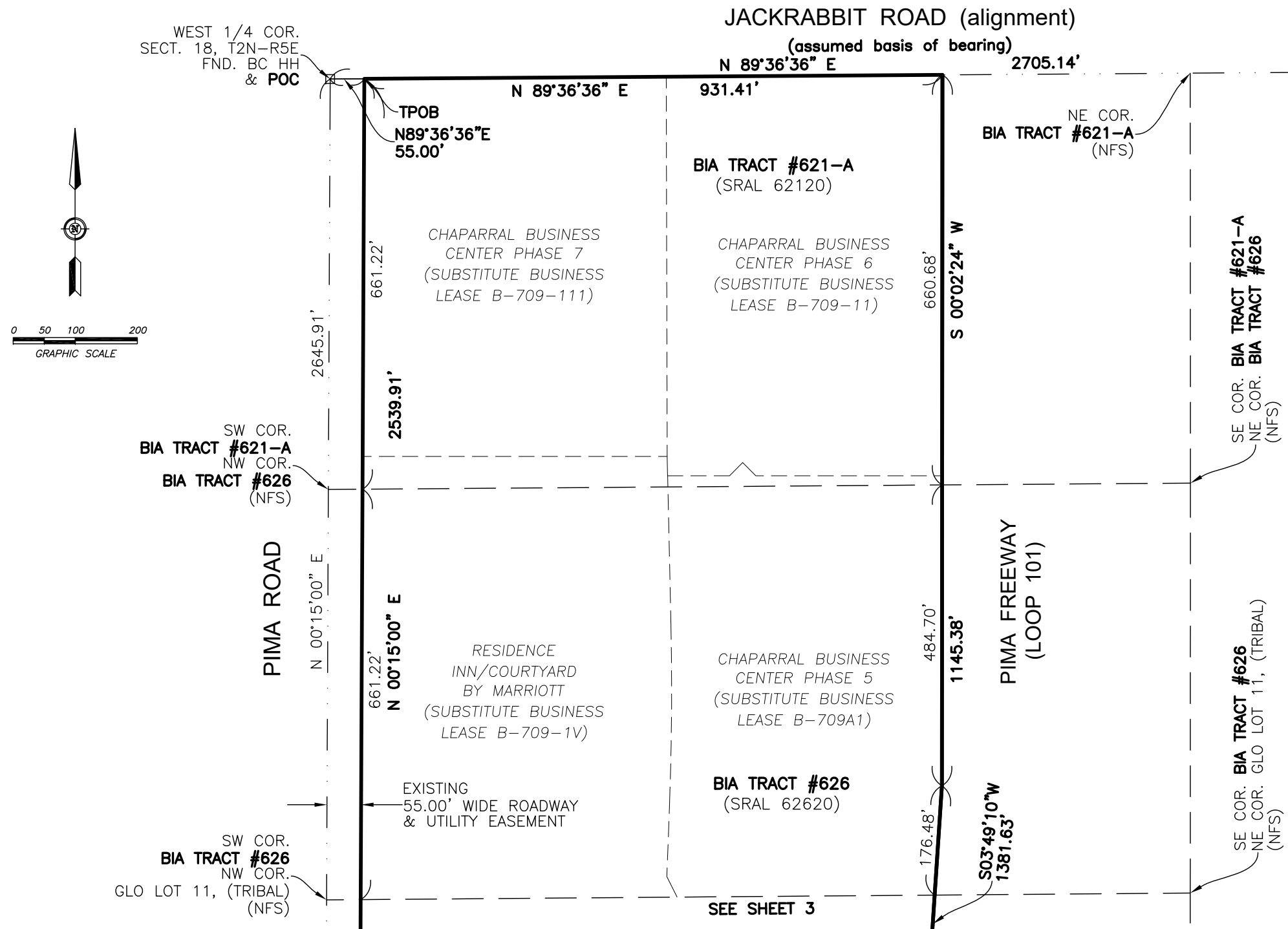
Approved as to Form by the
Office of the General Counsel
Niccole L. King
July 29, 2026



A **PARCEL** located within the Salt River Pima-Maricopa Indian Community being part of Bureau of Indian Affairs Tracts #621-A (BIA Tract #621-A), #626 (BIA Tract #626), and part of GLO Lot 11 on Tribal Land, and being part of the Southwest Quarter (SW1/4) of Section 18, Township 2 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and being more particularly described as follows:

COMMENCING at a Brass Cap in Hand Hole for the West Quarter Corner of said Section 18 from which a Brass Cap for the Center Quarter Corner of said section bears N89°36'36"E (assumed basis of bearing) a distance of 2,705.14 feet; Thence along the north line of said SW 1/4 N89°36'36"E 55.00 feet to a point on the existing east roadway and utility easement line of Pima Road, said point being the **TRUE POINT OF BEGINNING** of the tract of land herein described; Thence continuing along said north line N89°36'36"E 931.41 feet to the existing west roadway and utility easement line of Pima Freeway (Loop 101); Thence leaving said north line with said existing west roadway and utility easement line the following courses: S00°02'24"W 1,145.38 feet; S03°49'10"W 1,381.63 feet; S46°18'58"W 95.08 feet; Thence leaving said existing west easement line with the existing north roadway and utility easement line of Chaparral Road the following courses: S89°30'50"W 731.05 feet; N45°09'27"W 70.31 feet; Thence leaving said exiting north easement line with the existing east roadway and utility easement line of Pima Road N00°15'00"E 2,539.91 feet to the **True Point of Beginning**.

Said **PARCEL** containing 2,351,503 square feet, or 53.983 acres, more or less.



LEGEND

□ MONUMENT	● 1/2" RB. FND. or SET
BC BRASS CAP	NW,SE,etc...
RB. REBAR	POC POINT OF COMMENCEMENT
FND. FOUND	BIA BUREAU OF INDIAN AFFAIRS
COR. CORNER	TPOB TRUE POINT OF BEGINNING
PH PHTHOLE	SRID SALT RIVER IDENTIFICATION
HH HANDHOLE	SRAL SALT RIVER ALLOTMENT
FL FLUSH	GLO GENERAL LAND OFFICE
SECT. SECTION	NFS NOTHING FND. or SET
S.F. SQUARE FEET	# NUMBER
R5E RANGE 5 EAST	
NAP NOT A PART OF	
T2N TOWNSHIP 2 NORTH	
RLS REGISTERED LAND SURVEYOR	
SRPMC SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY	

NOTES:

1. This survey meets the accuracy requirements as defined by the Arizona Boundary Survey Minimum Standards.
2. All dimensions shown on this plat represent horizontal distances and reported in United States Survey Feet and decimals of feet.
3. All documents referenced above are on file with the Salt River Pima-Maricopa Indian Community (SRPMIC) ECS Survey Division located at 10005 E. Osborn Road, Scottsdale, Arizona in Building B, second floor of the Two Waters complex.
4. ½" rebars 18" in length with a plastic cap with RLS #53356 (Kevin Womble) affixed to the top and flush with natural ground will be firmly set in the ground.

BASIS OF BEARING

THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING ASSUMED AS: **N89°36'36"E.**

CERTIFICATION

I CERTIFY THAT A SURVEY WAS MADE UPON THE
GROUND 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.

KEVIN M. WOMBLE
RLS #53356

K. Womble

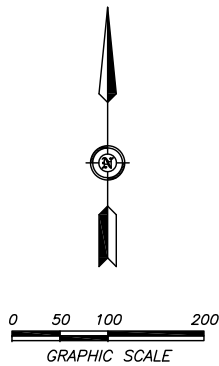
REGISTERED PROFESSIONAL SURVEYOR
53356
KEVIN M.
WOMBLE
4-27-2026
AND EXPIRATION
ARIZONA U.S.A.

**RESULTS OF BOUNDARY SURVEY FOR
CHAPARRAL OVERLAY DISTRICT
LOCATED IN SECT. 18, T2N-R5E**

SURVEY DIVISION

- **Integrity**
- **Service**
- **Respect**

JOB NUMBER
260402
DESIGNED BY
SURVEY
DRAWN BY
RHKeeyama
CHECKED BY
KMWomble
DATE
4/27/2026
SHEET NUMBER
2 of 3



SW COR.
BIA TRACT #626
NW COR.
GLO LOT 11, (TRIBAL)
(NFS)

PIMA ROAD

N 00°15'00" E

2645.91'

N 00°15'00" E

2539.91'

SEE SHEET 2

EXISTING
55.00' WIDE ROADWAY
& UTILITY EASEMENT

GLO LOT 11
(TRIBAL)

CHAPARRAL
BUSINESS CENTER
(MASTER BUSINESS
LEASE B-800)

SRP 69KV ELEC. EASEMENT
SRPMIC DOC. #10120109
LTRO RW00381290
615-207-12

N45°09'27"W
70.31'

731.05'E

S 89°30'50" W

2717.58'E

CHAPARRAL ROAD

S 03°49'10" W

PIMA FREEWAY
(LOOP 101)

1205.15'

1381.63'

SE COR.
BIA TRACT #626
NE COR.
GLO LOT 11, (TRIBAL)
(NFS)

SE COR.
GLO LOT 11,
(TRIBAL)
(NFS)

S46°18'58"W-95.08'

S 89°30'50" W

EXISTING
55.00' WIDE ROADWAY
& UTILITY EASEMENT

SW 1/4 COR.
SECT. 18, T2N-R5E
BC HH (RECORD)

TRACT ACREAGE TABLE						
BIA TRACT #	SRAL #	TRACT LEGAL		GROSS RECORD AREA (ACRES)	TAKING AREA (S.F.)	TAKING AREA (ACRES)
621-A	62120	LOT 9	SECT.18, T2N-R5E	21.020	616,385	14.150
626	62620	LOT 10	SECT.18, T2N-R5E	21.070	616,969	14.164
T	TRIBAL	LOT 11	SECT.18, T2N-R5E	42.250	1,118,149	25.669
Totals:					2,351,503	53.983

VICINITY MAP

LEGEND

MONUMENT

BC BRASS CAP

RB. REBAR

FND. FOUND

COR. CORNER

PH POTHOLE

HH HANDHOLE

FL FLUSH

SECT. SECTION

S.F. SQUARE FEET

R5E RANGE 5 EAST

NAP NOT A PART OF

T2N TOWNSHIP 2 NORTH

RLS REGISTERED LAND SURVEYOR

SRPMIC SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY

1/2" RB. FND. or SET

NW,SE,etc... NORTHWEST, SOUTHEAST

POC POINT OF COMMENCEMENT

BIA BUREAU OF INDIAN AFFAIRS

TPOB TRUE POINT OF BEGINNING

SRID SALT RIVER IDENTIFICATION

SRAL SALT RIVER ALLOTMENT

GLO GENERAL LAND OFFICE

NFS NOTHING FND. or SET

NUMBER

NOTES:

1. This survey meets the accuracy requirements as defined by the Arizona Boundary Survey Minimum Standards.

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KEVIN M. WOMBLE
RLS #53356

Revisions

-	-

SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY ENGINEERING & CONSTRUCTION SERVICES 10005 EAST OSBORN ROAD SCOTTSDALE, ARIZONA 85256

RESULTS OF BOUNDARY SURVEY FOR CHAPARRAL OVERLAY DISTRICT LOCATED IN SECT. 18, T2N-R5E

SURVEY DIVISION Integrity Service Respect

JOB NUMBER	260402
DESIGNED BY	SURVEY
DRAWN BY	RHKeevama
CHECKED BY	KMWomble
DATE	4/27/2026
SHEET NUMBER	3 of 3



NOTE: Pages 13-23 of this document have been removed. Please see Exhibit D of the adopted ordinance for the list of approved land uses.

April 16, 2026

Noah Katt
SRPMIC CDD - Planning Services Division
10005 East Osborn Road
Scottsdale, AZ 85256

Re: Chaparral Business Center Planned Development Overlay
Application (Case No. 26-PA-02)

Dear Mr. Katt,

Please accept the following application from Salt River Devco ("Devco") for a Planned Development Overlay at Chaparral Business Center in order to allow additional uses by-right.

Any font that is italicized in this application is either from the General Plan, Zoning Ordinance or Preliminary Application Comments. These items were requested to be addressed in this application. Our response to these items are noted below the italicized font in plain text.

PROJECT NARRATIVE:

The purpose of this request is to allow for additional uses within the Chaparral Business Center to increase occupancy while utilizing the existing structures throughout the office park.

The Chaparral Business Center is comprised of the following:

- 8900 E. Chaparral – 49,953 SF single-story office building
- 8800 E. Chaparral – 85,599 SF three-story office building
- 8860 E. Chaparral – 69,882 SF single-story office building
- 8840 E. Chaparral – 73,400 SF two-story office building
- 5301 N. Pima – 69,197 SF single-story office building
- 5401 N. Pima – 69,192 SF single-story office building
- 5201 N. Pima – Salt River Courtyard by Marriott hotel
- 5351 N. Pima – Salt River Residence Inn by Marriott hotel
- 5399 N. Pima – Noah Webster Charter School

The commercial office market has been acutely affected by the COVID-19 pandemic. Tenant size requirements and office needs have drastically changed since the development of the office buildings within the Chaparral Business Center. The one-story buildings within Chaparral Business Center were originally designed to accommodate a large number of

employees in cubicles either in customer service or design roles with limited common areas. Today, many of those positions are now held remotely or not fully utilized throughout the work week. Due to these factors the demand for office space has decreased tremendously, specifically for these types of buildings. Since COVID-19, the occupancy at Chaparral Business Center has gone from 96% to 60%, with some of the individual buildings being 100% vacant (See Exhibit C).

Another significant impact and trend caused by the COVID-19 pandemic was 'onshoring', or manufacturing companies moving factories and products to the U.S. from foreign countries. With government mandated shutdowns, product shipments were delayed or not available. Coupled with this onshoring trend was the CHIPS and Science Act, a federal statute enacted and signed into law in 2022, which provided new funding of \$280 billion for the domestic research and manufacturing of semiconductors in the United States. The Phoenix market was a large beneficiary as major semiconductor manufacturer, Taiwan Semiconductor Manufacturing Company, or 'TSMC', chose North Phoenix as a manufacturing site and committed \$165 billion to expand their manufacturing facilities in this market. Due to both of these reasons, the Phoenix industrial market has flourished. This has caused an influx of demand and resulted in new development for large industrial buildings. On the converse, small bay industrial, or spaces under 20,000 SF and buildings under 200,000 SF, has seen increased demand, however, these types of buildings have not been developed due to inflation making them a cost prohibitive investment. Therefore, small bay industrial buildings have a current vacancy rate of 4% and command premium rental rates (See Exhibit C).

Due to these factors, Devco is requesting to add additional uses to the current C3 zoning in the Planned Development request. The additional uses as noted in the Land Use section and classified in 'Table 4.1 Land Use Table' (highlighted; pages 13-23) would be light industrial, research/development, storage/warehouse and laboratory. This would allow Devco to respond to current market demand while providing flexibility for the future and enhancing the value of the land.

The first phase of the repositioning would occur at 5401 N. Pima. The building was formerly occupied by Realtor.com (46,182 SF), Equiant Financial (17,350 SF), and City to City Commercial Real Estate (5,660 SF). Realtor.com utilized the space as a call center and Equiant Financial had a need for large areas of paper file storage and training rooms. In order to mitigate the risk and concentration of large users, Devco would divide suites into approximately 4,000 – 9,000 SF. Each suite would have an exterior glass roll up door with a patio or loading area depending on the type of tenant. The building aesthetic would remain essentially unchanged as the glass roll up doors would be located where the existing full-height windows are located (See Exhibit A). This layout would be conducive to small bay light industrial, retail, or creative office users. Devco would build out the modifications prior to tenants signing a lease to help expedite the leasing process. From there, we will utilize market feedback for our approach on the remaining single-story buildings.

The multi-story office buildings, hotels, and school would remain unchanged due to their current occupancy.

NOTE: Pages 13-23 of this document have been removed. Please see Exhibit D of the adopted ordinance for the list of approved land uses.

Devco's request for the planned development would allow for the following achievements (note that additional information regarding these achievements is provided later in the application):

1. Increase tax revenue for the Community by expediting occupancy resulting in rental tax income which will increase the property value and property tax income;
2. Significantly minimize financial investment from the Community by redeveloping the existing structure versus investing in new office tenant improvements or demolishing the existing structure and building new;
3. Preserve the existing structures and overall park aesthetic;
4. Capture current market demand and have future flexibility for redevelopment as the market changes;
5. Create spaces that could accommodate boutique retail uses to serve the onsite hotels, Chaparral Business Center, Chaparral Commerce Center and Scottsdale Community College;
6. Create a unique opportunity for Chaparral Business Center which will provide a significant competitive advantage in this location;
7. Limit the intensity of any proposed uses due to the building and suite size.

Description of Zoning

Current Zoning: C3

Proposed Zoning: Planned Development

Proposed Use: Light/Small Bay Industrial (Exhibit B)

Development Constraints: None

Proposed Modifications

Devco would install glass roll-up doors in place of the current windows. The interior suites would have a small portion of office space with a large open area for warehouse or shop space (Exhibit A).

Amenities

The initial phase of the project would not add any new shared amenities. Future amenities could be added as the market dictates.

Intent & Purpose

***Application Comment:** Long-term Community benefits are derived, and the vision, goals and policies of the General Plan and of the Community are best achieved by the proposed PD overlay.*

Response: Devco plans to derive long-term benefits for the Community by adhering to the vision, goals and policies of the General Plan. Below each applicable section of the General Plan (that relates to this request) Devco details how it will assist the Community in achieving these goals.

GENERAL PLAN COMMUNITY VISION AND VALUES:

The vision of the Salt River Pima-Maricopa Indian Community is to improve and preserve the quality of life for its peoples. The ongoing commitment will include the promotion and preservation of self-determination and sovereignty, well-planned economic growth leading to financial security, a spiritually, and physically healthy environment and a dedication to education.

Response: Given the change in office demand, Devco proposes light industrial uses to avoid demolishing existing structures. If the existing structures are demolished, Devco would incur significant capital investment and time to recover the redevelopment costs. The proposed modifications of the existing buildings will preserve the structures and uniformity of the Chaparral Business Center, create less waste and environmental impact, increase financial profitability and house a larger variety of business that would cater to a wider skill set than solely office tenants (Exhibit A, B & D).

This vision includes the preservation of our values and traditions and the passing of our ancestors' wisdom to future generations. While clearly involved in many aspects of the Community, our Elders fulfill an especially important role regarding the preservation of values and traditions.

Response: The building designs reflect the cultural aspects of the Community and will be preserved with the proposed modifications.

Finally, this vision includes endless generations of Onk Akimel O'Odham and Xalychidom Pipaash embracing the Salt River Pima Maricopa Indian Community with dignity and pride.

Response: Devco's intent is to provide an innovative business center that will attract notable companies and provide opportunities for the Community and its members. Through these actions, Devco hopes to showcase all the Community has to offer and continue to build on the success of previous generations.

GENERAL PLAN GOALS:

Land Use Compatibility

Goal 1.6 *To avoid or mitigate incompatibility between land uses in the Community.*

Response: With utilizing the existing structures, the size of new tenants will remain on a smaller scale. This will mitigate any incompatibility with current existing buildings.

General Community Design

Goal 1.7 To ensure that the built environment is aesthetically pleasing and compatible with the natural surroundings and Pima-Maricopa cultural values.

Response: The only exterior modifications Devco proposes to the buildings are to replace the current windows with glass roll-up doors. The proposed roll-up doors have the same profile as the existing windows to minimize the variance to the current building aesthetic. The existing building currently reflects Pima-Maricopa design (See Exhibit A).

Industrial Development Design

Goal 1.8 To encourage human-scale design elements in industrial and large-scale commercial developments.

Response: The building size will not change from its current footprint or height. Devco proposes to create walkways and install roll up doors to allow easy accessibility to the space.

Environmentally Sensitive Design

Goal 1.9 To achieve environmental stewardship in the design and construction of all public and private projects.

Response: The existing structure will remain such that limited waste will be created in the redevelopment from office to light industrial. Without razing any existing structures to accommodate new uses, there would be no added masonry or building waste to the landfill. The existing interior layout is primarily open, which minimizes demolition of interior finishes.

Commercial Development

Goal 6.1 To promote sustainable commercial development that provides tax revenues to the Community Government, lease income to landowners, and employment opportunities and goods and services to Community Members.

Response: Given the significant decrease demand in single story office, 5401 N. Pima is currently vacant. In order to limit capital investment and increase profitability, Devco proposes modifying the building to accommodate light industrial users to increase occupancy. The increased occupancy will increase rental tax revenue and property tax revenue for the Community. It will also provide sustainable lease income to landowners (See Exhibit D).

Increasing building occupancy and allowing a wider variety of business uses will create additional employment opportunities.

Commercial/Mixed-Use Design

Goal 6.2 To promote human-scale features in commercial and mixed use development to promote pedestrian activity and comfort.

Response: Revised approaches and glass roll-up doors will facilitate ease of egress and movement of items into suites with the potential to accommodate a gathering space for tenants (See Exhibit B).

Commercial Corridor Land Use

Goal 6.3 To maintain open space and visual qualities in the Corridor.

Response: Without increasing the building footprint or height, Devco is maintaining the existing open space and visual qualities in the Corridor.

Goal 6.4 To ensure that new developments are compatible with surrounding uses and the natural, physical, and environmental character of the area.

Response: Devco is proposing to make minimal changes to the existing building to maintain its compatibility with surrounding uses and the natural, physical, and environmental character of the area.

Commercial Corridor Natural Resources

Goal 6.5 To preserve identified unique natural resources in the area.

Response: Devco proposes making minimal changes to the existing building to preserve the natural resources in the area.

Goal 6.6 Promote disbursement of educational information throughout the Community to expand the knowledge of the surrounding environment and the Community's cultural values.

Response: The building designs reflect the cultural aspects of the Community and will be preserved with the proposed modifications.

Commercial Corridor Resource Conservation

Goal 6.7 To employ development technology utilizing renewable natural resources.

Response: 5401 N. Pima is LEED certified. Devco continues to look for ways to incorporate renewable natural resources into Chaparral Business Center.

Commercial Corridor Circulation

Goal 6.8 To develop a hierarchy of transportation routes to ensure a community promoting a safe, energy efficient and cost effective system through the provision of alternative methods of transportation.

Response: Existing sidewalks connect to the spine roads and lead to major arterial streets to allow for alternative means of transportation to travel to the property.

Commercial Corridor Recreation

Goal 6.9 To provide a recreational system integrating natural open space, washes, and unique topographic features compatible with protection of these natural resources.

Response: Devco is proposing minimal changes to the existing building to preserve the natural resources and features currently existing in the area.

Commercial Corridor Community Design

Goal 6.10 To protect viewshed corridors of Red Mountain from the Pima Freeway and throughout the community.

Response: Devco is proposing minimal changes to the existing building to preserve the existing views of Red Mountain.

Economic Development Planning

Goal 10.1 To balance economic development in the Community with the cultural, economic, and environmental well-being of the Community.

Response: Given the change in demand for office tenants, Devco is proposing light industrial uses to avoid demolishing existing structures. If the existing structures were demolished, Devco would incur significant capital investment and time to recover costs. The proposed modifications of the existing buildings will preserve the structures and uniformity of the Chaparral Business Center, create less waste and environmental impact, increase financial profitability and house a greater variety of business that would cater to a wider skill set than office tenants (See Exhibit D).

Development

Goal 10.2 To encourage sustainable economic development.

Response: The existing structure will remain so limited waste is created in the redevelopment from office to light industrial. Without razing any existing structures to accommodate new uses, Devco would not add masonry or building waste to the landfill. The existing interior layout is primarily open, which minimizes the demolition of interior finishes (See Exhibit A).

Community Economic Development

Goal 10.3 To encourage the development of diverse economic opportunities within the Community.

Response: By allowing a wider range of uses at Chaparral Business Center, Devco believes the result will be a more diverse tenant base which will help mitigate financial risk or concentration to a given company or industry. In addition, the jobs for light industrial users will require different skill sets than traditional office jobs which will result in additional economic opportunities within the Community.

PD OVERLAY PURPOSE:

Comment: *The PD overlay is consistent with the purposes described in Section 5.2.1. In the narrative, list out each of the purposes described in this section individually, and describe how the PD overlay addresses these items.*

Response: Below is a copy of Section 5.2.1 from the Zoning Ordinance and how Devco plans to achieve the Planned Development purpose:

A. The purposes of a PD district are to:

1. Accommodate innovative development that exceeds the quality achievable using the applicable underlying zoning district and/or general development standards.

Response: The single-story buildings located at Chaparral Business Center were developed in the early 2000's for businesses with call centers or a large number of customer service/design/programming employees. These users required large floor plates to efficiently house the most workstations in a given building. In 2020, the COVID-19 pandemic forced companies to operate remotely and expedited remote working trends of office users. After six years, it appears these trends are becoming permanent.

In addition, demand for e-commerce and artificial intelligence has increased exponentially since 2020. Due to these reasons, demand for warehouse space has increased significantly, while demand for single-story office buildings with large floor plates is nonexistent. In order to keep up with e-commerce and onshoring demand, industrial users require taller ceiling heights, wider column spacing and more trailer height loading docks. Since there was significant financial incentive to develop these buildings, sites with antiquated industrial buildings or land zoned for industrial were redeveloped to accommodate these users. Today, smaller industrial tenants, which operate in buildings known as 'small bay' industrial, have less space options and are typically in less desirable locations. These factors increased demand for 'small bay' industrial spaces. 'Small bay' industrial is defined as single-story buildings with roll up doors or loading docks under 200,000 square feet. Individual suites range from 1,000 SF to 10,000 SF and accommodate light-industrial users (See Exhibit C).

The current zoning for Chaparral Business Center (C3) allows for office, medical and retail uses, which matched a pre-COVID demand along with the land's highest and best use. With current demand and the changing economy, allowing small bay industrial would capture companies servicing tomorrow's economy. This would inherently increase property values, create jobs and enhance the prestige of Chaparral Business Center.

2. Establish development standards that address unique, positive characteristics of the area not otherwise addressed by this ordinance.

Response: After analyzing potential uses within the existing structures, Devco is excited about the opportunity to allow for a wide spectrum of users within Chaparral Business Center while maintaining the existing homogenous building exterior. Allowing complementary uses within Chaparral Business Center will provide a one-of-a-kind business park within Community boundaries.

3. Establish use permissions and development standards for a type and/or intensity of land use not anticipated by, or analogous to the uses listed in, the zoning districts, while ensuring compatibility with adjacent existing or potential development.

Response: Devco's proposal to redevelop the existing structure results in constraints on the demising of the building and the size of tenants. Given the existing structure resides within a completed development, we do not foresee any intensity issues while operating in the existing footprint.

If the market warrants, and it is financially viable to convert other buildings, Devco would redevelop 5301 N. Pima, 8860 E. Chaparral and 8900 E. Chaparral into small bay industrial. Modifications consistent with those proposed for 5401 N. Pima would be made to these buildings as space becomes available.

4. Provide flexibility needed to accommodate unique, high quality developments or mixes of land uses.

Response: Allowing light industrial uses within the Chaparral Business Center and its existing structures provides an opportunity to enhance the current viability and provides flexibility to meet both today's and tomorrow's demand.

5. Facilitate development that is significantly more environmentally sustainable than typical.

Response: Without razing any existing structures to accommodate new uses, Devco will not add masonry or building waste to the landfill. The existing interior layout is primarily open, which minimizes demolition of interior finishes.

6. Protect and/or preserve natural or archaeological resources, view sheds, habitat areas, natural features, hillsides, wetlands or other environmentally sensitive areas.

Response: Devco has proposed minimal exterior modifications so most existing landscaping will be preserved or relocated. No other areas will be disturbed or modified from the existing conditions.

7. Create more livable neighborhoods for Community members or accommodate a broader variety of housing types and densities.

Response: This Planned Development is not within a residentially zoned area of the Community, however the goal of the redevelopment is to provide a wider variety of businesses and therefore a wider variety of employment opportunities.

B. A PD District shall not be used to modify standards or add uses that reduce the quality and compatibility of development required in this ordinance.

Response: Devco's goal is to allow for complementary uses to the existing office park while maintaining the existing aesthetic.

Why is the Planned Development superior to the current zoning districts and standards?

Response: Office demand is at historic lows and is challenging for the foreseeable future. Allowing additional uses will help Devco to lease space which will create sustainable land lease payments, increased tax revenue, and a wider variety of jobs while limiting capital investment and providing a higher financial return on investment (See Exhibit C & D).

NARRATIVE REQUESTS:

1. SRPMIC Council has expressed interest in this development as an opportune place for Community member owned incubator businesses. In the narrative, please indicate measures, if any, that Devco would be willing to offer to make the place more accessible for Community members. Some examples of possible incentives are listed below:

- a. Lease incentives:*
 - i. Shorter minimum lease length.*
 - ii. Reduced security deposit.*
 - iii. Fixed rent guarantees.*

Response: In order to help facilitate Community member-owned businesses, Devco is offering the following lease incentives:

- i) Shorter minimum lease length – Community members would be able to sign one (1) year lease terms versus the current minimum lease term of three (3) years.
- ii) Reduced security deposit – Community members would only incur a one (1) month security deposit versus the current minimum of two (2) months.

b. Other incentives:

- i. Form a partnership with Salt River Financial Services Institution (SRFSI) to help Community members obtain better than market-rate business loans. The Planning Division could help coordinate an introductory meeting, but ultimately any negotiations or agreements would be between the applicant and SRFSI.*

Response: On an initial reach out to SRFSI, the Operations Manager stated SRFSI does not have a budget for business lending. However, if a business application is received, SRFSI handles it on a case-by-case basis. SRFSI is in the midst of a legal structure change and evaluating loan products. SRFSI will reach out to Salt River Devco once updates are received on new loan products.

- ii. Negotiate with SRPMIC Council and the Treasury Department to subsidize costs for Community members or propose other financial solutions for Community members. Again, the Planning Division could help coordinate an introductory meeting, but ultimately any negotiations or agreements would be between the applicant and the Treasury Department*

Response: Salt River Devco will evaluate this request on a case-by-case basis and present Community member business opportunities to the Treasury Department as they arise.

- 2. SRPMIC Council has expressed the desire to maintain awareness of the tenants and uses that are utilizing these small-bay industrial spaces. In the narrative, please indicate what measures will be taken to maintain transparency of uses.*

Response: In order to protect the property and comply with zoning provisions, Salt River Devco will request equipment, inventory and chemical lists from tenants prior to executing a lease agreement. The lease agreement will stipulate any undisclosed equipment or chemicals not disclosed prior to lease execution or without landlord approval would trigger an event of default.

3. *In the narrative, it would be helpful to explain the reasoning of including the entire Chaparral lease and the southern portion of the Santeo lease, and the rough plan of converting any buildings to small bay industrial in the future (i.e. looking 5-10-20+ years in the future and mentioning what might trigger a conversion).*

Response: The Chaparral Business Center is comprised of six office buildings, two hotels, and one charter school, which is situated on two master leases; B-709 and B-800. Below are a list of each building and the associated ground lease:

- CBC I: 8900 E. Chaparral – 49,953 SF single-story office building (B-800-A)
- CBC II: 8800 E. Chaparral – 85,599 SF three-story office building (B-800-B)
- CBC III: 8860 E. Chaparral – 69,882 SF single-story office building (B-800-C)
- CBC IV: 8840 E. Chaparral – 73,400 SF two-story office building (B-800-D)
- CBC V: 5301 N. Pima – 69,197 SF single-story office building (B-709-I)
- CBC VI: 5401 N. Pima – 69,192 SF single-story office building (B-709-II)
- Hotel: 5201 N. Pima – Salt River Courtyard by Marriott hotel (B-709-IV)
- Hotel: 5351 N. Pima – Salt River Residence Inn by Marriott hotel (B-709-IV(A))
- School: 5399 N. Pima – Noah Webster Charter School (B-709-III)

After the COVID-19 pandemic, office demand has remained low. As tenants have vacated, Devco has not found replacement tenants to fully retenant the vacant space and tenant inducement costs have made transactions unprofitable. After evaluating alternative uses for the buildings, the single-story buildings are the best candidates to repurpose given the current and anticipated future demand for small bay industrial. Devco proposes to repurpose the existing structures within the Chaparral Business Center to limit capital investment and expedite profitability.

5401 N. Pima is currently vacant and unencumbered by any space leases. Devco proposes to convert this building into small bay industrial. If market demand supports additional small bay industrial, Devco would convert the other single-story buildings as current tenant leases expire. Current tenant leases for CBC V expire in 2030, while CBC I and CBC III expire in 2029.

April 16, 2026

Chaparral Business Center Planned Development Application – Salt River Devco

Chaparral Business Center Planned Development Overlay (Case No. 26-PA-02)

Thank you for your assistance and consideration of this proposal. We look forward to working with you on the proposed planned development overlay.

If you have any questions, please contact me at 480-850-5701 or scusano@srdevco.com

Sincerely,

A handwritten signature in black ink, appearing to read 'SC', is positioned above the printed name and title.

Stephen Cusano
Asset Manager

CONCEPTUAL RENDERINGS EXTERIOR MODIFICATIONS



Overhead
Doors

Only minor exterior modifications are proposed, preserving the existing architectural character, compatibility, and overall building aesthetics.

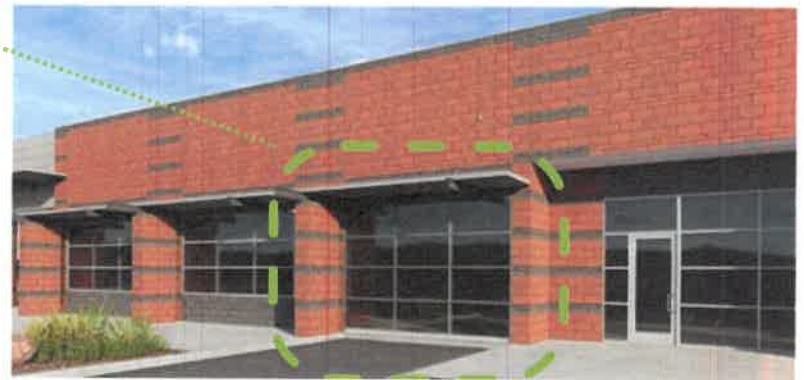
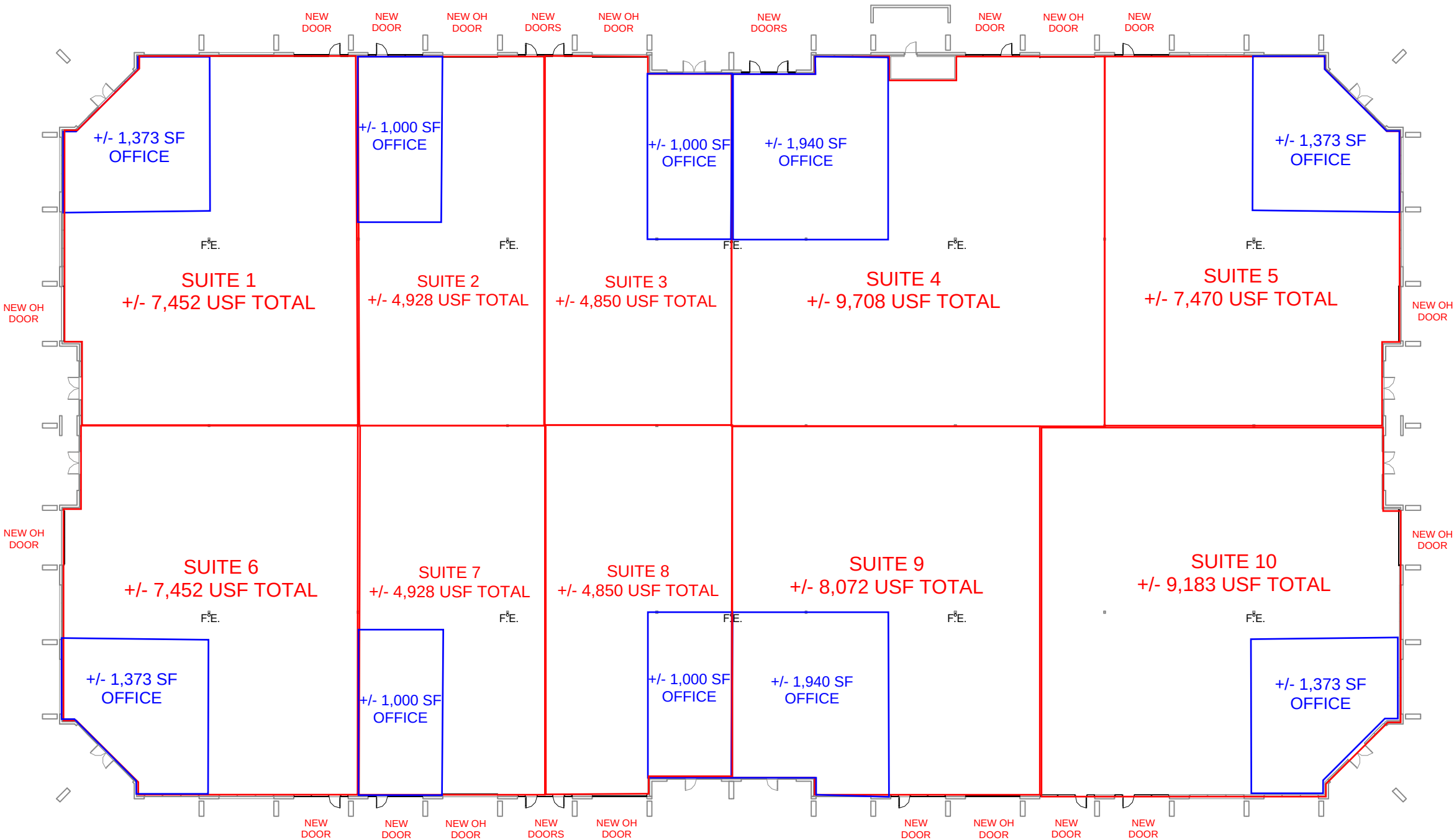


EXHIBIT A
Interior Modifications



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

OVERALL BUILDING PLAN

CHAPARRAL BUSINESS CENTER
5401 N PIMA RD.
SCOTTSDALE, ARIZONA 85250, PHX23-0108-01

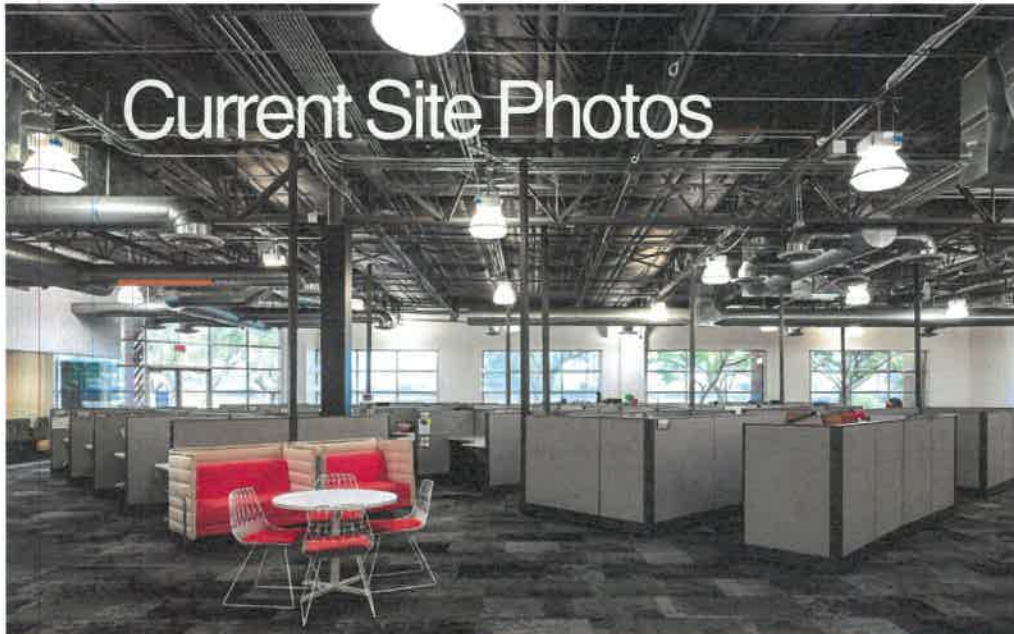
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EXHIBIT B
Current Photos

Current Site Photos



**Flexible Open Floor Plan
Open Ceilings
Existing Plumbing**



EXHIBIT B
Potential Tenants Post Renovation

EXHIBIT B



Market Statistics

SOURCE: COSTAR, CBRE, & CUSHMAN & WAKEFIELD

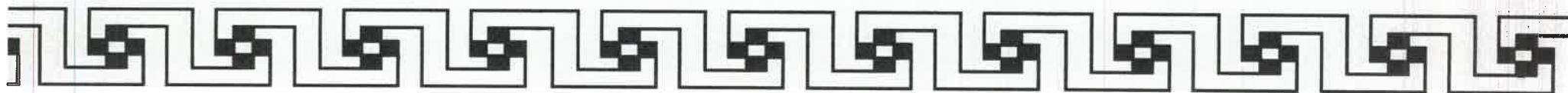
	Office	Small Bay	CBC
Rents			
Occupancy (Phoenix)	72.5%	94.1%	49.67%
Occupancy Range (5-year)	71.5% to 82.3%	92.1% to 98.6%	49.67% to 99.36%
Rent (Scottsdale)	\$22/SF (NNN)	\$21.53/SF (NNN)	\$16.46/SF (NNN)
Tenant Improvements			
2-year Average	\$81.37/SF	\$6.05/SF	\$51.50/SF
Range	\$35.00/SF - \$120.00/SF	\$0.77/SF - \$17.73/SF	\$16.00/SF - \$90.00/SF
Construction			
Last 5-years	1,896,280 SF	59,258 SF	
5-year Forecast	595,200 SF	50,000 SF	
Net Absorption (Scottsdale)			
Last 5-years	-30,145 SF	319,174 SF	
5-year Forecast	670,710 SF	48,000 SF	
Inventory			
Current SF	31.9M SF	2.6M SF	

EXHIBIT D
Financial Return

Financial Analysis

Metric	Office	Small Bay
Projected Rent	\$20/SF (NNN)	\$18/SF (NNN)
Tenant Improvement (\$/SF)	\$80-\$100/SF	\$40-\$50/SF*
Tenant Improvement (\$)	\$5.6M - \$7M	\$2.8M - \$3.5M
Projected Return (since acquiring)	3.66%	11.25%

*INCLUDES RENOVATION COSTS





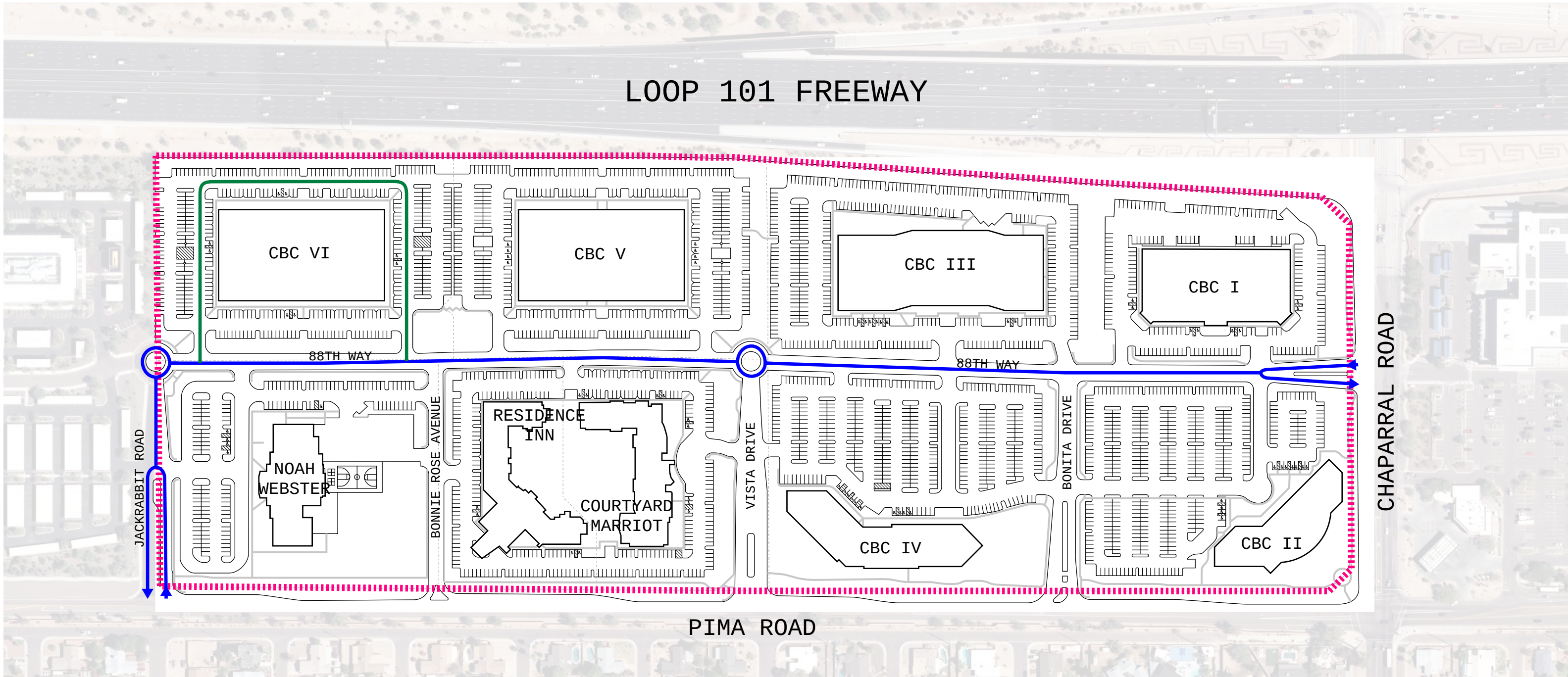
OVERLAY AREA



PRIMARY DELIVERY ROUTE



SECONDARY DELIVERY ROUTE



NOT TO SCALE

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MASTER SITE PLAN



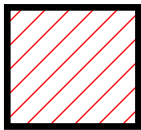
ALLOTTED LAND



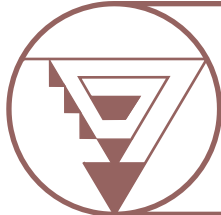
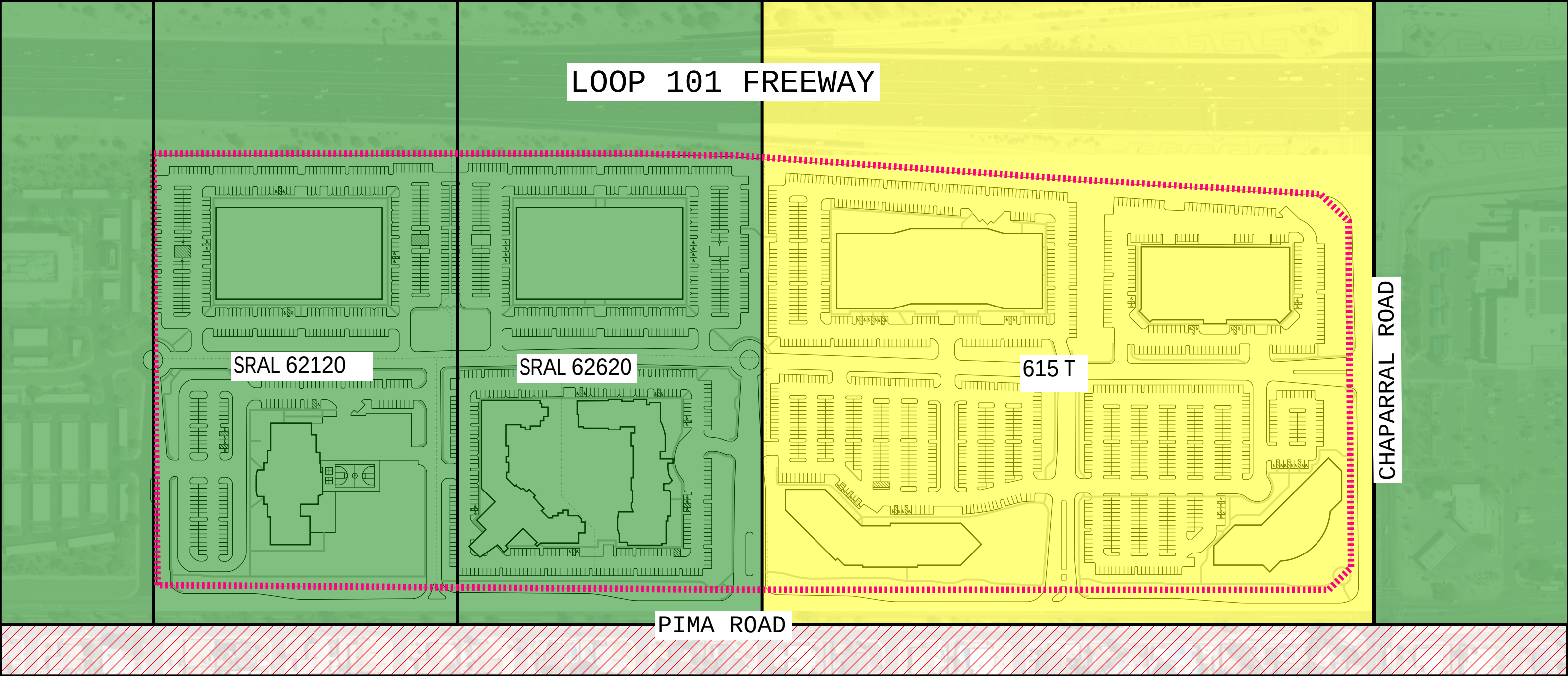
OVERLAY AREA



TRIBALLY OWNED LAND



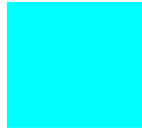
SCOTTSDALE



NOT TO SCALE

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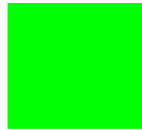
PARCEL INFORMATION



SMALL BAY INDUSTRIAL



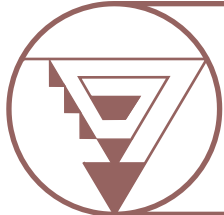
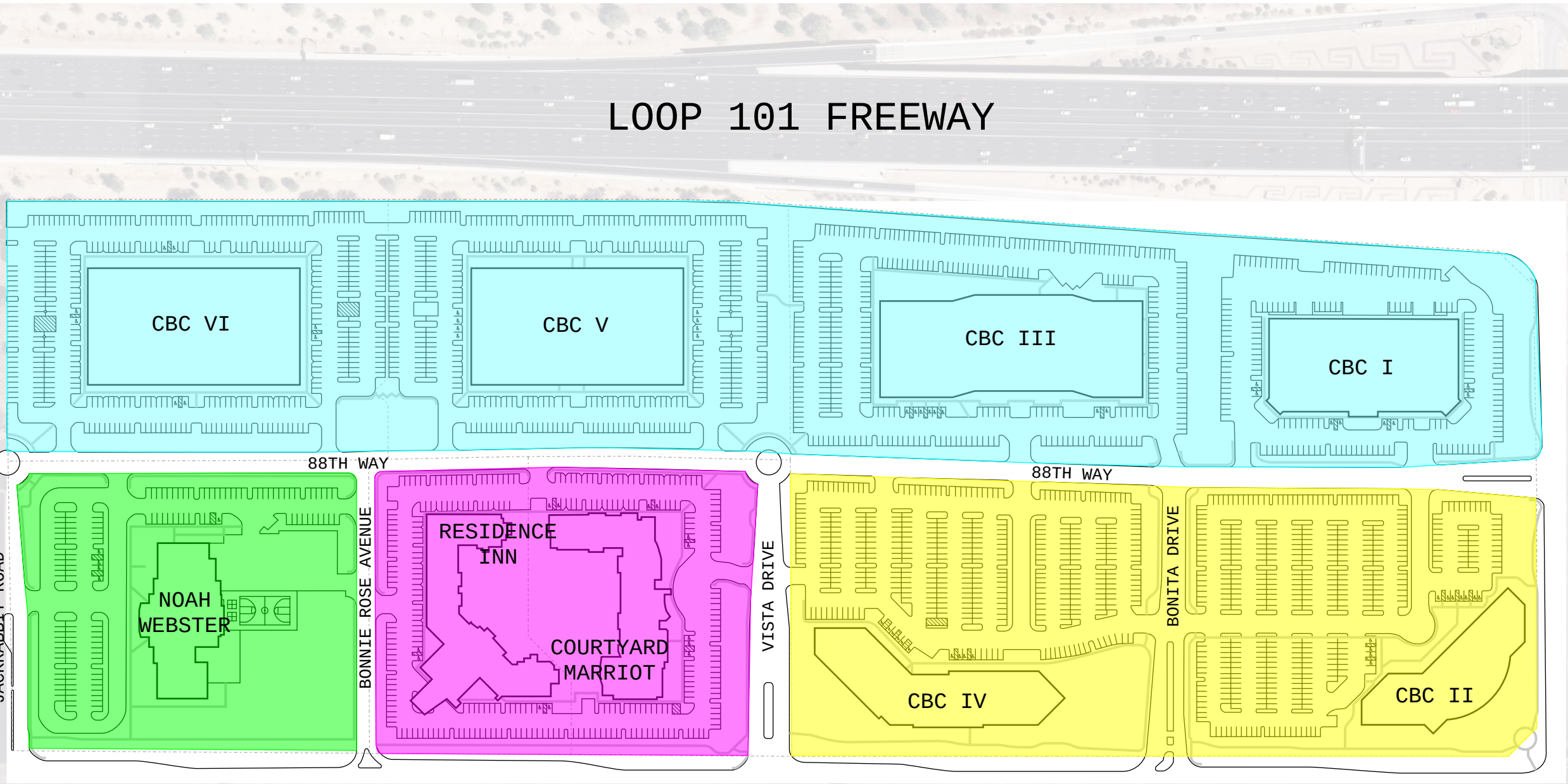
HOTEL



EDUCATION



OFFICE



NOT TO SCALE



LAND USE PLAN



PHASE 1: <1 YEAR



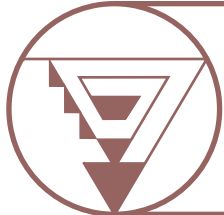
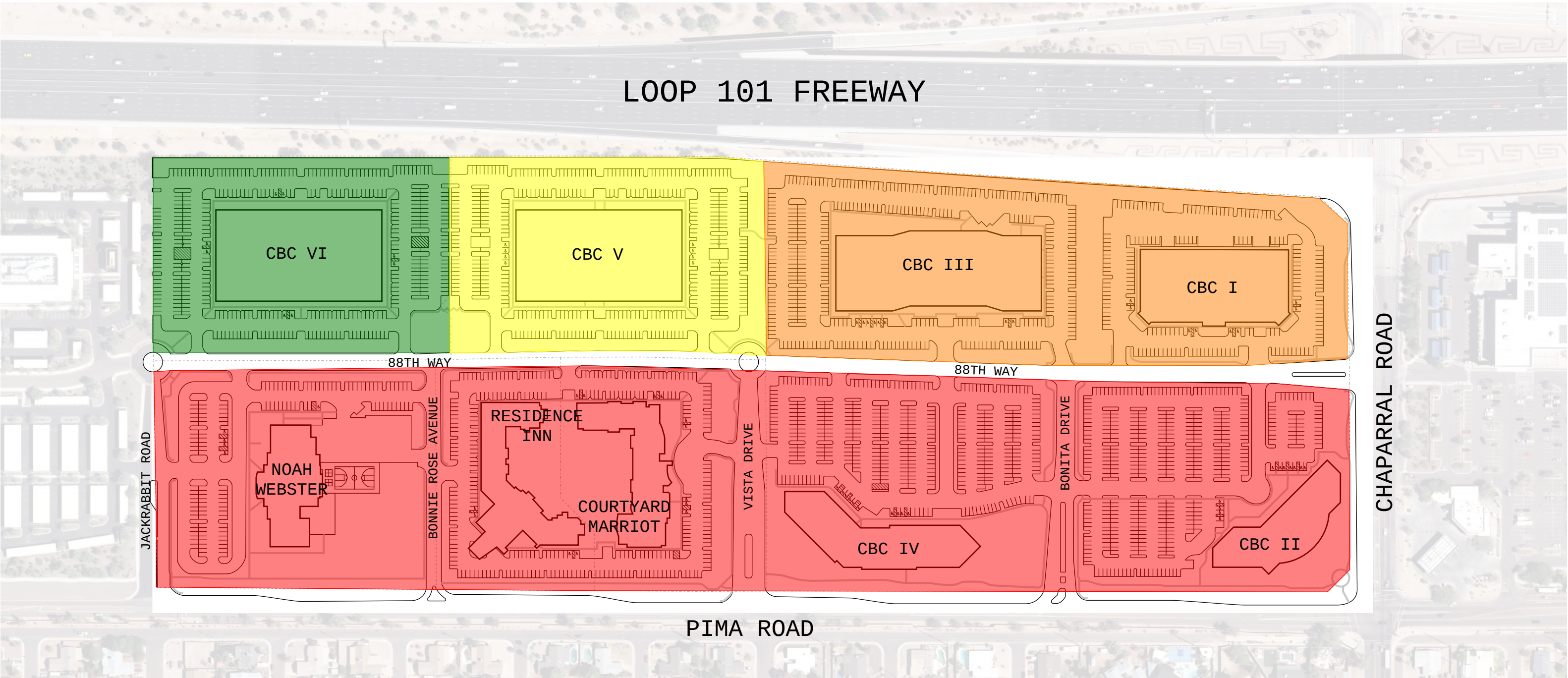
PHASE 3: AS MARKET DEMANDS (5-10 YEARS+)



PHASE 2: AS MARKET DEMANDS (1-5 YEARS)



TO REMAIN AS EXISTING USE



NOT TO SCALE

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PHASING PLAN

Table 1.1 Land Use Table

Key: AC - Allowed with conditions

GENERAL LAND USE CATEGORY	PRINCIPAL USE	C3-PC-PD
OFFICE / PROFESSIONAL SERVICES		
Medical Services -- uses involving the diagnosis, treatment and care of humans.	Laboratory - medical diagnostic	AC
	Laboratory - medical, biological, or pharmaceutical research	AC
COMMERCIAL / RETAIL SALES / SERVICE TRADES		
Retail Sales - selling of goods, wares, or merchandise or providing non-personal services directly to the ultimate consumer. Sales are not transacted for resale or on a wholesale basis.	Secondhand Goods	AC
	Equipment rental, sales, storage	AC
	Farmers market (with permanent facilities)	AC
Auto/Light Vehicle - Sales, Rental, Service, Repair and Maintenance -- businesses involved in the sale, leasing, storage, and servicing of autos and light vehicles such as motorcycles, light trucks, trailers and boats.	Auto/light vehicle sales and leasing (indoors)	AC
	Mechanical repair shop, Body shop, Paint shop	AC
INDUSTRIAL		
Light Industrial – Businesses involved in assembly and/or use of pre-manufactured parts or materials to produce a product, or provide a service such as repairing, renovating, painting, processing, or cleaning of goods or merchandise. Includes incidental storage of supplies, and sales and distribution and products created on the site.	Assembly of products, from pre-manufactured parts, such as appliances, textiles/apparel, wood products, electric and electronic equipment, small machinery or instruments, furniture and fixtures, lighting controls, office and computing machines, medical equipment or instruments, communications equipment, wind and solar power generating equipment. For definition, see LIGHT ASSEMBLY.	AC
	Building and related trades	AC
	Food processing, Bottling plants, Candy processing, Commercial baking	AC
	Handcraft industries, hand production of arts and crafts	AC
	Printing/publishing	AC
Research / Development Testing, research, analysis, product development, may involve light assembly of components and related office, work areas and storage.	Product Development, research, or testing (other than medical, biological or pharmaceutical)	AC
	Medical, biological, or pharmaceutical product development, research, or testing	AC
General Industrial / Manufacturing -- uses engaged in the basic processing and manufacturing of materials, parts or products from extracted or raw materials or from previously prepared materials, including processing, fabrication, assembly, treatment, packaging, and incidental storage, sales and distribution of products created on the site.	Food processing for wholesale or distribution for resale, baking, canning or packaging of food products, excluding meat products	AC
	Laboratory - material testing	AC
	Machine shop, Metalworking, Welding	AC
STORAGE, WAREHOUSING & WHOLESALE		

Table 1.1 Land Use Table**Key: AC** - Allowed with conditions

GENERAL LAND USE CATEGORY	PRINCIPAL USE	C3-PC-PD
Storage / Warehousing – facilities used for storage of products, or equipment for distribution with no on-site sales, packaging, processing, repairs, manufacturing or assembly activities.	Bulk storage and/or distribution of non-volatile, non-hazardous materials	AC
	Distribution center	AC
	Product fulfillment center	AC
	Warehousing	AC
Wholesaling – selling of products or materials to retailers or contractors for resale to the final consumer or user.	Wholesaling nonvolatile nonhazardous supplies, equipment or materials for resale. (Food, building supplies, electrical parts, plumbing fixtures, heating and air conditioning equipment, lumber, roof truss, bricks, pipes.)	AC
Uses not included in this table are governed by the Land Use Table of the SRPMIC Zoning Ordinance.		

Table 1.2 Use Standard Table

GENERAL USE STANDARDS

1. Tenant suites shall be limited to 10,000 square feet or less. Suites larger than 10,000 square feet are subject to the requirements of the underlying zoning district, (General Commercial – C3) as listed in the Land Use Table of the SRPMIC Zoning Ordinance. The use(s) of tenants occupying more than one suite are subject to the requirements of the underlying zoning district rather than this Planned Development Overlay.
2. All tenants are required to attend a pre-approval meeting with the Fire Marshal. SRPMIC representatives from Engineering and Construction Services, the Community Development Department, Public Works, and Health and Human Services may participate in the meeting as necessary based on the scope of the proposed tenant improvement or the nature of the proposed business.
3. Some operations may occur after hours, which are subject to all noise standards set by the Zoning Ordinance. Uses shall not exceed the maximum limit of 65 dBA, as measured at the property boundary.
4. Truck idling is prohibited between 10:00 P.M. and 7:00 A.M.
5. Circulation of semi-trucks or similarly sized vehicles is prohibited between the hours of 7:30 A.M. and 5:30 P.M.
6. All structures will be constructed with National Fire Protection Association requirements and contain Early Suppression Fast Response (ESFR) sprinkler systems as a preventative safety measure. Additional protection and mitigation measures will be specified in tenant leases.
7. Utility-scale or grid-scale lithium battery energy storage facilities, defined as installations whose primary use is to store energy for the electrical grid, shall not be permitted. Lithium battery backup systems, such as uninterruptible power supplies (UPS) or similar power storage systems, used solely to provide backup power for servers, data systems, and other technical equipment, shall be permitted, provided such systems do not exceed 10% of the occupant's total floor area of the premises. As a point of clarification, said lithium battery backup system shall not be used for powering other building systems. If an occupant requires a system that exceeds these parameters, the occupant may request a variance for review and approval by SRPMIC's Fire Marshal.
8. Light industrial uses can incorporate a range of products, goods, materials, and processes that adhere to both federal and SRPMIC Hazardous Materials Laws. The use, generation, release, storage, or disposal of hazardous materials on the premises will be prohibited with exceptions for materials that are:
 - a. Used in construction, repair, or maintenance.
 - b. Used in normal, non-specialized, industrial, commercial, or retail operations.
 - c. Sold as retail products.
 - d. Connected with the general uses of the Light Industrial, General Industrial / Manufacturing, Storage / Warehousing, and Wholesaling categories of the SRPMIC Zoning Ordinance. For the avoidance of doubt, this could include but is not limited to: general cleaning products, paints and solvents, automotive fluids, single-use batteries, light bulbs, air fresheners, and aerosols.
9. Prepackaged hazardous materials sold to retailers, wholesalers, suppliers, contractors, or the public are permitted on-site, provided they are appropriately stored following the maximum allowable quantity per control area as established by the most recently adopted International Building Code, as adopted and amended by SRPMIC. These materials may include but are not limited to, household cleaners, paints and solvents, automotive fluids, single-use batteries, cosmetics and personal care items, light bulbs, pool chemicals, air fresheners, aerosols, and home-use fertilizers which are currently available at retail locations throughout the Valley, such as Walmart, Target, Home Depot, AutoZone, and auto dealerships.
10. All operations of uses listed in Table 1.1 of this document must occur indoors, including the storage of materials and products. Use of machinery shall follow all laws and ordinances set by SRPMIC with respect to noise, vibrations, odors, fumes, dust, or visual impairments. Limited outdoor areas for commercial uses, such as dining patios, are permitted as allowed by the Zoning Ordinance.
11. Waste management and removal will adhere to federal and Community regulations and guidelines.
12. Tenants shall comply with all applicable SRPMIC Public Health reporting requirements, including the timely reporting of public health concerns and other incidents as required by Tribal ordinance.

Table 1.2 Use Standard Table

13. When applicable, tenants shall designate a primary point of contact for the SRPMIC Public Health Program and provide updated contact information upon commencement of business operations. 14. Tenants shall adhere to Chapter 13 (Health and Sanitation) of the SRPMIC Code of Ordinances, which includes the requirement to maintain compliance with all applicable licensing, accreditation, certification, inspection, and reporting requirements of SRPMIC ordinances and applicable federal and state regulatory agencies throughout the duration of business operations. 15. All tenants shall comply with Chapter 12 (Animals and Fowl) of the SRPMIC Code of Ordinances, which includes procedures for reporting and managing incidents involving animals alleged to have bitten a person or suspected of having rabies, as required by Section 12-49. 16. "Hotel" is an allowed use at 5201 North PiUsema Road through Resolutions SR-2858-2010 and SR-2924-2010. The use shall adhere to all stipulations therein. 17. "Hotel (extended stay)" is an allowed use at 5351 North Pima Road through Resolution SR-3452-2016. The use shall adhere to all stipulations therein.
SPECIFIC USE STANDARDS
OFFICE / PROFESSIONAL SERVICES
Laboratory – medical diagnostic 1. Handling, storage, and disposal of any biological specimen must follow all applicable federal standards and guidelines. 2. Written sampling, handling, and disposal protocols and standard operating procedures (SOPs) should be clearly displayed on premises at all times. 3. Experimental testing on humans, animals, cadavers, and animal carcasses is prohibited unless approved through a Conditional Use Permit.
Laboratory – medical, biological, or pharmaceutical research 1. Handling, storage, and disposal of any biological specimen must follow all applicable federal standards and guidelines. 2. Written sampling, handling, and disposal protocols and standard operating procedures (SOPs) should be clearly displayed on premises at all times. 3. Experimental testing on humans, animals, cadavers, and animal carcasses is prohibited unless approved through a Conditional Use Permit.
COMMERCIAL / RETAIL SALES / SERVICE TRADES
Secondhand Goods 1. The sale of donated goods is prohibited unless approved through a Conditional Use Permit.
Equipment Rental, Sales, Storage 1. Equipment will not have more than 5 gallons of fuel inside the gas tank. 2. All equipment will have their battery disconnected. 3. No refueling of vehicles is permitted inside the building.
Farmers market (with permanent facilities) 1. Farmers markets are permitted indoors. Farmers markets that impede parking, circulation, or access to other suites must obtain a Special Use Permit through the Community Development Department – Planning Services Division.
Auto/light vehicle sales and leasing (indoors) 1. Vehicles will not have more than 5 gallons of fuel inside the gas tank. 2. All vehicles will have their battery disconnected. 3. A fire extinguisher will be within 50 feet of each vehicle. 4. No refueling or repairs of vehicles are permitted inside the building.
INDUSTRIAL
Food processing, Bottling plants, Candy processing, Commercial baking 1. No food processing that involves federally illegal substances. 2. No meat or poultry processing facilities.

Table 1.2 Use Standard Table

3. Slaughtering of animals shall not be permitted. 4. Food will be stored properly and refrigerated, if necessary. 5. Waste management and removal will adhere to federal and Community regulations and guidelines. 6. Tenants are responsible for maintaining a clean and orderly environment.
Printing/publishing 1. No 3D printing of any firearms or firearm components.
Medical, Biological, Pharmaceutical product development research or testing 1. Handling, storage, and disposal of any biological specimen must follow all applicable federal standards and guidelines. 2. Written sampling, handling, and disposal protocols and standard operating procedures (SOPs) should be clearly displayed on premises at all times. 3. Experimental testing on humans, animals, cadavers, and animal carcasses is prohibited unless approved through a Conditional Use Permit.
Food processing for wholesale or distribution for resale, baking, canning or packaging of food products, excluding meat products 1. This use shall follow all stipulations required for Food processing, Bottling plants, Candy processing, Commercial baking.
Laboratory-material testing 1. All federal and state licenses shall be obtained, kept current, and available for Community government review. 2. Any materials being tested that require federal or state licensure will obtain the appropriate permissions needed for the testing being conducted.
Machine shop, Metalworking, Welding 1. No rolling of steel, heavy metal smelting, forging, casting, or stamping. 2. No metal refining.
STORAGE, WAREHOUSING, & WHOLESALING
Bulk storage and/or distribution of non-volatile, non-hazardous materials 1. Any supplemental processing operations of bulk storage material shall be conducted entirely indoors. This could include, but is not limited to, transitioning the product from one storage method to another, increasing or decreasing the quantity of the product in a storage method, or moving the product within the building. 2. All incidental or temporary outdoor storage shall be located in areas with appropriate screening per the SRPMIC Zoning Ordinance.
Distribution center 1. Food shall be stored properly and refrigerated, if necessary.

Specific Definitions

AUTO/LIGHT VEHICLE SALES AND LEASING (INDOORS): The leasing or sale of new or used automobiles/ light vehicles and including accessory uses such as indoor vehicle display, storage, rental and maintenance.

BUILDING AND RELATED TRADES: Includes woodworking, electrical, sign shops, plumbing, paint shops, heating, air conditioning and ventilation, furniture upholstery and similar enterprises.

BULK STORAGE AND/OR DISTRIBUTION OF NON-VOLATILE, NON-HAZARDOUS MATERIALS: Storage of non-volatile, non-hazardous goods or materials for redistribution to retailers, wholesalers, or consumers. Storage may be in containers, on pallets, or similar, and must be within a completely enclosed area.

DISTRIBUTION CENTER: A warehouse for a variety of products that is stocked with products (goods) to be redistributed to retailers, to wholesalers, or directly to consumers. A distribution center is a principal part, the order processing element, of the entire order fulfillment process.

EQUIPMENT RENTAL, SALES, STORAGE: The rental, sale, or storage of new or used equipment that is used in construction or trade services, such as shop vacuums, power tools, or surveying equipment.

FARMERS MARKET (WITH PERMANENT FACILITIES): Commercial activities where two or more vendors display, barter, or sell directly to the customer food, merchandise and products made or produced locally, such as fresh fruits, vegetables, flowers, herbs, plants, unprocessed foodstuffs, home prepared food products such as jams, jellies, pickles, honey, jerky, nuts, sauces, or baked goods, homemade handicrafts, and home baked or canned foods, and as accessory items or for sale by other vendors original artwork and jewelry. Vendors may also offer accessory sales a limited number of commercially packaged handicrafts or commercially processed or packaged foodstuffs. Entertainment may also be provided as an accessory. A farmer's market tends to be seasonal, and vendors typically do not occupy the market on an uninterrupted, daily basis. Farmers market does not mean occasional arts and craft fairs, auto shows, sidewalk sales, festivals, and Community sponsored events.

FOOD PROCESSING FOR WHOLESALE OR DISTRIBUTION FOR RESALE, BAKING, CANNING OR PACKAGING OF FOOD PRODUCTS, EXCLUDING MEAT PRODUCTS: A facility that transforms raw ingredients into finished food products that are safe for consumption, shelf-stable, and ready for distribution. Specialized machinery enables more complex food processing. Areas for processing/assembly and storage of finished products are required.

FOOD PROCESSING, BOTTLING PLANTS, CANDY PROCESSING, COMMERCIAL BAKING: A facility that transforms raw materials into consumable products for consumers, retailers, restaurants, or wholesalers. Specialized equipment and processes ensure product safety, quality, and efficiency. Packaging, assembly, storage, and distribution are among the processes.

HANDCRAFT INDUSTRIES, HAND PRODUCTION OF ARTS AND CRAFTS: An industry that creates products that are mostly or partly hand-made, individually unique, and distinctive and not entirely mass produced by machinery. Examples include tailor or clothing designer / seamstress, artist, making of individual pottery, jewelry, or baskets by hand, and hand silk-screening.

HOTEL (EXTENDED STAY): A hotel intended for both short term and longer term stays where the length of stay exceeds thirty (30) consecutive calendar days, or thirty (30) days in any forty-five (45) calendar day period.

HOTEL: A building or portion of a building containing guest rooms and/or suites and used primarily for the accommodation of transient travelers for short term stays of less than thirty (30) consecutive days in any forty-five (45) calendar day period. The distinguishing feature of a hotel (compared to a "motel") is access to the guestrooms being from the interior of the building typically through the common entry lobby rather than individual rooms being primarily accessed directly from the outdoors. Accessory uses may include recreation or spa facilities, dining, gift shop, conference center, meeting rooms, ballroom, retail and other facilities primarily for use by hotel visitors.

LABORATORY- MEDICAL DIAGNOSTIC: A laboratory where the primary function is testing clinical specimens (e.g., tissue, biopsy, blood) in order to get information about the health of a patient specifically pertaining to the diagnosis, treatment and prevention of disease. It may involve the use of sophisticated instruments and techniques with the application of theoretical knowledge about disease states, physiology, anatomy and organ and tissue function. As a primary use, is not a customer-based/walk-in facility May be an accessory use in a hospital or similar.

LABORATORY- MEDICAL, BIOLOGICAL, OR PHARMACEUTICAL RESEARCH: A facility where the principles of the natural sciences, especially biology and applications of science are applied to biological samples of tissue or blood, for application in clinical medicine or the understanding of life processes, disease or cures. Also includes the basic research, development, or testing of drugs or pharmaceutical products.

LABORATORY-MATERIAL TESTING: A facility where non-volatile, non-hazardous samples primarily related to construction materials, soils and similar are tested. Typical tests include mechanical or physical testing, strength, density, compaction, slump, composition, PH, etc.

LIGHT ASSEMBLY: Processing, assembling, packing, treatment, and storage of finished or semi-finished parts or products that produce no significant off-site noise, vibration, air pollution, fire hazard, odor or noxious emissions, and does not emit fumes, gases, smoke or vapors. Light assembly excludes the initial processing of raw materials.

MACHINE SHOP, METALWORKING, WELDING: Specialized workspaces equipped with tools, machinery, and technologies dedicated to fabricating, shaping, joining, and finishing metal parts and other components.

MECHANICAL REPAIR SHOP: A garage or facility where broken, damaged or otherwise nonfunctional vehicles or equipment are repaired with replacement parts. Includes mechanical work, body work, and painting and may include maintenance shop services as an accessory use.

MEDICAL, BIOLOGICAL, OR PHARMACEUTICAL PRODUCT DEVELOPMENT, RESEARCH, OR TESTING: See LABORATORY- MEDICAL, BIOLOGICAL, OR PHARMACEUTICAL RESEARCH.

PRINTING/PUBLISHING: A facility where printed material and products are created as a result of design, printing, 3D printing, and binding for distribution. Specialized equipment and spaces are needed to run these processes, as well as storage for materials and areas for assembly/packaging.

PRODUCT DEVELOPMENT (OTHER THAN MEDICAL, BIOLOGICAL OR PHARMACEUTICAL): Establishments primarily engaged in scientific research, and the design, development, engineering, and testing of high-technology electronic, industrial or scientific products in advance of product manufacturing. The production of products, plans, or designs may be part of this classification when the primary purpose of such production is research, development, or evaluation, rather than sale.

PRODUCT FULFILLMENT CENTER: Direct-to-consumer product fulfillment warehouse. Distinguished from a distribution center by typically smaller size (approximately 85,000 square feet or less) and relatively small target area for deliveries.

SECONDHAND GOODS: A retail establishment where previously owned merchandise, such as household goods and electronics, small appliances, books, toys, sports/recreational equipment, clothing, jewelry, antiques, shoes, and fashion-related accessories, are sold. This use specifically excludes donated items from being sold and does not include secondhand motor vehicles, parts, or accessories.

WAREHOUSING: Indoor storage of goods and materials. Does not include retail activities.

WHOLESALE NONVOLATILE NONHAZARDOUS SUPPLIES, EQUIPMENT OR MATERIALS FOR RESALE:

Selling merchandise to others for resale, including retailers, contractors, industries, commercial establishments, institutions, farms, or professional businesses, other wholesalers, or acting as agents or brokers in buying merchandise for or sale to those persons or companies. Also includes storage, repackaging, and shipping facilities for merchandise including for mail order and electronic-commerce establishments.