

# Tanger<sup>®</sup> Outlets

**A PLANNED UNIT DEVELOPMENT**

at



**Land Use and  
Development Standards**

**Case Z-** \_\_\_\_\_

**Submitted: March 3, 2011**

Resubmitted: \_\_\_\_\_, 2011

**Public Hearing Draft Submitted:**  
\_\_\_\_\_

**Final City Council Approval:**  
\_\_\_\_\_

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.

## DEVELOPMENT TEAM

---

<b>APPLICANT:</b>	<b>Tanger Outlet Centers, Inc.</b> 3200 Northline Avenue, Suite 360 Greenboro, NC 27408 (336) 834-6842 office (336) 292-0416 fax	Kevin Dillon <a href="mailto:kmdillion@tangeroutlet.com">kmdillion@tangeroutlet.com</a>
<b>PROPERTY OWNER:</b>	<b>Algodon AG Revocable Land Trust dated December 11, 2009</b> 5035 W. Camelback Road Phoenix, AZ 85031	Jacob F. Long <a href="mailto:jake@jflong.com">jake@jflong.com</a>
<b>LEGAL REPRESENTATIVE:</b>	<b>Earl, Curley &amp; Lagarde, P.C.</b> 3101 North Central Avenue, Suite 1000 Phoenix, AZ 85012 (602) 265-0094 office (602) 265-2195 fax	Stephen C. Earl <a href="mailto:searl@ecllaw.com">searl@ecllaw.com</a>
<b>PLANNING:</b>	<b>Ellerman, Schick and Bruno</b> 1555 E. Oranewood Ave. Phoenix, AZ 85020 (602) 266-6202 (602) 265-6212	Larry Ellerman <a href="mailto:lellermann@esbarch.com">lellermann@esbarch.com</a>
<b>CIVIL ENGINEER:</b>	<b>Clouse Engineering</b> 1624 E. Oranewood Avenue Phoenix, AZ 85020 (602) 395-9300 office (602) 395-9310 fax	James "Abe" Abraham <a href="mailto:jabraham@clouseaz.com">jabraham@clouseaz.com</a>

---

# Tanger Outlets at Algodon Center

## Planned Unit Development

### Table of Contents

- A. PURPOSE AND INTENT**
  - 1. REGULATORY PROVISIONS
  - 2. ZONING ORDINANCE APPLICABILITY
- B. LAND USE PLAN**
- C. SITE LOCATION AND CONDITIONS**
  - 1. ACREAGE AND SIZE OF PROPERTY
  - 2. TOOGRAPHY AND PHYSICAL FEATURES
  - 3. SURROUNDING CONTEXT
- D. GENERAL PLAN CONFORMANCE**
  - 1. A STATEMENT OF CONFORMITY
  - 2. CONFORMANCE WITH GENERAL PLAN OBJECTIVES
- E. ZONING AND LAND USE COMPATIBILITY**
  - 1. EXISTING ZONING ON AND ADJACENT TO SITE
  - 2. EXISTING LAND USES ON AND ADJACENT TO SITE
  - 3. CHARACTER OF SITE AND ADJACENT PROPERTIES
- F. LIST OF USES**
  - 1. PERMITTED PRINCIPAL USES
  - 2. PERMITTED ACCESSORY USES
  - 3. PERMITTED USES SUBJECT TO PERFORMANCE STANDARDS (PS) OR A USE PERMIT (PS)
- G. DEVELOPMENT STANDARDS & DESIGN GUIDELINES**
  - 1. DEVELOPMENT STANDARDS (YARD, HEIGHT AND AREA REQUIREMENTS)
  - 2. LANDSCAPE STANDARDS
  - 3. OFF-STREET PARKING & LOADING STANDARDS
  - 4. AMENITIES
  - 5. SHADE
  - 6. LIGHTING STANDARDS
- H. SUSTAINABILITY GUIDELINES**
- I. INFRASTRUCTURE**
  - 1. Circulation System
  - 2. Grading and Drainage
  - 3. Water Service
  - 4. Wastewater Service
- J. SIGNS**

**LIST OF TABLES**

Table 1: PERMITTED USES & STANDARDS .....  
Table 2: DEVELOPMENT STANDARDS .....  
Table 3: LANDSCAPE STANDARDS .....  
Table 4: APPROVED PLANTINGS LIST .....  
Table 5: PARKING STANDARDS .....

**INDEX OF EXHIBITS**

Exhibit 1.0 Vicinity Map  
Exhibit 2.0 PUD Area Legal Description  
Exhibit 3.0 Context Plan  
Exhibit 4.0 Existing Site Conditions Map  
Exhibit 5.0 Surrounding Use & Approvals  
Exhibit 6.0 Existing General Plan Land Use Designations  
Exhibit 7.0 Existing Zoning and Land Use  
Exhibit 8.0 Conceptual Site Plan and Lighting Photometric Plan  
Exhibit 9.0 Conceptual Elevations  
Exhibit 10.0 Conceptual Elevations  
Exhibit 11.0 Conceptual Landscape Plan  
Exhibit 12.0 Circulation Plan  
Exhibit 13.0 Color Palette  
Exhibit 14.0 Sign Plan  
Exhibit 15.0 Comparison of Proposed Development Standards to Current Ordinance

**APPENDICES**

Appendix A: Reserved – Adoption Ordinance with Conditions of Approval

## **A. PURPOSE AND INTENT**

Algodon Center is a Planned Community District ("PCD") development in western Phoenix first approved in the year 2000 with property on both sides of the Loop 101/Agua Fria Freeway. Algodon Center starts at Thomas Road on the south, extends north up to Campbell Avenue with frontage along 99<sup>th</sup> Avenue and spanning as far east as 91<sup>st</sup> Avenue in several locations. It is the largest remaining vacant property in the Maryvale Village and its location along the Loop 101/Agua Fria Freeway presents an excellent opportunity for a well-designed mixed-use development. Approximately 493 acres of the 863 acre Algodon PCD are currently into the City for approval of a PCD amendment (Z-19-B-00) to among other things, establish a list of permitted uses that promote a mix of commercial/retail, office, employment and hospitality uses through adoption of the Planned Unit Development ("PUD") zoning district and to permit building heights of 200 feet or more.

Similarly, the 45 acres of the Algodon PCD that are the subject of this application ("the Property") are also proposed for a PCD amendment by Tanger Outlet Centers, Inc., a leading developer of manufacturers' centers ("Tanger"). Tanger has over 30+ centers nationwide totaling over 8.5 million square feet that feature a vast array of tenants - brand and designer names. Tanger Centers are visited by 150 million shoppers each year.

Algodon Center will be an attractive, master planned development with an array of appropriate office and commercial uses. That is why Tanger has chosen this site along the 101 Freeway on the north side of Indian School Road for their only mall in the Phoenix area. Both amendments seek to continue the development of the Loop 101 frontage with high quality projects that have had and will have a positive impact in the area. While this amendment will be similar in form and content to the Algodon PCD amendment, the primary objective of this amendment is to enable the development and operation of a manufacturer's outlet center of approx 513,000 sf along with complimentary uses.

### **1. Regulatory Provisions**

This PUD has been prepared pursuant to Section 671 of the Zoning Ordinance of the City of Phoenix in order to establish the regulatory framework for this development. This PUD is a stand-alone document comprised of specific zoning regulations, including permitted uses, development standards and design guidelines.

All images including the site plan are conceptually representative of the character and quality of the development. Plans and documents with specific designs will be processed through the City of Phoenix site plan review process in accordance with Section 507.

### **2. Zoning Ordinance Applicability**

Unless a use or standard for development is specifically re-stated herein, the Zoning Ordinance of the City of Phoenix, Arizona as adopted and periodically amended, is applicable to the Tanger Outlet Mall PUD. It is the intent of this PUD to establish the permitted uses and the development standards that will govern this development. Where there is a conflict with the Zoning Ordinance, the PUD shall control. Similarly, where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision shall control. Specifically, the applicability of Zoning Ordinance provisions is defined as follows:

Chapter 1 <i>Purpose and Applicability</i>	All provisions are applicable to this PUD
Chapter 2 <i>Rules of Construction and Definitions</i>	The defined terms within Chapter 2 are applicable
Chapter 3 <i>Decision Making and Administrative Bodies</i>	All provisions are applicable to this PUD
Chapter 4 <i>Planning Documents</i>	All provisions are applicable to this PUD
Chapter 5 <i>Development Review Procedures</i>	All provisions are applicable to this PUD
Chapter 6 <i>Zoning Districts</i>	All provisions are applicable except as modified by PUD Sections G., F and J
Chapter 7 <i>Development Standards of General Applicability</i>	All provisions are applicable except as modified by PUD Sections G., F. and J
Chapter 8 <i>Historic Preservations</i>	All provisions are not applicable to, or superseded by this PUD
Chapter 9 <i>Nonconformities</i>	All provisions are applicable to this PUD
Chapter 10 <i>Enforcement</i>	All provisions are applicable to this PUD
Chapter 11 <i>Severability</i>	All provisions are applicable to this PUD
Chapter 12 <i>Downtown Core</i>	All provisions are not applicable to, or superseded by this PUD
Appendix A <i>Zoning Fee Schedule</i>	All fees are applicable to this PUD as amended

## **B. LAND USE PLAN**

Algodon Center is master planned with the goal of becoming a major center for employment opportunities with additional complimentary uses such as this proposed major commercial development. Tanger is proposed on its own site with its own mix of complimentary commercial uses with development standards to address the unique character of a manufacturer's outlet center with retail and hotel uses. Both amendments seek to use the PUD to promote flexibility in uses and design, providing generally consistent development regulations and. **See Exhibit 1, Vicinity Map,** for a general depiction of the Property.

Tanger Phoenix, LLC, an affiliate of Tanger Properties Limited Partner and of Tanger Factory Outlet Centers, Inc. a publicly traded company on the NYSE, (collectively "Tanger"), is one of the leading developers of manufacturers' centers in the country. Tanger has over 30 centers in operation today for a total of approximately 8.5 million square feet with a vast array of tenants offering premier brand and designer names. Tanger retail centers have become favored destinations for shoppers looking for quality name-brand merchandise at great prices.

While a series of retail commercial uses similar to a portion of the larger Algodon PUD/PCD amendment are proposed, the primary objective of this amendment is to enable the independent development and operation of an outlet center of approx 513,000 sf along with complimentary uses. One conceptual illustration of how such a retail outlet mall can be sited on the property is included for information. This layout positions the mall building at an angle for interest and sun/shade protection and internalizes the walking aisles interior to the mall buildings to foster a pedestrian friendly experience in a shaded outdoor environment. The mall buildings themselves are likely to be 1-2 story except for customary architectural features.

Tanger Outlet Center at Algodon is designed to be a destination for entertainment and retail. The architecture will be a southwest / modern Spanish style with numerous outdoor courtyards and shade structures offering patrons a variety of shaded outdoor spaces for relaxation and gathering. Water features and landscape create a sense of desert oasis for shoppers and a child's play area all with the goal to provide a shopping friendly environment for families. Special attention has been placed on the overall design character of this retail center to create the unique, upscale project that will become a true gathering place for the area and will meet the broad range of retail services and amenities desired by residents and visitors. This design flair is evident in the attached conceptual site plan and architectural exhibits. All of the above identified improvements are consistent with the City's design guidelines and high expectations for the Loop 101/Agua Fria Freeway corridor.

## **C. SITE LOCATION AND CONDITIONS**

### **1. Acreage and Size of Property**

The Property is an irregularly shaped site approximately 45 gross acres in size located north of the Glenrosa Avenue alignment on the west side of the Loop 101/Agua Fria Freeway. **See Exhibit 2, PUD Area Legal Description.**

### **2. Topography and Physical Features**

The existing topography is relatively flat and drains to the southwest at a slope of less than 5 percent. The property has been farmed for many years so there are no natural features associated with the property. There are several small irrigation ditches and farm roads within the Property that serve the current farming operations. These farm related features will be removed or phased out as development phases in. **See Exhibit 3, Context Plan and Exhibit 4, Existing Site Conditions Map.**

### **3. Surrounding Context**

The Property is located in an area that is undergoing significant changes and growth. The area along the Loop 101/Agua Fria Freeway is evolving into a high intensity, mixed-use environment with major regional office parks, retail and entertainment venues and sporting attractions, such as the Jobing.com Arena (Phoenix Coyotes), Westgate Center, University of Phoenix Stadium, and the new Camelback Ranch Spring Training facility. The Banner Estrella Health Systems hospital is located along the Loop 101 Freeway south of and other high-rise master plans have been approved both north and south of the Property in both Phoenix and Glendale. The Loop 101 Corridor boasts a vibrant mix of regional sports, business, medical and retail venues. **See Exhibit 5, Surrounding Uses and Approvals Map.**

## **D. GENERAL PLAN CONFORMANCE**

### **1. A Statement of Conformity**

The City's current General Plan designation for the Property is Mixed Use with the underlying designations of Commercial and Industrial. The proposed use of the property is therefore consistent with the General Plan. However, a Minor General Plan Amendment is proposed by the owners of the larger Algodon master plan to re-route a small collector road alignment from the center of the Property so that the Property is not bifurcated. **See Exhibit 6, Existing General Plan Land Uses**

### **2. Conformance with General Plan Objectives**

This proposed development will further many of the objectives of the General Plan as noted below:

#### *Urban Form (Village Concept) – Balanced Housing and Jobs:*

The 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 Loop 101/Agua Fria, a major regional transportation corridor. As such, the Property 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.

#### *Employment and Population Balance:*

A major goal of the urban village model is to achieve a goal of 1.25 jobs to housing within each Village. For Maryvale, the projected 2020 ratio is .87 jobs/household. The primary use, for which this PUD is being proposed, is anticipated to generate approximately 800 new permanent jobs – a significant portion of which are managerial positions which is substantially more than a typical retail development. The reason why this type of manufacturer outlet center produces more high paying managerial positions – over standard retail sales jobs- is that this center brings together over 70 smaller outlets for manufacturers. Each such store will normally call for a manager.

#### *Pedestrian Oriented Development:*

This goal seeks to ensure that new development is pedestrian friendly. Apart from having all of the shops oriented around internal courtyards, the parking fields adjacent to the mall are much shallower than a typical retail development which allows for a shorter walk from even the farthest parking spaces into the mall. And this PUD will tie into a larger pedestrian path system being designed for the larger Algodon Center development.

#### *Mixed Land Use Development, Minimize Number And Length Of Trips:*

Although not a part of the larger Algodon PCD amendment, the addition of this retail development within the Algodon PCD does provide a regional commercial use to compliment the proposed mix of land uses, which include a variety of office, employment, service, retail and residential use. Thus, the larger Algodon PCD provides new opportunities for existing and future residents in the area to shop, work and dine within close proximity to where they live, thus minimizing and/or reducing the number and length of trips.

*Integration of Land Use and Transportation Systems:*

This Goal encourages development to locate traffic-generating land uses on major streets with freeway access. This PUD and its regional retail uses will minimize impacts on arterial streets, since the principal means of access will be from the Freeway for customers arriving from as many as 20 miles away. While local customers will certainly utilize the collector and arterials in the areas, the regional customers will have convenient and immediate access to the Loop 101 from both Camelback Road and Indian School Road.

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

### **1. Existing Zoning On and Adjacent To Site**

Current Zoning of the Property is Commerce Park/General Commerce Park under the PCD overlay ("GCP/PCD"). The zoning of the adjacent property to the immediate west and south in the Algodon PCD is also GCP/PCD. The property further west is zoned R-2 and R-3. The property to the north is zoned S-1 and so is the Freeway alignment which is the eastern boundary of the Property.

### **2. Existing Land Uses On and Adjacent To Site**

The Property, along with the adjacent property to the north and the Algodon property to the west and south are currently in agricultural use. The property further to the west across 99<sup>th</sup> Avenue is mostly developed with multi-family and mid-density single-family development. As noted previously, the Loop 101/Agua Fria Freeway borders the east boundary of the Property. **See Exhibit 7, Existing Zoning and Land Use.**

### **3. Character of Site and Adjacent Properties**

The current character of the immediate area is still relatively low-rise/low density/intensity land uses given that much of the land is vacant or in agricultural use. However, most of this vacant land along the Loop 101 Corridor has been entitled with a number of high-intensity mixed use developments, including Aldea, Bella Villagio, Sportsman's Park West and East and Main Street, cbd 101 and Sheely Farms. And these are in addition to the development noted earlier in this document.

## **F. LIST OF USES**

The following list of uses authorized in the PUD is set forth to define and differentiate between the permitted uses, those uses permitted as accessory uses, and those uses subject to identified performance standards. Any property owner may request an interpretation of analogous uses to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use that is analogous to those listed below. A brief description of the three types of permitted uses is set forth below.

### **1. Permitted Principal Uses (P)**

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

### **2. Permitted Accessory Uses (AC)**

Uses specifically permitted as an accessory use to a permitted use. Permitted accessory uses are only allowed as an accessory use to a permitted use and may not be developed as a stand-alone use.

### **3. Permitted Uses Subject to Performance Standards (PS) or a Use Permit (UP)**

Uses that are permitted within this PUD only when the use is consistent with the identified performance standards (PS) or when a use permit (UP) is granted in accordance to the procedures of Section 307 of the City of Phoenix Zoning Ordinance (as may be amended from time to time).

**Table 1: PERMITTED USES & STANDARDS**

<b>Land Use</b>	<b>Permitted Principal Use</b>	<b>Permitted Accessory Use</b>	<b>Permitted Subject to Performance Standards</b>	<b>Use Permit Required</b>
<i>Adjusters, Insurance</i>	•			
<i>Agriculture</i>	•			
<i>Ambulance Service Office</i>	•			
<i>Antiques, Crafts &amp; Collectibles Sales (Retail or Wholesale)</i>	•			
<i>Apparel and accessories stores</i>	•			
<i>Architects' Supplies</i>	•			
<i>Art Gallery, New &amp; Used Art</i>	•			
<i>Artist's Material &amp; Supplies (Retail or Wholesale)</i>	•			
<i>Artist Studio, including live/work</i>	•			
<i>Assembly Halls &amp; Auditoriums</i>	•			
<i>Athletic Club</i>	•			
<i>Auctioneers' Auditorium, for Antiques, Fine Arts &amp; Furniture</i>	•			
<i>Automobile Parts &amp; Supplies (Retail or Wholesale)</i>	•			
<i>Automobile Retail Sales, New &amp; Use, Leasing and Rental</i>	•			
<i>Automatic Teller Machine</i>		•		
<i>Awnings, Fabrication &amp; Sales</i>	•			
<i>Bakers &amp; Baked Goods, Retail, Manufacturing, Wholesale &amp; Storage</i>	•			
<i>Banks and Trust Companies</i>	•			
<i>Bank Branch Office</i>	•			
<i>Barbers</i>	•			
<i>Bar, Lounge, or Tavern</i> • Sound restrictions apply. See Footnote (1)	•			
<i>Bathroom Accessories, Display and Retail Sales Only</i>	•			
<i>Beauty Salon, Shop or Spa (w/Massage services as an accessory use)</i>	•			
<i>Beauty Shops Equipment (Retail or Wholesale)</i>	•			
<i>Beer, Wine &amp; Ale Distributor, Wholesale, Retail &amp; Storage</i>	•			
<i>Beverages, Wholesale, Retail &amp; Storage</i>	•			
<i>Bicycles, New and Used, Retail Sales and Repairs</i>	•			
<i>Biomedical and Medical Research Office and/or Laboratory (not involving the testing of live animals)</i>	•			
<i>Bird sales, Retail</i>	•			
<i>Blueprinting</i>	•			
<i>Boats, New &amp; Used Sales and Service</i>	•			
<i>Bookbinders, Commercial</i>	•			
<i>Book, Stationary &amp; Greeting Cards</i>	•			
<i>Booksellers and Rentals, except adult bookstores</i>	•			
<i>Bowling Alleys</i>	•			
<i>Braces, Orthopedic, Sales Retail</i>	•			
<i>Brokerage House</i>	•			
<i>Building and Loan Association</i>	•			
<i>Building Materials, Retail Sales Only</i>	•			
<i>Burglar Alarm Equipment Sales and Service</i>	•			
<i>Burglar Alarm Monitoring Service</i>	•			
<i>Business Machine, Distribution &amp; Retail Sales, Repair &amp;</i>	•			

<i>Service, storage &amp; Wholesale</i>				
<i>Butcher Shops and Supplies, Retail and Wholesale (No Slaughtering)</i>	•			
<i>Camera Store</i>	•			
<i>Candy and Ice Cream Store</i>	•			
<i>Canvas Goods Sales, Retail</i>	•			
<i>Carpet, Rug &amp; Furniture Cleaners</i>	•			
<i>Caterers</i>	•			
<i>Charitable Institutions, Office Only.</i>	•			
<i>Chemicals and Drugs, Storage and Distribution</i>	•			
<i>Churches or similar places of worship</i>	•			
<i>Cigar Manufacturing, Custom Hand Rolled</i>	•			
<i>Cigar or Tobacco Stores (Retail or Wholesale) including lounge</i>	•			
<i>Cigarette Service</i>	•			
<i>Civic Uses</i>	•			
<i>Cleaners</i>	•			
<i>Clinic, Medical or Dental Offices</i>	•			
<i>Clothing Alteration</i>	•			
<i>Clothing (Retail &amp; Wholesale Sales)</i>	•			
<i>Clothing, Retail, Wholesale &amp; Distribution</i>	•			
<i>Coffee (Retail, Wholesale or Storage)</i>	•			
<i>Coin Dealers</i>	•			
<i>Collection Agencies</i>	•			
<i>Commercial Parking Lots</i>	•			
<i>Commercial School</i> • Outdoor activities as an accessory use subject to use permit	•			•
<i>Compressed Natural Gas (CNG) Retail Sales, as an accessory use to automobile service station and automobile sales, new &amp; Used, leasing and/or rental</i> • A use permit shall be obtained in accordance with the standards and procedures of Section 307 when the equipment is located on a lot or parcel which is contiguous to a lot or parcel which is zoned for residential development. • Natural gas fueling equipment may be sheltered by an enclosure constructed of non-combustible or limited combustible materials that has at least one side predominantly open and a roof designed for ventilation and dispersal of escaped gas. This facility shall be considered outdoors for Zoning Ordinance purposes. If the fueling equipment is not sheltered by such a structure, the equipment shall be screened with a masonry block wall which is architecturally compatible with the buildings on the site; the wall shall be predominantly open on one side. • The equipment shall not be located closer than one hundred (100) feet to a residential property line or four hundred (400) feet to a school property line. • The use shall comply with all pertinent requirements of the Phoenix Fire, Building, and Electrical Codes. • Signage on shelter wall shall be limited to that required by the Fire Code. • No container shall exceed a size of three hundred (300) gallons water capacity; no more than six (6) containers shall be included at a CNG facility. The containers shall be mounted horizontally.		•	•	•
<i>Confectioners (Retail or Wholesale)</i>	•			
<i>Congregate Care Facilities</i>	•			
<i>Contractors Equipment and Supplies, Retail Sales</i>	•			

<i>Contractors' Office with Inside Storage of Material Only</i>	•			
<i>Convenience Store with Gasoline Pumps</i>	•			
<i>Copy Center</i>	•			
<i>Crockery Sales, Retail</i>	•			
<i>Cultural Institutions</i>	•			
<i>Curio Shops (Retail or Wholesale)</i>	•			
<i>Dancing, Theatrical or Music Studio</i>	•			
<i>Daycare</i>	•			
<i>Day Spa</i>	•			
<i>Delicatessens &amp; Catering Establishment</i>	•			
<i>Delivery Service Office</i>	•			
<i>Dental / Medical Clinic or Laboratories</i>	•			
<i>Dental Supplies (Retail or Wholesale)</i>	•			
<i>Department Stores</i>	•			
<i>Dependent Care Center</i>	•			
<i>Desks, Sales, Retail</i>	•			
<i>Detective Agencies</i>	•			
<i>Diaper Supply Service</i>	•			
<i>Dolls, Repairing</i>	•			
<i>Draperies, Sales or Manufacturing</i>	•			
<i>Drawing Materials (Retail or Wholesale)</i>	•			
<i>Dressmakers, Custom</i>	•			
<i>Drive-through Facilities</i>	•			
<i>Drive-Up Facilities for Permitted Uses, Freestanding or Kiosk</i>	•			
<i>Driving School, Auto</i>	•			
<i>Drugs, Wholesale Storage</i>	•			
<i>Drugstore</i>	•			
<i>Dry Cleaners &amp; Laundry</i>	•			
<i>Dry Goods, Retail, Wholesale &amp; Storage</i>	•			
<i>Electric Equipment, Retail Sales &amp; Repair</i>	•			
<i>Electric Light and Power Company Offices</i>	•			
<i>Electrical Appliances, Retail Sales and Service</i>	•			
<i>Emergency Medical Care Facility (24 Hour Service)</i>	•			
<i>Employment Agencies, not including Day Labor Hiring and Transportation Centers</i>	•			
<i>Engravers</i>	•			
<i>Exhibition Hall</i>	•			
<i>Facilities &amp; Storage incidental to a construction project when located on the project site.</i>	•			
<i>Family Game Center, Indoor</i>	•			
<i>Farmers Market</i>	•			
<i>Financial Institutions</i>	•			
<i>Fire Protection Equipment &amp; Supplies, Retail Sales &amp; Service</i>	•			
<i>Floor Coverings (Retail &amp; Wholesale)</i>	•			
<i>Florist (Retail &amp; Wholesale)</i>	•			
<i>Food &amp; Beverage Vendor Cart as accessory use</i> • This use must be conducted on private property and not within any established and dedicated public right-of-way. • Any food or beverage vendor cart shall not be located within 100 feet of any residential use existing as of the date of this PUD approval.		•	•	
<i>Frozen Foods, Wholesale Storage &amp; Distribution</i>	•			
<i>Furniture, Repairing &amp; Refinishing</i>	•			

<i>Furniture (Retail &amp; Wholesale)</i>	•			
<i>Galleries &amp; Studios</i>	•			
<i>Gas Regulating Equipment, Sales &amp; Service</i>	•			
<i>Gift, Novelty &amp; Souvenir Store</i>	•			
<i>Glass Shops, Custom</i>	•			
<i>Guns, Retail Sales and/or Repairs</i>	•			
<i>Grocery</i>	•			
<i>Gymnasium, Private or Commercial</i>	•			
<i>Health/Fitness Club</i>	•			
<i>Health and Support Service</i>	•			
<i>Health Food Products, Retail Sales</i>	•			
<i>Heating and Ventilating Sales, retail</i>	•			
<i>Hemstitching</i>	•			
<i>Hobby, Stamp and Coin Shop</i>	•			
<i>Home Furnishings (Retail &amp; Wholesale)</i>	•			
<i>Home Office</i>	•			
<i>Hospital</i>	•			
<i>Hospital Service Organizations</i>	•			
<i>Hospital with Recreational Vehicle Parking and Helistop</i>	•			
<i>Hotel equipment, Supplies &amp; Retail Sales</i>	•			
<i>Hotel or Motel</i>	•			
<i>Hotel; including Resorts and Timeshares</i>	•			
<i>Household or office furniture, furnishings, home electronics and appliances store</i>	•			
<i>Ice Cream Store</i>	•			
<i>Imported Goods Sales (Retail or Wholesale)</i>	•			
<i>Indexing Systems and Supplies, Retail Sales</i>	•			
<i>Indian Goods, Retail Sales</i>	•			
<i>Interior Decorators, Display, Retail Sales and Fabrication, Custom</i>	•			
<i>Jewelers, Manufacturing</i>	•			
<i>Jewelers (Retail or Wholesale)</i>	•			
<i>Laboratory, Testing &amp; Research</i>	•			
<i>Laundries</i>	•			
<i>Laundry Equipment &amp; Supplies</i>	•			
<i>Lawn Furniture, New, Sales</i>	•			
<i>Leather Goods: Repairing, Sales, Custom or Handcraft Manufacturing</i>	•			
<i>Linen Supply &amp; Laundry Service</i>	•			
<i>Lithographers</i>	•			
<i>Liquor, Retail, Wholesale &amp; Storage</i>	•			
<i>Liquor, Package Retail Sales</i>				
<i>Live Entertainment, Indoor</i> • 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.	•		•	
<i>Live Entertainment, Outdoor</i> • Outdoor live entertainment shall not be located within 150 feet of any residential use existing as of the date of this PUD approval. • Outdoor lighting restrictions apply. See Footnote (2) • 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>Locker, Food Storage</i>	•			
<i>Locksmith Repair Shop</i>	•			
<i>Lodges or Fraternal Associations</i>	•			
<i>Machinery Dealers, Retail Sales and Showrooms</i>	•			
<i>Massage Therapy</i>	•			
<i>Medical Supplies, Retail Sales and Rentals</i>	•			
<i>Messenger Delivery Service</i>	•			
<i>Microbrewery, Pub</i>	•			
<i>Millinery and Artificial Flower Making</i>	•			
<i>Milling Equipment. Showrooms, Retail Sales</i>	•			
<i>Miniature Golf</i>	•			
<i>Mineral Water Distillation and Bottling</i>	•			
<i>Mobile Vending</i>	•			
<i>Mobile Diagnostic Unit</i>		•		
<i>Monuments, Retail Sales and Display</i>	•			
<i>Motion Picture Equipment, Retail Sales &amp; Display</i>	•			
<i>Motion Picture Theaters</i>	•			
<i>Motorcycles, Repairing and Sales</i>				
<i>Musical Instruments Repairing and Retail sales (new and used)</i>	•			
<i>Music Store (new and used)</i>	•			
<i>Music Studios</i>	•			
<i>Newsstand</i>	•			
<i>News Dealers</i>	•			
<i>News Service</i>	•			
<i>Newspaper Printing</i>	•			
<i>Night Club</i> <ul style="list-style-type: none"> <li>• Music or entertainment shall be limited to recorded music or one entertainer unless a use permit is obtained in accordance with the provisions of Section 307 of the Phoenix Zoning Ordinance. The use permit shall specifically address noise from the use, including parking lot noise, screening of lighting from vehicle headlights and light standards on site, parking access, and access to adjacent neighborhoods but shall not address issues which are the purview of the Arizona Department of Liquor Licenses and Control, such as the number of liquor licenses in the area. Nothing in this section shall be construed to include an adult use.</li> <li>• Patron dancing is allowed. The dance floor shall close at the time alcohol is no longer served or sold for the evening.</li> <li>• Outdoor alcoholic beverage consumption and associated lighting shall be permitted as accessory uses only upon securing a use permit in accordance with the provisions of Section 307. The use permit shall specifically address noise from the use, including parking lot noise, screening of lighting from vehicle headlights and light standards on site, parking access, and access to adjacent neighborhoods but shall not address issues which are the purview of the Arizona Department of Liquor Licenses and Control, such as the number of liquor licenses in the area. <ul style="list-style-type: none"> <li>i. Access to the site is to be from an arterial or collector street as defined on the street classification map.</li> <li>ii. Securing a use permit in accordance with the provisions of Section 307 if the building in which the night club is located is conducted is less than three hundred (300) feet from a residential district, including undeveloped or residentially developed R-5 property. The use permit shall specifically address noise from the use, including parking lot noise, screening of lighting from vehicle headlights and light standards on site, parking access, and access to</li> </ul> </li> </ul>	•	•	•	

neighborhoods. <ul style="list-style-type: none"> <li>Night club which exceeds five thousand (5,000) square feet in gross floor area and the building in which the night club is located is within three hundred (300) feet of a residential district, including undeveloped or residentially developed R-5 property, shall be permitted only upon securing a use permit in accordance with the provisions of Section 307.</li> </ul>				
<i>Novelties, Wholesale</i>	•			
<i>Nursing Homes</i>	•			
<i>Offices, General, Business, Professional &amp; Administrative</i>	•			
<i>Offices with Conference, Reception or Health/Recreation Facilities</i>	▪			
<i>Office Service: Stenographic, Letter Prep, Addressing &amp; Mailing</i>	•			
<i>Optical goods, Manufacturing and Sales</i>	•			
<i>Orthopedic Appliances, Manufacturing and Sales</i>	•			
<i>Outdoor dining &amp; alcoholic beverage consumption &amp; sales</i>	•			
<i>Outside Retail Food Sales</i>	•			
<i>Outdoor Food preparation</i>	•			
<i>Outdoor Grocery Sales</i>	•			
<i>Outdoor sales, display and storage as an accessory to the primary use</i> <ul style="list-style-type: none"> <li>Areas of outdoor sales and display are permitted within the envelope of a cluster of buildings and therefore are not generally visible from the public right-of-way.</li> <li>Areas of outdoor display outside of a building envelope and visible from a public right-of-way shall obtain approval of a use permit. The area of the outdoor displays shall be designated on the site plan.</li> </ul>		•	•	
<i>Outdoor recreational facilities and sports courts as an accessory use to hotel and motel.</i>		•		
<i>Outdoor Garden Center or Plant Nursery</i> <ul style="list-style-type: none"> <li>Permanent outdoor sales areas are limited to a maximum of 35,000 gross square feet.</li> <li>The Zoning Administrator or Board of Adjustment may issue a use permit in accordance with the provisions of Section 307 to increase the outdoor sales area from 35,000 gross square feet to a maximum area of 50,000 gross square feet when: <ul style="list-style-type: none"> <li>(A) It is demonstrated that the proposed modification is not detrimental to adjacent property or the public welfare in general, or</li> <li>(B) Due to a small or irregular lot size or configuration, reasonable compliance with the standards of this section is precluded or impractical.</li> </ul> </li> <li>Products sold outdoors shall be screened by a minimum eight (8) foot high solid masonry wall or screened so as not to be visible from property line or street. Wall shall have a decorative finish that is complimentary to the primary building walls for all required screening.</li> <li>Decorative screen material(s) may be used only in garden centers but shall not exceed 50% of the screened area. Decorative screening may include one or more of the following: wire, fabric, screen material, landscaping and/or alternative materials, as approved by the Development Services Department.</li> <li>Chain link fencing is not permitted.</li> </ul>	•		•	
<i>Painters' Equipment and Supplies Shops, Wholesale and</i>	•			

<i>Storage</i>				
<i>Parking Lots or Garage/Structure</i>	•			
<i>Patron Dancing</i>		•		
<i>Pet Care facilities</i>	•			
<i>Pet Store</i>	•			
<i>Personal Services</i>	•			
<i>Pharmacy</i>	•			
<i>Photographic Studio, Developing and Printing</i>	•			
<i>Photographic Developing and Printing</i>	•			
<i>Photo-Engraving Company</i>	•			
<i>Physical Therapy Equipment, Retail and Wholesale</i>	•			
<i>Plant Nurseries, Indoor</i>	•			
<i>Plant Nurseries, Outdoor</i>			•	
<i>Plastic Products, Retail and Wholesale</i>	•			
<i>Playground Equipment Sales</i>	•			
<i>Plumbing Fixtures and Supplies, Display and Retail Sales</i>	•			
<i>Pool and Billiard Halls</i>	•			
<i>Poster Illustration, Studio</i>	•			
<i>Pottery and Ceramics, Wholesale</i>	•			
<i>Printers</i>	•			
<i>Private Schools</i>	•			
<i>Private Clubs &amp; Lounges</i>	•			
<i>Professional offices or studios, including the teaching of fine arts.</i>	•			
<p><i>Propane Retail Sales (accessory to service stations or convenience store)</i></p> <p>DESIGN INTENT: The public's view of the rack of propane containers shall be minimized with screening devices such as planters, building columns, façade elements or walls as determined through the site plan review process.</p> <ul style="list-style-type: none"> <li>▪ 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 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.</li> <li>▪ 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.</li> <li>▪ 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.</li> <li>▪ 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.</li> <li>▪ Each 20 lb. (4.8 gallon propane) container shall be fitted with a propane service valve (Type I) for safety purposes.</li> <li>▪ 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.</li> <li>▪ 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.</li> </ul>				•

Public Utility Buildings and facilities when necessary for serving the surrounding territory. • Repair and/or storage facilities, including outdoor, subject to a Use Permit	•			•
Quarters for Caretakers or Watchmen	•			
Radio, Telephone and Television Sales and Service	•			
Radio and Television Broadcasting Stations	•			
Recording Studio	•			
Recreation and Social Clubs	•			
Reducing Salons	•			
Recreational Sports Facilities	•			
Refrigeration Equipment, Repairs and Sales	•			
Research laboratories for scientific research, investigation, testing or experimentation which may include prototype product development	•			
Restaurant, Bars & Lounges	•			
Restaurant with Drive-Thru Facilities	•			
Restaurant Equipment, Supplies and Retail Sales	•			
Retail sales, new & used	•			
Riding Equipment Sales	•			
Saddlery Shops, Custom, Handmade	•			
Safes, Repairing and Sales	•			
Saving and Loan Associations	•			
Schools (Professional, Tech., Higher Ed)	•			
School Equipment and Supplies Wholesale	•			
Scientific or Research Laboratories, including incidental pilot plants in connect therewith	•			
Self Service Laundry	•			
Service Station, Automobile	•			
Sewing Machines, Commercial and Industrial Type, Retail Sales and Repairing	•			
Sightseeing Tour Companies	•			
Shoe Sales & Alteration Service	•			
Sign Painters Shops, Not Neon Sign Fabrication	•			
Signs, in accordance with Section J. of this PUD	•		•	
Sign Shops	•			
Skating Rinks, Indoor	•			
Small Animal Grooming	•			
Sound Systems and Equipment Sales	•			
Sound Systems, Rentals and Repairs	•			
Special School or Training Institution	•			
Specialty store for the limited fabrication, instruction in and or sale of works of arts	•			
Spices, Wholesale and Storage	•			
Sporting Goods Store (Retail or Wholesale)	•			
Surgical Supplies, Retail and Wholesale	•			
Surplus Stores	•			
Swimming Pool Commercial, Outdoor	•			
Swimming Pool Supplies Retail	•			
Tanning Salon, Nail Salon, Barber/Beauty Parlor (Massage Therapy as Accessory)	•			
Telephone Companies, Facilities and Offices	•			
Temporary Uses • The uses or structures shall comply with all applicable codes and	•		•	

ordinances. <ul style="list-style-type: none"> <li>The approval shall not exceed a length of 30 consecutive days (excluding installation and removal). Temporary Uses needing more than 30 days shall obtain a use permit.</li> <li>The number of parking spaces shall not be reduced below the number of spaces required by Section 702 of the Phoenix Zoning Ordinance or below ten percent of the spaces provided.</li> <li>The use shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m.</li> <li>No direct light or sound associated with such use or structure shall be visible or broadcast beyond the boundaries of the lot.</li> </ul>				
<i>Theater/music venue</i>	•			
<i>Ticket and Travel Agency</i>	•			
<i>Timeshare, Resort</i>	•			
<i>Tire Repairing Equipment and Supplies</i>	•			
<i>Title Insurance</i>	•			
<i>Tools, Retail, Wholesale and Distribution</i>	•			
<i>Valet Parking Service</i>	•			
<i>Variety store</i>	•			
<i>Veterinary Clinic</i>	•			
<i>Veterinarians' Supplies, Retail and Wholesale</i>	•			
<i>Veterinarian Hospital</i>	•			
<i>Video Rental Store</i>	•			
<i>Video store, new and used</i>	•			
<i>Volunteer community blood centers qualifying by law as a nonprofit entity</i>	•			
<i>Warehousing uses when associated with another permitted use.</i>	•			
<i>Watch and Clock Repair</i>	•			
<i>Water and Ice Store</i>	•			
<i>Water Recreation Park, Indoor</i>	•			
<i>Water Softening Equipment, Service and Repairs</i>	•			
<i>Wholesaling</i>	•			
<i>Wholesaling and Distribution uses when associated with another permitted use</i>	•			
<i>Window Cleaners' Service</i>	•			
<i>Window Display Installations, Studio and Shops</i>	•			
<i>Window Glass Installation Shops</i>	•			
<i>Wine, Retail, Wholesale and Storage</i>	•			
<i>Wireless Communication Facilities</i>	•			

**FOOTNOTES:**

(1) Sound Restrictions Apply: Maximum permissible amplified sound level (generated from an amplified sound system) shall not exceed 55 dBA at any property line that defines the Tanger PUD. Noise shall be measured with a sound level meter meeting the standards of the American Noise Standards Institute, ANSI S1.4-1961 American Standard Specification for General Purpose Sound Level Meters." The instrument shall be conducted in accordance with ANSI S1.2-1962 "American Standard Meter for the Physical Measurement of Sound".

(2) Lighting Restrictions Apply: Outdoor lighting fixtures shall incorporate light cut off shielding as necessary to direct light downward and away from residential uses or districts. Lighting may need to be controlled and mitigated through the use of mature landscape buffers or other shielding techniques as approved by the Planning and Development Department.

**G. DEVELOPMENT STANDARDS**

Design guidelines will reflect compatible and innovative architecture and development as expressed in the PUD Design Expectations Document that can be found on file with the City of Phoenix Planning Department. Development will be designed to respond to our region's unique environmental and urban challenges. As a general statement, neither S-1 zoning nor the underlying zoning of the Agua Fria Loop 101 freeway shall be considered as residential zoning.

**1. Development Standards (Yard, Height and Area Requirements)**

**Table 2: DEVELOPMENT STANDARDS & DESIGN GUIDELINES**

DEVELOPMENT STANDARD ( <i>design guidelines in italics</i> )	
Minimum lot width/depth	None
Lot Coverage	50%
Building Height Architectural Features	2-story / 40 ft. building height limit; 80 ft. for architectural features
Building setbacks (measured from property line)	25 ft. along 99th Avenue, Freeway and the north boundary of the PUD 20 ft. avg. local or collector street 0 ft. internal and south PUD boundary
Landscape setbacks (measured from property line)	10 ft. along 99th Avenue; 10 ft. along Freeway, north and south PUD boundaries. 10 ft. avg. on a local or collector public street 0 ft. internal lot line

**2. Landscape Standards**

As noted in the larger Algodon Center PCD Amendment, Algodon Center and the Property are being developed on land previously used for cotton farming and other agricultural uses. The landscape concept then is for Algodon and the Property to replicate the highly structured agrarian form at the major entrances to the Property and then transition to a more informal "park-like" design in the interior of the PCD. The landscape design for the Property will tie into a larger pedestrian path system being designed for the larger Algodon Center development.

Consistent with the approved Algodon Center PCD and the proposed amendment, the philosophy of the following guidelines and standards is to establish an attractive, high quality character that is harmonious with the rest of Algodon Center.

**Table 3: LANDSCAPE STANDARDS**

LANDSCAPE STANDARDS <i>(design guidelines in italics)</i>	
General Landscape Requirements	<p>1) 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 Algodon a sense of place.</p> <p>2) 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 shall continue to be farmed, improved with temporary landscaping along the street frontage, or otherwise maintained in a dust free manner.</p> <p>3) No part of any Landscape Area shall be used 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>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 ground mounted mechanical equipment, electrical meters and similar utility devices shall be screened from public view with appropriate plantings or wall screening.</p> <p>6) 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>7) A minimum of seventy-five percent (75%) of the Landscape Area shall be planted with shrubs, vegetated ground cover, and turf.</p> <p>8) Turf area shall be limited to a maximum of 40% of the PUD gross area.</p>
Streetscape	<p>1) A landscaped setback shall be established and maintained along all public street frontages:</p> <ul style="list-style-type: none"> <li>• 10 ft.</li> </ul> <p>2) Planting Quantity:</p> <ul style="list-style-type: none"> <li>• One (1) tree for every thirty (30) feet of arterial, collector or local street frontage.</li> <li>• One (1) tree for every forty (40) feet of freeway frontage.</li> <li>• Five (5) shrubs shall be planted for each tree.</li> </ul> <p>3) Planting Size:</p> <ul style="list-style-type: none"> <li>• 100% of trees shall have a 2 inch caliper</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>
Perimeter Property Landscape Setbacks (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</li> </ul>

	<p>property line.</p> <p>2) Planting Quantity:</p> <ul style="list-style-type: none"> <li>• One (1) tree for every thirty (30) feet.</li> <li>• Five (5) shrubs shall be planted for each tree.</li> </ul> <p>3) Planting Size:</p> <ul style="list-style-type: none"> <li>• 100% of trees shall have a 2 inch caliper</li> </ul>
Parking Lot Landscaping	<p>1) The parking areas along 99<sup>th</sup> Avenue and the north property line of the PUD, shall be screened from view from adjacent streets and lots to a minimum height of three (3) feet above the adjacent grade of the parking lot by means of walls, undulating berms or landscaping consisting of minimum 5-gallon shrubs. Shrubs used for screening shall be of an evergreen variety. (Please refer to Table 5)</p> <p>2) Landscape Planters:</p> <ul style="list-style-type: none"> <li>• At ends of each row of parking and for approximately every ten to twelve (10-12) parking spaces.</li> <li>• Each landscape island shall contain one (1) tree (2 inch caliper) and five (5) shrubs (5 gallon).</li> <li>• No light poles are to be located in landscape islands.</li> </ul> <p>3) Parking Structures:</p> <ul style="list-style-type: none"> <li>• A minimum fifteen (10) 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 (2 inch caliper) and five (5) shrubs (5 gallon) for every thirty (30) feet of structure perimeter.</li> </ul>
Landscaping adjacent to 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 per cent (60%) of the length of the building façade.</li> <li>• Designed to avoid vehicle overhang.</li> <li>• Landscaping shall include 2 inch caliper trees placed thirty (30) feet on center or equivalent groupings with five (5) shrubs (5 gallon).</li> </ul>
Retention Areas	<p>1) Where required, all retention areas shall be completely landscaped with trees, shrubs and lawn.</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" feel of a common area.</li> <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> </ul> <p>4) Rip Rap may be used for erosion protection, storm water management or aesthetic</p>

	<p>applications.</p> <ul style="list-style-type: none"> <li>• Maximum size of cobbles shall be 8 inches in diameter unless erosion or drainage conditions require larger.</li> <li>• Rip Rap must be crushed granite that matches or compliments the decomposed granite used within the Landscape Area.</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 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>
--	--

**APPROVED PLANTING:**

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 in this PUD.

*\*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 PLANTING LISTS**

TREES	
Acacia spp.	Acacia
Bauhinia congesta Anacacho	Orchid Tree
Caesalpinia cacalaco	Cascalote
Cercidium spp.	Palo Verde
Cercis spp.	Redbud
Chamaerops humilis	Mediterranean Fan Palm
*Chitalpa x Tashkentensis 'Pink Dawn'	Chitalpa Tree
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 europea var. Swan Hill	Swan Hill Olive
Olea europea 'Wilsonii'	Wilson's Fruitless Olive
Olnea tesota	Ironwood
Phoenix dactyifera	Date Palm
Pinus spp.	Pine
Pistacia chinensis	Chinese Pistache
Pithecellobium spp.	Texas Ebony
Prosopis spp.	Mesquite
*Prunus hybrids	Flowering Plum
Pyrus calleryana 'Bradford'	Bradford Pear
*Pyrus kawakamii	Evergreen Pear
Quercus spp.	Oak
Rhus lancea	Africa Sumac
Schinus mole	California Pepper Tree
Schinus terebinthifolius	Brazilian Pepper Tree
Sophora secundiflora	Texas Mountain - Laurel
*Trachycarpus fortunei	Windmill Palm
Ulmus parvifolia cv. 'Sempervirens'	Evergreen Elm

Vitex agnus - castus	Chaste Tree
----------------------	-------------

SHRUBS	
*Buxus microphylla japonica	Japanese Boxwood
Caesalpinia	Bird of Paradise
Calliandra californica	Baja Red Fairy Duster
*Carissa spp.	Natal Plum
Cassia spp.	Cassia
Chrysatinia mexicana	Damianta
Convolvulus cneorum	Bush Morning Glory
Cordia boissieri	Anacahuita
Cordia parvifolia	Little Leaf Cordia
Eremophila sp.	
*Euonymus spp.	Hibiscus
*Euphorbia rigida	Gopher Plant
*Euryops pectinatus	Golden Euryops
*Hibiscus spp.	Hibiscus
*Ilex vomitoria	Yaupon
Juniper chinensis	Juniper
Justicia spigera	Mexican Honeysuckle
Leucophyllum spp.	Texas Sage
*Lagerstroemia indica	Cape Myrtle
*Ligustrum spp.	Privet
Myrtus communis	True Myrtle
Nandina domestica	Heavenly Bamboo
Nerium oleander varieties	Oleander
Penstemon spp.	Penstemon
*Photinia spp.	Photinia
*Pittosporum spp.	Pittosporum
Plumbago capensis	Cape Plumbago
Plumbago scandens	Plumbago
Pyracantha spp.	Pyracantha
*Raphiolepis	Raphiolepis
Ruellia brittonia	Ruellia
Ruellia peninsularis	Ruellia
Russelia Equisetiformis	Coral Fountain
Tecoma spp.	Yellow Bells
Tecomaria spp.	Cape Honeysuckle
Thevetia peruviana	Yellow Oleander
Xylosma congestum	Xylosma

GROUNDCOVERS	
Asparagus densiflorus cv. 'Sprengeri'	Sprenger Asparagus
*Carissa spp.	Natal Plum
Convolvulus mauritanicus	Ground Morning Glory
Dalea spp.	Indigo Bush
Lantana montevidensis	Trailing Lantana
*Liriope	Lilly Turf
Rosmarinus officinalis cv. 'Prostrate Rosemary'	Prostrate Rosemary
Ruellia brittoniana 'Katie'	Katie Ruellia
*Trachelospermum spp.	Vinca
Teucrium chamaedrys 'Prostrata'	Germander
*Vinca spp.	Vinca
Wedelia trilobata	Yellow Dots

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

ACCENTS	
Agave spp.	Agave
Cereus spp.	Cereus
Cycas revoluta	Sago Palm
Dasyilirion Sp.	
*Dietes spp.	Fortnight Lily
Echinocactus grusonii	Golden Barrel
Euphorbia antisyphilitica	Candelilla
Euphorbia rigida	Gopher Plant
Hesperaloe parviflora	Red Yucca
Muhlenbergia species	
Nolina spp.	Bear Grass
Pedilanthus macrocarpus	Lady Slipper
*Philodendron selloum	Splitleaf Philodendron
*Strelitzia spp.	Bird of Paradise
Yucca spp.	Yucca

### 3. Off-Street Parking & Loading Standards

Refer to Section 702, the Off-Street Parking and Loading Standards, of the Phoenix Zoning Ordinance for the required parking and loading standards with the following exceptions:

**Table 5: PARKING AND WALL STANDARDS**

PARKING STANDARDS	
Parking Spaces and Screening	<p>Surface parking space and drive isle dimensions for all land uses perpendicular parking shall be nine (9) feet wide by eighteen (18) feet deep.</p> <p>Parking spaces shall be screened from view by a screen consisting of a solid wall, undulating berm or landscaping as follows:</p> <ol style="list-style-type: none"> <li>1. Along 99<sup>th</sup> Avenue that portion of the perimeter of the parking area the wall or landscaping shall not be less than three (3) feet in height. Landscaping, when matured, shall be a minimum of three (3) feet in height and shall be maintained in a living condition as noted below.</li> <li>2. Along the north PUD perimeter boundary that portion of the perimeter of the parking area along a street or entranceway to the development the wall or landscaping shall be a minimum of three (3) feet in height and along the north boundary of the PUD not on street or entranceway the wall or landscaping shall not be less then three (3) feet nor more than six (6) feet in height. Landscaping shall, when matured, be a minimum of three (3) feet in height and shall be maintained in a living condition.</li> <li>3. Along the north PUD perimeter boundary a wall or landscaping shall be a minimum of three (3) feet in height and along the north boundary of the PUD not on street or entranceway the wall or landscaping shall not be less than three (3) feet nor more than six (6) feet in height. Landscaping shall, when matured, be a minimum of three (3) feet in height and shall be maintained in a living condition.</li> <li>4. Along the south, east (along the Freeway) and west boundaries (not on 99<sup>th</sup> Avenue) of the PUD, no parking screening is required.</li> <li>5. All landscaping or wall construction adjacent to driveway entrances is not to exceed three (3) feet in height within a triangle measuring ten (10) feet in depth from the property line tapering to the property line twenty (20) feet on either side of me [the] driveway. All landscaping and wall construction shall comply with the vision obscurement requirement of the Phoenix City Code.</li> <li>6. All required walls and landscaping shall be maintained in a neat and orderly condition.</li> <li>7. Landscaping as required in this section shall provide at least continuous evergreen (broad leaf or conifer) shrubs or hedges in a planting area which shall be a minimum of three (3) feet in width.</li> </ol>
Loading Facilities	<p>All loading areas/docks shall be screened from view with a solid wall between 6-8 feet in height.</p>
Parking Structures	<p>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.</p> <p>Parking decks shall be level and parallel with the site grade. Parking structure ramps which promote the movement of vehicles from one level to the next shall not be loaded with parking stalls unless located central to the core of the parking structure. The parking structure must maintain the appearance of level parking decks to promote design compatibility with the project.</p> <p>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.</p>

#### **4. Amenities**

This property is intended to become a true destination for an enjoyable shopping experience with spaces for people to gather and shop. Amenities provided will include but not be limited to various courtyards with tables, chairs, benches, umbrellas and the sound of music for relaxing and dining. Water features, pedestrian lights, planters, pots and landscape will create a great shopping environment. Food tenants and restrooms will provide convenience for shoppers.

#### **5. Shade**

One of the most important elements that make an outdoor shopping in the desert enjoyable is shade. Shade will be created throughout the property using several large scale overhead architectural features affixed to the primary buildings, but also through the use of shading devices such as canopies, building overhangs and awnings. These shade areas combined with landscaping will form a cool atmosphere and help people to enjoy a longer stay. In addition fans and misters will also help to enhance any visitor's experience on the property.

#### **6. Lighting Standards**

This 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 with the following exceptions:

- Parking lot lighting shall be allowed up to 42 ft. high.

## **H. SUSTAINABILITY GUIDELINES**

Sustainability through architectural design is being embraced with this PUD. This region presents unique environmental challenges that challenge designers to invent new practices that if implemented achieve energy efficient buildings and pedestrian-friendly developments. Tanger seeks to implement sustainability using the following principles, or as approved by the Planning and Development Department.

### **BUILDING SUSTAINABILITY:**

The Tanger Outlets PUD encourages sustainability principles through the implementation of select items from the following Design Review Presumptions or other sustainability principals.

- Building designs that respond to the harsh southwest climate by incorporating materials and design methods suitable for the region;
- Orientation of buildings to recognize the value of human comfort zones, and surrounding buildings with appropriate landscaping and shading;
- Orientation of buildings and fenestration design to maximize solar benefits while minimizing the negative impacts of heat gain;
- Recognizing that sustainability methods are continually improving and evolving over time, encourage sustainability methods and products as the project is phased;
- 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, radiant heating and cooling);
- 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.

### **LANDSCAPE SUSTAINABILITY:**

The Tanger Outlet PUD encourages sustainable landscape and irrigation design practices through the implantation of select items from the following Design Review Presumptions or other sustainability principles.

- 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.

## **I. INFRASTRUCTURE**

PCD master plans, including water, wastewater and street cross sections were prepared and approved in 2000. Specific infrastructure needs for this property will be determined at the time of site plan review and be incorporated into the revised PCD master plans.

### **1. Circulation System**

The Tanger PUD will coordinate with the Algodon PCD regarding access to the area's street network.

#### ***99th Avenue***

99th Avenue, an arterial street, borders the west property line and will provide the major north/south movement for the project site. Major access points with median breaks, full turn movements and signalization are proposed along 99th Avenue, including Indian School Road, Tanger Boulevard (Glenrosa Alignment) and Campbell Avenue. Additional right-in, right-out access points may be provided along 99th Avenue. The majority of the improvements for 99<sup>th</sup> Avenue will be provided as a part of the concurrent Algodon PUD. The 99<sup>th</sup> Avenue improvements for the portion of the roadway that fronts the project will be installed as a part of this project.

A half-street right of way of 70 feet is proposed for the east half of 99th Avenue, which will include a 12 feet half median, 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 the ADOT ROW. Ultimate construction for Indian School Road, a designated Major Arterial Street, includes full lane construction, median breaks and signalization. The majority of the improvements for Indian School Road will be provided through implementation of the master street network planned by the Algodon PCD.

A full street right of way of 110 feet is proposed for the Indian School Road, which will include a 12-foot turn lane, 4 travel lanes, a landscape strip, and a 5-foot wide setback sidewalk on each side.

#### ***Tanger Boulevard (Glenrosa Avenue / 97<sup>th</sup> Avenue Loop north of Indian School Road)***

Ultimate the Tanger Boulevard improvements will include a full street right of way of 70-feet, which will include a 10 feet turn lane, 4 travel lanes, a landscape strip, and a 5-foot wide setback sidewalk on each side. The roadway will connect to Indian School at the 97<sup>th</sup> Avenue alignment and to 99<sup>th</sup> Avenue at the Glenrosa Avenue alignment. The majority of the proposed improvements for Tanger Boulevard will be provided as a part of the concurrent Algodon PUD.

#### ***Pedestrian Connectivity***

Tanger 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 naturally shaded walkways along the sidewalks from tree canopies. All internal streets will include 5-foot wide meandering sidewalks. Additionally, sidewalk connections will be provided from each of the buildings to the primary sidewalks along the roadways as they are developed, providing a comprehensive and connected sidewalk network throughout the development.

### **2. Grading and Drainage**

The proposed development will provide retention for the 100-year, 2-hour storm event per the City of Phoenix design guidelines. Retention will be provided for the adjacent public streets fronting the property as well. Retention for the proposed development will be provided on the project site. 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 may be provided as either 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.

### **3. Water**

The proposed development will utilize City of Phoenix water mains to provide potable water service and fire protection to the site. A water main extension will be provided within Tanger Boulevard that will connect to the existing water 12" main in Indian School and loop to the existing 16" water main within 99<sup>th</sup> Avenue. This water main extension will provide the domestic, fire, and landscape water service for the Tanger development. This water main extension will be provided as a part of the Algodon PUD. The project site may also connect to the existing water main within the Campbell Avenue alignment if required for domestic service and/or for the fire loop. Interior to the site a fire loop will be provided with fire hydrant spacing per the City of Phoenix requirements. The fire line to the riser rooms of each of the buildings on the site will be provided from this fire loop as well. The domestic service for the site will be designed per the Uniform Plumbing Code and applicable City of Phoenix Standards.

### **4. Wastewater Services**

A sewer main will be extended to the north in Tanger Boulevard from an existing 18" sewer main in Indian School Road. This will provide the primary sewer service for the Tanger development. The proposed sewer main extension within Tanger Boulevard will be provided as a part of the concurrent Algodon PUD. Additionally, the site may utilize an existing sewer main within the Campbell Avenue alignment if capacity and/or depth require it. All internal sewer service will be private and comply with the Uniform Plumbing Code and applicable City of Phoenix Standards.

- J. SIGNS** (Based on the Algodon Sign Plan prepared by JRC Design dated November 16, 2010)  
Sign designs and details are provided in Exhibit 14 (to be provided)

### **1. Sign Plan Overview**

This sign plan is comprised of a variety of sign types (both on-site and off-site) that collectively meet the needs of the mall, its tenants and the PAD sites on 99<sup>th</sup> Avenue and therefore a general framework is provided to ensure that the designs are appropriate for the property as a whole as well as being complimentary to the larger Algodon PCD. The approach to sign design and locations is identical to that expressed in the Algodon PUD sign plan which states: *"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."*

Due to the location of this property ¼ mile north of Indian School Road, several signs off-site are necessary for way-finding and these will be incorporated into the Algodon PUD. On-site signs interior to the mall which are not visible to the public 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.

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.

The signs proposed all contribute to the overall signage objective, in that they uphold the impression of vibrancy, charisma and individuality, while blending with the character of the center overall. The proposed signs will not detract from the Algodon image, but rather complement it.

### **2. 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, and shall be administratively approved by the City of Phoenix per these standards set forth.

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)

### **3. Project Signage Types**

#### **1. Permanent Signs**

##### **1.1 Project Identity Landmark/Sponsorship (Freeway Pylon)**

This landmark design may consist of one or multiple elements in composition similar in design to sign type 1.1 but including an electronic or digital message display panel. One sign is proposed on the west side of the Freeway near the midpoint of the Tanger frontage along the Loop 101/Agua Fria Freeway between Campbell Ave and Indian School Road.

The sign may be 80' in height, a digital face up to 14 feet x 48 feet with a maximum of 1200 sq ft of signage on each side. Design characteristics of the proposed signs shall aesthetically blend with the approved Algodon sign designs, including:

- Stone bases.
- Colors from the approved color palette.
- The sign shall have a single pole structure clad in an architectural covering/material that will be consistent with the Tanger project.
- Sign cabinets shall contain the Tanger corporate identity as well as existing, proposed and potential tenant names and their goods and services in an LED electronic message face.
- Illumination shall be designed as not to introduce light into residential areas within 1000 feet.
- Electronic message panels are allowed.

##### **1.2 Primary Project Identification/Monumentation**

This sign is the Type 1.5 monument sign depicted in the Algodon Center Signage PUD document dated November 16, 2010 revised slightly to include the Tanger corporate identity as well while preserving the integrity of the sign's design. This sign is to be located at the southeast corner of 99<sup>th</sup> Avenue and Campbell Avenue.

The Monument 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.

- 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.

##### **1.3 Secondary Project Identification/Monumentation**

Secondary identification is proposed at the northeast and southeast corners of 99<sup>th</sup> Avenue and Glenrosa (Tanger Boulevard Loop). This sign is smaller in scale than the primary monuments but similar in appearance. Again, 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.

## **1.5 Project Directional/Directory Signs (Wayfinding)**

In general, the signage will be at vehicular scale and follow the sizes and heights for community roadway standards as defined in the Signage Matrix (Section D). This type of signage is allowed on the Property after entering from Campbell Avenue, 99<sup>th</sup> Avenue and or the Tanger Boulevard Loop (Glenrosa/97<sup>th</sup> Avenue). 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.
- Lighting standards on-site may be used for directionals and may be placed within the rights-of-way if less than four (4) square feet and integrated with lighting standards.
- This type of signage can also include private street signs in larger developments.

## **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) 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 multiple-use parcel with the same frontage.

### **b) 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.

### **c) 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 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.

#### **2.2 Menu Boards (all uses) (Information to be Provided)**

#### **2.3 On-Site Parcel Directional's (Information to be Provided)**

#### **2.4 Electronic Message Panels**

Electronic message panels are allowed in all permanent signage categories for the project as outlined in the signage matrix. Also defined as Sponsorship signs, which is the specific promotion of products or services offered on or off-site. On-site promotions may include business, 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.

All sponsorship signs along the freeway shall follow these standards:

- Panels shall be oriented to the Loop 101/Agua Fria Freeway.
- Each of these types of advertisements will have a maximum allowable square footage of six-hundred and seventy two (672) square feet per display face, maximum of two (2) sides.
- Shall be turned off from 11 pm until dawn, except for public service and emergency messages.
- Illumination shall utilize the standard brightness level for readability based on the time and effect of the weather. Video technology in signs will use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the following:
  - a) All electronic, digital, or video display unit signs will have installed ambient light monitors, and will at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.
  - b) Maximum brightness levels for electronic, digital, or video display signs will not exceed 7500 nits when measured from the sign face at its maximum brightness, during daylight hours.
  - c) Maximum brightness levels for electronic, digital, or video display signs will not exceed 300 nits when measured from the sign face at its maximum brightness, between sunset and sunrise, as those times are determined by the National Weather Service.

- d) Written certification from the sign manufacturer will be provided at the time of application for a building permit certifying that the light intensity of the sign has been preset not to exceed the illumination levels established by this PUD, and that the preset intensity level is protected from end user manipulation by password protected software or other approved method.
- The static sign copy shall be displayed for a minimum duration of eight (8) seconds. The sign copy shall change only through an immediate transition of the sign copy or message that does not have the appearance of moving text or images. The sign copy shall not use flashing, intermittent or moving lights or produce the optical illusion of movement. The copy image shall be static and no part of the sign structure or cabinet may animate, move or rotate.
- Time shall be made available on the digital sign faces to the City of Phoenix for emergency messaging (such as Amber Alerts and weather advisories) to override all copy for one (1) hour then display for eight (8) seconds in every minute as long as needed.
- Signs shall not include animated, flashing, scrolling, intermittent or full-motion video elements. Transition time between differentiated graphics shall not be considered "scrolling".

### **3. 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. Approvals for signage concepts exceeding these regulations will require the written approval by the Master Developer and/or its Assignees.

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

All storefront lighting should be baffled and concealed whenever 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, halogen and mercury vapor lamp 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 façade.

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. Algodon 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 provided 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" sign per patron entry point and can only be mounted at that 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 nine (9) feet above grade.

- Signs must have graphics on both sides so as to allow its reading from either direction. These signs do not count against any other 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 located in this area and is for the suite identification, use of credit/debit cards, hours of operation etc.

### **5. Temporary Signs**

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

Site, sale and lease information along the Loop 101/Agua Fria Freeway for Algodon 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.

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

On site information and safety signage as required by the city 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, seasonal parking lot graphics, 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 Opening/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.

## APPENDICES

## **Appendix A: Adoption Ordinance with Conditions of Approval**

**EXHIBIT 15:** Comparison of Current and Proposed Development Standards

**NOTE:**

*Neither an S-1 zoning nor the zoning of the Agua Fria Loop 101 Freeway shall be considered as residential zoning districts for the purposes of regulating setbacks and building height.*

DEVELOPMENT STANDARD						
	Current Ordinance				Proposed	
Minimum lot width/depth	None				None	
Lot Coverage	50%				50%	
Building Height Architectural Features	Two (2) stories not to exceed thirty (30) feet; additional height possible through approval of a height waiver				2-story / 40 ft. building height limit; 80 ft. for architectural features	
Building setbacks (measured from property line)	<b>Adjacent to Streets</b>					
	For structures not exceeding two stories or 30'	Average 25'	Minimum 20' permitted for up to 50% of structure, including projections			
	For structures exceeding two stories or 30'	Average 30'	[Same as above]			
	<b>Not Adjacent to Streets</b>					
		When Adjacent Zoning is:				
	Maximum building height	S-1, S-2, RE-43 to R-3 (*)	R-3A, R-4, R-5, R-4A (*)	CP, Ind. Pk., PSC, RSC, MUA, DC, GC, RH, UR	C-1, C-2, C-3 A-1, A-2, CP, Ind. Pk., P-1, P-2	
	1 story (or 15')	25'	10'	10'	0'	
	2 story (or 30')	50'	15'	10'	0'	
	3 story (or 42')	100'	30'	10'	0'	
	4 story (or 56')	150'	45'	10'	0'	
Landscape setbacks (measured from property line)	Average 25' for structures not exceeding two stories or 30', minimum 20' permitted for up to 50% of the frontage. Average 30' for structures exceeding two stories or 30', minimum 20' for up to 50% of the frontage.				10 ft. along 99th Avenue; 10 ft. along Freeway, north and south PUD boundaries. 10 ft. avg. on a local or collector public street 0 ft. internal lot line	

LANDSCAPE STANDARDS <i>(design guidelines in italics)</i>	
<p>General Landscape Requirements</p>	<p>1) 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 Algodon a sense of place.</p> <p>2) 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 shall continue to be farmed, improved with temporary landscaping along the street frontage, or otherwise maintained in a dust free manner.</p> <p>3) No part of any Landscape Area shall be used 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>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 mechanical equipment, electrical meters and similar utility devices shall be screened from public view with appropriate plantings.</p> <p>6) 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>7) A minimum of seventy-five percent (75%) of the Landscape Area shall be planted with shrubs, vegetated ground cover, and turf.</p> <p>8) Turf area shall be limited to a maximum of 40% of the PUD gross area.</p>

Streetscape	Landscaped Setback	Average 25' for structures not exceeding two stories or 30', minimum 20' permitted for up to 50% of the frontage. Average 30' for structures exceeding two stories or 30', minimum 20' for up to 50% of the frontage.		<p>1) A landscaped setback shall be established and maintained along all public street frontages:</p> <ul style="list-style-type: none"> <li>• 10 ft. average</li> </ul> <p>2) Planting Quantity:</p> <ul style="list-style-type: none"> <li>• One (1) tree for every thirty (30) feet of arterial, collector or local street frontage.</li> <li>• One (1) tree for every forty (40) feet of freeway frontage.</li> <li>• Five (5) shrubs shall be planted for each tree.</li> </ul> <p>3) Planting Size:</p> <ul style="list-style-type: none"> <li>• 100% of trees shall have a 2 inch caliper</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>
	Plant Type	Minimum Planting Size		
	Trees*	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper or multi-trunk tree (25% of required trees) Min. 4-inch caliper or multi-trunk tree (25% of required trees)		
	Shrubs	Min. five (5) 5-gallon shrubs per tree		
Perimeter Property Landscape Setbacks (rear, sides, not adjacent to a street)	Property lines not adjacent to a street	Min. 10-foot landscaped setback	<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> </ul> <p>2) Planting Quantity:</p> <ul style="list-style-type: none"> <li>• One (1) tree for every thirty (30) feet.</li> <li>• Five (5) shrubs shall be planted for each tree.</li> </ul> <p>3) Planting Size:</p> <ul style="list-style-type: none"> <li>• 100% of trees shall have a 2 inch caliper</li> </ul>	
	Property lines not adjacent to a street, but adjacent to property zoned C-1 C-2, C-3, A-1, A-2, Commerce Park	None		
	Plant Type	Minimum Planting Size		
	Trees*	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)		
	Shrubs	Min. five (5) 5-gallon shrubs per tree		
Parking Lot Landscaping	Interior surface area (exclusive of perimeter landscaping and all required setbacks)	Min. 10%		<p>1) The parking areas along 99<sup>th</sup> Avenue and the north property line of the PUD, shall be screened from view from adjacent streets and lots to a minimum height of three (3) feet above the adjacent grade of the parking lot by means of walls, undulating berms or landscaping consisting of minimum 5-gallon shrubs. Shrubs used for screening shall be of an evergreen variety. (Please refer to Table 5)</p> <p>2) Landscape Planters:</p> <ul style="list-style-type: none"> <li>• At ends of each row of parking and for approximately every ten to twelve (10-12) parking spaces.</li> <li>• Each landscape island shall contain one (1) tree (2 inch caliper) and five</li> </ul>
	Landscaped planters	At ends of each row of parking & approximately every 110'		
	Landscaped planters**, single row of parking	Min. 120 sq. ft.***		
	Landscaped planters**, double row of parking	Min. 240 sq. ft.***		

	Additional parking lot landscaping	As needed to meet 10% minimum requirement, evenly distributed throughout the entire parking lot. Min. interior dimension 5' (length and width).	<ul style="list-style-type: none"> <li>(5) shrubs (5 gallon).</li> <li>No light poles are to be located in landscape islands.</li> </ul> <p>3) Parking Structures:</p> <ul style="list-style-type: none"> <li>A minimum ten (10) 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 (2 inch caliper) and five (5) shrubs (5 gallon) for every thirty (30) feet of structure perimeter.</li> </ul>
Plant Type	Minimum Planting Size		
Trees	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)		
Shrubs	Min. five (5) 5-gallon shrubs per tree		
	<p>* 20 feet on center or equivalent groupings.</p> <p>** Measured from inside face of curb to inside face of curb.</p> <p>*** Not to exceed the length of a standard City of Phoenix parking stall. Modifications to the square footage may be approved by Development Services Department if the overall intent of the standard is being met.</p> <p>**** Or as approved by the Development Services Department.</p>		
Landscaping adjacent to Buildings	Building facades within 100' of the public right-of-way or adjacent to public entries to the building (excluding alleys)**** *28	Min. 25% of the exterior wall length shall be treated with either a landscaped planter a min. five (5) feet in width or an arcade or equivalent feature.	<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 per cent (60%) of the length of the building façade.</li> <li>Designed to avoid vehicle overhang.</li> <li>Landscaping shall include 2 inch caliper trees placed thirty (30) feet on center or equivalent groupings with five (5) shrubs (5 gallon).</li> </ul>
Plant Type	Minimum Planting Size		
Trees*	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)		
Shrubs	Min. five (5) 5-gallon shrubs per tree		
Retention Areas	--		<p>1) Where required, all retention areas shall be completely landscaped with trees, shrubs and lawn.</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" feel of a common area.</li> <li><i>Lawn areas should physically adjoin outdoor spaces, sidewalks, curbs and shrub/ground cover areas to avoid the creation of small isolated islands</i></li> </ul>

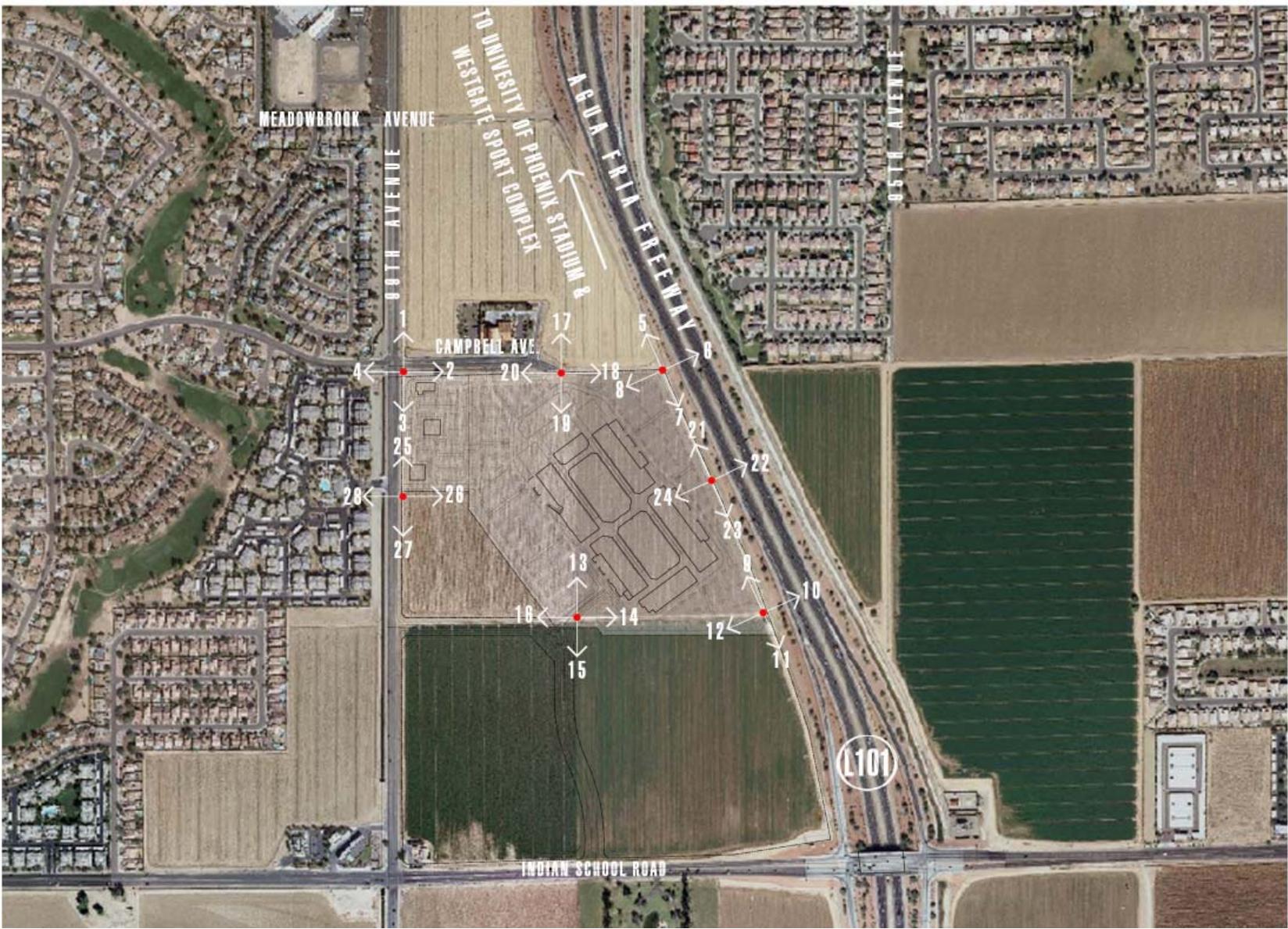
		<p><i>of lawn. Connecting lawn areas from Lot-to-Lot and extending lawn into other landscape areas of the site without visual barriers is encouraged to create larger, more unified lawn areas that also serve to visually unify the streetscape and landscaping of the individual Lots.</i></p> <p>4) Rip Rap may be used for erosion protection, storm water management or aesthetic applications.</p> <ul style="list-style-type: none"> <li>• Maximum size of cobbles shall be 8 inches in diameter unless erosion or drainage conditions require larger.</li> <li>• Rip Rap must be crushed granite that matches or compliments the decomposed granite used within the Landscape Area.</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 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>
--	--	--

**PARKING STANDARDS**

<p>Parking Spaces and Screening – Sec. 702</p>	<p><i>Commercial retail, assembly uses and restaurant establishments: Parking spaces located in surface parking lots that are single striped shall have dimensions measuring a minimum of nine and one-half (9½) feet by eighteen (18) feet. If the entire surface parking lot is double striped, fifty percent (50%) of the spaces provided in the lot must be nine and one-half (9½) feet by eighteen (18) feet wide, while the remainder of the spaces may be a minimum of nine (9) feet wide. the depth of the parking space may be adjusted, as approved by the Development Services Department and in compliance with parking area dimension policies, for angled parking.</i></p>	<p>Surface parking space and drive isle dimensions for all land uses perpendicular parking shall be nine (9) feet wide by eighteen (18) feet deep.</p> <p>Parking spaces shall be screened from view by a screen consisting of a solid wall, undulating berm or landscaping as follows:</p> <ol style="list-style-type: none"> <li>1. Along 99<sup>th</sup> Avenue that portion of the perimeter of the parking area the wall or landscaping shall not be less than three (3) feet in height. Landscaping, when matured, shall be a minimum of three (3) feet in height and shall be maintained in a living condition as noted below.</li> <li>2. Along the north PUD perimeter boundary that portion of the perimeter of the parking area along a street or entranceway to the development the wall or landscaping shall be a minimum of three (3) feet in height and along the north boundary of the PUD not on street or entranceway the wall or landscaping shall not be less then three (3) feet nor more than six (6) feet in height. Landscaping shall, when matured, be a</li> </ol>
--	--	--

		<p>minimum of three (3) feet in height and shall be maintained in a living condition.</p> <ol style="list-style-type: none"> <li>3. Along the north PUD perimeter boundary a wall or landscaping shall be a minimum of three (3) feet in height and along the north boundary of the PUD not on street or entranceway the wall or landscaping shall not be less than three (3) feet nor more than six (6) feet in height. Landscaping shall, when matured, be a minimum of three (3) feet in height and shall be maintained in a living condition.</li> <li>4. Along the south, east (along the Freeway) and west boundaries (not on 99<sup>th</sup> Avenue) of the PUD, no parking screening is required.</li> <li>5. All landscaping or wall construction adjacent to driveway entrances is not to exceed three (3) feet in height within a triangle measuring ten (10) feet in depth from the property line tapering to the property line twenty (20) feet on either side of the [the] driveway. All landscaping and wall construction shall comply with the vision obscurement requirement of the Phoenix City Code.</li> <li>6. All required walls and landscaping shall be maintained in a neat and orderly condition.</li> <li>7. Landscaping as required in this section shall provide at least continuous evergreen (broad leaf or conifer) shrubs or hedges in a planting area which shall be a minimum of three (3) feet in width.</li> </ol>
Loading Facilities – Sec. 702	--	All loading areas/docks shall be screened from view with a solid wall between 6-8 feet in height.
Parking Structures-Sec. 5 TAB A. 6	<p>6.2.1 A parking structure within one hundred-fifty (150) feet of an existing residential use or zoning district shall be entirely enclosed on the side or sides adjacent to the residential district, with the exception of the ground floor. The enclosure shall wrap around the adjacent corners a distance of thirty (30) feet. (R)</p> <p>6.2.2 A parking structure located more than one hundred-fifty (150) feet away from an existing residential use or zoning district shall be screened a minimum of four (4) feet in height where the sides of the structure are open. (R)</p> <p>6.2.5 Rooftop lighting shall be setback a minimum of twenty-five (25) feet from the perimeter of the rooftop parking structure and shall be a maximum of twelve (12) feet in height. (R)</p>	<p>The Agua Fria Loop 101 Freeway shall not be considered a residential zoning district for purposes of applying setbacks to a parking structure. 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.</p> <p>Parking decks shall be level and parallel with the site grade. Parking structure ramps which promote the movement of vehicles from one level to the next shall not be loaded with parking stalls unless located central to the core of the parking structure. The parking structure must maintain the appearance of level parking decks to promote design compatibility with the project.</p>

		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.
<b>LIGHTING STANDARDS</b>		
Parking Lot Lighting – Sec. 507, TAB A 8.	<p>8.3. Parking lot and security lighting shall not exceed a maximum of fifteen (15) feet in height including lamp, pole, and base within one hundred fifty (150) feet of a residential district. (R)</p> <p>8.4. Parking lot and security lighting should not exceed a maximum of twenty-five (25) feet in height adjacent to nonresidential districts.(P)</p>	Parking lot lighting shall be allowed up to 42 ft. high.



Context Site Plan

NORTH  
201026  
14 FEBRUARY 2011





Context Photos

201026  
14 FEBRUARY 2011





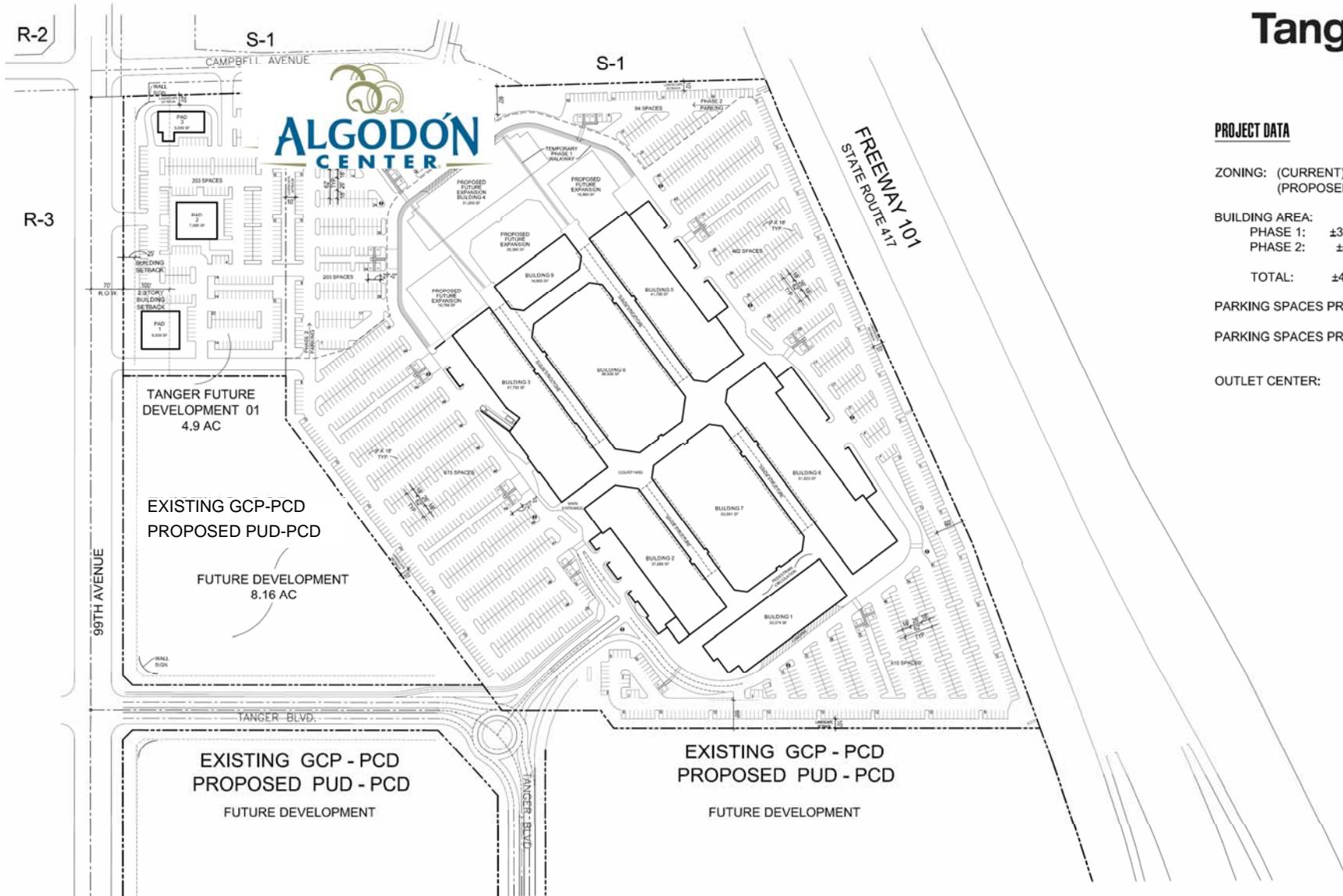
Context Photos

201026  
14 FEBRUARY 2011



# TangerOutlets

at Western Phoenix, Arizona



### PROJECT DATA

ZONING: (CURRENT)	GCP-PCD
(PROPOSED)	PUD-PCD
BUILDING AREA:	
PHASE 1: ±354,300 GBA	±328,822 GLA
PHASE 2: ±85,306 GBA	±81,566 GLA
TOTAL: ±439,606 GBA	±410,388 GLA
PARKING SPACES PROVIDED - PHASE 1=	±1,492 SF
PARKING SPACES PROVIDED - PHASE 1 & 2=	±1,884 SF
OUTLET CENTER:	±39 ACRES

### LEGEND

- FIRE HYDRANT
- TEMPORARY PHASE 1 WALKWAY

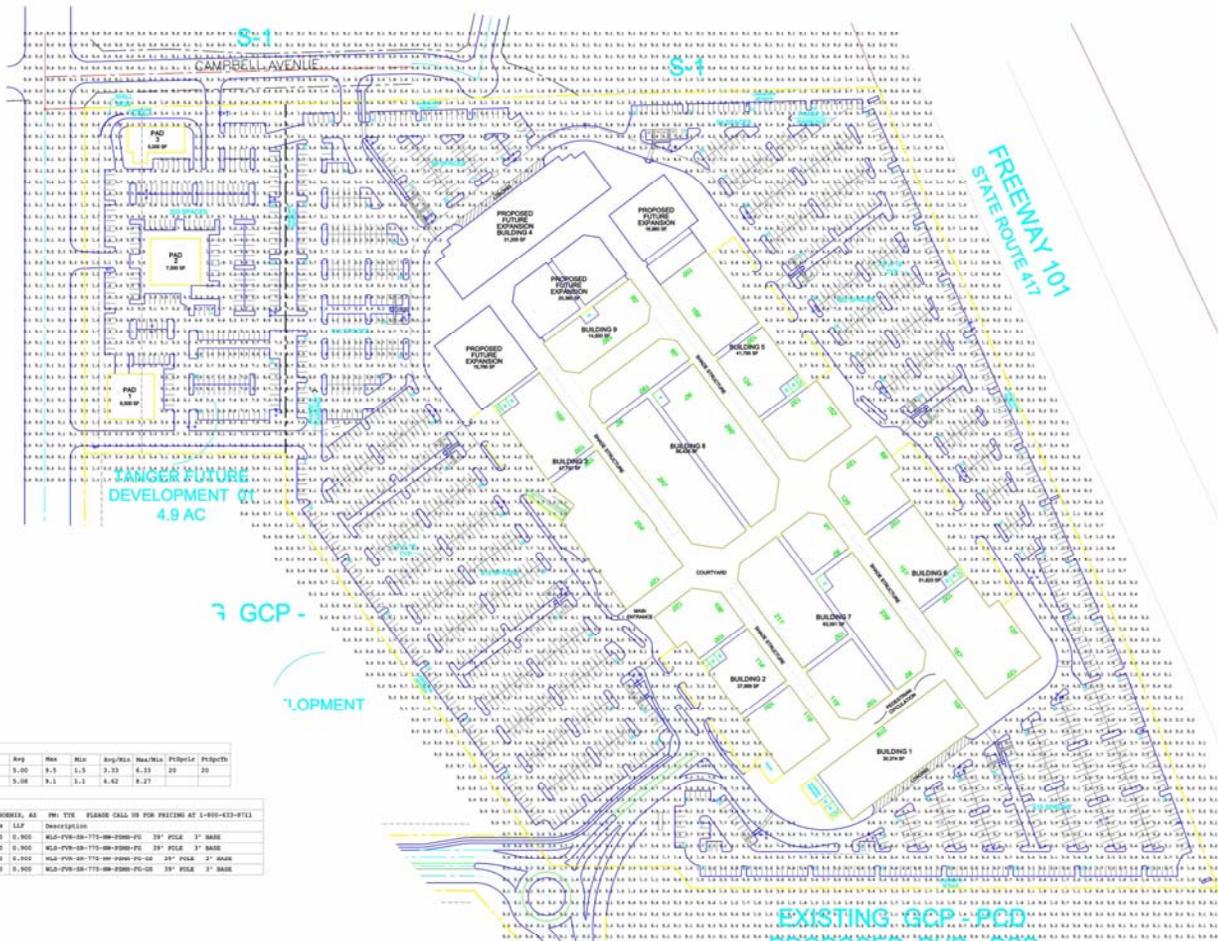


## CONCEPTUAL SITE PLAN

1 MARCH 2011  
2010N



REVISIONS		
REV #	DATE	BY:



Label	Avg	Max	Min	Avg/Min	Max/Min	Pfc/Min	Pfc/Max
WALK PARKING	5.00	9.5	1.5	3.33	6.33	20	20
OUTLOT PARKING	5.00	9.5	1.5	6.62	6.27		

Symbol	Qty	Label	Lumen	IES	Manufacturer
	22	A	100000	0.900	MCS-PVM-08-775-0M-F08M-F0 38' POLE 3' BASE
	12	B	100000	0.900	MCS-PVM-08-775-0M-F08M-F0 38' POLE 3' BASE
	2	C	100000	0.900	MCS-PVM-08-775-0M-F08M-F0 38' POLE 3' BASE
	1	D	100000	0.900	MCS-PVM-08-775-0M-F08M-F0 38' POLE 3' BASE

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

TANGER OUTLET ALGODON PHOENIX, AZ

WLS LIGHTING SYSTEMS

Consider the Impact!

PO BOX 100519  
FORT WORTH, TX 76185  
WWW.WSLIGHTING.COM

WLS-8114A DATE - 2/23/11 SCALE: 1"=60'

800-633-8711

PM: TYE

BY: J.P.

SHEET 1 OF 1

**Tanger**  
Outlets  
Algodon, Phoenix



Conceptual Entry View

03.01.2011  
201022



Proposed Future Expansion      Building 1      Central Entry / Tower      Building 2      Entry      Building 3



03.01.2011  
201022



Conceptual Typical Elevation



Conceptual Typical Court Views



PHOENIX, AZ

**PLANT LEGEND**

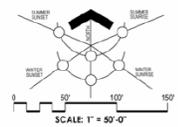
BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>		
CAESALPINIA CAGALAGO "SMOOTHE"	THORNLESS CASCALOTE	2' CALIPER
PARKINSONIA X. "DESERT MUSEUM"	DESERT MUSEUM	2' CALIPER
PROCOPIIS THORNLESS HYBRID "AZT"	"AZT" THORNLESS HYBRID MESQUITE	2' CALIPER
OLNEYA TESOTA	IRONWOOD	2' CALIPER
PITHECELLOBIUM FLEXICALLAE	TEXAS EBONY	2' CALIPER
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	2' CALIPER
CHITALPA TASHKENSIS	CHITALPA TREE	2' CALIPER
<b>PALMS</b>		
PHOENIX DACTYLIFERA	DATE PALM	20' TALL
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 GAL.
<b>SHRUBS</b>		
CORDIA PARVIFOLIA	LITTLELEAF CORDIA	5 GAL.
JUSTICIA CALIFORNICA	OHJIPAROSA	5 GAL.
LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD	5 GAL.
LEUCOPHYLLUM LAUGMANIAE "RIO BRAVO"	"RIO BRAVO" SAGE	5 GAL.
RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.
TECOMA ALATA	ORANGE JUBILEE	5 GAL.
TECOMA STANS	YELLOW BELLS	5 GAL.
<b>ACCENTS</b>		
AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED AGAVE	5 GAL.
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
NOLINA MICROCARPA	BEAR GRASS	5 GAL.
YUCCA BACCATA	BAHIANA YUCCA	5 GAL.
<b>GROUND COVER</b>		
LANTANA DALLAS RED	RED LANTANA	1 GAL.
LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GAL.
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.

**PRELIMINARY LANDSCAPE NOTES**

**PLANTING**  
 THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE ALGODON CENTER STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.  
 SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE ALGODON CENTER STANDARDS. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF 3/4" DECOMPOSED GRANITE AND SHALL BE TREATED WITH PREEMERGENT HERBICIDE IRRIGATION  
 THE IRRIGATION SYSTEM WILL CONSIST OF DRP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.  
**GRADING**  
 ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

**TANGER OUTLET**

Drawn By: **BTP**  
 Job No: **11012**  
 Date: **02.25.11**



CALL TWO SPRINGDALES BEFORE YOU GO  
**602-263-1100**  
**1-800-STAKE-IT**  
 (OUTSIDE MARICOPA COUNTY)

**L-1** of **L-2**



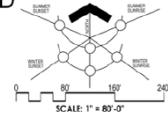
**PINNACLE DESIGN, INC**  
 1345 N. 44th Street  
 Suite 200 • Phoenix, AZ 85006  
 (602)952-5551 • Fax (602)-952-5551



**TANGER OUTLET**

PHOENIX, AZ

Drawn By: BTF  
 Job No: 11912  
 Date: 02.25.11



CALL TWO WORKING DAYS BEFORE ORDER!  
**402-243-1100**  
**1-800-STAKE-IT**  
 OUTSIDE MARICOPA COUNTY

L-2 of L-2

# TangerOutlets

at Western Phoenix, Arizona

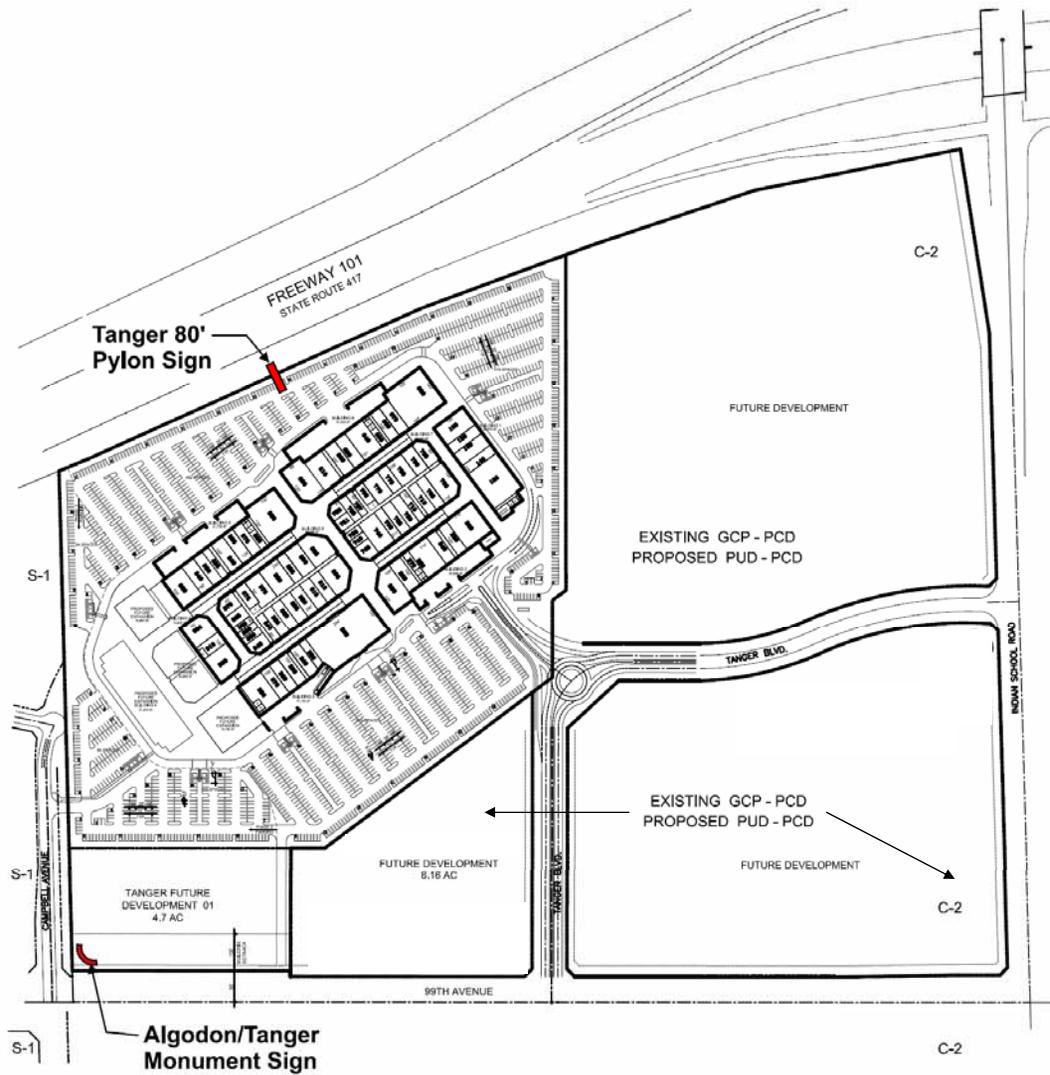
## PROJECT DATA

ZONING: (CURRENT)	GCP	
PHASE 1:	354,300 GBA	328,822 GLA
PHASE 2:	85,306 GBA	81,566 GLA
<b>TOTAL:</b>	<b>439,606 GBA</b>	<b>410,388 GLA</b>

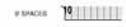
(REQUIRED PARKING 50K-350K GLA - 4.0/1000 GLA)  
(REQUIRED PARKING >350K GLA - 4.5/1000 GLA)

REQUIRED PARKING SPACES - PHASE 1 (4.0/1000 GLA)-	1,315 SP
REQUIRED PARKING SPACES - PHASE 1 & 2 (4.5/1000 GLA)*	1,047 SP
PARKING SPACES PROVIDED - PHASE 1+ (INCLUDING 394 SPACES @ 9', 26.4% OF PROVIDED)	1,492 SP (4.5/1000 GLA)
PARKING SPACES PROVIDED - PHASE 1 & 2* (INCLUDING 531 SPACES @ 9', 28.2% OF PROVIDED)	1,884 SP (4.6/1000 GLA)
ACCESSIBLE PARKING SPACES REQUIRED PHASE 1:	25 SP
(20 PLUS 1 PER 100 SPACES OVER 1000)	29 SP
PROVIDED PHASE 1:	26 SP
PROVIDED PHASE 1 & 2:	38 SP
PARKING LOT LANDSCAPING REQUIRED (PHASE 1 & 2)	
PARKING LOT AREA:	±840,854 SF
REQUIRED PARKING LOT LANDSCAPE (10% PARKING LOT AREA):	±84,085 SF
PARKING LOT LANDSCAPE PROVIDED: (12% PARKING LOT AREA):	±99,900 SF

OUTLET CENTER:	1,698,361 SF = 38.99 ACRES	
COVERAGE:		
PHASE 1: 054,300 SF / 1,698,361 SF:		3.2%
PHASE 1 & 2: 079,606 SF / 1,698,361 SF:		4.7%



### LEGEND



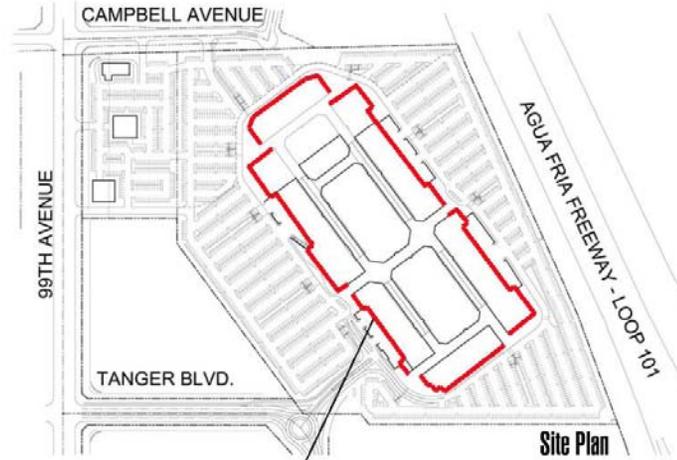
Tanger Outlets\Algodon Center\Site Plan 2-28-11

# Tanger Outlets

at Algodon, Phoenix

## Remote Signs:

Remote tenant signs may be located on exterior walls that are not adjacent to the tenants space. These signs will provide exposure to surrounding streets, freeway and parking.



Remote Signs location for tenants



Elevation

Remote Sign Exhibit

201026  
MARCH 1, 2011



**BUILDING FIELD COLORS**  
DUNN EDWARDS PAINTS

<b>P-1</b> DE 6169 "MILK MUSTACHE"	<b>P-2</b> DE 6172 "BUNGALOW TAUPE"
<b>P-3</b> DE 6186 "DESERT FLOOR"	<b>P-4</b> DE 6215 "WOODEN PEG"
<b>P-5</b> DE 5363 "WALNUT SHELL"	<b>P-6</b> DE 6200 "HANDWOVEN"
<b>P-7</b> DE 6181 "BANNER GOLD"	<b>P-8</b> DE 6146 "LONELY ROAD"
<b>P-9</b> DE 6236 "WILDERNESS"	<b>P-10</b> DE 6097 "MONTEREY BROWN"
<b>M-1</b> METAL ROOFING - BERRIDGE AGED BRONZE	<b>M-2</b> METAL ROOFING - BERRIDGE TERRA-COTTA

**BUILDING ACCENT COLORS**  
DUNN EDWARDS PAINTS

<b>A-1</b> DE 5886 "BAY VIEW"
<b>A-2</b> DE 5516 "LIMELIGHT"
<b>A-3</b> DE 5202 "DESERT SPICE"
<b>A-4</b> DE 5958 "PURPLE POTION"
<b>A-5</b> DE 5257 "FALL FOLIAGE"
<b>A-6</b> DE 6104 "CHIC BRICK"
<b>A-7</b> DE 6049 "CHAPS"
<b>A-8</b> DE 6042 "BEAR IN MIND"

**BUILDING STONE**  
CULTURED STONES

<b>S-1</b> CHARDONNAY COBBLEFIELD (CSV-387860)	<b>S-2</b> AMERICAN SLATE COMPANY- FIRED STONE
<b>S-3</b> SOUTHWEST LEDGESTONE (PF-8019)	<b>S-4</b> CHARDONNAY EUROPEAN CASTLE STONE (PF-8112) (573786)

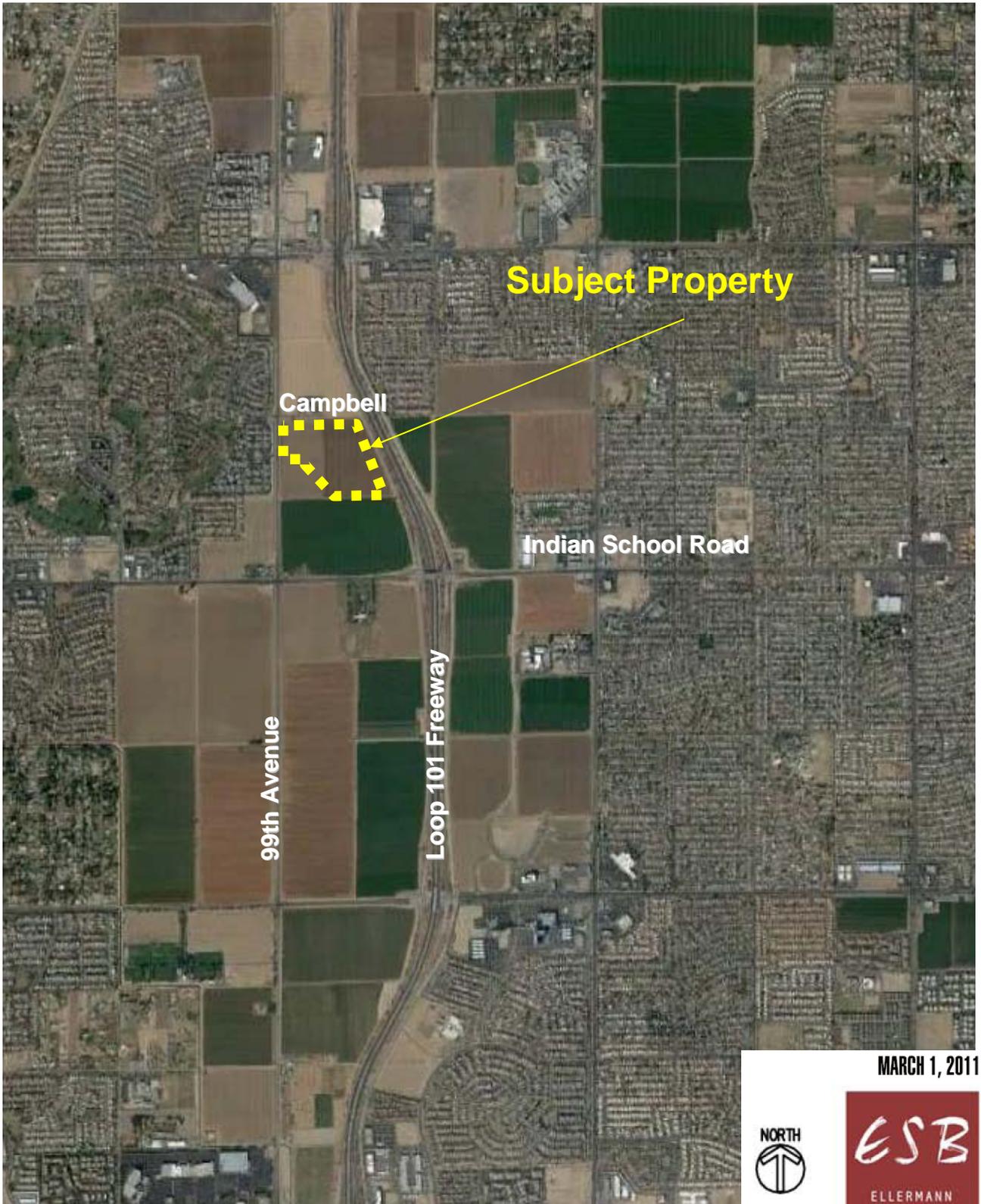
**SITE COLORS AND MATERIALS**

<b>H-1</b> MONARCH ANTIQUE FLAGSTONE SIDEWALK & HARDSCAPE ANTIQUA TERRA COTTA. RANDOM MOSAIC	<b>H-2</b> PAVESTONE-HOLLAND STONE DRIVEWAYS SIERRA BLEND. 45°HERRINGBONE
<b>H-3</b> DAVIS COLORS HARDSCAPE ACCENT RUSTIC BROWN 6058	<b>H-4</b> DAVIS COLORS HARDSCAPE ACCENT MESA BUFF 5447

**Conceptual Color and Material Board**

201028  
14 FEBRUARY, 2011

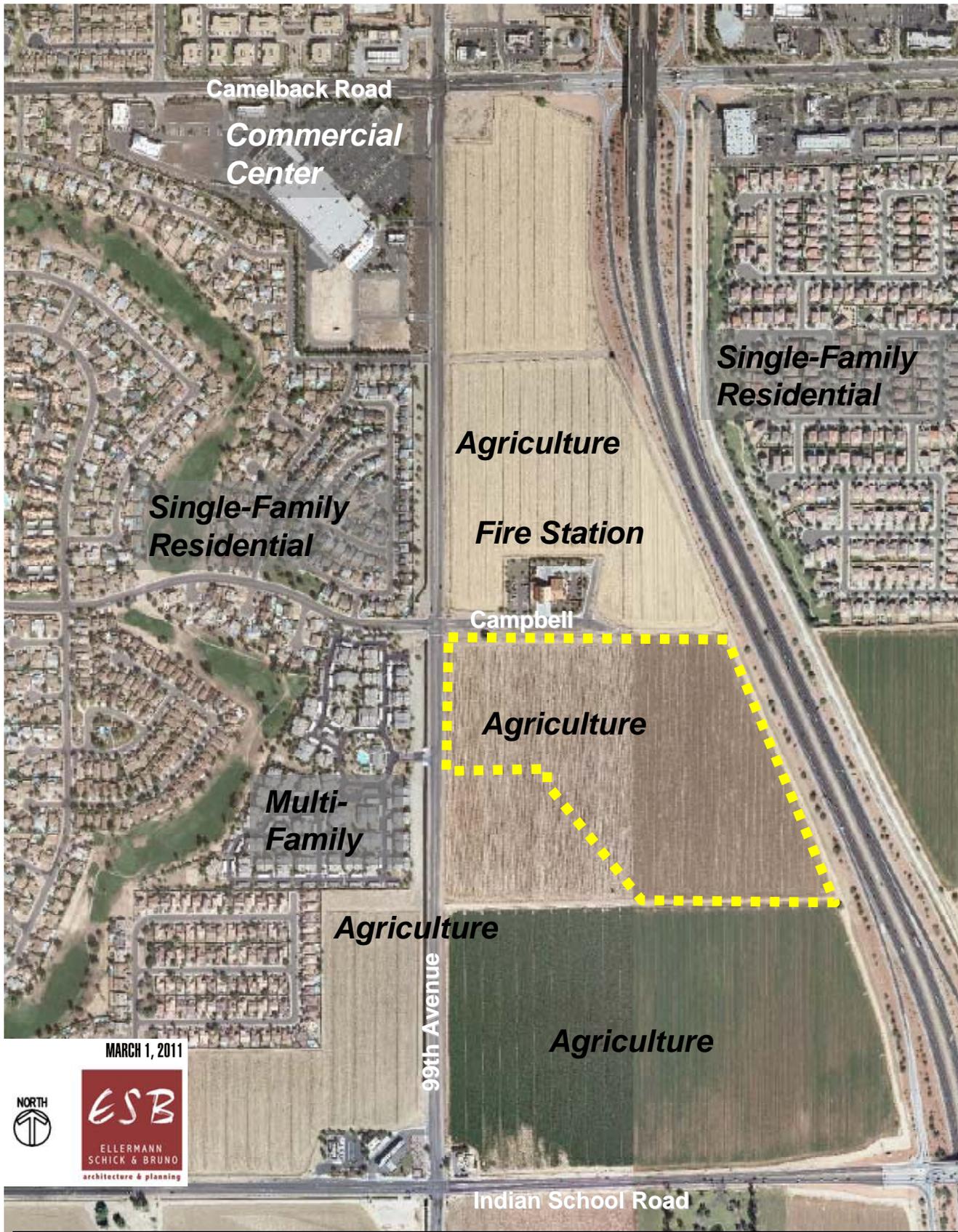




MARCH 1, 2011

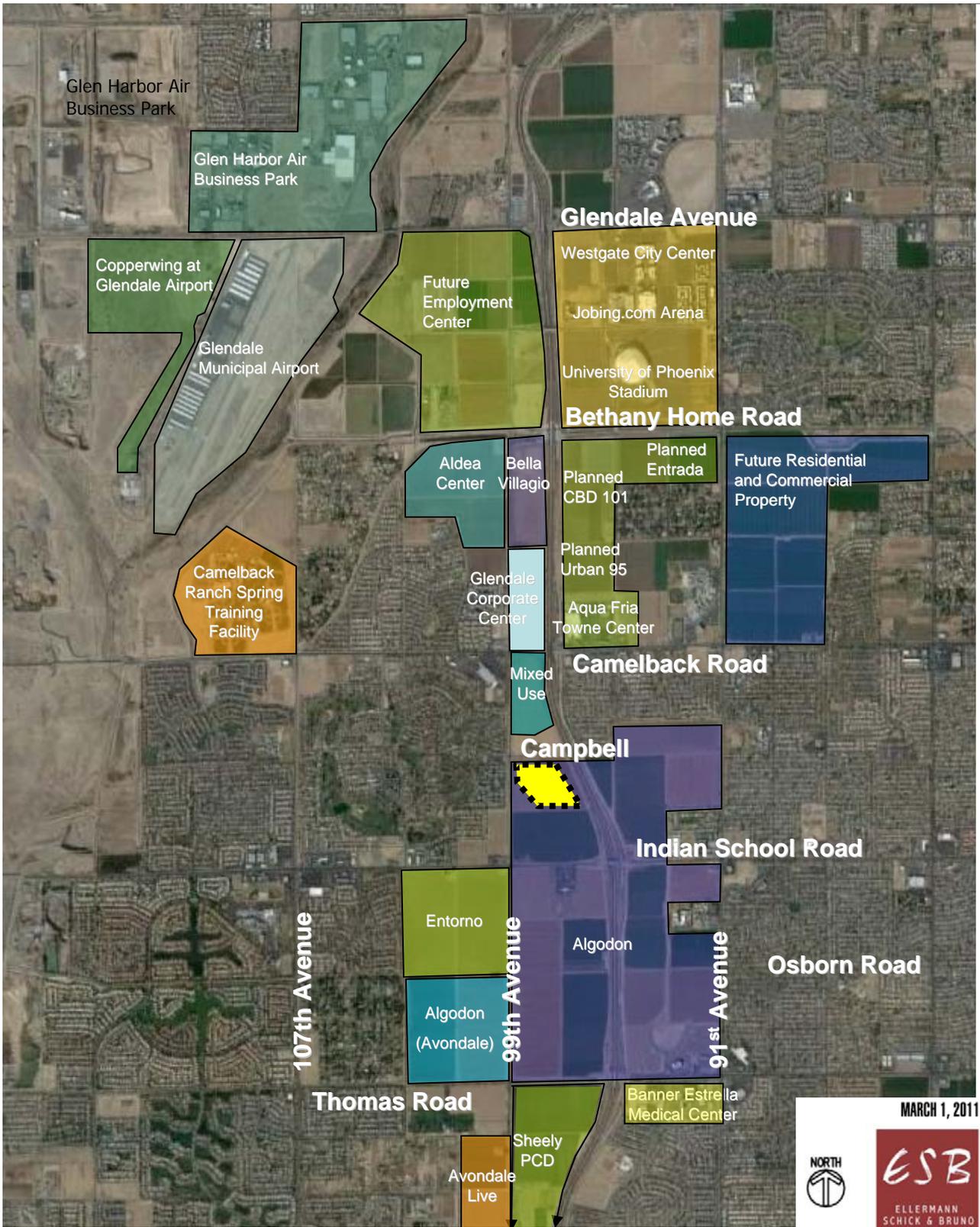






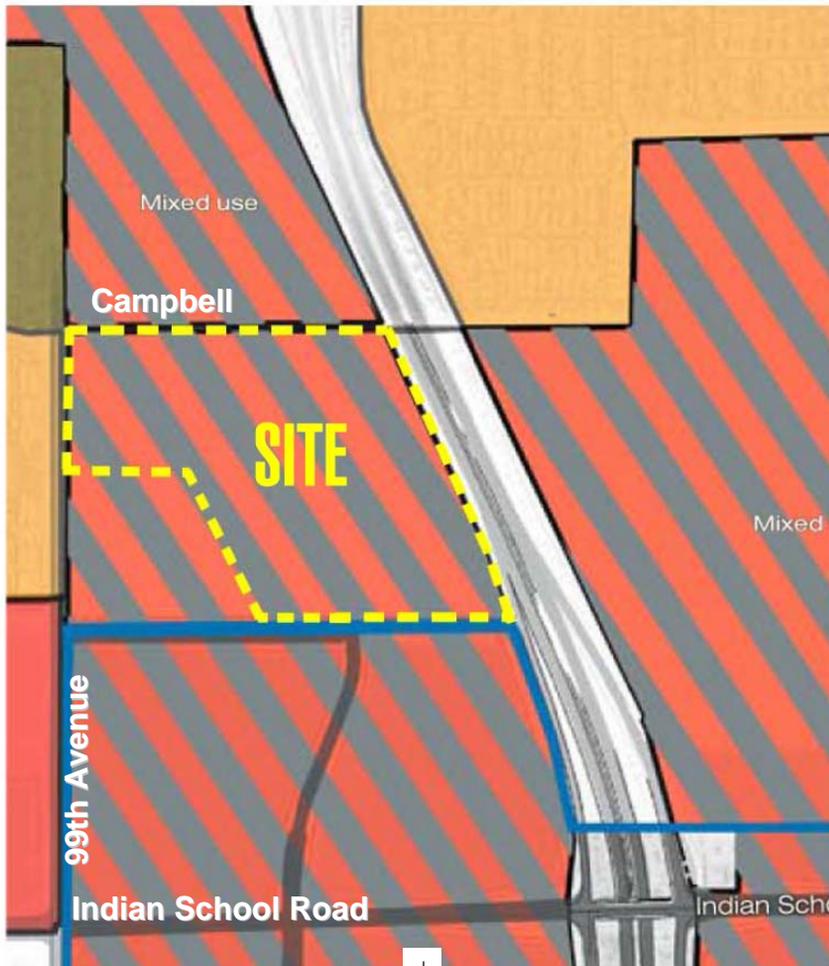
MARCH 1, 2011





# Tanger<sup>®</sup> Outlets

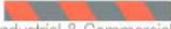
at Algodon, Phoenix



## LEGEND

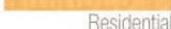
SITE BOUNDARY 

City of Phoenix  
Land Use Designations

 Industrial & Commercial

 Commercial

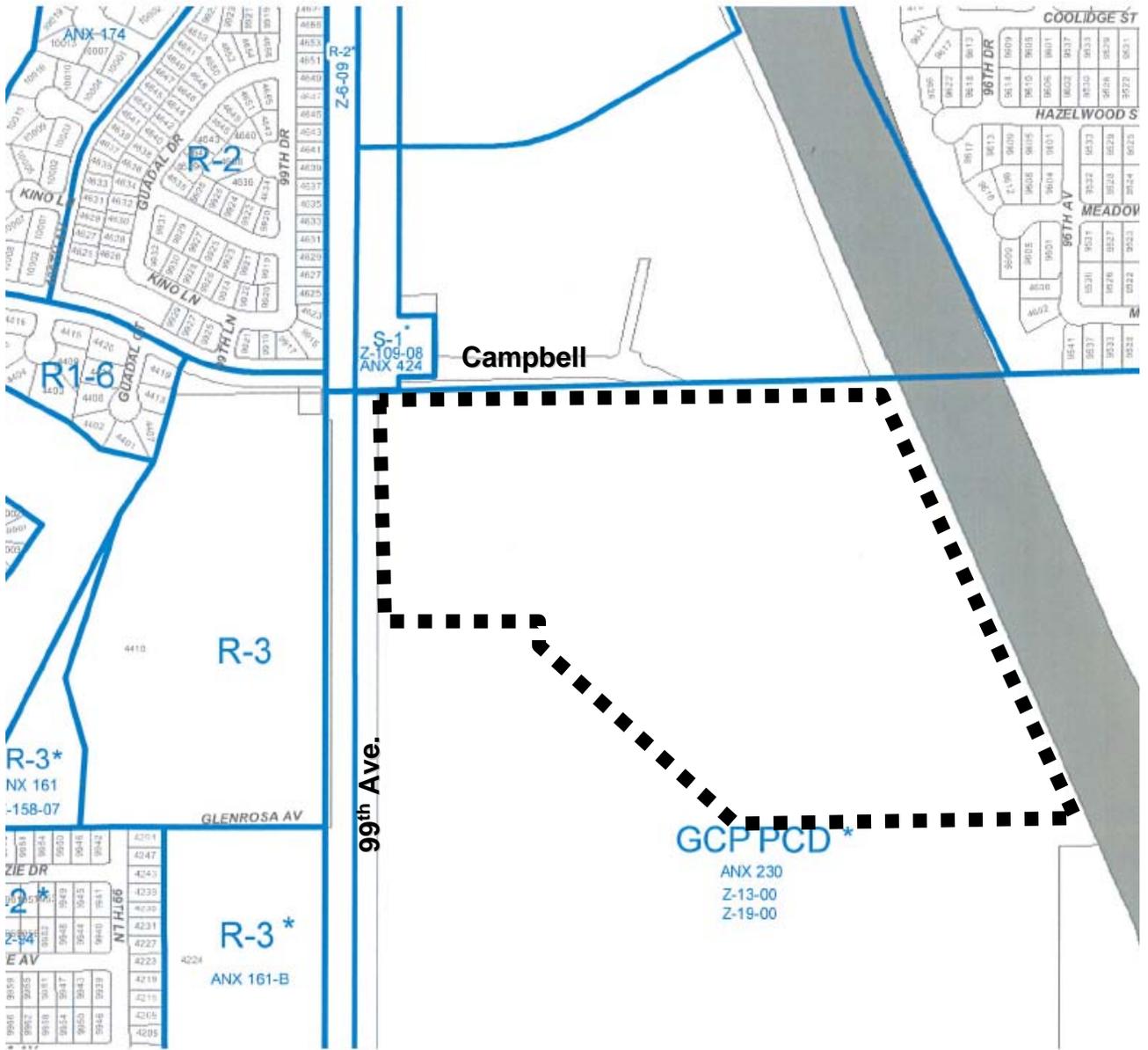
 Low Density Residential

 Residential

201028

MARCH 1, 2011



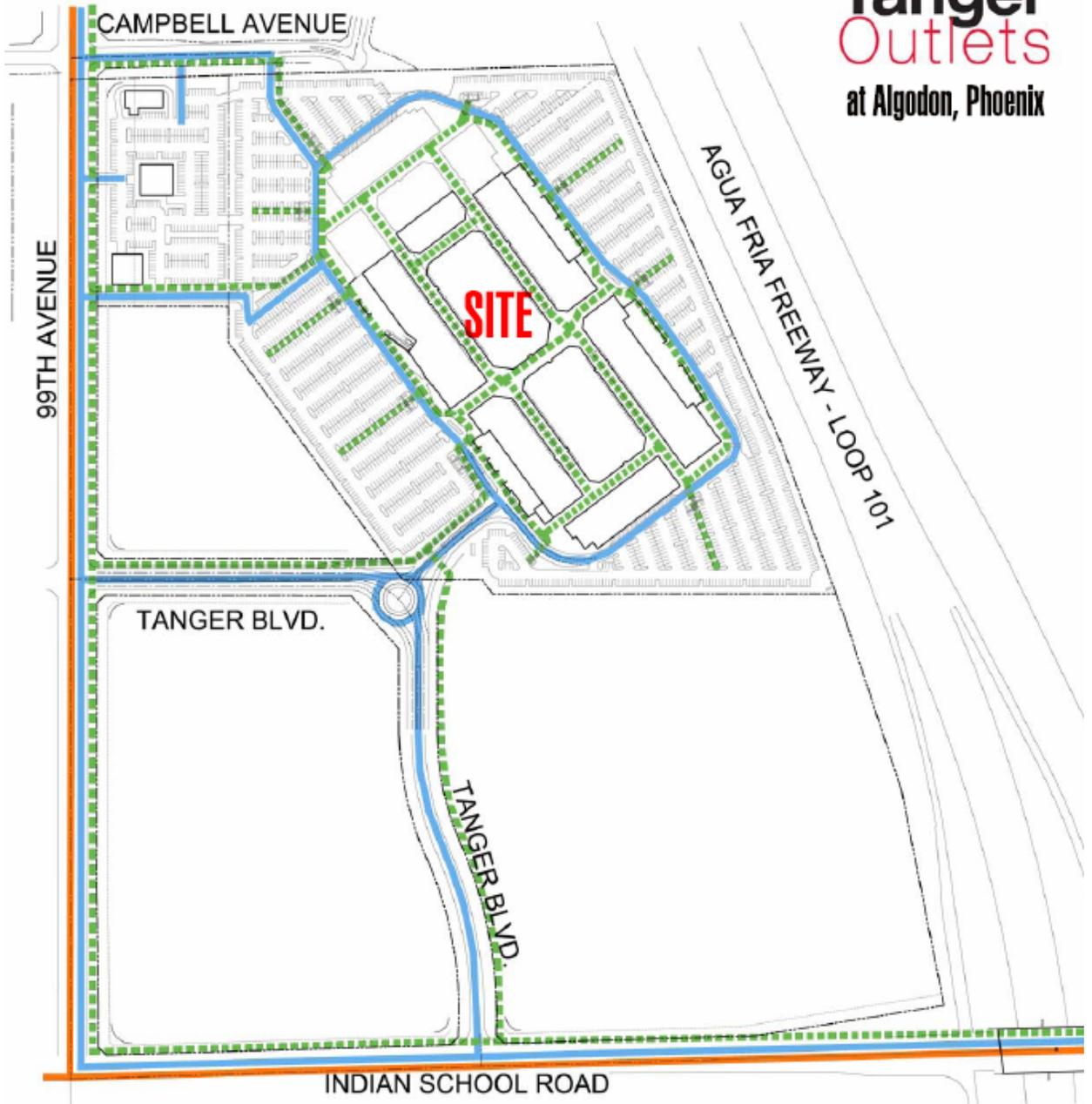


MARCH 1, 2011



# Tanger Outlets

at Algodon, Phoenix



## LEGEND

VEHICLES / BIKE	
PEDESTRIAN	
PUBLIC TRANSPORTATION	

## Circulation Plan

MARCH 1, 2011

