

**SECTION 27C**  
**CITY CENTER (CTR) DISTRICT**

Subsections:

- 27C.01 Land Use Definition
- 27C.02 Use Regulations
- 27C.03 Property Development Standards
- 27C.04 Design Criteria

**27C.01 LAND USE DEFINITION**

**City Center:** This category provides areas for pedestrian-oriented commercial and civic core activities that include ground level retail shops and restaurants, government and professional offices, public parks and plazas. Multi-family residential units may be allowed with a Planned Development district if approved by the Council. Any such use should consist of a vertically integrated mixed-use project, where at least 30% of the project’s gross floor area (GFA) is dedicated to non-residential uses as part of a Planned Development (PD). The City Center (CTR) District may be approved in the downtown area where the City Council determines an intense commercial core is appropriate.

**27C.02 USE REGULATIONS**

A building or premises shall be used only for the purposes as set forth in Table 27C.02A – City Center Land Use Regulations:

- ‘P’ Permitted without special conditions
- ‘U’ Permitted with Use Permit
- ‘PD’ Permitted when approved as part of a Planned Development

**Table 27C.02A – City Center Land Use Regulations**

| LAND USES                           | CITY CENTER (CTR) | ADDITIONAL REQUIREMENTS |
|-------------------------------------|-------------------|-------------------------|
| <b>Bar, Tavern, Cocktail Lounge</b> | P                 |                         |
| <b>Community Facilities</b>         | P                 |                         |
| <b>Convenience Store</b>            | P                 |                         |
| <b>Convention Center</b>            | P                 |                         |
| <b>Farmers’ Market, Outdoor</b>     | P                 |                         |
| <b>Financial Institutions</b>       |                   |                         |
| <i>Chartered</i>                    | P                 |                         |
| <b>Fitness Center</b>               | P                 |                         |
| <b>Hotel/Motel</b>                  | P                 |                         |
| <b>Offices</b>                      |                   |                         |
| <i>Medical and Dental</i>           | P                 |                         |
| <i>Profession and Business</i>      | P                 |                         |
| <i>Public and Government</i>        | P                 |                         |

| LAND USES   | CITY CENTER (CTR) | ADDITIONAL REQUIREMENTS |
|---|-------------------|-------------------------|
| <b>Personal Services</b>                                  | P                 |                         |
| <b>Recreational Entertainment, Indoor</b>                 |                   |                         |
| <i>Less than 50,000 SF</i>                                | P                 |                         |
| <i>Greater than 50,000 SF</i>                             | U                 |                         |
| <b>Recreational Entertainment, Outdoor</b>                |                   |                         |
| <i>Less than 50,000 SF</i>                                | P                 |                         |
| <i>Greater than 50,000 SF</i>                             | U                 |                         |
| <b>Religious Institution</b>                              | P                 |                         |
| <b>Residential Units</b>                                  |                   |                         |
| <i>Attached</i>   | PD                |                         |
| <b>Restaurant</b>   |                   |                         |
| <i>Restaurant, Full Service</i>                           | P                 |                         |
| <b>Retail, General</b>                                    |                   |                         |
| <i>Less than 50,000 SF per user</i>                       | P                 |                         |
| <i>Greater than 50,000 SF per user</i>                    | U                 |                         |
| <b>Schools</b>  |                   |                         |
| <i>Private</i>  | U                 |                         |
| <i>Public / Charter</i>                                   | P                 |                         |
| <i>Vocational/Trade</i>                                   | U                 |                         |
| <b>Smoke Lounge</b>                                       | P                 |                         |
| <b>Veterinary Services, Domestic (Hospital or Clinic)</b> | P                 |                         |
| <b>Winery/Distillery/Microbrewery</b>                     | P                 |                         |
| <b>Wireless Communication Facility</b>                    | P                 |                         |

**Table 27C.03A —Property Development Standards**

| STANDARDS                       | CITY CENTER (CTR) | ADDITIONAL REGULATIONS   |
|---------------------------------|-------------------|--|
| <b>MAXIMUM BUILDING HEIGHT*</b> |                   |  |
| Stories                         | 3                 | <i>*Properties located within the CTR Perimeter are limited to 2-stories and a 35' building height</i> |
| Feet                            | 48'               |  |
| <b>BUILDING STANDARDS</b>       |                   |  |
| Gross Floor Area Ratio (Max.)   | 2.0               |  |
| Building Separation             | 0'                | <i>Where separation is provided, a minimum 10' of space between buildings shall be provided</i>        |
| Building Coverage (Max.)        | 100%              |  |
| <b>SETBACKS (Min)</b>           |                   |  |
| Residential Use                 | 0'                | <i>See Design Criteria (Subsection 27C.04)</i>   |
| Non-Residential Use             | 0'                | <i>See Design Criteria (Subsection 27C.04)</i>   |
| Arterial Street                 | 0'                | <i>See Design Criteria (Subsection 27C.04)</i>   |

| STANDARDS                                       | CITY CENTER (CTR) | ADDITIONAL REGULATIONS                         |
|---|-------------------|--|
| Non-Arterial                                    | 0'                | <i>See Design Criteria (Subsection 27C.04)</i> |
| <b>SETBACKS (Min) - CTR District Perimeter*</b> |                   |  |
| Residential Use                                 | 20'               | <i>See Design Criteria (Subsection 27C.04)</i> |
| Non-Residential Use                             | 0'                | <i>See Design Criteria (Subsection 27C.04)</i> |
| Arterial Street                                 | 20'               | <i>See Design Criteria (Subsection 27C.04)</i> |
| Non-Arterial                                    | 20'               | <i>See Design Criteria (Subsection 27C.04)</i> |
| <b>LANDSCAPE SETBACKS</b>                       |                   |  |
| Residential Use                                 | 0'                | <i>See Design Criteria (Subsection 27C.04)</i> |
| Non-Residential Use                             | 0'                | <i>See Design Criteria (Subsection 27C.04)</i> |
| Arterial Street                                 | 0'                | <i>See Design Criteria (Subsection 27C.04)</i> |
| Non-Arterial                                    | 0'                | <i>See Design Criteria (Subsection 27C.04)</i> |

\*CTR District Perimeter is defined as property within 150' of W. Wigwam Boulevard and W. Fairway Drive Right-of-Way

**A. Additional Property Development Standards**

1. Development shall comply with Section 31 General Provisions.
2. Requirements for walls, landscaping and fences are set forth in Section 30 Walls, Landscaping, and Fences.
3. Signage requirements are set forth in Section 35 Signs, or as amended by the City Council through approval of a Comprehensive Sign Plan.
4. Parking requirements are set forth in Section 29 Parking and Loading Regulation or as amended by City Council through approval of a project's Parking Demand Study.
5. Notwithstanding the provisions of Section 3.04, Paragraph d(1), the Design Review Board may recommend approval, conditional approval or denial of an application. The City Council shall approve, conditionally approve or deny applications for development in the City Center.

**27C.04 DESIGN CRITERIA**

**A. Purpose**

The purpose of these Design Criteria are to provide a framework for the City of Litchfield Park's Design Review process as well as build the framework for the design of its downtown area (City Center). The criteria give direction and reference to developers, governing bodies, City staff and the general public on policies and direction for how the City should implement specific designs and architectural styles.

**B. Land Use Concepts**

1. *Commercial.* A majority of the parcels within the City Center area are anticipated to develop with commercial uses. It is the focus of the City Center to develop specialty retail, restaurant, and entertainment venues. Additional commercial development will provide local residents, resort visitors, and Valley residents a lifestyle destination that is unique to the Phoenix metropolitan area

2. *Office/Business*. Office development, including Class A office space for both government and professional offices, will be important in accomplishing the goal of a pedestrian-oriented environment in the City Center. This will provide needed population and activity downtown during normal business hours rather than just peak periods of evenings and weekends as generally associated with retail and restaurant activities.
3. *High Density Multifamily Residential*. While development downtown is primarily intended to serve commercial, office, and resort needs, the Council may consider multifamily high density residential development if it determines such use will facilitate the City's vision for a pedestrian-oriented environment. Any such use must provide a unique lifestyle and living choice for residents, including residential units above retail and office space. High density multifamily residential uses may only be approved as part of a Planned Development and would be limited to 70% of the gross floor area of a development proposal.

### C. Design Elements

1. *Expanding Upon Litchfield Park's Legacy and Special Sense of Place*. Combining a "lush" oasis appearance among set design buildings and landscape that merge the built environment with desert themed vegetation.
2. *Compact Building Arrangements*. Taller buildings should cluster together and look down onto the City Center with a centered focus that contributes natural shading and roofline variation for pedestrian foot traffic.
3. *Pedestrian Walkways*. Pedestrian traffic from neighboring areas should lead into the City Center creating a sense of invitation for local traffic and guests staying at the Wigwam Resort. Walkways should be buffered from major vehicular roadways and traffic. Hardscape and vegetative barriers between the resort and the City Center should be eliminated to the extent possible to provide freedom of movement.
4. *Focal Points*. Creating thematic features that convey the identity of Litchfield Park. Focal points should mark a gateway feeling to entrances in the downtown City Center and create subtle experiences for pedestrians as they pass from one area to another. Examples of such transitions may include: towers, domes, fountains and public art displays that provide desired visual effect. Transitioning spaces should be framed with full radius arches that show strolling options past the entries.
5. *Architectural Features*. Throughout the City Center, buildings, pathways, retail and landscaping should be accommodated with small architectural pieces such as light fixtures, decorative tile, and sign brackets that enhance the pedestrian scale experience.
6. *Parking Design* – It is important that surface parking (covered and uncovered) and parking structures be integrated into the overall building design and layout of the City Center. Parking areas should be tucked behind and sometimes in between buildings, allowing the streetscape to be dominated by retail and office space along its edges. A parking structure should serve to function for several surrounding or nearby buildings as well as remain relatively accessible by minor streets while remaining relatively less dominant than its surrounding building counterparts. Surface and structured parking should accommodate appropriate design as well as landscape features to minimize its otherwise dulling impact on the streetscape.
7. *Environmental Sensitivity* - The City Center landscape should establish a clear hierarchy of plant materials that can identify and accommodate major street, gateway entrances and pedestrian pathways. Plants should be selected for their drought tolerance and maintenance as well as match the surrounding oasis style landscape. Plants should be grouped according to watering requirements.
8. *Signage/Graphics* - Signs should be considered an integral part of the City Center's architectural schematics and incorporate business identification, location identification and directional information.

Directory signs may be appropriate for each individual sub-area and serve at the pedestrian scale. City Council may approve Comprehensive Sign Plans that deviate from provisions in Section 35 Signs so long as the applicant can provide justification that such deviations can fulfill the purpose of the Design Criteria of the City Center.

#### **D. Relationships to Existing Development**

It is the responsibility of developers, planners, and architects to demonstrate that new site development is consistent with these guidelines, the Zoning Code, building formation, landscape design and façade patterns of neighboring properties and land uses within the City Center. New development shall demonstrate an ability to coexist with current uses of adjacent properties.

1. *Building Arrangement.* The arrangement of properties within an area should provide for open space and circulation from one development to another.
2. *Facades.* Buildings facades with open courtyards should open out and connect with adjacent buildings that also have courtyards. New developments should not intrude on the open space themes of existing buildings.
3. *Coverage.* Area coverage of adjacent building(s) and newer buildings is encouraged to remain even and consistent.
4. *Alignment.* Lineup of buildings should remain even and parallel with street and pedestrian sidewalks.

#### **E. Building Height and Form**

The height of buildings is important in relationship to adjacent and abutting development. The City encourages building height of up to 2-stories and 35'. Buildings over 2-stories are permitted in the City Center district, outside of the area designated as the perimeter, and should be appropriately scaled and oriented to adjacent development.

#### **F. Streetscape and Building Frontage**

Building frontages should be active and inviting and allow for a consistent stream of doorways and walkways that are visible from sidewalks and the street. The building lineup against the street should consist of retail shops, commercial buildings, and restaurants which show activity and life and would capture pedestrian traffic within the City Center area. Developers are encouraged to:

1. Provide ground level openings and windows so that walk-by pedestrians have multiple optional entries and focal points.
2. Provide windows and see-through openings so that pedestrians can view displays shown.
3. Create multiple entrances into building alongside the street or within open space alley ways.
4. Buildings with street frontages should have primary entrances facing the street.

#### **G. Setbacks and Stepbacks**

Building setbacks should be considered as “build to” lines rather set back lines in the effort to bring buildings to the street. Second and third floors of office and retail centers are encouraged to provide step backs whereas opportunities for upper floor balconies, patios, and terraces are encouraged along streetscapes to provide outdoor activities on more than just the ground level.

#### **H. Building Proportions**

Development proposals shall demonstrate proper proportions and scale.

1. Proportions of buildings and structures shall emphasize horizontal width rather than height.
2. Spacing of elemental designs and features should be varied rather than repetitive.
3. Downtown buildings should focus on a maximum building height level of 3-stories or 48 ft. Properties within 150' of W. Wigwam Boulevard and W Fairway Drive should have lower building heights to protect nearby residential development for large building masses.

#### **I. Building Edge**

Similar to the street frontage, the street edge focuses more on the property line of the business to the street. It is important that developers accommodate openness and covered walkways in the overall building frontage concept. Businesses are encouraged to provide the following:

1. Desired building street edges should be a continuous even edge facing main arterial streets with a generally 0' or minimal setback provided. Suburban development forms of placing customer parking between the building and the street are highly discouraged.
2. Setbacks should work in tandem with a wide sidewalk accommodating to provide a minimum of a 20' pedestrian space and buffering from building edge to street curb. In locations where a sidewalk less 20' has been provided, and equivalent building setback should be provided to allow a 20' pedestrian pathway between back of street curb and building.
3. Development of building edges should host covered walkways or other shaded spaces tucked under the building edge. The use of trees and tree grates along all edges and walkways is highly desired.
4. Shallow building courtyards and patios facing the street should meet the edge and be defined by low wall, fencing or equivalent landscaping.