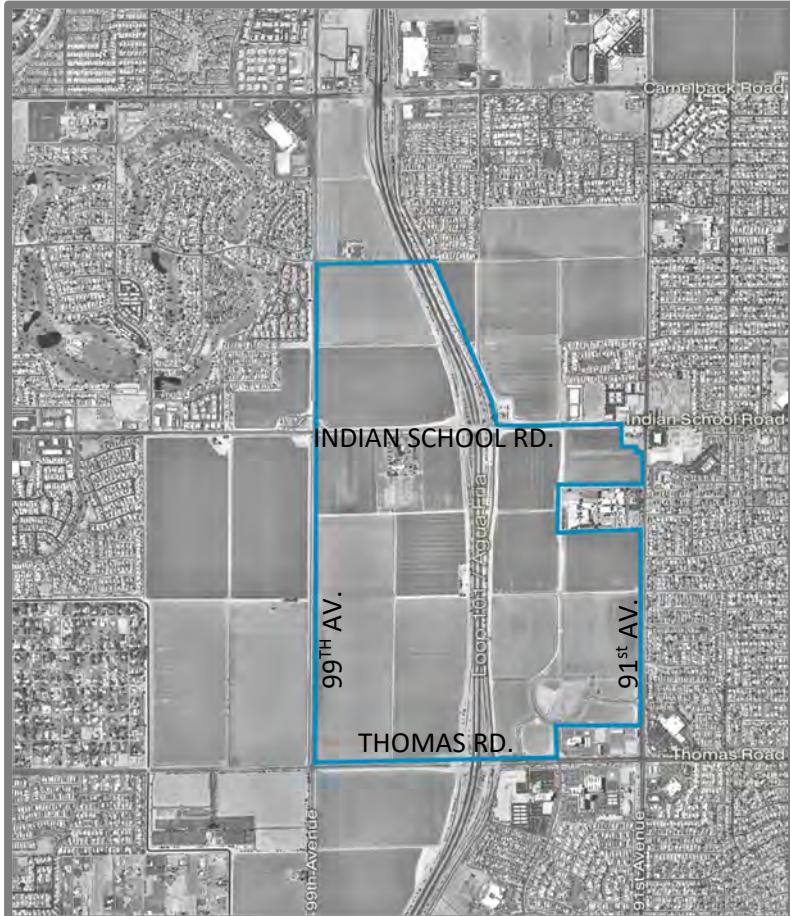


DEC 29 2021

Planning & Development  
Department



# ALGODÓN CENTER®



**PLANNED COMMUNITY DISTRICT**

**(Original Case No. Z-19-00)**

**PLANNED UNIT DEVELOPMENT**

**(Original Case No. Z-19-B-00-5)**

**Case No. Z-19-G-00-5**

**First Submittal: March 2, 2021**

**Second Submittal: June 16, 2021**

**Third Submittal: September 2, 2021**

**Fourth Submittal: November 5, 2021**

**Hearing Draft Submittal: December 29, 2021**

**Council Adopted: \_\_\_\_\_, 2021**

**Ordinance G-\_\_\_\_\_**

**Land Use and  
Development Standards Narrative**



### **GENERAL STATEMENT REGARDING PLANNED UNIT DEVELOPMENTS**

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.

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. 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. Where the PUD is silent, the Ordinance shall prevail.



### **PRINCIPALS AND DEVELOPMENT TEAM**

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## A. PURPOSE AND INTENT

Algodón Center® extends one and a half miles along the 101 Freeway in western Phoenix. It starts at Thomas Road on the south, and straddles the 101 Freeway up to the Campbell Avenue alignment on the west side of the 101 Freeway and Indian School Road on the east side of the 101 Freeway. It spans as far as 91<sup>st</sup> Avenue to the east in several locations, and completely to 99<sup>th</sup> Avenue on the west. It is the largest remaining vacant parcel in the Phoenix Maryvale Village and clearly the most visible parcel located along the 101 Freeway. The location along both the east and west sides of the freeway presents an excellent opportunity to design a cohesive, vibrant, master planned area with a wide variety of land uses.

The Long Family's vision for this site has continued to evolve over the past two decades. Prior to construction of the Freeway, the Long Family was planning a master planned residential and golf course community, and in 2000, the Long Family secured Planned Community District (PCD) zoning for that purpose. The PCD remains in place today. After the initial construction of the 101, the Long Family shifted its vision, rezoning the site to commerce park and commercial under the PCD designation. In 2011, the Long Family secured approval of a Planned Unit Development (PUD) within the existing PCD. While some significant development has occurred around the Algodón Medical Office Park at the northwest corner of 91<sup>st</sup> Avenue and Thomas, much of the PCD PUD has remained vacant.

In June 2020, for the first time, the Phoenix City Council adopted a Housing Plan. The Housing Plan acknowledges the continued tremendous growth of the entire metropolitan area, and observes the need for the City to maintain a continued significant share of new arrivals to the Valley. Absent construction of additional homes, the City risks becoming the "hole in the doughnut." The Housing Plan calls on the City to develop an additional 50,000 units of housing over the next decade.

The Long Family, as has often been the case, stands ready to answer the Council's call. Indeed, the Maryvale Village Character Plan begins its story by identifying, "John F.

Long, a developer who focused on constructing affordable homes. In 1954, Long [satisfied] a demand for housing after years of slow building during the depression." With 665 acres, the Algodón Center® PCD PUD has ample room to accommodate both housing and mixed-use commercial opportunities. This proposed Major Amendment to the Algodón Center® PCD PUD transforms a little more than 350 acres of land to allow a wide range of residential development, allowing the possible development of more than 2,000 units of additional housing – 4% of the Council's goal of 50,000 homes in a single location and opportunity. That is in addition to more than 850 units of higher density housing already in various stages of development within the existing PUD. Thus, Algodón Center® is poised to provide 5% of the City Council's Housing Goal at this single location.

The timing of the City Council's goal is critical and, essentially, immediate. The Housing Plan calls for 50,000 units to be developed over the next decade, by 2030. The current entitlement for the Algodón Center® PUD allows for high density multifamily housing developed in a mixed use setting, but the market for that type of development is very limited at this time. By contrast, the market demand for lower density single family housing is there today. In addition, JF Long Properties expects the development of the 2,000 units currently on the drawing board will indeed take about a decade, squarely within the Council's goals. By contrast, waiting for the high density units allowed by the present entitlement may take decades, and would risk squandering this prime opportunity to address an immediate and documented need.

At the same time, this proposal would still allow Algodón Center® to remain a significant economic driver for Maryvale. Recently, West-MEC selected a 30-acre parcel on the east side of the Loop 101/Agua Fria, near the Algodón Medical Office Park, to develop a major new campus. This major education facility will dovetail perfectly with the employment opportunities at Algodón Center® and the Long Family's historic commitment to education. As the Maryvale Village Character Plan observed, this major vocational education campus will continue the Village's "Self-help tradition of bettering the

community.” And while this and some other parcels within Algodón Center® are already being planned, nearly 250 acres of the Center® remains vacant and available. On this land, Algodón Center® retains the capacity to develop well over 3 million square feet of commercial space. Because the Center® has so much land, the PCD PUD has sufficient room to buffer lower density housing opportunities from high intensity mixed use areas.

This proposal will have a positive impact on future projects in the area. Algodón Center® will be an attractive, master planned project reflecting an appropriate balance of residential and commercial uses. This project represents a significant investment in scope for both Maryvale and the larger West Valley.

## B. LAND USE PLAN

The Algodón Center® can provide a wide range of uses along the 101 Freeway corridor, from intense, mixed use employment and commercial centers to diverse single and multifamily residential communities. It represents the highest and best use for one of the last remaining vacant parcels in the Maryvale Village.

The Algodón Center® PUD is planned as a mixed-use development that will provide opportunities for a variety of land uses. The development plan includes a mixed-use land use designation in order to promote flexibility in uses and design, providing consistent development regulations to ensure compatibility among development parcels and with surrounding properties. The development plan also provides for significant residential areas that can provide an abundance of diverse housing opportunities to fulfill the goals of the Phoenix Housing Plan. The subsections below describe the development plan in more detail. See **Exhibit 1.0, Vicinity Map**, for a general depiction of the project boundaries.

Specific housing communities are as follows. At the southwest corner of N. 91<sup>st</sup> Avenue and Osborn Road, Acero at Algodón Center® is well into construction of 458 multifamily units. At the southeast corner of N. 99<sup>th</sup> Avenue and W. Campbell Avenue there is a proposed 20-acre development, Alta 99<sup>th</sup> Avenue, which is comprised

of 402 multifamily residential units. In the southeastern portion of the PCD, Western Garden, a proposed 290-acre development west of the 101 Freeway, spans north from W. Thomas Road to W. Indian School Road, and includes a diverse mix of more than 1,500 residential units. The proposed unit mix is comprised of traditional homes, alley loaded homes, townhomes, and single family for rent homes. Finally, to ensure a sufficient contribution to the housing plan, this PCD Amendment sets aside two additional parcels on the north and south sides of the Pendergast Elementary campus along 91st Avenue for mid-range housing opportunities in the future.

This proposal is consistent with the approved, respective General Plan land use designations of mixed Commercial and Industrial for the mixed-use areas, and, pursuant to the minor General Plan Amendment being processed concurrently with this PCD PUD Amendment, a range of residential densities for the housing opportunity locations.

## C. EXISTING SITE CONDITIONS AND LOCATION

Algodón Center® is a 665 acre, existing PCD approved by the City Council in June 2000 (Z 19-00). Algodón Center® is the largest vacant parcel in Maryvale and along the 101 Freeway.

Since the June 2000 approval for the PCD, the scale of actual projects along the Freeway corridor has become apparent. To the north, the football stadium, hockey arena, and casino have all established themselves. To the south, the Banner Estrella Hospital operates. And a wide range of housing options have continued to develop up and down the corridor, including around the football stadium in Glendale, just north of Indian School in the Western Enclave communities in Phoenix, and, most recently, the Fulton Homes Acclaim approval on the west side of 99<sup>th</sup> Avenue in Avondale. Thus, the Freeway corridor has generated a broad mix of diverse land uses. See **Exhibit 2.0, Surrounding Use & Approvals** for a depiction of the context of the Algodón Center® property.

The first phase of the Algodón Center®, Algodón Medical Office Park (AMOP), located northeast of the 101 and Thomas Road, is complete. As stated above, in the northwest part of AMOP, West-MEC has acquired 30 acres along the Freeway for the development of a new, major campus for vocational training within their system.

The precise legal description for the PUD is provided in **Exhibit 3.0, PUD Area Legal Description**.

#### **SURROUNDING CONTEXT:**

The property is entirely within the jurisdiction of the City of Phoenix. The northwestern boundary is immediately adjacent to the City of Glendale. A portion of the western boundary borders property currently owned by the Long Family that is located within the City of Avondale; Fulton Homes recently secured approval to construct 580 homes on that 153-acre site.

At Algodón Center®, 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. Further, the location of this property in relation to the various sports, entertainment and residentially-based mixed use developments, makes this site ideally suited for its own mix of commercial and residential land uses.

#### **TOPOGRAPHY AND NATURAL FEATURES:**

The existing topography is relatively flat and drains to the west-southwest at a slope of 0.40%. As the property has historically been used as agriculture, there are no significant natural features associated with the property. Drainage for the site is bisected by the existing 101 Freeway, which runs north and south through the middle of the project.

The site has several small irrigation ditches and dirt farm roads within and surrounding the property that serve the current farming operations on the site. These irrigation ditches and farm roads will be removed and/or tiled at the time development occurs on the site. See **Exhibit 4.0, Existing Site Conditions Map**, for a depiction of existing onsite facilities and structures.

#### **D. GENERAL PLAN CONFORMANCE**

The current General Plan designates this site for Mixed Use with the underlying land use designations of Commercial and Industrial (**Exhibit 5.0, Existing General Plan Land Use**). Along with this Major Amendment to the Algodón Center® PCD PUD, JF Long Properties is submitting a minor General Plan Amendment application to redesignate 353 acres for residential development at densities ranging from 3.5 to 15 du/ac. The remainder of the site will retain its Mixed Use designation. If the General Plan amendment is approved, then this proposal will be in complete conformance with the General Plan.

#### **CONFORMANCE WITH LAND USE GOALS:**

This project will address several of the issues identified by the Maryvale Village Character Plan.

The MVCP anticipated the Council's Housing Plan by acknowledging that the population of the Village is expected to grow by 15,000 people by 2030, the end date for the Housing Plan's ambitious goal. The homes proposed here go a long way toward meeting that goal, in a Village without other significant space to provide such housing opportunities. As already stated above, while the current Algodon Center® plan also envisions much housing, the type of housing proposed will not be developed in adequate numbers within the timeframe identified by the MVCP.

The MVCP calls for an upscale mix of housing communities, and includes an illustration of alley loaded homes that has between 10 and 15 homes per acre. The current Algodon Center® does not allow such uses; the proposed amendment will correct that.

The MVCP identified a need for open space and parks in the Village, reporting that the current provision of such spaces is about 3%. The proposal here will be self-sustaining, in that it requires a minimum open space of 15% for the proposed residences. The focal point of the largest residential area is a 5 acre common area amenity space, including a community pool. In other words, open space is at the literal heart of the proposal.

The MVCP also envisions a future where pedestrians can access the amenities of the community, and this proposal does so, providing not just “common open space,” but also “shaded walkways, separation of pedestrian and vehicular traffic” by means of detached sidewalks and paseos linking open spaces.

The MVCP tasks homebuilders with protecting communities from busy arterial streets like 99<sup>th</sup> Avenue and Indian School Road using “buffering techniques” to “adequately mitigate both negative traffic impacts and adverse noise impacts. The entire Western Gardens subdivision within this proposed amendment will be gated, preventing cut-through traffic. Special provisions allow for overheight noise walls to protect the community from the noise of the Loop 101.

This project will also meet many of the broader Goals established by City voters in the General Plan.

**Urban Form (Village Concept) – Balancing housing and jobs:** This rebalancing of the Algodón Center® PCD PUD between employment uses and housing strikes a good balance between both of these important land uses.

The subject property is located within the Maryvale Village as defined by the City of Phoenix General Plan. The General Plan defines five components to the Urban Village model, which is the foundation of the General Plan. The subject property is located adjacent to the 101 Freeway, a major regional transportation corridor. As such, this Site is appropriately located for Regional Service Area land uses, which are defined in the General Plan to include uses such as office and commercial uses. At the same time, the addition of significant residential land uses addresses the Cores, Centers and Corridors Core Value, Codes Principle, which states, “Support healthy urban villages, with a balanced mix of housing, employment opportunities and services as a principal means to reduce vehicle trip length and associated emissions” (Page 62).

**Employment and Population Balance:** Even with this amendment, Algodon Center® will remain a significant opportunity for additional jobs in the Village. To reiterate, West-MEC recently selected a 30-acre parcel on the east side of the Loop 101/Agua Fria, near the Algodón Medical

Office Park, to develop its major new campus. This major education facility will dovetail perfectly with the employment opportunities at Algodón Center® and the Long Family’s historic commitment to education. And while this and some other parcels within Algodón Center® are already being planned, nearly 250 acres of the Center remains vacant and available. On this land, Algodón Center® retains the capacity to develop well over 3 million square feet of commercial space. We hope that the City Community and Economic Development Department will direct some future employers to the Maryvale Village, where we will welcome them. And because the Center has so much land, the PCD PUD has sufficient room to buffer lower density housing opportunities from high intensity mixed use areas.

**Integration of Land Use and Transportation Systems:** This Goal encourages locating traffic-generating land uses on major streets with freeway access. This will promote a regional use while minimizing impacts on the residential areas to the east. One of the most important considerations to appropriately located Regional Service Areas is to “protect neighborhoods from cut-through traffic, parking and noise and light impacts of regional uses.” The layout of the Algodón Center® separates traditional residential uses from employment corridors by use of major streets.

**Pedestrian Oriented Development:** This goal seeks to ensure that new development is pedestrian friendly. Algodón Center® includes interior loop roads to encourage pedestrian use within the site. The extensive pedestrian network of sidewalks and paths are tree lined and fully landscaped.

**Mixed land use development, minimize number and length of trips:** The Algodón Center® 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.

**Support healthy urban villages with a balanced mix of housing, employment and services:** The Algodón Center®

PUD provides opportunities for a balanced mix of housing, employment and services, furthering this policy.

In adopting the Phoenix Housing Plan, the Phoenix City Council has recognized the need to continue to develop new, significant, single family residential communities within the borders of the City. From single-family detached lots to low-density multifamily lots, the proposed amendment includes a diverse range of densities, which advances the General Plan Diverse Neighborhoods Land Use Value: "Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles" (p. 122). By providing varied and accessible housing within Phoenix city limits, the proposed amendment embodies the core value of Diverse Neighborhoods – "A diverse range of housing choices, densities, and prices in each village should be encouraged" (Page 121). The proposed amendment seeks "to provide a variety of housing options for a full spectrum of residents so that all who desire to call Phoenix home can afford to live here" (Housing Phoenix Plan, Page 12).

General plan land use map and proposed street system conformity: The Algodón Center® PUD will be in full compliance with the General Plan Land Use Map as amended through the minor amendment process.

#### **CONFORMANCE WITH CIRCULATION PLAN:**

We are proposing no changes to the General Plan's Street Classification Map within the PUD boundaries. The current General Plan Street Classification Map depicts Indian School as a Major Arterial, Thomas Road, 91st and 99<sup>th</sup> Avenue as Arterials, and Osborn Road, Glenrosa Avenue and 97<sup>th</sup> Avenues as Collectors. Full freeway interchanges are located both at Thomas and Indian School Roads.

#### **E. ZONING AND LAND USE COMPATIBILITY**

##### **SURROUNDING ZONING AND LAND USE:**

The subject property is located in an area of continuous rapid growth, as marked by the landmarks in the area: the various sports facilities, the casino, American Furniture

Warehouse, and the Hospital. The amount of vacant land in the area has dwindled rapidly, leaving Algodón Center® as the last major opportunity for the City to secure both the housing and the employment opportunities the City desires. The subject property is at the edge of the City of Phoenix municipal boundary in the Maryvale Village, bounded to the north by the City of Glendale and to west by the City of Avondale.

Glendale Developments: As indicated above, with Glendale's development of the football stadium (home of the Arizona Cardinals), the hockey arena (home of the Arizona Coyotes), the Camelback Ranch Spring Training Facility (spring training home of the Dodgers and White Sox), and the Tohono O'odham Nation's development of its Desert Diamond Casino, this area has become a major sports and entertainment center for the region. These projects have demonstrated the power of the Freeway Corridor for economic development opportunities indicating that Algodón Center® will continue to be the primary similar resource within the municipal boundaries of the City of Phoenix.

Phoenix Developments (Built & Planned): To the South of Algodón Center® is the Banner Estrella Medical Center. This is a 55-acre medical campus anchored by a 5-story patient tower. To the south, west of the 101 is the Sheely Farms development. Sheely Farms includes mixed uses with approved heights to 250 feet.

Avondale Developments (Planned): Since the approval of the Algodón Center® PUD in 2011, all of the adjoining land in Avondale has been rezoned for single family residential uses.

##### **ONSITE ZONING HISTORY AND LAND USE:**

Since the 2000 rezoning, there have been several zoning applications filed within Algodón for individual parcels, as reflected in Case Nos. Z-19-B-00 through Z-19-F-00. Specifically, the Algodón Center® PCD was amended in 2015 in Case No. Z-19-E-00-5, which resulted in approximately 50 acres being removed from the PCD to create the Western Enclave 204-lot single-family subdivision at the northwest corner of Campbell Avenue and 91<sup>st</sup> Avenue. In 2018, the Algodón Center® PCD was

amended in Case No. Z-19-F-00-5, to remove an additional 131.27 acres generally located at the northwest corner of W. Indian School Road and 101 Freeway from the Algodón Center® to create Western Enclave II, a 524-lot single family subdivision. In each of those last two Amendments, -E and -F, no changes to the development standards or permitted uses for the land area remaining in the PUD PCD boundary were proposed.

This proposed Amendment to the PCD PUD seeks to add a range of single and lower density multiple family development rights to 353 acres of the PCD. That includes all of the acreage on the West side of the 101 Freeway between Indian School Road on the north and Thomas Road on the south, as well as two parcels located along 91<sup>st</sup> Avenue in the northeastern area of the PCD PUD.

See **Exhibit 6.0, Existing Zoning Plan**, and **Exhibit 7.0, Proposed Zoning Plan**, for a depiction of the current and proposed zoning pattern affiliated with the Algodón Center® property and the context area.

#### F. LIST OF USES & PERFORMANCE STANDARDS UNIQUE TO SPECIFIC USES

The Algodón Center® PUD allows for significant flexibility regarding land uses. The pattern of development is established through the existing and planned roadway network. It is the intent of this PUD to promote a range of uses from commercial/retail, office, employment, and hospitality uses to single and lower density multiple family uses.

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. 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.

The Master Developer or any property owner within the defined limits of the Algodón Center® 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 are defined below.

**Permitted Principal Uses (“P”):** Uses specifically permitted or analogous to those specifically permitted as determined by the City of Phoenix Zoning Administrator.

**Permitted Uses Subject to Performance Standards (“PS”):** Uses specifically permitted subject to Performance Standards as set forth within this section of the PUD.

**Permitted Uses Subject to a Use Permit (“UP”):** 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 1: PERMITTED USES & STANDARDS**

LAND USE	USE TYPE
<i>Agriculture, defined as raising and harvesting of field, tree or bush crops, including flowers.</i>	P
<i>Ambulance Service Office</i>	P
<i>Antiques, Crafts &amp; Collectibles Sales</i>	P
<i>Amusement Park, Outdoor</i>	PS (1)
<ul style="list-style-type: none"> <li>▪ Hours of operation shall not occur between the hours of 11pm &amp; 7am</li> <li>▪ Shall not be located within 300 feet of residential use existing as of the date of this PUD approval as depicted on <b>Exhibit 8.0, Existing Residential Uses</b>.</li> <li>▪ Sound restrictions apply. See Footnote (1)</li> <li>▪ Outdoor lighting restrictions apply. See Footnote (2)</li> <li>▪ The height of any structure shall be enabled by, and not exceed, the height standards established by the PUD Development Standards.</li> </ul>	
<i>Apparel Sales</i>	P
<i>Architects' Supplies</i>	P
<i>Artist's Materials &amp; Supplies Wholesale &amp; Retail</i>	P
<i>Art Gallery</i>	P
<i>Assembly Halls &amp; Auditoriums</i>	P
<i>Auctioneers' Auditorium, for Antiques, Fine Arts &amp; Furniture</i>	P
<i>Automobile Parts &amp; Supplies, New Retail &amp; Wholesale</i>	P
<i>Automatic Teller Machine</i>	P
<i>Awnings, Fabrication &amp; Sales</i>	P
<i>Bakers &amp; Baked Goods, Retail, Manufacturing, Wholesale &amp; Storage</i>	P
<i>Barbers' Supplies, Retail &amp; Wholesale</i>	P
<i>Bar/Nightclub</i>	PS (1)
<ul style="list-style-type: none"> <li>▪ Sound restrictions apply. See Footnote (1)</li> <li>▪ Shall not be located within 150 feet of residential use existing as of the date of this PUD approval as depicted on <b>Exhibit 8.0, Existing Residential Uses</b></li> </ul>	
<i>Bathroom Accessories, Display &amp; Retail Sales</i>	P
<i>Beauty Shop</i>	PS
<ul style="list-style-type: none"> <li>▪ Massage therapy performed by a state licensed massage therapist, is permitted as an accessory use.</li> </ul>	
<i>Beauty Shop Equipment, Retail Sales</i>	P
<i>Beer, Ale &amp; Wine Distributor, Wholesale, Retail &amp; Storage</i>	P
<i>Beverages, Wholesale, Retail &amp; Storage</i>	P
<i>Biomedical, Medical Research Office &amp;/or Laboratory</i>	PS
<ul style="list-style-type: none"> <li>▪ Testing and Research shall not involve the use of live animals.</li> </ul>	
<i>Blueprinting</i>	P
<i>Blood Bank &amp; Blood Plasma Center</i>	PS
Subject to the spacing requirements of Section 647.A.2.v, Special Permits, of the Zoning Ordinance	
<i>Boats, Retail Sales</i>	P
<i>Book, Stationary &amp; Greeting Cards</i>	P
<i>Bookbinders, Commercial</i>	P

LAND USE	USE TYPE
<i>Building Materials, Retail Sales</i>	P
<i>Burglar Alarm Equipment Sales &amp; Service</i>	P
<i>Burglar Alarm Watching Service</i>	P
<i>Business Machines, Distribution &amp; Retail Sales, Repair &amp; Service, Storage &amp; Wholesale</i>	P
<i>Butchers' Supplies, Retail &amp; Wholesale</i>	P
<i>Candy &amp; Ice Cream Store</i>	P
<i>Carpet, Rug &amp; Furniture Cleaners</i>	P
<i>Car Wash, Closed</i>	PS (1)
<ul style="list-style-type: none"> <li>▪ 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)</li> <li>▪ Sound restrictions apply. See Footnote (1)</li> <li>▪ Closed wash bays located within 200 feet of a residential use existing as of the date of this PUD approval and as depicted on <b>Exhibit 8.0, Existing Residential Uses</b> must be oriented away from all residential uses and districts as approved by the Planning and Development Department through the Site Plan Review Process in accordance with the Development Review Approval Section of the Phoenix Zoning Ordinance.</li> </ul>	
<i>Clothing Alteration</i>	P
<i>Clothing Manufacturing, Wholesale &amp; Retail Sales</i>	PS (3)
<ul style="list-style-type: none"> <li>▪ Manufacturing use restrictions apply. See Footnote (3)</li> </ul>	
<i>Clothing, Wholesale, Retail &amp; Distribution</i>	P
<i>Coffee, Wholesale, Retail &amp; Storage</i>	P
<i>Commercial Parking Garages</i>	PS
<ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ Parking structures located within 150 feet from a major arterial, freeway or residential use existing as of the date of this PUD approval shall incorporate building design features and proportions (horizontal banding, cornice treatment; window scale, proportion and mullion treatment; vertical projections).</li> <li>▪ Also see Parking Section for Commercial Parking Garage Standards.</li> </ul>	
<i>Commercial Parking Lots</i>	P
<i>Commercial Schools</i>	P
<i>Confectioners, Wholesale &amp; Retail</i>	P
<i>Contractors' Office with Inside Storage of Materials Only</i>	P
<i>Congregate Care Facility</i>	P
<i>Convenience Store with or Without Gasoline Pumps &amp; Automated closed Car Wash as accessory</i>	PS (1)
<ul style="list-style-type: none"> <li>▪ 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)</li> <li>▪ Open wash bays must be oriented away from all residential uses existing as of the date of this PUD approval as depicted on <b>Exhibit 8.0, Existing Residential Uses</b> and as approved by the Planning and Development Department through the Site Plan Review Process in accordance with the</li> </ul>	

LAND USE	USE TYPE
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 residential use existing as of the date of this PUD approval.	
▪ Sound restrictions apply. See Footnote (1)	
<i>Conveyors, Retail Sales</i>	P
<i>Copy Center</i>	P
<i>Cultural Institutions</i>	P
<i>Curios, Wholesale &amp; Retail</i>	P
<i>Dancing, Theatrical or Music Studio</i>	P
<i>Daycare</i>	P
<i>Day Spa</i>	P
<i>Delicatessen &amp; Catering Establishment</i>	P
<i>Dental Laboratories</i>	P
<i>Dental Supplies, Retail &amp; Wholesale</i>	P
<i>Dolls, Repairing</i>	P
<i>Draperies, Manufacturing</i>	PS (3)
▪ Manufacturing use restrictions apply. See Footnote (3)	
<i>Drawing Materials, Retail &amp; Wholesale</i>	P
<i>Drugs, Wholesale Storage</i>	P
<i>Dry Cleaning &amp; Laundry</i>	P
<i>Dry Goods, Wholesale &amp; Storage</i>	P
<i>Electric Equipment, Retail Sales &amp; Repair</i>	P
<i>Emergency Medical Care Facility (24 hour)</i>	P
<i>Engravers</i>	P
<i>Exhibition Hall</i>	P
<i>Family Game Center, Indoor</i>	P
<i>Farmers Market</i>	P
<i>Feed, Retail &amp; Sales Office</i>	P
<i>Financial Institutions</i>	P
<i>Fire Protection Equipment &amp; Supplies, Retail sales &amp; Service</i>	P
<i>Florist, Retail &amp; Wholesale</i>	P
<i>Frozen Foods, Wholesale Storage &amp; Distribution</i>	P
<i>Furniture, Repairing &amp; Refinishing</i>	P
<i>Furniture, Wholesale, Retail &amp; Distribution</i>	P
<i>Galleries &amp; Studios</i>	P
<i>Gas Regulating Equipment, Sales &amp; Service</i>	P
<i>General Commerce Park Uses</i>	PS (3)
▪ All uses permitted in Section 626.F, General Commerce Park, of the Phoenix Zoning Ordinance	
<i>Gift, Novelty &amp; Souvenir Shop</i>	P
<i>Glass Shops, Custom</i>	P
<i>Guns, Retail Sales, &amp;/or Repairs</i>	P
<i>Grocery</i>	P
<i>Gymnasiums, Private or Commercial</i>	P
<i>Health / Fitness</i>	P
<i>Hobby, Stamp &amp; Coin Shop</i>	P
<i>Home Furnishings</i>	P
<i>Hospital / Medical Campus</i>	PS
• Accessory uses permitted in accordance with Section 623.D.86, Intermediate Commercial,	

LAND USE	USE TYPE
of the Phoenix Zoning Ordinance	
<i>Hotel Equipment, Supplies &amp; Retail Sales</i>	P
<i>Hotel / Resort</i>	P
<i>Jewelers, Manufacturing</i>	PS (3)
▪ Manufacturing use restrictions apply. See Footnote (3)	
<i>Jewelers, Retail &amp; Wholesale</i>	P
<i>Laboratory, Testing &amp; Research</i>	P
<i>Laundries</i>	P
<i>Laundry Equipment &amp; Supplies</i>	P
<i>Lawn furniture, New, Sales</i>	P
<i>Lawn Mower Repair Shops</i>	P
<i>Leather Goods: Repairing, Sales, Custom or Handicraft Manufacturing</i>	PS (3)
▪ Manufacturing use restrictions apply. See Footnote (3)	
<i>Linen Supply &amp; Laundry Service</i>	P
<i>Lithographers</i>	P
<i>Liquor, Retail, Wholesale &amp; Storage</i>	P
<i>Live Entertainment, Indoor</i>	PS
▪ 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).	
▪ No door or other opening (except fire exits), affiliated with a structure where this use is conducted shall be constructed within 150 feet of any residential use existing as of the date of this PUD approval as depicted on <b>Exhibit 8.0, Existing Residential Uses</b> .	
<i>Live Entertainment, Outdoor</i>	PS or UP
▪ Outdoor live entertainment shall not be located within 150 feet of any residential use existing as of the date of this PUD approval as depicted on <b>Exhibit 8.0, Existing Residential Uses</b> .	
▪ 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).	
▪ Extended hours of operation on an ad-hoc basis, with use permit.	
<i>Lockers, Food Storage</i>	P
<i>Locksmith Repair Shop</i>	P
<i>Lodges or Fraternal Associations</i>	P
<i>Machinery Dealers, Retail Sales &amp; Showrooms</i>	P
<i>Machinery Rental</i>	PS
▪ No door or other opening (except fire exits) affiliated with a structure where this use is conducted shall be constructed within 300 feet of any residential use existing as of the date of this PUD approval as depicted on <b>Exhibit 8.0, Existing Residential Uses</b> .	
▪ All rental equipment shall be located interior of a building. Equipment shall not be stored or displayed external to the building at any time.	
<i>Massage Therapy</i>	PS
▪ Massage Therapy performed by a state licensed massage therapist.	
<i>Medical / Dental Clinic</i>	P
<i>Medical Supplies, Retail Sales &amp; Rentals</i>	P

LAND USE	USE TYPE
<i>Messenger Delivery Service</i>	P
<i>Microbrewery, Pub</i>	P
<i>Millinery &amp; Artificial Flower Making</i>	P
<i>Machinery Dealers, Retail Sales &amp; Showrooms</i>	P
<i>Milling Equipment, Showrooms, Retail Sales</i>	P
<i>Mineral Water Distillation &amp; Bottling</i>	P
<b>Mobile Vendors</b>	PS
• All uses permitted in Section 624.D.87, General Commercial, of the Phoenix Zoning Ordinance	
• Compliance with City Clerk Licensing Services required	
<i>Monuments, Retail Sales &amp; Display</i>	P
<i>Mortuary</i>	P
<i>Motion Picture Equipment, Retail Sales &amp; Display</i>	P
<i>Motorcycles, Repairing &amp; Sales</i>	P
<i>Musical Instruments, Repairing &amp; Retail Sales</i>	P
<i>Music Studios</i>	P
<i>Newsstand</i>	P
<i>News Dealers</i>	P
<i>News Service</i>	P
<i>Newspaper Printing</i>	P
<i>Novelties, Wholesale</i>	P
<i>Nursing Homes</i>	P
<b>Office for Administrative, Clerical, or Sales Services</b>	P
• All uses permitted in Section 618.D.15 and 16, R-5, of the Phoenix Zoning Ordinance	
• Office for professional use, including medical center, wellness center, and counseling services (provided that services are administered or overseen by a State licensed professional).	
<i>Office Service: Stenographic, Letter Prep, Addressing &amp; Mailing</i>	P
<i>Optical Goods, Manufacturing &amp; Sales</i>	PS (3)
▪ Manufacturing use restrictions apply. See Footnote (3)	
<i>Orthopedic Appliances, Manufacturing &amp; Sales</i>	PS (3)
▪ Manufacturing use restrictions apply. See Footnote (3)	
<i>Painters' Equipment &amp; Supplies</i>	P
<i>Shops, Wholesale &amp; Storage</i>	P
<i>Personal Care Home</i>	P
<i>Personal Services</i>	P
<b>Pet Care Facility</b>	PS
• All uses permitted in Sections 622.D.129 thru 133, C-1, Neighborhood Commercial, of the Phoenix Zoning Ordinance, and subject to the standards set forth therein for each specified use	
<i>Pharmacy</i>	P
<i>Photographic Studio, Developing &amp; Printing</i>	P
<i>Photographic Developing &amp; Printing</i>	P
<i>Photo-Engraving Company</i>	P
<i>Physical Therapy Equipment, Retail &amp; Wholesale</i>	P
<i>Plastic Products, Retail &amp; Wholesale</i>	P

LAND USE	USE TYPE
<i>Playground Equipment Sales</i>	P
<i>Plumbing Fixtures &amp; Supplies, Display &amp; Retail Sales</i>	P
<i>Pool &amp; Billiard Halls</i>	P
<i>Poster Illustration, Studio</i>	P
<i>Pottery &amp; Ceramics, Wholesale</i>	P
<i>Printers</i>	P
<b>Propane Retail Sales (accessory to service stations or convenience store)</b>	UP
▪ Securing a use permit in accordance with the provisions of Zoning Administrator Section of the Zoning Ordinance if the rack of propane containers is within 200 feet of any residential use existing as of the date of this PUD approval as depicted on <b>Exhibit 8.0, Existing Residential Uses</b> 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 Planning and Development Department for the purpose of assuring continuous pedestrian access to buildings and minimizing view from public streets.	
▪ 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.	
<i>Radio, Telephone &amp; Television Sales &amp; Service</i>	P
<i>Radio &amp; Television Broadcasting Stations</i>	P
<i>Recording Studio</i>	P
<i>Recreation &amp; Social Clubs</i>	P
<i>Reducing Salons</i>	P
<i>Refrigeration Equipment, Repairs &amp; Sales</i>	P
<b>Residential</b>	P
• The maximum number of dwelling units shall not exceed 25,689.	
• A maximum of 353 gross acres of the total gross site area of the PUD shall be used for residential uses of less than 20 du/ac.	
• Single-family residential and multifamily residential uses with a density below 20 du/acre shall only be permitted on parcels	

LAND USE	USE TYPE
designated as Residential on the General Plan Land Use Map.	
<b>Residential Single Family Attached and Detached</b>	P
<b>Residential Multifamily</b>	P
• Including live-work units	
<b>Resort Hotel</b>	P
<b>Restaurant</b>	P
<b>Restaurant Equipment, Supplies &amp; Retail Sales</b>	P
<b>Retail / General Merchandise</b>	P
<b>Riding Equipment Sales</b>	P
<b>Saddlery Shops, Custom, Handmade</b>	P
<b>Safes, Repairing &amp; Sales</b>	P
<b>Schools</b>	P
<b>School Equipment &amp; Supplies Wholesale</b>	P
<b>Self-Service Storage Warehouse</b>	PS
• Subject to the standards set forth in Section 647.A.2.i, except subsection (4), Special Permit Uses, of the Zoning Ordinance	
<b>Sewing Machines, Commercial &amp; Industrial Type, Retail Sales &amp; Repairing</b>	P
<b>Shoe Sales &amp; Alteration Service</b>	P
<b>Sightseeing Tour Companies</b>	P
<b>Signs</b>	PS, UP
▪ Subject to standards and guidelines prescribed in <b>Section J, Signs and, Exhibit 14.0, Sign Concept</b>	
<b>Sign Painters Shops, Not Neon Sign Fabrication</b>	P
<b>Skating Rinks, Indoor</b>	P
<b>Soda Fountain Supplies, Retail &amp; Wholesale</b>	P
<b>Sound Systems &amp; Equipment Sales</b>	P
<b>Sound Systems, Rentals &amp; Repairs</b>	P
<b>Special School or Training Institution</b>	P
<b>Spices, Wholesale &amp; Storage</b>	P
<b>Sporting Goods, Retail &amp; Wholesale</b>	P
<b>Surgical supplies, Retail &amp; Wholesale</b>	P
<b>Surplus Stores</b>	P
<b>Swimming Pool Commercial</b>	P
<b>Swimming Pool Supplies Retail</b>	P
<b>Tanning Salon</b>	P
<b>Telephone Companies, Facilities &amp; Offices</b>	P
<b>Theaters</b>	P
<b>Ticket &amp; Travel Agency</b>	P
<b>Tire Repairing Equipment &amp; Supplies Tools, Retail. Wholesale &amp; Distribution</b>	P
<b>Tortillas, Manufacturing, Retail &amp; Wholesale</b>	PS (3)
▪ Manufacturing use restrictions apply. See Footnote (3)	
<b>Towels, Supply Service</b>	P
<b>Veterinary Clinic &amp; Campus</b>	UP (1)
▪ A use permit shall be obtained in accordance with the standards and procedures of Section 307.	
▪ Some review period of the use permit may be established should a neighborhood protest occur at the use permit hearing.	
▪ The keeping or boarding of animals must occur within an enclosed building at all times.	

LAND USE	USE TYPE
▪ Sound restrictions apply. See footnote (1).	
▪ 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.	
<b>Veterinarians' Supplies, Retail &amp; Wholesale</b>	P
<b>Warehousing</b>	PS
▪ Not including dead vehicle storage, trucking companies, and moving storage companies	
<b>Watch &amp; Clock Repair</b>	P
<b>Water &amp; Ice Store</b>	P
<b>Water or Mineral, Drinking or Curative, Bottling &amp; Distribution</b>	P
<b>Water Recreation Park, Indoor</b>	P
<b>Water Softening Equipment, Service &amp; Repairs</b>	P
<b>Wholesaling</b>	PS
<b>Window Cleaners' Service</b>	P
<b>Window Display Installations, Studio &amp; Shops</b>	P
<b>Window Glass Installation Shops</b>	P
<b>Wine, Retail, Wholesale &amp; Storage</b>	P

#### FOOTNOTES:

(1) Sound Restrictions Apply: 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.

(2) Intentionally omitted

(3) Manufacturing Uses subject to following Standards:

- A building devoted to a manufacturing use shall not be located within 150 feet of any residential use existing as of the original date of this PUD approval as depicted on **Exhibit 8.0, Existing Residential Uses**.
- Loading docks or bays shall not be located between any Existing Residential Use and the adjacent building.
- Outdoor storage shall not be permitted within 75 feet of a public street or within 150 feet of any residential use existing as of the original date of this PUD approval as depicted on **Exhibit 8.0, Existing Residential Uses**. Storage areas shall be screened with a solid wall between 6-8 feet in height. Total outdoor storage shall not exceed 10% of internal building area.

- Sound restrictions apply. See Footnote (1)

## G. DESIGN EXPECTATIONS & DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within the Algodón Center® PUD to promote the development of a dynamic, mixed use development. 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; provide housing opportunities to persons employed in the general area of the 101 Freeway; and generate new tax revenues to the City of Phoenix. While continuing to acknowledge the site's agrarian history through landscape design, Algodón Center's development standards and design guidelines are reflective of the mixed-use environment envisioned for the area.

### **DEVELOPMENT STANDARDS:**

The Algodón Center® PUD will fully comply with the URBAN DESIGN PRINCIPLES set forth in Section 507 Tab A, of the Phoenix Zoning Ordinance. This PUD also provides additional supplemental design principles, which are included in the development and landscape standards tables in *italics*.

The inclusion of Development Standards within the Algodón Center® 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, setbacks, height, and building and use separation. They also promote an appropriate transition and compatibility among the existing and planned land uses adjacent to the development.

**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 Algodón Center® except as modified by the Development Standards contained within this Planned Unit Development.

**Table 2A: NON-RESIDENTIAL AND MULTIFAMILY DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARD	West of Freeway	East of Freeway
Density and number of dwelling units	Development of residential, attached multifamily uses at a <u>minimum</u> density of 20 dwelling units per gross acres and a <u>maximum</u> of 52.2 dwelling units per gross acres is permitted throughout the PCD PUD. Attached, multi-family uses below 20 dwelling units per acre are only allowed in Build to Rent Single Family Detached, as described in Table 2B.	
Open Space	A minimum open space area of 20% of the gross site area is required, unless the multifamily residential use is vertically integrated with ground floor retail uses, in which case the minimum improved open space area shall be 5% of the gross site area.	
Minimum lot width/depth	None	
Lot Coverage / FAR	No Maximum	
Building Height  <u>Exhibit 9.0, Proposed Building Height</u>	70 ft. maximum building height for property within 300 ft. of 99 <sup>th</sup> Avenue north of Glenrosa Avenue;  250 ft. for parcels south of Glenrosa Avenue	Two (2) stories / 30 ft. within 275 ft.; three (3) stories / 48 ft. within the next 125 ft. of any residential use, existing as of the original date of this PUD approval as depicted in <b>Exhibit 8.0, Existing Residential Uses</b>  250 ft. for all other parcels
Building setbacks: (minimums measured to public street right-of-way)  <u>Exhibit 10.0, Circulation &amp; Street Setbacks .</u>	<u>Freeway, 99<sup>th</sup> Avenue, Thomas Road., Indian School Road:</u> 30 ft.  <u>Local or Collector Streets:</u> 20 ft. Single User, 0 ft. Vertical Mixed-Use  <u>Rear /Interior building setbacks (Not adjacent to Existing Residential Use):</u> None	<u>Freeway, Thomas Road., Indian School Road:</u> 30 ft.  <u>91<sup>st</sup> Avenue:</u> 100 ft., when adjacent to a residential use existing as of the original date of this PUD approval as depicted in <b>Exhibit 8.0, Existing Residential Uses.</b>  <u>Local or Collector Streets:</u> 20 ft. Single User, 0 ft. Vertical Mixed-Use  <u>Rear /Interior building setbacks (Not adjacent to Existing Residential Use):</u> None  <u>Rear, adjacent to residential use existing as of the date of this PUD approval as depicted in</u>

DEVELOPMENT STANDARD		West of Freeway	East of Freeway
		<u><a href="#">Exhibit 8.0, Existing Residential Uses: 100 ft.</a></u>	
Building Separation	Building Separation shall be per the Unified Building Code.		

The Algodón Center® PUD proposes a permitted height of 250 feet, stepping down to 70 feet for property located within 300 ft. of 99<sup>th</sup> Avenue right-of-way north of Glenrosa Avenue. In addition, there will be a two to three story limitation for a distance of 400 feet adjacent to residential areas located east of the 101 Freeway, as more fully described in Table 2 above. This height is consistent with other approvals and developments along the 101 Freeway corridor. (**Exhibit 11.0, Approved Area Heights.**)

**Table 2B: SINGLE FAMILY FOR RENT (MULTIFAMILY RESIDENTIAL LESS THAN 20 DU/AC) DEVELOPMENT STANDARDS**

Build-To-Rent Multifamily Detached Development Standards	
	Single Lot Subdivision (Build to Rent)
General	
Density	14 du / ac Maximum
Height	30' maximum
Amenity Standards	A central community gathering space of at least 10,000 square feet, and containing a community pool.
Design Standards	Section 507 and 507 Tab A apply. Section 608.F8.b thru i apply. As indicated elsewhere, where specific provisions of this PUD conflict with Ordinance provisions, the PUD controls.
Minimum Lot Width for Lots	N/A
Minimum Lot Depth for Lots Adjacent to Arterial Roads and Freeways	N/A
Freeway Building Separation (excluding Signs)	Average 70' from ADOT right-of-way, minimum 40' from ADOT right-of-way
Open Space	15% minimum, including any landscaped pathways at least 10' wide and 20' long (per Section 703.B.4.a.2), and amenity areas per above.
Maximum Lot Coverage	50%
<b>Minimum Building Setbacks</b>	

Minimum Building Perimeter Setback	15' from Streets. Otherwise 5' Side and Rear, and rear yards can be located in the perimeter setback.
Front	10'
Side	10', unless attached as a duplex. Up to 35% of dwelling units may be attached as duplexes, and such units are not subject to Section 608.F.8 of the Zoning Ordinance.
Rear	10'. Each dwelling unit will have a minimum 5' deep private yard that may be accessed from either the rear or side of the unit.

**Table 2C. SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS**

Single Family Attached Development Standards	
Density and Location	15 du/ac maximum Development of single family attached residential uses is only permitted where the relevant parcel is designated as Residential on the General Plan
Height	30' maximum
Open Space	A minimum open space area of 15% of the gross site area is required
Design Standards	Section 507 and 507 Tab A apply. Section 608.F8.b thru i apply. As indicated elsewhere, where specific provisions of this PUD conflict with Ordinance provisions, the PUD controls.
Maximum Garage Width	2 car widths
Minimum Lot Width	22'
Minimum Lot Depth for Lots Adjacent to Arterial Roads and Freeways	53'-6"
Primary Structure Lot Coverage	40% maximum
Attached Shade Structures Lot Coverage	10% maximum
Total Lot Coverage	50% maximum
<b>Minimum Building Setbacks</b>	

Freeway	Where adjacent to the southbound Indian School on-ramp to the Loop 101, average 50' from ADOT right-of-way, minimum 20' from ADOT right-of-way. Otherwise, average 70' from ADOT right-of-way, minimum 40' from ADOT right-of-way	
Subdivision Boundary	20'	
Perimeter Street	20'	
Individual Lot Front to Private Drive	10'	
Individual Lot Side to Private Drive	10'	
Individual Lot Rear 2nd Story to Private Drive	2'	
Building Separation	10'	
Front to Non-Street (Paseo) Lotline	3'	
Side to Non-Street (Paseo) Lotline	0'	

**Table 2D: SINGLE FAMILY DETACHED GENERAL DEVELOPMENT STANDARDS**

Single Family Detached General Development Standards	
Location	Development of single family detached residential uses is only permitted where the relevant parcel is designated as Residential on the General Plan Land Use Map.
Height	30' maximum
Open Space	15% minimum
Amenity Area Spacing	<ul style="list-style-type: none"> <li>• A Major Amenity Area shall be provided for any subdivision containing at least 1,000 dwelling units.</li> <li>• A Local Amenity shall be provided for every 350 dwelling units (or portion thereof).</li> <li>• A Pocket Amenity may be provided in lieu of a Local Amenity for every 125 dwelling units (or portion thereof).</li> </ul>
Amenity Area Requirements	<ul style="list-style-type: none"> <li>• A Major Amenity Area shall be a minimum of 5 acres, and shall contain a community pool, 40,000 square feet of open turf, and a basketball court, in addition to the amenities required in Local Amenity Areas.</li> </ul>

	architecture that minimizes the impact of the garage.
<b>Maximum Lot Coverage (1)</b>	
Primary Structure	40%
Attached Shade Structures	10%
TOTAL	50%

- (1) Lot coverage to be calculated using the City's method for doing so under the Planned Residential Development option.

**Table 2E: SINGLE FAMILY DETACHED SPECIFIC DEVELOPMENT STANDARDS**

Single Family Detached Development Standards	
	Alley / Auto Court Clusters (Dwelling Units with side yards instead of backyards)
<b>General</b>	
Density	7.5 du /ac maximum
Minimum Lot Width	30' (1)
Maximum Garage Width	2 car widths
Minimum Perimeter Setback	15' rear, 10' side
Minimum Lot Depth for Lots Adjacent to Arterial Roads and Freeways	70'
Additional Open Space Requirements	<p>1) Each unit will have a minimum 10' side yard, which may be provided in fee simple or by means of a shared 5' use and benefit easement (2)</p> <p>2) If an Alley / Auto Court Cluster does not have access to a Major Amenity Area, it shall also provide a central community gathering space of at least 10,000 square feet and containing a community pool</p>
<b>Minimum Building Setbacks</b>	
Front Facing Street	10'
Front Facing Common Area	5'
Garage	18' front load, 3' rear load
Side-Loaded Garage	10'
Side	5'
Rear	0'

- (1) Except to accommodate street cul-de-sacs, knuckles, and other street designs that encroach into the typical lot width or depth.

- (2) 5' Use and Benefit Easements into adjacent Lots may be utilized to provide 10' side yards to each dwelling unit.

Single Family Detached Development Standards		
	45' – 50' Wide Lots	70' Wide Lots
<b>General</b>		
Density	5.5 du /ac maximum	4 du /ac maximum
Minimum Lot Width	45', Lots with a minimum lot width less than 45 feet are subject to approval of the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage.	70'
Maximum Garage Width	2 car widths	3 car widths
Minimum Perimeter Setback	5' Side and 15' Rear	5' Side and 20' Rear
Minimum Lot Depth for Lots Adjacent to Arterial Roads and Freeways	90'	120'
<b>Minimum Setbacks</b>		
Front	10'	10'
Garage	18'	18'
Side-Loaded Garage	10'	10'
Side	5'/5'	5'/10'
Rear	15'	20'

#### **LANDSCAPE DESIGN GUIDELINES & STANDARDS:**

Algodón Center® is being developed on land previously used for cotton farming and other agricultural uses. Landscaping at the major entries is based on an agrarian theme. Trees, shrubs, and ground cover will be installed in formal rows to recall the rows of crops that were planted in the fields where Algodón Center® will be developed.

The landscape theme changes from the formal entries to an informal, "park like" character along the streets.

A pedestrian path system located adjacent to all arterial and collector streets will run throughout Algodón Center®. Open space and retention basins adjacent to the path system will be landscaped with broad canopy trees planted in clusters to shade the path and with masses of shrubs, ground covers, lawn and landscaped berms.

It is the philosophy of these guidelines to establish an attractive, high quality landscape character for the individual Lots that is harmonious with the "park-like" character. All landscape and parking areas of each Lot shall be landscaped with an attractive combination of trees, shrubs, ground cover and lawn/decomposed granite that appropriately relates to the overall landscape character of Algodón Center®. Owners are encouraged to utilize an evergreen plant palette and lawn. Landscaping should create a "good neighbor" image with evergreen plants and berming that screen unsightly areas and highlight attractive views. All plant material shall be irrigated by an automatic underground irrigation system.

**Table 3A: COMMERCIAL AND MULTIFAMILY LANDSCAPE STANDARDS**

COMMERCIAL AND MULTIFAMILY LANDSCAPE STANDARDS ( <i>design guidelines in italics</i> )	
General Landscape Requirements	<p>1) See <b>Exhibits 12.0 to 12.2</b> for general layout, and locations.</p>
<b>Exhibit 12.0, Landscape Concept, Exhibit 12.1, Streetscape Concept, and Exhibit 12.2 Streetscape Concept</b>	<p>2) Individual lot landscape designs are part of a larger landscape character instead of stand-alone statements. No design should dominate the landscape. Instead, the landscape of individual lots should interweave with Common Areas to give Algodón a sense of place.</p> <p>3) All portions of the development site not occupied by buildings, structures, vehicle access and parking areas, loading and unloading areas and approved storage areas shall be landscaped in accordance with the provisions of this Section. Future building pads within a phased developed Lot may continue to be farmed, improved with temporary landscaping along the street frontage, or otherwise maintained in a dust free manner.</p> <p>4) No part of any Landscape Area shall be used</p>

**COMMERCIAL AND MULTIFAMILY LANDSCAPE STANDARDS (*design guidelines in italics*)**

	<p>for any other such use as parking or display, except for required on site retention areas or when such use is shown on the landscape plan.</p> <p>5) All plant materials shall be planted so that at maturity the edge of the plant will be no closer than three (3) feet to any fire hydrant or fire suppression device.</p> <p>6) All mechanical equipment, electrical meters and similar utility devices shall be screened from public view with appropriate plantings.</p> <p>7) All plant materials shall be irrigated by an appropriate automatic underground irrigation system. All irrigation systems shall be designed, constructed and maintained to promote water conservation and prevent water overflow or spray onto Streets, sidewalks or parking areas. Landscape irrigation and domestic water services to each site shall be metered separately. Each irrigation service point of connection shall have a reduced pressure back flow prevention device installed and maintained in accordance with the requirements of the City of Phoenix or approved equivalents.</p> <p>8) A minimum of fifty-percent (50%) of all landscape areas at maturity shall be planted with living shrubs, vegetated ground cover, and/or turf.</p> <p>9) Turf area shall be limited to a maximum of 30% on all streetscapes.</p> <p>10) All private pedestrian pathways and public sidewalks shall be shaded to 50 percent</p>
Streetscape	<p>1) A landscaped setback measured from back of curb shall be established and maintained along all Street frontages:</p> <ul style="list-style-type: none"> <li>▪ 20 ft. average for non-residential uses (single user)</li> <li>▪ 15 ft. average and 10 ft. minimum for residential uses</li> <li>▪ 0 ft. (mixed use building located on property line)</li> </ul> <p>2) Planting Quantity:</p> <ul style="list-style-type: none"> <li>▪ One (1) tree for every twenty (20) feet of Street frontage.</li> <li>▪ Five (5) shrubs shall be planted for each tree.</li> </ul> <p>3) Planting Size:</p>

COMMERCIAL AND MULTIFAMILY LANDSCAPE STANDARDS ( <i>design guidelines in italics</i> )		COMMERCIAL AND MULTIFAMILY LANDSCAPE STANDARDS ( <i>design guidelines in italics</i> )	
	<ul style="list-style-type: none"> <li>▪ Minimum three (3) inch caliper at one-year's growth after installation for a minimum fifty percent (50%) of required trees, and 2-inch caliper for balance of required trees</li> </ul> <p>4) Additional Requirements for Landscaping Located within the rights-of-way:</p> <ul style="list-style-type: none"> <li>▪ Turf is prohibited.</li> <li>▪ Plant materials utilized must be included on the most recent edition of the Phoenix Active Management Area Low Water Using Plant List.</li> </ul>		<p>an evergreen variety.</p> <p>3) Landscape Planters:</p> <ul style="list-style-type: none"> <li>▪ At ends of each row of parking and for every ten (10) parking spaces.</li> <li>▪ Each landscape island shall contain one (1) tree (60% 2 inch caliper, 40% 1 inch caliper) and five (5) shrubs (5 gallon).</li> </ul> <p>4) Parking Structures:</p> <ul style="list-style-type: none"> <li>▪ A minimum fifteen (15) foot landscape area shall be located around the perimeter of the structure.</li> <li>▪ The landscape area adjacent to the parking structure shall contain one (1) tree (60% 2 inch caliper, 40% 1 inch caliper) and five (5) shrubs (5 gallon) for every twenty five (25) feet of structure perimeter.</li> </ul>
Perimeter Property Landscape Lines (rear, sides, not adjacent to a street)	<p>1) A landscaped setback shall be established and maintained along all perimeter property lines not adjacent to a street:</p> <ul style="list-style-type: none"> <li>▪ 10 ft. continuous</li> <li>▪ 20 ft. area created by two ten (10) foot Landscape Areas on each side of the property line.</li> <li>▪ 0 ft. Vertical Mixed-Use</li> </ul> <p>2) Planting Quantity:</p> <ul style="list-style-type: none"> <li>▪ One (1) tree for every twenty (20) feet of Street frontage.</li> <li>▪ Five (5) shrubs and/or groundcover shall be planted for each tree</li> </ul> <p>3) Planting Size:</p> <ul style="list-style-type: none"> <li>▪ Minimum three (3) inch caliper at one-year's growth after installation for a minimum fifty percent (50%) of required trees, and 2-inch caliper for balance of required trees</li> </ul>	Landscaping adjacent to Non-Residential Buildings	<p>1) Required for all building facades within one hundred (100) feet of the right-of-way or adjacent to public entries to the building.</p> <p>2) Width &amp; Area:</p> <ul style="list-style-type: none"> <li>▪ A minimum five (5) foot landscape area shall be provided.</li> <li>▪ Length shall be equal to sixty percent (60%) of the length of the building façade.</li> <li>▪ Designed to avoid vehicle overhang.</li> <li>▪ Landscaping shall include one (1) tree placed twenty (20) feet on center (Minimum three (3) inch caliper at one-year's growth after installation for a minimum fifty percent (50%) of required trees, and 2-inch caliper for balance of required trees), or equivalent groupings with five (5) shrubs (5 gallon).</li> </ul>
Low Density Residential Sidewalks	For any residential parcel where density is less than 20 dwelling units per gross acres, sidewalks shall be a minimum of five feet wide, and shall be separated from the curb by a minimum five foot wide landscape strip. The landscape strip shall be planted with a minimum of groundcover at a rate of 5 (five) five-gallon shrubs per 500 square feet of landscape area.	Retention Areas	<p>1) Where required, all retention areas shall be completely landscaped with trees, shrubs or turf.</p> <p>2) The landscaping shall provide erosion protection while allowing for unrestrictive flow to retention areas.</p> <p>3) Lawns: Turf is encouraged in retention areas.</p> <ul style="list-style-type: none"> <li>▪ Perimeter Property Landscape Areas containing large lawn areas shall blend to create a "park-like"</li> </ul>
Parking Lot Landscaping	<p>1) Ten percent (10%) of the surface parking lot shall be landscaped. Landscaping shall be dispersed throughout the parking area.</p> <p>2) All parking areas shall be screened from view from adjacent streets and lots to a minimum height of three (3) feet above the nearest adjacent paving grade by means of a combination of walls, undulating berms and landscaping consisting of minimum 5-gallon shrubs. Shrubs used for screening shall be of</p>		

COMMERCIAL AND MULTIFAMILY LANDSCAPE STANDARDS ( <i>design guidelines in italics</i> )		SINGLE FAMILY RESIDENTIAL LANDSCAPE STANDARDS ( <i>design guidelines in italics</i> )
	<p>feel of a common area.</p> <ul style="list-style-type: none"> <li>▪ <i>Lawn areas should physically adjoin outdoor spaces, sidewalks, curbs and shrub/ground cover areas to avoid the creation of small isolated islands of lawn. Connecting lawn areas from Lot-to-Lot and extending lawn into other landscape areas of the site without visual barriers is encouraged to create larger, more unified lawn areas that also serve to visually unify the streetscape and landscaping of the individual Lots.</i></li> <li>▪ Borders shall be a minimum six (6) inch wide and concrete.</li> </ul> <p>4) Granite Chunk may be used for erosion protection, storm water management or aesthetic applications.</p> <ul style="list-style-type: none"> <li>▪ Maximum size of chunk rock shall be 8 inches in diameter unless erosion or drainage conditions require larger.</li> <li>▪ Rip Rap must be chunk rock that matches or compliments the stone used within the Landscape Area and grouted in place.</li> <li>▪ River rock is prohibited.</li> </ul> <p>5) <i>Landscape grading shall complement the contours found in the landscape easement.</i></p> <ul style="list-style-type: none"> <li>▪ <i>Grading shall be accomplished without sharp transitions or unnatural shapes.</i></li> <li>▪ Maximum allowable slope is 4:1. All slopes must be gently rounded with varying side slopes and blend subtly with adjacent properties.</li> <li>▪ Landscape grading must be accomplished without interrupting established drainage swales or drainage easements.</li> </ul>	<p><b>Exhibit 12.0, Landscape Concept, Exhibit 12.1, Streetscape Concept, and Exhibit 12.2 Streetscape Concept</b></p> <p>statements. No design should dominate the landscape. Instead, the landscape of individual lots should interweave with Common Areas to give Algodon a sense of place.</p> <p>3) All common landscaped areas not occupied by buildings, structures, vehicle access and parking areas, loading and unloading areas and approved storage areas shall be landscaped in accordance with the provisions of this Section. Future phases may continue to be farmed, improved with temporary landscaping along the street frontage, or otherwise maintained in a dust free manner.</p> <p>4) All plant materials shall be planted so that at maturity the edge of the plant will be no closer than three (3) feet to any fire hydrant or fire suppression device.</p> <p>5) All plant materials shall be irrigated by an appropriate automatic underground irrigation system. All irrigation systems shall be designed, constructed and maintained to promote water conservation and prevent water overflow or spray onto Streets, sidewalks or parking areas. Landscape irrigation and domestic water services to each site shall be metered separately. Each irrigation service point of connection shall have a reduced pressure back flow prevention device installed and maintained in accordance with the requirements of the City of Phoenix or approved equivalents.</p> <p>6) A minimum of fifty percent (50%) of all landscape areas at maturity shall be planted with living shrubs, vegetated ground cover, and/or turf.</p> <p>7) All private pedestrian pathways and public sidewalks shall be shaded to 50 percent</p> <p><b>Streetscape Exhibit 13.1 Streetscape Sections</b></p> <p>1) A landscaped area measured from back of curb shall be established and maintained along all public or private street frontages (this does not include drive aisles servicing Single Family Detached Single Lot Subdivisions) where rear or side lots occur adjacent to streets, and noting that where required, bus bays may be located within said landscaped area:</p> <ul style="list-style-type: none"> <li>▪ Adjacent to Arterial Streets: 15 ft. average, minimum 10 ft.</li> <li>▪ Adjacent to Collector Streets: Minimum 10 ft.</li> <li>▪ Adjacent to Local Streets: Minimum 10 ft.</li> </ul> <p>2) Planting Quantity:</p> <ul style="list-style-type: none"> <li>▪ Minimum one (1) drought resistant tree for each thirty (30) linear feet on center, or in equivalent groupings, excluding areas that include driveways,</li> </ul>
<p><b>Table 3B: SINGLE FAMILY RESIDENTIAL LANDSCAPE STANDARDS</b></p> <p>SINGLE FAMILY RESIDENTIAL LANDSCAPE STANDARDS (<i>design guidelines in italics</i>)</p>		
General Landscape Requirements	<p>1) See <b>Exhibits 12.0 to 12.2</b> for general layout, and locations.</p> <p>2) Individual lot landscape designs are part of a larger landscape character instead of stand-alone</p>	

SINGLE FAMILY RESIDENTIAL LANDSCAPE STANDARDS <i>(design guidelines in italics)</i>		SINGLE FAMILY RESIDENTIAL LANDSCAPE STANDARDS <i>(design guidelines in italics)</i>
	<p>ramps, utilities, sidewalks, or other similar features (may occur in front yards of single-family residences)</p> <ul style="list-style-type: none"> <li>▪ Minimum one (1) shrub shall be planted for each five (5) linear feet, excluding areas that include driveways, ramps, utilities, sidewalks, or other similar features (may occur in front yards of single-family residences)</li> </ul> <p>3) Planting Size:</p> <ul style="list-style-type: none"> <li>▪ At one-year's growth after installation, the landscape palette should contain a mixed maturity consisting of 50% of trees with 3-inch minimum caliper and 50% with minimum 2-inch caliper in accordance with Arizona Nursery Association Standards.</li> </ul> <p>4) Additional Requirements for Landscaping Located within the rights-of-way:</p> <ul style="list-style-type: none"> <li>▪ Turf is prohibited within right of way.</li> <li>▪ Turf is allowed within private roadway tracts.</li> <li>▪ Plant materials utilized must be included on the most recent edition of the Phoenix Active Management Area Low Water Using Plant List.</li> </ul> <p>5) Wall Height for rear and side yards: walls adjacent to arterial roads may be as high as six foot eight inches (6'-8"). Wall columns adjacent to arterial roads may be as high as seven foot four inches (7'-4").</p> <p>6) Wall Standards: Maximum of 320' of solid wall without a break or a minimum 5' offset in the face of wall for a width of a minimum of 4 lots. The breaks and/or offsets are only applicable to arterial roadways, not applicable to the Freeway, where sound walls require sound mitigation consistency. For walls adjacent to the Freeway, there will be regular variations in block type (smooth, split face, etc.) and color.</p>	<p>attached</p> <ul style="list-style-type: none"> <li>▪ Storm drain, roadway, and other non-landscape elements, including Signs, are permitted within landscape buffer, and may be placed within, and count toward, this required landscape buffer</li> </ul> <p>2) Planting Quantity:</p> <ul style="list-style-type: none"> <li>▪ Minimum one (1) tree spaced every twenty (20) feet on center, or in equivalent groupings, excluding areas that include driveways, ramps, utilities, sidewalks, or other similar features.</li> <li>▪ Minimum one (1) shrub shall be planted for each five (5) linear feet, excluding areas that include driveways, ramps, utilities, sidewalks, or other similar features (may occur in front yards of single-family residences)</li> </ul> <p>3) Planting Size:</p> <ul style="list-style-type: none"> <li>▪ Minimum three (3) inch caliper at one-year's growth after installation for a minimum fifty percent (50%) of required trees, and 2-inch caliper for balance of required trees</li> <li>▪ Minimum five (5) gallon drought resistant shrubs at one-year's growth after installation</li> </ul> <p>4) Wall Height: walls adjacent to Loop 101 may be as high as twelve (12) feet.</p>
Perimeter adjacent to Loop 101	<p>1) A landscaped buffer, measured from the property line, shall be established and maintained adjacent to the Loop 101:</p> <ul style="list-style-type: none"> <li>▪ 15 ft. average, minimum 10 ft., for streets that are adjacent to the Loop 101</li> <li>▪ 35 ft. minimum for lots that are adjacent to the Loop 101 for single-family detached</li> <li>▪ 20 ft. minimum for lots that are adjacent to the Loop 101 for single-family</li> </ul>	<p>Interior Open Space Standards</p> <p>1) Planting Quantity:</p> <ul style="list-style-type: none"> <li>▪ Minimum one (1) drought resistant tree for each 500 s.f. of landscape area.</li> <li>▪ Minimum one (1) drought resistant shrub for each 100 s.f. of required landscape area.)</li> </ul> <p>2) Planting Size:</p> <ul style="list-style-type: none"> <li>▪ Minimum one (1) inch caliper trees at one-year's growth after installation (minimum fifty percent (50%) of required trees)</li> <li>▪ Minimum five (5) gallon drought resistant shrubs at one-year's growth after installation</li> </ul> <p>3) Additional Requirements for interior landscaping areas:</p> <ul style="list-style-type: none"> <li>▪ Plant materials utilized must be included on the most recent edition of the Phoenix Active Management Area Low Water Using Plant List.</li> </ul>

SINGLE FAMILY RESIDENTIAL LANDSCAPE STANDARDS ( <i>design guidelines in italics</i> )		SINGLE FAMILY RESIDENTIAL LANDSCAPE STANDARDS ( <i>design guidelines in italics</i> )
	<p>4) Wall Height: interior walls may be as high as six foot (6'-0"). Interior wall columns may be as high as six foot eight inches (6'-8").</p> <p>5) Wall standards: 2' iron on 4' block on interior lots backing on a minimum of 30' of landscaped open space (meaning not 10' and then a road and not for lots backing a collector or arterial). Maximum of 320' of solid wall without a break or a minimum 5' offset in the face of wall for a width of a minimum of 4 lots.</p>	<ul style="list-style-type: none"> <li>▪ erosion or drainage conditions require larger.</li> <li>▪ Rip Rap must be chunk rock that matches or compliments the stone used within the Landscape Area and grouted in place.</li> <li>▪ River rock is prohibited.</li> </ul> <p>5) Landscape grading shall complement the contours found in the landscape easement.</p> <ul style="list-style-type: none"> <li>▪ Grading shall be accomplished without sharp transitions or unnatural shapes.</li> <li>▪ Maximum allowable slope is 3:1. All slopes must be gently rounded with varying side slopes and blend subtly with adjacent properties.</li> <li>▪ Landscape grading must be accomplished without interrupting established drainage swales or drainage easements.</li> </ul>
<b>Exhibit 13.1 Street Sections</b>	Within required Streetscapes, detached sidewalks shall be minimum of 5 ft. wide with a landscape area located between back of curb and sidewalk as shown on the Street Classification Map and a minimum of 5 ft. wide, with the following exception: in Single Family Detached Single Lot Subdivisions, and only when adjacent to parking spaces, detached sidewalks shall be a minimum of 4 ft. wide sidewalks with an 18 inch decomposed granite area located between sidewalk and back of curb of parking stalls.	
Retention Areas	<p>1) Where required, all retention areas shall be completely landscaped with trees, shrubs or turf.</p> <p>2) The landscaping shall provide erosion protection while allowing for unrestrictive flow to retention areas.</p> <p>3) Turf is encouraged in retention areas.</p> <ul style="list-style-type: none"> <li>▪ Perimeter Property Landscape Areas containing large lawn areas shall blend to create a "park-like" feel of a common area.</li> <li>▪ Turf areas should physically adjoin outdoor spaces, sidewalks, curbs and shrub/ground cover areas to avoid the creation of small isolated islands of turf. Connecting turf areas from Lot-to-Lot and extending turf into other landscape areas of the site without visual barriers is encouraged to create larger, more unified turf areas that also serve to visually unify the streetscape and landscaping of the individual Lots.</li> <li>▪ Borders shall be a minimum of six (6) inches wide and concrete or equivalent.</li> </ul> <p>4) Granite Chunk may be used for erosion protection, storm water management or aesthetic applications.</p> <ul style="list-style-type: none"> <li>▪ Maximum size of chunk rock shall be eight (8) inches in diameter unless</li> </ul>	

#### **APPROVED PLANTINGS:**

The plants included in the following list are inherently compatible with the character of Algodón Center®. Any species not contained herein may not be planted or installed within Algodón Center®.

*\*Indicates plants that are not on Arizona Department of Water Resources Low Water Use Plant List and prohibited for use in a public right-of-way. However, these plants may be used in on site Landscape Areas of individual parcels.*

**Table 4: APPROVED PLANTINGS LIST**

TREES	
Acacia spp.	Acacia
Bauhinia congesta Anacacho	Anacaho Orchid Tree
Caesalpinia cacaico	Cascalote
Cercidium spp.	Palo Verde
Cercis spp.	Redbud
Chamaerops humilis	Mediterranean Fan Palm
*Chitalpa x Tashkentensis 'Pink Dawn'	Chitalpa
Dalbergia sissoo	Sissoo Tree
*Ficus microcarpa 'Nitida'	Indian Laurel Fig
*Fraxinus spp.	Ash
Geijera parviflora	Austrian Willow
Gleditsia triacanthos	Honey Locust
*Jacaranda mimosifolia	Jacaranda
Olea europaea var. Swan Hill	Swan Hill Olive
Olea europaea 'Wilsonii'	Wilson's Fruitless Olive
Olnea tesota	Ironwood

<i>Phoenix dactyifera</i>	Date Palm
<i>Pinus spp.</i>	Pine
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Pithecellobium spp.</i>	Texas Ebony
<i>Prosopis spp.</i>	Mesquite
* <i>Prunus hybrids</i>	Flowering Plum
<i>Pyrus calleryana 'Bradford'</i>	Bradford Pear
* <i>Pyrus kawakamii</i>	Evergreen Pear
<i>Quercus spp.</i>	Oak
<i>Rhus lancea</i>	Africa Sumac
<i>Schinus mole</i>	California Pepper Tree
<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree
<i>Sophora secundiflora</i>	Texas Mountain - Laurel
* <i>Trachycarpus fortunei</i>	Windmill Palm
<i>Ulmus parvifolia cv. 'Sempervirens'</i>	Evergreen Elm
<i>Vitex agnus - castus</i>	Chaste Tree

SHRUBS	
* <i>Buxus microphylla japonica</i>	Japanese Boxwood
<i>Caesalpinia</i>	Bird of Paradise
<i>Calliandra californica</i>	Baja Red Fairy Duster
Callistemon Viminalis 'Little John'	Little John Bottle Brush
* <i>Carissa spp.</i>	Natal Plum
<i>Cassia spp.</i>	Cassia
<i>Chrysanthia mexicana</i>	Damiana
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Cordia boissieri</i>	Anacahuita
<i>Cordia parvifolia</i>	Little Leaf Cordia
<i>Eremophila Glabra spp. Carnosa</i>	Winter Blaze
* <i>Euonymus spp.</i>	Hibiscus
* <i>Euphorbia rigida</i>	Gopher Plant
* <i>Euryops pectinatus</i>	Golden Euryops
* <i>Hibiscus spp.</i>	Hibiscus
* <i>Ilex vomitoria</i>	Yaupon
<i>Juniper chinensis</i>	Juniper
<i>Justicia spigera</i>	Mexican Honeysuckle
<i>Leucophyllum spp.</i>	Texas Sage
* <i>Lagerstroemia indica</i>	Cape Myrtle
* <i>Ligustrum spp.</i>	Privet
<i>Myrtus communis</i>	True Myrtle
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Nerium oleander</i> varieties	Oleander
<i>Penstemon spp.</i>	Penstemmon
* <i>Photinia spp.</i>	Photinia
* <i>Pittosporum spp.</i>	Pittosporum
<i>Plumbago capensis</i>	Cape Plumbago
<i>Plumbago scandens</i>	Plumbago
<i>Pyracantha spp.</i>	Pyracantha
* <i>Raphiolepsis</i>	Raphiolepsis
<i>Ruellia brittonia</i>	Ruellia
<i>Ruellia peninsularis</i>	Ruellia
<i>Tecoma spp.</i>	Yellow Bells
<i>Tecomaria spp.</i>	Cape Honeysuckle
<i>Thevetia peruviana</i>	Yellow Oleander

<i>Xylosma congestum</i>	Xylosma
<i>Eremophila Glabra</i>	Carnosa Winter Blaze
GROUNDCOVERS	
Asparagus densiflorus cv. 'Sprenger'	Sprenger Asparagus
* <i>Carissa spp.</i>	Natal Plum
<i>Convolvulus mauritanicus</i>	Ground Morning Glory
<i>Dalea spp.</i>	Indigo Bush
<i>Eremophila prostrata</i>	Outback Sunrise Eremophila
<i>Lantana montevidensis</i>	Trailing Lantana
* <i>Liriope</i>	Lilly Turf
<i>Rosmarinus officinalis</i>	Prostrate Rosemary
<i>Ruellia brittoniana 'Katie'</i>	Katie Ruellia
* <i>Trachelospermum spp.</i>	Vinca
<i>Teucrium chamaedrys 'Prostrata'</i>	Germander
* <i>Vinca spp.</i>	Vinca
<i>Wedelia trilobata</i>	Yellow Dots
<i>Eremohila prostrata</i>	Outback Sunrise Eremohila

VINES	
<i>Antigonon leptopus</i>	Coral Vine
<i>Bougainvillea spp.</i>	Bougainvillea
<i>Callaeum macroptera</i>	Yellow Orchid Vine
<i>Campsis radicans</i>	Common Trumpet Creeper
<i>Jasminum mesnyi</i>	Primrose Jasmine
<i>Lonicera japonica</i>	Honeysuckle
<i>Macfadyena unguis - cati</i>	Cat's Claw
<i>Mascagnia lilacina</i>	Purple Mascagnia
<i>Podranea ricasoliana</i>	Pink Trumpet Vine
<i>Pyracantha spp.</i>	Pyracantha
<i>Rosa banksiae</i>	Lady Banks Rose
<i>Solanum jasminoides</i>	Potato Vine

ACCENTS	
<i>Agave spp.</i>	Agave
<i>Cereus spp.</i>	Cereus
<i>Cycas revoluta</i>	Sago Palm
<i>Dasyllirion Wheeleri</i>	Desert Spoon
* <i>Dieteria spp.</i>	Fortnight Lily
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Muhlenbergia Rigida 'Nashville'</i>	Purple Muhly
<i>Nolina spp.</i>	Bear Grass
<i>Pedilanthus macrocarpus</i>	Lady Slipper
* <i>Philodendron selloum</i>	Splitleaf Philodendron
* <i>Strelitzia spp.</i>	Bird of Paradise
<i>Yucca spp.</i>	Yucca
LAWNS	
<i>Cynodon dactylon 'Hybrid'</i>	Hybrid Bermuda
<i>Lolium perenne</i>	Perennial Rye Grass

## **PARKING STANDARDS:**

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

**Table 5: PARKING STANDARDS**

PARKING STANDARDS (Design Intent in Italics)	
Parking Spaces	Surface parking space and drive aisle dimensions for all non-residential land uses using perpendicular parking shall be eight and one-half (8 1/2) feet wide by eighteen (18) feet deep. Residential parking can include 1 ½ feet of overhang at the front end of the space to meet length requirements.
Bicycle Parking	0.25 spaces per multifamily residence, to be located near building entrances. 1 space per 25 vehicular parking spaces for nonresidential uses in excess of 5,000 square feet of floor area.
Loading, General	Loading areas/docks shall not be located between an existing residential use and the adjacent building.  All loading areas/docks shall be screened with a solid masonry wall to a minimum of 6 feet in height and a double row of minimum 5-gallon shrubs to completely screen the loading areas and delivery vehicles. Shrubs used for screening shall be of an evergreen variety.
Refuse / Storage Enclosures	Wall finishes to match on-site development. Frames of gates / doors to be constructed of metal.  Decorative metal (decking material) is prohibited.
Parking Structures	The portions of a parking structure visible above grade should be integrated with the form and materials of the site structures. These features will assure efficiency and minimize the visual impact to the surrounding uses.  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. 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 should reflect building design features and proportions (horizontal banding, cornice treatment; window scale, proportion and mullion treatment; vertical projection). 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.

## **LIGHTING PLAN:**

The Algodón Center® 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.

Outdoor lighting fixtures shall incorporate light cut off shielding as necessary to direct light downward and away from any residential use existing as of the date of this PUD approval as depicted on **Exhibit 8.0, Existing Residential Uses**. Lighting may need to be controlled and mitigated through the use of mature landscape buffers or other shielding techniques as approved by the Planning and Development Department.

## **H. SUSTAINABILITY**

True to the intent of a PUD, the Algodón Center® reflects the region's unique environmental challenges by implementing practices that respond to the area by including innovative architectural design, energy efficient buildings, and pedestrian-friendly developments. The PUD provides an innovative, compatible and sustainable development that creates a sense of place.

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 Algodón Center® are strongly encouraged to incorporate current LEED standards for New Commercial Construction (LEEDNC) 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. The Algodón Center® recognizes this trend to formulate design goals and a basis of methodology for building elements and environmental systems.

The Algodón Center® PUD encourages sustainability through the implementation of the following sustainability principles, or as approved by the Planning and Development Department. Furthermore, the Long Family recognizes that sustainability methods are continually improving and evolving over time. They

encourage state-of-the-art sustainability methods and products as the project is phased.

### **CITY ENFORCEABLE STANDARDS**

- Recycling collection areas shall be identified on the site plan at the time of site plan review process;
- Minimum 50% (measured at 12:00pm on summer solstice) shade of all public sidewalks and private walkways by means of vegetation or shade structures;

### **DEVELOPER ENFORCEABLE STANDARDS**

#### **Provide Thermal Comfort for All Non-residential Users**

- Shade open space areas and public spaces;
- Shade parking lots;
- Shade building entrances; and
- Building form articulations that stimulate the flow of air around pedestrian areas.

#### **Energy Efficiency in Building Design and Long term Operation**

- 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;
- 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, solar mass properties) and active design

elements (i.e. environmental conditioning methods, systems);

- Incorporate green roof landscape treatments where appropriate; and
- 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.

### **Water Soil & Conservation Measures**

- Capture gray water discharge from development facilities and re-use for landscape irrigation;
- Utilize "Smart" irrigation control systems;
- Locate plant material in or near storm water drainage swales or basins to maximize water benefit for landscape areas;
- Use low water use plant materials within rights-of-way;
- Provide turf grass in retention basins to filter stormwater runoff before recharge; or
- Provide slope stabilizing plant material where appropriate to limit erosion.

The Algodón Center® PUD amendment itself represents a significantly sustainable design. It replaces water intensive agricultural uses with low water usage residential uses. By providing Phoenix residents with opportunities live, work and play all in the west valley, this amendment will reduce vehicle emissions, balance jobs with housing, and meet 4% of the City's *Housing Phoenix* goal.

## **I. INFRASTRUCTURE**

### **CIRCULATION SYSTEM:**

The Algodón Center® PUD proposes a comprehensive internal street network that is planned and coordinated

with the existing street network in the area. (**Exhibits 13.0, Street Sections and 13.1, Street Sections.**)

### **91st /99th Avenue**

91<sup>st</sup> and 99th Avenues are both arterial streets that border the east and west property lines and will provide the major north/south movement for the areas located on the east and west sides of the 101 Freeway. Major access points with full turn movements and signalization are proposed, including Thomas Road, Indian School Road, Osborn Road and Campbell Avenue. Additional right-in, right-out access points may be provided along both 91<sup>st</sup> and 99th Avenues.

A half street of 70 feet is proposed for the east half of 99th Avenue, which will include 3 travel lanes, a landscape strip, and a 5 foot wide setback sidewalk.

For 91<sup>st</sup> Avenue, a half street of 55 feet is proposed for the west half. This includes a 6-foot bike lane, two travel lanes and a turn lane. Adjacent to the road, within the right-of-way will be a 5-foot sidewalk setback separated from the curb with an 8-foot landscape strip.

### **Thomas Road**

Thomas Road is an arterial street which makes up the southern border for the Algodón Center®. The street is fully constructed east of the 101 Freeway including a major access point on 93<sup>rd</sup> Avenue. Full street improvements, including full turn movements, and signalization will need to occur on Thomas Road west of the 101 Freeway. A major access point will also be constructed at 97<sup>th</sup> Avenue.

A half street of 65 feet is proposed for the north half of Thomas Road, which will include 3 travel lanes, a landscape strip, and a 5 foot wide setback sidewalk.

### **Indian School Road**

Partial street improvements exist on Indian School Road, primarily within ADOT ROW. Ultimate construction for Indian School Road, a designated Major Arterial Street, includes full lane construction and signalization. Major access points into the interior of the Algodón Center® will be at both 93<sup>rd</sup> and 97<sup>th</sup> Avenues.

A full street of 110 feet is proposed for Indian School Road west of the 101, which will include a 12 foot wide turn lane, 4 travel lanes, a landscape strip, and a 5 foot wide setback sidewalk on each side. A proportionate half-street is proposed for the south half of Indian School Road exit at the 101 Freeway.

### **93<sup>rd</sup> / 97<sup>th</sup> Avenue**

93<sup>rd</sup> Avenue is partially constructed at Thomas Road extending north to approximately 1300 feet as part of the first phase of the Algodón Medical Office Park. Ultimately, 93<sup>rd</sup> Avenue will extend further north to Indian School Road. 97<sup>th</sup> Avenue will extend from its current alignment from the south through the property and connecting to Indian School Road. Ultimate 93<sup>rd</sup> and 97<sup>th</sup> Avenue improvements will include a full street of 60 feet, which will include a 10 foot wide turn lane, 2 travel lanes, a landscape strip, and a 5 foot wide setback sidewalk on each side. 97<sup>th</sup> Avenue may be gated between Indian School Road on the north and Thomas Road on the south if all uses with direct access to 97<sup>th</sup> Avenue are residential uses at less than 20 du/ac.

Osborn Road will provide access in an east/west direction on both sides of the 101. Glenrosa Avenue will provide an additional east/west access point and will connect with 97<sup>th</sup> Avenue.

See **Exhibit 10.0, Circulation and Street Setbacks** for a general depiction of the street system in the Algodón Center® PUD.

### Pedestrian Connectivity

Algodón Center's® planned roadway network forms the basic backbone for the pedestrian network. All perimeter streets and internal collectors will include an adjacent 5-foot sidewalk separated from the curb by a landscape strip, providing opportunities for shaded walkways along the sidewalks.

### Commercial and Multifamily

All internal local streets will include 5-foot sidewalks attached to the curb, except as otherwise required in **Table 3** above. Additionally, sidewalk connections will be

provided from each building to the primary sidewalks along the roadways as they are developed, providing a comprehensive and connected sidewalk network throughout the development.

#### Single Family Attached and Detached Residential

All internal local streets will include 5-foot sidewalks detached from the curb. Where feasible, sidewalk connections are provided in open space tracts to connect residents to parks and other amenitized open spaces. Where possible, sidewalks and ramps will align with traffic calming chokers to define pedestrian crossing of local roadways. See **Exhibit 13.1, Street Sections**.

#### GRADING AND DRAINAGE:

The proposed development will provide retention for the 100-year, 2-hour storm event per the City of Phoenix design guidelines. Each individual non-residential parcel shall provide retention for the adjacent public street frontage. The 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.

#### WATER SERVICES:

The proposed development will utilize existing City of Phoenix water mains to provide potable water service and fire protection to the site. The site is located within two City of Phoenix service areas: Zone 0 and Zone 1. The area west of the 101 Freeway and the area east of the 101 Freeway and south of the Osborn Road alignment are each located within Zone 0. The remaining balance of the site is located within Zone 1. For the area south of the Osborn Road alignment on the east side of the 101, an existing 16-inch water main in 93<sup>rd</sup> Avenue will provide service. For the area north of the Osborn Road alignment, a proposed water main will need to be extended from 91<sup>st</sup> Avenue to 93<sup>rd</sup> Avenue in the Osborn Road alignment and then extended north in 93<sup>rd</sup> Avenue to loop into the existing 12-inch water main located within Indian School Road.

The area west of the 101 Freeway will be serviced by the water mains within Zone 0 of the City of Phoenix water service area. A water main will be extended within the 97<sup>th</sup> Avenue alignment north from Thomas Road to Glenrosa Avenue. The water main will then turn west and intersect the existing 16-inch water distribution main in 99<sup>th</sup> Avenue. This water main will service the areas east and west of the 97<sup>th</sup> Avenue alignment up to Glenrosa. The water main extension will be sequenced with each phase of development. The size of the main will be as determined within the Water Master Plan for the project. Lots and parcels adjacent to 99<sup>th</sup> Avenue may receive water service by tapping the 16-inch distribution main in 99<sup>th</sup> Avenue directly if service from 97<sup>th</sup> Avenue water main is not feasible.

#### WASTEWATER:

The proposed development will utilize several existing sewer mains to provide sanitary sewer service to the site. An existing 18-inch sewer main located on the east side of the 101 Freeway will provide service for the areas west and east of the 93<sup>rd</sup> Avenue alignment for the property east of the 101. In addition, the existing 8-inch sewer main located within 93<sup>rd</sup> Avenue will provide service for the area north of Thomas Road in the first phase of the Algodón Medical Office Park. Additional sewer mains may be provided within 93<sup>rd</sup> Avenue based on the sewer demands calculated within the Wastewater Master Plan for the area.

West of the 101 Freeway, a sewer main will be extended in the 97<sup>th</sup> Avenue alignment from the existing 18-inch sewer main located in Thomas Road to provide sewer service to the areas east and west of the 97<sup>th</sup> Avenue alignment. Also, there may be a requirement to extend a sewer main in the Osborn Road alignment utilizing the existing 15-inch sewer stub on the existing sewer main in 99<sup>th</sup> Avenue. This will be based upon the capacity and depth as the master wastewater plan is developed. An existing 18-inch sewer main in Indian School Road will be extended east to the 97<sup>th</sup> Avenue alignment. The sewer main will then be extended north in the 97<sup>th</sup> Avenue alignment to service the areas east and west of the 97<sup>th</sup> Avenue alignment. Also, there may be a requirement to extend a parallel sewer main in 99<sup>th</sup> Avenue to service the

area east of 99<sup>th</sup> Avenue and west of 97<sup>th</sup> Avenue depending upon the ability to service from the 97<sup>th</sup> Avenue sewer main extension. This will also be based upon the capacity and depth as the master wastewater plan is developed. Internal sewer main sizes and manhole spacing will be as required by the City of Phoenix wastewater design manual.

Parcels fronting the east side of the 101 Freeway on the south side of Indian School Road west of 93<sup>rd</sup> Avenue may connect directly into the existing sewer in the adjacent ADOT right-of-way.

If necessary, a wastewater lift station may be constructed to serve the needs of properties on the west side of the 101 Freeway and south of Indian School Road.

## J. SIGNS

The sign plan is attached as **Exhibit 14.0, Sign Concept**. This plan provides a new design philosophy for design and marketing signage that is competitive with sign allowances in nearby projects in adjacent jurisdictions.

This sign plan will allow for flexibility for development over many years, while maintaining the level of quality and design intent the PCD initiated more than 20 years ago. This also provides an avenue to encourage the creative development of signage that is vibrant, charismatic and potentially unique in its approach.

In December 2011, the City Council approved an amendment to Chapter 7, Section 705.2 pertaining to off-premise signs. The Algodón Center® sign plan fully complies with that amendment. Any Lots containing off-premise signs must be a minimum of 500 square feet and a maximum of 10,000 square feet, must have access to a public street or City standard private accessway, and have no other minimum setback, landscaping or other requirements.

The Sign Concept does not apply to Single Family Residential areas within the PUD PCD, except that off-premise signs are allowed in Single Family Residential areas of the PUD PCD as described in the Sign Concept. Except for off-premise signs, signage within Single Family

Residential areas of the PCD PUD shall comply with Section 705 of the Zoning Ordinance, except as follows.

### Residential Signage Regulations

No sign shall be placed or maintained in any residential area except as follows:

#### Permanent Signs

Name Plate Signs. A name plate sign identifying the name of the occupant of a residence, the occupant's profession, home occupation or title, and the address of the dwelling is permitted subject to the following:

- i. This sign shall not exceed four square feet in area, nor eight feet above grade at the sign.
- ii. This sign shall be located on the property to which it pertains, and the number of signs shall be limited to one for each dwelling.
- iii. This sign may be indirectly illuminated by one light bulb or fluorescent tube not exceeding 15 watts.

#### Identification Signs

A sign which provides information regarding location of community features, places, destinations, or other community features which require signage is permitted subject to the following:

- i. Identification signs shall not exceed ninety-six (96) square feet in area and may be double-faced.
- ii. Identification signs may be placed flat against a wall of a building, or such sign may be freestanding, but placement against a wall of a building shall extend no higher than twelve (12) feet above the grade at the base of the wall. The height of a identification sign shall not exceed eighteen (18) feet above the grade.
- iii. Identification signs shall contain no advertising copy.
- iv. Identification signs shall be located on the property to which it pertains.

- v. Identification signs shall be located no closer than one hundred and fifty (150) feet from another identification sign.
- vi. Identification signs shall not be limited in quantity, so long as the use proposed meets the intent of the definition.
- vii. Identification signs may be illuminated internally, backlit, or externally.

#### Perimeter Wall Sign

A sign consisting of a sign mounted on a perimeter wall is permitted subject to the following:

- i. Perimeter wall sign lettering shall not exceed twenty-four (24) inches of height or eighty (80) square feet in area or less than fifty percent (50%) of wall area, whichever is less.
- ii. Perimeter wall signs shall not exceed eight (8) feet or the height of the wall, whichever is less.
- iii. One (1) perimeter wall sign is allowed on each side of an entry way.
- iv. Perimeter wall signs may be illuminated internally, backlit, or externally.

#### Monument Sign

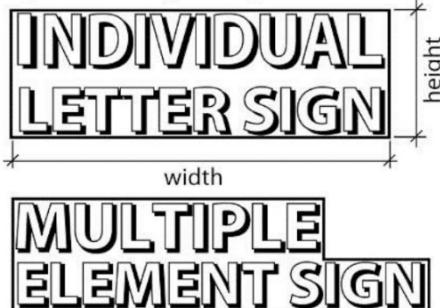
A freestanding monument sign adjacent to a residential development is permitted subject to the following:

- i. Monument sign lettering shall not exceed forty-eight (48) inches of height or one hundred and sixty (160) square feet in area or less than fifty percent (50%) of wall area, whichever is less.
- ii. Monument signs shall not exceed a height of fifty-five (15').
- iii. One (1) monument sign is permitted on each side of an entry way.
- iv. Monument signs be illuminated internally, backlit, or externally.

#### Calculating Sign Area

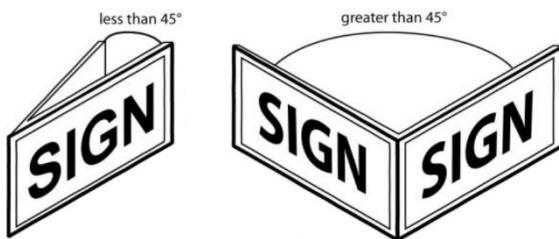
The sign area shall be measured as the sum of the smallest rectangles that encompass the multiple components being the type face, logo, and associated artwork.

*signs enclosed by rectangles:*



- a. For a sign having more than one component (e.g., a service station identification/price sign combination on a monument base, mounted on the same surface), the sign area shall be measured as the sum of the smallest rectangles that encompass the several components being the type face, logo, and associated artwork.
- b. A sign mounted or painted on a background panel or area distinctively painted, textured or constructed as a background for the sign, shall be measured as the area contained within the outside dimensions of the background panel or surface.
- c. A sign mounted as individual letters and/or graphics against a wall or fascia of a building, wall fence or other structure that has not been painted, textured or otherwise altered to provide a distinctive background for the sign shall be measured as the sum of the smallest rectangles that will enclose the type face, logo, and associated artwork.
- d. A sign mounted or painted on an illuminated surface, illuminated architectural element of a building, or if the sign is the actual illuminated surface itself, shall be measured as the entire surface or illuminated architectural element which contains the type face, logo, and associated artwork.

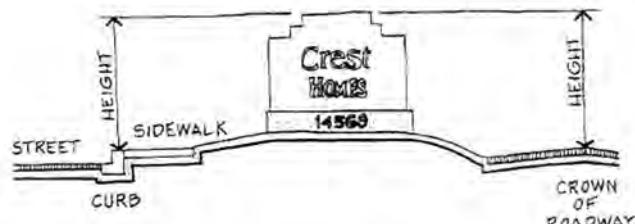
- e. A sign integrated into, built, made or part of the actual structure of a wall, building fascia, wall, fence or any other type of structure, regardless of whether the sign is of the same color, texture or material than the entire structure, shall be measured as the sum of the smallest rectangles that will enclose the type face, logo, and associated artwork.
- f. Where there are one (1) or more sign faces, the area shall be defined as follows unless otherwise specified for specific signs:
  - i. One (1) face: Area of the single face only; two (2) faces - If the interior angle between the two faces is forty-five (45) degrees or less, the area will be the area of one face only; if the interior angle between the two sign faces is greater than forty-five (45) degrees, the sign area will be the sum of the areas of the two faces.
  - ii. Three (3) or more faces, the sign area will be the sum of the areas of each of the faces.
  - iii. Architectural embellishments shall not be considered as sign area.



#### Calculating Sign Height

Height shall be the distance from the top of the sign structure to the top of the closest adjacent curb or crown of roadway where no curb exists, or the surrounding ground plane, whichever is greater. For Signs mounted on buildings the height shall be the distance from the top of the sign, the type face, logo, and associated artwork, to

the top of the closest adjacent curb or crown of road where no curb exists.



## K. COMPARATIVE STANDARDS

In the Tables below, all instances where this PUD exceeds or otherwise improves upon Ordinance standards are set forth in **bold text**.

**Table 6A: SINGLE FAMILY ATTACHED COMPARATIVE STANDARDS**

Comparative Zoning Standards Table – Single Family Attached		
Standards	R-3 Single Family Attached (Planned Residential Development)	PUD
Maximum Density	15.23; 17.40 with bonus	<b>15 du/ac</b>
Maximum Height	2 stores and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories**	<b>30'</b>
Common Areas/Open Space	Minimum 5% of gross area	Minimum open space area of <b>15%</b> of the gross site area is required
Design Standards	Section 507 and 507 Tab A apply	Section 507 and 507 Tab A apply
Minimum Building Setbacks		
Perimeter Street	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street; 10' adjacent to property line	<b>20'</b>
Property Boundary	10' front	<b>20'</b>
Freeway	None	<b>100' from ADOT thru-lane right-of-way</b>
Maximum Garage Width	None	<b>2 car widths</b>
Minimum Lot Width	None	<b>22'</b>

Comparative Zoning Standards Table – Single Family Attached		
Minimum Lot Depth for Lots Adjacent to Arterial Roads and Freeways	None	53'-6"
Maximum Lot Coverage	45%	50%

\*Minimum Lot Depth Applies to Lots Adjacent To Arterial Roads and Freeways

\*\*There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot building setback to the maximum permitted height

**Table 6B: SINGLE FAMILY FOR RENT (MULTIFAMILY RESIDENTIAL LESS THAN 20 DU/AC) COMPARATIVE STANDARDS**

Comparative Zoning Standards Table – Build-To-Rent Multifamily Detached Development Standards		
Standards	R-3 Single Family Attached (Planned Residential Development, Table B)	Single Lot Subdivision (Built to Rent)
<b>General</b>		
Maximum Density	15.23; 17.40 with bonus	14
Maximum Height	2 stories or 30' for first 150'; 1' in 5' increase to 48' high, 4-story maximum*	30'
Minimum Lot Width for Lots	None	N/A
Minimum Perimeter Building Setback	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line	5' Side and Rear. Rear yards can be located in the perimeter setback
Minimum Lot Depth for Lots Adjacent to Arterial Roads and Freeways	None	N/A
<b>Minimum Setbacks</b>		
Front	10'	10'

Comparative Zoning Standards Table – Build-To-Rent Multifamily Detached Development Standards		
Side	None (established by Building Code)	10', unless attached as a duplex. Up to 35% of dwelling units may be attached as duplexes, and such units are not subject to Section 608.F.8 of the Zoning Ordinance.
Rear	None (established by Building Code)	10'. Each dwelling unit will have a minimum 5' deep private yard that may be accessed from either the rear or side of the unit

**Table 6C: SINGLE FAMILY DETACHED COMPARATIVE STANDARDS GENERAL**

Comparative Zoning Standards Table – Single Family Detached General		
Standards	R1-6 Single Family Detached (Planned Residential Development)	PUD
Maximum Height	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)	30'
Maximum Lot Coverage	Primary structure, not including attached shade structures: 40% Total: 50%	Primary structure, not including attached shade structures: 40% Total: 50%
Common Areas / Open Space	Minimum 5% of gross area	15% minimum, including any landscaped pathways at least 10' wide and 20' long, and amenity areas
Amenity Area Spacing	None	<ul style="list-style-type: none"> <li>A Major Amenity Area shall be provided for any subdivision containing at least 1,000 dwelling units.</li> <li>A Local Amenity shall be provided for every 350</li> </ul>

Comparative Zoning Standards Table – Single Family Detached General			Comparative Zoning Standards Table – Single Family Detached General		
		<p>dwelling units (or portion thereof.)</p> <ul style="list-style-type: none"> <li>• A Pocket Amenity may be provided in lieu of a Local Amenity for every 125 dwelling units (or portion thereof).</li> </ul>			<p>retention (exceeds A.2 (2.5));</p> <ul style="list-style-type: none"> <li>ii) At one-year's growth after installation, the landscape palette should contain a mixed maturity consisting of 50% of trees with 3-inch minimum caliper and 50% with minimum 2-inch caliper in accordance with Arizona Nursery Association Standards (exceeds A.3 (3.1.2)).</li> <li>iii) There shall be at least four different lot types of single family detached provided in the PUD, including but not limited to 70' wide lots, 50' wide lots, 45' wide lots, and alley / auto court clusters (exceeds C.8 (8.2.A));</li> <li>iv) Section 507 and 507 Tab A shall apply to all lots, including those greater than 65' wide (eliminates exemption in C.2 (8.2));</li> <li>v) There shall be a minimum of 18 body colors offered (exceeds C.8 (8.2.B));</li> <li>vi) There shall be a minimum of 18 roof colors offered (exceeds C.8 (8.2.C));</li> <li>vii) Exterior accent materials are standard</li> </ul>
Amenity Area Requirements	None	<ul style="list-style-type: none"> <li>• A Major Amenity Area shall be a minimum of 5 acres, and shall contain a community pool, 40,000 square feet of open turf, and a basketball court, in addition to the amenities required in Local Amenity Areas.</li> <li>• A Local Amenity Area shall contain at least 10,000 square feet of open turf area, a ramada, a grill, and two picnic tables.</li> <li>• A Pocket Amenity shall contain one amenity item such as, but not limited to, exercise equipment, climbing features, horseshoe or open play areas.</li> <li>• A central community gathering space of at least 10,000 square feet, and containing a community pool and a community fitness center</li> <li>• Planning and Development staff may approve different specific but reasonably similar amenities.</li> </ul>			
Freeway Building Separation (excluding Signs)	None	Average 70' from ADOT right-of-way, minimum 60' from ADOT right-of-way			
Street Standards	Public Street or private accessway	Public Street or private accessway			
Design Standards	Section 507 and 507 Tab A apply	<p>Section 507 and 507 Tab A apply, except that West of Freeway the following additional requirements shall apply:</p> <ul style="list-style-type: none"> <li>i) No perimeter landscape setback shall be used for</li> </ul>			

Comparative Zoning Standards Table – Single Family Detached General		
<p>viii) <b>There shall be a minimum of 18 separate floor plans offered (exceeds C.8 (8.2.G)).</b></p> <p>Lots with a minimum lot width less than 45 feet are subject to approval of the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage.</p>		
<p style="text-align: center;"><b>Specific Development Standards: Alley / Auto Court Cluster</b></p>		
Minimum Lot Depth for Lots Adjacent to Arterial Roads and Freeways	110'	70'
<p style="text-align: center;"><b>Minimum Setbacks</b></p>		
Front	10'	10'
Garage	18'	18' front load, 3' rear load
Side-Loaded Garage	10'	10'
Side	Street side: 10'; side: none (established by Building Code)	10' (2)
	None (established by Building Code)	0'

**Table 6D: SINGLE FAMILY DETACHED COMPARATIVE STANDARDS SPECIFIC**

<p style="text-align: center;"><b>Specific Development Standards: Alley / Auto Court Cluster</b></p>		
<p style="text-align: center;"><b>General</b></p>		
Maximum Density	6.5; 12 with bonus	<b>7.5</b>
Minimum Lot Width	45' minimum (unless approved by either the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage (see Section 507 Tab A.2.12.1 B(2)(b) [sic]))	30' (1)
Maximum Garage Width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots > 70': no maximum	<b>2 car widths</b>
Minimum Perimeter Building Setback	Street (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)	15' rear, 10' side
<p style="text-align: center;"><b>Specific Development Standards: 45' – 50' Wide Lots</b></p>		
<p style="text-align: center;"><b>General</b></p>		
Maximum Density	5.5; 6.5 with bonus	<b>5.5</b>
Minimum Lot Width	45' minimum (unless approved by either the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage (see Section 507 Tab A.2.12.1 B(2)(b) [sic]))	45' (unless approved by either the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage (see Section 507 Tab A.2.12.1 B(2)(b) [sic]))
Maximum Garage Width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots > 70': no maximum	<b>2 car widths</b>

Minimum Perimeter Building Setback	Street (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)	5' Side and 15' Rear	Minimum Lot Width	45'	<b>70'</b>
Minimum Lot Depth for Lots Adjacent to Arterial Roads and Freeways	110'	90'	Maximum Garage Width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots > 70': no maximum	3 car widths
<b>Minimum Setbacks</b>					
Front	10'	10'	Minimum Perimeter Building Setback	Street (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)	5' Side and 20' Rear
Garage	18'	18'	Minimum Lot Depth	110'	<b>120'</b>
Side-Loaded Garage	10'	10'	<b>Minimum Setbacks</b>		
Side	Street side: 10'; sides: none (established by Building Code)	5'/5'	Front	10'	10'
Rear	None (established by Building Code)	<b>15'</b>	Garage	18'	18'
<b>Specific Development Standards: 70' Wide Lots</b>					
	R1-8 Single Family Detached (Planned Residential Development)	<b>70' Wide Lots</b>	Side-Loaded Garage	10'	10'
<b>General</b>					
Maximum Density	4.5; 5.5 with bonus	<b>4 du/ac</b>	Side	Street side: 10'; sides: none (established by Building Code)	5'/10'
			Rear	None (established by Building Code)	<b>20'</b>



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## APPENDIX A

### INDEX OF EXHIBITS

<b>EXHIBIT NO.</b>	
Exhibit 1.0	<b>Vicinity Map</b>
Exhibit 2.0	<b>Surrounding Use &amp; Approvals</b>
Exhibit 3.0	<b>PUD Area Legal Description</b>
Exhibit 4.0	<b>Existing Site Conditions Map</b>
Exhibit 5.0	<b>Existing General Plan Land Use</b>
Exhibit 6.0	<b>Existing Zoning Plan</b>
Exhibit 7.0	<b>Proposed Zoning Plan</b>
Exhibit 8.0	<b>Existing Residential Uses</b>
Exhibit 9.0	<b>Proposed Building Height</b>
Exhibit 10.0	<b>Circulation &amp; Street Setbacks</b>
Exhibit 11.0	<b>Approved Area Heights</b>
Exhibit 12.0	<b>Landscape Concept</b>
Exhibit 12.1	<b>Streetscape Concept</b>
Exhibit 12.2	<b>Streetscape Concept.</b>
Exhibit 13.0	<b>Street Sections</b>
Exhibit 13.1	<b>Street Sections</b>
Exhibit 14.0	<b>Sign Concept</b>



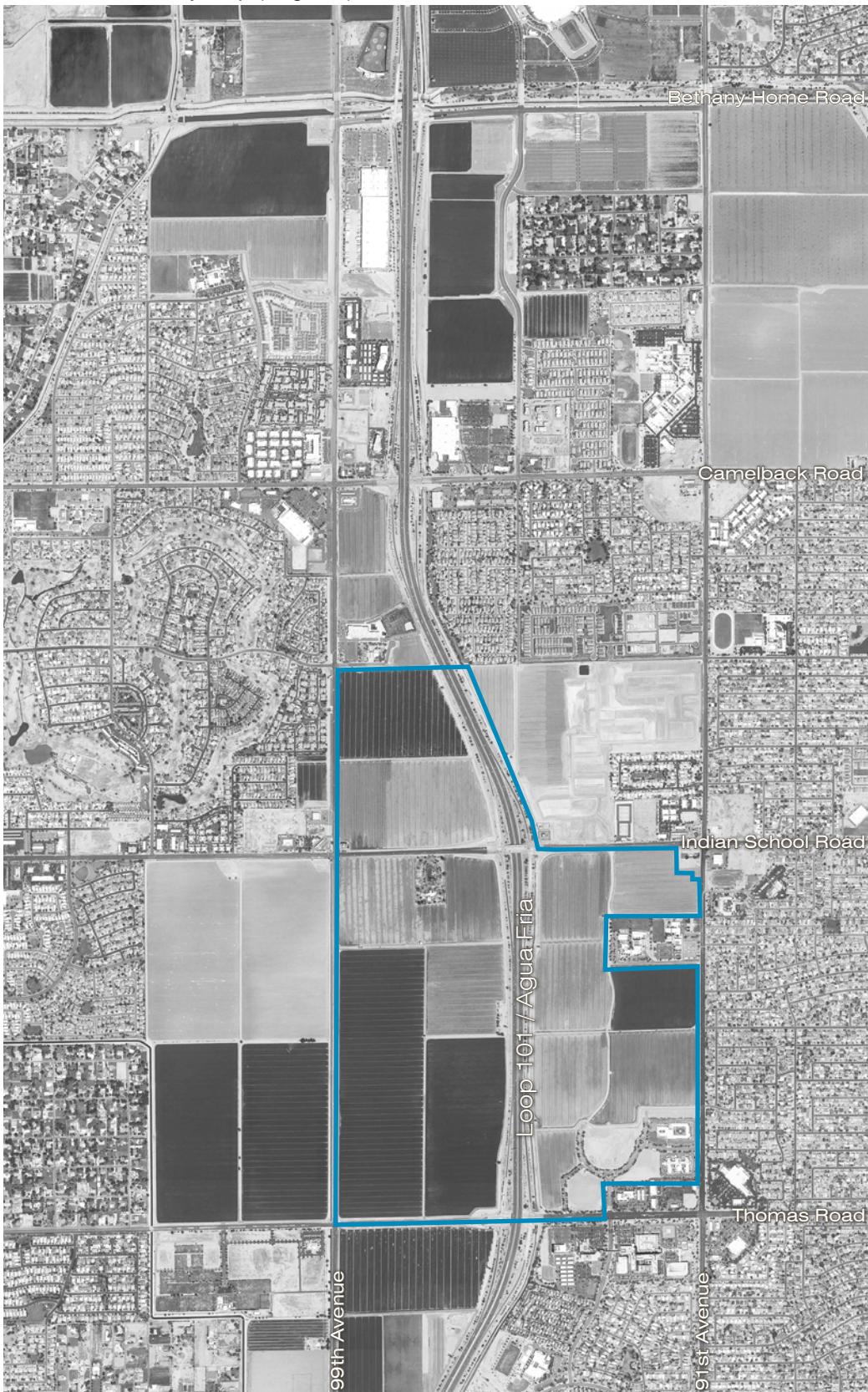
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**APPENDIX B**

**Recorded Ordinance G-\_\_\_\_ [TBD]**

Exhibit 1.0 - Vicinity Map (Page 41)



Key

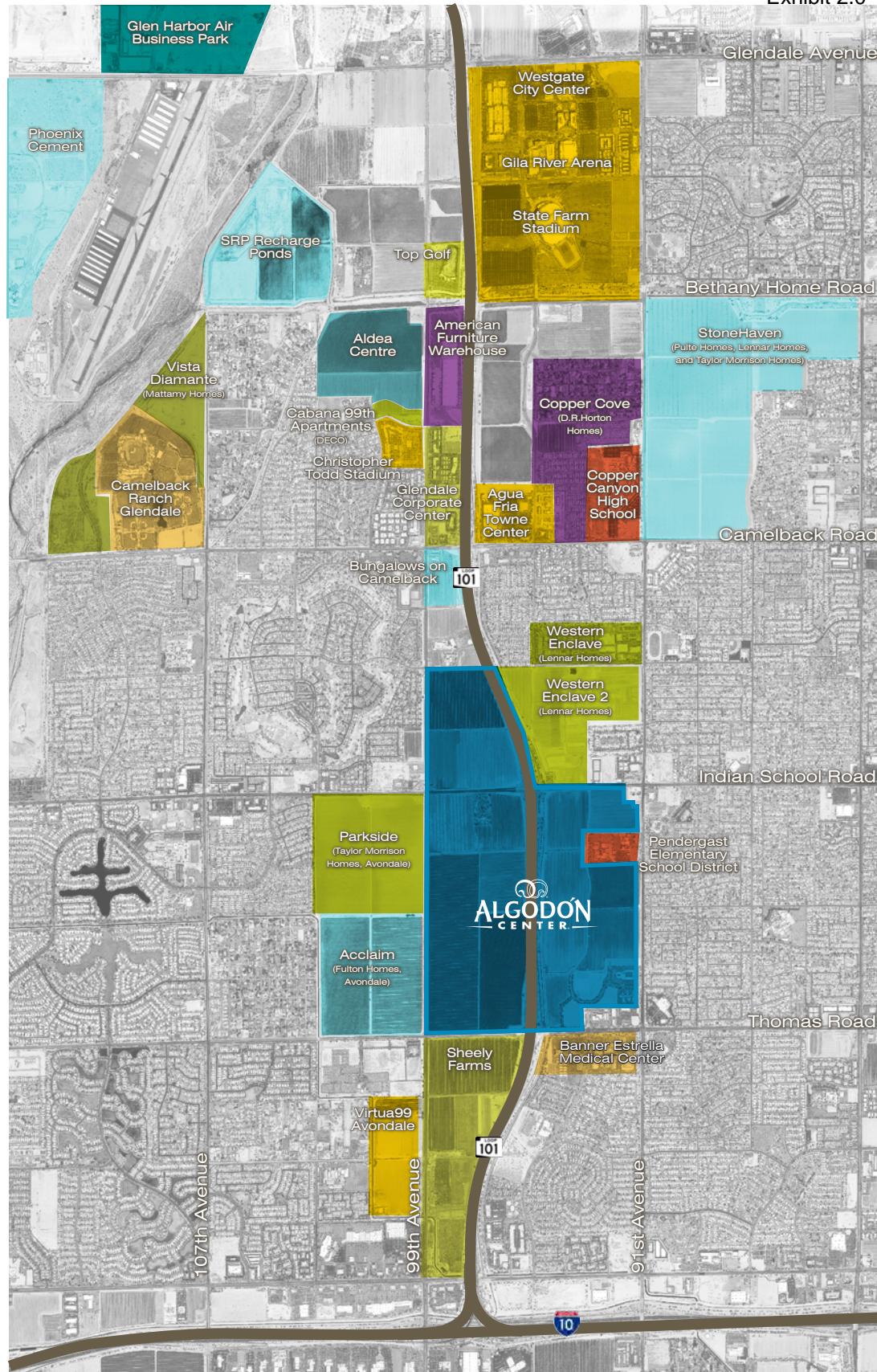
PUD PCD



## Vicinity Map

Exhibit 1.0  
1/11/21

major PCD & PUD amendments



## Surrounding Use & Approvals

Exhibit 2.0  
1/11/21



major PCD & PUD amendments



## PUD Area Legal Description



Exhibit 3.0  
1/11/21

**Legal Description for Maricopa County Assessor's Parcel Number 102-26-016:**

LOT 11 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

**Legal Description for Maricopa County Assessor's Parcel Number 102-26-017:**

LOT 12 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

**Legal Description for Maricopa County Assessor's Parcel Number 102-26-018:**

LOT 13 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

**Legal Description for Maricopa County Assessor's Parcel Number 102-26-019:**

LOT 14 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

**Legal Description for Maricopa County Assessor's Parcel Number 102-26-020:**

LOT 15 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

**Legal Description for Maricopa County Assessor's Parcel Number 102-26-022:**

LOT 17 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

**Legal Description for Maricopa County Assessor's Parcel Number 102-26-023:**

LOT 18 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

**Legal Description for Maricopa County Assessor's Parcel Number 102-26-024:**

LOT 19 ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

**Legal Description for Maricopa County Assessor's Parcel Number 102-26-025 (W. Catalina Drive):**

TRACT A, ALGODON MEDICAL OFFICE PARK ACCORDING TO BOOK 978 OF MAPS, PAGE 34

**Legal Description for Maricopa County Assessor's Parcel Number 102-26-028:**

LOT 3, A REPLAT OF LOTS 3 AND 4 OF ALGODÓN MEDICAL OFFICE PARK ACCORDING TO BOOK 1247 OF MAPS, PAGE 19

APN 102-18-005E

**Exhibit A  
Parcel 1  
Property Legal Description for BP-1**

That part of the Southwest quarter of Section 21, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

Beginning at the Southwest corner of said Southwest quarter; thence North 00 degrees 03 minutes 05 seconds East along the West line of said Southwest quarter, 2646.32 feet to the Northwest corner (West quarter corner of Section 21) of said Southwest quarter; thence North 88 degrees 27 minutes 01 seconds East along the North line (East-West mid-section line) of said Southwest quarter, 1461.01 feet to a point on the Westerly right-of-way of the Agua Fria Freeway, State Route 417 from which the center of Section bears North 88 degrees 27 minutes 01 seconds East, 1197.35 feet; thence continuing along said right-of-way as follows:

South 22 degrees 27 minutes 19 seconds East, 95.60 feet;  
thence South 24 degrees 15 minutes 37 seconds East, 1000.05 feet;  
thence South 20 degrees 15 minutes 34 seconds East, 501.60 feet;  
thence South 18 degrees 30 minutes 04 seconds East, 476.28 feet;  
thence South 11 degrees 18 minutes 42 seconds East, 580.30 feet;  
thence South 81 degrees 01 minutes 13 seconds West, 614.97 feet;

Thence leaving said right-of-way, South 01 degrees 41 minutes 34 seconds East, 47.00 feet to a point on the South line of said Southwest quarter from which the Southeast corner (South quarter corner of Section 21) of the Southwest quarter bears North 88 degrees 18 minutes 26 seconds East, 08.22 feet; thence South 88 degrees 18 minutes 26 seconds West along said South line of the Southwest quarter, 1743.63 feet to the Point of Beginning.

Note: The above described parcel contains:

Gross: 5,195,535 square feet or 119.2731 acres  
Net: 4,916,812 square feet or 112.8745 acres

APN 102-25-002S

**Exhibit A  
Parcel 3  
Property Legal Description for BP-3**

That part of the Northeast quarter of Section 28, Township 2 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

From the Northeast corner of Section 28, measure; thence South 00 degrees 15 minutes 51 seconds West along the East line of said Northeast quarter of Section 28, 591.00 feet to the Point of Beginning; thence continuing South 00 degrees 15 minutes 51 seconds West along said East line, 432.48 feet; thence South 88 degrees 21 minutes 09 seconds West, 1325.69 feet; thence South 00 degrees 15 minutes 11 seconds West, 674.44 feet; thence North 88 degrees 21 minutes 09 seconds East, 1325.56 feet to a point on said East line of the Northeast quarter of Section 28; thence South 00 degrees 15 minutes 51 seconds West along said East line, 949.37 feet to the Southeast corner of said Northeast quarter (East quarter corner Section 28); thence South 88 degrees 24 minutes 01 seconds West along the South line of said Northeast quarter (East-West mid-section line), 2438.78 feet to a point on the Easterly right-of-way of the Agua Fria Freeway, State Route 417 from which the center of Section 28 bears South 88 degrees 24 minutes 01 seconds West, 211.90 feet; thence continuing along said right-of-way as follows:

Unofficial Document

North 01 degrees 23 minutes 13 seconds East, 915.03 feet; thence North 08 degrees 12 minutes 39 seconds East, 504.88 feet; thence North 00 degrees 53 minutes 32 seconds East, 1020.28 feet; thence North 29 degrees 22 minutes 34 seconds East, 130.03 feet; thence North 80 degrees 17 minutes 59 seconds East, 323.16 feet;

Thence leaving said right-of-way North 01 degrees 41 minutes 44 seconds West, 55.00 feet to a point on the North line of said Northeast quarter of Section 28; thence North 88 degrees 18 minutes 16 seconds East along said North line 1644.87 feet, from which the Northeast corner of Section 28 bears North 88 degrees 18 minutes 16 seconds East, 315.18 feet; thence South 00 degrees 15 minutes 51 seconds West, 210.12 feet; thence North 88 degrees 18 minutes 16 seconds East, 232.14 feet; thence South 00 degrees 15 minutes 51 seconds West, 50.03 feet; thence North 88 degrees 18 minutes 16 seconds East, 41.02 feet;

thence South 00 degrees 15 minutes 51 seconds West, 14.41 feet; thence North 89 degrees 44 minutes 09 seconds West, 48.00 feet; thence South 00 degrees 15 minutes 51 seconds West, 4.00 feet; thence South 89 degrees 44 minutes 09 seconds East, 48.00 feet; thence South 00 degrees 15 minutes 51 seconds West, 120.00 feet; thence South 12 degrees 08 minutes 15 seconds East, 195.56 feet to the Point of Beginning.

Note: The above described parcel contains:

Gross: 5,288,775 square feet or 121.4136 acres.

Net: 5,121,706 square feet or 117.5782 acres.

Unofficial Document

APN 102-26-003F (BP-6)  
APN 102-26-004A (BP-5)  
APN 102-26-003G

November 13, 2020  
Job No. 000101

**Exhibit A  
Legal Description  
for  
Parcel 2 (BP-5&6)**

That part of the West half of Section 28, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona described as follows:

Beginning at the Northwest corner of Section 28;

Thence North 88 degrees 18 minutes 26 seconds East along the North line of said Northwest quarter, 1623.64 feet;

Thence South 01 degrees 41 minutes 34 seconds East, perpendicular to said North line of said Northwest quarter, 35.00 feet to a point on the Westerly right-of-way of the Agua Fria Freeway, State Route 417;

Thence continuing along said Westerly right-of-way as follows;

Thence South 85 degrees 16 minutes 27 seconds East, 402.52 feet;

Thence South 76 degrees 26 minutes 16 seconds East, 114.02 feet;

Thence South 88 degrees 40 minutes 48 seconds East, 190.26 feet;

Thence South 23 degrees 17 minutes 15 seconds East, 117.28 feet;

Legal Description  
Parcel 2 (BP-5&6)  
November 13, 2020  
Rev: December 16, 2020  
Job No. 000101  
Page 2 of 3

Thence South 05 degrees 20 minutes 43 seconds East, 484.94 feet;

Thence South 04 degrees 19 minutes 58 seconds East, 1003.19 feet;

Thence South 00 degrees 14 minutes 28 seconds West, 926.48 feet to a point on  
The South line of said Northwest quarter from which the Center of Section 28  
bears North 88 degrees 24 minutes 01 seconds East, 150.00 feet;

Thence South 00 degrees 14 minutes 28 seconds West, 73.52 feet;

Thence South 02 degrees 02 minutes 58 seconds East, 500.40 feet;

Thence South 01 degrees 23 minutes 13 seconds West, 500.10 feet;

Thence South 08 degrees 22 minutes 16 seconds West, 707.11 feet;

Thence South 00 degrees 45 minutes 26 seconds West, 725.40 feet;

Thence South 46 degrees 45 minutes 27 seconds West, 99.71 feet;

Thence South 88 degrees 30 minutes 13 seconds West, 200.00 feet;

Thence South 01 degrees 29 minutes 47 seconds East, 80.00 feet to a point on the  
South line of the Southwest quarter of said Section 28, from which the South  
quarter corner of Section 28 bears North 88 degrees 30 minutes 13 seconds East,  
516.49 feet;

Thence South 88 degrees 30 minutes 13 seconds West, along said South line,  
2133.03 feet to the Southwest corner of said Section 28;

Thence North 00 degrees 18 minutes 04 seconds East, along the West line of said  
Southwest quarter, 2638.00 feet to the West quarter corner of said Section 28;

Legal Description  
Parcel 2 (BP-5&6)  
November 13, 2020  
Rev: December 16, 2020  
Job No. 000101  
Page 3 of 3

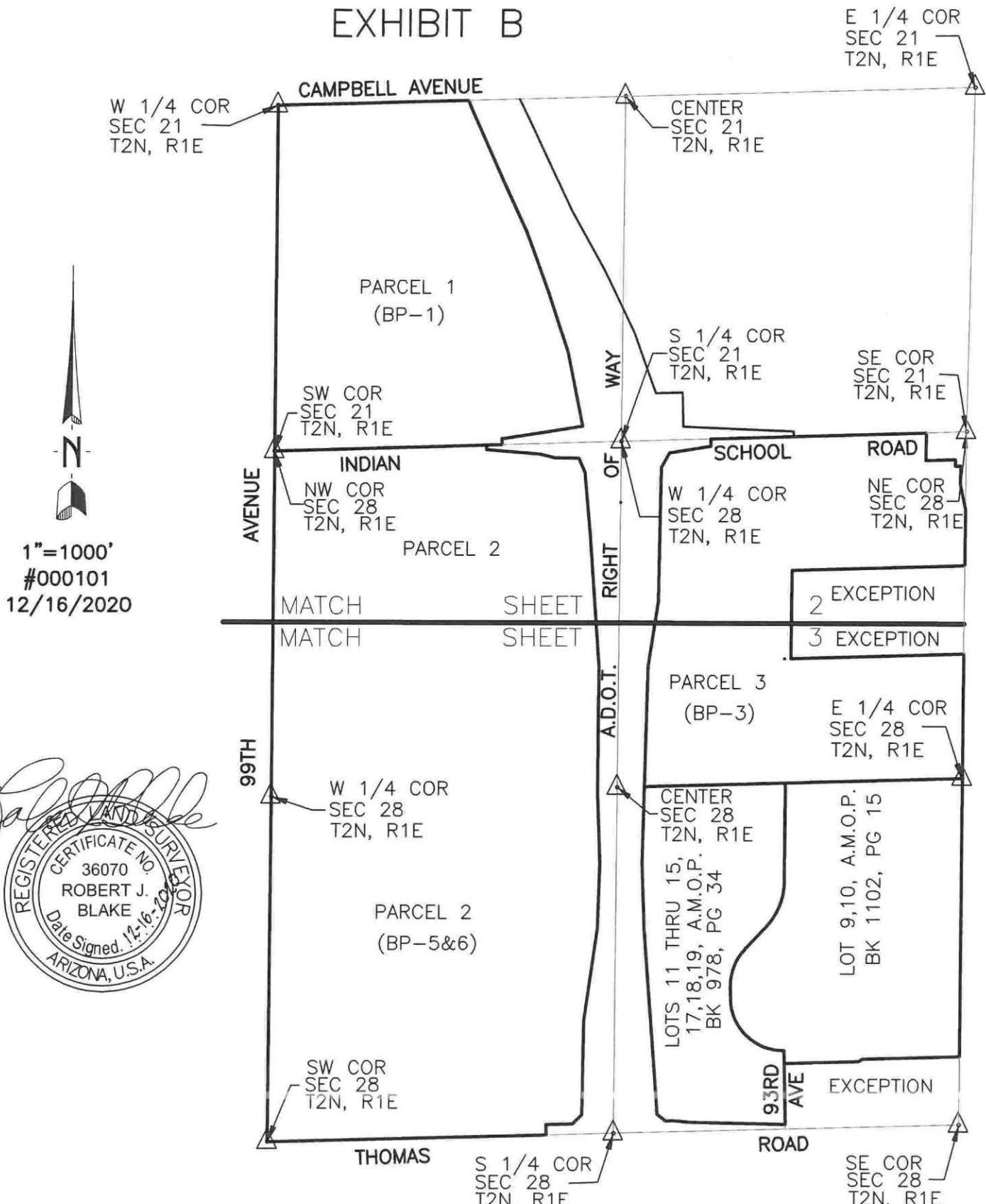
Thence North 00 degrees 08 minutes 18 seconds East, along the West line of the Northwest quarter of said Section 28, 2638.37 feet to the Point of Beginning.

Note: The above described parcel contains:

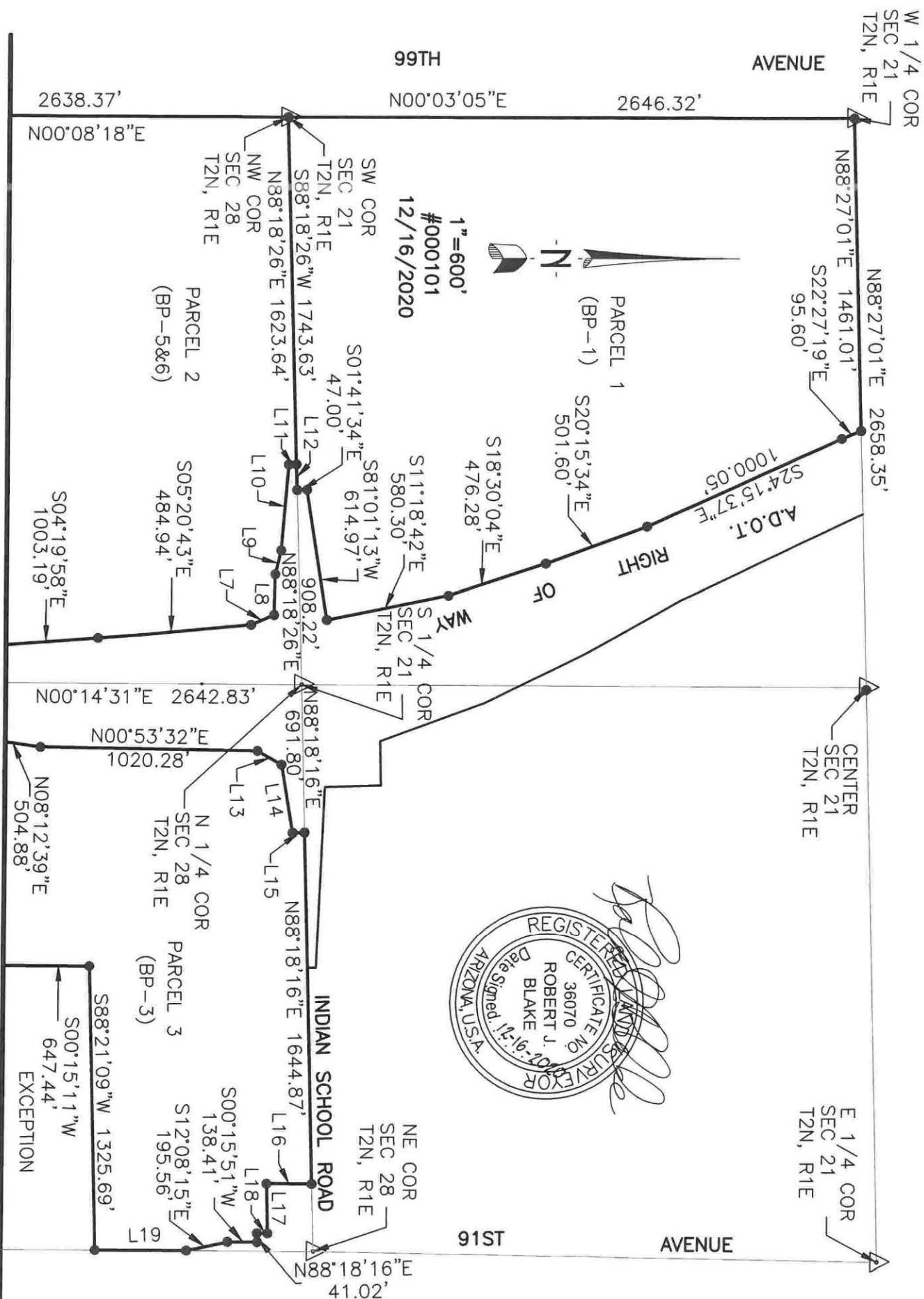
Gross: 12,884,348 square feet or 295.7839 acres  
Net: 12,351,824 square feet or 283.5589 acres.  
more or less.

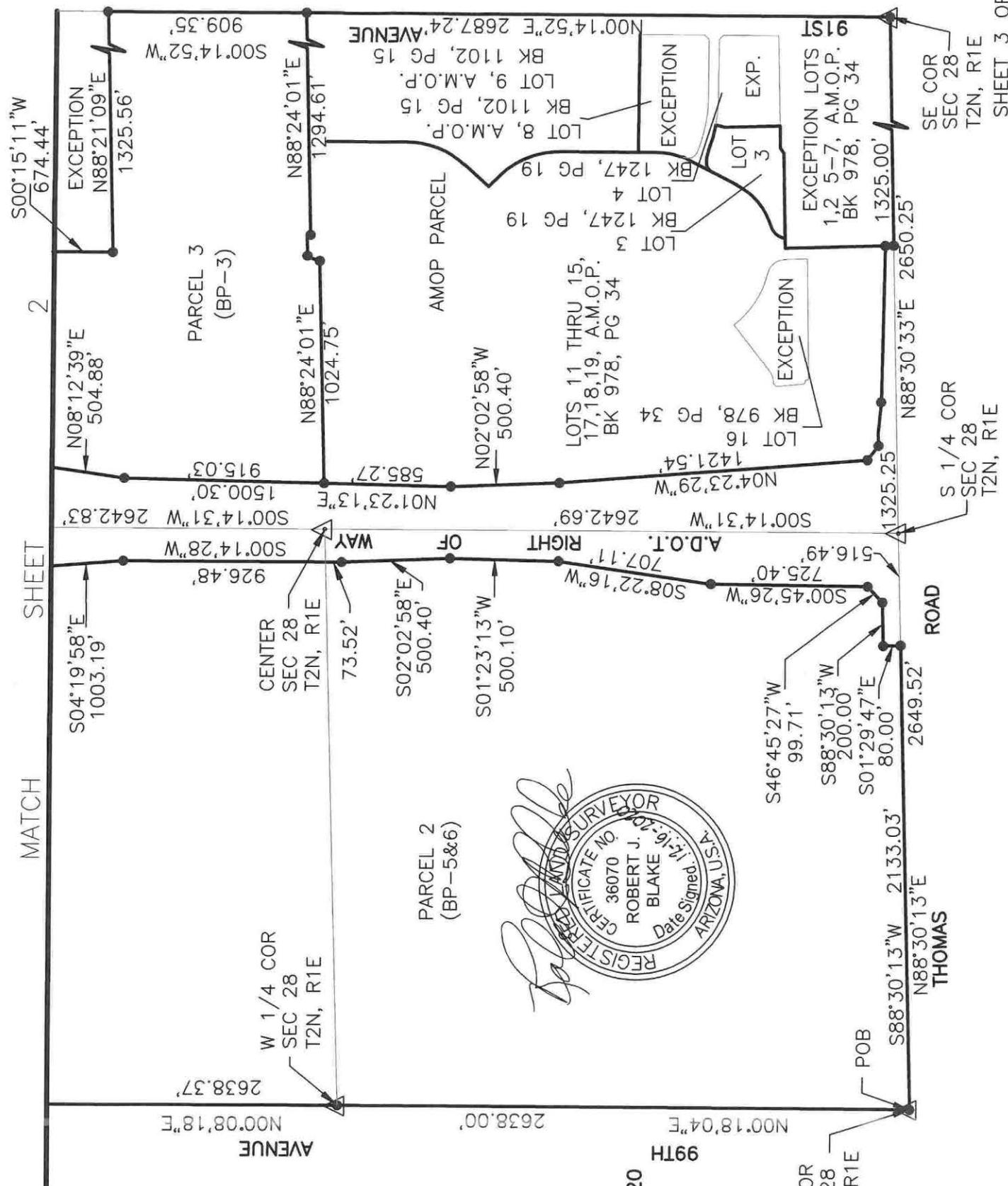


## EXHIBIT B



**Clouse Engineering, Inc.**  
ENGINEERS ■ SURVEYORS  
5010 E Shea Blvd Ste 110 Scottsdale, Arizona 85254  
Tel 602-395-9300 Fax 602-395-9310





LINE TABLE		
LINE	LENGTH	BEARING
L1	722.40	N89°02'12"W
L2	140.80	N85°22'31"W
L3	60.00	S88°30'33"W
L4	82.85	N52°22'47"W
L5	230.37	S43°31'50"W
L6	100.00	S01°29'27"E
L7	117.28	S23°17'15"E
L8	190.26	S88°40'48"E
L9	114.02	S76°26'16"E
L10	402.52	S85°16'27"E
L11	35.00	S01°41'34"E
L12	119.99	S88°18'26"W
L13	130.03	N29°22'34"E
L14	323.16	N80°17'59"E
L15	210.12	S00°15'51"W
L16	634.13	N88°18'16"E
L17	232.14	N88°18'16"E
L18	50.03	N88°18'16"E
L19	432.48	S00°15'51"W
L20	858.22	N88°42'19"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	125.59	500.00	14°23'30"
C2	227.71	500.00	26°05'36"
C3	204.33	1000.00	11°42'25"
C4	377.71	500.00	43°16'58"
C5	314.31	400.00	45°01'17"
C6	628.32	400.00	90°00'00"
C7	112.36	500.00	12°52'31"
C8	129.35	500.00	14°49'21"



**Legal Descriptions for Properties Not Owned by JOHN F. LONG  
PROPERTIES LLLP or ALGODON AG REVOCABLE LAND TRUST DATED  
12/11/2009**

**Property Owner:** MS PHOENIX DE LLC

**Legal Description for Maricopa County Assessor's Parcel Number 102-26-029**

Lot 4 of "Algodòn Medical Office Park Lots 3 and 4" as recorded in Book 1247 of Maps,  
Page 19, records of Maricopa County, Arizona

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**Property Owner:** MARIPOSA PHOENIX AL PARTNERS LP

**Legal Description for Maricopa County Assessor's Parcel Number 102-26-026:**

Lot 8, Replat of Lots 8, 9 and 10 of Algodòn Medical Office Park according to the Plat  
thereof recorded in Book 1102 of Maps, Page 15, records of Maricopa County, Arizona

---

**Property Owner:** ACERO ALGODON CENTER LLC/CB ALGODON LLC

**Legal Description for Maricopa County Assessor's Parcel Number 102-26-027:**

Lot 9, Algodòn Medical Office Park, a replat of Lots 8, 9 and 10 of "Algodòn Medical  
Office Park" according to Book 1102 of Maps, page 15, records of Maricopa County,  
Arizona

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**Property Owner:** DRURY SOUTHWEST INC

**Legal Description for Maricopa County Assessor's Parcel Number 102-26-021:**

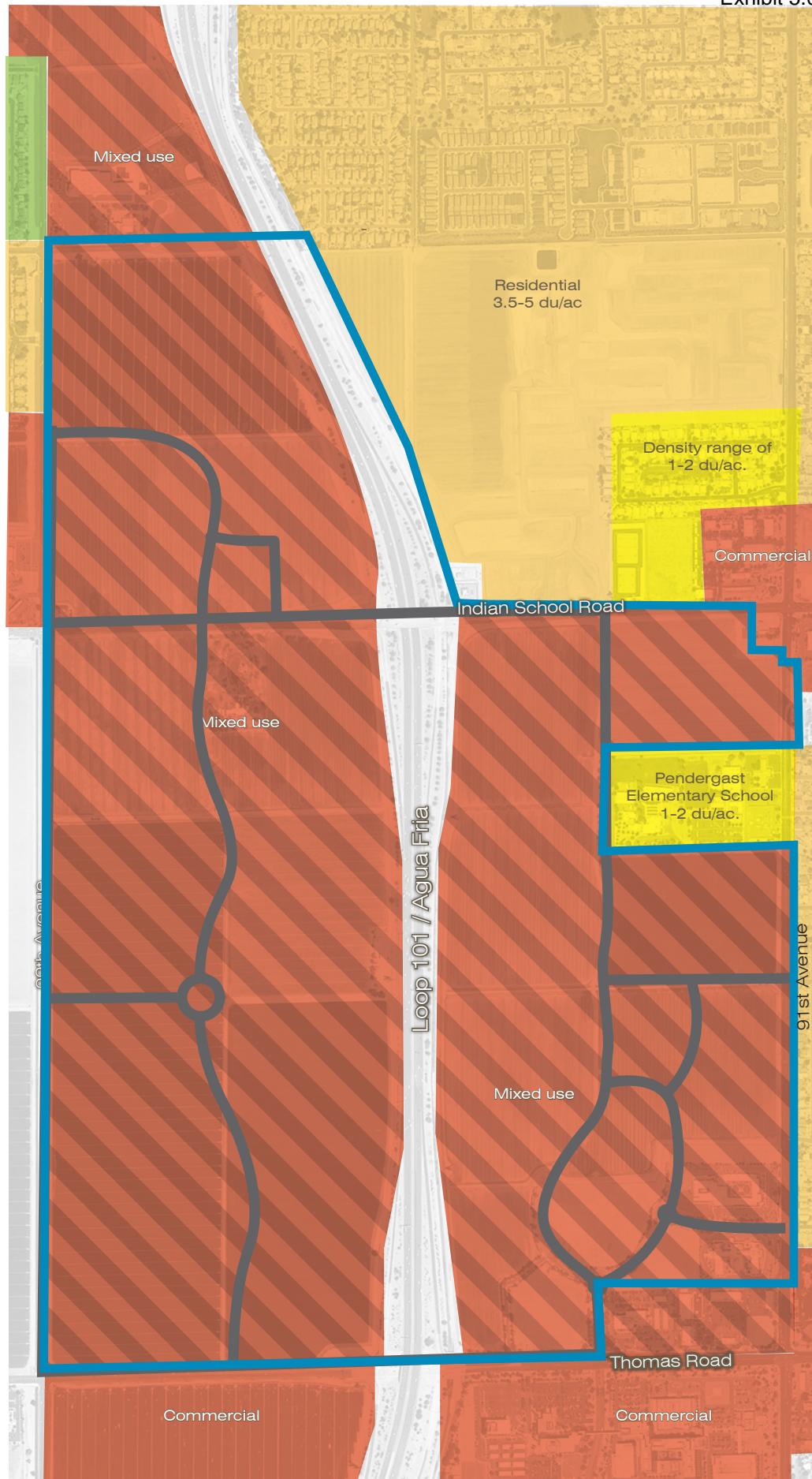
Lot 16, Algodòn Medical Office Park, according to Book 978 of Maps, Page 34, records of  
Maricopa County, Arizona



  
**Existing Site  
Conditions Map**

Exhibit 4.0  
1/11/21

major PCD & PUD amendments



### City of Phoenix Land Use Designations

- Industrial & Commercial
- Commercial
- Low Density Residential
- Residential

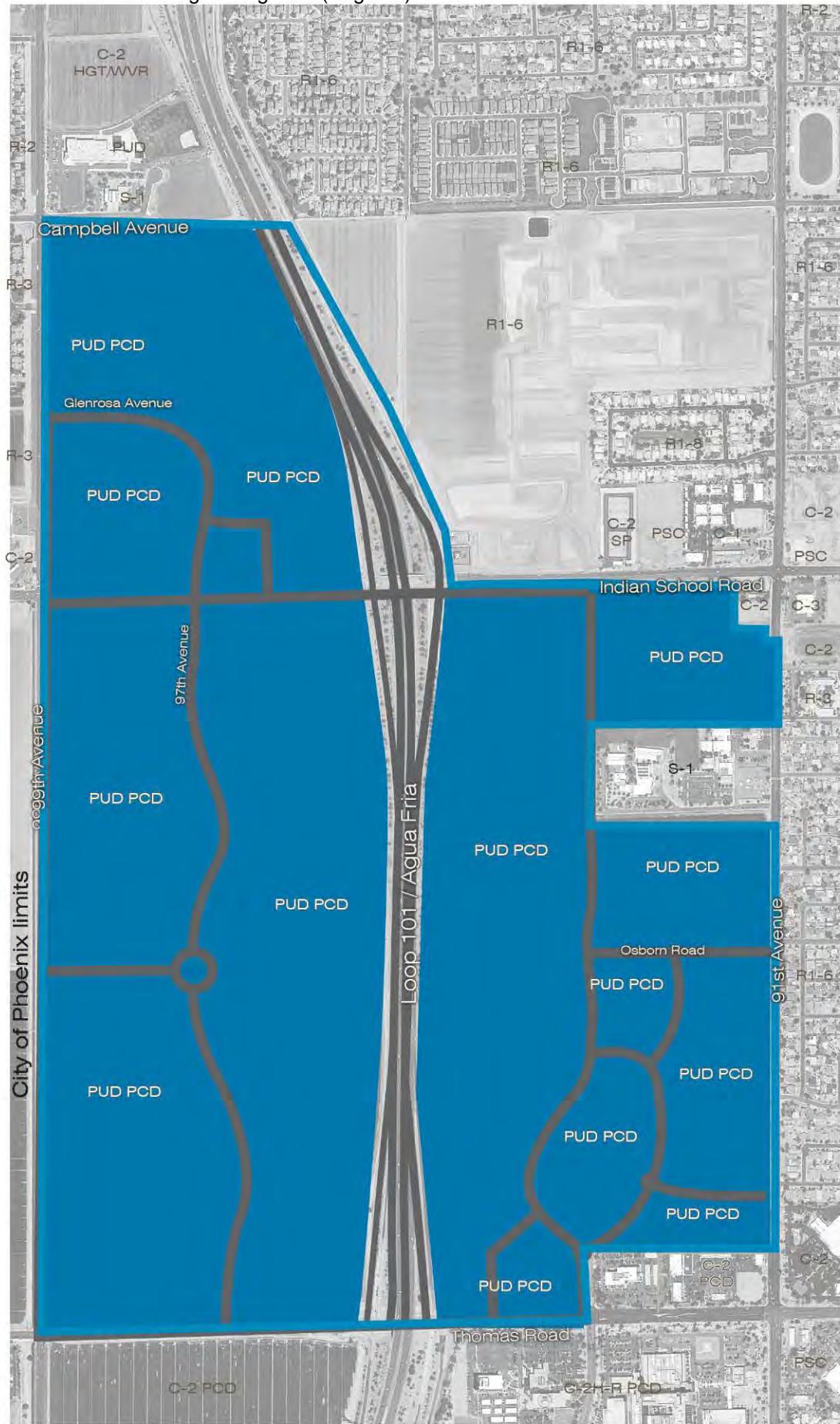


## Existing General Plan Land Use

Exhibit 5.0  
1/11/21

major PCD & PUD amendments

## Exhibit 6.0 - Existing Zoning Plan (Page 59)



### City of Phoenix Zoning Designations

<b>PUD</b>	Planned Unit Development
<b>C-1</b>	Commercial / Neighborhood Retail
<b>C-2</b>	Commercial / Intermediate Commercial
<b>C-3</b>	Commercial / General Commercial
<b>PSC</b>	Planned Shopping Center
<b>S-1</b>	Ranch or Farm
<b>R1-8</b>	Single Family Residential
<b>R1-6</b>	Single Family Residential
<b>R-2</b>	Multiple Family Residential
<b>R-3</b>	Multiple Family Residential

### Zoning Overlays

<b>SP</b>	Special Permit
<b>PCD</b>	Planned Community District
<b>PRD</b>	Planner Residential Development
<b>HR</b>	High Rise and High Density

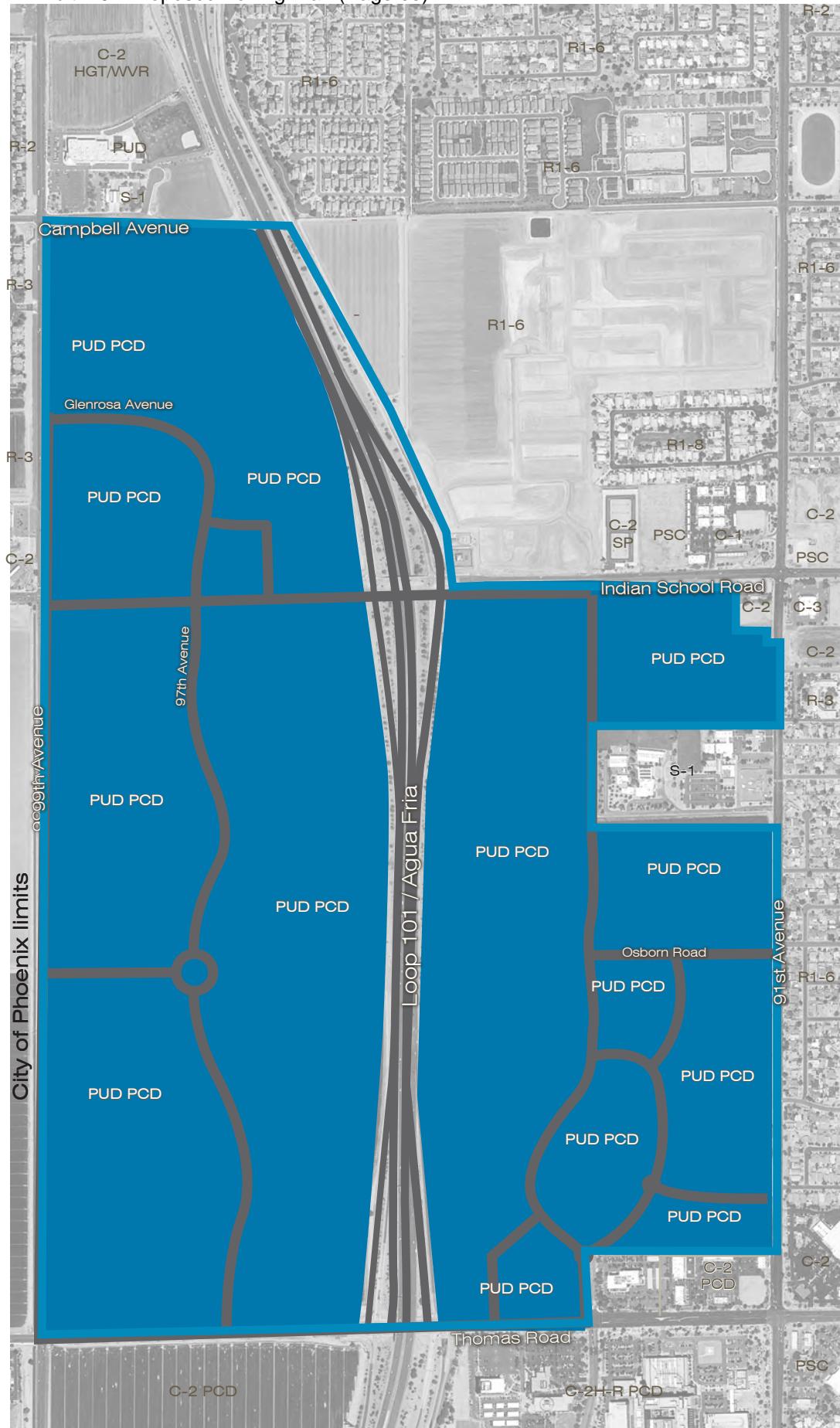


# Existing Zoning Plan

Exhibit 6.0  
8/12/21

major PCD & PUD amendments

## Exhibit 7.0 - Proposed Zoning Plan (Page 60)



### City of Phoenix Zoning Designations

<b>PUD</b>	Planned Unit Development
<b>C-1</b>	Commercial / Neighborhood Retail
<b>C-2</b>	Commercial / Intermediate Commercial
<b>C-3</b>	Commercial / General Commercial
<b>PSC</b>	Planned Shopping Center
<b>S-1</b>	Ranch or Farm
<b>R1-8</b>	Single Family Residential
<b>R1-6</b>	Single Family Residential
<b>R2</b>	Multiple Family Residential
<b>R3</b>	Multiple Family Residential

### Zoning Overlays

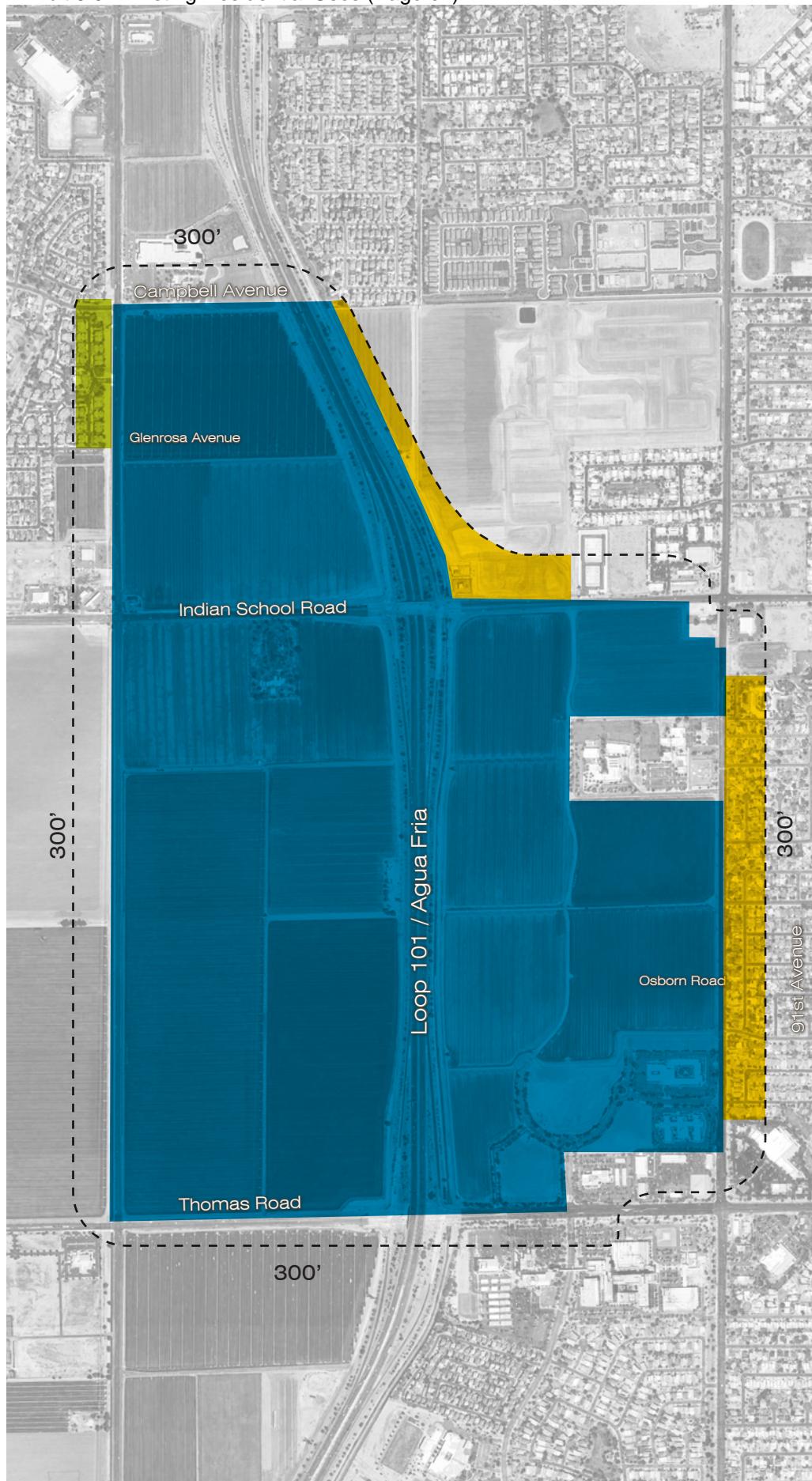
<b>SP</b>	Special Permit
<b>PCD</b>	Planned Community District
<b>PRD</b>	Planner Residential Development
<b>HR</b>	High Rise and High Density



# Proposed Zoning Plan

Exhibit 7.0  
1/11/21

major PCD & PUD amendments



PUD Boundary



Multi-Family Residential



Single-Family Residential

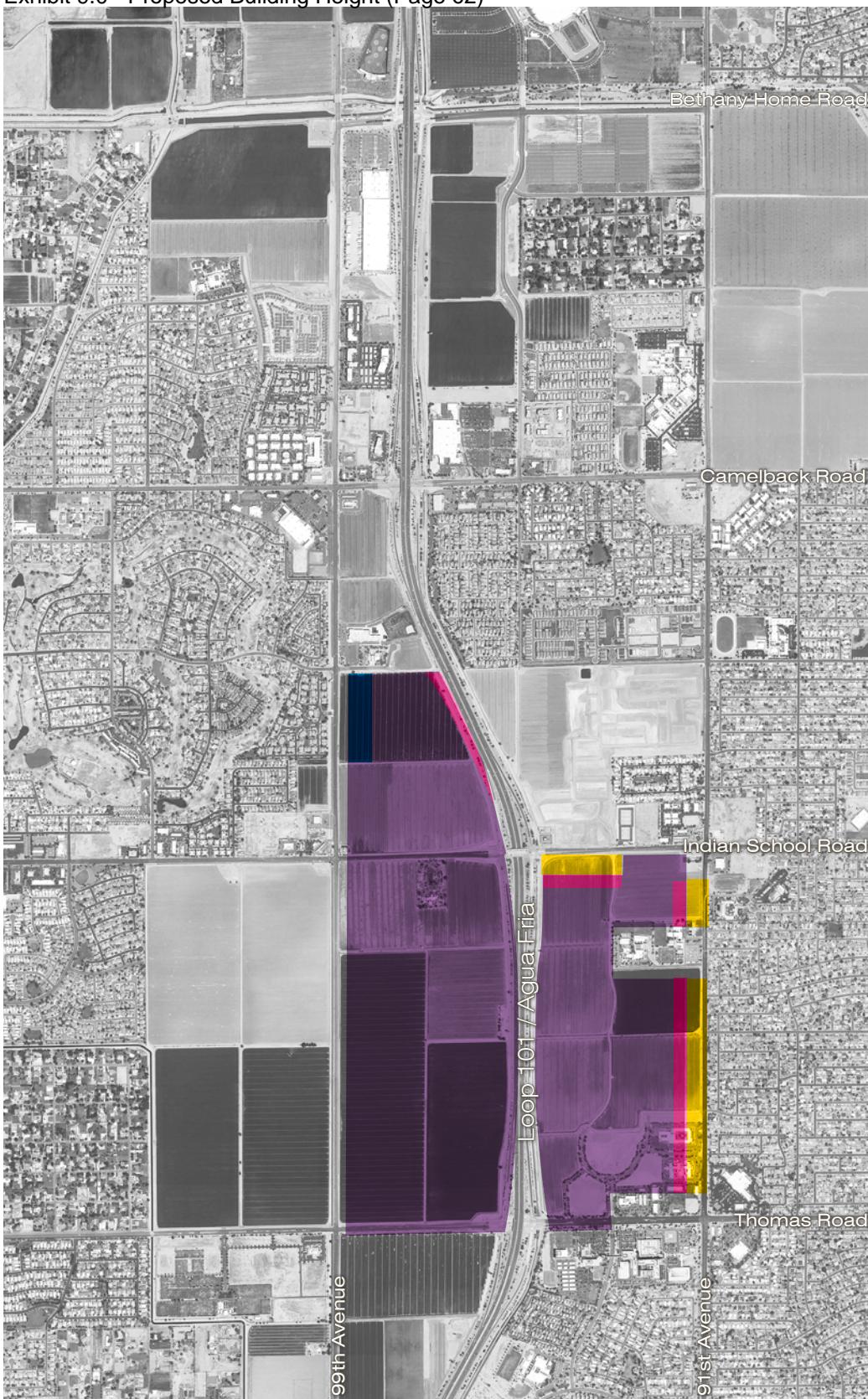


  
**ALGODÓN**  
CENTER  
**Existing**  
**Residential**  
**Uses** (within 300ft)

Exhibit 8.0  
1/11/21

major PCD & PUD amendments

Exhibit 9.0 - Proposed Building Height (Page 62)



Key

250'

30'

70 ft. within 300 feet of 99th Ave

2 Stories within 300' of Residential  
(in addition to 100' building setback)

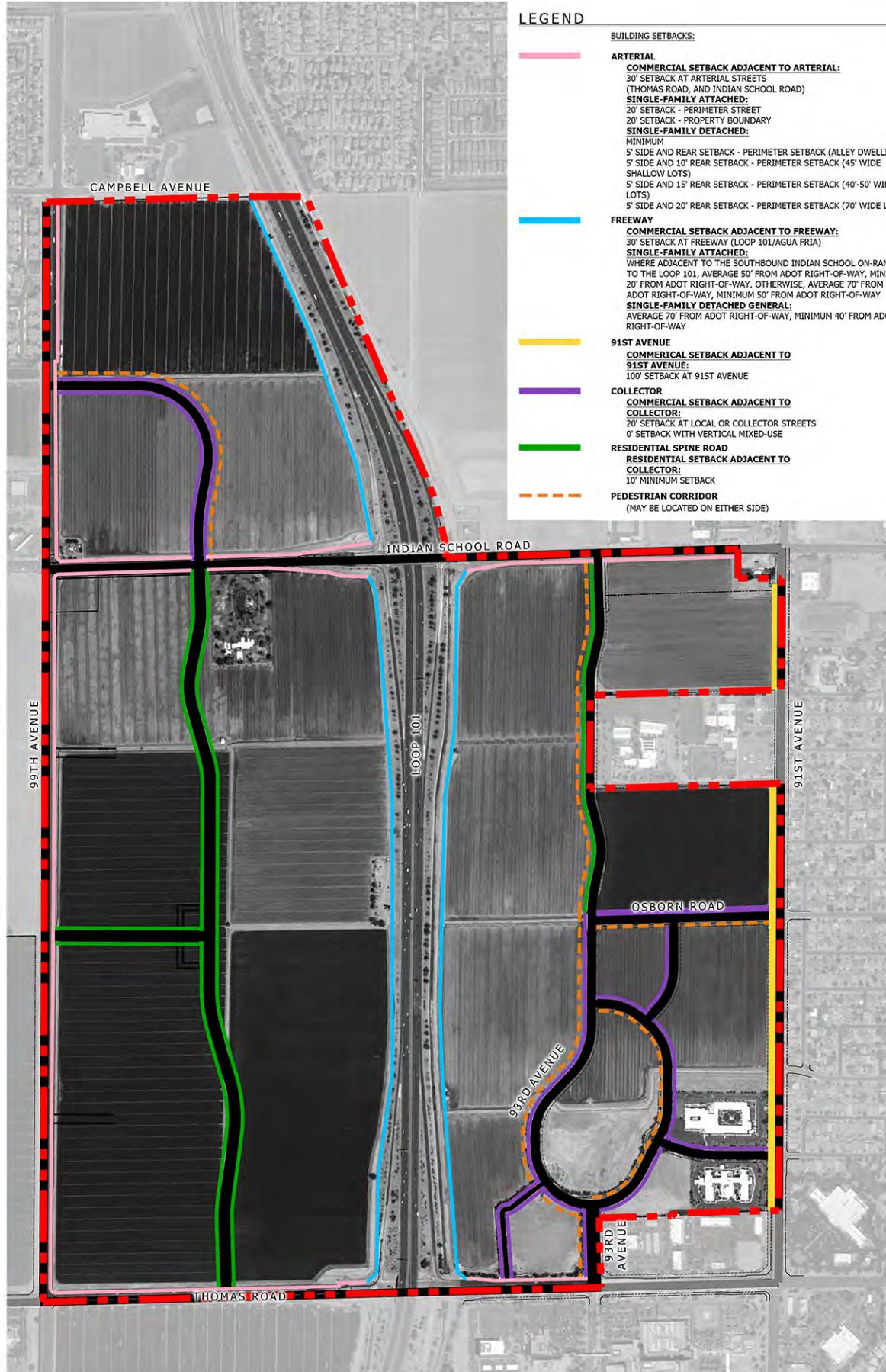
3 Stories within 275'-400' of  
Residential



## Proposed Building Height

Exhibit 9.0  
1/11/21

major PCD & PUD amendments

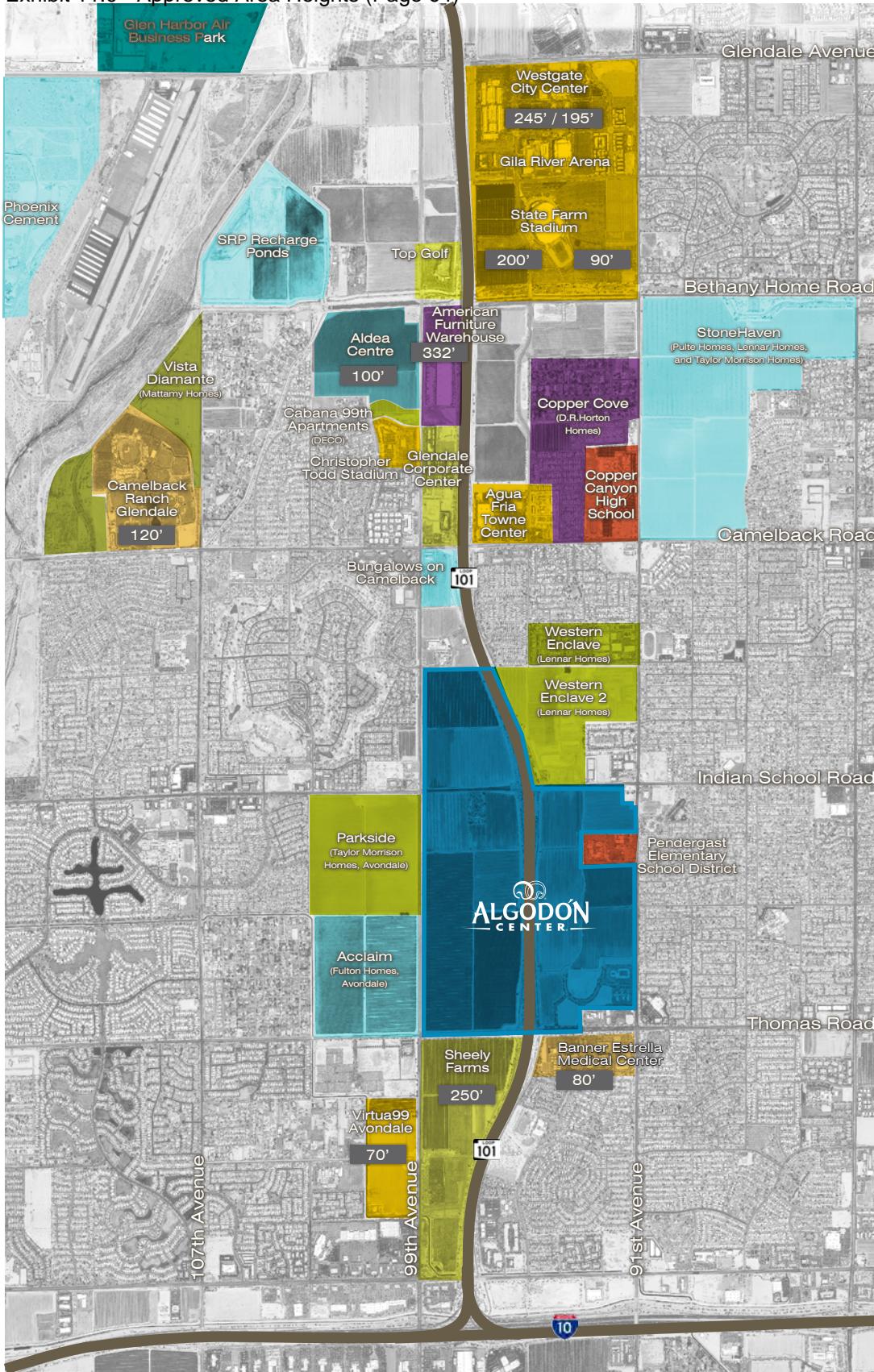


  
**ALGODÓN**  
CENTER  
**Circulation &  
Setbacks**

Exhibit 10.0  
11/03/21

major PCD & PUD amendments

Exhibit 11.0 - Approved Area Heights (Page 64)



  
**Approved  
Area Heights**

Exhibit 11.0  
1/11/21



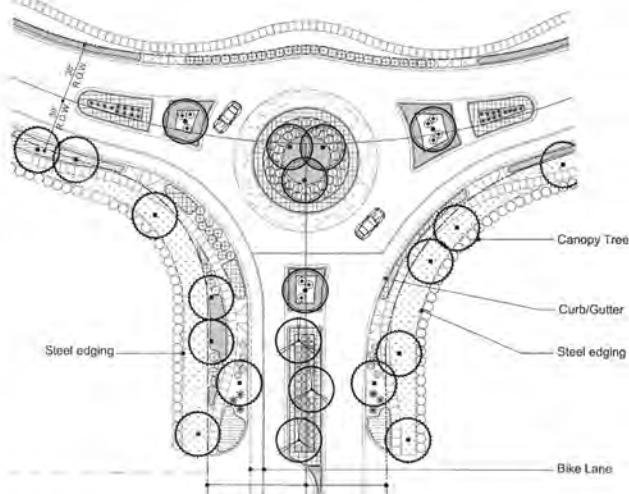
  
**ALGODÓN**  
**CENTER**

# Landscape Concept

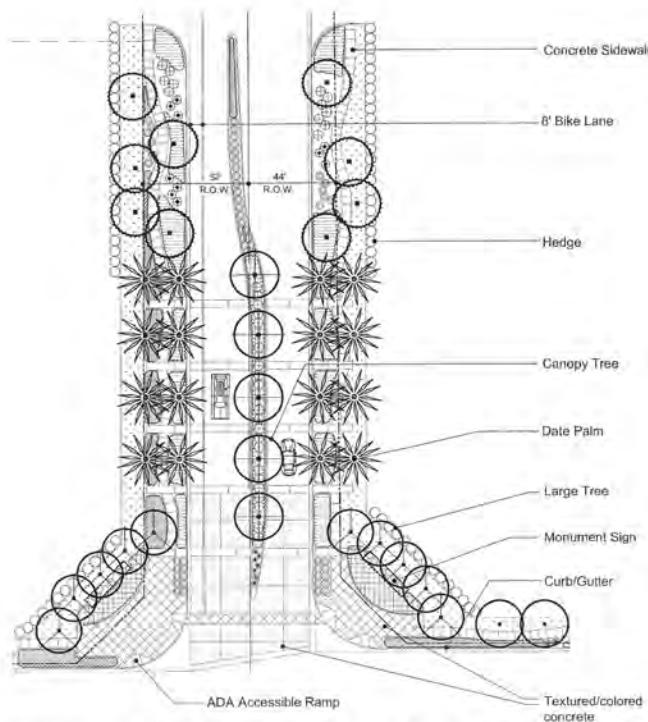
Exhibit 12.0  
11/03/21

major PCD & PUD amendments

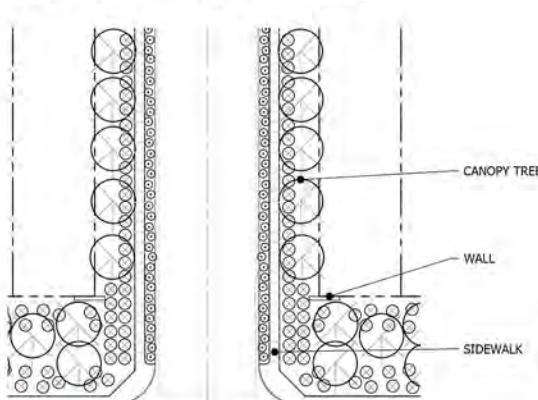
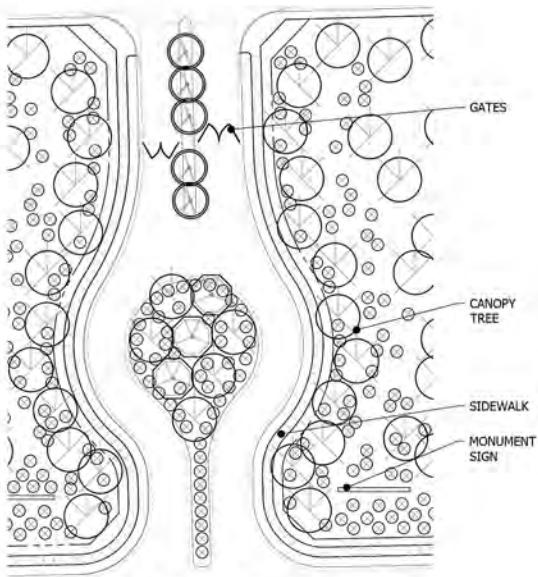
## Exhibit 12.1 - Street Concept (Page 66)



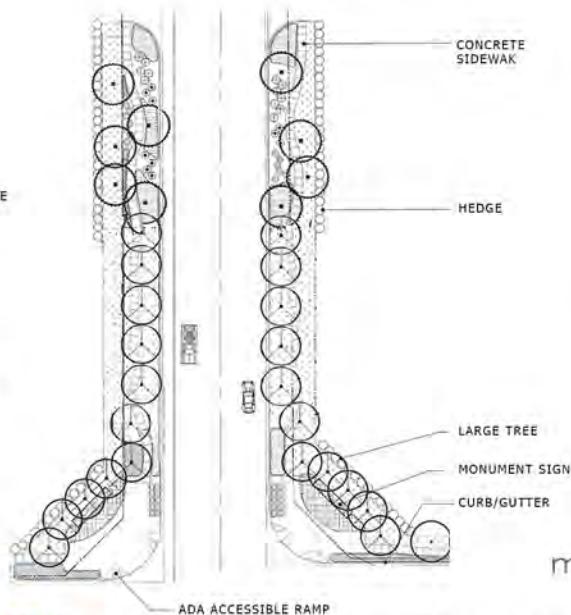
### 1 Commercial Round-A-Bout Landscape Theme



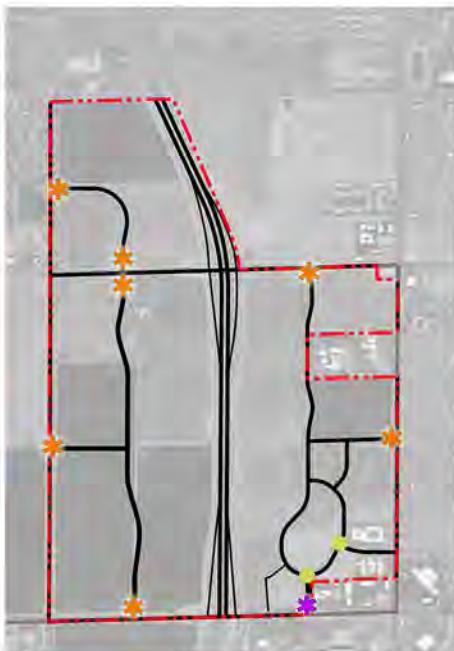
### 2A Commercial Main Entry Feature Landscape Theme



### 2B Residential Entry Feature Landscape Theme



### 2C Commercial Entry Feature Landscape Theme



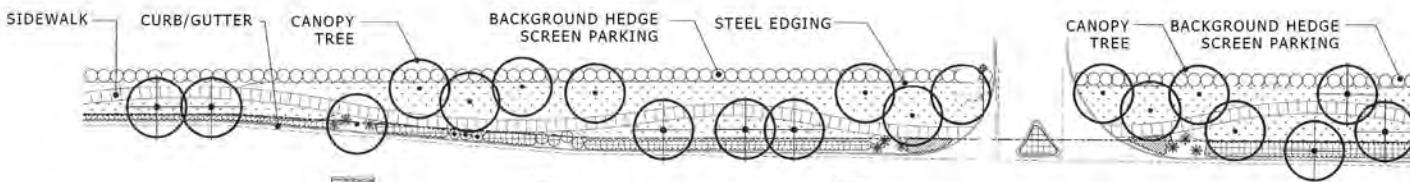
 **ALGODÓN  
CENTER**

# Streetscape Concept

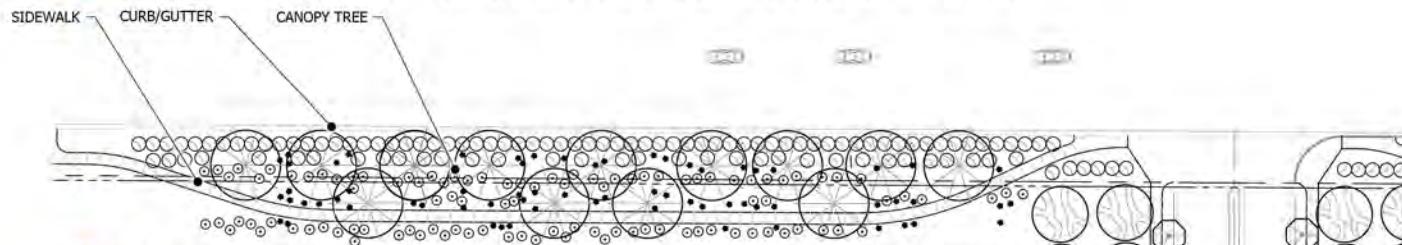
Exhibit 12.1  
6/14/21

major PCD & PUD amendments

**Exhibit 12.2 - Streetscape Concept**  
 (Page 67)



**3A \*Commercial Arterial Street Landscape Theme**



**3B \*Residential Arterial Street Landscape Theme**

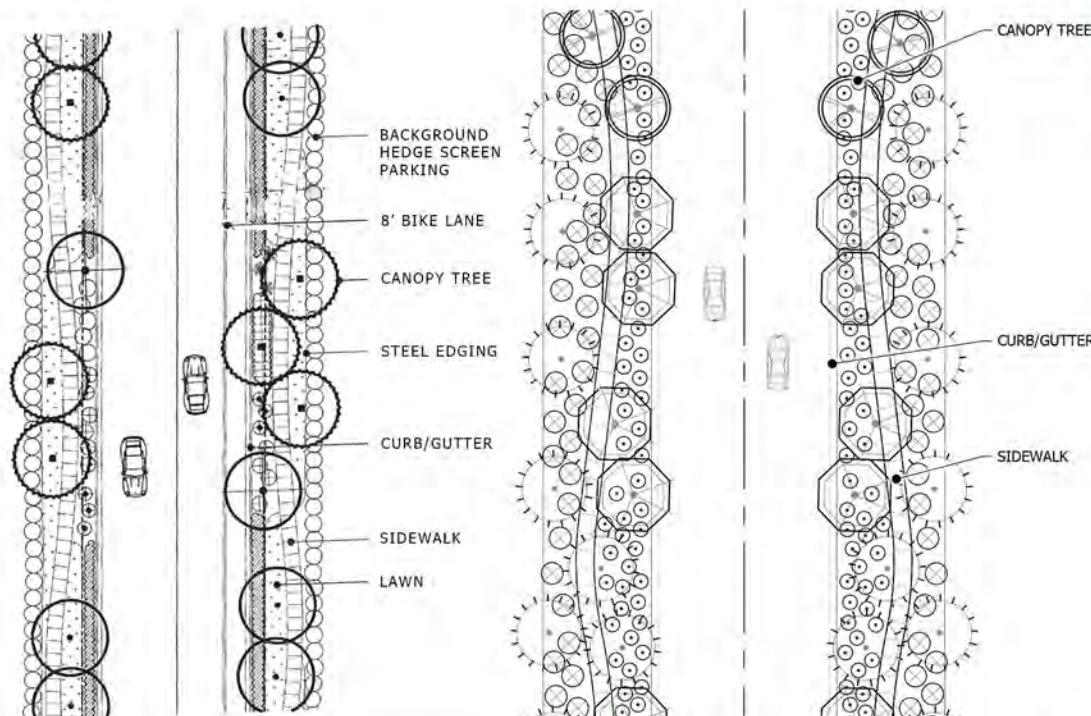
\* Reference Exhibit 13.0 Street Sections for Arterial Street Landscape Theme

**Landscape Zones**

Arterial Street Landscape Theme

Collector Street Landscape Theme

Residential Spine Road Landscape Theme



**4A Commercial Collector Street Landscape Theme**

**4B Residential Spine Road Landscape Theme**



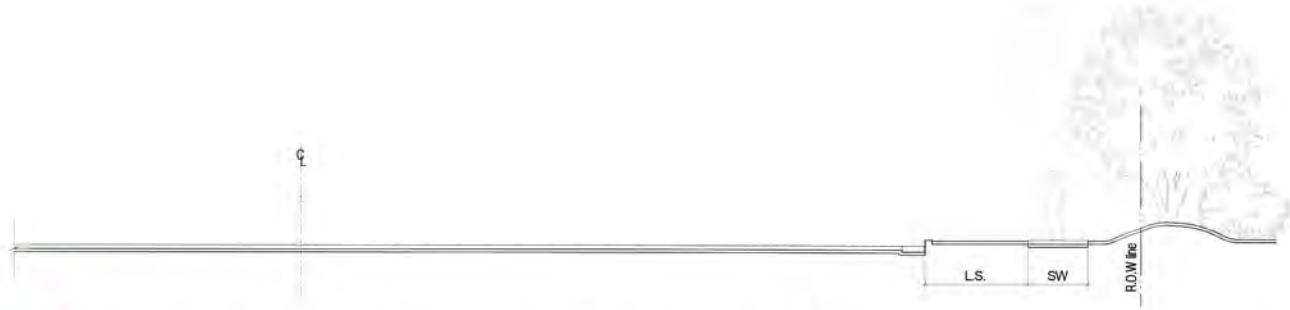
**Reference Site Plan**



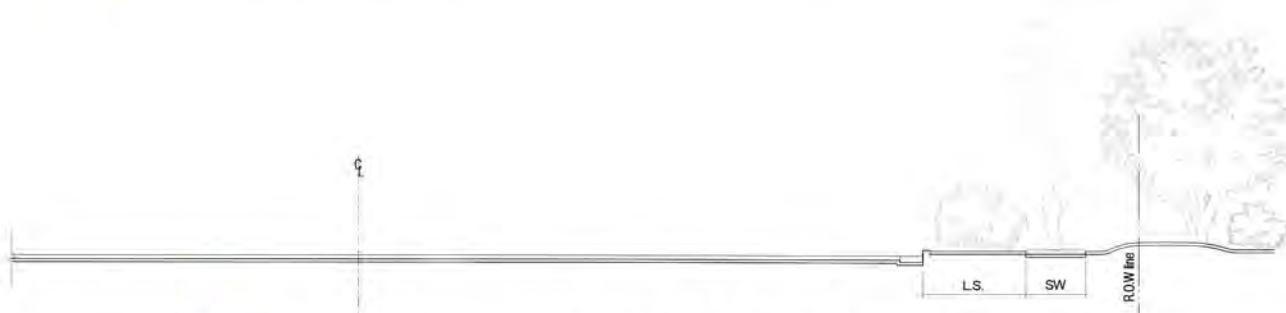
# **Streetscape Concept**

Exhibit 12.2  
 11/03/21

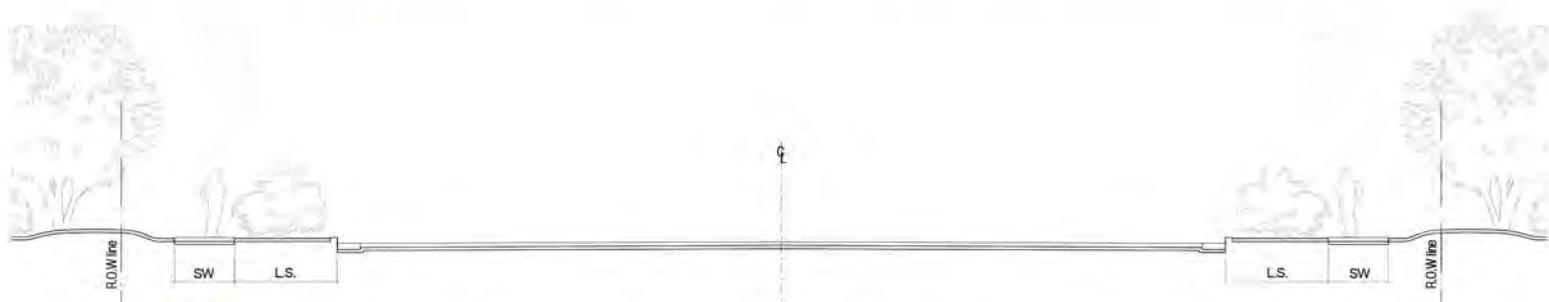
major PCD & PUD amendments



**3.1** Section at 99th & 91st Avenue - Arterial Street Landscape Theme



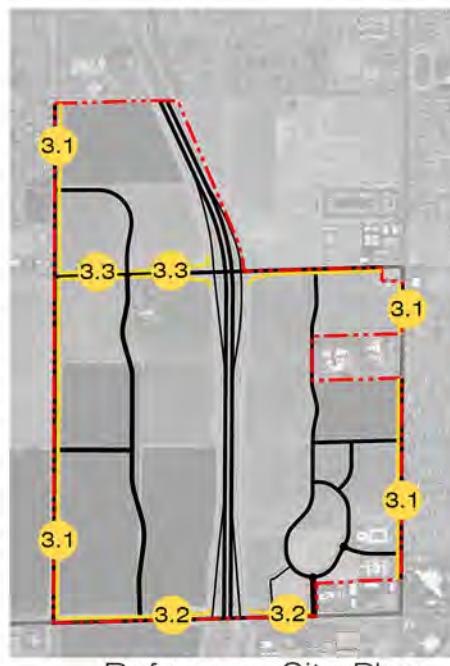
**3.2** Section at Thomas Road - Arterial Street Landscape Theme



**3.3** Section at Indian School Road - Arterial Street Landscape Theme

General Notes:

1. A minimum of 50% live ground cover will be provided in all landscape and retention areas.
2. Trees a min. of 24" box in size will be provided in tracts on arterial streets.
3. Plant material from Arizona State Water Resources Plant List for all right-of-way and City required planting (perimeter, parking lot and retention areas) will be utilized.
4. No turf will be installed in the public right-of-way.
5. An association, including all property owners in the development, will be formed and have responsibility for maintaining all common areas noted as 'Tract' or 'Easements' including private streets, landscape areas, and drainage facilities in accordance with approved plans.
6. Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans.
7. In the northeast section extending west from 91st Avenue, Campbell Avenue will be a 60 foot right of way built to City standards due to its adjacency to single family homes on its north side.
8. Turf area shall be limited to a maximum of 30%. Lawn and steel hedging not required on all streetscapes.



Reference Site Plan



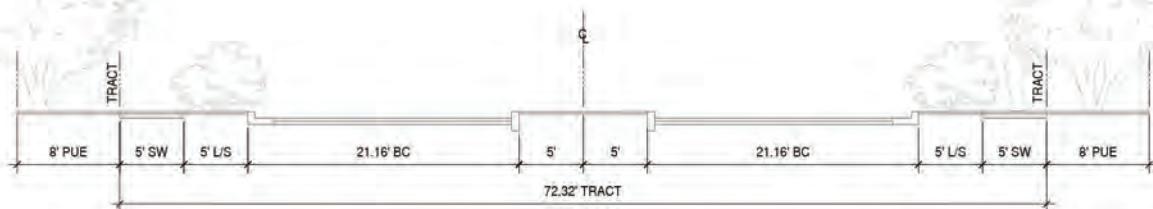
## Street Sections

Exhibit 13.0  
6/14/21

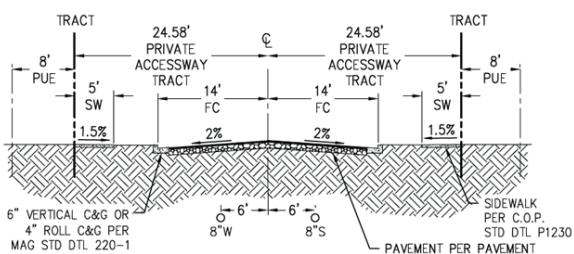
major PCD & PUD amendments



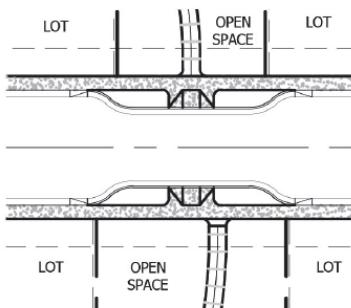
**4 Commercial Collector Street Landscape Theme Section**



**5 Single-Family Residential Spine Road Landscape Theme Section**



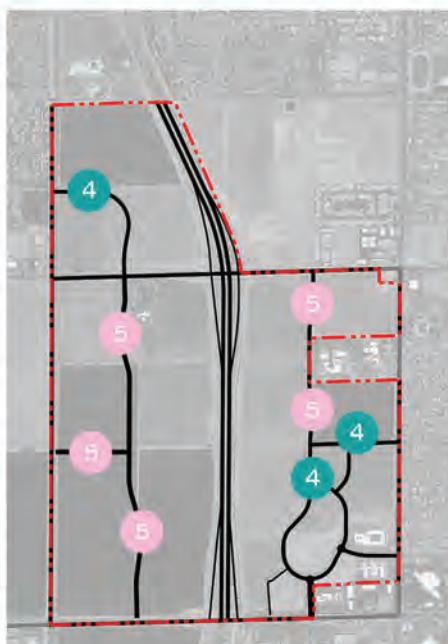
**PRIVATE ACCESSWAY-LOCAL**  
LOOKING SOUTH AND WEST  
PER CITY TRAFFIC CALMING CROSS SECTION I  
N.T.S.



\* Pedestrian Crossing at Traffic Calming/Open Space Connections  
\* Where Applicable

**General Notes:**

1. A minimum of 50% live ground cover will be provided in all landscape and retention areas.
2. Trees a min. of 24" box in size will be provided in tracts on arterial streets.
3. Plant material from Arizona State Water Resources Plant List for all right-of-way and City required planting (perimeter, parking lot and retention areas) will be utilized.
4. No turf will be installed in the public right-of-way.
5. An association, including all property owners in the development, will be formed and have responsibility for maintaining all common areas noted as 'Tract' or 'Easements' including private streets, landscape areas, and drainage facilities in accordance with approved plans.
6. Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans.
7. In the northeast section extending west from 91st Avenue, Campbell Avenue will be a 60 foot right of way built to City standards due to its adjacency to single family homes on its north side.
8. Turf area shall be limited to a maximum of 30%. Lawn and steel hedging not required on all streetscapes.



**Reference Site Plan**



# Street Sections

Exhibit 13.1  
11/03/21

major PCD & PUD amendments



**ALGODÓN**  
CENTER

**Algodón Center LLLP  
Phoenix, Arizona**

**Compiled by  
JRC Design  
February 13, 2018**



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## Introduction



The word *Algodón* is Spanish for cotton – as the Center is being developed on cotton fields that have been farmed for over 70 years in the far west edge of Phoenix. Avondale is directly west of 99th Avenue and Glendale just a few miles north.

Algodón Center®\* is a master-planned commerce park located in the west valley between Indian School Road on the west side of the Loop 101/Aqua Fria Freeway, Meadowbrook on the east side of the Loop 101/Aqua Fria Freeway, down to Thomas Road on the south, and 91st Avenue to 99th Avenue east to west. The Center's topography, with the Loop 101/Aqua Fria Freeway bisecting it, makes this a unique site in Phoenix, and provides highly desirable qualities for development. Algodón Center contains over 674 acres of commercial parcels which vary in size from a few to more than 100 acres each. Algodón Center is anticipated to be developed in phases and over many years.

Algodón Center 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 competitive with Glendale sign allowances in nearby projects. This new philosophy will allow uses within Algodón Center that are competitive within the marketplace.

These provisions in the PUD will enable the creation of a vibrant, dynamic, and creative signage and sponsorship program appropriate for Algodón Center along the freeway, and where appropriate, within its "boundaries". The PUD provides creative options to enhance a visitor's experience within the site, and will open up possibilities for design and marketing within the project. This will help make Algodón Center competitive with neighboring projects, such as Westgate, Villa Bellagio, Cardinal Stadium and Jobing.com Arena. The signs will create a contextual link between the "over-the-top" personality and design allowances for Westgate and the proposed edgy urban environment it touts, with the more suburban, mixed use, slightly slower paced business community that buffers residential.

Algodón Center has several access points off major roads and the Loop 101/Aqua Fria Freeway. Freeway access is located at Indian School Road and Thomas Road.

\**Algodón Center and the Cotton Bolls logo are registered trademarks of Algodón Center LLLP.*



## A. Signage Intent

The main objective of the signage program is to allow for flexibility for development over many years, while maintaining the level of quality and design intent initiated more than 10 years ago. The PUD will also create the avenue to encourage the creative development of signage that is vibrant, charismatic and potentially unique in its approach. A general framework is provided to ensure that the designs are appropriate for the project as a whole. Signage should 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, signs will engage the vehicular visitor first from the freeway, then through the arterial street system and finally through internal signage with a neighborhood type atmosphere. Long distance recognition and viewing opportunities will be accomplished by large-scale project and major tenant recognition with appropriate size to allow for safe driving along freeway and city streets.

Exterior to the site signs shall generally conform to the requirements of Section 705 of the Phoenix Zoning Ordinance, except where modified by the regulations contained herein. Interior signs on private parcel sites, lots, or private streets will not be regulated by the city, unless otherwise specified herein, except to the extent that electrical permits may be required by the City of Phoenix. All signs shall be regulated by the Signage Design Guidelines under the sole discretion of the Master Developer and/or its Assignee and the construction rules as adopted 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 noncommercial nature required by public laws, ordinances, or statutes.

## B. Allowable Signs

These provisions are also meant to ensure a consistency in signage that protects the properties within the overall development for the uses and tenants' unique identities.

Applications for signage that would otherwise require special use permits, design review or a comprehensive signage package approval for their use shall not require an amendment to this PUD. Instead, they will be

reviewed and approved by the Master Developer and/or its Assignee.

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

- Facia-mounted Signs
- Full Color Printed Media Signs
- Blade Signs (arcade types)
- Banners - site, street and project
- Painted Wall Signs (murals and tromp l'oeil)
- Window Graphic Signs
- Projecting Signs
- Electronic Message Center
- Kinetic Signs
- Sculptural Signs
- Exposed Neon Signs
- Marquee Signs
- 3D Extensions
- Aerial View Signs
- Awning | Canopy Signs
- Roof Signs
- Electronics (sponsorship signs)
- Off-Premise Signs

## C. Project Signage Types

### 1. Permanent Signs

#### 1.1 Project Identity Landmark (Freeway)

This landmark design may consist of one or multiple elements in composition, which will establish itself as an urban icon as the gateway to the project from both north and south along the Loop 101/Agua Fria Freeway.

#### 1.2 Project Identity Landmark / Sponsorship (Freeway)

##### a) In-Project Signs

This landmark design may consist of one or multiple elements in composition similar in design to sign type 1.1, and will establish itself as an urban icon along the



#### Loop 101/Aqua Fria Freeway.

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 lease information, or provide wayfinding to the project, or provide public service announcements.

- Landmarks are restricted up to a maximum of seventy (70) feet in height.
- Maximum signage area is limited to twelve-hundred (1200) square feet per sign face. Of that maximum, six-hundred-seventy-two (672) square feet may be for electronic components per display face.
- Electronic message panels are allowed. (See section 2.7 for standards for electronic components.)
- 30° Maximum angle between sign faces. Backside area between primary sign faces may be utilized for signage but may not be in the form of electronic message panels.

#### b) Off-Premise Signs

Off-Premise Signs (promoting products or services by entities selected by the Master Developer and/or its Assignee) may be for both on and off-site businesses.

All Off Premise signs shall follow the standards as outlined in Section 705.2 of the City of Phoenix Sign Code.

#### 1.3 Freeway Parcel Identification Pylons

A maximum of ten (10) additional freeway signs may be located on either side of the Loop 101/Aqua Fria Freeway. They will provide regional freeway identity for Algodón Center projects and parcel tenants. Signs may be either multiple or single tenant in design. Multiple tenant signage shall be limited to four (4) tenants maximum.

Freeway signs shall only be located on a property with freeway frontage and a minimum of twelve (12) acres. Such signage must be within three hundred (300) feet of, and must be oriented with a Loop 101/Aqua Fria Freeway viewing angle.

- Algodón Center logo shall be positioned at the top with a minimum 5'0" x 8'-9" (or 43.75 s.f.).
- Height is restricted to a maximum of fifty-four (54) feet as measured from grade.

- Maximum signage area is limited to four-hundred (400) square feet for tenant panels exclusive of Algodón Center logo.
- Spacing between signage shall be a minimum of three-hundred (300) feet.

#### 1.4 Primary Project Identification/Monumentation

Primary identification will occur as defined by the Signage Matrix. These elements are to be located at primary intersections on Indian School Road, and at all four corners of the project at Thomas and 91st and 99th Avenues, and at the property edge on 91st Avenue, south of Meadowbrook Avenue.

Monuments will be designed to integrate with the sites' walls, street lights, and wayfinding elements. They are sized to vehicular scale, and will support the overall visual character of the development.

These signs shall identify the project or parcel by use secondary in association with the Algodón Center identity. (Medical Office Park, Technology Center, Business Park, etc.) Parcels with fifty (50) or more acres are allowed to use their corporate identity with "Algodón Center" as the secondary message with Master Developer's and/or its Assignees approval.

- Height is restricted to a maximum of nine (9) feet.
- Maximum signage area is limited to one-hundred and fifty (150) square feet, including the immediate background, to provide competitive signage opportunities to adjacent projects.

#### 1.5 Secondary Project Identification/ Monumentation

Secondary identification along 99th Avenue and 91st Avenue, Indian School Road, Osborn Road and Glenrosa Avenue will occur as defined in the Signage Matrix. Smaller in scale than the primary monuments, these signs will also be designed to integrate with the Center's site walls, street lights, and wayfinding elements.

They are sized to vehicular scale, and will support the overall visual character of the development while smaller in scale that delineates secondary entrances into the overall project.

- Height is restricted to a maximum of seven (7) feet.
- Maximum signage area is limited to one-hundred (100) square feet, including the immediate background, to provide competitive signage



opportunities to adjacent projects.

#### **1.6 Project Directional/Directory Signs**

In general, the signage will be at vehicular scale and follow the sizes and heights for community roadway standards and as defined in the Signage Matrix (Section D).

This type of signage is allowed once off the main roadways. Vehicular and pedestrian oriented directionals can be used to along 93rd and 97th Avenues, Osborn Road, Glenrosa Avenue, 92nd Avenue, Algodón Way, Pinchot, and any future internal arterial type of roads within the Center.

Wayfinding and directional signage shall be seamlessly integrated with the overall project identity signage design, using colors and materials that are appropriate for their signage type and use.

- All wayfinding signage will be primarily free-standing post and panels in form, or attached to street lighting/furnishings.
- Height shall be limited up to a maximum of eight (8) feet in height.
- Sign area shall be limited up to a maximum of forty (40) square feet in area.
- This type of signage can also include private street signs in larger developments.

#### **1.7 Master Developer Project Banners**

Developer Banners are allowed throughout the project on major and minor streets and roadways, multi-use parking lots, storefronts and public spaces. Banners are incorporated into the development to provide color, seasonal graphics and developer/project identity and promotions.

Banners are allowed Vinyl, nylon, fabrics with silk-screened, painted, printed, vinyl or other semi-permanent graphic applications.

### **2. Parcel/Tenant Identification Signage**

This is project/tenant identification for all individual parcels of either single owner/user facilities or multiple buildings with shared parking, ingress and egress locations that are not adjacent to the Loop 101/Agua Fria Freeway.

Signs and locations are not shown on the Project

Sign Location Plan as they are specific to the individual parcel, its architectural design, materials and tenant type and needs. Standards and restrictions are identified in the signage matrix under Tenant Freestanding Signs.

#### **a) Freestanding Signage Frontage Requirements**

This section sets forth the number and type of monument signs permitted on individual development parcels in Algodón Center in addition to building signage.

- If such a parcel has more than one street front, the signage for each street shall be calculated separately depending on the length of each frontage.
- If such a parcel contains a corner, the frontage of that corner parcel shall not be included in the calculation of the street frontage for signs described in this section.
- Any development parcel may display one (1) primary identification sign for the first three hundred (300) feet, or portion thereof, of frontage and one (1) additional primary identification sign for each additional full three hundred (300) feet of frontage.
- Two (2) secondary identification signs can be substituted for one (1) primary, based on the spacing of one-hundred and fifty (150) feet between any other identification signs on the parcel.
- All signs for corner parcels must comply with the visibility triangle restrictions at driveways as per the City of Phoenix standards.
- There shall be a minimum distance of one hundred (100) feet between the nearest Algodón Center Project Identification Monument and any adjacent parcel monument signage.

#### **b) Corner Parcel Standards**

Developments which are typically planned for corners at primary or secondary entry points to the project may have, in addition to the Algodón Center Project Identification Monumentation:

- Parcels with less than one hundred (100) feet of frontage on either street may display one (1) secondary freestanding sign per street front.
- Parcels with at least one hundred (100) feet but less than three hundred feet ( $\geq 100'$  but  $< 300'$ ) of frontage



(per street) may have one (1) primary freestanding sign on each street front, or two (2) secondary signs per street front.

#### **c) Single Tenant User Standards**

For single tenant parcel with more than one street front, the signage for each street shall be calculated separately depending on the length of each frontage.

- Single tenant parcels with less than one hundred (100) feet of frontage may display one (1) secondary identification sign.
- Single tenant parcels with between one hundred (100) and three hundred (300) feet of frontage may display one (1) primary identification sign.
- Single tenant parcels with more than three hundred (300) feet of frontage may display the same number and sizes of signs as a multiple-use parcel with the same frontage.

#### **d) Multi-Tenant Standards**

For multi-tenant parcels with more than one street front, the signage for each street shall be calculated separately depending on the length of each frontage.

- Multi-tenant parcels with less than one hundred (100) feet of frontage may display one (1) multi-tenant secondary identification sign.
- Multi-tenant parcels with between one hundred (100) and three hundred (300) feet of frontage may display one (1) multi-tenant primary identification sign.
- Multi-tenant parcels with more than three hundred (300) feet of frontage may display one (1) primary and one (1) secondary sign for each additional full one-hundred fifty (150) feet of frontage.
- For developments fifty (50) acres or greater, the primary signage shall be increased to a maximum height and size as outlined in the matrix to provide competitive signage opportunities to adjacent projects. Spacing requirements remain the same.

#### **e) Electronic Reader Boards (On-Site Advertising)**

The signs permitted as previously outlined for individual parcels may each contain up to a maximum of one hundred (100) square feet of animated message panel if square footage allows, and with written approval of the Master Developer and/or its Assignee. Frequency of change in the message and

any animation of the panel, and other restrictions shall follow the standards as outlined in section 705.C.13 of the City of Phoenix sign code, adopted and approved in 2010.

#### **2.1 Freestanding Project Identification**

**(Less Than 12 Acres)** See Section D

#### **2.2 Freestanding Project Identification**

**(12 to 50 Acres)** See Section D

#### **2.3 Freestanding Project Identification**

**(50 Acres or More)** See Section D

#### **2.4 Public / Quasi Public / Institutional Facilities**

Individual parcel developments located along primary/arterial roadways adjacent to the project are allowed freestanding monumentation signage in addition to building signage.

#### **2.5 Menu Boards (all uses)** See Section D

#### **2.6 On-Site Parcel Directionals**

See Signage Distribution Matrices

#### **2.7 Electronic Message Panels**

Electronic message displays for In-Project Uses are permitted by right subject to satisfying the following conditions:

- The sign copy image shall be static with no animation and with no flashing, blinking, or moving lights;
- In the transition between copy changes, there shall be no sense of movement from one image to the next;
- 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 hour, then display for eight (8) seconds in every minute as long as needed;
- In the event of an electronic malfunction the sign shall be shut off until repairs have been made to restore the electronic messaging system.
- The sign copy changes shall not occur more frequently than every eight (8) seconds, unless otherwise specified by the zoning administrator;
- Dimmer on sign shall be set in the evening hours (from sunset to 11:00 PM.) not to exceed 300 NITS for signs that are fourteen (14) feet by forty-eight



- (48) feet and three hundred forty-two (342) NITS for signs that are ten (10) feet by thirty (30) feet to ensure compliance with current ordinance standard for illumination, unless otherwise specified by the zoning administrator;
- From 11:00 PM until sunrise all sign illumination shall be extinguished and sign shall be equipped with automatic device to assure compliance. The only exception to this stipulation will be for amber alerts and other governmental emergencies, unless otherwise specified by the Zoning Administrator.
- Off-Premise Signs shall follow the standards as outlined in Section 705.2 of the City of Phoenix Sign Code.

### **3. Office/Commercial Tenant Building Signage**

All signage types allowed in current city signage ordinance, plus those outlined below are allowed for tenant identification, if appropriate to the architectural design, and theme of the tenant. Signage concepts exceeding these regulations will require the written approval by the Master Developer and/or its Assignees.

#### **3.1 Wall Signs Below Fifty-six (56) Feet**

Tenant identification signs should be designed to fit the building elevation architecture and overall environment in scale, placement and style. Designs should complement the building color and finishes but should provide contrast for readability, and project's level of quality.

All office/commercial/campus and corporate facility parcels shall create tenant criteria programs for review and approval by the Master Developer and/or its Assignee that meet the following standards:

- Commercial/Office buildings shall create a tenant signage criteria of designated locations in a maximum of controlled horizontal areas. Signage locations need not be located within tenant's leased space within the building.
- Each business/tenant shall be allowed a maximum of one and one-half (1 1/2) square footage for each one (1) linear foot of business elevations.
- Buildings with elevations located adjacent to the freeway shall be allowed two (2) square feet per lineal foot of the buildings freeway elevation only.
- Calculations from one elevation are not transferred to another.

- Signs on the rear elevations of buildings shall be allowed the same ratios as noted above, per elevation.

#### **3.2. Wall Signs Above Fifty-six (56) Feet**

For all buildings greater than fifty-six (56) feet in height and requesting signs at the upper level, signage shall be allowed by right based on the following criteria:

- Master Developer and/or its Assignees written approval of the parcel's tenant signage criteria.
- The area of a wall sign erected over fifty-six feet in height shall not exceed one percent (1%) of the area of the overall elevation to which it is attached. This area shall not be counted against the wall signage which may be placed on the building below fifty-six feet.
- A wall sign erected over fifty-six (56) feet in height shall be placed in the top ten percent (10%) of the wall to which it is attached and shall not exceed eighty percent (80%) of the width of the building face to which it is attached.
- Signs shall be limited to a maximum of two (2) tenants per building and a maximum of four (4) signs per building. Signage shall be restricted to either identification of the building or two tenants at the discretion of the Master Developer and/or his Assignee.

#### **3.3 Aerial View Signs**

For single use parcels of twenty five (25) acres or more that are designated as major tenants of the development, one aerial view sign is allowed in addition to others permitted. These signs may be painted on, or otherwise applied directly to, the roof of building associated with the uses under the following conditions:

- The sign shall not be visible from the ground.
- The signs shall not be larger than one thousand (1000) square feet.
- The signs shall identify the facility only by name or logo.
- Aerial view signs shall not be animated, or illuminated.

### **4. Retail Tenant Building Signage**



All signage types allowed in current city signage ordinance, plus those outlined below, are allowed for tenant identification, if appropriate to the architectural and tenant's business. All signs shall be calculated as tenant's signage allotment unless noted otherwise.

- Tenant identification signs should be designed to fit the storefront architecture and overall environment. Designs should complement the building color and finishes but should provide contrast for readability, and level of quality.
- Minimum allowed signage shall be fifty (50) square feet, and a maximum of based one and one-half (1.5) square feet per lineal foot of building frontage.
- Signage is allowed on the back side of retail tenant space when visible to other parking areas, primary or internal streets. Square footage shall be limited to one (1) square foot per each lineal foot of building elevation.
- Measures will be taken to use the most energy efficient and sustainable type of lighting sources.

All storefront lighting should be baffled and concealed when ever possible. Where fixtures are exposed, they should 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 and halogen sources over seventy (70) watts and incandescent sources over one-hundred and fifty (150) watts will be fully shielded from any adjacent single family residential neighborhood.

#### **4.1 Projecting Signs (Flag Mounted)**

Projecting signs are those that hang or project more than twelve (12) inches from the building surface, and are typically perpendicular to the facade.

These signs are allowed only for retail oriented parcels and shall follow these standards:

- These signs are encouraged to be creative and relate thematically to the establishment of which it's advertising.
- Projecting signs must be mounted a minimum of nine (9) feet above finished floor/sidewalk area and may not project into any public rights of way.
- Signs must be mounted to the building and can not project off a building or piece of architecture more

than seventy-two (72) inches or as appropriate for the design of the building and the tenant location, identity standards and its relevance to the site and project.

#### **4.2 Awning | Canopy Signs**

- Both types are typically mounted parallel with the building/street frontage. Algodón Center is allowed signage and graphics on any and all surfaces if the structure has been approved in the architectural review process. After thought applications of awning and/or canopies are not allowed.
- Awnings (non-rigid surfaces) shall be printed, silk screened, factory painted graphics on cloth type materials. Vinyl or plastic bases materials may use high performance vinyl applied in the field.
- Canopies (rigid surfaces) may have hanging, surface mounted, top mounted or projecting letters off all surfaces of the structure.

#### **4.3 Custom Cabinets**

Creative designs and forms are encouraged. Unless part of a nationally registered and/or trademarked logo, rectangular shaped designs are prohibited without Owner's overriding approval.

These sign types are multiple layered and sided in design with a mix of opaque, translucent backgrounds and various types of lettering, and illumination methods, fabricated as single units.

Custom signs may be internally, externally, indirectly, or a combination of for illumination. When cabinet signs are used, the background surface(s) adjacent to the sign should be illuminated as well to provide definition of the signs form.

#### **4.4 Roof Signs**

Signs which break the silhouette of the roof line or are mounted on the slope of peaked roof, will be only allowed with Master Developers and/or its Assignees approval.

Roof signs will only be allowed on retail oriented user buildings where the architecture theme and structures provides for an appropriate application and is a single use structure for parcels with twenty-five (25) acres or more.



#### **4.5 Shingle/Arcade Signs**

Retail and or main-street type of developments may have shingle/arcade signs that advertise a business and help signify its entry for customers along covered pedestrian walkways.

- Each business will be allowed one shingle/arcade sign per patron entry point and can only be mounted at the entry.
- Signs will be mounted under an arcade, canopy or awning depending upon the architectural design.
- Signs will be limited to six (6) square feet and the lowest point must be mounted a minimum of eighty (80) inches above grade.
- Signs may have graphics on both sides so as to allow its reading from either direction. These signs do not count against tenant's signage allotment.

#### **4.6 Window Signage/Graphics**

Window signs shall not exceed thirty percent (30%) of each window area located on the ground floor of a building. Window areas separated by mutins or mullions shall be considered as one continuous windowpane.

Window signage intent should be to augment the display of merchandise and be scaled proportionately to the architecture and the physical window opening.

Incidental signage is also included in this area and is for the suite identification, use of credit/debit cards, hours of operation etc. These signs do not count against tenant's signage allotment.

### **5. Temporary Signs**

#### **5.1 Freeway Project Land Sales Signs**

Site, sale and lease information along the Loop 101/Agua Fria Freeway for Algodón Center information. These signs are controlled exclusively by the Master Developer and/or its Assignee for use in sales and marketing of development parcels.

- One (1) sign per parcel.

#### **5.2 On Site/Individual Parcel Sales Signs**

Site, sale and lease information within and along perimeter and interior roadways.

- For parcels with less than twelve (12) acres, one

sign per street frontage;

- For parcels with more than twelve (12) acres, additional square footage and height is allowed per the matrix (See Section D).

#### **5.3 Developer/Contractor Information Signs**

On site information and safety signage as required by the city and or contractor.

- For parcels with less than twelve (12) acres, one sign per construction traffic entry;
- For Parcels with twelve (12) acres or more, two (2) signs per construction traffic entry.

#### **5.4 Developer/Contractor Trailer Graphics**

On site identification, phone number and information of site's developer/contractor.

#### **5.5 Developer/Contractor Directionals**

On site directional and information during construction.

#### **5.6 Banners**

**Standards** - All Signs for grand openings or temporary business identification while awaiting permanent signage, pennants, streamers or other such devices shall be subject to the following safety standards and requirements:

- Banners shall be attached to a solid structure in a secure manner.
- Banners shall have a minimum clearance of eight (8) feet above grade when placed above an area open for the common or general use of the public.
- Banners shall be vented as required to ensure they will withstand wind pressure from any direction applied to the projected exposed area.
- Banners shall not project above the roof line.

##### **a) Temporary Events**

Such signs shall be erected no more than two (2) days prior to the event and shall be removed no more than one (1) day after the event. Total duration of use for such signs not to exceed five (5) days.

Such signs are limited to no more than four (4) events at any one (1) single site in a calendar year.



**b) Grand Openings/Business Identification**

Temporary business identification is limited to one (1) sign per street front.

Such signs shall be erected for a period not to exceed thirty (30) days.

Permits for grand openings shall be issued only if a valid building permit for construction or alteration of the building or suite for that location has been issued, or a valid application for a certificate of occupancy has been made for the address in question.

**c) Parking Lot Banners/Graphics**

Banners and graphics throughout the year can be seasonal and or tenant oriented without a time limit.

**5.7 Inflatables** - Primarily used in retail applications, these signs are oriented for on-site to advertise temporary events, speciality vendor promotions. Inflatables shall be:

- Equipped with a rapid deflation device.
- Located in a manner that does not block or make inoperable doors, vents, emergency access windows or other openings serving occupants of a building.
- Restrained, attached, or held in place by a cord, rope, cable or other tethering method to the ground that is engineered to be sound.
- Inflatables shall not extend into or over the rights-of-way or be located on rooftops.
- No floating or flying type of inflatables, or helium filled over a five-hundred (500) square feet will be allowed.
- Total duration of use for such signs not to exceed five (5) days.

**5.8 Projected Signs/Graphics (light created)** -These signs are oriented for on-site to advertise temporary events, speciality vendor promotions. Total duration of use for such signs not to exceed five (5) days.

Illumination may be innovative and incorporate a variety of lighting types, such as neon tubes, fiber optics, incandescent lamps, LEDs, cathode ray tubes, shielded spotlights, and wall washes or similar techniques.

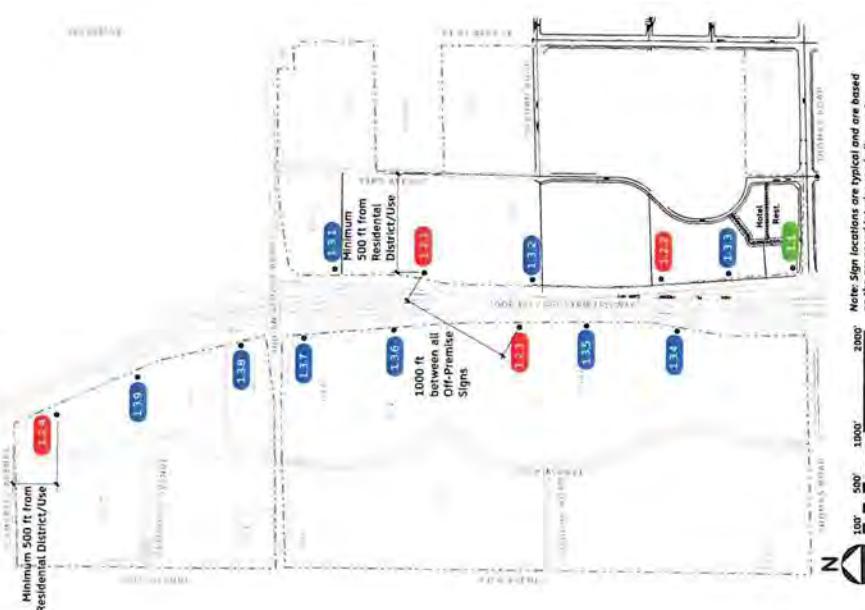


## D. Signage District Master Plans

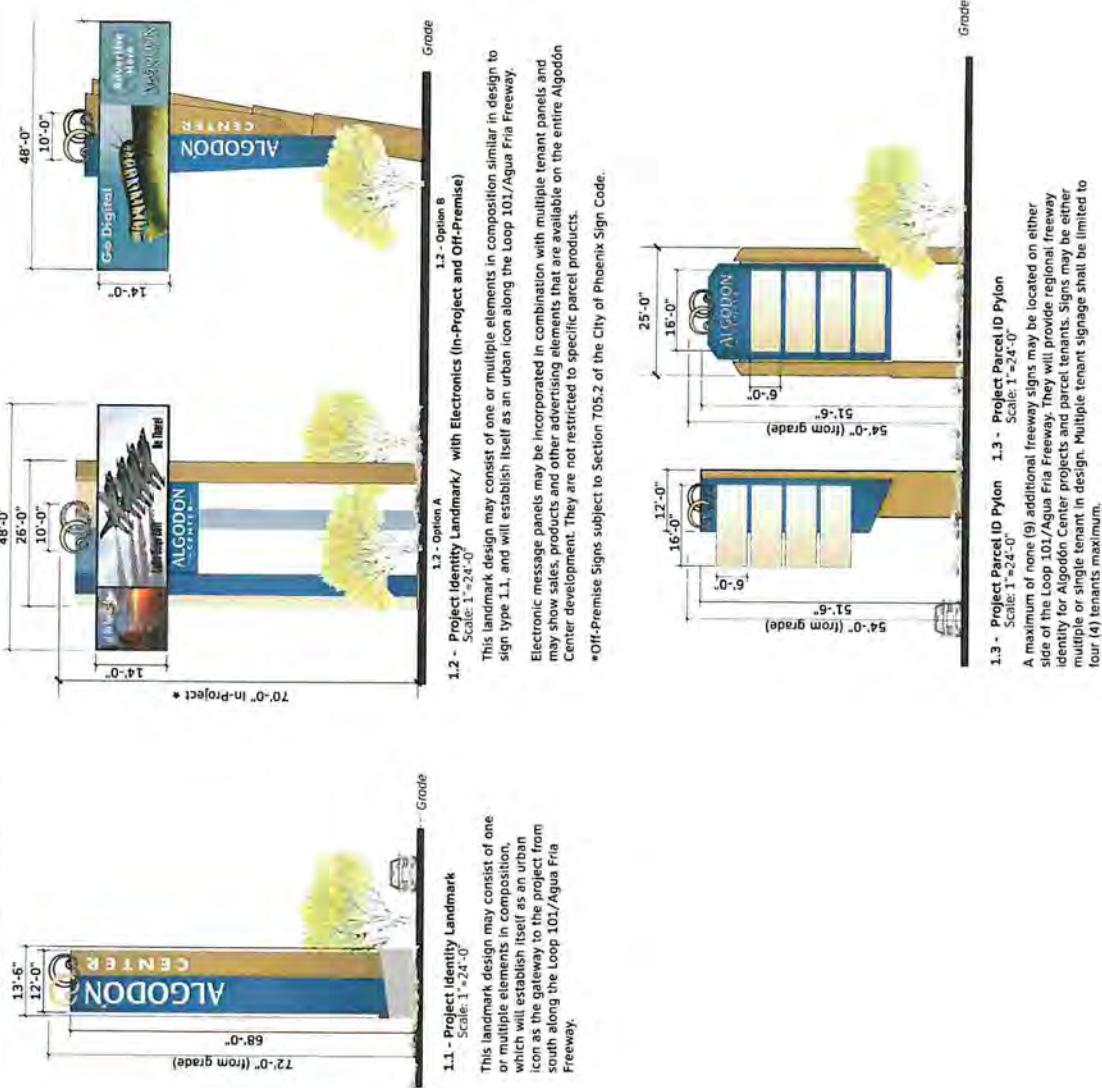
### Project Identity Landmarks and Freeway Parcel ID Pylons Typical Sign Location Plans

Note: Sign locations are typical and are based on the proposed interior road alignments. Road alignments and signage locations may change as the Project develops.

Minimum 500 ft from Residential District/Use



### Hierarchy/Design Options







## E. Signage Distribution Matrices

User/Sign Type	Sign No.	Function	Location	Qty	Max Height	Max Sign Area	Illumination	Materials
<b>1. PROJECT FREESTANDING SIGNS</b>								
Algodon Center	1.1	Project Identity Landmark	North and South entry points to the project along the Loop 101/Aqua Fria Freeway	1	72'-0" overall	200 s.f.	Algodon identification	Steel framework, aluminum skin with pan channel letters and graphics. Stucco finished base.
Algodon Center	1.2	Project Identity Landmark In-Project and Off-Premise	Loop 101 / Aqua Fria Freeway	4	In-Project ~70' overall Off-Premise - Per Sect. 705.2	672 s.f. per electronic face 50 s.f. logo	May include internal, fluorescent, LED and/or neon	Steel framework, aluminum skin with pan channel letters and graphics. Stucco finish or stone veneer base. Electronic message component.
Parcel Users 12 acres min.	1.3	Business Identification along freeway	Located along Loop 101 / Aqua Fria Freeway	Max of 9 signs as designated by Master Developer	54'-0" overall	400 s.f. tenant area Max. of 4 tenant panels 50 s.f. logo	May include internal, fluorescent, LED and/or neon	Steel framework, aluminum skin with pan channel letters and graphics. Stucco finished base. Electronic message component.
Algodon Center	1.4	Primary Project Identification Monumentation and Site Users Identification	Project's perimeter corners and major off-ramps from Loop 101 / Aqua Fria Freeway - single corners, mirror images and multiple corners	6 locations 11 signs	9'-0"	150 s.f.	Internal, edge-lit and external accent ground fixtures	Aluminum box and curved structure with reverse pan-channel letters and pan-channel logo. CMU or concrete base with stucco or stone veneer.
Algodon Center	1.5	Secondary Project Identification Monumentation and Site Users Identification	Secondary entry points along perimeter - single corners, mirror images and multiple corners	4 locations 6 signs	7'-0"	100 s.f.	Internal, edge-lit and external accent ground fixtures	Aluminum box and curved structure with reverse pan-channel letters and pan-channel logo. CMU or concrete base with stucco or stone veneer.
Algodon Center	1.6	Project Directional/Directory to direct to key points within the site for vehicular traffic	At intersections and as needed within the park to provide safe and adequate directional notification as Required	12 ±	8'-0"	40 s.f.	Internal, edge-lit and external accent ground fixtures	Aluminum boxes with changeable name panels. Panels to be either routed with push-through letters or solid with vinyl copy.
Master Developer Project Banners	1.7	Provide color, seasonal graphics and on-site event promotions	Integrated into roadway light standards within the city rights of way (not shown on location plan)	Two (2) per pole	6'-0" Min. 9'-0" clearance to adjacent grade	18 s.f. each	None	Vinyl, nylon, fabrics with silk-screened, painted, printed, vinyl or other semi-permanent graphic applications.
<b>2. PARCEL FREESTANDING SIGNS</b>								
Parcel Users Less than 12 acres	2.1	Freestanding Project Identification and up to 9 tenants	Along parcel frontage (not shown on location plan)	One (1) per street frontage	16'-0"	110 s.f.	Internal illumination	Aluminum individual pan channel letters, sign cabinets with routed metal faces with either back up acrylic or push through letters.
Parcel Users More than 12, but less than 50 acres	2.2	Freestanding Project Identification and up to 9 tenants	Along parcel frontage (not shown on location plan)	One (1) per 300' of frontage	20'-0" (primary) 16'-0" (secondary)	150 s.f. 110 s.f.	Internal illumination	Aluminum individual pan channel letters, sign cabinets with routed metal faces with either back up acrylic or push through letters.
Large Parcel Users More than 50 acres	2.3	Freestanding Project Identification and up to 9 tenants	Along parcel frontage (not shown on location plan)	One (1) per 300' of frontage	35'-0" (primary) 25'-0" (secondary)	225 s.f. 175 s.f.	Internal illumination	Aluminum individual pan channel letters, sign cabinets with acrylic faces



USER/SIGN TYPE	SIGN NO.	FUNCTION	LOCATION	QTY	MAX HEIGHT	MAX SIGN AREA	ILLUMINATION	MATERIALS
Public / Quasi Public /Institutional Facilities	2.4	Freestanding Project Identification	Along parcel frontage (not shown on location plan)	One (1) per street	8'-0"	80 s.f.	Internal or ground mounted	Aluminum individual pan channel letters, sign cabinets with routed metal faces with either back up acrylic or push through letters.
Menu Boards	2.5	Menu Board for Drive-in users for Order taking at drive-thru	Oriented towards drive-through traffic (not shown on location plan)	Two (2) per lane	8'-0" menu board 6'-0" for speaker	80 s.f. 30 s.f. if separate	Internal illumination	Aluminum sign cabinet with acrylic faces
On-site Directionals	2.6	Provide directional information into and around parcels	At entry points/driveway to parcels and within larger or mixed-use projects (not shown on location plan)	As Required	5'-0"	8 s.f.	Per the needs of the specific site	Aluminum panels, cabinet with either post and panel design or with integrated base
Electronic Message Panels	2.7	Information needed on a changeable basis	Freeway oriented	One (1) per sign	Per signage criteria of the facility	672 s.f. freeway signs 100 s.f. max roadways	Internal	Latest technology
<b>3 - OFFICE/COMMERCIAL TENANT BUILDING SIGNAGE</b>								
Office/Commercial Located Below 56 feet	3.1a	Major Building/Tenant identification oriented to the freeway	Buildings, parking structures or other facilities with freeway frontage/visible elevations	Per Approved sign package	May be installed at any height following the guidelines for locations	Two (2) s.f. per lineal foot of building frontage, or a maximum of 750 s.f. whichever is less	Internal, external and/or halo or combination thereof	Individual Letters, Custom Cabinets - Aluminum returns and acrylic faces, or metal returns and metal faces, painted or polished finishes.
	3.1b	Building and/or Tenant Identification	1-3 story building - One (1) floor designation 3-5 story building - One (1) lower floor and top floor designation Within designated areas on the elevations to accommodate multiple tenant applications.	Per Approved sign package	May be installed at any height following the guidelines for locations	One and one quarter (1.5) square foot per lineal building elevation	Internal, external and/or halo or combination thereof	Individual letters and logos of pan channel, reverse pan channel, or Master Developer approved custom cabinets - Aluminum returns and acrylic faces, or metal returns and metal faces, painted or polished finishes.
	3.1c	Retail Standard Lettering	Per approved Parcel Signage Program (all elevations visible to vehicular traffic )	Per Approved sign package	May be installed at any height following the guidelines for locations	Minimum 50 s.f. or One and one half (1.5) square foot per lineal building frontage (whichever is more) Overall signage shall not exceed 80% of architectural frontage	Internal, external and/or halo or combination thereof	Individual letters and logos of pan channel, reverse pan channel, or Master Developer approved custom cabinets.
All Building/Tenant Types Located Above 56 Feet	3.2	Identification of the building or two (2) occupants per building	Placed in the top ten percent of the wall to which it is attached or 80% of architectural height along the roofline. Width of the sign shall not exceed sixty-five percent (65%) of the facia to which it is attached.	Maximum 4 signs	No limit	1% of the overall building elevation	Internally illuminated or backlit. Such a sign shall include neither flashing lights nor changing messages.	Individual letters and logos of pan channel, reverse pan channel, or Master Developer approved custom cabinets.
Aerial View Sign	3.3	Corporate/tenant identification from above viewing (air travel)	Flat surface of roof	1 per building.	N/A	One thousand (1000) square feet or ten percent (10%) of the roof surface, whichever is larger	None	Paint, vinyl, plants (gardens), or fabrics.



USER/SIGN TYPE	SIGN NO.	FUNCTION	LOCATION	QTY	MAX HEIGHT	MAX SIGN AREA	ILLUMINATION	MATERIALS
<b>4 - RETAIL TENANT BUILDING SIGNAGE (in addition to standard lettering)</b>								
Projecting Signs	4.1	Tenant Identification	Perpendicular to storefront within leased frontage having visitor/shopping access.	1 per tenant frontage elevation	Shall not break building silhouette more than 15% of overall elevation height	Limited to tenants' square footage allocation	Internal, external or combination thereof	Aluminum formed shapes with opaque faces, or routed panels with acrylic back-up or push-thru text and graphic, halo and/or exposed neon accents, bare bulbs - REQUIRES MASTER DEVELOPERS' APPROVAL.
Awning/Canopy	4.2	Tenant Identification	Located on all surfaces of awnings Canopies (rigid structures) can suspend from, above and be applied to all vertical faces	1 per window	Must have a clearance of 9'-0" minimum from grade	Shall not exceed more than 50% of all surfaces	External or with down lights	Awnings - all typically approved fabrics Canopies - typically steel or aluminum with individual letters or custom 3 Dimensional cabinets
Custom Cabinets	4.3	Tenant Identification	Tenant leased area for all elevations with visibility to vehicular traffic	1 per tenant frontage elevation	N/A	Limited to tenants' square footage allocation	Internal, external and/or halo or combination thereof	Typically, aluminum formed shapes with opaque faces, or routed panels with acrylic back-up or push-thru text and graphic.
Roof Signs	4.4	Tenant Identification	Breaking the silhouette of the roof line or are mounted on the slope of peaked roof where architecture is appropriate	1 per tenant frontage elevation	Proportional to the building architecture	One (1) square foot per linear building frontage	Internal, external and/or halo or combination thereof	Aluminum formed shapes with opaque faces, or routed panels with acrylic back-up or push-thru text and graphic, halo and/or exposed neon accents, bare bulbs - REQUIRES MASTER DEVELOPERS' APPROVAL.
Shingle/Arcae	4.5	Tenant Identification for under canopy walkways	Located adjacent or in front of retail tenants leased space main entry	One (1) per public entry	Must have a clearance of 9'-0" minimum from grade	\$ s.f.	Internal, external, halo or none, based on the design of the center	Metals, MDO or combination with either painted, silkscreened, carved or vinyl applied graphics
Window Graphics	4.6	Merchandising area graphics and residential/store information	Storefront glazing, applied to interior window surface	N/A	Recommended along bottom 1/3 of window area	Thirty-five (35%) of storefront window	None	Vinyls - opaque or translucent





## E. Signage Distribution Matrices (cont'd)

USER/SIGN TYPE	SIGN NO.	FUNCTION	LOCATION	QTY	MAX HEIGHT	MAX SIGN AREA	ILLUMINATION	MATERIALS
<b>5. TEMPORARY SIGNS (DEVELOPER AND PARCELS)</b>								
Master Developer Land Sales and Marketing Signs	5.1	Freeway Land Sales Information for north and southbound freeway traffic for after construction marketing	Limited to freeway frontage sites with twenty-five (25) acres or more	One (1) per parcel	35'-0"	385 s.f.	External	Steel framework, aluminum faces with paint and/or vinyl copy (Option to fabricate out of wood based on lifespan requirements)
	5.2a	Land Sales Information on-site (internal and arterial street frontages) for after construction marketing	On individual sites with less than twelve (12) acres	One (1) per street	10'-0"	80 s.f.	External	Steel framework, aluminum faces with paint and/or vinyl copy (Option to fabricate out of wood based on lifespan requirements)
	5.2b	Land Sales Information on-site (internal and arterial street frontages) for after construction marketing	On individual sites with twelve (12) acres or more	One (1) per street	16'-0"	160 s.f.	External	Steel framework, aluminum faces with paint and/or vinyl copy (Option to fabricate out of wood based on lifespan requirements)
Site Developer Contractor	5.3a	Information on construction of the site for less than 1/2 acre parcels	On each parcel under construction (not shown on location plan)	One (1) per entry	6'-0"	48 s.f.	None	MDF plywood, Paint and/or vinyl graphic Use of Banners are prohibited
	5.3b	Information on construction of the site for greater than 1/2 acre parcels			12'-0"	96 s.f.		
	5.4	Trailer Graphics Name and Phone number of Contractor or sub-contractors on site	Side of each contractor's trailer (not shown on location plan)	One (1) per face Max two (2) faces required	6'-0"	120 s.f.	None	Paint or vinyl graphics Use of Banners are prohibited
	5.5	Site directional during construction	Freestanding or wall mounted	As required	6'-0"	16 s.f.	None	MDF plywood, Paint and/or vinyl graphics Use of Banners are prohibited
Tenants - Banners - pennants, streamers, or other similar devices	5.6	Special promotions, events, marketing advertisements and temporary announcements of tenants.	Within leased/owned building frontage	One (1) per street	5'-0"	45 s.f.	Indirect	Vinyl, nylon, fabrics with silkscreened, painted, printed, vinyl or other semi-permanent graphic applications.
Inflatables	5.7	Temporary thematic attention devices for specialized events	On-site	One (1) per event	No higher than building height	500 s.f.	Indirect	Vinyl, nylon, fabrics with silkscreened, painted, printed, vinyl or other semi-permanent graphic applications.
Projected	5.8	Special promotions, events and marketing advertisements	On-site and onto the structure it is being projected onto. No spillage to other structures or open sky unless search light application is requested.	TBD	No higher than building height	None	Direct	Search lights, wall washing, motion pictures, animated events



## E. Design, Color & Material Palettes

All signs for both the project identification and tenants/land owners with Algodón Center, are required to comply with these guidelines and must have approval of the Architectural Review Committee, the Master Developer and/or its Assignee, and permits issued by the City of Phoenix prior to fabrication and installation. Signs that are not specifically mentioned in these guidelines, or within the City Sign Code, Section 705 are not allowed. Signs that are not in compliance will be removed at the owner's expense.

### **Algodón Center Signage -**

The permanent identification signs for Algodón Center relate to the planned architectural concepts and design guidelines previously established.

The project's primary identification are freeway pylons which are tall, double-faced signs with a vertically mounted Algodón Center logotype. These signs create a strong design element that identifies the project boundaries along the freeway which is the project's primary exposure to traffic and thus accessibility.

Primary and Secondary Project Identification Monuments are horizontal, multi-layered and made of flagstone, stone and stone veneers, metal and concrete with pan-channel Algodón Center logotype. The horizontal signs are designed to complement the landscaping, creating an overall composition between the man made and natural elements of the site. These signs define the entries to the site and are the public's greeting to the site.

To suggest architectural massing, all signs within the overall project shall be multi-layered, and composed of various materials including aluminum, stone veneers, CMU, and exposed aggregate concrete. Contrasting shapes of rectangles placed against curves against wedges are design elements which provide visual interest and break up large sign expanses.

### **Tenant Signage**

Freestanding tenant monuments, directionals and other site related signs should reflect the individual architectural style, color and material palettes of its project. These signs must also relate to the overall character of Algodón Center in being multi-layered and dimensional, varying forms to create strong design elements whether they are single user or multiple tenant signs. Horizontal signs that are integrated with

the landscaping are encouraged where appropriate and adequate areas to provide additional continuity with the project.

Materials shall complement the site and building architecture, used in appropriate applications for the materials' use. It is highly recommended to incorporate stone and/or stone veneers into signage bases when it is used on the building.

### **Color Palettes**

(Applies to all permanent and temporary freestanding signs)

Colors for individual projects within Algodón Center are highly recommended to utilize the same type of deep tonal hues and colors as they will provide continuity to the already established style and quality.

Colors for all signs for Algodón Center utilize deep tonal quality hues and shades established in their overall design guidelines for the development and under the original comprehensive signage program approved in 2001. (Sample below)

The Master Developer and/or its Assignee shall approve all designs, colors and material palettes for proposed signage programs throughout the development. No color shall be overly bright, fluorescent or "safety" signage colored which may conflict with traffic regulation type signage.





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**APPENDIX B**

**Recorded Ordinance G-6483**

**ORDINANCE G-6483**

**AN ORDINANCE AMENDING THE ZONING DISTRICT MAP  
ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF  
PHOENIX ORDINANCE BY MODIFYING THE "PUD PCD"  
(PLANNED UNIT DEVELOPMENT, PLANNED COMMUNITY  
DISTRICT) BOUNDARY FOR THE PARCEL DESCRIBED  
HEREIN (CASE Z-19-F-00-5).**

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**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as  
follows:**

**SECTION 1.** The "PUD PCD" (Planned Unit Development, Planned Community District) boundary of an approximately 672.92 acre property located in an area generally bounded by 91st Avenue, 99th Avenue, Thomas Road, Indian School Road, and Campbell Avenue in a portion of Sections 21 and 28, Township 2 North, Range 1 East, is hereby modified as described more specifically in Exhibit "A."

**SECTION 2.** The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

**SECTION 3.** Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Algodón PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped April 25, 2018, as modified by the following stipulations.
2. An updated General Development Plan / PCD Masterplans for the Algodón PCD shall be submitted to the Planning and Development Department within 90 days of City Council approval of this request.

#### PUBLIC TRANSIT

3. The right-of-way shall be dedicated and a bus stop pad constructed at the following locations, as approved by the Planning and Development Department.
  - Westbound Thomas Road west of 93rd Avenue
  - Westbound Thomas Road approximately 1,200 feet east of 99th Avenue
  - Eastbound Indian School Road east of 99th Avenue
  - Eastbound Indian School Road approximately 1,200 feet east of 99th Avenue
  - Westbound Indian School Road west of 93rd Avenue
  - Westbound Indian School Road approximately 1,200 feet east of 99th Avenue
  - Northbound 99th Avenue north of Thomas Road and every quarter mile for the length of the project

The bus stop pads should be built per City of Phoenix Standard Detail P1260 or P1262 (where adjacent to detached sidewalks) with a depth of at least 10 feet and placed between 95 and 145 feet from the intersection where there is a traffic signal and between 60 and 110 feet where there is no traffic signal.

#### AVIATION

4. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of the City of Glendale Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

#### STREET

5. A Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation and Planning Development Departments for review and approval.
6. The applicant shall submit a revised Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review for the first phase of development. No

preliminary approval of plans shall be granted until the study is reviewed and approved. The applicant shall be responsible for any dedications and required improvements as recommended by the approved Traffic Impact Study and as approved by Planning and Development Department and the Street Transportation Department. Contact Mr. Mani Kumar, (602) 495-7129, to set up a meeting to discuss the requirements of the study.

7. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. The applicant shall submit paving plans for all arterial streets within and adjacent to the development, to the Street Transportation Department for review.
9. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602)262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
10. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
11. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
12. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims in a form approved by the City Attorney's Office. The Waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**SECTION 4.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 5th day of July, 2018.

Thelma Williams

MAYOR



ATTEST:

C Meyer City Clerk

APPROVED AS TO FORM:

PL Acting City Attorney pm

REVIEWED BY:

EJZ City Manager

PL:tm:LF18-2129:7/5/18:2047913v1

Exhibits:

- A – Legal Description (7 Pages)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-19-F-00-5

Parcel 1

That portion of the West half of Section 28 and the Southwest quarter of Section 21, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

Beginning at the West quarter corner of said Section 28 marked by a Maricopa County Highway Department brass cap in a hand hole;

Thence North 00 degrees 08 minutes 18 seconds East a distance of 2638.37 feet to the Northwest corner of said Section 28, said point also being the Southwest corner of said Section 21;

Thence North 00 degrees 03 minutes 05 seconds East along the West line of said Southwest quarter 2646.32 feet to the Northwest corner of said Southwest quarter (West quarter corner of Section 21);

Thence North 88 degrees 27 minutes 01 seconds East along the North line of said Southwest quarter (East-West mid-section line) 1461.01 feet to a point on the Westerly right-of-way line of the Agua Fria Freeway (Loop 101) from which the center of Section bears North 88 degrees 27 minutes 01 seconds East, 1197.34 feet;

Thence continuing along said right-of-way as follows;

South 22 degrees 27 minutes 19 seconds East, 95.60 feet;

Thence South 24 degrees 15 minutes 37 seconds East, 1000.05 feet;

Thence South 20 degrees 15 minutes 34 seconds East, 501.60 feet;

Thence South 18 degrees 30 minutes 04 seconds East a distance of 476.28 feet;

Thence South 11 degrees 18 minutes 42 seconds East a distance of 580.30 feet;

Thence South 81 degrees 01 minutes 13 seconds West a distance of 614.97 feet;

Thence leaving said Westerly right of way line South 01 degrees 41 minutes 34 seconds East a distance of 47.00 feet to a point on the South line of said Southwest quarter of Section 21;

Thence along said South line South 88 degrees 18 minutes 26 seconds West a distance of 119.99 feet;

Thence leaving said South line South 01 degrees 41 minutes 34 seconds East a distance of 35.00 feet to a point on the Westerly right of way line of the Agua Fria Freeway (State Route Loop 101);

Thence along said Westerly right of way line as follows:

South 85 degrees 16 minutes 27 seconds East a distance of 402.52 feet;  
Thence South 76 degrees 26 minutes 16 seconds East a distance of 114.02 feet;  
Thence South 88 degrees 40 minutes 48 seconds East a distance of 190.26 feet;  
Thence South 23 degrees 17 minutes 15 seconds East a distance of 117.28 feet;  
Thence South 05 degrees 20 minutes 43 seconds East a distance of 484.94 feet;  
Thence South 04 degrees 19 minutes 58 seconds East a distance of 1003.19 feet;  
Thence South 00 degrees 14 minutes 28 seconds West a distance of 1000.00 feet;  
Thence South 02 degrees 02 minutes 58 seconds East a distance of 500.40 feet;  
Thence South 01 degrees 23 minutes 13 seconds West a distance of 500.10 feet;

Thence South 08 degrees 22 minutes 16 seconds West a distance of 707.11 feet;  
Thence South 00 degrees 45 minutes 26 seconds West a distance of 725.40 feet;  
Thence South 46 degrees 45 minutes 27 seconds West a distance of 99.71 feet;

Thence South 88 degrees 30 minutes 13 seconds West a distance of 200.00 feet;  
Thence South 01 degrees 29 minutes 47 seconds East a distance of 80.00 feet to  
to a point on the South line of said Southwest quarter of Section 28 from which the  
South quarter corner of said Section 28 bears North 88 degrees 30 minutes  
13 seconds East a distance of 516.49 feet;

Thence South 88 degrees 30 minutes 13 seconds West a distance of 2133.03 feet to  
the Southwest corner of said Section 28 marked by a Maricopa County Highway  
Department brass cap in a hand hole;

Thence North 00 degrees 18 minutes 04 seconds West a distance of 2,638.00 feet to  
the Point of Beginning.

Note: The above described parcel contains 18,079,795 square feet or 415.0550 acres  
more or less.

#### Parcel 2

A portion of "Algodon Medical Office Park" as recorded in Book 978 of Maps, Page 34,  
records of Maricopa County and "Map of Dedication for 93rd Avenue Alignment", as  
recorded in Book 983 of Maps, Page 31, records of Maricopa County and a portion of  
the East half of Section 28, Township 2 North, Range 1 East of the Gila and Salt River  
Base and Meridian, Maricopa County, Arizona described as follows:

Commencing at the Southeast corner of said Section 28 marked by a City of Phoenix  
brass cap in a handhole;

Thence South 88 degrees 30 minutes 33 seconds West along the South line of said  
East half of Section 28 a distance of 1,325.00 feet;

Thence North 01 degrees 29 minutes 27 seconds West a distance of 39.07 feet to a Point on the Easterly right of way line of the Agua Fria Freeway (State Route Loop 101) and the Point of Beginning;

Thence along said Easterly right of way line as follows:

North 89 degrees 02 minutes 12 seconds West a distance of 722.40 feet;  
Thence North 85 degrees 22 minutes 31 seconds West a distance of 140.80 feet;  
Thence South 88 degrees 30 minutes 33 seconds West a distance of 60.00 feet;  
Thence North 52 Degrees 22 Minutes 47 Seconds West a distance of 82.85 feet;  
Thence North 04 Degrees 23 Minutes 29 Seconds West a distance of 1421.54 feet;  
Thence North 02 Degrees 02 Minutes 58 Seconds West a distance of 500.40 feet;  
Thence North 01 Degrees 23 Minutes 13 Seconds East a distance of 1500.30 feet;  
Thence North 08 degrees 12 minutes 39 seconds East a distance of 504.88 feet;  
Thence North 00 Degrees 53 Minutes 32 Seconds East a distance of 1020.28 feet;  
Thence North 29 Degrees 22 Minutes 34 Seconds East a distance of 130.03 feet;  
Thence North 80 Degrees 17 Minutes 59 Seconds East a distance of 323.16 feet;

Thence leaving said easterly right of way line, North 01 Degrees 41 Minutes 44 Seconds West a distance of 55.00 feet to a point on the North line of said East half of Section 28 from which the North quarter corner bears South 88 degrees 18 minutes 16 seconds West a distance of 691.80 feet;

Thence North 88 degrees 18 minutes 16 seconds East along said North line a distance 634.13 feet to a point from which the Northeast corner of said Section 28 bears North 88 degrees 18 minutes 16 seconds East a distance of 1325.93 feet said point also being a point on the centerline of that particular water and sewer easement as described in Book 983 of Maps, Page 31, records of Maricopa County, Arizona;

Thence along said centerline as follows;

South 01 degrees 41 minutes 39 seconds East a distance of 496.48 feet to the beginning of a tangent curve whose center bears South 88 degrees 18 minutes 21 seconds West a distance of 500.00 feet;

Thence along the arc of said curve through a central angle of 14 degrees 49 minutes 21 seconds and an arc length of 129.35 feet;

Thence South 13 degrees 07 minutes 42 seconds West a distance of 188.55 feet to the beginning of a tangent curve whose center bears South 76 degrees 52 minutes 18 seconds East a distance of 500.00 feet;

Thence along the arc of said curve through a central angle of 12 degrees 52 minutes 31 seconds and an arc length of 112.36 feet;

Thence South 00 degrees 15 minutes 11 seconds West a distance of 776.99 feet to the beginning of a tangent curve whose center bears South 89 degrees 44 minutes 49 seconds East a distance of 500.00 feet;

Thence along the arc of said curve through a central angle of 14 degrees 23 minutes 30 seconds and an arc length of 125.59 feet;

Thence South 14 degrees 08 minutes 19 seconds East a distance of 200.61 feet to the beginning of a tangent curve whose center bears South 75 degrees 51 minutes 41 seconds West a distance of 500.00 feet;

Thence along the arc of said curve through a central angle of 26 degrees 05 minutes 36 seconds and an arc length of 227.71 feet;

Thence South 11 degrees 57 minutes 17 seconds West a distance of 150.00 feet to the beginning of a tangent curve whose center bears South 78 degrees 02 minutes 43 seconds East a distance of 1000.00 feet;

Thence along the arc of said curve through a central angle of 11 degrees 42 minutes 25 seconds and an arc length of 204.33 feet to a point on the centerline of 93rd Avenue as described in said Book 978 of Maps, Page 34, records of Maricopa County, Arizona;

Thence along said centerline as follows;

South 00 degrees 14 minutes 52 seconds West a distance of 815.18 feet to the beginning of a tangent curve whose center bears North 89 degrees 45 minutes 08 seconds West a distance of 500.00 feet;

Thence along the arc of said curve through a central angle of 43 degrees 16 minutes 58 seconds and an arc length of 377.71 feet;

Thence South 43 degrees 31 minutes 50 seconds West a distance of 230.37 feet to the beginning of a tangent curve whose center bears South 46 degrees 28 minutes 10 seconds East a distance of 400.00 feet;

Thence along the arc of said curve through a central angle of 45 degrees 01 minutes 17 seconds and an arc length of 314.31 feet;

Thence South 01 degrees 29 minutes 27 seconds East a distance of 100.00 feet to the beginning of a tangent curve whose center bears North 88 degrees 30 minutes 33 seconds East a distance of 400.00 feet;

Thence along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 628.32 feet;

Thence South 01 degrees 29 minutes 27 seconds East a distance of 560.93 feet to the Point of Beginning.

Note: The above described parcel contains 5,097,524 square feet or 117.0231 acres more or less.

Parcel 3

A portion of "Algodon Medical Office Park" as recorded in Book 978 of Maps, Page 34, records of Maricopa County and "Map of Dedication for 93rd Avenue Alignment", as recorded in Book 983 of Maps, Page 31, records of Maricopa County and a portion of the East half of Section 28, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

Commencing at the Southeast corner of said Section 28 marked by a City of Phoenix brass cap in a handhole;

Thence South 88 degrees 30 minutes 33 seconds West along the South line of said East half of Section 28 a distance of 1,325.00 feet to a point on the centerline of 93rd Avenue as described in said Book 978 of Maps, Page 34, records of Maricopa County, Arizona;

Thence along said centerline North 01 degrees 29 minutes 27 seconds West a distance of 501.79 feet to the Point of Beginning;

Thence along said centerline as follows;

Thence continuing North 01 degrees 29 minutes 27 seconds West a distance of 98.21 feet to a point on the arc of a non-tangent curve whose center bears North 01 degrees 29 minutes 27 seconds West a distance of 400.00 feet;

Thence Northwesterly along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 628.32 feet;

Thence North 01 degrees 29 minutes 27 seconds West a distance of 100.00 feet to the beginning of a tangent curve whose center bears North 88 degrees 30 minutes 33 seconds East a distance of 400.00 feet;

Thence Northeasterly along the arc of said curve through a central angle of 45 degrees 01 minutes 17 seconds and an arc length of 314.31 feet;

Thence North 43 degrees 31 minutes 50 seconds East a distance of 230.37 feet to the beginning of a tangent curve whose center bears North 46 degrees 28 minutes 10 seconds West a distance of 500.00 feet;

Thence Northeasterly along the arc of said curve through a central angle of 43 degrees 16 minutes 58 seconds and an arc length of 377.71 feet;

Thence North 00 degrees 14 minutes 52 seconds East a distance of 815.18 feet to a point on the centerline of that particular water and sewer easement as described in Book 983 of Maps, Page 31, records of Maricopa County, Arizona, said point also being the beginning of a tangent curve whose center bears South 89 degrees 45 minutes 08 seconds East a distance of 1000.00 feet;

Thence Northerly along the arc of said curve through a central angle of 11 degrees 42 minutes 25 seconds and an arc length of 204.33 feet;

Thence along last said centerline as follows:

Thence North 11 degrees 57 minutes 17 seconds East a distance of 150.00 feet to the beginning of a tangent curve whose center bears North 78 degrees 02 minutes 43 seconds West a distance of 500.00 feet;

Thence Northerly along the arc of said curve through a central angle of 26 degrees 05 minutes 36 seconds and an arc length of 227.71 feet;

Thence North 14 degrees 08 minutes 19 seconds West a distance of 200.61 feet to the beginning of a tangent curve whose center bears North 75 degrees 51 minutes 41 seconds East a distance of 500.00 feet;

Thence Northerly along the arc of said curve through a central angle of 14 degrees 23 minutes 30 seconds and an arc length of 125.59 feet;

Thence North 00 degrees 15 minutes 11 seconds East a distance of 776.99 feet to the beginning of a tangent curve whose center bears South 89 degrees 44 minutes 49 seconds East a distance of 500.00 feet;

Thence Northerly along the arc of said curve through a central angle of 12 degrees 52 minutes 31 seconds and an arc length of 112.36 feet;

Thence North 13 degrees 07 minutes 42 seconds East a distance of 188.55 feet to the beginning of a tangent curve whose center bears North 76 degrees 52 minutes 18 seconds West a distance of 500.00 feet;

Thence Northerly along the arc of said curve through a central angle of 14 degrees 49 minutes 21 seconds and an arc length of 129.35 feet;

Thence North 01 degrees 41 minutes 39 seconds West a distance of 496.48 feet to a point on the North line of said East half of Section 28 from which the North quarter corner of said Section 28 bears South 88 degrees 18 minutes 16 seconds West a distance of 1325.93 feet;

Thence North 88 degrees 18 minutes 16 seconds East along said North line a distance 1010.74 feet to a point from which the Northeast corner of said Section 28 bears North 88 degrees 18 minutes 16 seconds East a distance of 315.18 feet;

Thence South 00 degrees 15 minutes 51 seconds West a distance of 210.12 feet;

Thence North 88 degrees 18 minutes 16 seconds East a distance of 232.14 feet;

Thence South 00 degrees 15 minutes 51 seconds West a distance of 50.03 feet;

Thence North 88 degrees 18 minutes 16 seconds East a distance of 83.05 feet to a point on the East line of the Northeast quarter of said Section 28;

Thence South 00 degrees 15 minutes 51 seconds West along said East line a distance of 15.85 feet;

Thence North 89 degrees 44 minutes 09 seconds West a distance of 90.00 feet;

Thence South 00 degrees 15 minutes 51 seconds West a distance of 4.00 feet;

Thence South 89 degrees 44 minutes 09 seconds East a distance of 90.00 feet to a point on said East line of the Northeast quarter of Section 28;

Thence South 00 degrees 15 minutes 51 seconds West a distance of 743.48 feet;

Thence South 88 degrees 21 minutes 09 seconds West a distance of 1325.69 feet;

Thence South 00 degrees 15 minutes 11 seconds West a distance of 674.44 feet;

Thence North 88 degrees 21 minutes 09 seconds East a distance of 1325.56 feet to a point on said East line of the Northeast quarter of Section 28;

Thence South 00 degrees 15 minutes 51 seconds West a distance of 949.37 feet to the East quarter corner of said Section 28;

Thence South 00 degrees 14 minutes 52 seconds West a distance of 2125.49 feet;

Thence South 88 degrees 30 minutes 33 seconds West a distance of 742.79 feet;

Thence South 56 degrees 15 minutes 44 seconds West a distance of 37.90 feet;

Thence South 88 degrees 30 minutes 33 seconds West a distance of 566.00 feet to the Point of Beginning.

Note: The above described parcel contains 5,752,845 square feet or 132.0671 acres more or less.

## ORDINANCE LOCATION MAP

ZONING SUBJECT TO STIPULATIONS. \*  
SUBJECT AREA: - - - - -

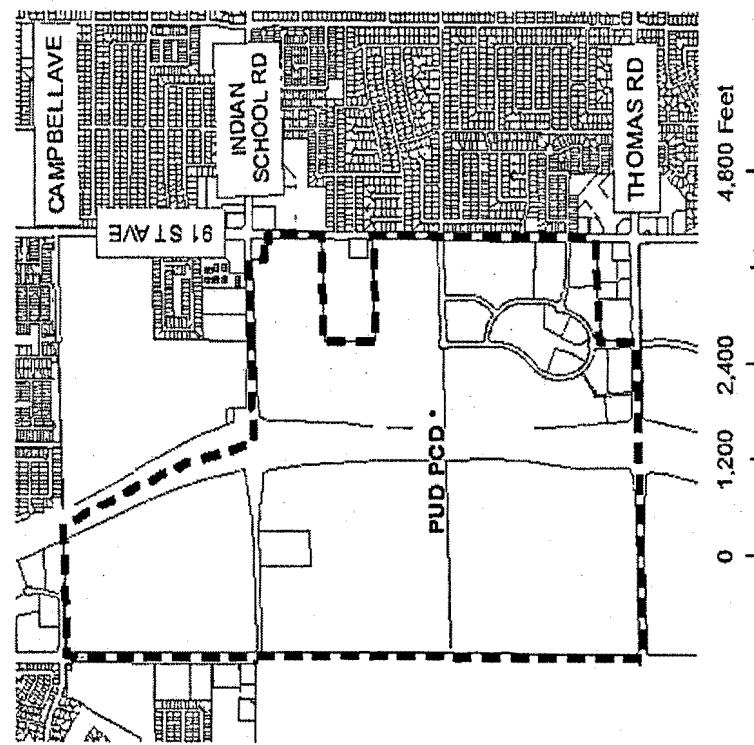
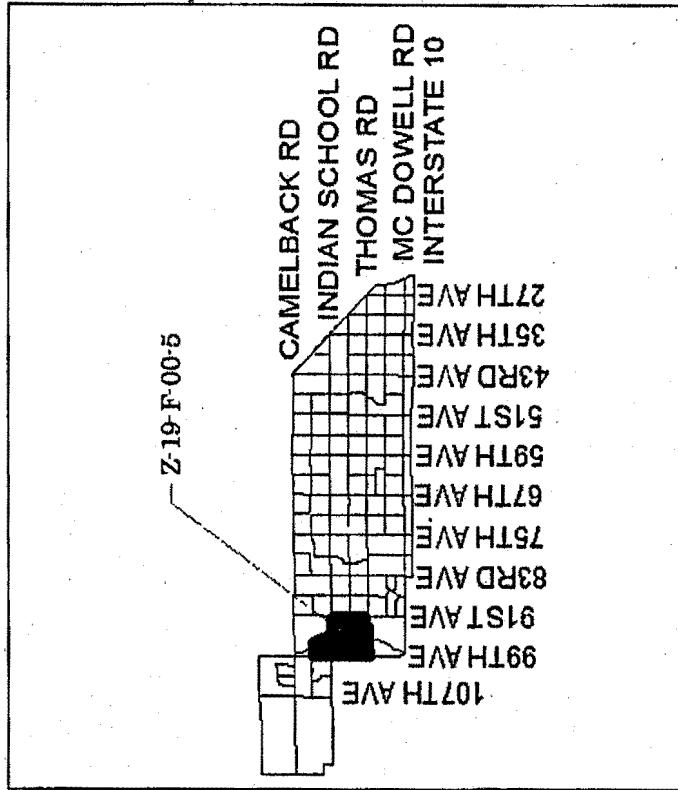


EXHIBIT B

Zoning Case Number: Z-19-F-00-5  
Zoning Overlay: N/A  
Planning Village: Maryvale



NOT TO SCALE

Drawn Date: 6/7/2018

Shared Department Shared Information Systems UPL GIS NS Team Care Functions Zoning's Up Maps OrdMaps Q2018 OrdV7-5-182-19-F-00-5.rmd