

Aldea Centre

PLANNED UNIT DEVELOPMENT

Z-138-F-83-5

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Major Amendment Z-183-F-83

1st Submittal: November 3, 2021

2nd Submittal: February 1, 2022

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.



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Z-138-C-83 – Aldea Centre PUD, Approved December 16, 2009

Z-138-C-83 – Minor Amendment to Aldea Centre PUD, Approved August 17, 2017

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Z- 138 – E-83 – Major Amendment to Aldea Center PUD, Submitted March 18, 2021

Z- 138 – F-83 – Major Amendment to Aldea Center PUD, Submitted November 3, 2021



Ordinance No. G-5461

Approved December 16, 2009

See Following Pages.



Minor Amendment to Aldea Centre PUD

**Approved August 17, 2017
Revised October 31, 2018**

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See Following Pages.

Aldea Centre

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**SWC of 99th Avenue & Bethany Home Road
Planned Unit Development**

Land Use and Development Standards

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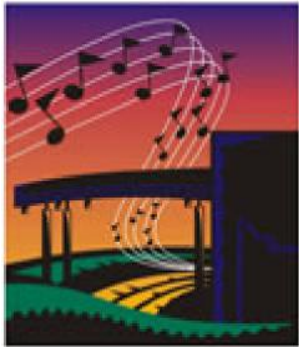
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Executive Summary



The Aldea Centre PUD is located at the southwest corner of 99th Avenue and the Bethany Home Road Alignment in the City of Phoenix, Arizona. Comprised of approximately 125.30 acres, the Aldea Centre is generally bounded by 99th Avenue to the east, the Bethany Home Road Alignment to the north, Missouri Avenue to the south, and the 103rd Avenue alignment to the west. A small SRP substation is located at the immediate intersection of 99th Avenue and Bethany Home Road, and is not included within the boundaries of this PUD. The property currently has paved access from 99th Avenue via Bethany Home Road and Glendale Avenue from the north and Camelback Road from the south. There is an existing elementary school immediately southwest of the property and existing residential subdivisions to the south and west.

The Aldea Centre is located in a dynamic, highly visible growth corridor centered around various major sports and entertainment facilities and a regional freeway corridor $\frac{1}{4}$ mile to the east. The Loop 101 Freeway has full-access interchanges at Bethany Home Road and Camelback Road, providing superior access and visibility to the property. The Aldea Centre will benefit from the surrounding uses, facilities, and other planned development in the area by providing a large-scale employment-based mixed-use development plan to serve the surrounding area within the City of Phoenix jurisdictional limits.

The Aldea Centre will promote a variety of land uses, including commercial, retail, office, employment, back office/flex space, hospitality, and specialty residential such as casitas and resort condos to take advantage of the tremendous growth and economic development opportunities associated within its area of influence. University of Phoenix Stadium, Gila River Arena, Westgate Center, and the Camelback Ranch – Glendale (Spring Training Facility for the Chicago White Sox and Los Angeles Dodgers) are all located within a short distance from the site. The City of Glendale Municipal Airport is located one mile to the west, providing opportunities for aviation-related needs for future businesses, tenants, residents, and visitors of the site.

A. Purpose and Intent

1. Regulatory Provisions

It is the purpose and intent of the provisions defined within the Aldea Centre Planned Unit Development (PUD) to promote the development of a dynamic, high intensity mixed-use development project that will incorporate commercial/retail, entertainment, hospitality, office, employment, open space and high-density residential development within a major urban growth corridor along the Phoenix/Glendale border. Further, the provisions of the PUD will ensure compatibility with surrounding properties; provide a variety of land uses, services, and employment opportunities; promote new jobs; and generate new tax revenues to the City of Phoenix.

This PUD provides the regulatory zoning provisions designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary (see **Appendix A, PUD Area Legal Description**).

The zoning and Development Standards provided herein amend various provisions provided by the City of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.



2. Zoning Ordinance Applicability

The intended regulatory applicability of the Zoning Ordinance of the City of Phoenix, Arizona as adopted and periodically amended, is applicable to Aldea Centre except as modified by the Development Standards contained within this Planned Unit Development.

B. Development Plan

The Aldea Centre PUD is planned as a mixed-use development that will provide opportunities for a variety of land uses through common design elements. The development plan includes a single mixed-use land use designation in order to promote flexibility in uses and design, while providing consistent development regulations to ensure compatibility among development parcels and with surrounding properties. The subsections below describe the development plan in more detail. See **Figure 1, Conceptual Development Plan** for a reference of site land use and circulation.

1. Site Configuration

Location and Access

The Aldea Centre PUD is a 125.3 acre mixed-use master plan generally bounded by 99th Avenue, the Bethany Home Road alignment, Missouri Avenue, and the 103rd Avenue alignment. Access to the site will occur from various locations, including Montebello Avenue, Missouri Avenue and Bethany Home Road via 99th Avenue. While Bethany Home Road currently does not exist west of 99th Avenue, the applicant is working with SRP to provide a land exchange, allowing enough right-of-way to provide direct access into the property along the Bethany Home Road alignment from the east. This will provide an alternate access point through the property connecting with the interchange of Bethany Home Road and the Loop 101 Freeway. This alternate access point will improve overall circulation of the property and discourage cut-through traffic along 101st Avenue through the existing residential developments to the south.

Development Sub-Areas

The property has been divided into four (4) development sub-areas that are generally created by the planned internal roadway network through the property. The development sub-areas range in size from approximately 5 acres to 38 acres in size. Each development sub-area will include perimeter landscape standards using a common design theme, anchored by a central traffic circle in the middle of the development. These unifying elements will establish a cohesive design approach and attractive environment throughout the development, while providing flexibility in land use within each sub-area.

Building Height

The site will also be regulated by building height, ensuring appropriate buffers are provided to the surrounding residential uses adjacent to the property. The building height regulations defined within **Section G** of this PUD propose a terraced approach, with single-story height within the first 100 feet of single-family residential property, and increases in height with increased distance from the perimeter of the property. The central core of the property (north of Montebello Avenue) is

designated for building height of up to 100 feet, with the intent to promote a premier hotel development anchoring the project.

2. Land Use

The Aldea Centre PUD allows for a variety of land uses to take advantage of the tremendous growth and economic development opportunities associated with the major sports and entertainment venues and established neighborhoods within close proximity to the property. While the plan calls for significant flexibility regarding land uses, the pattern of development is established through the planned roadway network and the development enabling legislation and regulation proposed within the PUD that ensures appropriate buffers and compatibility with adjacent uses. It is the intent of this PUD to promote uses such as commercial/retail, office, employment, back office/flex space, hospitality, and specialty residential associated with the hospitality uses, such as casitas and resort condos.

The PUD provides a comprehensive list of permitted land uses, as well as additional uses associated with Performance Standards or a Use Permit to ensure compatibility within and adjacent to the development. The use list recognizes the property's unique location at the edge of Phoenix and will allow the project to effectively compete with uses allowed within the surrounding properties in the City of Glendale. This PUD will allow flexibility and creativity in the type of uses allowed within the development while ensuring appropriate measures are taken to protect surrounding properties from any potential impacts of those uses.





C. Site Location and Conditions

1. Site Location and Conditions

The Aldea Centre PUD is a 125.3 acre property located at the southwest corner of 99th Avenue and the Bethany Home Road alignment in the City of Phoenix. The property is generally bounded by the Bethany Home Road alignment to the north, 99th Avenue to the east, Missouri Avenue to the south, and the 103rd Avenue alignment to the west. The precise legal description for the PUD is provided in **Appendix A, PUD Area Legal Description**. See **Figure 2, Project Context and Vicinity** for a depiction of the contextual reference for the Aldea Centre property.

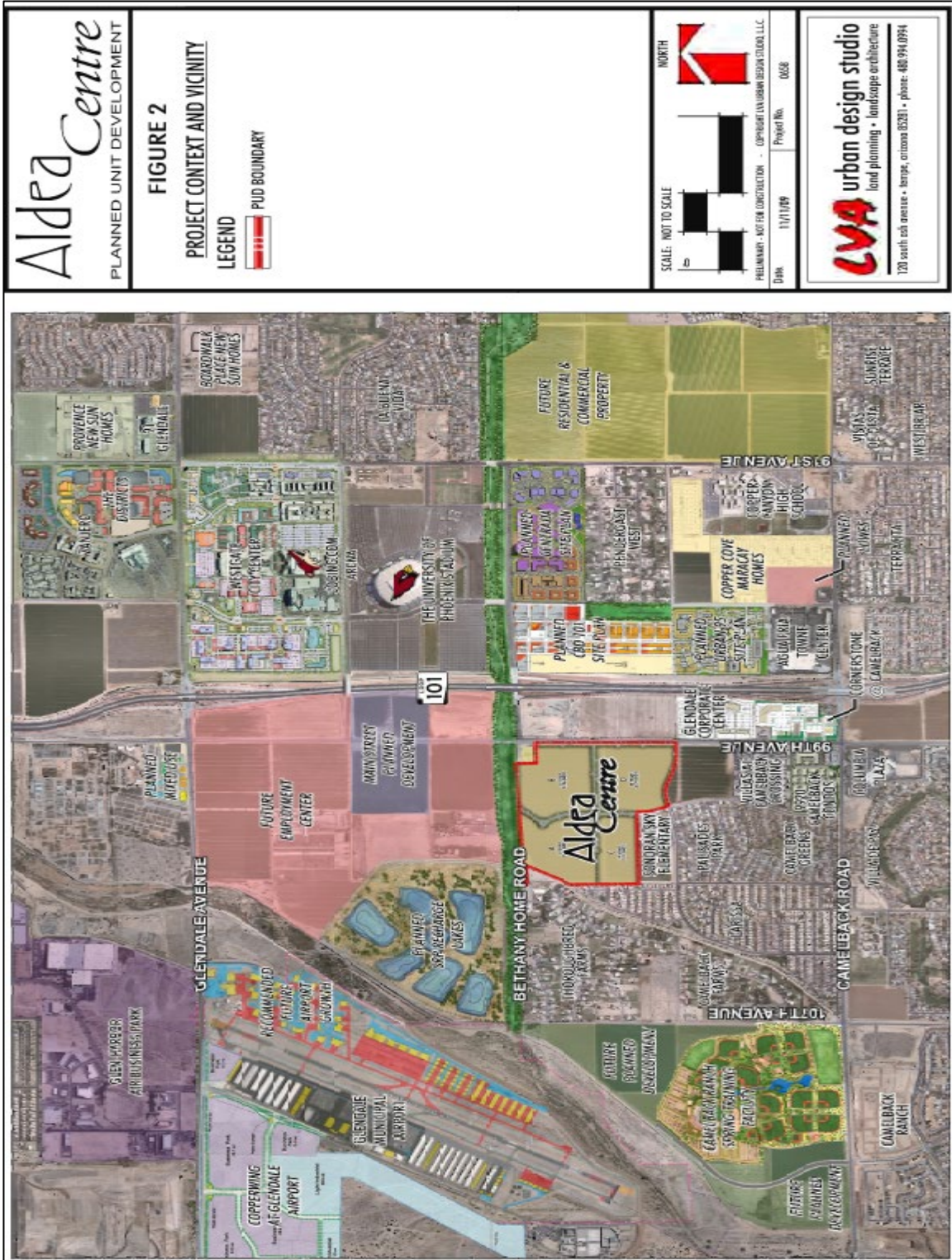
While the property is entirely within the jurisdiction of the City of Phoenix, the northern and eastern boundaries are immediately adjacent to the City of Glendale, including the entire ultimate right-of-way for 99th Avenue (which may require de-annexation by Phoenix and annexation by Glendale after improvements are completed). Portions of 99th Avenue as well as property that defines the Grand Canal and immediately adjacent land remains un-annexed by either the City of Glendale or the City of Phoenix. The land area adjacent to the Grand Canal, as well as a portion of the Salt River Project electrical substation are proposed for annexation into the City of Phoenix concurrent with this PUD.

The relatively large size of the property controlled under single ownership provides significant advantages for a mixed-use master plan that encourages innovation, flexibility, and creativity in use and design, while still providing appropriate buffers to the residential developments adjacent to the property. Further, the location of this property in relation to the various sports, entertainment and residentially-based mixed-use developments (discussed further in the **Section C.3** below), make this site ideally suited for a successful retail/employment/service-based mixed-use development project.

2. Topography and Physical Features

The existing topography is relatively flat with a slight downward slope from northeast to southwest. As the property has historically been used as agriculture, there are no significant natural features associated with the property.

The site has several small irrigation ditches and dirt farm roads within and surrounding the property that serve the current farming operation on the site. These irrigation ditches and farm roads will be removed at the time development occurs on the site. There is a large SRP water distribution lateral along the eastern property boundary that is currently located in the future 99th Avenue right-of-way. This lateral will require relocation within a new 30-foot easement outside the ultimate surface improvements for 99th Avenue.



The Grand Canal, a major water distribution facility, is located immediately north of the property. A Roosevelt Irrigation District canal runs in a northeasterly/southwesterly direction at the northwest perimeter of the subject property.

3. Surrounding Context

The subject property is at the edge of the City of Phoenix municipal boundary in the Maryvale Village, and is surrounded on the north and east by the City of Glendale. The property is 1/4 mile west of the Loop 101 Freeway corridor and is within close proximity to the University of Phoenix Stadium, Gila River Arena and Westgate Center. The Glendale Municipal Airport is approximately 1 mile



to the west, and the Agua Fria River is located 2 miles west of the property. The new Camelback Ranch-Glendale Spring Training facility is located approximately 1/2 mile to the southwest, providing opportunities for pedestrian and bicycle connectivity between the training facility and the Aldea Centre PUD. See **Figure 3, Existing Site Conditions** for a depiction of the existing conditions affiliated with the Aldea Centre property.

As indicated above, with Glendale's development of the University of Phoenix Stadium (home of the Arizona Cardinals), the Gila River Arena (home of the Phoenix Coyotes), Camelback Ranch-Glendale (the Dodgers/White Sox

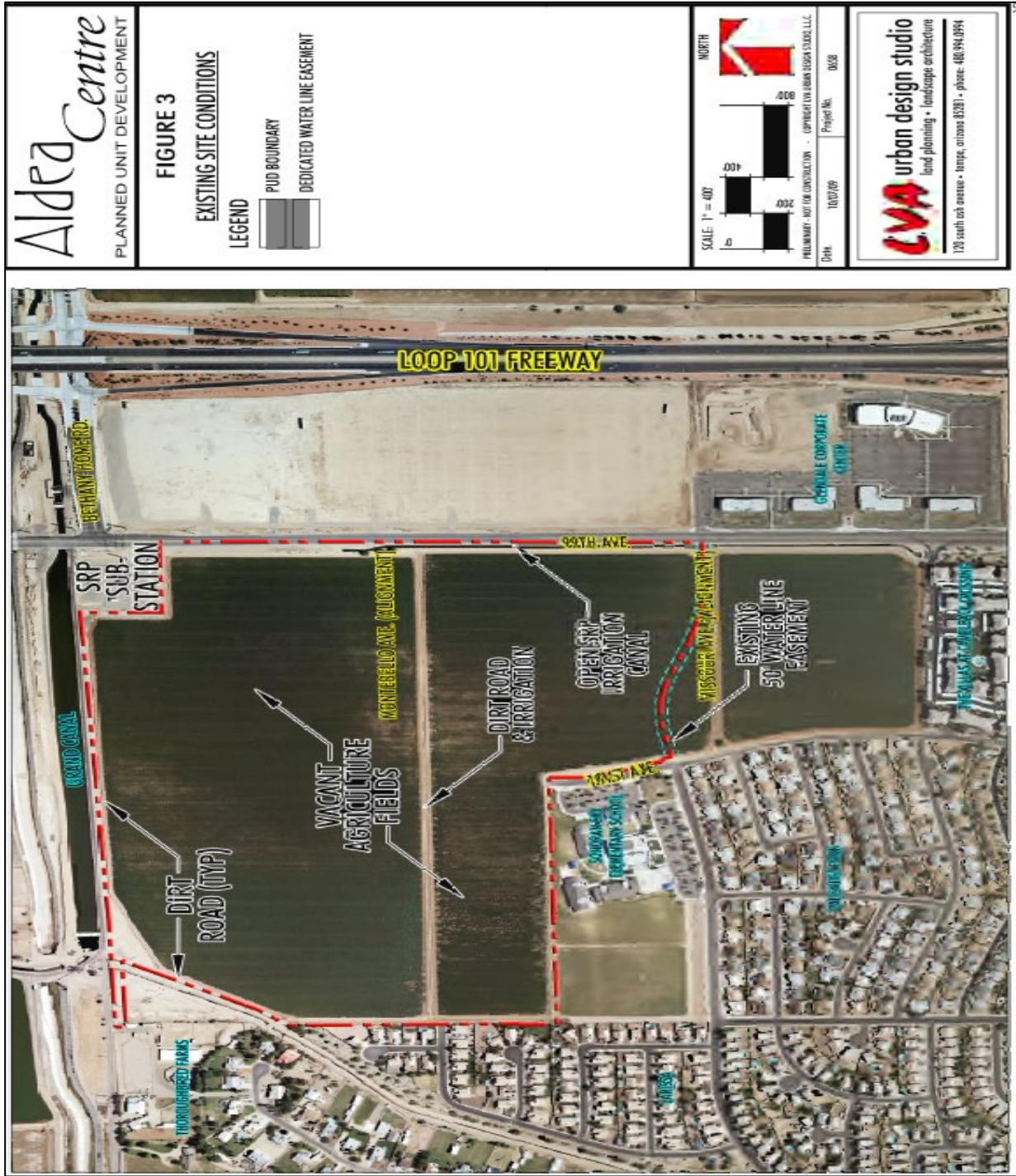


Spring Training Facility) and the Westgate Center in Glendale, this area has become a major urban sports and entertainment center for the region. Anchored by the completion of these major sports and entertainment facilities, various high-density mixed-use development projects (including Centrada, cbd101, Westgate, and Main Street) are planned within the immediate vicinity. This, coupled with

the excellent regional access from the Loop 101 Freeway makes this property uniquely positioned for success as a major, mixed-use development project within the municipal boundaries of the City of Phoenix.

The Glendale Municipal Airport is located approximately one mile west of the subject property. The various existing and proposed developments in the City of Glendale described above have substantially greater height than the height proposed for Aldea Centre. That would include the University of Phoenix Stadium and the proposed 400-foot tall structure approved by the City of Glendale for the

cbd101 project to the east of the Loop 101 Freeway. In addition, immediately across 99th Avenue, Glendale staff (including City Airport staff) recommended approval for 250-foot tall structures. The maximum height proposed for the Aldea Centre project is 100 feet, well below other developments approved in the context area. Nevertheless, any proposal in excess of four stories or 48 feet will be required to process a Form 7460 with the Federal Aviation Administration. Specific requirements to this effect are included in the Development Standards for height set forth below in **Section (G)(2)(e)**.



D. General Plan Conformance

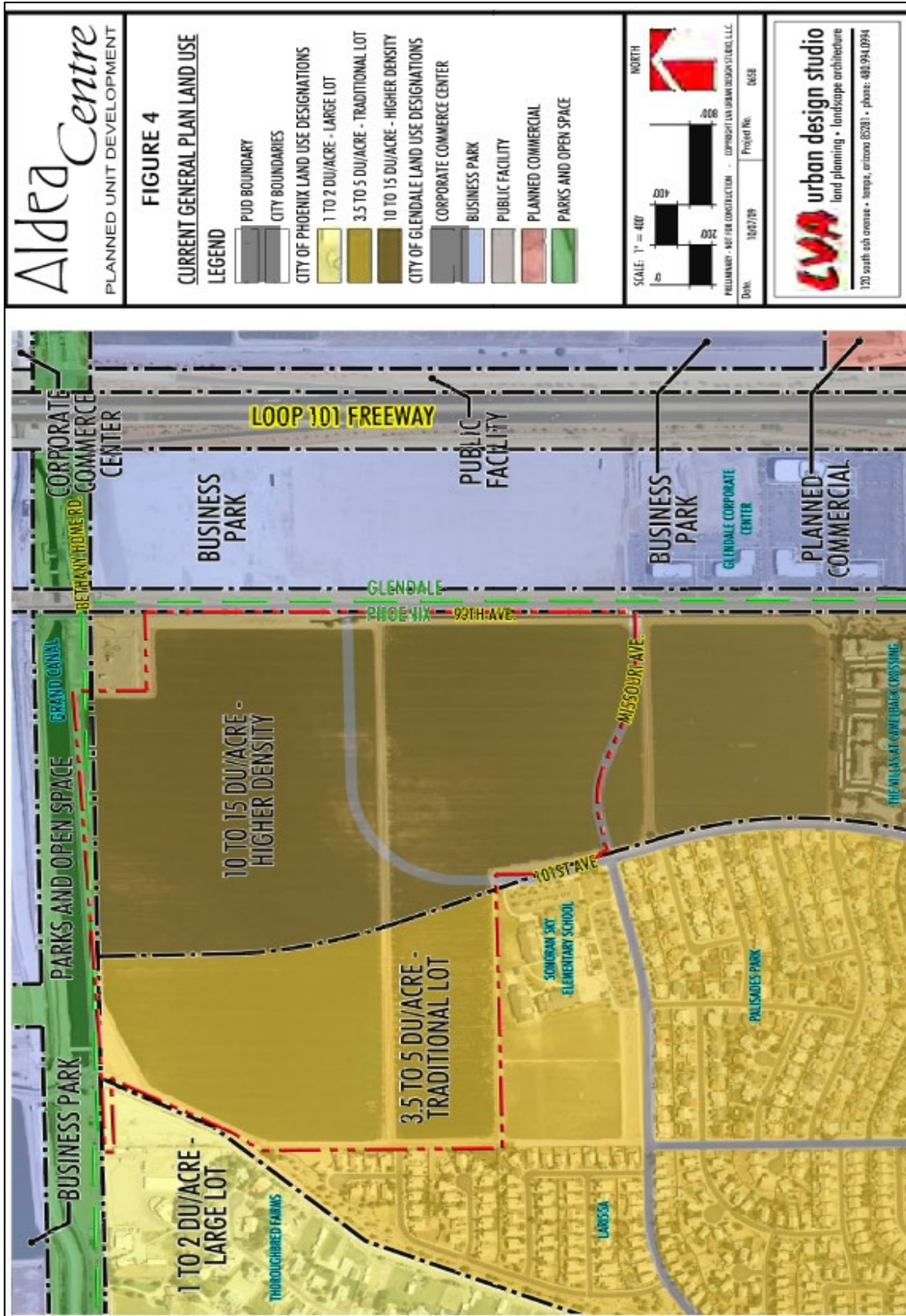
1. General Plan Land Use and Circulation

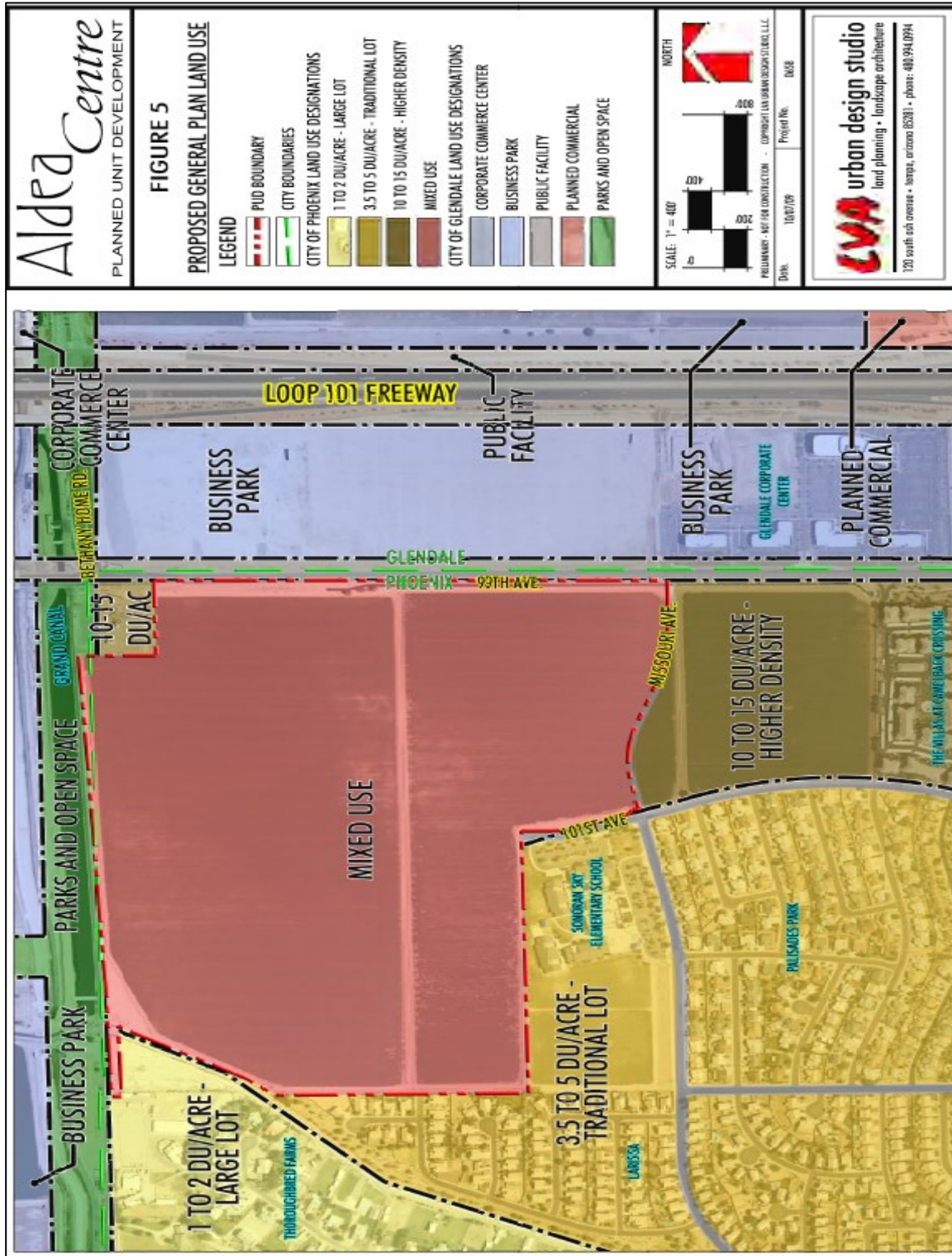
Land Use:

The current General Plan land use designations on the property include Higher Density Residential use at a density of 10 to 15 du/acre for approximately 85 acres along the eastern portion of the property and Traditional Lot Residential use at a density of 3.5 to 5 du/acre for the remaining 42 acres along the western portion of the property. Concurrent with this PUD, a Minor General Plan Land Use Map Amendment (GPA-MV-1-09-5) is being processed to change the land uses from High Density and Traditional Lot Residential to Mixed-Use. (See **Figure 4, Current General Plan Land Use** and the companion General Plan Amendment Application for details and justification.) Assuming approval of the minor General Plan Land Use Map Amendment, the PUD will be in full compliance with the General Plan regarding Land Use. The companion General Plan Amendment provides narrative discussion which addresses the General Plan goals as well as expressed existing conditions affiliated with the Maryvale Village. The proposed PUD works to further the implementation of many of the defined goals.

Circulation:

The current General Plan Street Classification Map identifies 99th Avenue as an Arterial, Missouri Avenue as a Collector, and 101st Avenue and Montebello Avenue as Minor Collectors. Concurrent with this PUD, a Minor General Plan Street Classification Map Amendment (GPA MV-2-09-5) is being requested to remove 101st Avenue as a minor collector between Missouri Avenue and Montebello Avenue, and to remove Montebello Avenue as a minor collector between 99th Avenue and 101st Avenue. These two segments of minor collector roads were part of an old residential land use plan called DC Ranch, dating back to 1983, which was never built within this portion of the planning area. In response to the introduction of the Loop 101 Freeway (which was not a planning component back in 1983) and the growth of the sports and entertainment district, the need for transportation facilities has evolved. Further, based on traffic circulation in the area and the proposed PUD, these two segments of minor collector roads may not be needed as public roadways. As such, they are being proposed for removal from the Street Classification Map. Assuming approval of the minor General Plan Street Classification Map Amendment, the PUD will be in full compliance with the General Plan regarding circulation.





2. Conformance with General Plan Goals

As indicated in **Section D.1**, two minor General Plan Amendments (GPA-MV-1-09-5 and GPA MV-2-09-5) are being processed concurrent with this PUD to amend the Land Use and Street Classification Maps. The proposed amendments and accompanying PUD will further many of the goals as outlined in the General Plan. Some of these goals, and how this project will further many of their objectives, are highlighted below.

Land Use Element

Goal 2: Employment and population balance: Opportunities for Phoenix residents to live and work in the same village, and within close proximity, is a fundamental goal of the Phoenix General Plan. The Aldea Centre PUD will provide substantial employment opportunities within the western portion of the Maryvale Village, enhancing the goal of employment and population balance within this area of the Maryvale Village where a significant number of established residential neighborhoods exist.

Policy 3: Focus on increased employment in the Maryvale...area and vicinity: The Aldea Centre PUD will provide precisely what this policy encourages, increased employment opportunities in the Maryvale area.

Policy 7: Encourage development of regional shopping and office opportunities: Regional shopping and office development are two of the primary uses proposed for the Aldea Centre PUD, furthering this policy.

Goal 4: Mixed land use development, minimize number and length of trips: The Aldea Centre PUD provides opportunities for a mix of land uses, including retail, office, employment, service and residential, providing new opportunities for existing and future residents in the area to shop, work, and dine within close proximity to where they live, minimizing and/or reducing the number and length of trips.

Policy 1: Support healthy urban villages with a balanced mix of housing, employment and services: The Aldea Centre PUD provides opportunities for a balanced mix of housing, employment and services, furthering this policy.

Policy 4: Expand system of bicycling and pedestrian trails to more effectively link residential, retail, commercial and employment centers, schools, and public facilities: The Aldea Centre PUD will provide additional bicycle and pedestrian facilities to better link not only the variety of uses proposed within the project, but also the surrounding uses, such as the school, spring training facility, and other notable uses in the area.

Goal 11: General plan land use map and proposed street system conformity: The Aldea Centre PUD will be in full compliance with the General Plan Land Use Map

and Proposed Street Classification Map as amended through the minor amendment process.

Circulation Element

Goal 2: Surface streets: A local street system has been proposed that matches the capacity and character of the area and the projected travel demands for the development.

Goal 2A, Arterial streets, Policy 1: Support planned improvements to arterial streets: The Aldea Centre PUD will provide significant improvements to 99th Avenue, a designated arterial street on the Street Classification Map, furthering this goal.

Goal 2A, Policy 2: Guide new construction in accordance with street class: New construction of 99th Avenue as part of this project will be in accordance with the Street Classification Map.

Goal 4, Policy 3: Connect origin and destination with paths and trails, and link paths and trails with existing on-street transportation systems: The Aldea Centre PUD will incorporate setback sidewalks along all arterial and collector roadways and attached sidewalks on the small segment of local roadway. Additionally, all buildings will provide sidewalk connections from the primary entrance to the sidewalks adjacent to the streets. Finally, the sidewalks will provide connections where available to all adjacent existing sidewalks such as adjacent to the school and surrounding residential developments, ultimately providing continuous connections to various destinations surrounding the property.



E. Zoning and Land Use Compatibility

1. Surrounding Zoning and Land Use

As discussed previously, the northern and eastern boundaries of the property are adjacent to the City of Glendale, while the southern and western boundaries are in Phoenix. See **Figure 6, Existing Zoning** and **Figure 7, Proposed Zoning** for a depiction of the current and proposed zoning pattern affiliated with the Aldea Centre property and the context area. The zoning surrounding the property (within each respective jurisdiction) is as follows:

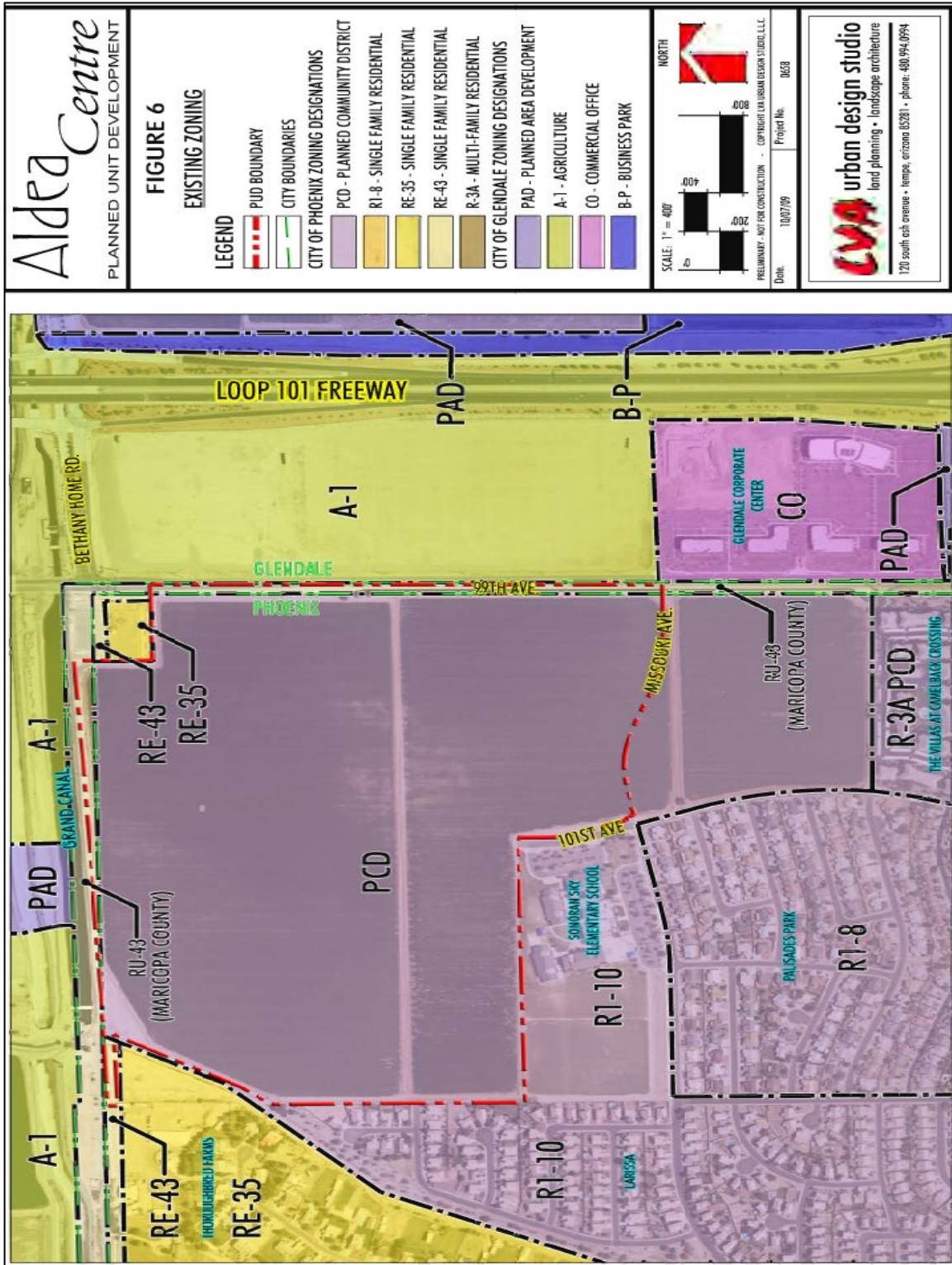
Table 1: Surrounding Zoning Table

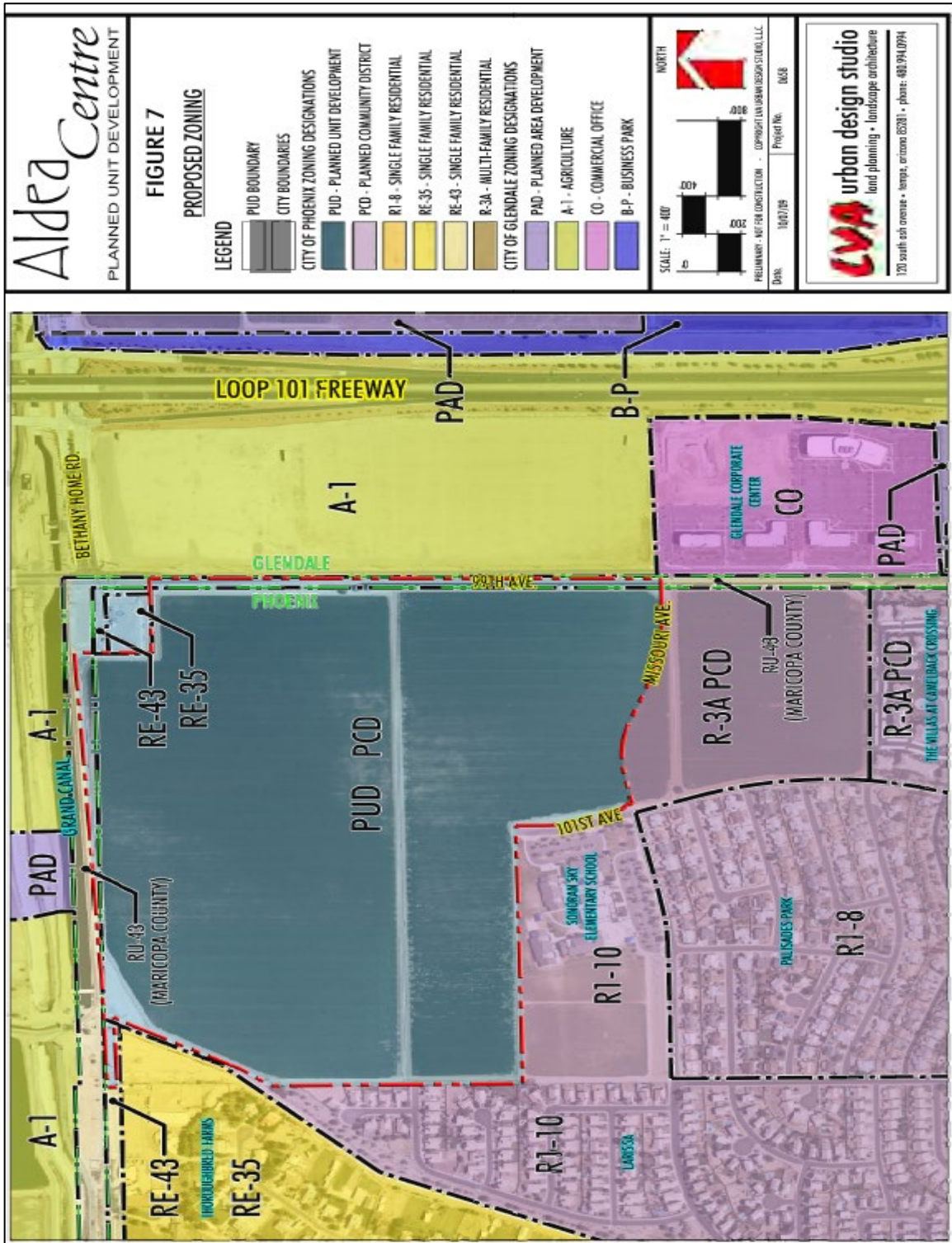
South (Phoenix)	Planned Community District
Southwest (Phoenix)	Planned Community District R1-8
West (Phoenix)	Planned Community District RE-35
North (Glendale)	A-1 and PAD Zoning
East (Glendale)	A-1 (PAD zoning in process)

The surrounding land uses are as follows:

Table 2: Surrounding Land Use Table

South	Agriculture and multi-family residential (further south)
West	Single-family residential, elementary school, open space
North	Grand Canal, Bethany Home Outfall Channel (BHOC), SRP electrical substation, and outdoor storage and crop production beyond the BHOC
East	Vacant land and office complex





2. Compatibility

The subject property is located in an area of recent explosive growth due to the completion of the University of Phoenix Stadium, Westgate Center, the new Camelback Ranch-Glendale Spring Training facility and various other sports and entertainment venues in the area. While there is currently a significant amount of vacant land in the area, much of this land has been planned and entitled for high-intensity mixed-use development projects that are in various stages of planning, design or development. There are also existing single-family residential subdivisions to the south and west that will be addressed regarding appropriate buffers to ensure compatibility with the proposed development.



Immediately east of the property, within the City of Glendale, is a potential future mixed-use project. The Aldea Centre will coordinate with this development as applicable regarding improvements to 99th Avenue, including the ultimate right-of-way, cross-section details, planned access points, signalization, and median breaks. To the north is the Grand Canal, and beyond that the Bethany Home Outfall Channel (BHOC). Collectively, these two facilities provide a buffer of almost 400 feet between the Aldea Centre and the private land to the north, providing a significant buffer between the two properties. A residential development to the west is buffered by the Roosevelt Irrigation District Channel.

To the south and west is a residential subdivision, the Sonoran Sky Elementary School, open space owned by the school, which may be designated as a future park site, and a vacant parcel planned for high-density residential development. These areas necessitate additional buffers and development regulations to ensure compatibility with the Aldea Centre. The Aldea Centre proposes significant setbacks and building height transitions adjacent to these properties, including a stepped approach to building height. A minimum 10-foot perimeter landscape setback and 25-foot building setback will be provided adjacent to all of these properties, a height limitation of 1-story for the first 75 feet beyond the landscape setback (for a total of 100 feet from the property boundary), 3-stories for the first 200 feet, 4-stories for the first 300 feet on the west side, and 645 feet on the south side will be required. Various additional development and Performance Standards are included in the regulatory section to ensure compatibility with surrounding properties.

F. Land Uses

The following list of uses is intended to define authorized permitted principal uses, uses subject to Performance Standards, and uses subject to a Use Permit within the Aldea Centre PUD. The Master Developer or any property owner within the defined limits of the Aldea Centre PUD may request an interpretation of analogous use to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below.

A brief description of the three types of permitted uses is defined below.

1. Permitted Principal Uses

Uses specifically permitted or analogous to those specifically permitted as determined by the City of Phoenix Zoning Administrator.

2. Permitted Uses Subject to Performance Standards

Uses specifically permitted subject to Performance Standards as set forth in **Section G** of this PUD. Performance Standards are specific for each individual use as defined within this section of the PUD.

3. Permitted Uses Subject to a Use Permit

Uses that are permitted within this PUD only when a Use Permit is granted in accordance to the procedures of the Zoning Administrator Section of the City of Phoenix Zoning Ordinance.

Table 3: Permitted Use List Table

<i>Land Use</i>	<i>Permitted Principal Use</i>	<i>Use Subject to Performance Standards*</i>	<i>Use Subject to Use Permit</i>
<i>Agriculture</i>	■		
<i>Ambulance Service Office</i>	■		
<i>Antiques, Crafts and Collectibles Sales</i>	■		
<i>Amusement Park, Outdoor ⁽¹⁾</i>		■	
<i>Apparel Sales</i>	■		
<i>Architects' Supplies</i>	■		
<i>Artist's Materials and Supplies, Wholesale and Retail</i>	■		
<i>Art Gallery</i>	■		
<i>Assembly Halls and Auditoriums</i>	■		
<i>Auctioneers' Auditorium, for Antiques, Fine Arts & Furniture</i>	■		

Land Use			
Automobile Parts and Supplies, New Retail and Wholesale	■		
Automatic Teller Machine	■		
Awnings, Fabrication and Sales	■		
Bakers and Baked Goods, Retail, Manufacturing, Wholesale and Storage		■ (2) (3)	
Barbers' Supplies, Retail and Wholesale	■		
Bar/Nightclub ⁽¹⁾		■	
Bathroom Accessories, Display and Retail Sales	■		
Beauty Shop (Massage Therapy)	■	■ (4)	
Beauty Shop Equipment, Retail Sales	■		
Beer, Ale and Wine Distributor, Wholesale, Retail and Storage		■ (2)	
Beverages, Wholesale, Retail and Storage		■ (2)	
Biomedical, Medical Research Office and/or Laboratory		■	
Blueprinting	■		
Boats, Retail Sales		■	
Book, Stationary and Greeting Cards	■		
Bookbinders, Commercial	■		
Building Materials, Retail Sales	■		
Burglar Alarm Equipment Sales and Service	■		
Burglar Alarm Watching Service	■		
Business Machines, Distribution and Retail Sales, Repair and Service, Storage and Wholesale		■ (2)	
Butchers' Supplies, Retail and Wholesale	■		
Candy and Ice Cream Store	■		
Carpet, Rug and Furniture Cleaners	■		
Car Wash, Closed		■	
Civic⁽¹⁾	■		
Clothing Alteration	■		
Clothing Manufacturing, Wholesale and Retail Sales	■		
Clothing, Wholesale, Retail and Distribution	■		

Land Use	Permitted Principal Use	Use Subject to Performance Standards*	Use Subject to Use Permit
Coffee, Wholesale, Retail and Storage		■ (2)	
Commercial Parking Garages		■	
Commercial Parking Lots	■		
Confectioners, Wholesale and Retail	■		
Contractors' Office with Inside Storage of Materials Only		■ (2)	
Congregate Care Facility (1)		■	
Convenience Store	■		
Convenience Store with Gasoline Pumps and Automated closed Car Wash as accessory		■	
Conveyors, Retail Sales	■		
Copy Center	■		
Cultural Institutions	■		
Curios, Wholesale and Retail	■		
Dancing, Theatrical or Music Studio	■		
Daycare	■		
Day Spa	■		
Delicatessen and Catering Establishment	■		
Dental Laboratories	■		
Dental Supplies, Retail and Wholesale		■ (2)	
Dolls, Repairing	■		
Draperies, Manufacturing	■		
Drawing Materials, Retail and Wholesale	■		
Drugs, Wholesale Storage	■		
Dry Cleaning and Laundry	■		
Dry Goods, Wholesale and Storage	■		
Dwelling, Multifamily		■	
Electric Equipment, Retail Sales and Repair	■		
Emergency Medical Care Facility (24 hour)		■	
Engravers	■		
Exhibition Hall	■		
Family Game Center, Indoor		■	
Farmers Market		■	
Feed, Retail and Sales Office	■		
Financial Institutions	■		
Fire Protection Equipment and Supplies, Retail sales and Service	■		

Land Use	Permitted Principal Use	Use Subject to Performance Standards*	Use Subject to Use Permit
<i>Floor Coverings, Retail and Wholesale</i>	■		
<i>Florist, Retail and Wholesale</i>	■		
<i>Food and Beverage Vendor Cart as accessory use</i>		■	
<i>Frozen Foods, Wholesale Storage and Distribution</i>	■		
<i>Furniture, Repairing and Refinishing</i>		■ (3)	
<i>Furniture, Retail and Wholesale</i>		■ (2)	
<i>Galleries and Studios</i>	■		
<i>Gas Regulating Equipment, Sales and Service</i>	■		
<i>General Commerce Park Uses</i>		■	
<i>Gift, Novelty and Souvenir Shop</i>	■		
<i>Glass Shops, Custom</i>	■		
<i>Guns, Retail Sales, and/or Repairs</i>	■		
<i>Grocery</i>		■	
<i>Gymnasiums, Private or Commercial</i>	■		
<i>Health / Fitness</i>	■		
<i>Hobby, Stamp and Coin Shop</i>	■		
<i>Home Furnishings</i>	■		
<i>Hospital</i>	■		
<i>Hotel Equipment, Supplies and Retail Sales</i>	■		
<i>Hotel</i>		■	
<i>Hotel Condominium ⁽¹⁾</i>	■		
<i>Jewelers, Manufacturing</i>	■		
<i>Jewelers, Retail and Wholesale</i>	■		
<i>Laboratory, Testing and Research</i>		■	
<i>Laundries</i>	■		
<i>Laundry Equipment and Supplies</i>		■ (2)	
<i>Lawn furniture, New, Sales</i>	■		
<i>Lawn Mower Repair Shops</i>	■		
<i>Leather Goods: Repairing, Sales, Custom or Handicraft Manufacturing</i>	■		
<i>Linen Supply and Laundry Service</i>		■ (2)	
<i>Lithographers</i>	■		
<i>Liquor, Retail, Wholesale and Storage</i>			■
<i>Live Entertainment, Indoor</i>		■	
<i>Live Entertainment, Outdoor</i>		■	
<i>Live Work Units</i>	■		
<i>Lockers, Food Storage</i>	■		
<i>Locksmith Repair Shop</i>	■		

Land Use			
Lodges or Fraternal Associations	■		
Machinery Dealers, Retail Sales and Showrooms	■		
Machinery Rental		■	
Manufacturing		■	
Massage Therapy		■ (4)	
Medical/ Dental Clinic	■		
Medical Supplies, Retail Sales and Rentals	■		
Messenger Delivery Service	■		
Microbrewery, Pub	■		
Millinery and Artificial Flower Making	■		
Milling Equipment. Showrooms, Retail Sales	■		
Mineral Water Distillation and Bottling	■		
Monuments, Retail Sales and Display	■		
Mortuary	■		
Motion Picture Equipment, Retail Sales and Display	■		
Motorcycles, Repairing and Sales	■		
Musical Instruments, Repairing and Retail Sales	■		
Music Studios	■		
Newsstand	■		
News Dealers	■		
News Service	■		
Newspaper Printing	■		
Novelties, Wholesale	■		
Nursing Homes	■		
Office	■		
Office Service: Stenographic, Letter Prep, Addressing & Mailing	■		
Optical Goods, Manufacturing and Sales		■ (3)	
Orthopedic Appliances, Manufacturing and Sales		■ (3)	
Outside Retail Food Sales	■		
Painters' Equipment and Supplies Shops, Wholesale and Storage		■ (2)	
Personal Care Home	■		
Personal Services	■		
Pet Store	■		

Land Use			
<i>Pharmacy</i>	■		
<i>Photographic Studio, Developing and Printing</i>	■		
<i>Photographic Developing and Printing</i>	■		
<i>Photo Engraving Company</i>	■		
<i>Physical Therapy Equipment, Retail and Wholesale</i>	■		
<i>Plastic Products, Retail and Wholesale</i>	■		
<i>Playground Equipment Sales</i>	■		
<i>Plumbing Fixtures and Supplies, Display and Retail Sales</i>	■		
<i>Pool and Billiard Halls</i>	■		
<i>Poster Illustration, Studio</i>	■		
<i>Pottery and Ceramics, Wholesale</i>	■		
<i>Printers</i>	■		
<i>Private Schools</i>	■		
<i>Propane Retail Sales (accessory to service stations or convenience store)</i>		■	
<i>Radio, Telephone and Television Sales and Service</i>	■		
<i>Radio and Television Broadcasting Stations</i>	■		
<i>Recording Studio</i>	■		
<i>Recreation and Social Clubs⁽¹⁾</i>	■		
<i>Recreational Vehicle and Towable Trailer Sales, new & used with accessory outdoor storage and maintenance</i>		■	
<i>Reducing Salons</i>	■		
<i>Refrigeration Equipment, Repairs and Sales</i>	■		
<i>Residential Multifamily Apartment(see Dwelling, Multifamily)</i>		■	
<i>Residential Multifamily Condominium⁽¹⁾</i>		■	
<i>Residential Multifamily Loft⁽¹⁾</i>		■	
<i>Resort Hotel</i>		■	
<i>Restaurant, Bars and Cocktail Lounges</i>	■		
<i>Restaurant Equipment, Supplies and Retail Sales</i>	■		
<i>Retail/ General Merchandise</i>	■		
<i>Riding Equipment Sales</i>	■		

Saddlery Shops, Custom, Handmade	■		
Safes, Repairing and Sales	■		
Schools (Prof., Tech., Higher Ed)	■		
Land Use			
School Equipment and Supplies Wholesale	■		
Sewing Machines, Commercial and Industrial Type, Retail Sales and Repairing	■		
Shoe Sales & Alteration Service	■		
Sightseeing Tour Companies	■		
Sign Painters Shops, Not Neon Sign Fabrication	■		
Skating Rinks, Indoor	■		
Small Animal Grooming	■		
Soda Fountain Supplies, Retail and Wholesale	■		
Sound Systems and Equipment Sales	■		
Sound Systems, Rentals and Repairs	■		
Special School or Training Institution⁽¹⁾	■		
Spices, Wholesale and Storage	■		
Sporting Goods, Retail and Wholesale		■ (2)	
Surgical supplies, Retail and Wholesale		■ (2)	
Surplus Stores	■		
Swimming Pool Commercial, Outdoor	■		
Swimming Pool Supplies Retail	■		
Tanning Salon, Nail Salon, Barber/ Beauty Parlor (Massage Therapy as accessory)	■	■ (4)	
Telephone Companies, Facilities and Offices	■		
Theaters	■		
Ticket and Travel Agency	■		
Timeshare, Resort⁽¹⁾	■		
Tire Repairing Equipment and Supplies	■		
Tools, Retail. Wholesale and Distribution		■ (2)	
Tortillas, Manufacturing, Retail and Wholesale		■ (2)(3)	
Towels, Supply Service	■		
Veterinary Clinic		■	
Veterinarians' Supplies, Retail and Wholesale	■		
Veterinarian Hospital		■	

Video Rental Store		■	
Warehousing		■	
Watch and Clock Repair	■		
Land Use			
Water and Ice Store	■		
Water or Mineral, Drinking or Curative, Bottling and Distribution	■		
Water Recreation Park, Indoor	■		
Water Softening Equipment, Service and Repairs	■		
Wholesaling		■	
Window Cleaners' Service	■		
Window Display Installations, Studio and Shops	■		
Window Glass Installation Shops	■		
Wine, Retail, Wholesale and Storage		■ (2)	
Wireless Communication Facilities		■ (5)	

(1) Footnote: Terms defined in Appendix B: Definitions (as provided within Appendix B)

(2) Footnote: Indicates Performance Standards affiliated with wholesale use (as provided on page 41)

(3) Footnote: Indicates Performance Standards affiliated with manufacturing use. (as provided on page 40)

(4) Footnote: Indicates Performance Standards for primary and/or accessory use.

(5) Footnote: Indicates Performance Standards provided for Wireless Communication Facilities as found within the City of Phoenix Zoning Ordinance as amended over time.



G. Performance and Development Standards

1. Performance Standards

The Uses Subject to Performance Standards as defined in **Section F.2** and listed in **Table 3** identify the proposed uses allowed within the Aldea Centre PUD subject to additional development or operational standards to minimize the effects to the community from hazards, nuisances, and other negative factors; to ensure that land uses are not operated in such a manner as to cause a detrimental impact on adjacent properties or the ambient community environment; and to preserve and enhance the lifestyle of existing and future residents through the protection of the public health, safety, and general welfare. The following restrictions shall apply to all applicable properties within the Aldea Centre PUD.

a) All uses listed below:

- Boats, Retail Sales
- Congregate Care Facility
- Emergency Medical Care Facility (24 hour)
- Family Game Center, Indoor



- Farmers Market
- Grocery
- Propane Retail Sales (accessory to Service Station or Convenience Store)

Standards:

- The above uses shall not be located within 150 feet of any existing residential district or use.

b) Amusement Park, Outdoor:

Standards:

- Hours of operation shall not occur between the hours of 11:00 p.m. and 7:00 a.m. (16 hours per day – permitted outdoor use), unless the Amusement Park is located at least 500 feet away from existing single-family residences, in which case hours of operation shall not occur between the hours of 2:00 a.m. and 7:00 a.m. (19 hours per day – permitted outdoor use).
- The maximum permissible amplified sound level (generated from an amplified sound system) shall not exceed 55 dBA at any established property line that defines the Aldea Centre PUD. Noise shall be measured with a sound level meter meeting the standards of the American Noise Standards Institute, ANSI S1.4-1961 “American Standard Specification for General Purpose Sound Level Meters.” The instrument shall be set to the A-weighted response scale. Measurements shall be conducted in accordance with ANSI S1.2-1962 “American Standard Meter for the Physical Measurement of Sound”.
- Amusement Park uses shall not be located within 300 feet of a residential district.
- Outdoor lighting fixtures shall incorporate light cut off shielding as necessary to direct light downward and away from residential uses or districts. Lighting may need to be controlled and mitigated through the use of mature landscape buffers or other shielding techniques as approved by the Development Services Department.
- The height of any structure shall be enabled by, and not exceed, the height standards established by the PUD Development Standards and as depicted on **Figure 10, Building Height Standards**.

c) Bar/Nightclub: Standards:

- Any bar or nightclub shall not be located within 150 feet of any existing residential district or use.
- The maximum permissible amplified sound level (generated from an amplified sound system) shall not exceed 55 dBA at any established property line that defines the Aldea Centre PUD. Noise shall be measured with a sound level meter meeting the standards of the American Noise Standards Institute, ANSI S1.4-1961 "American Standard Specification for General Purpose Sound Level Meters." The instrument shall be set to the A-weighted response scale. Measurements shall be conducted in accordance with ANSI S1.2-1962 "American Standard Meter for the Physical Measurement of Sound".

d) Biomedical Research Office and Laboratory:

Standards:

- Testing and Research shall not involve the use of live animals.

e) Car Wash:

Standards:

- Hours of operation shall not occur between the hours of 9:00 p.m. and 7:00 a.m. (14 hours per day – permitted outdoor use)
- The maximum permissible amplified sound level (generated from an amplified sound system) shall not exceed 55 dBA at any established property line that defines the Aldea Centre PUD. Noise shall be measured with a sound level meter meeting the standards of the American Noise Standards Institute, ANSI S1.4-1961 "American Standard Specification for General Purpose Sound Level Meters." The instrument shall be set to the A-weighted response scale. Measurements shall be conducted in accordance with ANSI S1.2-1962 "American Standard Meter for the Physical Measurement of Sound".
- Closed wash bays within 200 feet of a residential district or use must be oriented away from all residential uses and districts as approved by the Development Services Department through the Site Plan Review Process in accordance with the Development Review Approval Section of the Phoenix Zoning Ordinance.

f) Commercial Parking Garages:

Standards: The following design review guidelines apply to above grade commercial parking structures:

- Parking decks shall be level and parallel with the site grade. Parking structure ramps which promote the movement of vehicles from one level to the next shall not be loaded with parking stalls unless located central to the core of the parking structure.

Rationale: The parking structure must maintain the appearance of level parking decks to promote design compatibility with the project.

- The exterior design treatment of an above grade parking structure shall incorporate building design features and proportions (horizontal banding, cornice treatment; window scale, proportion and mullion treatment; vertical projections).

Rationale: The incorporation of design features and proportions utilized within adjacent buildings will promote design integration while diminishing the typical physical design features of a parking structure.

Also see **Section G.7** for Commercial Parking Garage Standards.

g) Convenience Store with or without Gasoline Pumps and Automated Car Wash as accessory use:

Standards: The following standards apply to the automated car wash affiliated with the Convenience Store and gas pumps.

- Hours of operation for car wash shall not occur between the hours of 9:00 p.m. and 7:00 a.m. (14 hours per day – permitted outdoor use)
- The maximum permissible amplified sound level (generated from an amplified sound system) shall not exceed 55 dBA at any established property line that defines the Aldea Centre PUD. Noise shall be measured with a sound level meter meeting the standards of the American Noise Standards Institute, ANSI S1.4-1961 “American Standard Specification for General Purpose Sound Level Meters.” The instrument shall be set to the A-weighted response scale. Measurements shall be conducted in accordance with ANSI S1.2-1962 “American Standard Meter for the Physical Measurement of Sound”.
- Open wash bays must be oriented away from all residential uses and districts as approved by the Development Services Department through the Site Plan Review Process in accordance with the Development Review Approval Section of the Phoenix Zoning Ordinance.
- Any gas pump or car wash structure shall not be constructed within 75 feet of any existing residential district or use.

h) Food and Beverage Vendor Cart:

Standards:

- This use must be conducted on private property and not within any established and dedicated public right-of-way.
- Any *food or beverage vendor cart* shall not be located within 100 feet of any *existing residential district or use*.

i) General Commerce Park

Standards:

- Allow all uses permitted in Section 626.F, General Commerce Park, of the City of Phoenix Zoning Ordinance.

j) Hotel:

Standards:

- The height of any structure shall be enabled by, and not exceed, the height standards established by the PUD Development Standards and as depicted on **Figure 10, Building Height Standards**.

k) Laboratory, Testing and Research:

Standards:

- Testing and Research shall not involve the use of live animals.

l) Live Entertainment, Indoor:

Standards:

- Hours of operation shall not occur between the hours of 2:00 a.m. and 7:00 a.m. (19 hours per day – permitted indoor use).
- Any door or other opening affiliated with a structure where this use is conducted shall not be constructed within 150 feet of any *existing residential district or use*.

m) Live Entertainment, Outdoor:

Standards:

- Hours of operation shall not occur between the hours of 11:00 p.m. and 7:00 a.m. (16 hours per day – permitted outdoor use)
- The maximum permissible amplified sound level (generated from an amplified sound system) shall not exceed 55 dBA at any established

property line that defines the Aldea Centre PUD. Noise shall be measured with a sound level meter meeting the standards of the American Noise Standards Institute, ANSI S1.4-1961 "American Standard Specification for General Purpose Sound Level Meters." The instrument shall be set to the A-weighted response scale. Measurements shall be conducted in accordance with ANSI S1.2-1962 "American Standard Meter for the Physical Measurement of Sound".

- Outdoor lighting fixtures shall incorporate light cut off shielding as necessary to direct light downward and away from residential uses or districts. Lighting may need to be controlled and mitigated through the use of mature landscape buffers or other shielding techniques as approved by the Development Services Department.
- Outdoor live entertainment shall not be located within 150 feet of a residential district or use.

n) Machinery Rental:

Standards:

- Any door or other opening affiliated with a structure where this use is conducted shall not be constructed within 150 feet of any existing residential district or use.
- All rental equipment shall be located interior of a building. Equipment shall not be stored or displayed external to the building at any time.

o) Manufacturing:

Standards:

- Manufacturing or assembly of finished products or subassemblies so long as the primary use of the property is not the basic processing and compounding of raw materials or food products.
- A building devoted to a manufacturing use shall not be located within 150 feet of any existing residential district or use
- Loading docks or bays shall be oriented away from any existing residential district or use.
- Outdoor storage shall not be permitted within 75 feet of a public street or within 150 feet of any residential district or use. Outdoor storage must be fully screened from view with a solid masonry wall that is constructed to a height sufficient to screen storage of material and/or equipment affiliated with the manufacturing use. For the

purposes of implementing this standard, view shall consider the following vantage points:

- Perspective from any public street
- Perspective from any residential district or use
- The maximum permissible amplified sound level (generated from an amplified sound system) shall not exceed 55 dBA at any established property line that defines the Aldea Centre PUD. Noise shall be measured with a sound level meter meeting the standards of the American Noise Standards Institute, ANSI S1.4-1961 "American Standard Specification for General Purpose Sound Level Meters." The instrument shall be set to the A-weighted response scale. Measurements shall be conducted in accordance with ANSI S1.2-1962 "American Standard Meter for the Physical Measurement of Sound".
- See **Section G.2.g** for loading standards

p) Massage Therapy

Standards:

- Massage Therapy performed by a licensed massage therapist.

q) Propane Retail Sales:

Standards:

- Securing a Use Permit in accordance with the provisions of Zoning Administrator Section of the Zoning Ordinance if the rack of propane containers is located less than two hundred (200) feet from a residential district including undeveloped or residentially R-5 property, day care facility or school property line. The Use Permit shall specifically address placement of the racks in order to ensure access is not obstructed.
- Site plan approval in accordance with the Development Review Approval Section of the Zoning Ordinance through the Development Services Department for the purpose of assuring continuous pedestrian access to buildings and minimizing view from public streets.
- The public's view of the rack of propane containers shall be minimized with screening devices such as planters, building columns, facade elements or walls as determined through the site plan review process.

- The propane shall be sold only in sealed steel containers with a maximum volume of 20 lbs. (4.8 gallons propane). The containers shall be in racks with an aggregate capacity of not more than 12 containers at each location.
 - The rack of containers shall be mounted or anchored to the ground or building, the rack shall not block the view into a store window and in all events may not be more than 41 inches high.
 - Each 20 lb. (4.8 gallon propane) container shall be fitted with a propane service valve (Type I) for safety purposes.
 - Review by the Fire Department and compliance with all pertinent requirements of the Phoenix Fire Code, the National Fire Protection Association Standard No. 58 as required by the Fire Department, and other codes and regulations.
 - Signage shall be limited to product identification on each 20 lb. (4.8 gallon propane) container and to six (6) square feet of identification signs on the storage rack.
- r) Recreational Vehicles and Towable Trailer Sales, new & used with accessory outdoor storage and maintenance
1. Maximum site area not to exceed 40 acres for this use within the entire PUD boundaries.
 2. Sites with this use shall front at least one arterial street with primary access directing patrons to the site via these entrance(s).
 3. The landscape setbacks shall be provided according to the standards below and shall be planted with minimum 50% 2" caliper shade trees and 50% 3-inch caliper. Planted 20' on center be as follows:
 1. Adjacent to an arterial street: 35'
 2. Adjacent to all other streets: 25'
 3. Perimeter property lines not adjacent streets: 10'
 4. A six foot tall wall consisting of 100 percent wrought iron view fencing maybe provided on the property line in front of the required streetscape landscape setbacks.
 5. Loading docks or bays shall be oriented away from any existing residential district or use.
 6. All off-loading of vehicles shall occur on site.

7. The installation and use of an outside public address, bell system or amplification system is prohibited.

8. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.

Accessory Uses

1. The site storage of new and used recreational vehicles and towable trailers shall be behind the required front yard setback of the structure, except a formalized display area not to exceed 30% of the area of the required front yard can be used for new vehicle and towable trailer display.

2. Outdoor storage visible from a public street shall be screened by a minimum 6-foot-tall wall. Minimum 3 feet shall be solid masonry with textured finish.

3. Body repair and painting done on the lot shall be confined to an enclosed building.

4. The area used for parking, display, storage or circulation shall be dust-free and there shall be no vehicles on display on any type of raised pedestal.

5. Lots shall be properly enclosed with a wall, fence, hedge, plantings, or combinations thereof having a minimum height of ten inches above the grade at which the cars are to be displayed unless a hedge, planting or combinations thereof are approved in lieu of the ten-inch wall and/or the lot is depressed below the elevation of adjacent lots in which case appropriate landscaping may be approved.

6. Any artificial light used for such lot or area shall be so arranged as to reflect light away from the adjoining premises, lot and/or streets and shall be so located as not to be a nuisance to adjacent property and streets.

7. Outdoor display or sales shall not be located within any required setbacks.

8. There shall be no vehicles on display on any type of raised pedestal.

9. Outdoor storage shall not be permitted within 150 feet of any existing residential district or use.

s) Residential Multifamily:

Standards:

- The aggregate development of residential multifamily uses including residential multifamily apartment, condominium, and/or loft uses shall not exceed the remaining 827 unit maximum, exclusive of resort, established for the DC Ranch Planned Community District.
- Development of residential multifamily uses shall not exceed a density of 37 dwelling units per gross acre.
- Development of multifamily residential uses shall incorporate a minimum improved open space area as follows:
 - (1) Residential Multifamily Apartment: 20% of the net site area.
 - (2) Residential Multifamily Condominium: 20% of the net site area.
 - (3) Residential Multifamily Loft: 10% of the net site area.



t) Resort:

Standards:

- The height of any structure shall be enabled by, and not exceed, the height standards established by the PUD Development Standards and as depicted on **Figure 10, Building Height Standards**.

u) Veterinary Clinic/Hospital:

Standards:

- The keeping or boarding of animals for a period greater than 12 hours (Clinic) or 24 hours (Hospital) is prohibited. The keeping or boarding of animals must occur within an enclosed building at all times. This use restriction may be modified through the granting of a Use Permit in accordance with the provisions of the Zoning Administrator Section of the Phoenix Zoning Ordinance. Operation shall be limited to the hours between 6:00 a.m. and 10:00 p.m.
- The average noise level, measured at the property line, shall not exceed fifty-five DB (one LDN) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency.

Standards for Outdoor Accessory:

- A Use Permit shall be obtained in accordance with the standards and procedures of Section 307.
- Shall be constructed so that direct unaccompanied access by animals to outside areas of the buildings is not allowed.
- Animals must be accompanied by a facility employee or pet owner at all times when outside the building. All walks and exercise periods must take place on facility grounds.
- When located adjacent to a residential district, every building and every outdoor animal exercise run shall be set back at least one hundred feet from any lot line abutting such residential district.
- A solid masonry wall or fence seven feet in height shall be constructed along the perimeter of all outdoor runs unless otherwise restricted in this Ordinance.
- Solid waste shall be removed from outdoor exercise areas every five hours at a minimum during time periods when these areas are in use.
- The average noise level, measured at the property line, shall not exceed fifty-five DB (one LDN) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency.
- Operation shall be limited to the hours between 6:00 a.m. and 10:00 p.m.
- Some review period of the Use Permit may be established shall a neighborhood protest occur at the Use Permit hearing.

v) Video Rental:

Standards:

- Adult videos are not permitted

w) Warehousing

Standards

- Not including dead storage, trucking companies, and moving storage companies.

x) Wholesale:

Standards:

- See **Section G.2.g.** for loading standards

2. Development Standards

The inclusion of Development Standards within the Aldea Centre PUD protects not only the adjacent property owners surrounding the property, but also the future property owners within the boundaries of the PUD. These standards also preserve the public health, safety and welfare of the citizens of Phoenix. The standards identified herein pertain to density/intensity, lot size, setbacks, height, coverage and loading. They also promote an appropriate transition and compatibility among the existing and planned land uses adjacent to the development.

a) Density and Intensity Standards

Maximum residential density: 37 dwelling units per gross acre for any residential use within Aldea Centre.

b) Building Setbacks

For perimeter and interior building setbacks, see **Figure 8, Building Setback Standards** below. Interior setbacks are from public streets only, not private streets or drives. Parking canopies may be setback a minimum of seven (7) feet from the SRP Substation.



*Building setbacks depicted are minimum distances to single-story structures. Refer to **Figure 10, Building Height Exhibit** for setbacks to multi-story buildings.

c) Landscape Setbacks

For perimeter landscape buffers and interior street landscape setbacks, see **Figure 9, Landscape Setback Standards** following. Interior setbacks are from public streets only, not private streets or drives.



(1) Footnote: Landscape requirements adjacent to Missouri Avenue and the southern portion of 101st Avenue (as indicated) promote an average condition and a minimum condition 20 feet (15 feet) = Average (minimum).

- (2) Footnote: Stormwater retention will be located adjacent to the perimeter landscape setback to increase the landscape treatment and buffer along these edges.

d) Building Separation

Building Separation shall be per the Unified Building Code.

e) Building Height

Any structure in excess of either 4 stories or 48 feet in height shall submit a Form 7460 to the Federal Aviation Administration (FAA), and shall submit the FAA's determination to the Development Services Department prior to issuance of Preliminary Site Plan approval inclusive of that structure. A finding of No Hazard to Air Navigation is required in order for the City to issue Final Site Plan approval inclusive of that structure.

For building height provisions, see **Figure 10, Building Height Standards**.

f) Lot Coverage

Maximum of 30% for multifamily uses north of Montebello Avenue and 50% for all other areas of the PUD.

g) Loading Standards

- Loading areas/docks shall not be located within 60 feet of an existing residential district or use.
- All loading areas/docks shall be screened with a solid masonry wall 8 feet in height.
- Hours of operation for deliveries, loading and/or unloading within 60 feet of an existing residential district or use shall be between the hours of 4:00 a.m. and 12:00 a.m. Any expansion of these hours is subject to a Use Permit in accordance with Zoning Administrator Section of the Phoenix Zoning Ordinance.

Standards for Manufacturing Uses:

The hours of operation for a manufacturing use that is conducted within a building located within 150 feet of an existing residential district or use shall:

Prohibit loading between the hours of 12:00 a.m. and 4:00 a.m. A request to expand the above mentioned hours shall be subject to obtaining a Use Permit.

Tractor-trailer stacking areas must be designated on a site plan and shall not be any closer than 150 feet to an existing residential district or use.

All loading docks constructed within 150 feet of an existing residential district or use, or visible from a public street, shall be screened with a solid masonry wall 8 feet in height.

Standards for Wholesale Uses:

- Hours of operation for a wholesale use that is conducted in a building located within 150 feet of an existing residential district or use shall:

Prohibit loading between the hours of 12:00 a.m. and 4:00 a.m. A request to expand the above mentioned hours shall be subject to obtaining a Use Permit.

- Tractor-trailer stacking area must be designated on a site plan and shall not be any closer than 150 feet to an existing residential district or use.
- All loading docks constructed within 150 feet of an existing residential district or use or visible from a public street, shall be screened with a solid masonry wall 8 feet in height.

Standards for Multifamily Uses north of Montebello Avenue:

- One 10' x 30' Loading spaces per Multifamily development.

3. Landscape Standards

The purpose of the Landscape Standards section is to outline the baseline requirements for landscape improvements and establish a common landscape theme for the project as a whole. The intent is to provide a unified appearance and visually connect individual parcels and buildings with a distinctive aesthetic that is unique to Aldea Centre.

Responsible design ideals begin with the understanding of regional climatic and resource conditions. As part of the development of this project, an important goal is to create a sustainable and environmentally sensitive landscape design. With the implementation of this goal, Aldea Centre shall reduce the amount of impact on valuable resources while aiding in the efficient operation of the buildings and their systems.

The diverse landscape areas on the site will require varying levels of treatments appropriate to their use and functionality. These shall be defined by the following categories: (see **Figure 11, Landscape Zones**)

- a) Perimeter Landscape Buffer
- b) Canal Bank Landscaping
- c) Gateway and Entry Landscaping
- d) Interior Streetscape
- e) Landscape Adjacent to Buildings
- f) Parking Lot Landscaping
- g) Common Area and Retention Basin Landscape

In addition to the described landscape categories, there shall be general landscape requirements and provisions for sustainable design. These shall be described as:

- h) General Landscape Requirements
- i) Landscape Sustainability

Following these descriptions, Table 4 is provided to outline permitted plant species for use within the Landscape Category Zones.



a) Perimeter Landscape Buffer

The Perimeter Landscape Buffer will set the tone for the development's appearance from the public's vantage point as well as from adjacent properties, and provide a sense of edge in order to define property boundaries. An appropriate mix of canopy trees, groundcovers, and shrubs provided between street and sidewalk, and between the sidewalk and parking or building areas, can create an attractive, comfortable pedestrian environment. Berming and undulating landforms used in conjunction with vegetation are encouraged to provide both visual interest and screening of parking, maneuvering, and utility areas.

The following standards shall apply:

- i. Landscaping within perimeter landscape buffer areas shall incorporate an appropriate mix of shade trees along all property lines. Tree species shall not exceed four (4) varieties along these edges. Sixty percent (60%) of those trees used shall be one (1) dominant species.
- ii. Trees shall be spaced at twenty (20) feet on center average with five (5) shrubs per tree.
- iii. A mix of tree sizes shall be used in this area; One (1) inch caliper trees twenty-five percent (25%), Two (2) inch caliper trees fifty percent (50%), three (3) inch caliper trees twenty-five percent (25%) (in accordance with the Arizona Nurseryman's Association Standards).
- iv. Turf may be used in select areas such as retention basins and project entrances.
- v. Perimeter Landscape buffer dimensions are fifteen (15) feet and twenty-five (25) feet, except adjacent to the SRP substation which shall be a minimum of seven (7) feet. Refer to **Figure 9, Landscape Setback Exhibit** for locations of various setbacks. One drive aisle turnaround area shall be allowed within the perimeter landscape buffer on the north property line of the PUD boundary.

b) Canal Bank Standards

The Aldea Centre PUD is located adjacent to the western terminus of the Grand Canal. The following provisions for Aldea's northern perimeter are created to respond to "the character of the neighborhood," (Zoning Ordinance, Section 671.A.2) and "to respond to ... unique environmental and urban challenges" (Section 671.A.4), and shall be implemented in lieu of the City's Design Guideline 507 Tab A.ii.E.2 for Canal Banks (hereafter referred to as "CB Design Guideline"). In multiple cases, the Aldea PUD will

exceed the CB Design Guideline requirements; in other cases, Aldea's situation falls outside the CB Design Guideline requirements.

The PUD will maintain a 20 foot landscape setback along its northern perimeter. This setback is consistent with the existing perimeter landscape setback for Commerce Park projects (Section 626.H of the Zoning Ordinance). This also exceeds the fifteen foot setback required in Subsection 2.1.a.1 of the CB Design Guideline regarding Public Accessibility. There will be a Gateway Entry located along the eastern 400 feet of northern perimeter of the PUD, consistent with Section C.3.e of this PUD immediately following below. This Entry will be used as secondary access to the property to and from the Canal area, and will include a public, gated (self closing, self latching) access between the PUD and the Canal. This Entry will serve the entire PUD and all residents and workers within the PUD. provided along Landscape treatments shall be comprised of mature specimen trees (2 inch caliper or greater), palms and dense mass plantings of flowering shrubs, groundcover, and accent cacti plantings, but, as detailed below, only items on the SRP plant list are permitted within 20 feet of the Canal or the power lines. Lawn areas may also be considered at the entry areas to provide added lushness and an "oasis" type appearance. The character of the entrances are unique and identifiable if the landscaping takes on a more structured design, setting it apart from the general streetscape. The following standards shall apply:

- Landscaping within the Entry areas shall incorporate one (1) dominant tree species.
- Tree spacing for that perimeter frontage shall be twenty (20) feet on center average spacing with five (5) shrubs per tree.
- A mix of tree sizes shall be used in this area; one (1) inch caliper trees twenty-five percent (25%), two (2) inch caliper trees fifty percent (50%), three (3) inch caliper trees twenty-five percent (25%) (in accordance with the Arizona Nurseryman's Association Standards).

This is consistent with both Subsections 2.1.a and b and Subsection 2.8.1.A of the CB Design Guidelines regarding Public Accessibility. The PUD does not include Canal right-of-way or street crossings of the Canal (an SRP substation separates the PUD from the Canal's crossing of 99th Avenue), so Subsections 2.3 and 2.4 of the CB Design Guidelines do not apply to the Aldea Centre PUD.

If and where a wall or fence is erected along the perimeter lot line of the PUD adjacent to the Grand Canal, it will maintain an open visual access to the Grand Canal by requiring a minimum of 75% of the combined wall and fence surface area as open, tubular steel type fence. This standard meets Subsection 2.2 of the CB Design Guideline, and will exceed the specific requirement of Subsection 2.2.3 of the CB Design Guideline.

Because of the presence of the SRP power lines along the south side of the Canal, the Aldea Centre will comply with Subsection 2.5 of the CG Design Guidelines in their entirety, and the CB Design Guidelines of Section 2.5 as acknowledged here will take precedence over other Canal access design factors set forth here and in the CB Design Guidelines, specifically those of Subsection 2.1 of the CB Design Guidelines regarding access and landscaping as noted immediately above. To the extent possible, the PUD's northern perimeter shall be designed to assure that pedestrians and cyclists shall be kept away from the existing SRP power poles on the south side of the Canal. Only trees and plantings on the SRP approved planting list will be allowed within 20 feet of the northern perimeter of the PUD exceeding the requirement of Subsection 2.5.3 of the CB Design Guidelines.

Self-storage facilities, parking garages, and unscreened outdoor storage shall not be allowed land uses within 40 feet of the northern perimeter of the PUD. This is consistent with Subsection 2.6.5 of the CB Design Guideline. Subsection 2.6.4 of the CB Design Guideline, a consideration, is inconsistent with both the general purpose of a PUD, which is to provide flexibility, and, in the case of the Aldea PUD, inconsistent with the surrounding context. As an illustration only, it is more appropriate to locate permitted multi-family uses close to the existing Sonoran Sky Elementary School, while placing Commerce Park uses away from the School and adjacent to the Canal, where, in this area, there are already open industrial uses to the northeast and northwest. The context of the PUD will drive land use siting, and Subsection 2.6.4 of the CB Design Guideline does not apply. Likewise, this is not an urban area, so Subsection 2.7 of the CB Design Guideline does not apply in the Aldea Centre PUD. The suburban standard of Subsection 2.8 of the CB Design Guideline was addressed above.

c) Gateway and Entry Landscaping

The project includes a primary project "Gateway" at 99th Avenue and Montebello Avenue, and various additional "Entry" areas to access the site. The Gateway entrance will be used as the primary access to general circulation routes within the site and will be designed to create an enhanced sense of arrival for the users. The additional Entry locations will be used as secondary access to the property, and for direct access to specific uses within the development and parking areas. A general hierarchy of these two entrance types will be distinguished by overall size, entry monumentation, and choice of plant material. Landscape treatments shall be comprised of mature specimen trees (2-inch caliper or greater), palms, and dense mass plantings of flowering shrubs, groundcover, and accent cacti plantings. Lawn areas may also be considered at the Gateway or Entry areas to provide added lushness and an "oasis" type appearance. The character of the entrances are unique and identifiable if the landscaping takes on a more structured design, setting it apart from the general streetscape.

The following standards shall apply:

- i. Landscaping within the Gateway or Entry areas shall incorporate one (1) dominant tree species.
- ii. Tree quantities shall be determined by meeting average tree spacing for that particular street frontage at twenty (20) feet on center average spacing with five (5) shrubs per tree.
- iii. A mix of tree sizes shall be used in this area; one (1) inch caliper trees twenty-five percent (25%), two (2) inch caliper trees fifty percent (50%), three (3) inch caliper trees twenty-five percent (25%) (in accordance with the Arizona Nurseryman's Association Standards).

d) Interior Streetscape

All roadway corridors within the project boundary are considered under the designation of Interior Streetscape (Bethany Home Road, Montebello Avenue, Missouri Avenue and 101st Avenue). Regardless of being either public or private streets, these areas shall be developed to provide for a visually appealing "boulevard" type landscape treatment that is easily navigated by vehicles and is pedestrian friendly. Street trees are to be planted in clustered arrangements



in order to provide sight corridors to retail signage and building entrances. Where possible, a double row of trees shall be planted to provide added shade for pedestrians where sidewalks are detached. Driveway entrances into parcels shall be treated with enhanced landscape treatments similar to the Entry / Gateway landscape requirements previously described, but on a smaller scale. Berming and undulating landforms used in conjunction with vegetation are encouraged to provide both visual interest and screening of parking, maneuvering, and utility areas.

The following standards shall apply:

- i. Landscaping along Interior Streetscape areas shall incorporate an appropriate mix of shade trees along all street frontages. Tree species shall not exceed four (4) varieties along these edges. Sixty percent (60%) of those trees used shall be one (1) dominant species.
- ii. Trees quantities shall be determined by meeting average tree spacing for that particular street frontage at twenty (20) feet on center average spacing with five (5) shrubs per tree.

- iii. A mix of tree sizes shall be used in this area; one (1) inch caliper trees twenty-five percent (25%), two (2) inch caliper trees fifty percent (50%), three (3) inch caliper trees twenty-five percent (25%) (in accordance with the Arizona Nurseryman's Association Standards).

e) Landscape Adjacent to Buildings

Foundation landscape areas shall be incorporated around buildings in order to soften the vertical planes of structures and create comfortable green spaces for pedestrians. Appropriately selected tree species will be important for these areas in order to prevent growth from interfering with structures. An appropriate mix of evergreen and flowering shrubs and groundcover shall be used. Building entrances shall be treated with flowering shrubs, potted accent plants, and shade trees where possible. Wide landscape areas around the buildings will allow for the placement of shade trees, which in turn will provide sun and heat protection to building facades and windows, contributing to energy efficiency and building sustainability.

The following standards shall apply:

- i. Trees shall not be planted closer than ten (10) feet to any structures (Shoestring Acacia, Weeping Acacia and Cascalote may be placed within eight (8) feet of structure), **except for Multifamily Uses north of Montebello Avenue where trees shall not be planted closer than six (6) feet to any structures.**



- ii. Tree species shall not exceed three (3) varieties along these edges. Sixty percent (60%) of those trees used shall be one (1) dominant species.
- iii. A mix of tree sizes shall be used in this area; one (1) inch caliper trees twenty-five percent (25%), two (2) inch caliper trees fifty percent (50%), three (3) inch caliper trees twenty-five (25%) (in accordance with the Arizona Nurseryman's Association Standards).
- iv. Trees and shrubs shall be included at one (1) tree and ten (10) shrubs per five hundred (500) s.f. of landscape area.
- v. Landscape areas adjacent to buildings other than retail shall have a minimum width of fifteen (15) feet which shall also include sidewalks,

except for Multifamily Uses north of Montebello Avenue where landscape areas adjacent to multifamily buildings shall have a minimum width of seven (7) feet adjacent to stairs and egress balconies and minimum of nine (9) feet adjacent to any buildings.

Retail uses shall provide a minimum of ten percent (10%) of the area between the building footprint and the curb for landscaping planters. Hardscape areas in these zones shall utilize large concrete pots and planter areas to emphasize building entrances and seating areas.

- vi. With an exception for any hospitality use, turf shall not be used adjacent to buildings, unless it is located near areas where seating is provided. In no cases shall turf be located directly against the building face.

f) Parking Lot Landscaping

It shall be required for all parcels developed within this project to include parking lot landscape treatments that meet or exceed current City requirements for all surface parking lots. Landscape islands shall be dispersed evenly throughout the parking areas to provide sufficient shade cover and be sized accordingly. Landscaping located within parking lots helps in reducing the heat island effect and provides refuge from intense heat and sunlight for the parked vehicles. This landscaping also provides "green" space within the parking fields to break up the expanses of asphalt and concrete. Pedestrians shall also have quick access to shaded walkways located throughout the parking areas. These shaded areas increase the user's comfort and provide additional green space that enhances the site's character.



The following standards shall apply:

- i. Parking islands shall be a minimum of five (5) feet in width (inside curb) and match the length of adjacent parking stalls (typ. eighteen (18) feet).
- ii. Fifteen percent (15%) of the total surface parking lot area shall be landscaped.
- iii. Trees selected for parking islands shall be of the same species and selected to provide abundant shade. An accent tree may be considered at main driveway corridors. Mesquite trees shall not be used in parking islands due to their susceptibility for being over trimmed resulting in excessive juvenile growth and poor branch form.

- iv. Trees used in parking islands shall be a minimum of two (2) inch caliper in accordance with the Arizona Nurseryman's Association Standards.
- v. Trees and shrubs shall be included at one (1) tree and five (5) shrubs (five (5) gal) per parking island.
- vi. Turf shall not be used in parking islands.

g) Common Area and Retention Basin Landscape

Improved open space and retention basin landscape areas shall be incorporated into the site development of the project. These common areas provide opportunities for storm water storage while also adding clustered open space, which increases the potential for improvements, amenities, and activities. It is the intent of this PUD to encourage the development of these spaces to include usable turf areas, tree-lined walkways and seating areas, and interesting arrangements of shrub and groundcover plantings in dense massings. In providing these elements, the common areas will promote a pleasant pedestrian environment, function as an interconnected open-space system for on-site users as well as adjacent land uses, and provide visual connections between spaces and uses within the development. The landscaping in these areas shall be designed so that the plant material has opportunities to use the storm water runoff to supplement the irrigation system and provide groundwater recharge. Turf shall be used in the bottom of basins where appropriate, otherwise fractured granite rip rap or river rock shall be placed in the low water areas to hide unsightly dirt and oils from storm water runoff.

The following standards shall apply:

- i. Common areas will be owned, managed, and maintained by a common association formed to address all common areas and facilities within Aldea Centre. The developer of Aldea Centre shall provide the Development Services Department with a copy of recorded Codes, Covenants and Restrictions which demonstrate the establishment of the legal entity as necessary to implement the common retention and open space provisions affiliated with this PUD.
- ii. Landscaping within common area and retention basin landscape areas shall incorporate an appropriate mix of shade trees. Tree species shall not exceed four (4) varieties within these areas.
- iii. A mix of tree sizes shall be used in this area; one (1) inch caliper trees twenty-five percent (25%), two (2) inch caliper trees fifty percent (50%), three (3) inch caliper trees twenty-five percent (25%).

- iv. Trees and shrubs shall be included at minimum of one (1) tree and five (5) shrubs per five hundred (500) square feet of landscape area.
- v. Turf shall only be used in select areas such as retention basins and project entrances.

h) General Landscape Requirements

The following items shall be incorporated into all spaces of the site that are developed as landscape areas:

- i. All areas are to have decomposed granite top dressing, one-half ($1/2$) inch minus, two (2) inch minimum thickness.
- ii. Turf is limited to fifty percent (50%) of the landscape area or ten percent (10%) of the total site area, whichever is less.
- iii. A minimum of fifty percent (50%) of all landscape areas shall be covered with trees, shrubs, or groundcover.
- iv. Berms shall not exceed four (4): one (1) side slopes.
- v. Basins shall not exceed three (3): one (1) side slopes.
- vi. All landscape areas are to have an automatic irrigation system. Trees, shrubs, and groundcover shall be watered by a drip irrigation system and turf areas shall incorporate high efficiency spray heads.

i) Landscape Sustainability

Sustainable landscape and irrigation design practices shall be considered. A minimum of three (3) of the eight (8) items described below shall be implemented with the development of each parcel.

- i. Capture gray water discharge from developments facilities and re-use for landscape irrigation.
- ii. Utilize "Smart" irrigation control systems.
- iii. Utilize efficient drip irrigation technology
- iv. Incorporate green roof landscape treatments.
- v. Locate plant material in or near storm water drainage swales or basins to maximize water benefit for landscape areas.
- vi. Use low water use plant material.

- vii. Provide turf grass in retention basins to filter storm water runoff before recharge
- viii. Provide slope stabilizing plant material where appropriate to limit erosion.

Table 4: Plant Materials List

TREES	
<i>Acacia aneura</i>	Mulga
<i>Acacia smallii</i>	Sweet Acacia
<i>Acacia salicina</i>	Weeping Acacia
<i>Acacia stenophylla</i>	Shoestring Acacia
<i>Bauhinia species</i>	Orchid Tree
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Cercidium praecox</i>	Palo Brea
<i>Cercidium 'D. Museum'</i>	Desert Museum Palo Verde
<i>Chitalpa tashkentensis</i>	Chitalpa
<i>Dalbergia sissoo</i>	Dalbergia
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Quercus species</i>	Live Oak
<i>Olea europaea</i>	Fruitless Olive
<i>Prosopis velutina</i>	Native Mesquite
<i>Thevetia peruviana</i>	Yellow Oleander
ACCENTS	
<i>Agave species</i>	Agave
<i>Aloe species</i>	Aloe
<i>Asclepius subulata</i>	Desert Milkweed
<i>Cereus species</i>	Cereus
<i>Dasyliirion wheeleri</i>	Desert Spoon
<i>Dasyliirion longissimum</i>	Toothless Desert Spoon
<i>Echinocactus grusonii</i>	Golden Barrel
<i>Euphorbia antisyphilitica</i>	Candelilla
<i>Fouquieria splendens</i>	Ocottilo
<i>Hesperaloe funifera</i>	Giant hesperaloe
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Opuntia ficus-indica</i>	Indian Fig
<i>Pedilanthus macrocarpus</i>	Lady's Slipper
<i>Yucca species</i>	Yucca
SHRUBS	
<i>Bougainvillea species</i>	Bougainvillea
<i>Caesalpinia species</i>	Bird of Paradise
<i>Carissa grandiflora</i>	Natal Plum

<i>Dalea species</i>	Dalea
<i>Dodonea viscosa</i>	Hopseed Bush
<i>Eremophila spp.</i>	Valentine Bush
<i>Ericameria larcifolia</i>	Turpentine Bush
<i>Euphorbia rigida</i>	Gopher Plant
<i>Justicia californica</i>	Chuparosa
<i>Justicia spicigera</i>	Mexican Honeysuckle
<i>Leucophyllum species</i>	Sage
<i>Muhlenbergia species</i>	Deer Grass
<i>Myrtus communis</i>	Compact Myrtle
<i>Nerium oleander</i>	Oleander
<i>Raphiolepis indica</i>	Indian Hawthorn
<i>Ruellia brittoniana</i>	Blue Ruellia
<i>Ruellia peninsularis</i>	Desert Ruellia
<i>Simmondsia chinensis</i>	Joboba
<i>Sophora secundiflora</i>	Texas Mountain Laurel
<i>Tecoma species</i>	Tecoma
<i>P. setaceum 'Cupreum'</i>	Purple Fountain Grass
<i>Vauquelinia californica</i>	Arizona Rosewood
<i>Xylosma congestum</i>	Xylosma
VINES	
<i>Bougainvillea spp.</i>	Bougainvillea
<i>Ficus pumila</i>	Creeping Fig
<i>Jasminum mesnyi</i>	Yellow Jasmine
<i>Rosa banksiae</i>	Landy Bank's Rose
GROUNDCOVER	
<i>Acacia redolens</i>	Trailing Acacia
<i>Chrysactinia mexicana</i>	Damianita
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Cynodon dactylon</i>	Hybrid Bermuda grass
<i>Lantana species</i>	Lantana
<i>Malephora species</i>	Ice Plant
<i>Myoporum parvifolium</i>	Prostrate Myoporum
<i>Rosmarinus officinalis</i>	Rosemary
<i>Ruellia brittoniana</i> 'Katie'	Katie's Ruellia
<i>Setcreasea pallida</i>	Purple Heart
<i>Wedelia trilobata</i>	Yellow Dot
<i>Zephyranthes species</i>	Rain Lily
COLOR	
Annuals	By Season

4. Off-Street Parking, Bicycle Parking & Loading Standards

Refer to the Off-Street Parking and Loading Standards Section of the Phoenix Zoning Ordinance with the following exception:

- Surface parking space and drive aisle dimensions for all land uses using perpendicular parking shall be eight and one-half (8 1/2) feet wide by eighteen (18) feet deep with a twenty-four (24) foot drive aisle.
- Multifamily residential development shall provide common bicycle parking at 0.25 spaces for each residential unit, with a maximum of 50 spaces.
- All nonresidential uses over 5,000 square feet floor area shall provide one bicycle space per 25 required vehicle parking spaces, with a maximum of 25 spaces.

5. Shade

All pedestrian walkways shall be shaded fifty percent (50%) at maturity by a combination of shade trees building canopies, overhangs, arcades, or other shade method as measured at noon on the Summer Solstice. Surface parking lots will provide a minimum of fifteen percent (15%) shade cover through a combination of shade trees and/or shade canopies.

6. Lighting Standards

The Aldea Centre PUD shall comply with lighting standards as defined within the Environmental Performance Standards and the Guidelines for Design Review Section of the Phoenix Zoning Ordinance.

7. City Administered Design Guidelines

The Aldea Centre PUD will comply with Design Guidelines as defined within Guidelines for Design Review Section of the Phoenix Zoning Ordinance, except for 507 Tab A.II.E.2, which this PUD supersedes. This PUD also provides the following supplemental design guidelines:

Standards: The following design review guidelines apply to above-grade commercial parking structures:

- The portions of a parking structure visible above grade shall be integrated with the form and materials of the site structures.

Rationale: These features will assure efficiency and minimize the visual impact to the surrounding uses.

- Parking decks shall be level and parallel with the site grade. Parking structure ramps which promote the movement of vehicles from one

level to the next shall not be loaded with parking stalls unless located central to the core of the parking structure.

Rationale: The parking structure must maintain the appearance of level parking decks to promote design compatibility with the project.

- The exterior design treatment of an above-grade parking structure shall reflect building design features and proportions (horizontal banding, cornice treatment; window scale, proportion and mullion treatment; vertical projection).

Rationale: The incorporation of design features and proportions utilized within adjacent buildings will promote design integration while diminishing the typical physical design features of a parking structure.

- Design Guidelines applicable to Multifamily uses north of Montebello Avenue: Buildings shall provide a distinctive architectural design in addition to innovative site programming and amenities. Independent development sites shall be planned and designed to complement each other, but also be identified as unique developments with amenities and characteristics meant to appeal to a variety of residents with diverse housing needs. The design shall focus around pedestrian connectivity. All buildings as well as the outdoor amenities areas shall be connected to the other open spaces by landscaping and pedestrian pathways. Further, developments shall provide access to the Grand Canal bank via a public pathway along the western boundary of the sites. Special attention should be given to units along the canal bank. Dwelling units adjacent to the canal will utilize oversized windows to enhance the views to the north. Additional gated access at the north property line will provide residents direct access to the canal and enhance the walkability of the area.

8. Walls and Fences

The Aldea Center will comply with all wall and fence standards defined by the Zoning Ordinance. However, in addition to City Standards, the following standard will apply:

- A wall or fence erected within the perimeter tract adjacent to the Grand Canal will maintain an open visual access to the Grand Canal by promoting a minimum of 75% of the combined wall and fence surface area as open, tubular steel type fence.

Rationale: The northern boundary of Aldea Center adjacent to the Grand Canal shall remain open and avoid a solid wall adjacent to the canal.

- In the event a driving range is developed as otherwise permitted by this PUD and in a location more than 500 feet from any existing single family

home (as measured from the netting and poles), the side and back netting, including supporting poles, for such a driving range is considered to be fencing, and shall be allowed up to a maximum height of 175 feet, at any location inside the required perimeter landscape area as shown in **Figure 9**. Such netting and poles are not subject to any other height limits for fencing, structures or buildings set forth in this PUD or the City Zoning Ordinance, but such netting and poles must meet any applicable Building Code requirements.

Rationale: Driving ranges are a permitted use in the Aldea Centre PUD. Netting is required for safe operation of a driving range. In addition, because netting is not opaque, it would avoid any wall-type condition within any perimeter tracts adjacent to the Grand Canal.

9. Sign Standards

a) Intent

Aldea Centre is using this section of the PUD to request a new design philosophy and approach from the City of Phoenix for the use of identity and marketing signage that is compatible with Glendale sign allowances in nearby projects. This new philosophy will allow uses within Aldea Centre that are competitive within the marketplace.

These provisions enable the creation of a vibrant, dynamic, and creative signage and sponsorship program appropriate for Aldea Centre. They allow creative options to enhance a visitor's experience within the site, and will open up possibilities for design and marketing within the project. The provisions will help make Aldea Centre competitive with neighboring Glendale projects, such as Westgate Center, University of Phoenix Stadium, and Gila River Arena. They will create a contextual link between the personality and design allowances for Westgate and the proposed edgy urban environment it touts, with the more suburban, slightly slower paced business community that buffers residential.

The main objective of the signage program is to encourage the creative development of two- and three-dimensional signage that is vibrant, charismatic, and even unique in its approach. A general framework is provided to ensure that the designs are appropriate for the project as a whole. Signage shall not only include text that identifies the name of the business, but also incorporates the use of graphics and forms that provide identity, where appropriate, for commercial clients.

As this project is primarily a suburban type of land use and tenant mix adjacent to the existing residential areas, signs will engage the public first from the freeway, then through the arterial street system in a more suburban context along 99th Avenue. Long distance recognition and viewing opportunities will be accomplished by large-scale project and major tenant recognition. These

larger sized signs will allow for safer identity and freeway egress to the project. To reach the freeway audience, freeway electronic types of signs will be developed that are of considerable size but of appropriate scale.

All other categories of exterior signs shall conform to the requirements of the Signs Section of the Phoenix Zoning Ordinance, except where modified by the regulations contained herein. Signs on private interior sites, lots, or private streets will not be regulated, unless otherwise specified herein, except to the extent that electrical and structural permits may be required by the City of Phoenix.

This section shall not apply to signs erected or maintained by a governmental body, including, but not limited to, traffic signs, warning signs, railroad crossing signs, and signs of a non-commercial nature required by public laws, ordinances, or statutes. The provisions are also meant to ensure a consistency in signage within the overall development that protects the properties and tenants' unique identities and value.

b) Allowable Signs

The following signs, as well as signs otherwise permitted by the City of Phoenix, shall be permitted.

- i. Painted Wall Signs (murals and trompe-l'oeil): Artistic themed murals may be painted, carved, cast or wrapped on blank walls between projects and/or buildings.
- ii. Projecting Signs: Any sign other than a wall sign erected upon a structure or building and which projects outward from such structure or building wall.
- iii. Electronic Message Center: A sign capable of displaying words, symbols, images or figures that can be electronically or mechanically changed by remote or automatic means.
- iv. Kinetic: Three-dimensional design that may have elements that are moveable in a random and/or specified manner.
- v. Sculptural: Three-dimensional design that may be viewed as more "artistic" in nature than as a "sign". May or may not contain text and graphics.
- vi. Marquee Signs: Any sign which is painted, inscribed, or otherwise depicted upon or attached to, or supported by a part of a marquee.
- vii. Aerial View Signs: Signage and graphics that are horizontal and applied directly to or on the roof surface. These signs are only seen from an aerial perspective from a plane or an adjacent building.

- viii. Roof Signs: Billboard type signs mounted vertically above the roofline of a building.
- ix. Architectural Ledge Signs: Signage and identity that is located on a horizontal ledge of building fascia, projecting architectural feature, rigid canopy or shade structure. These signs can also be considered canopy signs based on their design and application.

c) Signage District Master Plan

Figure 12, Sign Master Plan provides a map of the location and type of signs proposed within the overall development plan.

d) Freestanding Site Signage Types

1. Freeway Project Identification and Electronics

This is a unique opportunity for some creative approaches to advertisement and billboard design within Aldea Centre, proposed south of the southwest corner of Bethany Home Road and 99th Avenue.

These types of signs have been defined in previous applications as “sponsorship signs”. Sponsorship, as it relates to this signage type, is the specific promotion of products or services by entities selected by the Developer or its approved Assignee or Successor, integrated with the project's identification.

This sponsorship may or may not be on-site businesses. On-site promotions may include businesses, products, events or services within the project, identify specific locations within the district, promote the project through “for sale” or “for lease” information, provide way-finding throughout the project, or provide public service announcements.

These signs shall follow the following standards:

- Types of uses are permitted on electronic message signs:
 - Advertising for on-site
 - Off-site businesses
 - Emergency Messaging - Network time shall be made available on the digital sign faces to the City of Phoenix for emergency messaging – messages to override all copy for one (1) hour, then display for eight (8) seconds in every minute, as long as needed.
- Sign placement shall be no closer than seven-hundred (700) feet from another freeway sign on site and one thousand (1000) feet from any residential district.
- The sign will not be allowed to suspend over, nor into the public right of way, and will be limited to a maximum height of eighty-five (85) feet.



Sign Area:

- Sign face shall not exceed twelve hundred (1200) square feet with the electronic portion of the sign limited to a maximum six hundred seventy two (672) square feet. Electronic portions of sign faces shall be oriented towards the Loop 101 Freeway. In the event such orientation results in a third face oriented westward, i) said third face shall be limited to the same height as the other two faces; ii) said third face shall only be used by on-site businesses, including project identification; and iii) electronic components shall not be permitted on said third face. There shall be a maximum of three (3) sign faces per structure. Sign face is not the same as sign area, which is detailed below.
- If the angle is forty-five (45) degrees or greater between sign faces, the sign area shall be the sum of the areas of all faces. The maximum sign area shall not exceed twenty four hundred (2400) square feet, with the electronics portion limited to thirteen hundred forty four (1344) square feet. Sign area is not the same as sign face.
- Opposite faces shall be no more than twenty (20) feet apart, the distance measured at the two closest points.
- Signs shall not include animated, flashing, scrolling, intermittent or full-motion video elements. Transition time between differentiated graphics shall not be considered "scrolling". There shall be a rotation time of not less than eight (8) seconds between images. In the transition between copy changes, there shall be no sense of movement from one image to the next.
- From sunset to 1:00 a.m., 14x48 sized electronic components of signs shall be dimmed to a maximum illumination of three hundred forty-two (342) nits, and 10x38 sized electronic components of signs shall be dimmed to a maximum illumination of three hundred forty two (342) nits.
- Signs shall be extinguished from 1:00 a.m. to sunrise.

2. Project Landmark

The large traffic circle feature at the crossroads of Montebello and 101st Avenues, with its position of direct visibility to the freeway, provides an opportunity to develop a landmark component to the site. The landmark sign may consist of one or more elements in composition, creating a suburban icon for the project. The landmark sign may contain multiple advertising and thematic elements including color and illumination techniques that will enliven and energize the site.

The final design shall be addressed in future phases but shall follow these standards.

- Types of uses are permitted on electronic message signs:

Advertising for on-site

Off-site businesses

Emergency Messaging - Network time shall be made available on the digital sign faces to the City of Phoenix for emergency messaging – messages to override all copy for one (1) hour, then display for eight (8) seconds in every minute, as long as needed.

- Sign placement shall be no closer than seven hundred feet (700') from another freeway sign on site and one thousand feet (1000') from any residential district.
- The landmark will not be allowed to suspend over, nor into the public right of way, and will be limited to a maximum height of sixty-five (65) feet.

Sign Area

- Sign face shall not exceed twelve hundred (1200) square feet with the electronic portion of the sign limited to a maximum six hundred seventy two (672) square feet. Sign face is not the same as sign area, which is detailed below.
- If the angle is forty five (45) degrees or greater between sign faces, the sign area shall be the sum of the areas of all faces. The maximum sign area shall not exceed twenty four hundred (2400) square feet, with the electronics portion limited to thirteen hundred forty four (1344) square feet. Sign area is not the same as sign face.
- For free form, spherical, sculptural or other non-planar signs, sign area shall be calculated as per defined in the zoning ordinance. The maximum sign area shall not exceed twenty four hundred (2400) square feet, with the electronics portion limited to thirteen hundred forty four (1344) square feet.
- Opposite faces must be no more than twenty (20) feet apart, the distance measured at the two closest points.
- Signs shall not include animated, flashing, scrolling, intermittent or full-motion video elements. Transition time between differentiated graphics shall not be considered "scrolling".

There shall be a rotation time of not less than eight (8) seconds between images.

In the transition between copy changes, there shall be no sense of movement from one image to the next.

- From sunset to 1:00 a.m., 14x48 sized electronic components of signs shall be dimmed to a maximum illumination of three hundred (300) nits, and 10x38 sized electronic components of signs shall be dimmed to a maximum illumination of three hundred forty-two (342) nits.
- Signs shall be extinguished from 1:00 a.m. to sunrise.

3. Primary Project Monumentation

Primary project identity monumentation for Aldea Centre will be located at the intersection of 99th and Montebello Avenues, the primary access to the project. The monumentation may consist of multiple elements, integrating with the site walls, streetlights, and other site elements. They will be scaled in height and area for vehicular traffic, and will support the overall visual character of the development. They shall have a maximum height of forty-eight (48) feet and three hundred fifty (350) square feet of area to provide competitive signage opportunities against adjacent projects.

4. Secondary Project Monumentation

Secondary project identity monumentation for Aldea Centre will be located at the intersection of 99th and Missouri Avenues. Smaller in scale than the primary monumentation, these signs will also be designed to integrate with the site walls, street lights, and site elements. They will be scaled in height and area for vehicular traffic, and will support the overall visual character of the development. They shall have a maximum height of thirty-five (35) feet and two hundred (200) square feet of area to provide competitive signage opportunities against adjacent projects.

5. Primary Multi-Tenant Signage

This sign type will be located at main entry points to large commercial centers along 99th Avenue. The signs may list multiple tenants. They shall have a maximum height of sixty-five (65) feet and six hundred (600) square feet of area to provide competitive signage opportunities against adjacent projects.

These signs may incorporate electronic reader boards may be allowed to be integrated with these signs. The use of electronics will be at the sole discretion of the project developer but may only be used along 99th Avenue frontage.

6. On-Site Directional/Marketing Signs

To provide for on-site directionals to parcels set into the east side of the project, larger directionals will be allowed based on content requirements once the various parcel and site uses are defined:

- Minimum three feet (3') in height and six (6) square feet in area for standard on-site type of single information needs.
- Up to a maximum of ten feet (10') in height and forty eight (48) square feet of sign area for site project wayfinding directionals or larger parcel needs.
- Content may contain major tenants for individual use parcels and addresses for multi-tenant parcels.
- Signs shall be allowed in the rights-of-way as a system of vehicular wayfinding.

e) On-Site Placemaking and Graphics

1. Roof signs

Aldea Centre is allowed several building mounted roof signs. Roof signs are those components mounted above the roofline/parapets of buildings. They may also suspend in front of retail buildings. This type of signage shall be designed appropriate in scale and integrated into the architecture of the site. Signage area shall be calculated at one (1) square foot of signage for each one (1) lineal foot of building frontage. Sign area shall be limited to a maximum of six hundred seventy-two (672) square feet per individual sign.

This area is not calculated against any tenant. Location of this type of signage shall be oriented towards the commercial development along 99th Avenue and internal to each of the developments to minimize any potential impact to the adjacent single-family neighborhood.

2. Electronic Message Panels

Video technology in signs shall use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the following:

- All electronic, digital, or video display unit signs shall have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.
- Maximum brightness levels for electronic, digital, or video display signs shall not exceed seventy-five hundred (7500) nits, when measured from the sign's face at its maximum brightness, during daylight hours.

- Maximum brightness levels for electronic, digital, or video display signs from sunset to 1:00 a.m., 14x48 sized electronic components of signs shall be dimmed to a maximum illumination of three hundred (300) nits, and 10x38 sized electronic components of signs shall be dimmed to a maximum illumination of three hundred forty-two (342) nits.



f) Sign Lighting

Standard Illumination

Great measures will be taken to use the most energy efficient and sustainable type of lighting sources.

Where lighting fixtures are exposed, they shall contribute to the overall composition of the store front(s). All exposed lighting fixtures and their intensity shall be subject to approval by the Landlord prior to applying for a signage permit.

Tungsten, halogen and mercury vapor lamp sources over 70 watts and incandescent sources over 150 watts will be fully shielded from any adjacent single-family residential neighborhood.

Fluorescent fixtures for outdoor signage lighting shall be mounted at the top of the sign, be partially shielded (cut-off), and have a filter that controls spectral distribution. LEDs for all individual letters and other appropriate use will be strongly suggested to all tenants.

g) All other signs

All signs not addressed or changed in this PUD shall refer back to the Phoenix Zoning Ordinance.

10. Sustainability Guidelines

The "Leadership in Energy and Environmental Design" (LEED) Green Building Rating System is presently a voluntary standard for developing high-performance sustainable buildings. Developers of the Aldea Centre are strongly encouraged to incorporate current LEED standards for New Commercial Construction (LEED-NC) within the project. Key project areas to be reviewed in accordance with a LEED building certification include Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Design Innovation. A number of cities in the western United States have adopted local green building guidelines and the trend is expected to continue at a growing rate. The Aldea Centre shall be a development that recognizes this trend to formulate design goals and a basis of methodology for building elements and environmental systems.

The Aldea Centre PUD encourages sustainability principles through the implementation of at least three (3) of the following Design Review Presumptions, or other sustainability principles as approved by the Development Services Department.

- Building designs that respond to the harsh southwest climate by incorporating materials and design methods suitable for the region;

- Orientation of buildings to recognize the value of human comfort zones, and surrounding buildings with appropriate landscaping and shading;
- Orientation of buildings and fenestration design to maximize solar benefits while minimizing the negative impacts of heat gain;
- Recognizing that sustainability methods are continually improving and evolving over time, encourage state-of-the-art sustainability methods and products as the project is phased;
- Encourage solar collection technologies for providing and storing energy as well as heated water systems for individual buildings;
- Strive to reduce project energy loads by addressing passive design elements (i.e. daylight, natural ventilation, materials solar mass properties) and active design elements (i.e. environmental conditioning methods, radiant heating and cooling, shared building systems);
- Strive for effective water usage and conservation methods in buildings by using low flow plumbing fixtures, energy efficient appliances and HVAC systems using minimal amounts of process water;
- Encourage the capture of gray water discharge from buildings for reuse for landscape irrigation; and
- Encourage "Smart" irrigation control systems.

Rationale: Promote sustainable building and site development improvements, facilities and open spaces within Aldea Centre.

11. Infrastructure Standards

a) Circulation System

The Aldea Centre PUD proposes a comprehensive internal street network that is planned and coordinated with the existing street network in the area. 99th Avenue, a major arterial street, borders the east property line and will provide the major north/south movement adjacent to the development. Three major access points with median breaks, full-turn movements and signalization are proposed along 99th Avenue, including Bethany Home Road, Montebello Avenue, and Missouri Avenue. Additional right-in, right-out access points may be provided along 99th Avenue. 101st Avenue will extend from its current alignment from the south through the property and connect to Bethany Home Road. Montebello Avenue will provide access in an east/west direction through the property and end in a cul-de-sac approximately 600 feet from the western boundary of the development. Missouri Avenue will provide an additional east/west access point and will connect with 101st Avenue. Below is

a more detailed description of each roadway adjacent to or within the development.

99th Avenue

99th Avenue is the major north/south arterial road that borders the east side of the property. 99th Avenue is planned as a major arterial roadway with three travel lanes in each direction and a center raised median. A half-street of 60 feet is proposed for the west half of 99th Avenue, which will include a 12-foot half median, three travel lanes, an 11.5-foot landscape strip, and a 5-foot wide setback sidewalk (See **Figure 12, Street Sections** for a cross-section of 99th Avenue). Beyond the 99th Avenue improvements, a 38-foot SRP irrigation easement will be provided for the 84-inch irrigation pipeline that will run parallel to 99th Avenue. This will also couple as an additional landscape buffer between 99th Avenue and the property.

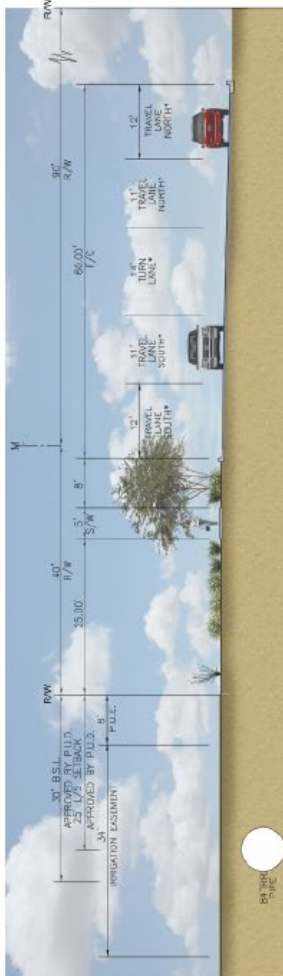
Bethany Home Access Drive

While Bethany Home Road does not exist west of 99th Avenue, the applicant is coordinating with SRP to facilitate a land exchange to allow for a roadway connection from the intersection of 99th Avenue and Bethany Home Road (current termination of Bethany Home Road) into the property and ultimately connecting to 101st Avenue internal to the development. This road would be designed to function as ingress and egress to Aldea Centre and is not intended to provide connectivity to the west beyond Aldea Centre. The street section would include a center turn lane, two travel lanes in each direction, a landscape strip, and setback sidewalk on the south side of the street (there is no pedestrian access on the north side of Bethany Home Road in this location).

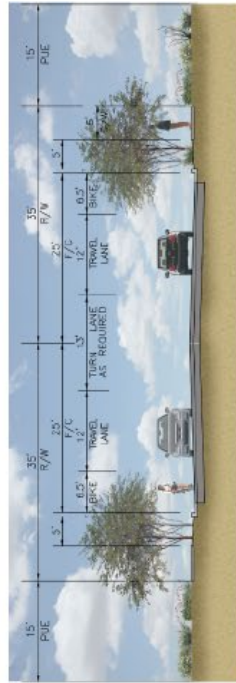
Aldea Centre PLANNED UNIT DEVELOPMENT

**FIGURE 14
STREET SECTIONS**

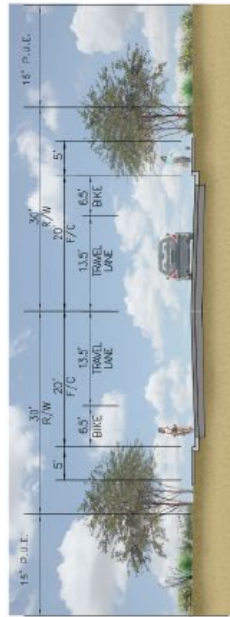
NOTE: THIS PROPOSED STREET NETWORK MAY BE PUBLIC OR PRIVATE. THE DETERMINATION FOR JURISDICTIONAL CONTROL WILL BE MADE AT THE TIME OF THE SITE PLAN REVIEW FOR THE FIRST PHASE OF DEVELOPMENT WITH ALDEA CENTRE



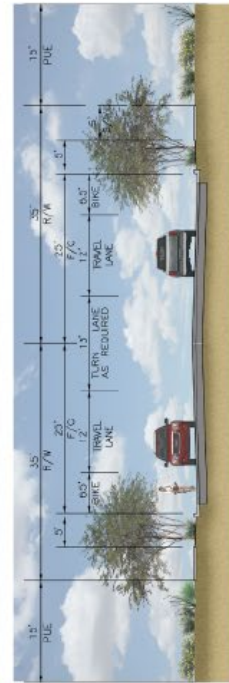
A - A 99th Avenue



B - B Montebello Avenue



C - C 101st Avenue



D - D Missouri Avenue



Montebello Avenue Access Drive

Montebello Avenue provides an east/west connection from 99th Avenue through the property, conceptually terminating in a cul-de-sac approximately 600 feet from the western boundary of the site. Montebello Avenue incorporates two different street sections east and west of 101st Avenue respectively. East of 101st Avenue, Montebello Avenue is planned as an internal Aldea Centre project road with 70 feet of right-of-way or a tract in the form of a Private Accessway. The street section includes a center turn lane, one travel lane in each direction, a landscape strip, and setback sidewalks. See **Figure 12, Street Sections** for the roadway cross-section. Montebello Avenue will include full turn movements and signalization at 99th Avenue.

Montebello Avenue intersects with 101st Avenue in the center of the project. A round-about is proposed at this intersection to provide a central focal point for the development and to provide a traffic calming measure to ensure appropriate travel speeds through the project. The round-about will be designed per the City of Phoenix standard detail and will provide a focal landscape feature to create an attractive visual point central to the project.

West of 101st Avenue, Montebello Avenue is planned as a local street using 60 feet of right-of-way or Private Accessway tract. This street only serves the parcels west of 101st Avenue and does not provide any through connection, thus the local section detail. This section includes one travel lane in each direction, a detached sidewalk, and landscaping within 60 feet of right-of-way or private accessway tract. See **Figure 12, Street Sections** for the street cross section.

Missouri Avenue

Missouri Avenue is planned as a collector road, and is the half-mile point between Camelback Road and Bethany Home Road. It also borders the southern boundary of this PUD. Missouri Avenue currently exists west of the property, terminating at 101st Avenue. As part of this development, Missouri Avenue will continue east and connect to 99th Avenue, providing additional access to the property and adjacent developments. Missouri Avenue will provide full turn movements and signalization at 99th Avenue. See **Figure 12, Street Sections** for the Missouri Avenue street cross-section.

101st Avenue

101st Avenue is planned as a collector road, and provides north/south access through the property from Missouri Avenue to Bethany Home Road. As discussed above, 101st Avenue includes a round-about at the intersection of Montebello Avenue and will also include a traffic circle at the primary entrance to Development Sub-Area A. This will act as a traffic calming measure as well as provide a secondary focal point and attractive entry feature into Sub-Area A. Special attention must be made to the final improvements for 101st

Avenue as necessary to discourage the potential for cut-through traffic to the south of Missouri Avenue.

Pedestrian connectivity

Pedestrian connectivity is an important component of the Aldea Centre PUD. The planned roadway network will couple as an efficient pedestrian system throughout the property, as well as provide connections to adjoining properties. 99th Avenue will include a 5-foot sidewalk separated from the curb by a landscape strip, providing opportunities for shade trees along the sidewalk. All internal and external roadways, including Montebello Avenue east of 101st Avenue, Missouri Avenue, Bethany Home Road, and 101st Avenue will include 5-foot sidewalks setback from the curb, providing opportunities for shade trees on both sides of the sidewalk. Montebello Avenue west of 101st Avenue is planned as a local street and will include a 5-foot sidewalk detached to the curb. These sidewalks will all connect to the existing sidewalks adjacent to the school and residential developments to the south. Additionally, sidewalk connections will be provided from each of the buildings to the primary sidewalks along the roadways as they are developed, providing a comprehensive and connected sidewalk network throughout the development.

b) Grading and Drainage

The proposed development will provide retention for the 100-year, 2-hour storm event per the City of Phoenix design guidelines. Retention for the proposed development will be provided on individual parcels and/or within common retention areas servicing large portions of the development. The common retention areas will be limited to a maximum of 3 feet of water depth and graded with maximum side slopes of 3:1. Retention areas provided on individual parcels may be either by retention basins or underground storage. All retention facilities will be drained within 36 hours of a major storm event as required by the City of Phoenix Drainage Design Manual.

c) Water and Sewer Service

Wastewater Design

The proposed development will utilize several existing sewer mains to provide sanitary service to the site. An existing 12-inch sewer main at the intersection of 103rd Avenue and Missouri Avenue is proposed to be extended north along the 103rd Avenue alignment. The proposed sewer will be located within a City of Phoenix sewer easement. This sewer main will service the portion of the development west of 101st Avenue. Another sewer main will be extended from the intersection of 101st Avenue and Missouri Avenue to service the area east of 101st Avenue. The extension of the existing 10-inch line will be within future right-of-way dedicated for the purpose of extending 101st Avenue. Lastly, the pads adjacent to 99th Avenue will utilize the existing sewer trunk line located within 99th Avenue for sanitary service. Internal sewer main sizes and manhole

spacing will be as required by the City of Phoenix Water Services Design Manual.

Water Design

The proposed development will utilize existing water mains to provide water service to the site. An existing 12-inch water main stub located within 101st Avenue north of Missouri Avenue will be extended north within the proposed 101st Avenue right-of-way extension. The existing 16-inch water main within 99th Avenue will also be extended to service the proposed development. The two proposed water main extensions will be looped together via internal water mains servicing the site. The proposed water mains will be located within proposed City of Phoenix right-of-way. Water main sizes and fire hydrant spacing will be as required by the City of Phoenix Water Services Design Manual.

Appendices