

CITY OF PHOENIX

JUL 21 2022

Planning & Development
Department

PV PUD

Northwest Corner of Tatum Boulevard and Cactus Road

Planned Unit Development **Development Narrative**

Case No. Z-57-21-3

Submittal: February 9, 2022

Hearing Draft: April 20, 2022

City Council Adopted July 1, 2022

Planned Unit Development Disclaimer

The PV Planned Unit Development (“PV PUD”) was prepared pursuant to Section 671 of the Phoenix Zoning Ordinance and is a standalone set of zoning regulations for the property. Provisions not specifically regulated by the PV PUD are governed by the City of Phoenix Zoning Ordinance. The PV PUD Narrative includes background information to illustrate the purpose and intent of the standalone zoning regulations, however, these statements are not requirements enforceable by the City. The PV PUD only modifies Zoning Ordinance regulations to fit the unique character and location of the property to be developed. The PV PUD does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to use permits, right-of-way abandonments, etc.

Zoning Ordinance Applicability

The PV PUD provides regulatory zoning provisions designed to guide the implementation of a master development plan and specific site plans for the property through the City of Phoenix development review and permit process. The provisions herein shall apply to only the property within the PV PUD development boundary. In the event of a conflict between a use, a development standard, or a described development procedure between the Phoenix Zoning Ordinance and the PV PUD, the PV PUD shall prevail. Similarly, where the PV PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision shall control.

Amendments

Amendments to the PV PUD shall be regulated by Section 671.E of the City of Phoenix Zoning Ordinance.

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¹ Exhibits, with the exception of **Exhibit 14 PUD Building Heights**, are conceptual/illustrative only. As such, Exhibits are not regulatory and will be updated/changed as necessary through the Preliminary Site Plan processes.

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A. PURPOSE AND INTENT

1. Project Overview and Goals

The PV PUD is comprised of approximately 79.98 gross acres (75.5 net acres) and is bound by Tatum Blvd on the East, Cactus Road on the South, and Paradise Village Parkway on the West and North. **See Exhibit 1, Vicinity Map and Exhibit 2, Site Aerial.** The entirety of the property is defined in the Phoenix General Plan as the Urban Core of the Paradise Valley Village. **See Exhibit 3, Paradise Valley Village Urban Core and Exhibit 4, Map Identifying the Site's Location Within the Paradise Valley Village Urban Core.**

In the late 1970's the property was zoned RSC PCD and developed as Paradise Valley Mall ("PV Mall"). **See Exhibit 5, Former Paradise Valley Mall.** PV Mall was a traditional regional shopping mall comprised of large format department stores connected by an enclosed mall court and surrounded by several acres of surface parking. By the end of 2020, most of the department stores and retailers were closed for business.

In February 2021, the Phoenix City Council approved rezoning approximately 92 acres of PV Mall to C-2 H-R DNS/WVR SP PCD ("C-2 H-R Zoning"), and in March 2021, the Owner/Developer acquired the rezoned PV Mall property. **See Exhibit 6, 2021 C-2 H-R Conceptual Site Plan.**

In November 2021, the Owner/Developer acquired an additional approximately 14 acres of PV Mall that was not a part of the C-2 H-R Zoning, the area currently operating as JC Penny's. **See Exhibit 7, November 2021 JC Penny Acquisition.** Once JC Penny ceases operations in this location and what is currently the JC Penny's Site develops, such development shall be thematically consistent with the balance of the PUD. Development details shall be determined through Site Plan Review; no amendment(s) to the PUD will be required.

Per the General Plan, "Paradise Valley Village is noted for its open space character created by the surrounding mountains, Indian Bend Wash greenbelt and trail systems." **See Exhibit 8, General Plan Map.** The planning process for this development started by analyzing how this village core could be developed to reflect these characteristics and connect to these surrounding systems. **Exhibit 9** was the tool used in this analysis and it demonstrates why this property is defined as the Urban Core, it is the center of the Village where the community naturally comes together.

While the market demand for the mix of uses planned for the development is strong, the enormity of the property will require it be completed through several phases. Phase 1, which conforms to the C-2 H-R Zoning, is under construction. It is not part of the PUD, nor is the Costco portion. **Exhibit 10** illustrates the 79.98-acre boundaries of the PUD and the C-2 H-R Zoning boundaries that are not a part of the PUD.

The PV PUD does not change the applicable stipulations agreed to in the C-2 H-R Zoning, nor the building heights. **See Exhibit 11, C-2 H-R Approved Building Heights.** The zoning change is necessary to improve upon the development standards and allow for the fulfillment of the goals defined for the Urban Core of the Paradise Valley Village and the inclusion of the JC Penny property creates the opportunity to build East-West multi-model infrastructure improvements previously only possible North-South. Connectivity, shade, open space, and vertically and horizontally mixing desired and needed uses are core elements of the PUD. As stated in the City's General Plan, the definition of the Village Core is:

"Each village has a core which serves as the focal point of the village by combing the most intense land uses with a great variety of uses. By providing a mix of employment,

housing and retail opportunities, this village “downtown” creates a physical identity for the residents. It should also serve as a gathering place with pedestrian activity and a focus for the local transportation system. The core should reflect the character and land use intensity of the village it supports.”

2. Overall Design Concept

In its prime, PV Mall was a gathering place for the community. This sense of community is at the core of the PV PUD along with an emphasis on the integration of ecological practices. **See Exhibit 12, Illustrative/Conceptual Site Plan.** The design will enhance multi-modal connectivity to the existing library, relocate and redesign the City of Phoenix bus transit station to a more integrated and user-friendly location and create a series of connected open spaces anchored by a large open community space. Supplementing these community institutions will be context-appropriate and complimentary urban building architecture and landscaping that celebrate local history, climate, ecology and building practice.

Pedestrian circulation and safety will be of utmost importance. Shade trees will create a pleasant environment for everyone. A network of shaded pathways is generally shown on the illustrative and non-regulatory **Conceptual Circulation Plan** at **Exhibit 13** and will welcome pedestrians and cyclists. Additionally, bike parking will be provided throughout the development thereby encouraging alternative means of transportation.

Hardscape and paving designs throughout the development will help to define circulation and to slow traffic while providing a refined aesthetic. The planting design will assist in reinforcing the Site’s circulation with vibrant plant palettes defining primary versus secondary circulation. Primary entry drives off Tatum Boulevard, Cactus Road and Paradise Village Parkway will be defined with trees and accent planting creating a sense of arrival and increased visibility into the development. Furthermore, entry plazas, patio spaces and retail facades will be defined with landscaping, lighting and paving that enhance wayfinding while softening the architecture.

B. LAND USE PLAN

1. Land Use Categories

This is a phased mixed-use development (as defined in Section 202 of the Zoning Ordinance) with a wide diversity of use categories. At a minimum, the development may include office, retail, residential, entertainment, restaurant, fitness and hospitality. The mix of uses will be developed for the pedestrian and transit as well as the car and it will be shaped by physically defined and accessible open spaces. A list of uses is provided in Section C.1 below.

2. Conceptual Site Plan

A proposed *Illustrative/Conceptual Site Plan* is attached as **Exhibit 12**. The plan reflects a series of urban blocks and open spaces connected by a multi-modal street grid system and trail network.

C. LIST OF USES

<p>C.1 Permitted Uses</p>	<ul style="list-style-type: none"> • This PUD permits a mixed-use development that includes the phased development of new buildings and uses and the maintenance of existing buildings pending their replacement. The Permitted Uses listed below are substantially like (but partially narrowed and modified from) the C-2 uses that were approved with the C-2 H-R Zoning and may be provided on any lot or parcel within this PUD. • A request for an interpretation of analogous use for uses not specifically listed may be submitted to the City’s Zoning Administrator by the applicable property owner or the authorized representative of such owner. The Zoning Administrator may administratively approve a use analogous to those listed in the Uses Table. • Adjusters, Insurance • Adult Day Care Home and Center • Antique Shop • Antiques, Wholesale • Architects’ Supplies • Army and Navy Goods, Retail Sales, New • Art Gallery, Commercial Sales • Artificial Limbs, Braces, Sales • Artist’s Materials and Supplies, Wholesale • Artist Supplies, Retail • Assayers (See “Laboratory”) • Assembly Halls, Auditoriums and Banquet Halls, subject to the following conditions: <ul style="list-style-type: none"> ○ Any assembly hall or banquet hall greater than 50,000 sq. ft. in gross floor area shall be permitted only upon securing a use permit pursuant to Section 307. ○ Outdoor uses less than 150’ from a single-family residential lot shall be permitted only upon securing a use permit pursuant to Section 307. • Auctioneers’ Auditorium, for Antiques, Fine Arts and Furniture • Auctioneer’s Office (only) • Automobile Parts and Supplies, New Retail and Wholesale • Auto Seat Covers and Trim Shop • Automated Collection Center, subject to the following limitations: <ul style="list-style-type: none"> ○ The use shall not be located closer than 75 ft to a residential zoning district. ○ No processing may occur. ○ The use shall be incorporated into a closed building. • Automobile Parts and Supplies, Retail • Automobile Rental excluding household moving centers, subject to the following regulations: <ul style="list-style-type: none"> ○ No on-site maintenance/washing allowed. ○ Maximum of 15 rental cars at any one location.
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	<ul style="list-style-type: none"> • Automobile retail sales, rental for more than 15 cars and leasing. The following special provisions shall be complied with: <ul style="list-style-type: none"> ○ The area used for parking, display, storage, or circulation shall be dust-free. ○ Any artificial light used for such lot or area shall be so arranged as to reflect light away from the adjoining premises, lot and/or streets and shall be so located as not to be a nuisance to adjacent property and streets. • Awnings, Custom Fabrication and Sales • Baby Shops • Bakers and Baked Goods, Manufacturing Wholesale and Storage • Bakers and Baked Goods, Retail Sales • Banks and Trust Companies • Bank Vault Storage • Barbers • Barbers' Supplies, Retail and Wholesale • Bathroom Accessories, Display and Retail Sales Only • Baths, Public • Beauty Shop <ul style="list-style-type: none"> ○ Massage Therapy, performed by a licensed massage therapist, is permitted as an accessory use. • Beauty Shop Equipment, Retail Sales • Beer, Ale and Wine Distributor, Wholesale & Storage (no bottling) • Beverages, Wholesale & Storage (no bottling) • Bicycles, New and Used, Retail Sales and Repairs • Bingo • Biomedical and Medical Research Office and/or Laboratory • Bird Sales, Retail • Blueprinting • Boarding House • Boats, Retail Sale • Bonding Companies • Bookbinders, Commercial • Booksellers and Rentals, except adult bookstores • Bowling Alleys • Braces, Orthopedic, Sales Retail • Brokerage House • Brushes, Retail Sales • Building and Loan Associations • Building Materials, Retail Sales Only • Burglar Alarm Equipment Sales and Service • Burglar Alarm Watching Service • Bus Terminal, subject to the following conditions and/or limitations: <ul style="list-style-type: none"> ○ Maintenance and fueling operations are prohibited. ○ All operations except passenger/cargo loading and unloading shall be conducted inside the building.
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	<ul style="list-style-type: none"> ○ Buses shall not park for more than 12 hours. ● Business Machines, Distribution and Retail Sales, Repair and Service, Storage and Wholesale ● Butcher Shops (no slaughtering) ● Butchers' Supplies, Retail and Wholesale ● Camera Shops ● Candy Shops, Retail ● Candy, Wholesale Distribution ● Canvas Goods Sales, Retail ● Carpet, Rug and Furniture Cleaners <ul style="list-style-type: none"> ○ All activity except loading and unloading restricted to a closed building. ○ All solvents, shampoos, detergents, and other agents shall be non-combustible and non-explosive, and shall require approval of the City Fire Marshall, and same shall not emit odors beyond the zoned lot boundaries. ○ Only hand portable machinery shall be permitted. ● Car Wash ● Caterers ● Charitable Institutions, Offices Only <ul style="list-style-type: none"> ○ Bingo may be operated as an accessory use on the premises of the institutions for no more than 2 days a week. ○ Bingo may be operated on the premises for more than 2 days a week with a use permit. ● Chemicals and Drugs, Storage and Distribution ● Christian Science Reading Rooms ● Cigarette Service ● Cigars Manufacturing, Custom Hand Rolled ● Cigars, Wholesale and Storage ● Cleaning and Dyeing Outlets <ul style="list-style-type: none"> ○ Stipulations: <ul style="list-style-type: none"> ▪ All activity except loading and unloading restricted to a closed building. ▪ All solvents and other agents shall be of coated solvent type and noncombustible and nonexplosive and shall require approval of the City Fire Marshal; and same shall not emit odors, smoke or noise beyond the lot boundaries. ▪ Only cleaning machines with self-contained power transmissions shall be permitted. The capacity of all machines within any one establishment shall not exceed a total of 300 lbs. per hour, according to the manufacturer's rating. ● Cleaning and Dyeing Plants ● Clothing, Retail Sales ● Clothing, Wholesale and Distribution ● Cocktail Lounge ● Coffee, Wholesale and Storage, No Roasting
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	<ul style="list-style-type: none"> • Coin Dealers • Coin Machines, Rental and Service • Collection Agencies • Community Garden. Accessory sales of products cultivated on site within 10 days of harvesting subject to approval of a use permit pursuant to Section 307. On-site operational conditions and improvements may be stipulated as a condition of use permit approval. • Community Residence Center • Compressed Natural Gas (CNG) Retail Sales, as an accessory use to automobile service stations, subject to the following limitations: <ul style="list-style-type: none"> ○ 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 100 ft. to a residential property line or 400 ft. 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 300 gallons water capacity; no more than 6 containers shall be included at a CNG facility. The containers shall be mounted horizontally. • Confectioneries, Retail Sales • Confectioners, Wholesale • Contractors Equipment and Supplies, Retail Sales • Contractor’s Offices • Contractors’ Office with Inside Storage of Materials Only • Conversion of apartment units to hotel or motel units • Conveyors, Retail Sales • Costume Rentals • Tennis club or other health or athletic club, provided, however, that this use shall not be construed to authorize a driving range, miniature golf course or similar use. “Tennis club” or other “health” or “athletic club” as used in this section shall mean facilities serving the specified purpose and which are restricted to the use of paying members and their guests. <ul style="list-style-type: none"> ○ Accessory uses are subject to the following requirements: <ul style="list-style-type: none"> ▪ Development review approval in accordance with Section
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	<p>507 of this ordinance.</p> <ul style="list-style-type: none"> ▪ Compliance with parking requirements set forth in Section 702 of this ordinance. ▪ No individual accessory use shall contain more than 2,000 sq. ft., except bars, restaurants, and meeting rooms. ▪ Bar facilities, restaurant facilities, and meeting room facilities shall not contain more than 4,000 sq. ft. per type of use. The sum of the floor areas of all accessory uses (except restaurants, bars, and meeting rooms) shall not exceed 25% of the total building floor area of the facility. <ul style="list-style-type: none"> • Crockery Sales, Retail • Curio Shops • Curios, Wholesale • Dairies, Retail Sales of Products • Delicatessens • Delivery Service Office • Delivery Station, local (2/3/2021 Informal Interpretation) • Dental Laboratories • Dental Supplies, Retail and Wholesale • Department Stores • Desks, Sales, Retail • Detective Agencies • Diaper Supply Service • Dog Park, public and private • Dolls, Repairing • Draperies, Manufacturing • Draperies, Sales • Drawing Materials, Retail Sales and Wholesale • Dressmakers, Custom • Driving Schools, Auto • Drugs, Retail Sales • Drugs, Wholesale Storage • Dry Cleaning Outlet, Not Plants • Dry Goods • Dry Goods, Wholesale and Storage • Electric Equipment, Retail Sales and Repair • Electric Light and Power Company Offices • Electrical Appliances, Retail Sales and Service • Employment Agencies, not including Day Labor Hiring and Transportation Centers • Engravers • Entertainment Bureaus • Exhibition Hall • Express Companies, Offices Only • Family Game Center • Farm Implements and Machinery, Retail Sales
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	<ul style="list-style-type: none"> ● Farmers Market, subject to the following conditions <ul style="list-style-type: none"> ○ Obtaining an administrative temporary use permit (ATUP) in accordance with the provisions of Section 708 if no food or beverage is dispensed from a vehicle. ○ Obtaining a use permit in accordance with the provisions of Section 307 if food or beverage is dispensed from a vehicle. ○ On-site operational conditions and improvements may be stipulated as a condition of an ATUP or use permit approval. ● Feed, Retail and Sales Office ● Finance Companies and Loan Offices ● Fire Protection Equipment and Supplies, Retail Sales and Service ● Fish Markets, Retail Sales ● Floor Coverings, Retail and Wholesale ● Florists, Retail Sales ● Florist, Wholesale ● Freight Traffic Service Offices ● Frozen Foods, Wholesale Storage and Distribution ● Furnaces, Display and Sales, Retail ● Furniture, Display and Sales, Retail ● Furniture, Repairing and Refinishing ● Furs, Custom Cleaning, Storage ● Furs, Retail Sales and Repairing ● Garage Equipment, Retail Sales ● Garage, Repair, Not Body and Fender Shops ● Garages, Public ● Gas Appliances, Retail Sales and Service ● Gas Companies' Offices ● Gas Regulating Equipment, Sales and Service ● Gas Stations with one closed automatic car wash bay subject to the following limitations: <ul style="list-style-type: none"> ○ Hours of operation are limited from 7:00 a.m. to 8:00 p.m. daily and doors to the bay shall be closed during non-operating hours. ● Gift Shops ● Glass Shops, Custom ● Golf and baseball driving ranges ● Groceries, Retail Sales ● Group Home, subject to a use permit ● Guns, Retail Sales and/or Repairs, subject to the following limitations: <ul style="list-style-type: none"> ○ Commercial loading of small arms ammunition for on-site retail sale shall be permitted as an accessory use upon compliance with the following conditions: <ul style="list-style-type: none"> ▪ A maximum of 5,000 cartridges loaded per day. ▪ Ammunition loading and component storage activity shall not occupy more than 200 sq. ft., or 10% of the gross building area, whichever is less. ○ Commercial loading of small arms ammunition for on-site retail sale
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	<p>in excess of the standards listed in subsection 1 above shall be permitted subject to the following limitations:</p> <ul style="list-style-type: none"> ▪ A maximum of 10,000 cartridges loaded per day. ▪ Ammunition loading and component storage activity shall not occupy more than 500 sq. ft., or 25% of the gross building area, whichever is less, and ▪ A use permit shall be obtained subject to the provisions of Section 307. <ul style="list-style-type: none"> ○ The quantities, arrangement, distance requirements for the storage of propellant powder, primers, and percussion caps shall be in accordance with the Fire Code. ○ A permit to load ammunition shall be obtained from the Fire Department. ○ In addition to applicable requirements listed in subsections a-d above, the loading of specialty or custom ammunition shall be subject to obtaining a use permit pursuant to the provisions of Section 307. <ul style="list-style-type: none"> ● Gymnasiums, Private or Commercial ● Hardware, Retail Sales (New) ● Hat Cleaners and Renovators ● Health Food Products, Retail Sales ● Heating and Ventilating Sales, Retail ● Hemstitching ● Historical society, historical museum, and research library, not for profit, except that incidental sale of printed material may be permitted. ● Hobby Goods Stores ● Hospice ● Hospital. The following shall be permitted as an accessory use to a hospital: <ul style="list-style-type: none"> ○ Recreational vehicle parking. Recreational vehicle parking stalls shall be located no less than 60 ft. from the hospital perimeter boundary, and be delineated on a site plan. Recreational vehicle parking areas are subject to an approved parking plan for new facilities, or an amended parking plan for existing facilities. ○ Helistop, subject to the following regulations and conditions: <ul style="list-style-type: none"> ▪ The hospital shall be licensed by the State of Arizona either as a “general hospital” or as a “specialty hospital – children’s,” and for a minimum of 50 beds. ▪ A letter from the Phoenix Aviation Department that articulates concurrence that the following items have been addressed: <ul style="list-style-type: none"> ● Compliance with the Federal Aviation Administration Advisory Circular No. 150/5390-2C “Helistop and Heliport Design,” or subsequent revisions to this advisory circular. ● Submission of the “Notice of Landing Area Proposal” Federal Aviation Form 7480-1 and a letter of determination with no objection from the FAA.
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	<ul style="list-style-type: none"> ▪ A helicopter sitting on the touchdown pad of a helistop or heliport shall emit a maximum noise level of no greater than 90 dB(A) at the boundaries of the lot or parcel containing the nearest residential use. Noise will be measured with an IEC or ANSI S1.4-1971 Type 1 sound level meter with A-weighted impulse response. • Hospital Service Organizations • Hotel Equipment, Supplies and Retail Sales • Hotel or Motel • House Furnishings, Retail Sales • Ice, Package, Sales • Ice Cream Shops • Imported Goods, Retail Sales • Indexing Systems and Supplies, Retail Sales • Indian Goods, Retail Sales • Interior Decorators, Display, Retail Sales and Fabrication, Custom • Janitors' Supplies, Storage and Warehouse • Jewelers, Manufacturing • Jewelers, Retail Sales and Repairs, Gem Stone Repair and Cutting • Jewelers, Wholesale • Kiddieland • Labor Unions, Offices • Laboratories, Clinical and Dental • Laboratories, Testing and Research • Laundries • Laundries, Collecting Shops • Laundries, Self-Help, Hand • Landry Equipment and Supplies • Lawn Furniture, New, Sales • Lawn Furniture, Retail Sales • Leather Goods: Repairing, Sales, Custom or Handicraft Manufacturing • Libraries, Private, Rental • Linen Supply Laundry Service • Linens, Retail Sales • Linoleum Sales, Retail • Lithographers • Liquor, Package Retail Sales, subject to the following conditions or limitations: <ul style="list-style-type: none"> ○ Package liquor sales as a primary use or as an accessory use to a convenience market shall require a use permit in accordance with the standards and procedures of Section 307 if the lot or parcel on which the use is conducted is less than 300 ft 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
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	<p>adjacent neighborhoods but shall not address issues which are the purview of the AZ Dept of Liquor Licenses and Control, such as the number of liquor licenses in the area. Package liquor sales as an accessory use to other uses shall not require a use permit.</p> <ul style="list-style-type: none"> ○ Drive-through windows for sale of alcohol shall be located at least 300 ft. from a residential district, including undeveloped or residentially developed R-5 property, and shall have primary access to a major arterial or arterial street. ○ Retail sales of liquor as an accessory use shall be subject to the following conditions: <ul style="list-style-type: none"> ▪ Selling and display space for alcoholic beverages shall be limited to a maximum of 20% of total selling space. ▪ All displays of alcoholic beverages shall be located a minimum of 5 ft from the entrance to the primary use. <ul style="list-style-type: none"> ● Liquor, Storage and Wholesale ● Lockers, Food Storage ● Locksmiths' Repair Shops ● Lunch Rooms ● Machinery Dealers, Retail Sales and Showrooms ● Machinery Rental ● Magazines, Retail Sales, except adult bookstores ● Market, Stock and Bond ● Massage establishments as a primary use ● Medical Supplies, Retail Sales and Rentals ● Merchandise Brokers Office and Display ● Messenger Service ● Milk Distributing Stations, Retail ● Milliners, Custom and Retail Sales ● Milliners, Wholesale and Manufacturing ● Millinery and Artificial Flower Making ● Milling Equipment, Showrooms, Retail Sales ● Mimeographing and Multigraphing, Commercial ● Mineral Water Distillation and Bottling ● Miniature Golf ● Mirrors, Resilvering; Custom Work ● Monuments, Retail Sales and Display ● Mortuary ● Motion Picture Equipment, Retail Sales and Display ● Motion Picture Theatres ● Motor Freight Co., Offices Only ● Motorcycles, Repairing and Sales ● Multi-Family ● Musical Instruments, equipment and related products, including but not limited to sound systems, retail sales, and used sales, rentals, and repairs as accessory uses. ● Musical Instruments, Repairing and Retail Sales
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	<ul style="list-style-type: none"> • Music Studios • Needlework • News Dealers • News Service • Newspaper Advertising Sales Office • Newspaper Distribution Center with management offices, subject to the following limitation: <ul style="list-style-type: none"> ○ A use permit shall be obtained in accordance with the standards and procedures of Section 307. • Newspaper Printing • Non-charted Financial Institutions, subject to the following limitations: <ul style="list-style-type: none"> ○ Shall not be located within 1,320 ft. of the same type of use or an auto title loan establishment. This distance shall be measured from the exterior walls of the buildings or portions thereof in which the businesses are conducted or proposed to be conducted. ○ Shall not be located within 500 ft of a residential use. This distance shall be measured from the exterior walls of the building or portion thereof in which the business is conducted or proposed to be conducted to the parcel boundary of the residential use. • Nonprofit marijuana dispensary facility, subject to the following conditions and limitations; failure to comply with the below regulations and requirements is subject to revocation per Section 307. <ul style="list-style-type: none"> ○ A use permit shall be obtained in accordance with standards and procedures of Section 307 and the following: <ul style="list-style-type: none"> ▪ Shall be reviewed every 365 calendar days. ▪ Provide name(s) and location(s) of the off-site cultivation location. ▪ Include a copy of the operating procedures adopted in compliance with Section 36-2804(B)(1)(c), Arizona Revised Statutes. ▪ A survey sealed by a registrant of the State of Arizona shall be submitted to show compliance with the distance requirements listed below. ○ Cultivation of marijuana is prohibited. ○ Shall be located in a closed building and may not be located in a trailer, cargo container, motor vehicle or similar structure or motorized or non-motorized vehicle. ○ Shall not exceed 5,000 sq. ft. of net floor area dedicated exclusively to the nonprofit marijuana dispensary; this shall include all storage areas, retail space and offices for the nonprofit medical marijuana dispensary. ○ Shall not be located within 5,280 ft. of the same type of use or a marijuana cultivation or infusion facility. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed to be conducted to the nearest exterior wall or portion thereof of another marijuana dispensary, cultivation, or infusion facility.
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	<ul style="list-style-type: none"> ○ Shall not be located within 500 ft. of the following residentially zoned districts: S-1, S-2, RE-43, RE-35, R1-18, R1-14, R1-10, R1-8, R1-6, R-2, R-3, R3-A, R-4, R-4A, R-5, and PAD-1 through PAD-15. This distance shall be measured from the exterior walls of the building or portion thereof in which the dispensary business is conducted or proposed to be conducted to the zoning boundary line of the residentially zoned district. ○ Shall not be located within 1,320 ft. of a preschool, kindergarten, elementary, secondary or high school, public park, public community center, dependent care facility, homeless shelter, or youth community center. This distance shall be measured from the exterior walls of the building or portion thereof in which the dispensary business is conducted or proposed to be conducted to the property line of the protected use. ○ Shall not be located within 1,320 ft. of a place of worship. This distance shall be measured from the exterior walls of the building or portion thereof in which the dispensary business is conducted or proposed to be conducted to the property line of the place of worship. ○ Shall have operating hours not earlier than 8:00 a.m. and not later than 10:00 p.m. ○ Drive-through services are prohibited. ○ There shall be no emission of dust, fumes, vapors or odors into the environment from the premises. <ul style="list-style-type: none"> ● Notions, Retail Sales ● Novelties, Retail Sales ● Novelties, Wholesale ● Nursery School ● Nursing Home ● Nut Shop ● Office Furniture Equipment and Supplies, Retail Sales and Showroom ● Office Service; Stenographic Service, Letter Preparation, Addressing and Mailing, Duplicating, Multigraphing, Machine Tabulation, Research and Statistical ● Offices¹ ● In conjunction with office complexes with a gross leasable area of 50,000 sq. ft or more, a conference and reception center and health/recreation facilities may be established, provided the following requirements are met: <ul style="list-style-type: none"> ○ Access to the site is to be an arterial or collector street as defined on the street classification map. ○ Sales of alcoholic beverages permitted as an accessory use to a conference and reception center upon compliance with the following conditions: <ul style="list-style-type: none"> ▪ The securing of a use permit from the Zoning Administrator or Board of Adjustment. ▪ Approval by the Zoning Administrator or the Board of Adjustment of a specific floor plan for the area in which
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	<p>alcohol is to be served.</p> <ul style="list-style-type: none"> ▪ All alcoholic beverages shall be sold only for consumption on the premises. <ul style="list-style-type: none"> ○ Outdoor dining permitted as an accessory use to a conference and reception center upon compliance with the following conditions: <ul style="list-style-type: none"> ▪ The securing of a use permit from the Zoning Administrator or Board of Adjustment. ▪ Approval of the Zoning Administrator Board of Adjustment of a plan indicating the area for outdoor dining. ▪ All alcoholic beverages shall be sold only to patrons seated at tables and only for consumption on the premises. No outdoor bars, patron dancing, or live entertainment shall be permitted. ○ The conference and reception center may not exceed 20% of the total gross leasable area of the office complex. ○ A health/recreation facility, which is limited to employees within the office complex, may not exceed 10% of the total gross leasable area of the office complex. <ul style="list-style-type: none"> • Oil Burners, Retail Sales and Repairs • Optical Goods, Manufacturing and Sales • Orthopedic Appliances, Manufacturing and Sales • Outdoor dining and outdoor alcohol shall be permitted as accessory uses in accordance with Section 623.D.157.c (outdoor dining and alcohol consumption) and f (outdoor food preparation and cooking) of the Zoning Ordinance; provided however, <ul style="list-style-type: none"> ○ A use permit shall be required for such outdoor uses that are located on a patio that is less than 150 feet from a single-family residential lot; and ○ For such outdoor uses that are located on a patio that is 150 feet or greater from a single-family residential lot, a use permit shall not be required; however, the outdoor use(s) shall be subject to the following conditions: <ul style="list-style-type: none"> ▪ The employees must have a clear view of the area in order to supervise the activities and/or be present while patrons utilize the outdoor area. ▪ The area shall be sufficiently illuminated and contained to discourage any unlawful activity. The precinct commander, or his designee, may approve lighting, containment area, and security personnel at their discretion. ▪ “No trespassing” signs must be posted and an authority to arrest trespassers form be signed to deter loitering/unwanted guests inside and surrounding the establishment. ○ Music and/or entertainment in outdoor areas shall be subject to the conditions and limitations provided in Section 623.D.157.a.(1-3) of the Zoning Ordinance. • Outdoor barbecue and cookout areas, which may include outdoor food
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preparation and dining, service of alcoholic beverages, and outdoor entertainment, subject to the following conditions:

- Accessory uses may include the following and similar uses: patron dancing and performing arts; and outdoor shows and exhibits.
- Parking areas and driveways shall be dustproofed in a manner acceptable to the City Zoning Administrator.
- Outdoor lights and parking areas shall be hooded and arranged to reflect light away from adjacent streets or property.
- Noise levels at the perimeter of the special permit area shall not exceed 55 dB(A). No music shall be played after 12:00 a.m.
- There shall be no permanent structures other than restrooms, sound enclosures, concrete pads at eating areas and ramadas.
- The site shall have access only to a major arterial, arterial, collector or minor collector street, as indicated on the street classification map of the City of Phoenix.
- Outdoor sales of food items shall be permitted as an accessory use to retail grocery sales as follows, with no more than one entity selling such items permitted at any one time:
 - Outdoor chili roasting, subject to obtaining use permit under Section 307 and the following limitations:
 - All roasted chilies sold must be consumed off site.
 - Sales must be conducted by employees of the retail grocery store.
 - Sales area must be located within 20 ft. of the front door and not in the parking lot, or as approved by the Zoning Administrator.
 - Sales limited to the hours of 12:00 noon to 8:00 p.m. each day.
 - Payment for product must occur indoors.
 - Employees preparing the food product shall have a food safety permit.
 - Equipment used for food preparation shall be immobile during operation. Plans for the use of equipment that is fueled by gasoline, propane, or similar form of fuel must be approved by the Fire Dept.
 - The preparation of food items outdoors, other than roasted chilies, subject to the following limitations:
 - All food products sold must be consumed off site.
 - Sales must be conducted by employees of the retail grocery store.
 - Sales area must be located within 20 ft of the front door and not in the parking lot, or as approved by the Zoning Administrator.
 - Sales limited to the hours of 12:00 noon to 8:00 p.m. each day.
 - Payment for product must occur indoors.
 - Employees preparing the food product shall have a food safety permit.

	<ul style="list-style-type: none"> <ul style="list-style-type: none"> <ul style="list-style-type: none"> ▪ Equipment used for food preparation shall be immobile during operation. Plans for the use of equipment that is fueled by gasoline, propane, or similar form of fuel must be approved by the Fire Dept. ○ The sale of packaged food items that are not prepared on site shall be permitted, subject to the following limitations: <ul style="list-style-type: none"> ▪ Sales shall be limited to nonprofit organizations or other recognized community entities raising funds for non-personal purposes. No sales by individuals or for personal gain shall be permitted. ▪ Sales limited to the hours of 8:00 a.m. to 10:00 p.m. each day. ▪ Sales areas shall be limited to the private walkway areas adjacent to the building and not in the parking lot. ▪ Sales must be conducted with written permission of grocery store owner or his duly designated representative ○ No direct light, sound, smoke, or odor caused by any food processed or sold on site shall be broadcast beyond the property boundaries. The outdoor sales operation shall not be visible from any adjacent residential area. • Outside Retail Food Sales as an accessory use to a general retailer with a minimum of 100,000 sq. ft. of gross business area, including outside garden centers, subject to the following limitation: <ul style="list-style-type: none"> ○ A use permit shall be obtained in accordance with the standards and procedures of Section 307. • Paint and Varnish, Retail Sales • Painters' Equipment and Supplies Shops, Wholesale and Storage • Painting Equipment and Supplies, Retail Sales • Parking Lot, Commercial, Subject to Provisions of Section 702 • Parking Lots, Customer (Section 702) • Parking Structure • Pawn Shop. Subject to the following limitations: <ul style="list-style-type: none"> ○ A use permit shall be obtained subject to the standards and procedures of Section 307. ○ The exterior walls of the building in which the use is located shall be at least 500 ft. from a residential district. • Pet Day Care Facility, Indoor Only, subject to the following limitations: <ul style="list-style-type: none"> ○ Operation shall be limited to the hours between 6:00 a.m. and 10:00 p.m. ○ The average noise level, measured at the property line shall not exceed 55 dB (one LDN) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency. • Pet Day Care Facility, With Outdoor Accessory Uses, subject to the following limitations: <ul style="list-style-type: none"> ○ A use permit shall be obtained in accordance with the standards and procedures of Section 307.
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	<ul style="list-style-type: none"> ○ Shall be constructed so that direct unaccompanied access by animals to outside areas of the building is not allowed. ○ Animals must be accompanied by a facility employee or pet owner at all times when outside the building. All walks and exercise periods must take place on facility grounds. ○ When located adjacent to a residential district, every building and every outdoor animal exercise run shall be set back at least 100 ft. from any lot line abutting such residential district. ○ A solid masonry wall or fence 7 ft. in height shall be constructed along the perimeter of all outdoor runs unless otherwise restricted in this Ordinance. ○ Solid waste shall be removed from outdoor exercise areas every 5 hrs at a minimum during time periods when these areas are in use. ○ The average noise level, measured at the property line, shall not exceed 55 dB (one LDN) when measured on an “A weighted” sound level meter and according to the procedures of the Environmental Protection Agency. ○ Operation shall be limited to the hours between 6:00 a.m. and 10:00 p.m. ○ Some review period of the use permit may be established should a neighborhood protest occur at the use permit hearing. ● Pet Care Facility, subject to the following limitations: <ul style="list-style-type: none"> ○ A use permit shall be obtained in accordance with the standards and procedures of Section 307. ○ Shall be constructed so that direct unaccompanied access by animals to outside areas of the buildings is not allowed. ○ Animals must be accompanied by a facility employee or pet owner at all times when outside the building. All walks and exercise periods must take place on facility grounds. ○ When located adjacent to a residential district, every building and every outdoor animal exercise run shall be set back at least 100 ft. from any lot line abutting such residential district. ○ A solid masonry wall or fence 7 ft. in height shall be constructed along the perimeter of all outdoor runs unless otherwise restricted in this Ordinance. ○ Solid waste shall be removed from outdoor exercise areas every 5 hrs at a minimum during time periods when these areas are in use. ○ The average noise level, measured at the property line, shall not exceed 55 dB (one LDN) when measured on an “A weighted” sound level meter and according to the procedures of the Environmental Protection Agency. ● Pet Grooming ● Pet Shops, Retail Sales Only ● Pharmacy ● Philatelist (Stamps) ● Phonograph Records, Sales, Retail ● Photographers, Commercial Studios
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	<ul style="list-style-type: none"> • Photographic Developing and Printing • Photographic Equipment and Supplies, Retail Sales • Photo-Engraving Company • Physical Therapy Equipment, Retail and Wholesale • Picture Framing, Custom • Pipe Line Companies, Offices Only • Plant Nurseries (permitted as an outdoor use subject to a use permit) • Plastic and Plastic Products, Retail and Wholesale • Playground Equipment Sales • Plumbing Fixtures and Supplies, Display and Retail Sales • Pool and Billiard Halls • Poster Illustration, Studio • Pottery, Retail Sales • Pottery and Ceramics, Wholesale • Precision Instruments, Custom Repair • Printers • Private clubs, lodges and community organizations qualifying by law as a nonprofit entity which may conduct activities open to the public and may have their facilities available to the public for functions not involving members, with access from an arterial or collector street as designated on the Street Classification Map, subject to the following conditions or limitations: <ul style="list-style-type: none"> ○ Music or entertainment shall be permitted subject to the following regulations: <ul style="list-style-type: none"> ▪ The stage or performance area shall be a maximum of 80 sq. ft. unless a use permit is obtained pursuant to Section 307. ▪ The noise level, measured at any point on the received property, shall not exceed 55 dBa unless a use permit is obtained. An occurrence where the sound level increases up to 60 dBa for five continuous seconds or less shall not be deemed a violation of this section as long as there are no more than five occurrences within an hour-long interval. ▪ Nothing in this section shall be construed to include an adult use. ○ Patron dancing shall be permitted only upon securing a use permit pursuant to Section 307. ○ Outdoor recreation uses, outdoor dining, and outdoor alcoholic beverage consumption shall be permitted as accessory uses only upon securing a use permit, if within 500 ft. of a residential district zoning line. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed use is to be conducted closest to the residential district zoning line. ○ Any bar or cocktail lounge which exceeds 5,000 sq. ft in gross floor area and is located on a lot or parcel within 300 ft of a residential district shall be permitted only upon securing a use permit. This distance shall be measured from the exterior wall of the building or
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	<p>portion thereof in which the business is conducted or proposed use is to be conducted closest to the residential district zoning line.</p> <ul style="list-style-type: none"> ○ Outdoor food preparation and cooking shall be permitted as an accessory use subject to the following conditions: <ul style="list-style-type: none"> ▪ Securing a use permit pursuant to Section 307. ▪ The regularly used cooking area inside the establishment shall be of equal or greater size than the outdoor cooking area. ▪ The outdoor cooking area shall be located within 50 ft. of a building entrance from where the restaurant is operated. This distance shall be measured from the appliance in the outdoor cooking area closest to the building entrance from where the restaurant is operated. ▪ The outdoor cooking area shall be set back a minimum of 300 ft. from a residential district. The distance shall be measured from the appliance in the outdoor cooking area closest to the residential district zoning line. ● Propane Retail Sales permitted as an accessory use to service stations ● Propane Retail Sales as an outside accessory use to a retail facility ● Public Storage Garages ● Public Utility Service Yards subject to the following conditions: <ul style="list-style-type: none"> ○ Securing a use permit. ○ All outside storage or uses shall be enclosed by a minimum 6 ft. screen fence. <ul style="list-style-type: none"> ▪ Said fence shall be masonry construction when adjoining a residence district. ▪ A 10 ft. wide landscaped area outside of the wall, with screen plantings maintained to a height of 10 ft. shall be provided when adjoining a residence district. ○ No lighting standards over 6 ft. high shall be located within 25 ft. of a residence district. ● Publicity Service ● Publishers' Offices ● Pumps, Retail Sales and Display ● Radio and Television, Retail Sales and Service ● Radio Repair Shop ● Radio and Television Broadcasting Stations ● Radio and Television Studios ● Railroad Agents ● Range and Stoves, Retail Sales and Service ● Reducing Salons ● Refrigeration Equipment, Repairs and Sales ● Refrigerators, Retail Sales and Service ● Religious retreat facility ● Restaurants, Bars and Cocktail Lounges, subject to the following conditions or limitations: <ul style="list-style-type: none"> ○ Music or entertainment shall be permitted subject to the following
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regulations:

- The stage or performance area shall be a maximum of 80 sq. ft. unless a use permit is obtained.
 - The noise level, measured at any point on the received property, shall not exceed 55 dBa unless a use permit is obtained. An occurrence where the sound level increases up to 60 dBa for five continuous seconds or less shall not be deemed a violation of this section as long as there are no more than five occurrences within an hour long interval.
 - Nothing in this section shall be construed to include an adult use.
- Patron dancing shall be permitted only upon securing a use permit.
 - Outdoor recreation uses, outdoor dining, and outdoor alcoholic beverage consumption shall be permitted as accessory uses only upon securing a use permit, if within 500 ft. of a residential district zoning line. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed use is to be conducted closest to the residential district zoning line.
 - Drive-through facilities as an accessory use to a restaurant, subject to the following conditions:
 - Access to the site is to be from an arterial or collector street as defined on the street classification map.
 - Securing a use permit if the queuing lane for the drive-through facility is less than 300 ft. from a residential district zoning line. This distance shall be measured from the point of the queuing lane closest to the residential district zoning line.
 - Any bar or cocktail lounge which exceeds 5,000 sq. ft. in gross floor area and is located on a lot or parcel within 300 ft. of a residential district shall be permitted only upon securing a use permit. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed use is to be conducted closest to the residential district zoning line.
 - Outdoor food preparation and cooking shall be permitted as an accessory use subject to the following conditions:
 - Securing a use permit.
 - The regularly used cooking area inside the establishment shall be of equal or greater size than the outdoor cooking area.
 - The outdoor cooking area shall be located within 50 ft. of a building entrance from where the restaurant is operated. This distance shall be measured from the appliance in the outdoor cooking area closest to the building entrance from where the restaurant is operated.
 - The outdoor cooking area shall be set back a minimum of 300 ft. from a residential district. This distance shall be measured from the appliance in the outdoor cooking area

closest to the residential district zoning line.

- Restaurants, subject to the following conditions or limitations:
 - Sales of alcoholic beverages shall only be permitted upon securing a use permit which shall include approval of a specific floor plan for the restaurant facility, detailing areas where alcohol may be served.
 - Music or entertainment shall be permitted subject to the following regulations:
 - The stage or performance area shall be a maximum of 80 sq. ft unless a use permit is obtained.
 - The noise level, measured at any point on the received property, shall not exceed 55 dBA unless a use permit is obtained. An occurrence where the sound level increases up to 60 dBA for five continuous seconds or less shall not be deemed a violation of this section as long as there are no more than five occurrences within an hour long interval.
 - Nothing in this section shall be construed to include an adult use.
 - Patron dancing shall be permitted only upon securing a use permit.
 - Outdoor dining, outdoor recreation uses, and outdoor alcoholic beverage consumption shall be permitted as accessory uses only upon securing a use permit.
 - Drive-through facilities as an accessory use to a restaurant, subject to the following conditions:
 - Access to the site is to be from an arterial or collector street as defined on the street classification map.
 - Securing a use permit if the queuing lane for the drive-through facility is less than 300 ft. from a residential district zoning line. This distance shall be measured from the point of the queuing lane closest to the residential district zoning line.
 - Outdoor food preparation and cooking shall be permitted as an accessory use subject to the following conditions:
 - Securing a use permit.
 - The regularly used cooking area inside the establishment shall be of equal or greater size than the outdoor cooking area.
 - The outdoor cooking area shall be located within 50 ft of a building entrance from where the restaurant is operated. This distance shall be measured from the appliance in the outdoor cooking area closest to the building entrance from where the restaurant is operated.
 - The outdoor cooking area shall be set back a minimum of 300 ft. from a residential district. This distance shall be measured from the appliance in the outdoor cooking area closest to the residential district zoning line.
- Restaurant Equipment, Supplies and Retail Sales
- Riding Equipment Sales
- Road Building Equipment, Retail Sales

	<ul style="list-style-type: none"> • Rooftop Gardens • Rug Cleaning • Rug Sales • Saddlery Shops, Custom, Handmade • Safes, Repairing and Sales • Salvation Army welfare activities in the C-2, C-3, and RSC districts. • Saw Sharpening Shop • Schools: Barber, Beauty, Business, Dancing, Data Processing, Insurance, Martial Arts, Modeling, Real Estate and Stenographic • School Equipment and Supplies Wholesale • School for Mentally or Physically Handicapped • Second Hand/Used Merchandise, Sales • Self-Service Laundry • Self-service storage warehouse subject to the following regulations: <ul style="list-style-type: none"> ○ All storage shall be within a closed building except that within the grounds of a self-service storage warehouse where trailers and motor vehicles may be placed in outdoor storage areas which are separate from view from adjacent streets and property by walls, fences, or landscaping.. ○ No auctions, sales, service or repair activities shall be conducted on the premises. ○ There shall be no storage [or] use of hazardous or dangerous materials on the premises. ○ The premises shall abut or have direct access to an arterial street or collector street, as designated on the street classification map. ○ Screening the perimeter of the premises of a self-service storage warehouse may be required. All parts of the perimeter which are adjacent to a residential zone shall be screened by a fence or wall with a landscaped area at least 10' wide, additional setback and the reorientation of buildings may be required to ensure compatibility with surrounding properties. ○ Motor vehicles, boats, recreations vehicles, and trailers may be stored within an enclosed building or within an outdoor storage area as provided in above No. 1. ○ Storage buildings shall not exceed three stories or 30 feet in height ○ Storage buildings shall be limited to an 80,000-square foot footprint, and not to exceed a 200,000-square foot floor area • Service Station Equipment, Wholesale • Service Stations, Automobile <ul style="list-style-type: none"> ○ Propane Retail Sales permitted as an accessory use. • Sewing Machines, Commercial and Industrial Type, Retail Sales and Repairing • Sewing Machines, Household Sales and Service • Shoe Repairing • Shoe Repairing Equipment and Supplies, Wholesale • Sightseeing Tours, Garages and Depot • Sign Painters' Shops, Not Neon Sign Fabrication • Single-family Detached
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	<ul style="list-style-type: none"> • Skating Rinks, Indoor • Slip Covers, Custom Manufacturing • Soaps, Wholesale and Storage • Soda Fountain Supplies, Retail and Wholesale • Sound Systems and Equipment Sales • Sound Systems, Rentals and Repairs • Special School or Training Institution not offering curriculum of general instruction comparable to public schools • Spices, Wholesale and Storage • Sporting Goods, Retail Sales • Sporting Goods, Wholesale <ul style="list-style-type: none"> ○ The sale of gunpowder and primers in excess of permitted retail quantities as regulated by the Fire Code shall be subject to the following conditions: <ul style="list-style-type: none"> ▪ Wholesale sales revenue shall constitute a minimum of 75% of sales revenue on the premises. ▪ The quantities, arrangement, and distance of such storage shall be in accordance with the Fire Code. • Stamp Dealers • Stationers, Retail Sales • Steam Baths • Surgical Supplies, Retail Sales • Surgical Supplies, Wholesale • Surplus Stores • Swimming Pool, Commercial, Outdoor • Tailors, Custom • Tanning Salon <ul style="list-style-type: none"> ○ Massage therapy, performed by a licensed massage therapist, is permitted as an accessory use. • Tapestries • Tattoo Shops, subject to securing a use permit pursuant to Section 307. • Taxicab Garages • Taxidermists • Tea Room • Teaching of Fine Arts • Telegraph Companies, Facilities and Offices • Telephone Companies, Facilities and Offices • Temporary Environmental Remediation Facilities subject to a use permit if within 300 ft. of residential zoning districts. Screening will be required and cannot be chain link or chain link with slats. • Tents and Awnings, Retail Sales • Theaters • Theatrical Agencies • Tire Repairing Equipment and Supplies • Tobacco Oriented Retailers, subject to the following limitations: <ul style="list-style-type: none"> ○ Shall not be located within 500 ft. of the same type use. This distance
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	<p>shall be measured from the property line of the parcel in which the use is conducted to the nearest property line of the parcel of the same type of use.</p> <ul style="list-style-type: none"> ○ Shall not be located within 1,320 ft. of a public, private, or charter school providing primary or secondary education, a park or playground, dependent care facility, homeless shelter, youth community center, recreation center, or place of worship. This distance shall be measured from the property line of the parcel in which the use is conducted to the nearest property line of the protected use. <ul style="list-style-type: none"> ● Tobacco, Wholesale and Storage ● Tombstones, Sales and Display ● Tools, Wholesale and Distribution ● Tortillas, Manufacturing Wholesale ● Towels, Supply Service ● Toys, Retail Sales ● Tractors, Retail Sales, Display ● Travel Bureau ● Travel trailer, camper, and/or mobile home sales to include but not limited to the following: <ul style="list-style-type: none"> ○ Body repair and painting done on the lot shall be confined to a closed building. ○ The area used for parking, display, storage, or circulation shall be dust-free. ○ Lots shall be properly enclosed with a wall, fence, hedge, plantings, or combinations thereof having a minimum height of 10" above the grade at which the cars are to be displayed unless a hedge, planting or combinations thereof are approved in lieu of the 10" wall and/or the lot is depressed below the elevation of adjacent lots in which case appropriate landscaping may be approved. ○ Any artificial light used for such lot or area shall be so arranged as to reflect light away from the adjoining premises, lot and/or streets and shall be so located as not to be a nuisance to adjacent property and streets ● Upholsterers, Custom, Retail Sales and Supplies ● Vacuum Cleaners, Retail Sales ● Variety Stores, Retail ● Venetian Blinds, Custom Manufacturing and Cleaning ● Veterinarians' Supplies, Retail and Wholesale ● Veterinary Hospitals subject to the following conditions: <ul style="list-style-type: none"> ○ They shall be no closer than 100 ft. to any residential district or to any residence, hotel, motel or restaurant in any district and shall have adequate controls to prevent offensive noise and odor. ● Veterinary offices subject to the following conditions: <ul style="list-style-type: none"> ○ They shall be so construed and operated as to prevent objectionable noise and odor outside the walls of the office. ○ Keeping or boarding of animals shall not occupy more than 25% of
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	<p>the gross floor of the office.</p> <ul style="list-style-type: none"> ▪ There shall be no outdoor kennels or runs. ▪ There shall be no direct outside exit from any room containing kennels. <ul style="list-style-type: none"> • Veterinary Offices, Indoors, subject to the following stipulations: <ul style="list-style-type: none"> ○ They shall be so constructed and operated as to prevent objectionable noise and odor outside the walls of the office. ○ Keeping or boarding of animals shall not occupy more than 25% of the gross floor area of the office. <ul style="list-style-type: none"> ▪ There shall be no outdoor kennels or runs. ▪ There shall be no direct outside exit from any room containing kennels. • Veterinary Offices, with Outdoor accessory uses, subject to the following limitations: <ul style="list-style-type: none"> ○ A use permit shall be obtained in accordance with the standards and procedures of Section 307. ○ Shall be constructed so that direct unaccompanied access by animals to outside areas of the building is not allowed. ○ Animals must be accompanied by a facility employee or pet owner at all times when outside the building. All walks and exercise periods must take place on facility grounds. ○ When located adjacent to a residential district, every building and every outdoor animal exercise run shall be set back at least 100 ft. from any lot line abutting such residential district. ○ A solid masonry wall or fence 7 ft. in height shall be constructed along the perimeter of all outdoor runs unless otherwise restricted in this section. ○ Solid waste shall be removed from outdoor exercise areas every five hours at a minimum during time periods when these areas are in use. ○ The average noise level, measured at the property line, shall not exceed 55 dB (one LDN) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency. ○ Operation shall be limited to the hours between 6:00 a.m. and 10:00 p.m. ○ Some review period of the use permit may be established should a neighborhood protest occur at the use permit hearing. <ul style="list-style-type: none"> • Wall Paper, Sales, and Display • Washing Machines, Retail Sales and Display, Custom Repairing • Watches, Sales and Repairing • Water or Mineral, Drinking or Curative, Bottling and Distribution • Water Softening Equipment, Service and Repairs • Window Cleaners' Service • Weaving, Handicraft, Custom • Window Display Installations, Studio and Shops • Window Glass Installation Shops • Wines, Storage and Wholesale
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	<ul style="list-style-type: none"> • Wireless Communication Facility² • Zoological or botanical garden
C.2 Temporary Uses	<ul style="list-style-type: none"> • All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance; provided however, no Administrative Use Permit or Temporary Use Permit shall be required for any temporary use to be located a minimum of 150 feet from the nearest single-family zoning district. In addition to the list of temporary uses provided in Section 708, the following uses shall be considered a temporary use under this PUD and this section: <ul style="list-style-type: none"> ○ Farmers Markets, including the sale and consumption of food or beverages ○ Food trucks
C.3 Accessory Uses	<ul style="list-style-type: none"> • Accessory uses shall be permitted as defined in Chapter 2, Section 202 of the Phoenix Zoning Ordinance. In addition, the following uses shall be permitted as accessory uses under this PUD and this section: <ul style="list-style-type: none"> ○ Gardens as an accessory use to garden-to-table restaurants
C.4 Prohibited Uses	<ul style="list-style-type: none"> • Adult bookstore, adult novelty store, adult theatre, adult live entertainment establishment, erotic dance, or performance studio. • Agriculture Implements, Distributions and Display, Retail Sales. • Ambulance Service Office. • Auto Title Loan Establishments. • Automobile body shops. • Automobile inventory storage lots, except when provided by dealerships which sell new or new and used vehicles. • Balls and Bearings, Retail Sales. • Blood banks and blood plasma centers as a primary use of a property in the PUD. • Bus line depots with repair and light maintenance, including washing facilities. • Cesspool Builders and Service, Offices Only.

¹ Including all types of offices permitted pursuant to Section 621 (“C-O”) of the Zoning Ordinance.

² The antenna, support structures, cabling and equipment shall be completely encased, hidden or screened so they cannot be seen from grade at the west, north, east or south perimeters of the Site. Concealed Wireless Communication Facilities within this commercial PUD shall not require a Use Permit. Such facilities shall be designed in accordance with the Design Guidelines for Concealed Wireless Communication Facilities as provided in Section 715.B.1.b (1-7) of the Zoning Ordinance.

D. DEVELOPMENT STANDARDS^{1,2}

The following regulatory standards and guidelines apply as indicated within the PV PUD:

1. Development Standards Table

DEVELOPMENT STANDARDS – OVERALL DEVELOPMENT	
Density	40 du/acre overall; no maximum density cap on any individual lot
Maximum Dwelling Units	3,200
Minimum lot/parcel size	1/2 acre; no minimum limitation on individual unit size of condominiums
Building Height ³ <ul style="list-style-type: none"> a. Inside of the Loop Road b. Outside of the Loop Road proximate to Paradise Village Parkway c. Outside of the Loop Road proximate to Tatum Boulevard and Cactus Road 	<p>120 feet Maximum</p> <p>85 feet Maximum</p> <p>30 feet Maximum</p>
Lot Coverage	Detached shade/solar canopies – maximum 15% of net PUD area (overall); all other structures – maximum 50% of net PUD area (overall); no maximum lot coverage cap on any individual lot; lot coverage will constitute the ground floor footprint of all buildings excluding garages and excluding roof overhangs, projections, and balconies.
On site areas for outdoor amenities, landscape and pedestrian-oriented hardscape	Minimum 10% of net area of the PUD. ⁴ No minimum required on any individual lot; Private outdoor amenity/open space provided within a multifamily, office, retail, or hospitality development(s) shall count toward the overall minimum 10% requirement.
Building Setbacks <ul style="list-style-type: none"> a. Adjacent to perimeter public streets (Tatum, Cactus and Paradise Village Parkway) b. Interior front, side and rear yards <p>*See Exhibit 14, Building Setbacks</p>	<p>Minimum 15 feet⁵</p> <p>Minimum 0 feet</p>
Landscape Setbacks <ul style="list-style-type: none"> a. Adjacent to perimeter public streets (Tatum Boulevard, Cactus 	Minimum 15 feet ⁶

Road and Paradise Village Parkway) b. Internal Property Lines *See Exhibit 18, Landscape Setbacks	0 feet Note: Parking may overhang 2½ feet into the Landscape Setbacks
LANDSCAPE PLANTING STANDARDS⁷	
Tatum Boulevard, Cactus Road and Paradise Village Parkway frontages where such frontages will be redeveloped; whereas existing streetscapes (including trees, landscaping, and sidewalks) that are outside of this PUD and/or are not being redeveloped need not be replaced.	<p><u>Rows</u> Minimum 1 row of trees</p> <p><u>Spacing</u> 20 feet on center or in equivalent groupings</p> <p><u>Tree Size</u> Minimum 2-inch caliper (50% of required trees) Minimum 3-inch caliper (50% of required trees)</p> <p><u>Shrubs</u> Minimum five (5) 5-gallon shrubs per tree</p> <p><u>Groundcover</u> Minimum 50% living groundcover</p>
PARKING STANDARDS⁸	
Land Use	Shall comply with section 702 of the Zoning Ordinance except the following parking ratios shall apply in the interim pending the availability of a Shared Parking Model as provided in Footnote 8.
Limited-Service Hotel	0.80 space/1 room
Full Services Hotel	1.0 space/1 Room
Residential, Multifamily	1.47 spaces/DU No requirements for additional guest spaces
Restaurant (Indoor + patio dining)	1 space/50 SF of Seating Area only NOTE: Seating areas within or adjacent to any common area open spaces shall not be required to provide additional parking above what is required for indoor dining areas.
General Office Building (New)	3.2 spaces/1,000 SF Tenant Leasable Area
Retail	2 spaces/1,000 SF of gross floor area
Mini-Warehouse	2.35 spaces / 100 Storage Units
Dog Park	0 spaces
Fitness	Small – 1 space/100 SF Large – 1 space/225 SF
Family Activity Center	4.5 spaces/1,000 SF Assembly Space – 1 space/100 SF

Theater	1 space/3.5 seats
Bicycle Parking	A minimum of 25 total (at completion of construction of the PUD) bicycle parking spaces for visitors to be located near high traffic areas and visible to the public but should not impede the function of the pedestrian way. Also provide (for use by employees throughout the PUD) a shared use secured bicycle parking facility with a minimum of 25 spaces in or near the ground floor of the parking structure.
Loading Spaces	0 required except commercial buildings more than 100,000 SF of GLA and multifamily developments more than 100 DUs shall each have a minimum of one back of house service area or loading dock.
Parking Space Dimensions (Parking Garages, Surface Parking)	Commercial retail, assembly uses and restaurant establishments – 9 ft. x 18 ft. with 25-foot drive aisles. Office, industrial and multi-family residential developments: 8 ½ ft. x 18 ft. with 24-foot drive aisles. Tandem parking is permitted for multi-family development: 9 ft. x 18 ft. with 24-foot drive aisles. 10% of the required parking may be compact spaces measuring 8 ft. x 16 ft. Encroachments of up to 1-foot on one side or up to 1-foot aggregate for two sides for structural columns are permitted into parking stalls located within parking garages.
DETACHED SIDEWALK	
Tatum Boulevard, Cactus Road and Paradise Village Parkway Frontages	Existing sidewalks along perimeter public street frontages of this PUD may remain. Sidewalks that must be replaced along the public street frontage(s) of this PUD shall (where reasonably possible) be detached and shall comply with the following width and landscape requirements: <ol style="list-style-type: none"> 1. Sidewalk width: Minimum width of 6 feet and shall comply with ADA standards. 2. Landscape strip: Minimum 5-foot-wide landscape strip located between the sidewalk and back of curb landscaped with 1 row of 2-inch caliper trees planted 20 feet on center or in equivalent groupings, excluding driveways, turn lanes, utilities or other conflicts that preclude the planting of

	trees in the landscape strip between the curb and sidewalk.
SHADE STANDARDS	
Shade	<p>Minimum of 75% shade coverage on the primary north-south and east-west Primary Pedestrian Corridors that are generally illustrated on Conceptual Pedestrian Circulation Plan at Exhibit 25 which will be updated from time to time if/as applicable as Preliminary Site Plans within the PUD and abutting a Primary Pedestrian Corridor are submitted for review and approval. Minimum of 50% of public sidewalks along Tatum Boulevard, Cactus Road and Paradise Village Parkway where such frontages of this PUD are being redeveloped and 50% of private on-site sidewalks, pedestrian pathways, and common amenities areas shall be shaded using landscaping, architectural features or projections, shade cast from a building, or other stand-alone structural shading devices. Shade calculations shall be based on tree maturity during the summer solstice at 12:00 p.m. A minimum of 25% structural or vegetative shade at maturity shall be provided in surface parking lots.</p>

¹This Development Standards Table anticipates the eventual demolition of all existing buildings on the Site and the phased development of new buildings and improvements. Existing streetscapes, sidewalks, building(s) and their associated site improvements may be maintained in their existing conditions on an interim basis, pending their demolition and redevelopment. Once demolition has occurred, vacant parcels shall be maintained weed-free; however, this PUD’s landscape, sidewalk and shade standards shall not apply to a vacant parcel(s) until such parcel(s) is developed with a building(s). As the redevelopment occurs in phases, infrastructure improvements such as water, sewer, electric, etc. (if any) serving a

given phase of redevelopment shall be sized, located and installed only to the extent required for that phase.

² Development Standards, Landscape Guidelines, Fences/Walls, Amenities, Shade, and Lighting Design apply to the Overall PUD/Site rather than to individual lots, parcels, or developments within the PUD; provided however "Building Height" which is specific to the Building Height areas shown on the **PUD Building Heights** exhibit at **Exhibit 14**. A **Development Standards Comparison Table** is included at Section D.7 of this Narrative. An example of a template for tracking development standards for density, onsite areas for outdoor amenities, dwelling units, bicycle parking and shade shall be provided with the first Preliminary Site Plan ("PSP") within the PUD and shall be updated/supplemented if/when/as appropriate with subsequent PSPs. A **Conceptual Development Master Plan** is provided at **Appendix E**.

³ See the **PUD Building Heights** exhibit at **Exhibit 14**. Heights shall be measured from higher of the natural grade level or the finished grade level as established by the Planning and Development Department. For purposes of the entirety of this PUD the datum point from which building height is measured shall be 1394.54 feet above sea level. Items allowed to extend a maximum of 25 feet above the maximum building height shall include but not be limited to elevators, vestibules, stairwells, parapets, mechanical equipment, screening, other reasonably necessary equipment and improvements, accessory improvements for rooftop gardens including seating areas, shade, restrooms, kitchens, and other items excluded from building height measurement pursuant to Phoenix Zoning Ordinance Section 701(B).

⁴ Existing green space that is located at the immediate northwest corner of Tatum Boulevard and Cactus Road within Phase 1 of the C-2 H-R area is outside of this PUD and does not count as a part of the "...minimum of 10%..." of "...on site areas for outdoor amenities, landscape and pedestrian-oriented hardscape...".

⁵ 15 feet minimum except for driveways. The 15 feet shall be measured from the existing public street right of way and shall be exclusive of right turn lanes, bus bays, and the like.

⁶ These Landscape Setbacks apply to the public streets along the perimeters of the PUD (Tatum Boulevard, Cactus Road and Paradise Village Parkway) and not to interior separations between lots, parcels, or developments.

⁷ These Landscape Standards apply to public streets along the perimeters of the PUD, not to interior separations between lots, parcels, or developments. Also, as was noted above, the **Illustrative/Conceptual Site Plan with Landscaping** at **Exhibit 16** and the **Landscape Character Photos** are at **Exhibit 19**. Moreover, a Native Plant Inventory evaluating the viability of existing trees within the 79.98 acres included in the PV PUD. A **Native Plant Inventory** is provided at **Exhibit 20**. Viable trees will be incorporated as reasonably possible within the redevelopment while unhealthy trees will be replaced as appropriate.

⁸ The City of Phoenix Zoning Ordinance Chapter 7 – Development Standards of General Applicability, section 702 provides parking ratios for each land use to determine required spaces by City of Phoenix. Other alternative sources such as Institute of Transportation Engineers Parking Generation Manual (ITE) and Urban Land Institute Shared Parking (ULI) provide parking ratios to determine the base required parking spaces.

Due to the PV Mall redevelopment consisting of a mix of uses, a shared parking model will be provided as the development continues to buildout. Shared parking is defined as a parking space that can be used for two or more individual land uses without conflict. For instance, the

individual land uses will have peaks at different times of the day and therefore can share parking spaces. The shared parking model may also consider internal capture, a patron visiting more than one location while parked, alternate modes of travel such as transit, bike and walking, and the effects of Transportation Network Companies (TNC) such as Uber and Lyft. A reduction of minimum parking requirements between 25% and 30% can be anticipated when the overall development operates with a shared parking model.

While the City’s parking ordinance (as modified by the Parking Standards within the Development Standards Table) will be utilized to calculate the minimum parking demand during the early phases, a shared parking model will be implemented when more than three use types can be considered.

The PV Mall redevelopment will maintain the existing parking garage. Currently the parking garage is not being used to its full occupancy. The redevelopment can optimize the use of the garage.

Any parking within the PUD area shall be included in the required parking calculations regardless of a given use’s proximity to parking area(s) and/or whether the parking lot or area is within 300 feet of a Lot measured in a direct line from the building or from the property line.

Onsite parking shall be permitted in parking structures, surface lots and on private drives located within the PUD and shall be included in the Site’s required parking counts.

2. Landscape Table

Landscape Table
<ul style="list-style-type: none"> a. Provide a landscape palette, maturity of trees, identifiable landscaped streetscape, and clustering of trees at appropriate locations. b. All right-of-way plant material shall comply with the Department of Water Resources low water use plant list ("ADWR's List"). c. Landscape plantings outside of the right-of-way is not limited to ADWR's List; provided however, plant species outside of the right-of-way should be selected from the <i>Illustrative/Conceptual Site Plan with Landscaping at Exhibit 16</i> or be generally like that palette. d. The public realm should be well landscaped to assist and support an active pedestrian orientated realm and to cool streets, sidewalks and buildings provide shade and soften the look of the development to create a more natural environment. e. Developments should include shading along the right-of-way frontage, excluding driveways, loading and service berths. f. If street trees cannot be planted in the right-of-way, architecturally or artistically integrated public amenities should be provided. Such amenities may include, but are not limited to, structural shade elements, seating, public art elements, community information/news event board/kiosk, area wayfinding signage and designer light fixtures. g. Alternative paving materials may, at the Master Developer's election, be used on private property subject to the City’s alternative dustproofing process. h. The public safety should be protected by employing environmental design to promote situational awareness. Illumination should not leave areas of darkness

which permit concealment. Lighting should not create glare for pedestrians or neighboring properties.

3. Fences/Walls

Walls/fences shall not be required within this PUD except:

- All service and mechanical equipment areas for new buildings should be screened by a solid wall or other opaque materials to conceal loading docks, trash and recycling containers, large electrical transformers, and other mechanical and electrical equipment from eye level adjacent to all public streets and walkways. Screening shall be compatible with the adjacent architecture.
- Surface parking that is immediately adjacent to and faces Tatum Boulevard, Cactus Road or Paradise Village Parkway (if any) shall be screened from public streets by a minimum 3 feet tall wall, berms, or dense landscaping.

When the developer chooses to install walls/fences:

- Newly constructed walls adjacent to street frontages should have a finished appearance, and be treated with decorative materials, such as, but not limited to integral color block, split face block, or decorative material with stone veneer.
- Screen walls on the ground level shall not exceed 3 feet in height.
- Walls along public street frontages exceeding 100 feet in length (if any) shall be articulated or contain landscaping to break the continuous wall surface.
- View fencing or a combination of low masonry walls with view fencing should be encouraged wherever reasonably feasible.

4. Amenities

The PV PUD shall provide a minimum of three site-appropriate amenities including for example, but not limited to, the following types of amenities:

- Site furnishings,
- Light bollards,
- Benches,
- Shaded pedestrian walkways,
- Shaded pedestrian gathering areas,
- Trash/recycle bins for pedestrians, and/or
- Park/trail/bike trail components.

Illustrative examples of the ***Site Amenities Character Photos*** are generally depicted on ***Exhibit 21***.

5. Shade

Given our desert climate, an understanding of solar orientations and the creation of shaded outdoor space will be critical towards providing activated, pleasant, and useable exterior gathering areas. A combination of shade provided from buildings, architectural overhangs and shade trees will allow us to take an integrated approach toward the site development to create

a pedestrian friendly and walkable environment. Shade trees will be provided throughout the development with a focus on shaded walkways and passive gathering areas in accordance with the below requirements:

- Promoting human comfort for employees and guests of the development and maximizing protection from the sun and heat, future pedestrian walkways shall be shaded by shade trees, awnings, overhangs, or other shade structures.
- Final landscape plans to be reviewed through the City’s Site Plan Review processes of developments within the PUD shall include a shading program where (a) 75% of the Primary Pedestrian Corridors that are generally illustrated on the **Conceptual Pedestrian Circulation Plan** at **Exhibit 25**, (b) 50% of new public sidewalks along perimeter streets, and (c) 50% of future pedestrian paths within the development will receive relief from the sun at noon on the summer solstice.
- Such landscape plans shall also include a shading program where 50% of future improved passive open spaces (except open lawn areas) will receive relief from the sun at noon on the summer solstice. Open lawn areas are excluded from this 50% shade requirement.

6. Lighting Design

All lighting will be consistent with the standards of Section 704 of the Phoenix Zoning Ordinance.

Special care will be taken with surface parking lighting design to provide lighting levels that promote security but will not spill over into adjacent residences.

Lighting should be shielded with cut-off fixtures and deflectors to direct light downward and limit on-site lighting levels to a maximum of 1 foot candle at the PUD boundary.

Pole lighting for parking lot, security lighting, or other illumination shall not exceed 25 feet in height measured from the finished grade to the bottom of the light source.

7. Comparative Development Standards Table

STANDARD ¹	C-2 High-Rise, w/ Density Waiver (2021 Approval) ²	PUD
a. Density and number of dwelling units	43.5, up to 52.2 dus/ac; Maximum 9,385 dus	40 du/acre overall; no maximum density cap on any individual lot; Maximum 3,200 dus
b. Minimum acreage of individual lot or parcel	n/a	1/2 acre; no limitation on unit size of condominiums

<p>c. Building height³</p> <ul style="list-style-type: none"> - Inside of the Interior Ring Road - Outside of the Internal Ring Road proximate to Paradise Village Parkway - Outside of the Internal Ring Road proximate to Tatum Boulevard and Cactus Road 	<p>120 feet Maximum</p> <p>85 feet Maximum</p> <p>30 feet Maximum</p>	<p>120 feet Maximum</p> <p>85 feet Maximum</p> <p>30 feet Maximum</p>			
<p>d. Maximum Lot coverage</p>	<p>50% of net lot area</p>	<p>48% Maximum for primary structures plus an additional maximum 25% for shade canopies and solar devices overall; no maximum lot coverage cap on any individual lot</p>			
<p>e. On site areas for outdoor amenities, landscape and pedestrian-oriented hardscape</p>	<p>N/A</p>	<p>Minimum 10% of net area of the PUD⁴</p>			
<p>f. Building setbacks</p>	<p>For structures not exceeding two stories or 30'</p>	<p>Average 25'</p>	<p>Minimum 20' permitted for up to 50% of structure, including projections</p>	<p>Adjacent to perimeter public streets (Tatum, Cactus and Paradise Village Parkway)</p>	<p>Minimum 15 feet⁵</p>
	<p>For structures exceeding two stories or 30'</p>	<p>Average 30'</p>	<p>[Same as above]</p>	<p>Interior front, side and rear yards</p>	<p>Minimum 0 feet</p>
<p>g. Landscape setbacks</p>	<p>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>			<p>Adjacent to perimeter public streets (Tatum, Cactus and Paradise Village Parkway)</p>	<p>Minimum 15 feet⁶</p>
				<p>Internal Property Lines</p>	<p>Minimum 0 feet</p>
<p>h. Landscape Planting Standards⁷</p>	<p>Trees</p>	<p>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)</p>	<p>Tatum Boulevard, Cactus Road and Paradise Village Parkway frontages where such frontages will be redeveloped; whereas existing streetscapes (including trees,</p>	<p>Rows Minimum 1 row of trees</p> <p>Spacing 20 feet on center or in equivalent groupings</p> <p>Tree Size Minimum 2-inch caliper (50% of required trees)</p>	

	Shrubs	Min. five (5) 5-gallon shrubs per tree	landscaping and sidewalks) that are outside of this PUD and/or are not being redeveloped and need not be replaced.	Minimum 3-inch caliper (50% of required trees) Shrubs Minimum five (5) 5-gallon shrubs per tree Groundcover Minimum 50% living groundcover
i. Parking Standards ⁸	Section 702	Land Use		Shall comply with section 702 of the Zoning Ordinance except the following parking ratios shall apply in the interim pending the availability of a Shared Parking Model as provided in Footnote 8.
		Limited Service Hotel		0.80 space/1 room
		Full Services Hotel		1.0 space/1 Room
		Residential, Multifamily		1.47 spaces/DU No requirements for additional guest spaces
		Restaurant (Indoor+ patio dining)		1 space/50 SF of Seating Area only
		General Office Building (New)		3.2 spaces/1,000 SF Tenant Leasable Area
		Retail		2 spaces/1000SF of gross floor area
		Mini-Warehouse		2.35 spaces / 100 Storage Units
		Bicycle Parking		A minimum of 25 total at completion bicycle parking spaces for visitors to be located near high traffic areas and visible to the public but should not impede the function of the pedestrian way. Also provide (for use by employees throughout the PUD) a shared use secured bicycle parking facility with a minimum of 25 spaces in or near the ground floor of the parking structure.
j. Loading Spaces	N/A			0 required except commercial buildings in excess of 100,000 sq. ft. of GLA and multifamily

		developments in excess of 100 DUs shall each have a minimum of one back of house service area or loading dock.
Parking Space Dimensions (Parking Garages, Surface Parking)	Section 702	Commercial retail, assembly uses and restaurant establishments – 9 ft. x 18 ft. Office, industrial and multi-family residential developments: 8 ½ ft. x 18 ft. Tandem parking is permitted for multi-family development: 9 ft. x 18 ft.
k. Detached Sidewalk Tatum Boulevard, Cactus Road and Paradise Village Parkway Frontages	N/A	Existing sidewalks along perimeter public street frontages of this PUD may remain. Sidewalks that must be replaced along the public street frontage(s) of this PUD shall (where reasonably possible) be detached and shall comply with the following width and landscape requirements: Sidewalk width: Minimum width of 6 feet and shall comply with ADA standards. Landscape strip: Minimum 5-foot-wide landscape strip located between the sidewalk and back of curb landscaped with 1 row of 2 inch caliper trees planted 20 feet on center or in equivalent groupings, excluding driveways, turn lanes, utilities or other conflicts that preclude the planting of trees in the landscape strip between the curb and sidewalk.
i. Shade Standards	N/A	Minimum of 75% shade coverage on the primary north-south and east-west Primary Pedestrian Corridors that are generally illustrated on the <i>Conceptual Pedestrian Circulation Plan</i> at <i>Exhibit 25</i> which will be updated from time to time if/as applicable as Preliminary Site Plans within the PUD and abutting a Primary Pedestrian Corridor are submitted for review and approval. Minimum of 50% of public sidewalks along Tatum Boulevard, Cactus Road and Paradise Village Parkway where such frontages are being redeveloped and 50% of private on-site sidewalks, pedestrian pathways, and common amenities areas shall be shaded through the use of landscaping, architectural features or projections, shade cast from a building, or other stand-alone structural shading devices. Shade calculation shall be based on tree maturity during the summer solstice at 12:00 p.m.

Signage	Section 705	Section 705 as modified by Section F of this PUD.
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E. DESIGN GUIDELINES

This mixed-use development within this PUD acknowledges the scale (approximately 79.98 acres) and the necessary flexibility to adapt to market forces. Like most great cities we envision this development being more organic in its development. This PUD will embrace the functions of the buildings and their benefits to the property visitors and surrounding community. The character of place will be established by the interstices between the buildings, and the principles outlined in these guidelines. It is not our intent to make this mixed-use development homogenous, we are not looking for a “project” feel, but rather a collection of diverse building and building types all woven together to create an integrated and diverse whole.

A representative palette of materials and colors set forth below will establish a level of quality of the development while letting the personality of each building/function influence its style. Shade elements, lighting fixtures, hardscape and landscape at the pedestrian level will create a continuity that will tie together this mixed-use development.

1. All buildings shall adhere to 4-sided architecture including consideration of the roofs for buildings that are 1-2 stories tall and viewed from higher levels.
2. Each building shall address and respond architecturally to the exposure, to minimize solar heat gain, and views to maximize connectivity and visibility to the surrounding mountain amenities.
3. Each building shall have primary colors/materials with no less than 1 accent color/material change applied appropriately to the spirit of each building.
4. Elegant and appropriate tenant signage shall be integrated with the architecture of the buildings. Signs shall be appropriately scaled and not dominate the building façade.
5. Thoughtful and consistent detailing shall be employed at each building, addressing scale, shade, orientation and pedestrian realm.
6. Primary entry drives off perimeter public streets shall be defined with trees and accent planting creating a sense of arrival and increased visibility into the development.
7. As determined during the Site Plan review processes, for primary pedestrian circulation areas, enhanced landscaping and accent lighting shall be employed.
8. Pedestrian pathways shall be provided to connect building entrances, public sidewalks, bus stops, and community amenities, using a reasonably direct route for pedestrians, as approved by the Planning and Development Department.
9. In addition to the 75% shade that is to be provided along the Primary Pedestrian Corridors generally illustrated on the ***Conceptual Pedestrian Circulation Plan*** at ***Exhibit 25***, which will be updated from time to time if/as applicable as Preliminary Site Plans within the PUD and abutting a Primary Pedestrian Corridor are submitted for review and approval, and the 50% shade that is to be provided along other pedestrian walkways internal to the development, internal walkways that are adjacent to high volume pedestrian traffic areas are to be improved with a concrete finish(s) and/or color(s) that distinguish such walkways from vehicular routes, as approved through the City’s Development Plan review.

10. The above-described 75% shade along the Primary Pedestrian Corridors and 50% shade along other pedestrian walkways shall be planted in phases corresponding to construction of a given development abutting such Corridor(s) and/or walkway(s).
11. All newly constructed parking structures visible from the loop road or any primary pedestrian route shall be wrapped with other uses such as, street level retail, office space, or residential dwelling units; or with decorative screening such as, perforated screening, illuminated art, living greenery, decorative metal panels or other design features.

1. ADHERENCE TO AND ENHANCEMENT OF SECTION 507 TAB A OF THE ZONING ORDINANCE

The PV PUD is intended to, as applicable and appropriate and except as is otherwise provided in this PUD, abide by the Requirements (R), Presumptions (P), and Considerations (C) of Section 507 TAB A.II of the Zoning Ordinance. Furthermore, design guidelines that are being elevated from a Presumption or a Consideration to a Requirement as indication of the superior quality that is being achieved through this PUD include the following additional Required City-Wide Design Review Guidelines:

Site Design/Development

- a) 3.1.4 A minimum 50% of the landscaped area at maturity (excluding hardscape areas) shall be treated with living vegetation including groundcover, shrubs and trees, as well as inorganic material and an automatic irrigation system.
- b) 3.2.3 Irrigation systems shall be permanent and automatic to minimize maintenance and water consumption.
- c) 4.1 Improved open spaces, plazas and courtyards shall be functional in terms of area, dimensions, location and amenities to promote safe human interaction.
- d) 4.2 Usable public space shall incorporate shading using structures that provide shading, landscaping, or a combination of the two unless otherwise prohibited by site visibility triangles or other technical constraints.
- e) 6.1.3 Parking areas shall be screened from perimeter public streets so that cars are not visible below the average height of the headlights.
- f) 6.2.4 Lighting within the parking structure shall provide safety and security and be integrated into the architectural character both in terms of illumination and fixtures.
- g) 6.2.9 Any new parking structure shall be enhanced to the extent reasonably possible to be generally compatible with the form and materials of the site structures or the scale, form, color and materials of the adjacent uses.²
- h) 6.2.10 There shall be a convenient, clear, safe and efficient internal circulation system within the parking structure for both vehicular and pedestrian traffic including appropriate signage and placement of pedestrian circulation cores (elevators and stairs).
- i) 7.1 Walls adjacent to arterial and collector streets shall have a finished appearance. Untextured, unfinished block and reinforced, mortar-free concrete walls shall be avoided.
- j) 7.2 Wall lengths exceeding 50 feet adjacent to arterial and collector streets shall be articulated or contain substantial landscaping to break the continuous wall surface and create varying shading patterns.
- k) 8.1 All on-site lighting is to be shielded to prevent direct visibility of the light source

² The existing parking structure shall only be enhanced/updated as reasonably necessary for the future design and function of this PUD, at the sole discretion of the developer.

from adjacent property.

- l) 8.4 Parking lot and security lighting shall not exceed a maximum of twenty-five (25) feet in height adjacent to nonresidential districts.
- m) 8.5 Service areas and other screened areas shall have property security lighting.
- n) 8.6 Lighting fixtures and illumination shall be of similar design and character as the project's building components.
- o) 8.7 Site lighting shall be provided to ensure personal safety at building entrance/exits, and in public assembly and parking areas.

Building Design/Construction

- a) 1.2 The proposed building orientation shall respect the orientation of surrounding buildings and surrounding streets by maintaining continuity of pedestrian routes and promoting opportunities for pedestrian interaction at the street level.
- b) 1.6 Projects or portions of projects in public view (adjacent to public streets) shall demonstrate a greater level of design sensitivity and detail to visual image than other development.
- c) 6.1 Pedestrian walkways and gathering areas should be shaded (minimum 50% at maturity) to encourage use.

Permitted Materials

Including but not limited to:

- 1. Stone veneer such as limestone;
- 2. Integrally colored honed CMU block such as Trendstone Plus or similar;
- 3. Architecturally finished cast-in-place concrete;
- 4. Architecturally finished pre-cast concrete decorative elements;
- 5. Window, storefront, or curtain wall frames;
- 6. Prefinished metal screening and shading accents;
- 7. Smooth finish stucco or EIFS (Stolit Milano or Sto Limestone finish or similar);
- 8. Special finish stucco or EIFS;
- 9. Prefinished metal panels and fascia; and
- 10. Light colored roofing materials to promote a more sustainable development.

Prohibited Materials

- 1. Standard gray CMU block unfinished;
- 2. Plastic;
- 3. Rough textured EIFS or stucco; and
- 4. Dark colored roofing membranes.

Inspirational Images

A collage of illustrative "inspiration images" are included at **Appendix D**. These images generally depict some of the types of architecture, building form, quality, and materials that are currently envisioned for the redevelopment. These images are illustrative examples only and are not regulatory. Moreover, the images are not representative of building height. Final decisions on building design, materials, etc. will be made through the City's Site Plan Review processes.

2. LANDSCAPING

The PV PUD will include various tree species, including but not limited to the following:

- Main street trees: Chinese Pistache
- Secondary street trees: Evergreen Elm
- Tertiary road trees: Honey Locust

See Exhibit 16 for additional approved trees.

Trees will be planted 30-foot on center or in equivalent groupings.

3. COMPLETE STREETS GUIDELINES

The PV PUD is within the PV Village Core and the vision is to redevelop the Site in a more intense mixed-use development pattern. The redevelopment will incorporate several public infrastructure improvements, creating new public accesses through the Site, and facilitating pedestrian connectivity and activity. The redevelopment will be incorporating various uses, such as multifamily, office, retail, restaurants, hotel, fitness and other uses all interconnected and linked by a strong walkable and bike friendly environment with significant open space amenities.

Design for Context

The proposed redevelopment is critical to the vitality of the area. The market has changed and the traditional enclosed mall model is no longer viable. The creation of an outdoor mixed-use environment with people living and walking to shops and restaurants will provide a better connection to the community and a more desirable pedestrian environment. Lighting within the parking structure will provide for safety and security and will be integrated into the architectural character in terms of illumination and fixtures.

Design for Safety

The introduction of a network of streets and opens spaces will encourage walkability and interaction of pedestrians and “eyes on the street.” The multifamily residential component of the redevelopment will foster a sense of community and provide for their own secured parking. The existing parking structure will remain and become a central parking location with better exposure and connectivity to the Site from all surrounding areas. The lighting will be carefully designed and incorporated with safety and security in mind.

Design for Connectivity

While the traditional mall model focused inward away from the surrounding community, this new vision will improve connectivity by reintroducing a network of private drives and bicycle/pedestrian routes through the Site. The network of private drives and bicycle/pedestrian routes and open space will provide the opportunity for more connections through the Site and into the broader community. A major pedestrian/bike link will connect the southern portion of the redevelopment to the future open space, existing Library and (potentially) relocated Transit Center and continue to Sweetwater Park. In addition, another path will connect to 42nd Street, which is a major bike-trail connector to the State 51 Trail, Dreamy Draw Bikeway and the Cave Creek Tributary Trail.

Design for Comfort and Convenience

The onsite sidewalks will provide access to a central park/open space with benches, shaded trees, canopies and shade structures, a water feature and a bosque of trees, providing shade and comfort. On street trees and building canopies will provide shade on sidewalks. Additionally, misters (or similar) at restaurants and water features will help cool the open spaces during the summer.

Design for Sustainability

This redevelopment will utilize the existing retention areas and the existing parking structure. The elimination of a large portion of the surface parking will reduce the heat island effect, in addition to the added open space/park area. The redevelopment will encourage energy-efficient and low to zero emitting vehicles through preferred parking. An integrated bicycle path and bicycle parking, storage and repair stations will be located onsite. Landscaping will utilize low water use and Sonoran Desert native or desert adapted plants. Ample shade will be provided by trees onsite, providing shade for pedestrian walkways and encourage a healthy lifestyle.

F. SIGNS

Signs within the Paradise Valley Mall PUD area will be permitted in accordance with Zoning Ordinance Section 705 for commercial (C-2) zoned properties and as part of an approved Master Planned Development Sign Plan in accordance with Section 1209.B.8 of the Phoenix Zoning Ordinance (Downtown Code) and the standards for a master planned development covering a contiguous area of at least ten acres. Off-premise signs are not permitted within the Paradise Valley Mall PUD area per the current standards within Section 705.2 of the Phoenix Zoning Ordinance. Concepts for consideration as part of a Master Planned Development Sign Plan are included as **Exhibits 22-24** of the PUD.

G. SUSTAINABILITY

The purpose of this section is to promote comprehensive sustainable design solutions for the PV PUD that are flexible enough to encompass a wide variety of building occupancies, programs, tenant types etc., in alignment with the current City of Phoenix sustainability guidelines and all applicable codes.

The redevelopment aims to significantly reduce or eliminate the negative impact on the environment by encouraging low impact development strategies including the redevelopment and reuse of the former mall into a multipurpose mixed-use pedestrian friendly, walkable street-oriented development. Other strategic low impact redevelopment planning strategies include use of landscaping measures that mitigate stormwater runoff, low water use native plants and grasses limiting the use of potable water for irrigation, introducing shade strategies to help mitigate the urban heat island effect, energy efficient site lighting and reduction measures for the existing asphalt.

Specific examples may include:

- **Mixed Use.** A mixture of program uses and occupancies with shared parking strategies reduces trips, trip length and reduces the existing unused asphalt that result from older single-use developments.
- **Water.** Efficient use of water within new development areas will be encouraged through landscaping techniques such as low water use native plant selection within the right-of-way and efficient irrigation systems reducing potable water used for irrigation. Indoor water use reduction strategies include the use of water efficient flush and flow fixtures, efficiencies in operations and management, and resources for tenants when completing build outs.
- **Building Materials.** The use of recycled, local, or regionally produced building materials will be encouraged along with construction waste diversion goals. Fluorescent and LED lighting is encouraged along with high performance windows, insulation, and energy efficient HVAC systems. Future development will be encouraged to incorporate green building techniques and strategies characteristic of a building pursuing LEED, Green Globes, or WELL Building, where practical, to minimize the environmental impact of the redevelopment (third party verification will not be required).
- **Shade.** Develop a strategic approach to pedestrian comfort and shade for the redevelopment including tactical shade solutions for the new public sidewalks, and the future pedestrian sidewalks internal to the redevelopment, with heat island mitigation techniques and relief/comfort strategies for pedestrians as a primary objective.

H. INFRASTRUCTURE

1. Water Distribution System

Existing Condition

The Site is located within the City of Phoenix service area and is currently served domestic water and fire protection via a looped public main.

Developed Condition

The redevelopment will be served domestic water and fire protection via a network of looped onsite public mains.

2. Wastewater Collection System

Existing Condition

This Site is located within the City of Phoenix service area and is currently served via onsite public gravity sewer collection mains.

Developed Condition

The redevelopment will be served via an onsite public gravity sewer collection system.

3. Grading & Drainage

Existing Condition

This Site is divided by a north-south ridge that essentially creates two equal drainage areas. The western portion drains south and west while the eastern portion drains south and east. The Site is almost completely impervious with asphalt, concrete and structures draining to two separate retention basins via sheet flow and/or an onsite private storm drain collection system. Piped stormwater runoff is directed into an oil/water separator at each basin. Ponding stormwater is percolated at each basin via a drywell with a metered outfall into the adjacent City of Phoenix public storm drain.

Developed Condition

The redevelopment will be graded to mimic the Site’s historic drainage patterns and maintain the two outfall locations at the southwest and southeast corners of the Site. Neither the flow rate nor volume of stormwater runoff will be increased with development due to the nearly impervious existing condition. It is anticipated that the two existing surface retention basins will accommodate the First Flush storage volume for the proposed redevelopment. Additional volume can be provided, if needed, to meet City of Phoenix requirements.

4. Traffic Statement

The November 2020 Trip Generation/Parking Statement³, estimates the redevelopment will generate approximately 3,651 average daily trips (“ADT”) during the AM Peak Hour and approximately 7,120 ADT during the PM Peak Hour, with a total of approximately 69,484 ADT. Additional details can be found in the complete November 2020 Trip Generation/Parking Statement at **Appendix C**.

5. Dry Utilities

- APS

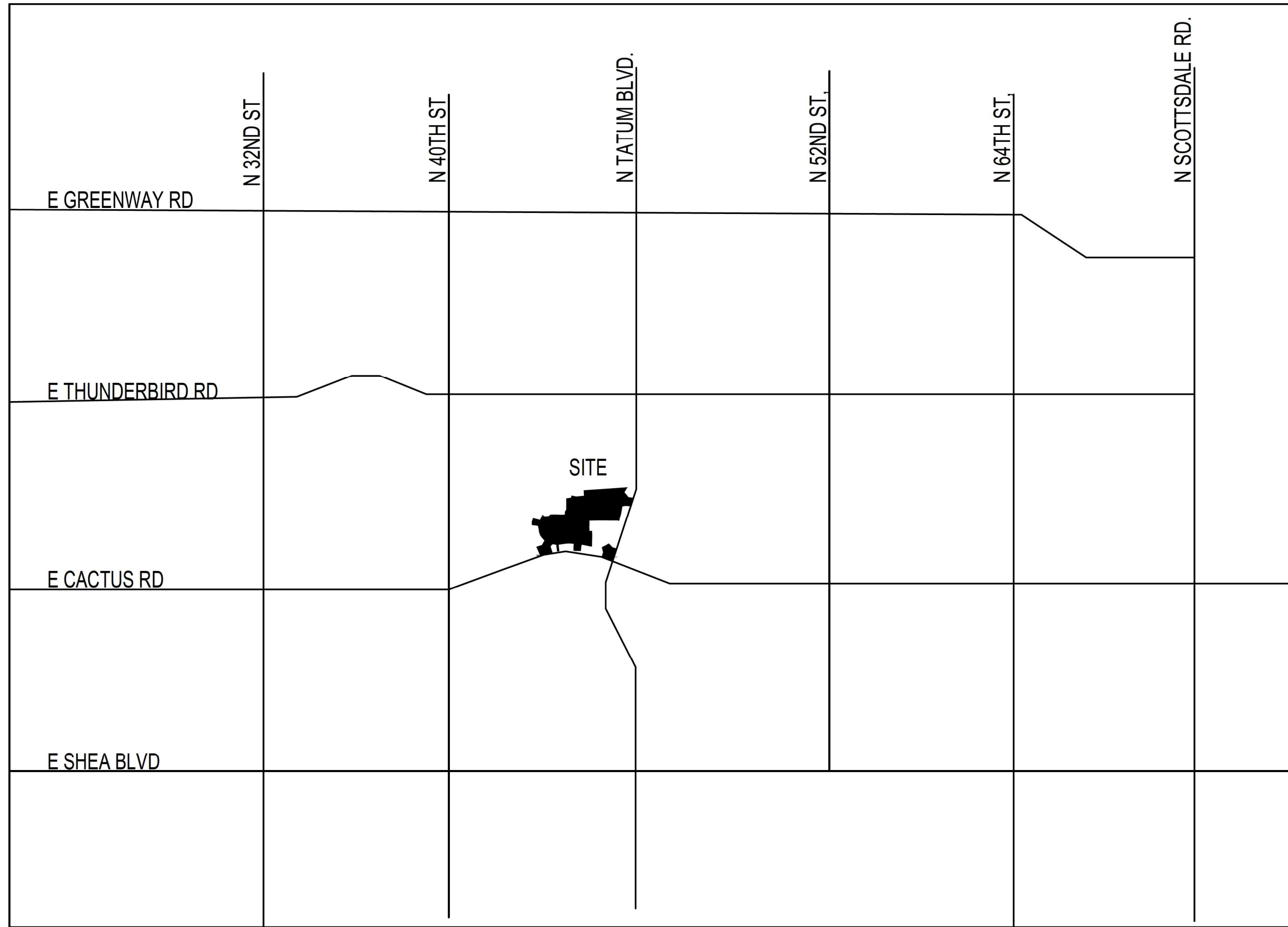
³ CivTech’s November 20, 2020 Trip Comparison is based on the larger (92 +/-) acre C-2 H-R PCD site rather than the 79.98 acre PUD site. The parking ratios provided in Table 4 of CivTech’s letter are replaced/superseded by the parking ratios in above Section III.E.1 (“Parking Standards”) and Note 8 under the Development Standards Table.

- Cox
- Century Link
- Southwest Gas

6. Pedestrian Circulation

The PV PUD will be pedestrian-friendly and encourage pedestrian activity within the Site through appropriate access to the Site along street frontages, as well as reasonable connections to/from the buildings within the PUD. *See Exhibit 25, Conceptual Pedestrian Circulation Plan.*

Exhibit 1



— **01** **VICINITY MAP**
SCALE: N.T.S. REF:



VICINITY MAP

Exhibit 2

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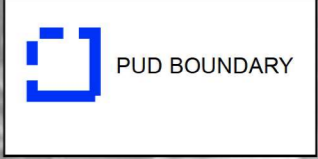
PARADISE VALLEY MALL
4568 E CACTUS RD
PHOENIX, AZ 85032

Zoning Case #: Z-57-21

OWNER / DEVELOPMENT

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JMaloznik@reddevelopment.com
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Phoenix, AZ 85014
480.947.7772

Date
APRIL 06, 2022

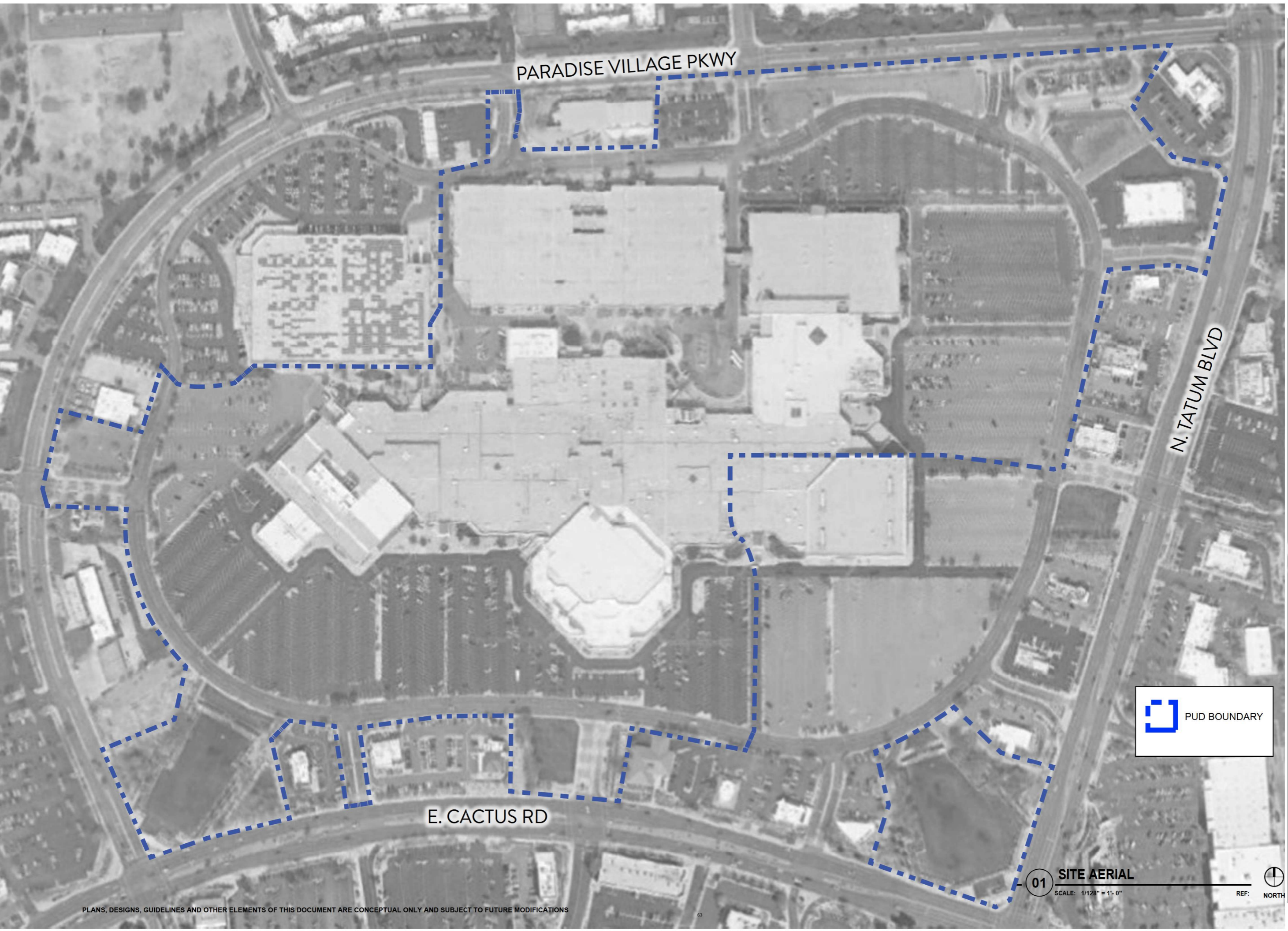


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PUD APPLICATION

2.0
SITE AERIAL



PARADISE VILLAGE PKWY

N. TATUM BLVD

E. CACTUS RD

01 SITE AERIAL
SCALE: 1/128" = 1'-0"



Exhibit 3

Urban Villages

The urban villages are based on the Phoenix General Plan which was adopted to guide the urban form of the city while meeting the community's desires for a well-planned city with a sense of place. Three key principles of the General Plan are:

- ✓ balance housing and employment
- ✓ concentrate intensity in village cores
- ✓ promote the unique character of each village

Each village has a core which serves as the focal point of the village by combining the most intense land uses with a great variety of uses. By providing a mix of employment, housing and retail opportunities, this village "downtown" creates a physical identity for the residents. It should also serve as a gathering place with pedestrian activity and a focus for the local transportation system. The core should reflect the character and land use intensity of the village it supports.

Village Planning Committees

Each village has its own village planning committee which represents the interests of local residents. The village planning committees helped develop the General Plan for Phoenix. They review and comment on General Plan amendments, zoning ordinance text amendments, and rezoning requests and sometimes assist the City of Phoenix Planning Department in developing plans for areas within the village. The committees are a vital link between the community and city decision makers.

Village planning committees are volunteers appointed by City Council and their recommendations are advisory in nature. The Council strives to create well-balanced committees which represent the people who live and work in all segments and geographic areas of the village. The 15-21 members of each village committee typically meet once a month in the evening. Some also have active subcommittees.

How to Participate

All village committee meetings are open to the public. Their agendas can be found on the Internet at: www.ci.phoenix.az.us (Public Meeting Notices and Agendas). Each committee is staffed by a planner who can provide additional information about attending meetings or becoming a member. For more information call the Phoenix Planning Department at: (602) 262-6882.

Jan. 1998

PARADISE VALLEY VILLAGE

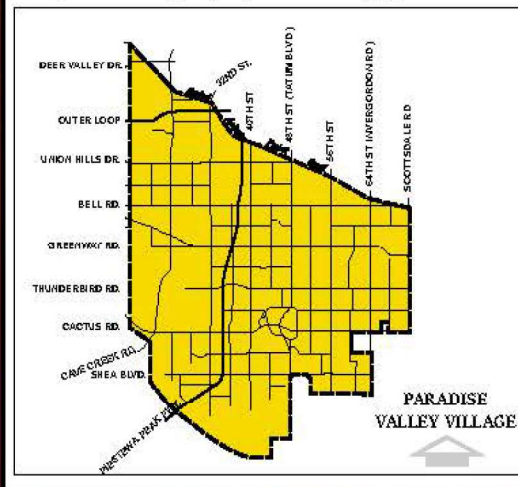
VILLAGE SIZE: 42.9 sq. miles

VILLAGE CORE: Paradise Valley Mall area

PRESENT & PROJECTED* SOCIO-ECONOMIC PROFILE

Population		Households		Employment	
1995	2020	1995	2020	1995	2020
155,200	192,800	58,100	73,200	39,000	47,900

*Source - Village Size - Village GIS Coverage, Phoenix Planning Department, October 1997
 Population - White, Todd E. Anly, City of Phoenix, Metropolitan Association of Governments, July 1997



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PARADISE VALLEY VILLAGE

Land of Desert Enchantment



City of Phoenix

Prepared by
 City of Phoenix Planning Department

Exhibit 4

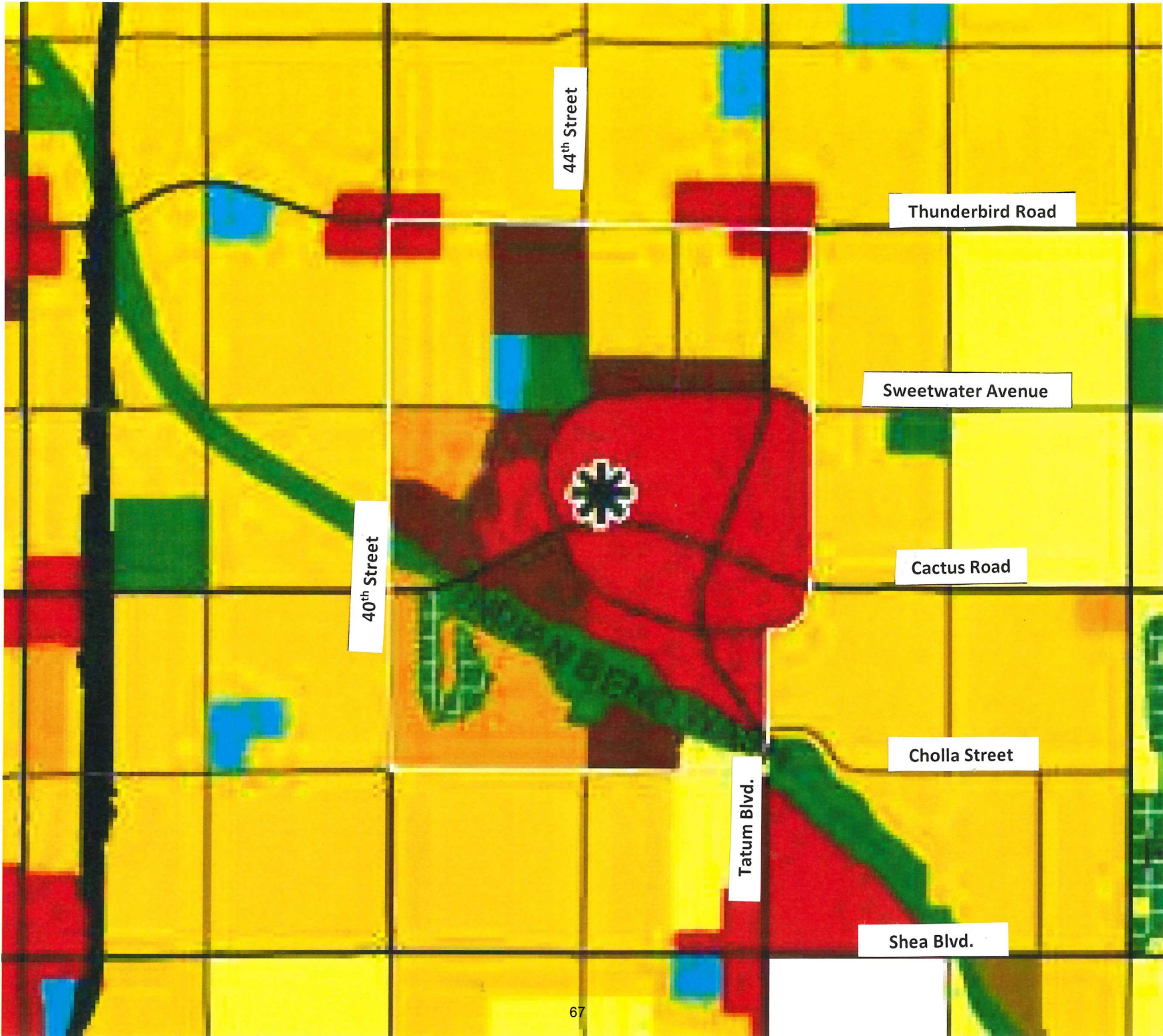


Exhibit 5

Former Paradise Valley Mall



Exhibit 6

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4568 E CACTUS RD
PHOENIX, AZ 85032

Zoning Case #: Z-57-21

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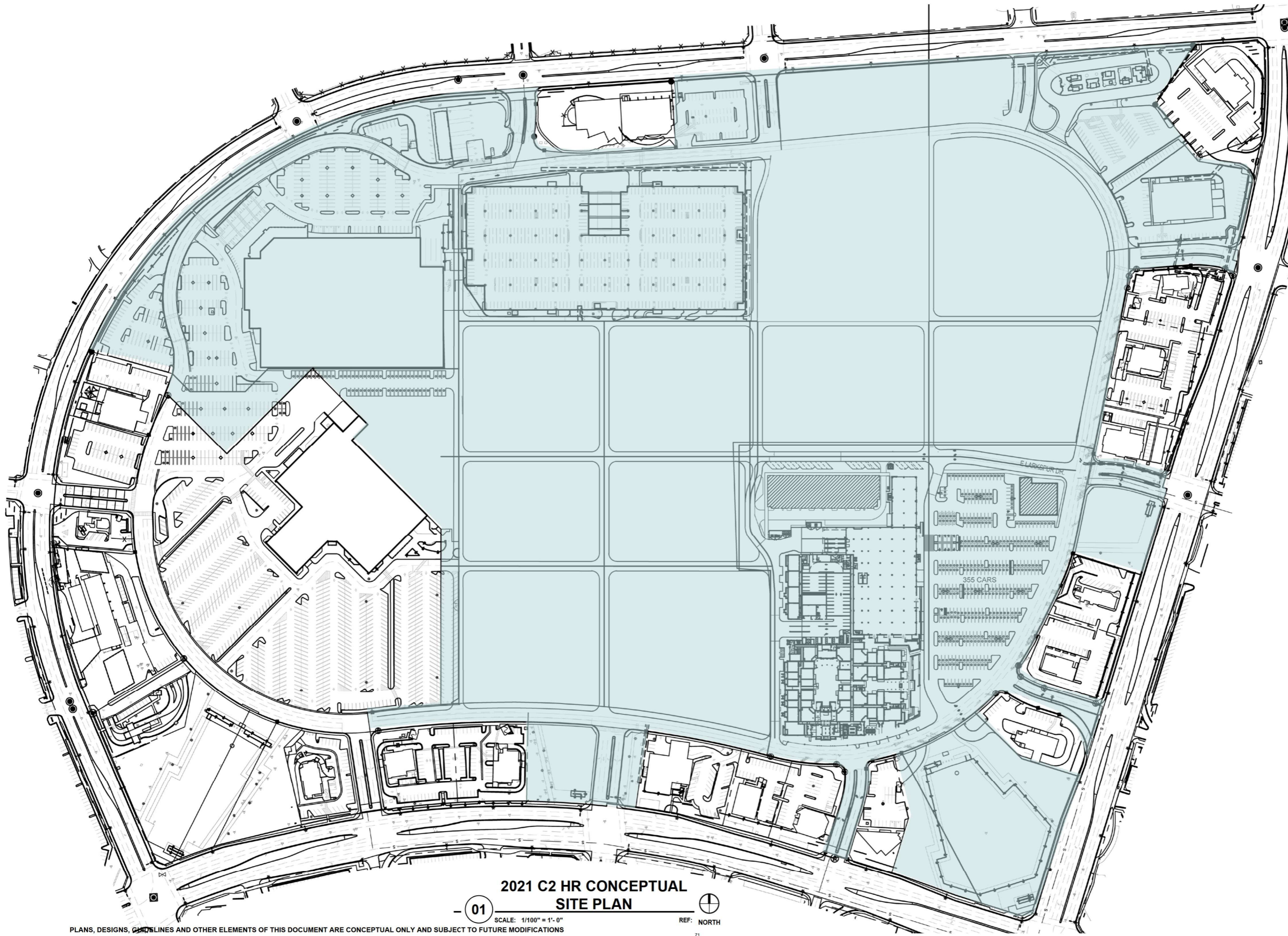
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PUD APPLICATION

3.0
2021 C2 HR CONCEPTUAL
SITE PLAN



**2021 C2 HR CONCEPTUAL
SITE PLAN**

01

SCALE: 1/100" = 1'-0"



REF: NORTH

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Exhibit 7

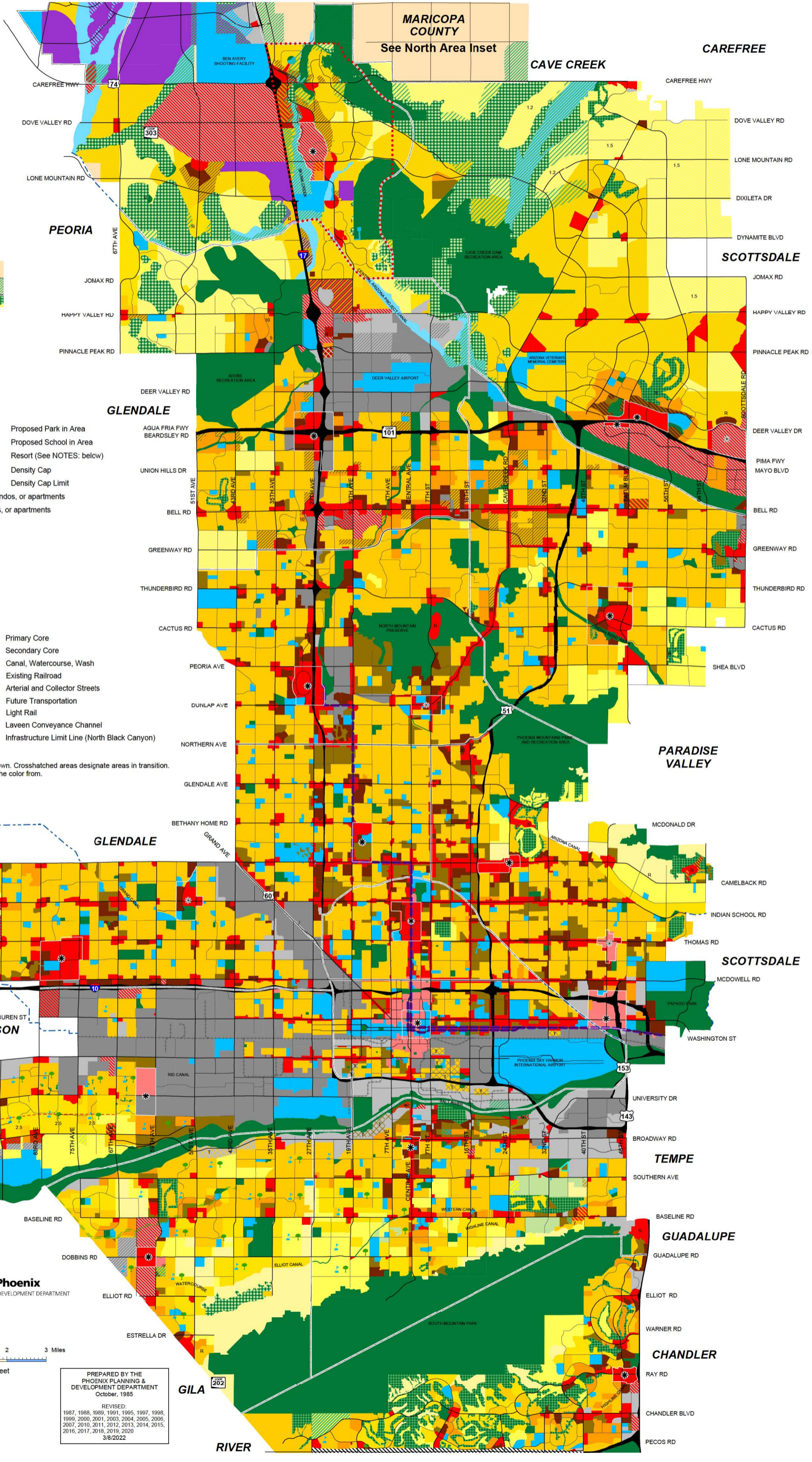
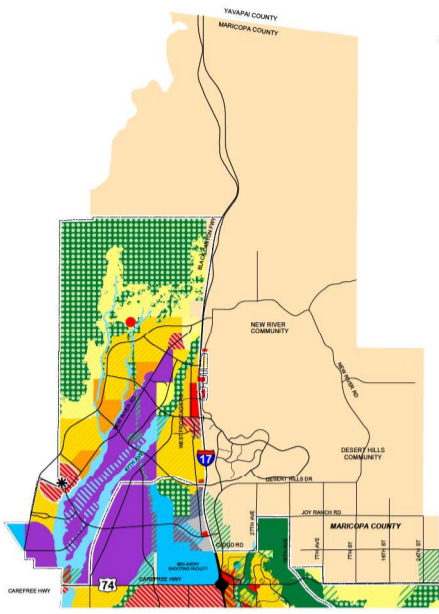
November 2021 JC Penny Acquisition ~ 14 acres



Exhibit 8

CITY OF PHOENIX GENERAL PLAN

A Vision for the Future



LEGEND

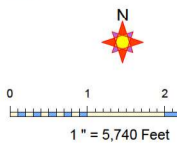
- LAND USE**
- 0 to 1 du/acre - Large Lot
 - 1 to 2 du/acre - Large Lot
 - 2 to 3.5 du/acre - Traditional Lot
 - 3.5 to 5 du/acre - Traditional Lot
 - 5 to 10 du/acre - Traditional Lot
 - 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments
 - 15+ du/acre - Higher density attached townhouses, condos, or apartments
 - Parks/Open Space - Publicly Owned
 - Parks/Open Space - Privately Owned
 - Future Parks/Open Space or 1 du/acre
 - Mixed Use Agricultural
 - Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre
 - Commercial
 - Mixed Use (MU)
 - Mixed Use (Areas C, D and Northwest Area only)
 - Industrial
 - Commerce / Business Park
 - Public/Quasi-Public
 - Floodplain
 - Undesignated Area
- NOTE:**
Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.
- Proposed Park in Area
 - Proposed School in Area
 - R Resort (See NOTES: below)
 - 10 Density Cap
 - Density Cap Limit

NOTES:

1 Striped areas designate optional uses corresponding to colors shown. Crosshatched areas designate areas in transition. Color in crosshatch is the color to, color between the crosshatch is the color from.

NOTES:

- 1 Mixed Use is an integrated variation of uses which may include residential, service, and basic commercial, general office, entertainment, and cultural functions, with a compatible relationship. This category would allow any or all of these uses within an area so categorized to be further determined by more specific plans, which would consider General Plan goals, existing zoning and uses, and site considerations. See also Specific Plans for Indian School, Downtown, and 44th St. Corridor.
- 2 The street network shown does not constitute the Transportation Plan. Dashed line (---) indicates alignment to be determined.
- 3 Map depicts general location of washes.
- 4 As appropriate, and when in the best interests of the City to protect and preserve mountains and washes as open space, densities adjacent to mountains or washes may be greater than the General Plan category depicted on this plan.
- 5 "R" depicts location of resorts. Those with an underlying commercial designation have corresponding zoning that permits resort hotel use. All other depictions are for existing resorts that are nonconforming, general locations for future resort sites, or indicate resort district zoning.
- 6 For special formats of this publication, call 602-534-6648 or TTY: USC 7-1-1.
- 7 For questions concerning this publication call the Phoenix Planning Department, 602-262-6882 or visit www.phoenix.gov/pdp/px/px-general-plan



PREPARED BY THE
PHOENIX PLANNING &
DEVELOPMENT DEPARTMENT
October, 1985

REVISED:
1987, 1988, 1989, 1991, 1995, 1997, 1998,
1999, 2000, 2001, 2003, 2004, 2005, 2006,
2007, 2010, 2011, 2012, 2013, 2014, 2015,
2016, 2017, 2018, 2019, 2020
3/8/2022

Exhibit 9

SITE CONNECTIVITY: Open Space, Mountain Preserve, Trails & Bikeways, Trailheads



- Open Green Space:**
 - Park:
 - Palomino Park
 - Venturoso Park
 - Sweetwater Park
 - Sereno Park
 - Sandpiper Park
 - Roadrunner Park
 - Cholla Cove Park
 - Altadena Park
 - Golf Club:
 - Orange Tree Golf Club
 - Stonecreek Golf Club
 - Gainey Ranch Golf Club
- Mountains Preserve:**
 - North Mountains
 - Phoenix Mountains
 - Camerback Mountains
 - Shadow Mountain
- Trails and Bikeways:**
 - State Route 51 Trail 5.2 mi
 - Dreamy Draw Bikeway 2.1 mi
 - Cave Creek Tributary Trail 4.1 mi
- Trailheads:**
 - Phoenix Mountain Preserve - 40th St. Trailhead
 - North Mountain Park Trailhead
 - Shaw Butte Trailhead
 - Lookout Mountain Trailhead
 - Piastewa Peak Trailhead
 - Shadow Mountain Trailhead

Exhibit 10


 PV PUD Boundaries
~ 80 gross acres/75 net acres



Exhibit 11

C-2 H-R Approved Building Heights

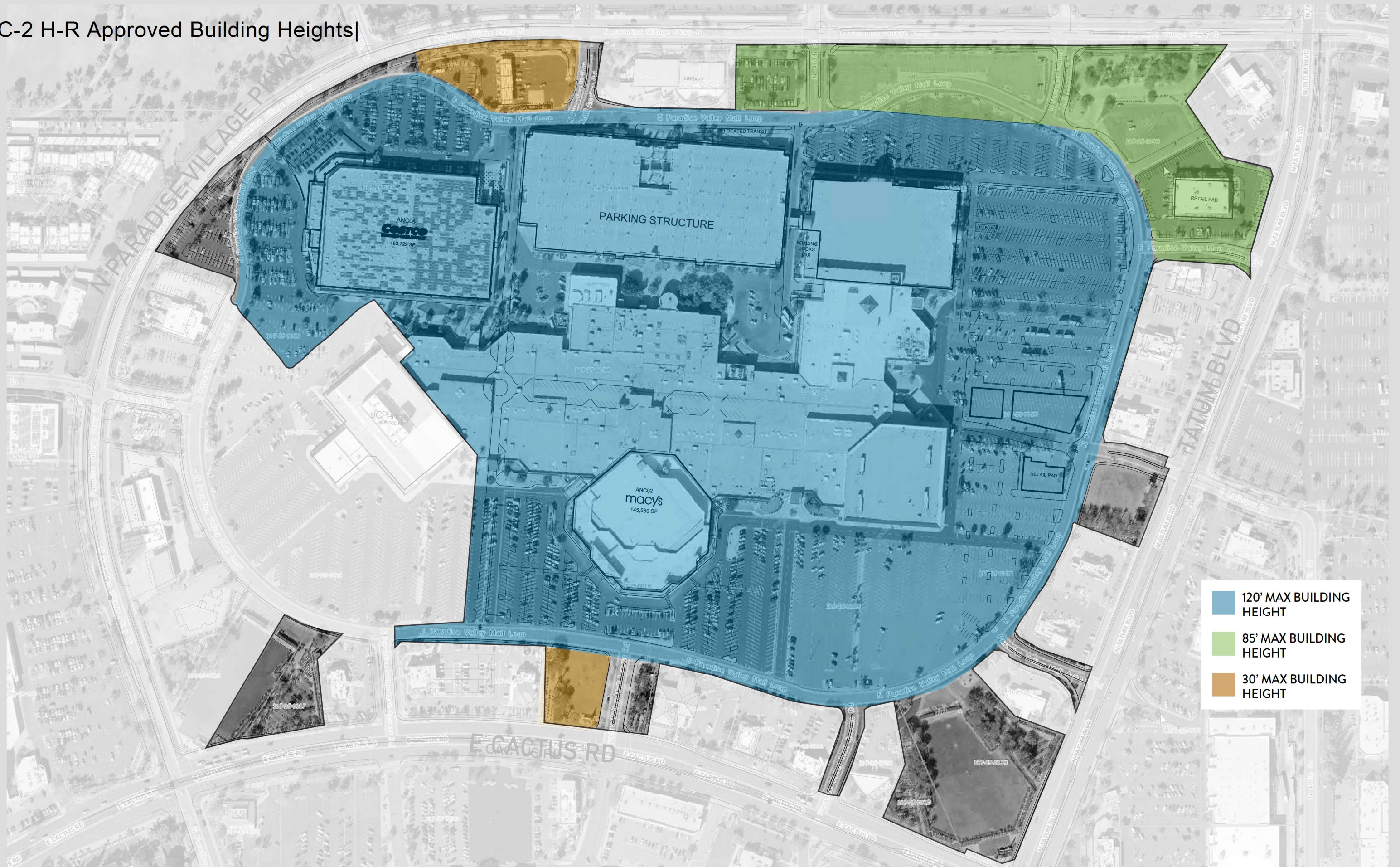


Exhibit 12

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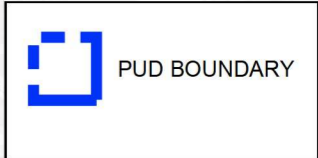
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Zoning Case #: Z-57-21

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Date
APRIL 06, 2022



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PUD APPLICATION

6.0
ILLUSTRATIVE
CONCEPTUAL SITE PLAN

PARADISE VILLAGE PKWY

PUBLIC LIBRARY

E2

E1

EXISTING
PARKING STRUCTURE

D2

D1

C4

C3

C2

C1

JC PENNEY

B4

B3

A4

A3

N. TATUM BLVD

E. CACTUS RD

01 ILLUSTRATIVE CONCEPTUAL SITE PLAN

SCALE: 1/100" = 1'-0"

REF:

NORTH

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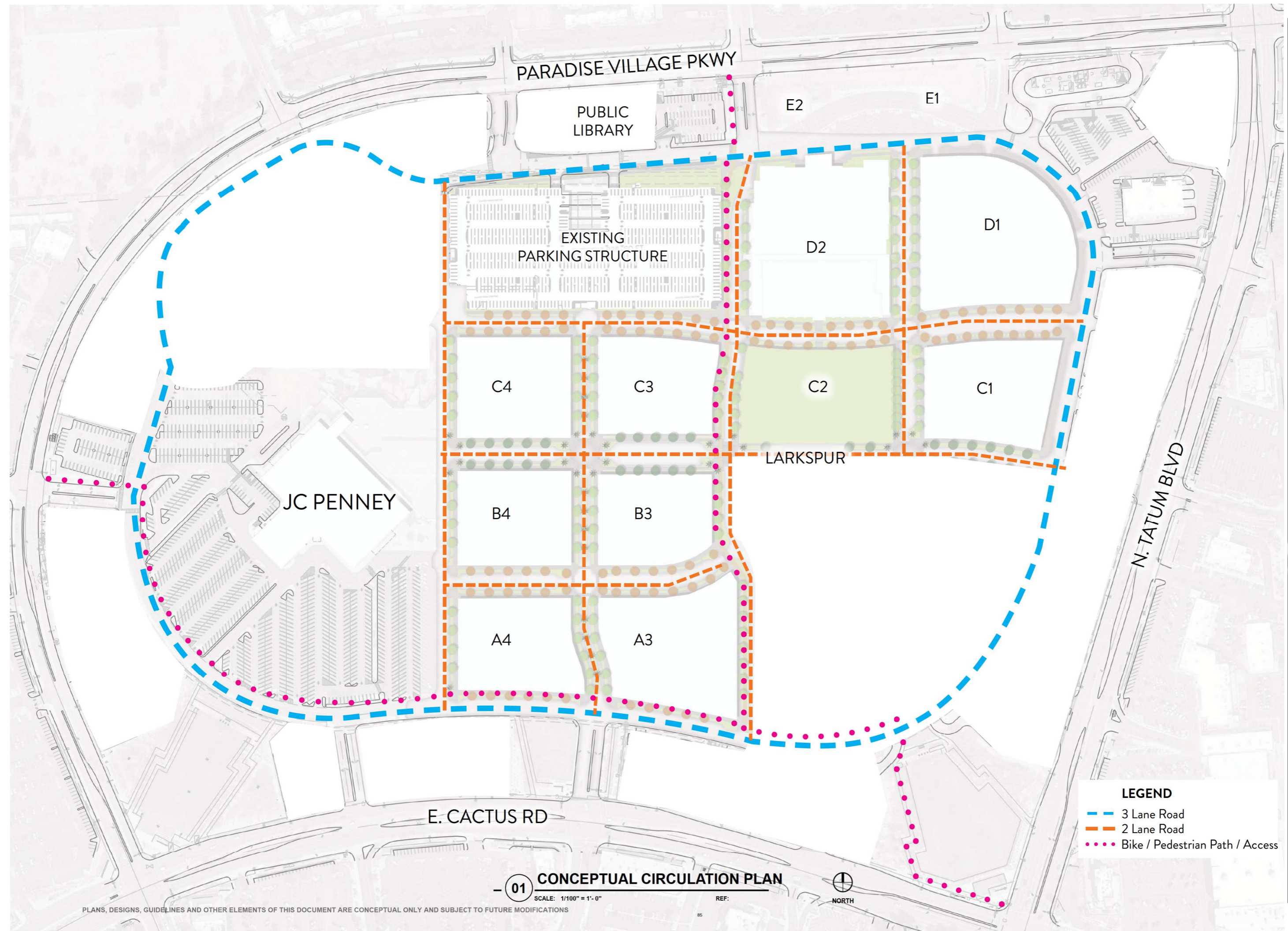
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PUD APPLICATION

4.0
CONCEPTUAL
CIRCULATION PLAN



LEGEND

- 3 Lane Road
- 2 Lane Road
- Bike / Pedestrian Path / Access

01 CONCEPTUAL CIRCULATION PLAN
SCALE: 1/100" = 1'-0"
REF: NORTH

Exhibit 14

PUD BUILDING HEIGHTS

120' MAX BUILDING HEIGHT

85' MAX BUILDING HEIGHT

30' MAX BUILDING HEIGHT



Exhibit 15

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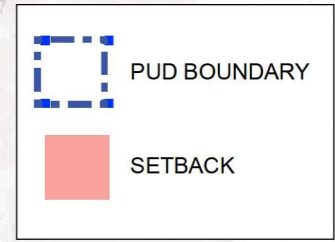
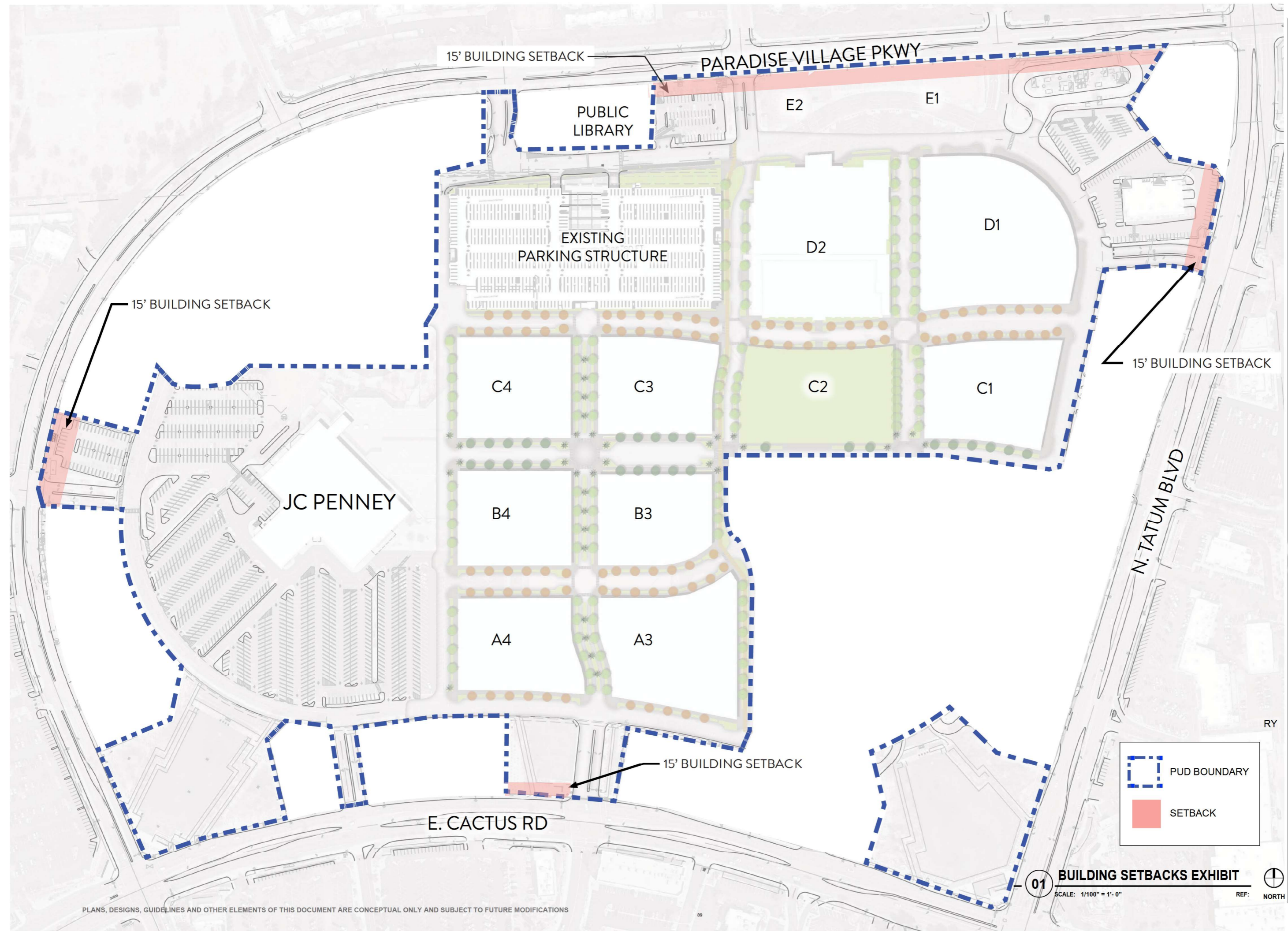
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PUD APPLICATION

8.0
BUILDING SETBACKS
EXHIBIT



01 BUILDING SETBACKS EXHIBIT
SCALE: 1/100" = 1'-0"
REF: NORTH

Exhibit 16

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PUD APPLICATION

6.1
ILLUSTRATIVE CONCEPTUAL
SITE PLAN WITH
LANDSCAPING



- MAIN STREET TREES
Evergreen Elm
Placed 30' o.c. or equivalent groupings
- SECONDARY STREET TREES
Chinese Pistache
Placed 30' o.c. or equivalent groupings
- TERTIARY STREET TREES
Honey Locust
Placed 30' o.c. or equivalent groupings
- ✱ Date Palm
- 75% Shading provided for Primary Pedestrian Corridor with 4" Calipers
- *50% Shading provided for all other internal streets with 3" Calipers

- APPROVED TREE LIST**
- Honey Mesquite
 - Blue Leaf Wattle
 - Palo Brea
 - Willow Acacia
 - Texas Olive
 - Lysiloma
 - Sweet Acacia
 - Texas Ebony
 - Desert Willow
 - Chilean Mesquite
 - Mulga
 - Anacacho Orchid Tree
 - Cascalote
 - Coolibah Tree
 - Honey Locust
 - Golden Leadball Tree
 - Ironwood
 - Mexican Ebony
 - Fan West Ash
 - Fruitless Olive
 - Chinese Pistache
 - Southern Live Oak
 - Evergreen Elm
 - Date Palm
 - Ficus

**ILLUSTRATIVE CONCEPTUAL
SITE PLAN WITH LANDSCAPING**

SCALE: 1/100" = 1'-0"



Exhibit 17

Central Open Space



Exhibit 18

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Date
APRIL 06, 2022

 PUD BOUNDARY
 SETBACK

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PUD APPLICATION

9.0
LANDSCAPE SETBACKS
EXHIBIT

01 LANDSCAPE SETBACKS EXHIBIT
SCALE: 1/100" = 1'-0"
REF: NORTH

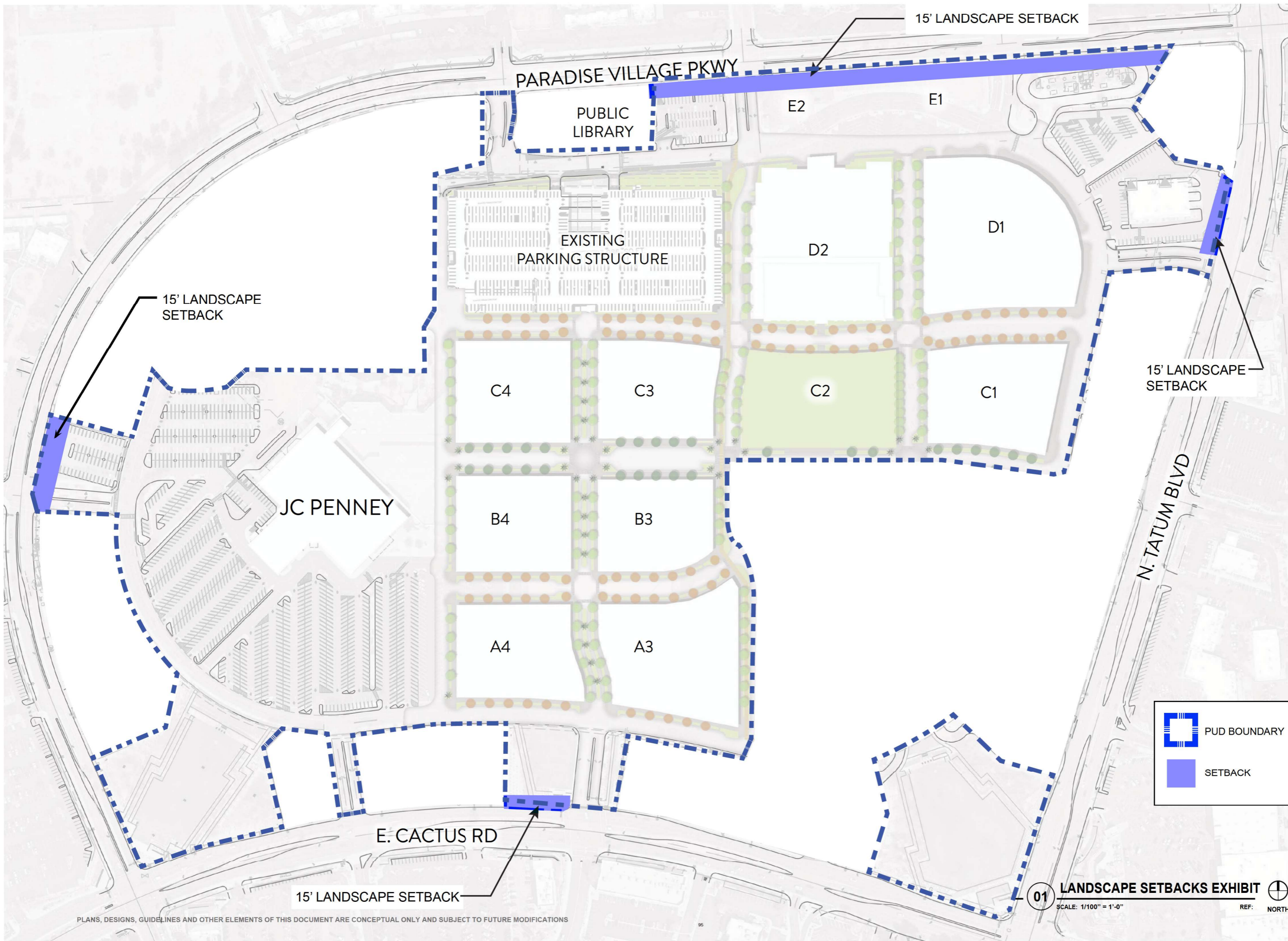


Exhibit 19

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NOVEMBER 8, 2021

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PUD APPLICATION

LANDSCAPE CHARACTER

PHOTOS

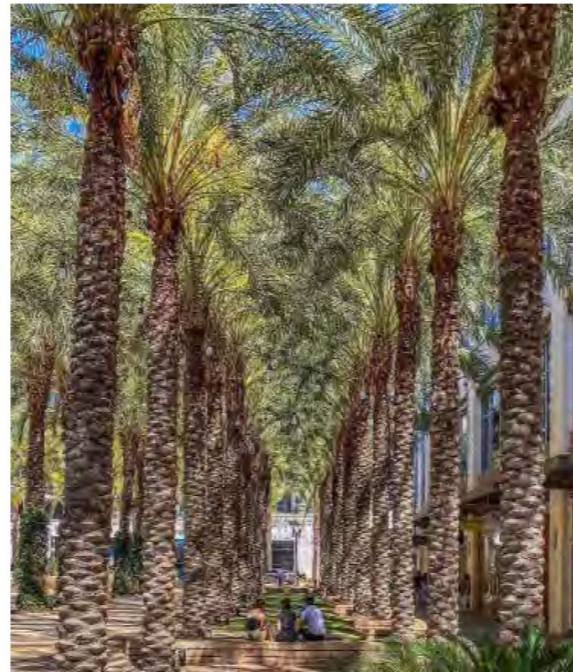
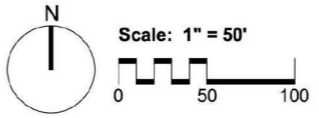
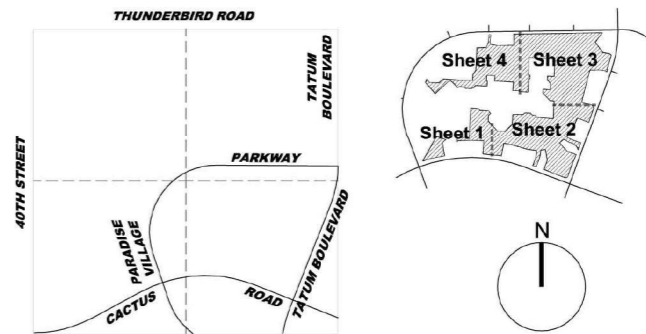


Exhibit 20



Vicinity / Key Map



City of Phoenix General Inventory Notes

- The City of Phoenix General Notes are the only notes approved on this plan. Additional general notes generated by the sealant and placed on the plans are not approved as part of this plan and are noted as such on the plans.
 - Plant materials must be individually tagged in the field at the time the Inventory Plans are submitted. Tag material must be clearly marked with waterproof ink and include the number which corresponds to the number shown on the plan. **A field review will not occur until clearly marked tags are in place on each plant to be included in the inventory.**
 - All plant materials must remain on site until the salvage plan is approved.
 - Tags must be attached so that they will remain on the plant for the duration of the salvage and nursery storage period. Plant materials without numbered tags in the nursery are subject to not being counted toward the total requirement for the project.
 - All salvageable material to be clearly flagged with tape or plastic tags visible from all directions. Tags shall be numbered to correspond with the plant inventory plan and legend.
- Color Code as follows:
- Red = Salvage and relocate
 - Blue = Destroy, not salvageable, cannot remain in place
 - White = Preserve and protect in place
- Contact the Parks & Recreation Department, Forestry Supervisor, at 602-262-6862, to verify ownership of any plant material in the public R.O.W. prior to any plant re-locations or removals. Obtain written permission from the Parks & Recreation Department prior to the re-location or removal of any City plant material or equipment.
 - Contact the Street Transportation Department, Horticulturist, at 602-262-6284, prior to the re-location or removal of existing plant material in the A.D.O.T. R.O.W. that is on the City's side of the sound wall. Obtain written permission from the Street Transportation Department prior to the re-location or removal of any plant material or equipment.
 - Plan approval is valid for **180 days**. Prior to plan approval expiration, all associated permits shall be purchased or the plans shall be resubmitted for extension of plan approval. The expiration, extension, and reinstatement of Inventory plans and permits shall follow the same guidelines as those indicated in the Phoenix Building Construction Code Administrative Provisions Section 105.3 for building permits.
 - File Notice of Intent (NOI) to clear land with State of Arizona, 602-542-6408. <http://www.azda.gov/ESD/clearland.pdf>

Plant Legend

- Tree - Salvageable (Red circle with cross)
- Tree - Non-Salvageable (Blue circle with cross)
- Tree - Remain In Place (White circle with cross)
- Cacti - Salvageable (Red circle with cross)
- Cacti - Non-Salvageable (Blue circle with cross)
- Cacti - Remain In Place (White circle with cross)

Project Consultants

Inventory Provider Native Resources International
 1540 West Happy Valley Road
 Phoenix, Arizona 85085
 623-869-6757 (p) • 623-869-6769 (f)
 Contact: Kevin Brenda - kevin@nativeresources.com

Owner / Developer RED Development
 One East Washington Street - Suite 300
 Phoenix, AZ 85004
 480-556-7741 (p)
 Contact: Scott Wagner - swagner@reddevelopment.com

Approval Block

Plant Inventory Approval, City of Phoenix

Date



Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ. 85085
 Phone (623) 869-6757
 Fax (623) 869-6769

PV Mall
 NWC of Tatum Boulevard and Cactus Road
 Phoenix, Arizona
Landscape Inventory Plan

OS #: 31-38

KVA #:

LSIN #:

LSAL #:

DATE: 2/25/2021

REVISION:

SCALE: 1" = 50'

CHECKED:

DRAWN: KB

SHEET **1** OF 6

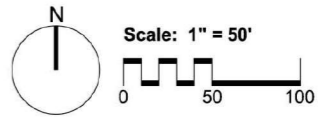


Matchline - See Sheet 1

Matchline - See Sheet 3

Property Line
(typ.)
Limit of Inventory
10' beyond property (typ.)

Property Line
(typ.)
Limit of Inventory
10' beyond property (typ.)



Native Resources Intl.
1540 W Happy Valley Rd.
Phoenix, AZ. 85085
Phone (623) 869-6757
Fax (623) 869-6769

PV Mall
NWC of Tatum Boulevard and Cactus Road
Phoenix, Arizona
Landscape Inventory Plan

OS #:	31-38
KVA #:	
LSIN #:	
LSAL #:	
DATE:	2/25/2021
REVISION:	
SCALE:	1" = 50'
CHECKED:	
DRAWN:	KB
SHEET	2 OF 6



Matchline - See Sheet 4

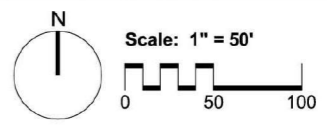
Matchline - See Sheet 2




Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ. 85085
 Phone (623) 869-6757
 Fax (623) 869-6769

PV Mall
 NWC of Tatum Boulevard and Cactus Road
 Phoenix, Arizona
Landscape Inventory Plan

OS #:	31-38
KVA #:	
LSIN #:	
LSAL #:	
DATE:	2/25/2021
REVISION:	
SCALE:	1" = 50'
CHECKED:	
DRAWN:	KB
SHEET	3 OF 6

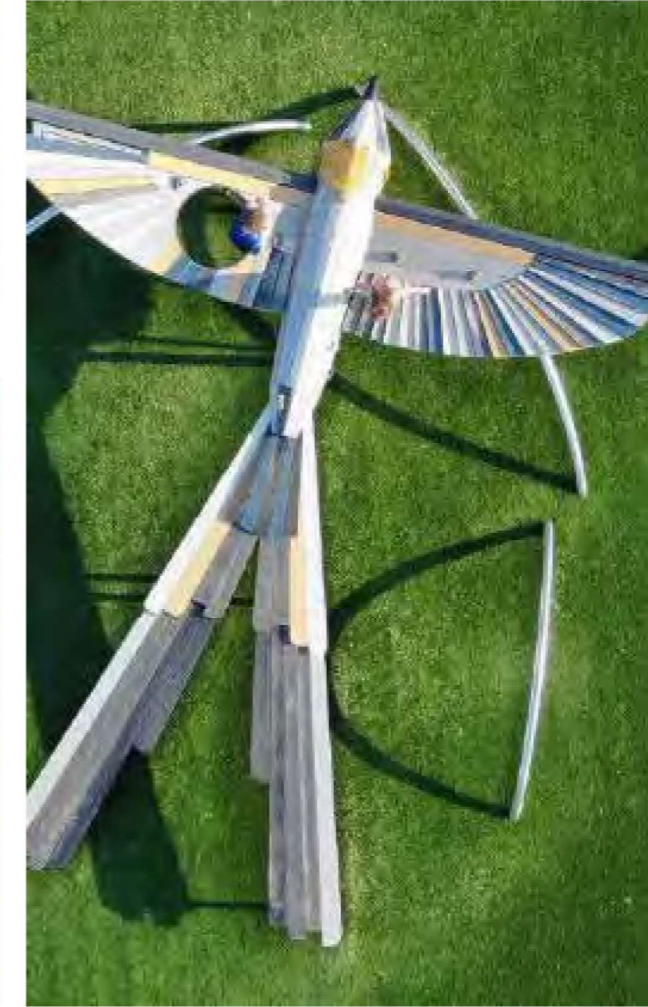



Native Resources
 AN ENVIRONMENTAL CONSULTING FIRM
 Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ. 85085
 Phone (623) 869-6757
 Fax (623) 869-6769

PV Mall
 NWC of Tatum Boulevard and Cactus Road
 Phoenix, Arizona
Landscape Inventory Plan

OS #:	31-38
KVA #:	
LSIN #:	
LSAL #:	
DATE:	2/25/2021
REVISION:	
SCALE:	1" = 50'
CHECKED:	
DRAWN:	KB
SHEET	4 OF 6

Exhibit 21



PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

PARADISE VALLEY MALL
4568 E CACTUS RD
PHOENIX, AZ 85032

Date
NOVEMBER 8, 2021

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

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PUD APPLICATION

STE AMENITIES
CHARACTER

Exhibit 22

 SIGN PLAN BOUNDARY

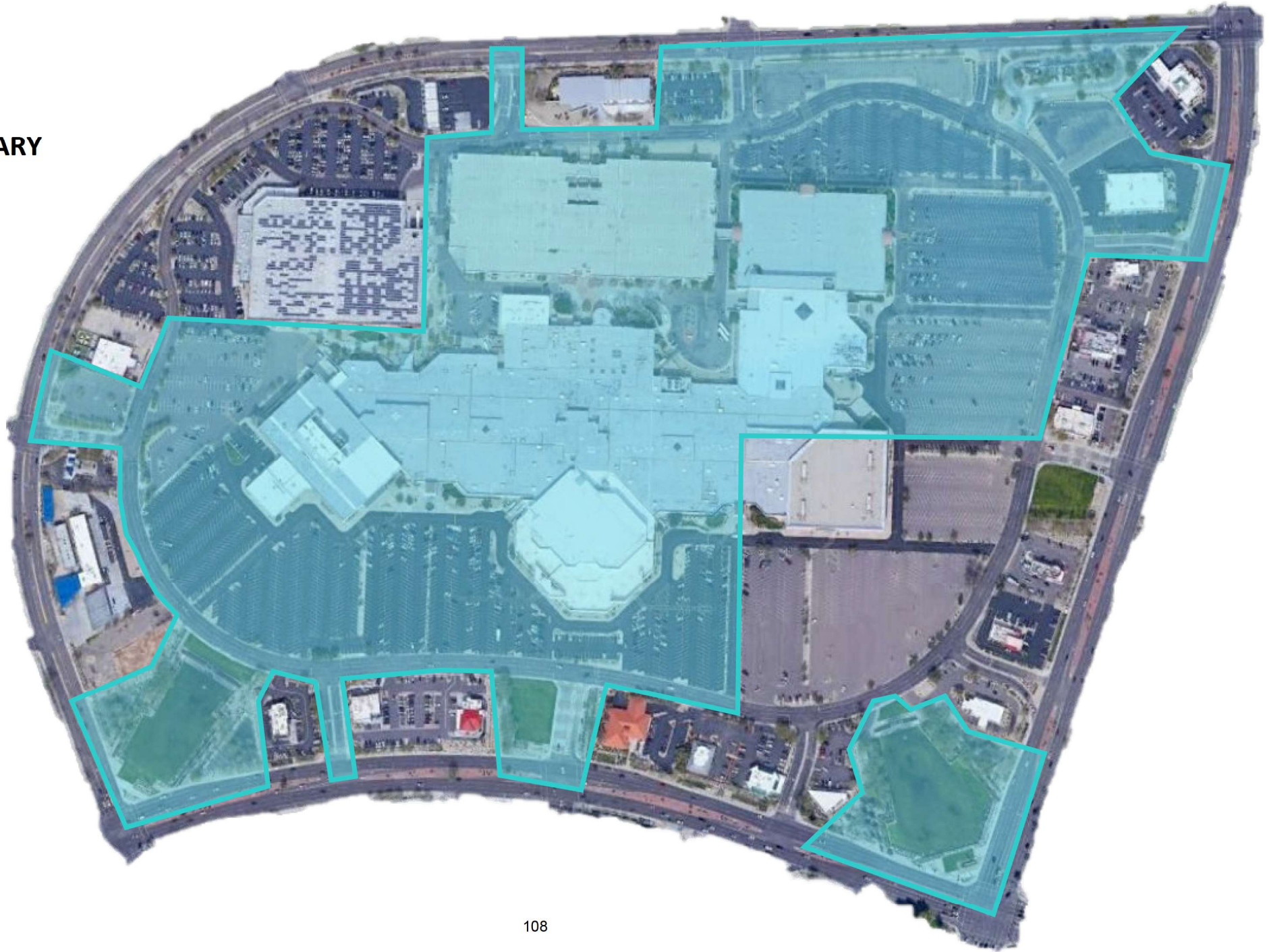
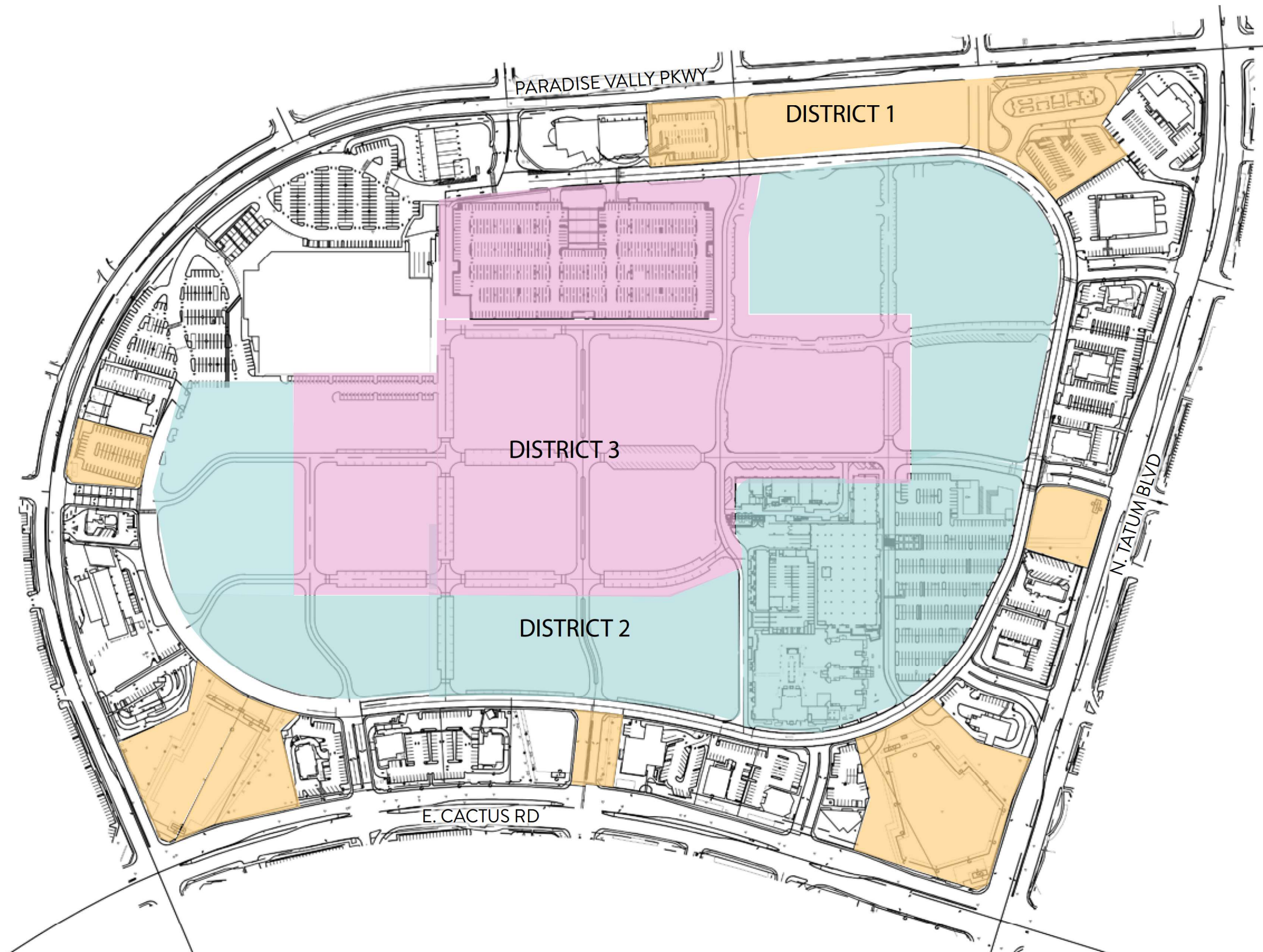


Exhibit 23



- LEGEND**
- DISTRICT 1
PERIMETER SIGN
DISTRICT
 - DISTRICT 2
LOOP ROAD SIGN
DISTRICT
 - DISTRICT 3
CORE SIGN
DISTRICT

Exhibit 24

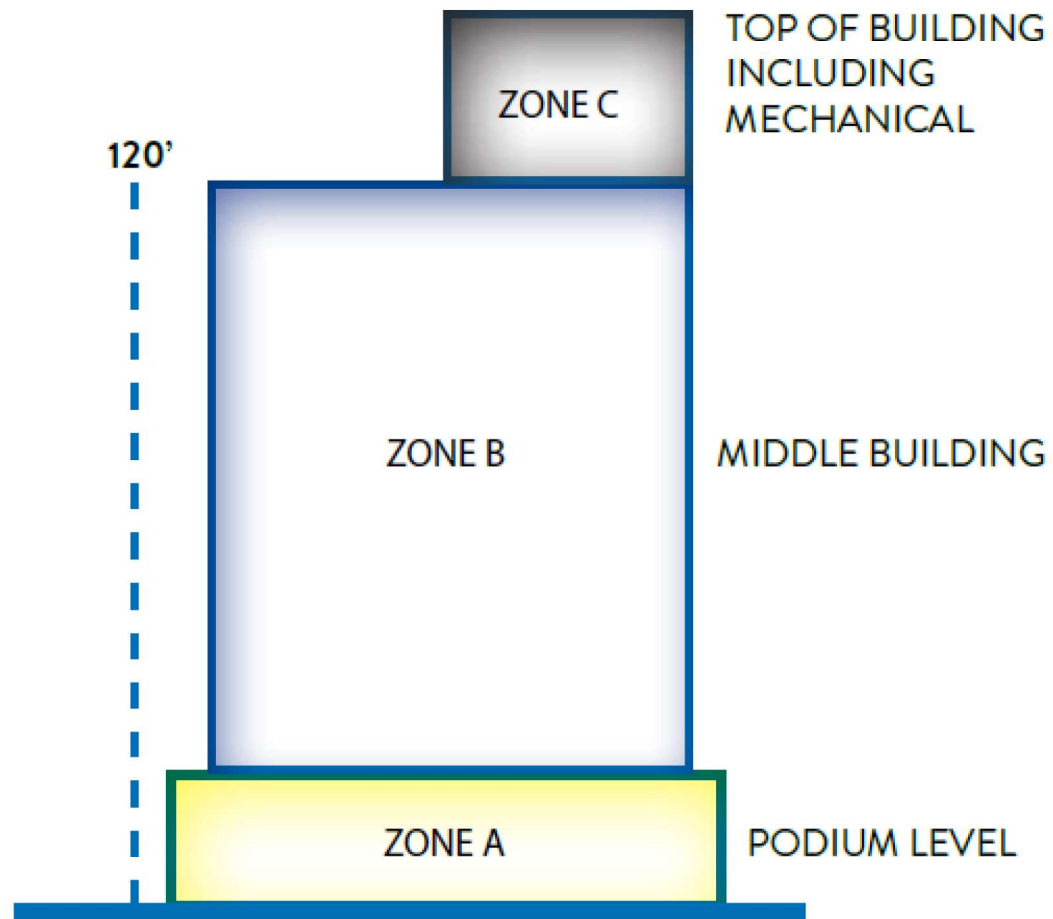


Exhibit 25

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

PARADISE VALLEY MALL
4568 E CACTUS RD
PHOENIX, AZ 85032

Zoning Case #: Z-57-21

OWNER / DEVELOPMENT

PV Land SPE
c/o RED Development
Jeff Maloznik
JMaloznik@reddevelopment.com
One East Washington Street, Suite 300
Phoenix, AZ 85014
480.947.7772

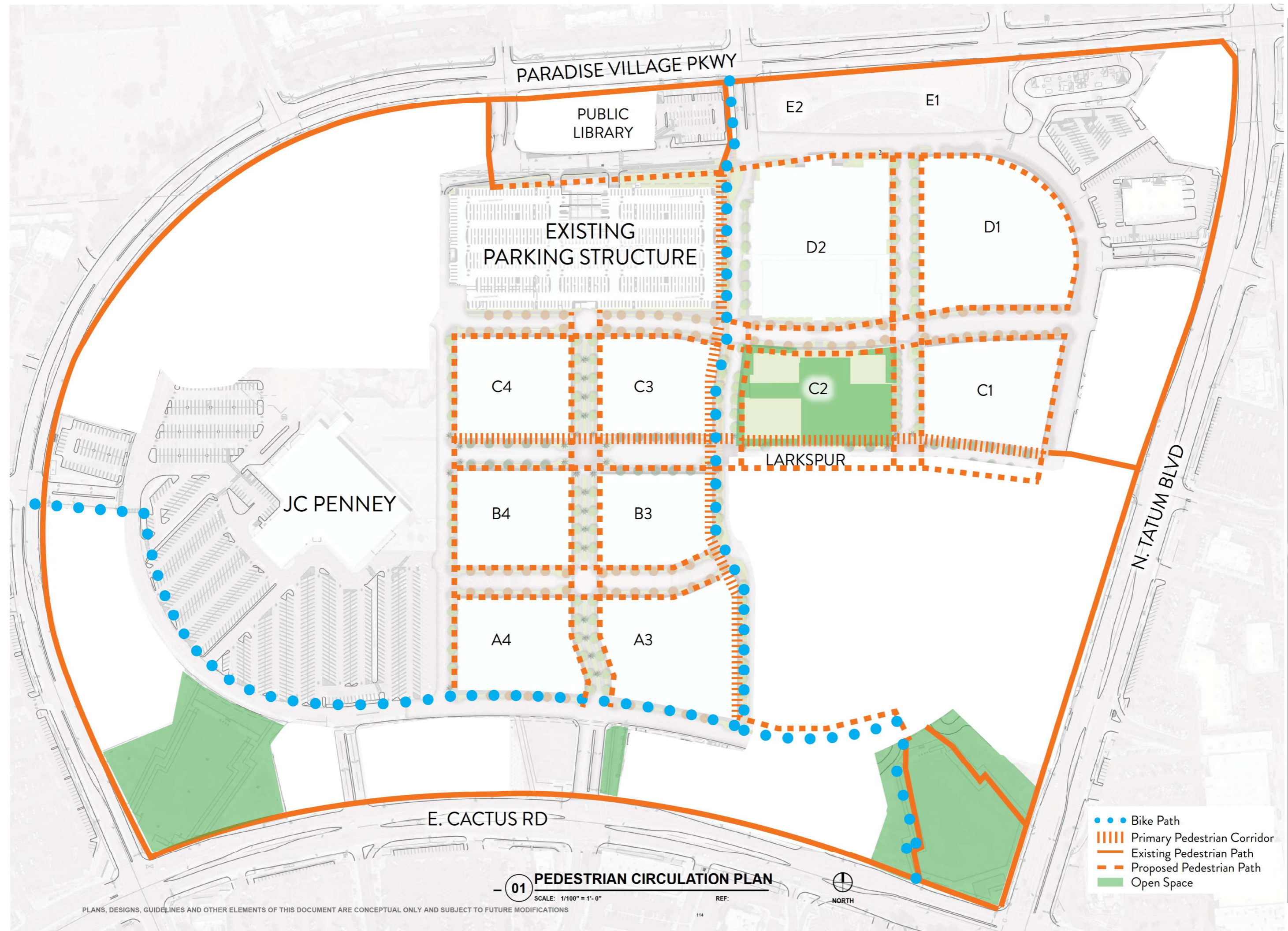
Date
APRIL 06, 2022

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

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PUD APPLICATION

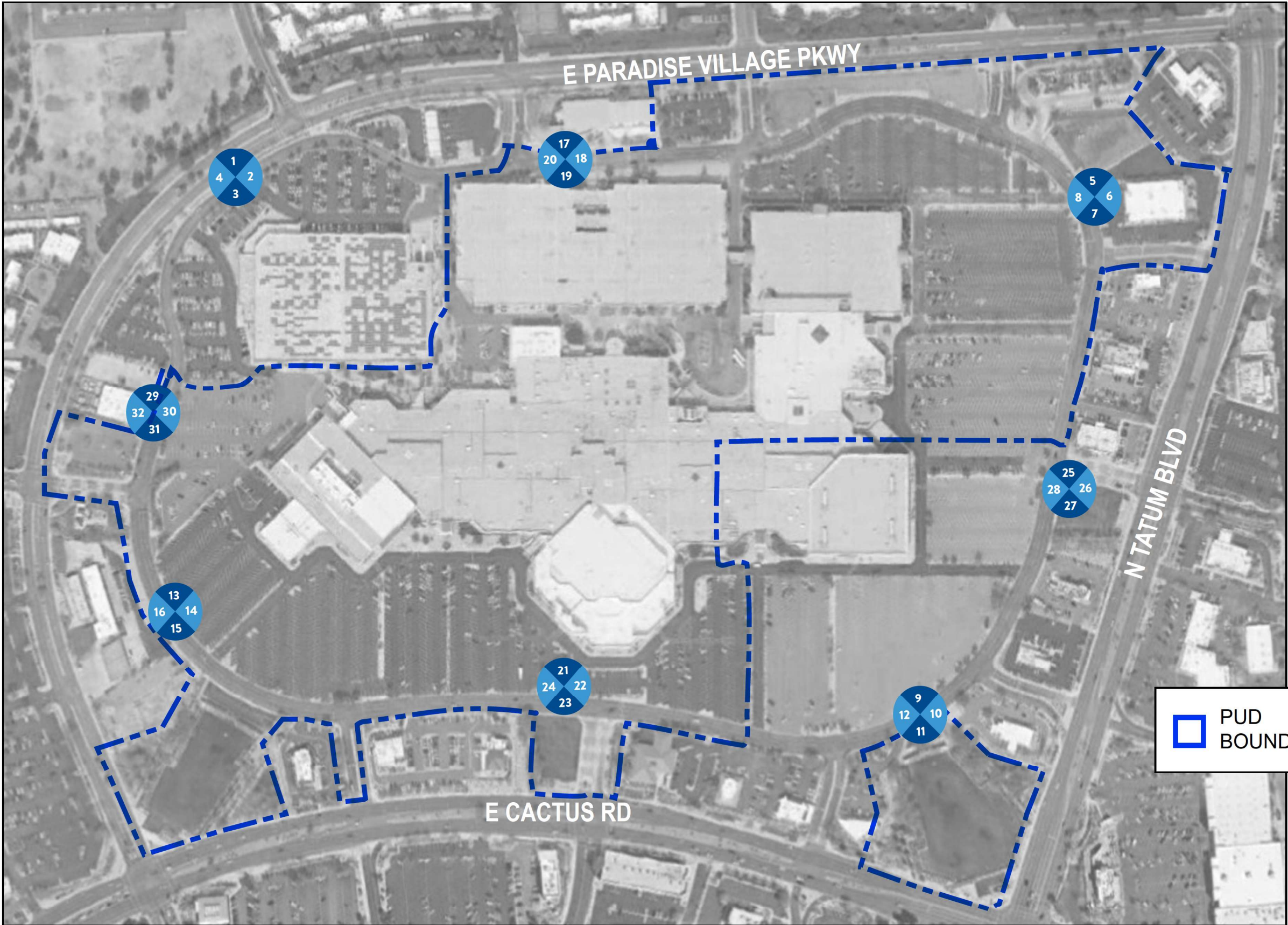
0.0
PEDESTRIAN
CIRCULATION PLAN




01 PEDESTRIAN CIRCULATION PLAN
SCALE: 1/100" = 1'-0"
REF:

PLANS, DESIGNS, GUIDELINES AND OTHER ELEMENTS OF THIS DOCUMENT ARE CONCEPTUAL ONLY AND SUBJECT TO FUTURE MODIFICATIONS

Appendix A



 PUD
 BOUNDARY

01

CONTEXT PHOTOS KEY

SCALE: N.T.S.

REF:



NORTH

A
 CONTEXT
 PHOTOS
 KEY

















Appendix B

**LEGAL DESCRIPTION
PARADISE VALLEY MALL
ZONING BOUNDARY**

November 5, 2021
Job No. P5506
Page 1 of 8

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18 FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS THENCE NORTH 01 DEGREES 22 MINUTES 04 SECONDS WEST, A DISTANCE OF 2618.84 FEET;

THENCE NORTH 01 DEGREES 22 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 268.99 FEET TO A POINT LYING ON THE RELOCATED MONUMENT LINE OF CACTUS ROAD AS RECORDED IN DOCKET 12020, PAGE 713, IN DOCKET 12020, PAGE 733, IN DOCKET 12020, PAGE 747, AND IN DOCKET 12437, PAGE 582, AND ACCORDING TO BOOK 195 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 69 DEGREES 52 MINUTES 05 SECONDS WEST ALONG SAID REALIGNED CACTUS ROAD MONUMENT LINE, 832.81 FEET TO A POINT LYING ON THE MONUMENT LINE OF REALIGNED TATUM BOULEVARD ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID MONUMENT LINE, NORTH 69 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE OF 434.67 FEET TO A POINT TO BE HEREINAFTER KNOWN AS POINT "A";

THENCE DEPARTING SAID MONUMENT LINE NORTH 20 DEGREES 07 MINUTES 55 SECONDS EAST, A DISTANCE OF 67.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF CACTUS ROAD;

THENCE DEPARTING SAID RIGHT OF WAY NORTH 20 DEGREES 07 MINUTES 55 SECONDS EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 145.00 FEET;

THENCE NORTH 10 DEGREES 14 MINUTES 57 SECONDS WEST, A DISTANCE OF 163.12 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WITH A CHORD BEARING OF NORTH 65 DEGREES 21 MINUTES 10 SECONDS EAST, A CHORD DISTANCE OF 232.27 FEET;

THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 580.00 FEET, THROUGH A CENTRAL ANGLE OF 23 DEGREES 06 MINUTES 04 SECONDS, A DISTANCE OF 233.85 FEET;

THENCE SOUTH 42 DEGREES 28 MINUTES 34 SECONDS EAST, A DISTANCE OF 165.90 FEET;

THENCE SOUTH 69 DEGREES 52 MINUTES 05 SECONDS EAST, A DISTANCE OF 147.65 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF TATUM BOULEVARD;

THENCE DEPARTING SAID RIGHT OF WAY SOUTH 69 DEGREES 52 MINUTES 05 SECONDS EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 57.35 FEET TO THE MONUMENT LINE OF TATUM BOULEVARD;

THENCE SOUTH 20 DEGREES 07 MINUTES 55 SECONDS WEST, ALONG SAID MONUMENT LINE OF TATUM BOULEVARD, A DISTANCE OF 440.00 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 207,156 SQUARE FEET OR 4.756 ACRES, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFOREMENTIONED POINT "A"

THENCE NORTH 69 DEGREES 52 MINUTES 05 SECONDS WEST, ALONG SAID REALIGNED CACTUS ROAD MONUMENT LINE, A DISTANCE OF 285.30 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID MONUMENT LINE OF CACTUS ROAD, WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,291.83 FEET, THROUGH A CENTRAL ANGLE OF 09 DEGREES 18 MINUTES 28 SECONDS, A DISTANCE OF 372.32 FEET TO **THE POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING ALONG SAID MONUMENT LINE OF CACTUS ROAD, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 44 MINUTES 29 SECONDS, A DISTANCE OF 269.66 FEET

THENCE DEPARTING SAID MONUMENT LINE OF CACTUS ROAD NORTH 04 DEGREES 04 MINUTES 58 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE NORTHERLY RIGHT OF WAY OF CACTUS ROAD;

THENCE DEPARTING SAID RIGHT OF WAY, CONTINUING NORTH 04 DEGREES 04 MINUTES 58 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, WITH A CHORD BEARING OF SOUTH 89 DEGREES 48 MINUTES 00 SECONDS WEST, A CHORD DISTANCE OF 381.13 FEET;

THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,551.83 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 33 MINUTES 56 SECONDS, A DISTANCE OF 381.49 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT;

THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 91 DEGREES 03 MINUTES 49 SECONDS, A DISTANCE OF 31.79 FEET;

THENCE SOUTH 05 DEGREES 32 MINUTES 47 SECONDS EAST, A DISTANCE OF 172.45 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 21 DEGREES 21 MINUTES 35 SECONDS, A DISTANCE OF 7.46 FEET TO THE NORTHERLY RIGHT OF WAY OF CACTUS ROAD;

THENCE DEPARTING SAID RIGHT OF WAY SOUTH 04 DEGREES 51 MINUTES 18 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE MONUMENT LINE OF CACTUS ROAD AND THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, WITH A CHORD BEARING OF SOUTH 84 DEGREES 27 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 55.30 FEET;

THENCE ALONG SAID MONUMENT LINE, WESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2,291.83 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREE 22 MINUTES 57 SECONDS, A DISTANCE OF 55.30 FEET;

THENCE DEPARTING SAID MONUMENT LINE NORTH 06 DEGREES 14 MINUTES 15 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE NORTHERLY RIGHT OF WAY OF CACTUS ROAD AND THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WITH A CHORD BEARING OF NORTH 05 DEGREES 07 MINUTES 47 SECONDS EAST, A CHORD DISTANCE OF 7.41 FEET;

THENCE DEPARTING SAID RIGHT OF WAY NORTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 21 DEGREES 21 MINUTES 08 SECONDS, A DISTANCE OF 7.45 FEET;

THENCE NORTH 05 DEGREES 32 MINUTES 47 SECONDS WEST, A DISTANCE OF 180.52 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 80 DEGREES 18 MINUTES 30 SECONDS, A DISTANCE OF 28.03 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT;

THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 38 MINUTES 39 SECONDS, A DISTANCE OF 100.32 FEET;

THENCE SOUTH 47 DEGREES 38 MINUTES 34 SECONDS WEST, A DISTANCE OF 68.00 FEET;

THENCE SOUTH 09 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 200.00 FEET TO THE NORTHERLY RIGHT OF WAY OF CACTUS ROAD;

THENCE DEPARTING SAID RIGHT OF WAY SOUTH 09 DEGREES 55 MINUTES 30 SECONDS EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 60.00 FEET A POINT ON MONUMENT LINE OF CACTUS ROAD AND THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, WITH A CHORD BEARING OF SOUTH 75 DEGREES 58 MINUTES 24 SECONDS WEST, A CHORD DISTANCE OF 327.85 FEET;

THENCE ALONG SAID MONUMENT LINE, WESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2,291.83 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 12 MINUTES 11 SECONDS, A DISTANCE OF 328.13 FEET;

THENCE CONTINUING ALONG SAID MONUMENT LINE SOUTH 70 DEGREES 52 MINUTES 31 SECONDS WEST, A DISTANCE OF 79.72 FEET TO A POINT ON THE MONUMENT LINE OF PARADISE VILLAGE PARKWAY;

THENCE NORTH 20 DEGREES 07 MINUTES 15 SECONDS WEST, ALONG SAID MONUMENT LINE, A DISTANCE OF 366.64 FEET;

THENCE DEPARTING SAID MONUMENT LINE NORTH 69 DEGREES 52 MINUTES 45 SECONDS EAST, A DISTANCE OF 42.00 FEET TO THE EAST RIGHT OF WAY LINE OF PARADISE VILLAGE PARKWAY;

THENCE DEPARTING SAID RIGHT OF WAY NORTH 69 DEGREES 52 MINUTES 45 SECONDS EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 200.00 FEET;

THENCE NORTH 14 DEGREES 11 MINUTES 57 SECONDS EAST, A DISTANCE OF 144.00 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WITH A CHORD BEARING OF NORTH 19 DEGREES 28 MINUTES 42 SECONDS WEST, A CHORD DISTANCE OF 416.60 FEET;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 45 DEGREES 22 MINUTES 48 SECONDS, A DISTANCE OF 427.70 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;

THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 85 DEGREES 21 MINUTES 51 SECONDS, A DISTANCE OF 29.80 FEET;

THENCE NORTH 82 DEGREES 09 MINUTES 09 SECONDS WEST, A DISTANCE OF 168.25 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 41 DEGREES 02 MINUTES 10 SECONDS, A DISTANCE OF 14.32 FEET TO THE EASTERLY RIGHT OF WAY OF PARADISE VILLAGE PARKWAY;

THENCE DEPARTING SAID RIGHT OF WAY NORTH 83 DEGREES 48 MINUTES 30 SECONDS WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 42.00 FEET TO A POINT ON THE MONUMENT LINE OF PARADISE VILLAGE PARKWAY AND THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WITH A CHORD BEARING OF NORTH 12 DEGREES 20 MINUTES 12 SECONDS EAST, A CHORD DISTANCE OF 245.34 FEET;

THENCE ALONG SAID MONUMENT LINE, NORTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,145.92 FEET, THROUGH A CENTRAL ANGLE OF 12 DEGREES 17 MINUTES 25 SECONDS, A DISTANCE OF 245.81 FEET;

THENCE DEPARTING SAID MONUMENT LINE SOUTH 71 DEGREES 31 MINUTES 05 SECONDS EAST, A DISTANCE OF 42.00 FEET TO THE EASTERLY RIGHT OF WAY OF PARADISE VILLAGE PARKWAY;

THENCE DEPARTING SAID RIGHT OF WAY SOUTH 71 DEGREES 31 MINUTES 05 SECONDS EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 207.63 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, WITH A CHORD BEARING OF NORTH 23 DEGREES 47 MINUTES 09 SECONDS EAST, A CHORD DISTANCE OF 5.96 FEET;

THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 620.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 33 MINUTES 02 SECONDS, A DISTANCE OF 5.96 FEET;

THENCE NORTH 24 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 164.85 FEET;

THENCE SOUTH 41 DEGREES 53 MINUTES 32 SECONDS EAST, A DISTANCE OF 63.28 FEET;

THENCE SOUTH 87 DEGREES 01 MINUTE 21 SECONDS EAST, A DISTANCE OF 139.39 FEET;

THENCE NORTH 48 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 81.07 FEET;

THENCE SOUTH 87 DEGREES 01 MINUTE 21 SECONDS EAST, A DISTANCE OF 446.67 FEET;

THENCE NORTH 02 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 97.18 FEET;

THENCE NORTH 33 DEGREES 12 MINUTES 45 SECONDS EAST, A DISTANCE OF 71.86 FEET;

THENCE NORTH 02 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 332.45 FEET;

THENCE NORTH 86 DEGREES 19 MINUTES 41 SECONDS EAST, A DISTANCE OF 140.74 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WITH A CHORD BEARING OF NORTH 13 DEGREES 32 MINUTES 44 SECONDS EAST, A CHORD DISTANCE OF 163.58 FEET;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 327.00 FEET, THROUGH A CENTRAL ANGLE OF 28 DEGREES 58 MINUTES 07 SECONDS, A DISTANCE OF 165.33 FEET;

THENCE NORTH 00 DEGREES 56 MINUTES 20 SECONDS WEST, A DISTANCE OF 32.58 FEET TO THE SOUTHERLY RIGHT OF WAY OF PARADISE VILLAGE PARKWAY;

THENCE DEPARTING SAID RIGHT OF WAY NORTH 00 DEGREES 56 MINUTES 20 SECONDS WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 42.00 FEET TO THE MONUMENT LINE OF PARADISE VILLAGE PARKWAY;

THENCE NORTH 89 DEGREES 03 MINUTES 44 SECONDS EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 31.45 FEET;

THENCE DEPARTING SAID MONUMENT LINE SOUTH 00 DEGREES 56 MINUTES 16 SECONDS EAST, A DISTANCE OF 42.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF PARADISE VILLAGE PARKWAY AND THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WITH A CHORD BEARING OF SOUTH 18 DEGREES 32 MINUTES 56 SECONDS WEST, A CHORD DISTANCE OF 13.34 FEET;

THENCE DEPARTING SAID RIGHT OF WAY, SOUTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 38 DEGREES 58 MINUTES 25 SECONDS, A DISTANCE OF 13.60 FEET;

THENCE SOUTH 00 DEGREES 56 MINUTES 20 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 354.00 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 35 MINUTES 01 SECOND, A DISTANCE OF 83.92 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;

THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 91 DEGREES 45 MINUTES 01 SECOND, A DISTANCE OF 48.04 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, WITH A CHORD BEARING OF SOUTH 85 DEGREES 01 MINUTE 19 SECONDS EAST, A CHORD DISTANCE OF 144.29 FEET;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 700.00 FEET, THROUGH A CENTRAL ANGLE OF 11 DEGREES 49 MINUTES 54 SECONDS, A DISTANCE OF 144.55 FEET;

THENCE NORTH 89 DEGREES 03 MINUTES 44 SECONDS EAST, A DISTANCE OF 188.95 FEET;

THENCE NORTH 00 DEGREES 56 MINUTES 16 SECONDS WEST, A DISTANCE OF 167.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF PARADISE VILLAGE PARKWAY;

THENCE DEPARTING SAID RIGHT OF WAY NORTH 00 DEGREES 56 MINUTES 16 SECONDS WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 42.00 FEET TO THE MONUMENT LINE OF PARADISE VILLAGE PARKWAY;

THENCE NORTH 89 DEGREES 03 MINUTES 44 SECONDS EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 1,322.59 FEET;

THENCE DEPARTING SAID MONUMENT LINE SOUTH 00 DEGREES 56 MINUTES 16 SECONDS EAST, A DISTANCE OF 42.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF PARADISE VILLAGE PARKWAY;

THENCE DEPARTING SAID RIGHT OF WAY SOUTH 35 DEGREES 37 MINUTES 31 SECONDS WEST, A DISTANCE OF 177.52 FEET;

THENCE SOUTH 37 DEGREES 00 MINUTES 16 SECONDS EAST, A DISTANCE OF 176.62 FEET;

THENCE SOUTH 11 DEGREES 35 MINUTES 22 SECONDS WEST, A DISTANCE OF 9.42 FEET;

THENCE SOUTH 78 DEGREES 24 MINUTES 38 SECONDS EAST, A DISTANCE OF 109.70 FEET;

THENCE SOUTH 62 DEGREES 43 MINUTES 10 SECONDS EAST, A DISTANCE OF 18.65 FEET;

THENCE SOUTH 33 DEGREES 24 MINUTES 38 SECONDS EAST, A DISTANCE OF 16.29 FEET TO THE WESTERLY RIGHT OF WAY OF TATUM BOULEVARD;

THENCE DEPARTING SAID RIGHT OF WAY SOUTH 77 DEGREES 49 MINUTES 42 SECONDS EAST, A DISTANCE OF 64.82 FEET TO A POINT ON THE MONUMENT LINE OF TATUM BOULEVARD AND THE

POINT OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WITH A CHORD BEARING OF SOUTH 16 DEGREES 09 MINUTES 07 SECONDS WEST, A CHORD DISTANCE OF 227.25 FEET;

THENCE ALONG SAID MONUMENT LINE, SOUTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,637.02 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 57 MINUTES 37 SECONDS, A DISTANCE OF 227.43 FEET;

THENCE CONTINUING ALONG SAID MONUMENT LINE SOUTH 20 DEGREES 07 MINUTES 55 SECONDS WEST, A DISTANCE OF 37.48 FEET;

THENCE DEPARTING SAID MONUMENT LINE NORTH 69 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE OF 55.00 FEET TO THE WESTERLY RIGHT OF WAY OF TATUM BOULEVARD AND THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WITH A CHORD BEARING OF NORTH 46 DEGREES 42 MINUTES 17 SECONDS WEST, A CHORD DISTANCE OF 25.98 FEET;

THENCE DEPARTING SAID RIGHT OF WAY, NORTHWESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 51 DEGREES 19 MINUTES 03 SECONDS, A DISTANCE OF 26.87 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT;

THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 273.00 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 19 MINUTES 25 SECONDS, A DISTANCE OF 87.31 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 46 SECONDS WEST, A DISTANCE OF 137.44 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 79 DEGREES 47 MINUTES 09 SECONDS, A DISTANCE OF 27.85 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT;

THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 59 MINUTES 09 SECONDS, A DISTANCE OF 30.46 FEET;

THENCE SOUTH 14 DEGREES 30 MINUTES 46 SECONDS WEST, A DISTANCE OF 429.34 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 58 DEGREES 50 MINUTES 28 SECONDS, A DISTANCE OF 20.54 FEET;

THENCE NORTH 86 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 862.53 FEET;

THENCE SOUTH 03 DEGREES 00 MINUTES 54 SECONDS WEST, A DISTANCE OF 132.15 FEET;

THENCE SOUTH 06 DEGREES 58 MINUTES 57 SECONDS EAST, A DISTANCE OF 6.94 FEET;

THENCE SOUTH 16 DEGREES 58 MINUTES 40 SECONDS EAST, A DISTANCE OF 48.59 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, WITH A CHORD

BEARING OF SOUTH 52 DEGREES 55 MINUTES 16 SECONDS EAST, A CHORD DISTANCE OF 23.47 FEET;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 71 DEGREES 51 MINUTES 21 SECONDS, A DISTANCE OF 25.08 FEET;

THENCE SOUTH 26 DEGREES 45 MINUTES 47 SECONDS EAST, A DISTANCE OF 51.27 FEET;

THENCE SOUTH 03 DEGREES 01 MINUTE 23 SECONDS WEST, A DISTANCE OF 509.80 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, WITH A CHORD BEARING OF NORTH 73 DEGREES 06 MINUTES 58 SECONDS WEST, A CHORD DISTANCE OF 23.19 FEET;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 180.98 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 20 MINUTES 50 SECONDS, A DISTANCE OF 23.21 FEET;

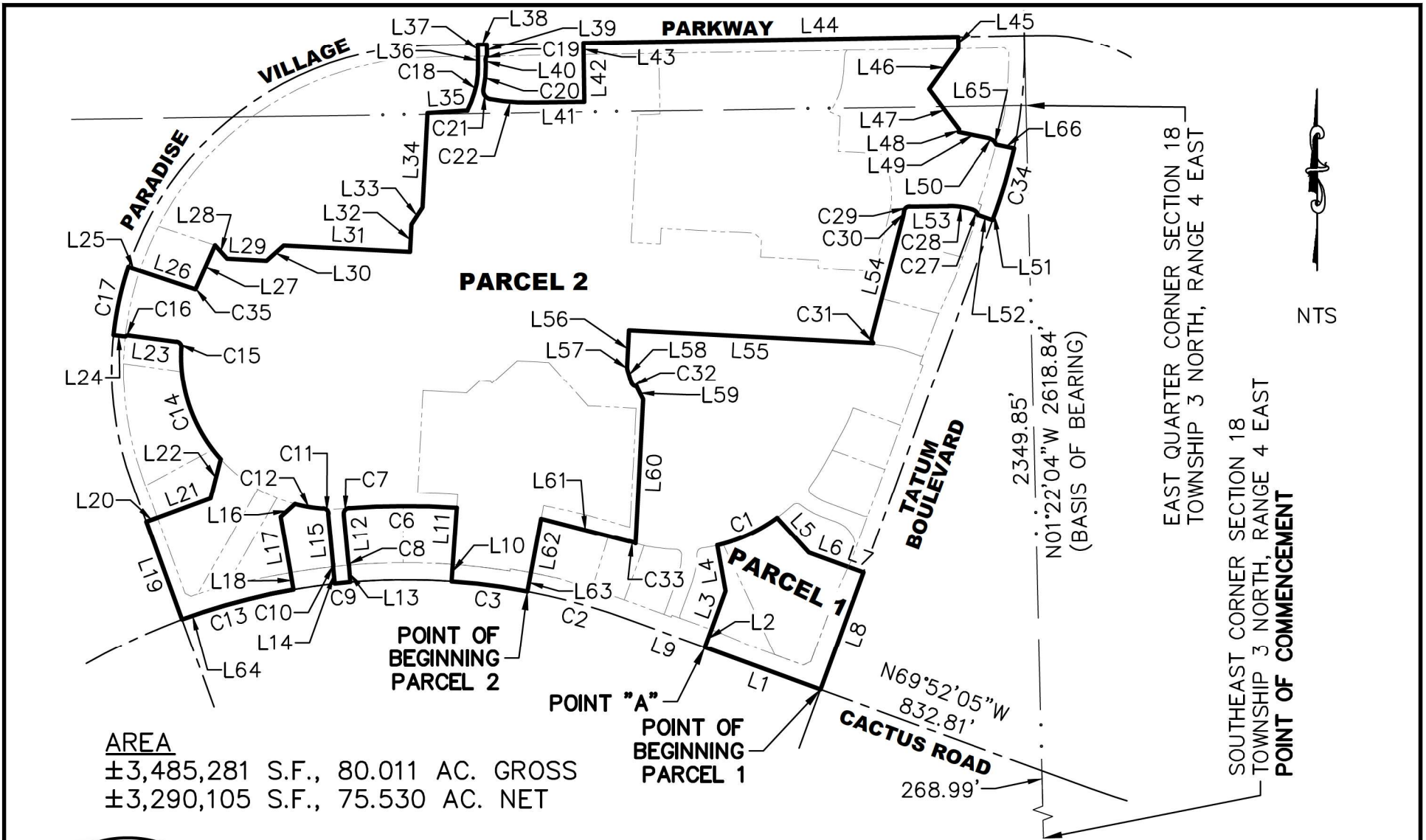
THENCE NORTH 75 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 320.60 FEET;

THENCE SOUTH 10 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 193.00 FEET TO THE NORTHERLY RIGHT OF WAY OF CACTUS ROAD;

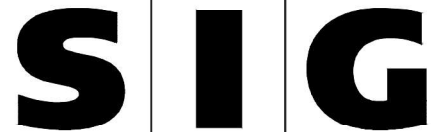
THENCE DEPARTING SAID RIGHT OF WAY SOUTH 10 DEGREES 49 MINUTES 27 SECONDS WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 67.00 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 3,278,125 SQUARE FEET OR 75.255 ACRES, MORE OR LESS.





AREA
 ±3,485,281 S.F., 80.011 AC. GROSS
 ±3,290,105 S.F., 75.530 AC. NET



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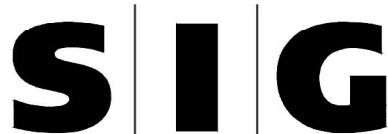
22425 N 16TH STREET SUITE #1
 PHOENIX, AZ 85024

**ZONING BOUNDARY
 PARADISE VALLEY MALL
 PHOENIX, ARIZONA**

DRAWING:	EXHB-ZONING_REV	11-4-21.DWG
JOB#	P5506	SCALE: NTS SHT: 1 OF 5
DRAFTER:	TLH	CHK: ELS DATE: 11/16/21

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N69°52'05"W	434.67'
L2	N20°07'55"E	67.00'
L3	N20°07'55"E	145.00'
L4	N10°14'57"W	163.12'
L5	S42°28'34"E	165.90'
L6	S69°52'05"E	147.65'
L7	S69°52'05"E	57.35'
L8	S20°07'55"W	440.00'
L9	N69°52'05"W	285.30'
L10	N4°04'58"E	60.00'
L11	N4°04'58"E	200.00'
L12	S5°32'47"E	172.45'
L13	S4°51'18"E	60.00'
L14	N6°14'15"W	60.00'
L15	N5°32'47"W	180.52'
L16	S47°38'34"W	68.00'
L17	S9°55'30"E	200.00'
L18	S9°55'30"E	60.00'
L19	N20°07'15"W	366.64'
L20	N69°52'45"E	42.00'
L21	N69°52'45"E	200.00'
L22	N14°11'57"E	144.00'
L23	N82°09'09"W	168.25'

LINE TABLE		
LINE	DIRECTION	LENGTH
L24	N83°48'30"W	42.00'
L25	S71°31'05"E	42.00'
L26	S71°31'05"E	207.63'
L27	N24°04'28"E	164.85'
L28	S41°53'32"E	63.28'
L29	S87°01'21"E	139.39'
L30	N48°05'27"E	81.07'
L31	S87°01'21"E	446.67'
L32	N2°58'39"E	97.18'
L33	N33°12'45"E	71.86'
L34	N2°58'39"E	332.45'
L35	N86°19'41"E	140.74'
L36	N0°56'20"W	32.58'
L37	N0°56'20"W	42.00'
L38	N89°03'44"E	31.45'
L39	S0°56'16"E	42.00'
L40	S0°56'20"E	20.00'
L41	N89°03'44"E	188.95'
L42	N0°56'16"W	167.00'
L43	N0°56'16"W	42.00'
L44	N89°03'44"E	1322.59'
L45	S0°56'16"E	42.00'
L46	S35°37'31"W	177.52'



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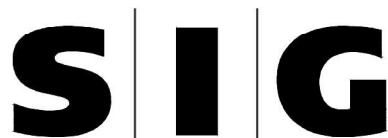
SURVEY INNOVATION GROUP, INC.

Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

**ZONING BOUNDARY
PARADISE VALLEY MALL
PHOENIX, ARIZONA**

DRAWING:	EXHB-ZONING_REV	11-4-21.DWG
JOB#	P5506	SCALE: NTS SHT: 2 OF 5
DRAFTER:	TLH	CHK: ELS DATE: 11/16/21

LINE TABLE		
LINE	DIRECTION	LENGTH
L47	S37°00'16"E	176.62'
L48	S11°35'22"W	9.42'
L49	S78°24'38"E	109.70'
L50	S62°43'10"E	18.65'
L51	S20°07'55"W	37.48'
L52	N69°52'05"W	55.00'
L53	S89°18'46"W	137.44'
L54	S14°30'46"W	429.34'
L55	N86°58'49"W	862.53'
L56	S3°00'54"W	132.15'
L57	S6°58'57"E	6.94'
L58	S16°58'40"E	48.59'
L59	S26°45'47"E	51.27'
L60	S3°01'23"W	509.80'
L61	N75°34'28"W	320.60'
L62	S10°49'27"W	193.00'
L63	S10°49'27"W	67.00'
L64	S70°52'31"W	79.72'
L65	S33°24'38"E	16.29'
L66	S77°49'42"E	64.82'



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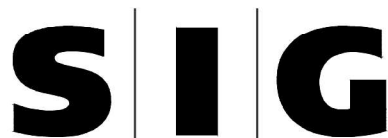
**SURVEY INNOVATION
GROUP, INC.**

Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

**ZONING BOUNDARY
PARADISE VALLEY MALL
PHOENIX, ARIZONA**

DRAWING: EXHB-ZONING_REV 11-4-21.DWG			
JOB#	P5506	SCALE:	NTS SHT: 3 OF 5
DRAFTER:	TLH	CHK:	ELS DATE: 11/16/21

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	23°06'04"	580.00'	233.85'	N65°21'10"E 232.27'
C2	9°18'28"	2291.83'	372.32'	N74°31'19"W 371.91'
C3	6°44'29"	2291.83'	269.66'	N82°32'47"W 269.50'
C6	8°33'56"	2551.83'	381.49'	S89°48'00"W 381.13'
C7	91°03'49"	20.00'	31.79'	S39°59'08"W 28.55'
C8	21°21'35"	20.00'	7.46'	S16°13'35"E 7.41'
C9	1°22'57"	2291.83'	55.30'	S84°27'13"W 55.30'
C10	21°21'08"	20.00'	7.45'	N5°07'47"E 7.41'
C11	80°18'30"	20.00'	28.03'	N45°42'02"W 25.79'
C12	10°38'39"	540.00'	100.32'	N80°31'58"W 100.17'
C13	8°12'11"	2291.83'	328.13'	S75°58'24"W 327.85'
C14	45°22'48"	540.00'	427.70'	N19°28'42"W 416.60'
C15	85°21'51"	20.00'	29.80'	N39°28'13"W 27.12'
C16	41°02'10"	20.00'	14.32'	S77°19'47"W 14.02'
C17	12°17'25"	1145.92'	245.81'	N12°20'12"E 245.34'
C18	28°58'07"	327.00'	165.33'	N13°32'44"E 163.58'
C19	38°58'25"	20.00'	13.60'	S18°32'56"W 13.34'
C20	13°35'01"	354.00'	83.92'	S5°51'10"W 83.73'
C21	91°45'01"	30.00'	48.04'	S33°13'50"E 43.07'
C22	11°49'54"	700.00'	144.55'	S85°01'19"E 144.29'
C27	51°19'03"	30.00'	26.87'	N46°42'17"W 25.98'
C28	18°19'25"	273.00'	87.31'	N81°31'32"W 86.94'
C29	79°47'09"	20.00'	27.85'	S49°25'11"W 25.65'
C30	4°59'09"	350.00'	30.46'	S12°01'12"W 30.45'



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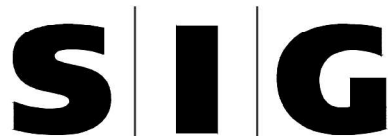
SURVEY INNOVATION GROUP, INC.

Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

**ZONING BOUNDARY
PARADISE VALLEY MALL
PHOENIX, ARIZONA**

DRAWING:	EXHB-ZONING_REV 11-4-21.DWG			
JOB#	P5506	SCALE:	NTS	SHT: 4 OF 5
DRAFTER:	TLH	CHK:	ELS	DATE: 11/16/21

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C31	58°50'28"	20.00'	20.54'	S14°54'28"E 19.65'
C32	71°51'21"	20.00'	25.08'	S52°55'16"E 23.47'
C33	7°20'50"	180.98'	23.21'	N73°06'58"W 23.19'
C34	7°57'37"	1637.02'	227.43'	S16°09'07"W 227.25'
C35	0°33'02"	620.00'	5.96'	N23°47'09"E 5.96'



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**SURVEY INNOVATION
GROUP, INC.**

Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

**ZONING BOUNDARY
PARADISE VALLEY MALL
PHOENIX, ARIZONA**

DRAWING:	EXHB-ZONING_REV 11-4-21.DWG			
JOB#	P5506	SCALE:	NTS	SHT: 5 OF 5
DRAFTER:	TLH	CHK:	ELS	DATE: 11/16/21

PARADISE VALLEY MALL - ZONING BOUNDARY
- CLOSURE
November 5, 2021

PARCEL 1:

North: 13269.9310' East:
 14599.2020'

Segment #1 : Line
 Course: N69° 52' 05"W Length:
 434.67'

North: 13419.5371' East:
 14191.0892'

Segment #2 : Line
 Course: N20° 07' 55"E Length:
 67.00'

North: 13482.4436' East:
 14214.1495'

Segment #3 : Line
 Course: N20° 07' 55"E Length:
 145.00'

North: 13618.5845' East:
 14264.0561'

Segment #4 : Line
 Course: N10° 14' 57"W Length:
 163.12'

North: 13779.1016' East:
 14235.0323'

Segment #5 : Curve
 Length: 233.85' Radius: 580.00'
 Delta: 23°06'04" Tangent: 118.53'
 Chord: 232.27' Course: N65° 21'
 10"E

Course In: N13° 05' 48"W Course
 Out: S36° 11' 52"E
 RP North: 14344.0153' East:
 14103.6074'
 End North: 13875.9652' East:
 14446.1408'

Segment #6 : Line
 Course: S42° 28' 34"E Length:
 165.90'

North: 13753.6041' East:
 14558.1702'

Segment #7 : Line
 Course: S69° 52' 05"E Length:
 205.00'

North: 13683.0466' East:
 14750.6452'

Segment #8 : Line
 Course: S20° 07' 55"W Length:
 440.00'

North: 13269.9295' East:
 14599.2046'

Perimeter: 1854.54' Area: 207156
 Sq. Ft.

Error Closure: 0.0030

Course: S59° 19' 23"E

Error North: -0.00154

East: 0.00259

Precision 1: 617653.33

PARCEL 2:

End North: 13616.9857' East:
 13564.8007'

Segment #1 : Curve
 Length: 269.66' Radius: 2291.83'
 Delta: 6°44'29" Tangent: 134.98'
 Chord: 269.50' Course: N82° 32'
 47"W

Course In: S10° 49' 27"W Course
 Out: N4° 04' 58"E

RP North: 11365.9317' East:
 13134.4050'

End North: 13651.9462' East:
 13297.5779'

Segment #2 : Line
 Course: N4° 04' 58"E Length:
 60.00'

North: 13711.7939' East:
 13301.8497'

Segment #3 : Line
 Course: N4° 04' 58"E Length:
 200.00'

North: 13911.2864' East:
 13316.0893'

Segment #4 : Curve
 Length: 381.49' Radius: 2551.83'
 Delta: 8°33'56" Tangent: 191.10'
 Chord: 381.13' Course: S89° 48'
 00"W
 Course In: S4° 04' 58"W Course
 Out: N4° 28' 58"W
 RP North: 11365.9323' East:
 13134.4050'
 End North: 13909.9560' East:
 12934.9616'

Segment #5 : Curve
 Length: 31.79' Radius: 20.00'
 Delta: 91°03'49" Tangent: 20.37'
 Chord: 28.55' Course: S39° 59'
 08"W
 Course In: S4° 28' 57"E Course
 Out: S84° 27' 14"W
 RP North: 13890.0171' East:
 12936.5247'
 End North: 13888.0808' East:
 12916.6155'

Segment #6 : Line
 Course: S5° 32' 47"E Length:
 172.45'
 North: 13716.4381' East:
 12933.2831'

Segment #7 : Curve
 Length: 7.46' Radius: 20.00'
 Delta: 21°21'35" Tangent: 3.77'
 Chord: 7.41' Course: S16° 13' 35"E
 Course In: N84° 27' 13"E Course
 Out: S63° 05' 38"W
 RP North: 13718.3712' East:
 12953.1894'
 End North: 13709.3233' East:
 12935.3537'

Segment #8 : Line
 Course: S4° 51' 18"E Length:
 60.00'
 North: 13649.5386' East:
 12940.4317'

Segment #9 : Curve
 Length: 55.30' Radius: 2291.83'
 Delta: 1°22'57" Tangent: 27.65'
 Chord: 55.30' Course: S84° 27'
 13"W
 Course In: S4° 51' 18"E Course
 Out: N6° 14' 15"W
 RP North: 11365.9315' East:
 13134.3993'
 End North: 13644.1937' East:
 12885.3906'

Segment #10 : Line
 Course: N6° 14' 15"W Length:
 60.00'
 North: 13703.8386' East:
 12878.8716'

Segment #11 : Curve
 Length: 7.45' Radius: 20.00'
 Delta: 21°21'08" Tangent: 3.77'
 Chord: 7.41' Course: N5° 07' 47"E
 Course In: N74° 11' 39"W Course
 Out: N84° 27' 13"E
 RP North: 13709.2861' East:
 12859.6278'
 End North: 13711.2189' East:
 12879.5342'

Segment #12 : Line
 Course: N5° 32' 47"W Length:
 180.52'
 North: 13890.8937' East:
 12862.0866'

Segment #13 : Curve
 Length: 28.03' Radius: 20.00'
 Delta: 80°18'30" Tangent: 16.87'
 Chord: 25.79' Course: N45° 42'
 02"W
 Course In: S84° 27' 13"W Course
 Out: N4° 08' 43"E
 RP North: 13888.9607' East:
 12842.1803'
 End North: 13908.9057' East:
 12843.6287'

Segment #14 : Curve
 Length: 100.32' Radius: 540.00'
 Delta: 10°38'39" Tangent: 50.30'
 Chord: 100.17' Course: N80° 31'
 58"W
 Course In: N4° 08' 43"E Course
 Out: S14° 47' 22"W
 RP North: 14447.4930' East:
 12882.6630'
 End North: 13925.3820' East:
 12744.8231'

Segment #15 : Line
 Course: S47° 38' 34"W Length:
 68.00'
 North: 13879.5669' East:
 12694.5739'

Segment #16 : Line
 Course: S9° 55' 30"E Length:
 200.00'
 North: 13682.5601' East:
 12729.0457'

Segment #17 : Line
 Course: S9° 55' 30"E Length:
 60.00'
 North: 13623.4580' East:
 12739.3872'

Segment #18 : Curve
 Length: 328.12' Radius: 2291.83'
 Delta: 8°12'11" Tangent: 164.34'
 Chord: 327.85' Course: S75° 58'
 24"W
 Course In: S9° 55' 30"E Course
 Out: N18° 07' 42"W
 RP North: 11365.9271' East:
 13134.4045'
 End North: 13543.9959' East:
 12421.3127'

Segment #19 : Line
 Course: S70° 52' 31"W Length:
 79.72'
 North: 13517.8776' East:
 12345.9926'

Segment #20 : Line
 Course: N20° 07' 15"W Length:
 366.64'
 North: 13862.1412' East:
 12219.8681'

Segment #21 : Line
 Course: N69° 52' 45"E Length:
 242.00'
 North: 13945.3895' East:
 12447.0986'

Segment #22 : Line
 Course: N14° 11' 57"E Length:
 144.00'
 North: 14084.9902' East:
 12482.4208'

Segment #23 : Curve
 Length: 427.70' Radius: 540.00'
 Delta: 45°22'48" Tangent: 225.78'
 Chord: 416.60' Course: N19° 28'
 42"W
 Course In: N47° 49' 54"E Course
 Out: N86° 47' 18"W
 RP North: 14447.4981' East:
 12882.6557'
 End North: 14477.7472' East:
 12343.5054'

Segment #24 : Curve
 Length: 29.80' Radius: 20.00'
 Delta: 85°21'51" Tangent: 18.44'
 Chord: 27.12' Course: N39° 28'
 13"W
 Course In: N86° 47' 18"W Course
 Out: N7° 50' 51"E
 RP North: 14478.8677' East:
 12323.5368'
 End North: 14498.6826' East:
 12326.2658'

Segment #25 : Line
 Course: N82° 09' 09"W Length:
 168.25'
 North: 14521.6549' East:
 12159.5915'

Segment #26 : Curve
 Length: 14.32' Radius: 20.00'
 Delta: 41°02'10" Tangent: 7.48'
 Chord: 14.02' Course: S77° 19'
 47"W
 Course In: S7° 50' 51"W Course
 Out: N33° 11' 18"W
 RP North: 14501.8422' East:
 12156.8608'
 End North: 14518.5798' East:
 12145.9129'

Segment #27 : Line
Course: N83° 48' 30"W Length:
42.00'
North: 14523.1097' East:
12104.1579'

Segment #28 : Curve
Length: 245.81' Radius: 1145.92'
Delta: 12°17'25" Tangent: 123.38'
Chord: 245.34' Course: N12° 20'
12"E
Course In: S83° 48' 30"E Course
Out: N71° 31' 05"W
RP North: 14399.5167' East:
13243.3934'
End North: 14762.7845' East:
12156.5762'

Segment #29 : Line
Course: S71° 31' 05"E Length:
249.63'
North: 14683.6504' East:
12393.3312'

Segment #30 : Curve
Length: 5.96' Radius: 620.00'
Delta: 0°33'02" Tangent: 2.98'
Chord: 5.96' Course: N23° 47' 09"E
Course In: S66° 29' 22"E Course
Out: N65° 56' 20"W
RP North: 14436.3212' East:
12961.8628'
End North: 14689.1041' East:
12395.7349'

Segment #31 : Line
Course: N24° 04' 28"E Length:
164.85'
North: 14839.6148' East:
12462.9811'

Segment #32 : Line
Course: S41° 53' 32"E Length:
63.28'
North: 14792.5091' East:
12505.2351'

Segment #33 : Line
Course: S87° 01' 21"E Length:
139.39'
North: 14785.2686' East:
12644.4370'

Segment #34 : Line
Course: N48° 05' 27"E Length:
81.07'
North: 14839.4195' East:
12704.7696'

Segment #35 : Line
Course: S87° 01' 21"E Length:
446.67'
North: 14816.2177' East:
13150.8366'

Segment #36 : Line
Course: N2° 58' 39"E Length:
97.18'
North: 14913.2665' East:
13155.8845'

Segment #37 : Line
Course: N33° 12' 45"E Length:
71.86'
North: 14973.3878' East:
13195.2455'

Segment #38 : Line
Course: N2° 58' 39"E Length:
332.45'
North: 15305.3890' East:
13212.5143'

Segment #39 : Line
Course: N86° 19' 41"E Length:
140.74'
North: 15314.4025' East:
13352.9653'

Segment #40 : Curve
Length: 165.33' Radius: 327.00'
Delta: 28°58'07" Tangent: 84.47'
Chord: 163.58' Course: N13° 32'
43"E
Course In: N61° 58' 13"W Course
Out: N89° 03' 40"E
RP North: 15468.0695' East:
13064.3211'
End North: 15473.4326' East:
13391.2780'

Segment #41 : Line
Course: N0° 56' 20"W Length:
32.58'
North: 15506.0082' East:
13390.7442'

Segment #42 : Line
 Course: N0° 56' 20"W Length:
 42.00'
 North: 15548.0026' East:
 13390.0559'

Segment #43 : Line
 Course: N89° 03' 44"E Length:
 31.45'
 North: 15548.5173' East:
 13421.5017'

Segment #44 : Line
 Course: S0° 56' 16"E Length:
 42.00'
 North: 15506.5229' East:
 13422.1891'

Segment #45 : Curve
 Length: 13.60' Radius: 20.00'
 Delta: 38°58'25" Tangent: 7.08'
 Chord: 13.34' Course: S18° 32'
 56"W
 Course In: S51° 57' 51"E Course
 Out: S89° 03' 44"W
 RP North: 15494.1998' East:
 13437.9416'
 End North: 15493.8759' East:
 13417.9455'

Segment #46 : Line
 Course: S0° 56' 20"E Length:
 20.00'
 North: 15473.8786' East:
 13418.2732'

Segment #47 : Curve
 Length: 83.93' Radius: 354.00'
 Delta: 13°35'01" Tangent: 42.16'
 Chord: 83.73' Course: S5° 51' 10"W
 Course In: S89° 03' 40"W Course
 Out: S77° 21' 19"E
 RP North: 15468.0780' East:
 13064.3207'
 End North: 15390.5851' East:
 13409.7350'

Segment #48 : Curve
 Length: 48.04' Radius: 30.00'
 Delta: 91°45'01" Tangent: 30.93'
 Chord: 43.07' Course: S33° 13'
 50"E
 Course In: S77° 21' 19"E Course
 Out: S10° 53' 39"W
 RP North: 15384.0179' East:
 13439.0074'
 End North: 15354.5582' East:
 13433.3378'

Segment #49 : Curve
 Length: 144.55' Radius: 700.00'
 Delta: 11°49'54" Tangent: 72.53'
 Chord: 144.29' Course: S85° 01'
 19"E
 Course In: N10° 53' 38"E Course
 Out: S0° 56' 16"E
 RP North: 16041.9434' East:
 13565.6313'
 End North: 15342.0376' East:
 13577.0835'

Segment #50 : Line
 Course: N89° 03' 44"E Length:
 188.95'
 North: 15345.1300' East:
 13766.0082'

Segment #51 : Line
 Course: N0° 56' 16"W Length:
 167.00'
 North: 15512.1076' East:
 13763.2750'

Segment #52 : Line
 Course: N0° 56' 16"W Length:
 42.00'
 North: 15554.1020' East:
 13762.5876'

Segment #53 : Line
 Course: N89° 03' 44"E Length:
 1322.59'
 North: 15575.7483' East:
 15085.0005'

Segment #54 : Line
 Course: S0° 56' 16"E Length:
 42.00'
 North: 15533.7539' East:
 15085.6879'

Segment #55 : Line
Course: S35° 37' 31"W Length:
177.52'
North: 15389.4579' East:
14982.2857'

Segment #56 : Line
Course: S37° 00' 16"E Length:
100.45'
North: 15309.2396' East:
15042.7443'

Segment #57 : Line
Course: S37° 00' 16"E Length:
76.16'
North: 15248.4191' East:
15088.5832'

Segment #58 : Line
Course: S11° 35' 22"W Length:
9.42'
North: 15239.1912' East:
15086.6908'

Segment #59 : Line
Course: S78° 24' 38"E Length:
109.70'
North: 15217.1527' East:
15194.1542'

Segment #60 : Line
Course: S62° 43' 10"E Length:
18.65'
North: 15208.6045' East:
15210.7298'

Segment #61 : Line
Course: S33° 24' 38"E Length:
16.29'
North: 15195.0065' East:
15219.6997'

Segment #62 : Line
Course: S77° 49' 42"E Length:
64.82'
North: 15181.3398' East:
15283.0625'

Segment #63 : Curve
Length: 188.29' Radius: 1637.02'
Delta: 6°35'24" Tangent: 94.25'
Chord: 188.18' Course: S15° 28'
00"W
Course In: N77° 49' 42"W Course
Out: S71° 14' 17"E
RP North: 15526.4914' East:
13682.8423'
End North: 14999.9746' East:
15232.8791'

Segment #64 : Curve
Length: 39.15' Radius: 1637.02'
Delta: 1°22'12" Tangent: 19.57'
Chord: 39.15' Course: S19° 26'
49"W
Course In: N71° 14' 17"W Course
Out: S69° 52' 05"E
RP North: 15526.5005' East:
13682.8453'
End North: 14963.0581' East:
15219.8448'

Segment #65 : Line
Course: S20° 07' 55"W Length:
37.48'
North: 14927.8680' East:
15206.9448'

Segment #66 : Line
Course: N69° 52' 05"W Length:
55.00'
North: 14946.7981' East:
15155.3051'

Segment #67 : Curve
Length: 26.87' Radius: 30.00'
Delta: 51°19'03" Tangent: 14.41'
Chord: 25.98' Course: N46° 42'
17"W
Course In: S68° 57' 14"W Course
Out: N17° 38' 11"E
RP North: 14936.0245' East:
15127.3064'
End North: 14964.6141' East:
15136.3961'

Segment #68 : Curve
 Length: 87.31' Radius: 273.00'
 Delta: 18°19'25" Tangent: 44.03'
 Chord: 86.94' Course: N81° 31'
 32"W
 Course In: S17° 38' 11"W Course
 Out: N0° 41' 14"W
 RP North: 14704.4455' East:
 15053.6839'
 End North: 14977.4263' East:
 15050.4054'

Segment #69 : Line
 Course: S89° 18' 46"W Length:
 137.44'
 North: 14975.7778' East:
 14912.9753'

Segment #70 : Curve
 Length: 27.85' Radius: 20.00'
 Delta: 79°47'09" Tangent: 16.72'
 Chord: 25.65' Course: S49° 25'
 11"W
 Course In: S0° 41' 14"E Course
 Out: N80° 28' 23"W
 RP North: 14955.7792' East:
 14913.2151'
 End North: 14959.0922' East:
 14893.4942'

Segment #71 : Curve
 Length: 30.46' Radius: 350.00'
 Delta: 4°59'09" Tangent: 15.24'
 Chord: 30.45' Course: S12° 01'
 12"W
 Course In: N80° 28' 23"W Course
 Out: S75° 29' 14"E
 RP North: 15017.0211' East:
 14548.3215'
 End North: 14929.3098' East:
 14887.1529'

Segment #72 : Line
 Course: S14° 30' 46"W Length:
 429.34'
 North: 14513.6693' East:
 14779.5621'

Segment #73 : Curve
 Length: 20.54' Radius: 20.00'
 Delta: 58°50'28" Tangent: 11.28'
 Chord: 19.65' Course: S14° 54'
 28"E
 Course In: S75° 29' 14"E Course
 Out: S45° 40' 18"W
 RP North: 14508.6573' East:
 14798.9239'
 End North: 14494.6806' East:
 14784.6173'

Segment #74 : Line
 Course: N86° 58' 49"W Length:
 862.53'
 North: 14540.1185' East:
 13923.2850'

Segment #75 : Line
 Course: S3° 00' 54"W Length:
 132.15'
 North: 14408.1514' East:
 13916.3342'

Segment #76 : Line
 Course: S6° 58' 57"E Length: 6.94'
 North: 14401.2629' East:
 13917.1779'

Segment #77 : Line
 Course: S16° 58' 40"E Length:
 48.59'
 North: 14354.7905' East:
 13931.3662'

Segment #78 : Curve
 Length: 25.08' Radius: 20.00'
 Delta: 71°51'21" Tangent: 14.49'
 Chord: 23.47' Course: S52° 55'
 16"E
 Course In: N73° 00' 24"E Course
 Out: S1° 09' 03"W
 RP North: 14360.6357' East:
 13950.4930'
 End North: 14340.6401' East:
 13950.0907'

Segment #79 : Line
 Course: S26° 45' 47"E Length:
 51.27'
 North: 14294.8623' East:
 13973.1777'

Segment #80 : Line
Course: S3° 01' 23"W Length:
509.80'
North: 13785.7718' East:
13946.2920'

Segment #81 : Curve
Length: 23.21' Radius: 180.98'
Delta: 7°20'50" Tangent: 11.62'
Chord: 23.19' Course: N73° 06'
58"W
Course In: S20° 33' 27"W Course
Out: N13° 12' 37"E
RP North: 13616.3165' East:
13882.7413'
End North: 13792.5069' East:
13924.1016'

Segment #82 : Line
Course: N75° 34' 28"W Length:
320.60'
North: 13872.3754' East:
13613.6094'

Segment #83 : Line
Course: S10° 49' 27"W Length:
193.00'
North: 13682.8092' East:
13577.3648'

Segment #84 : Line
Course: S10° 49' 27"W Length:
67.00'
North: 13617.0013' East:
13564.7825'

Perimeter: 12102.82' Area: 3278103
Sq. Ft.
Error Closure: 0.0239
Course: N49° 19' 51"W
Error North: 0.01558
East: -0.01813

Precision 1: 504947.28



Appendix C



November 20, 2020

Mr. Barry Shannahan
Paradise Valley Mall SPE, LLC
1 E Washington St, #300
Phoenix, AZ 85004

RE: TRIP GENERATION AND PARKING STATEMENT FOR THE PROPOSED REDEVELOPMENT OF THE PARADISE VALLEY MALL – PHOENIX, ARIZONA

Dear Mr. Shannahan:

Thank you for retaining CivTech to provide a combined trip generation and parking statement for Paradise Valley Mall SPE, LLC. The existing Paradise Valley Mall (PV Mall) is currently having challenges remaining a sustainable and viable development with mixed-uses there currently. To create additional interest, life, and economic vitality that will benefit the area there is a plan to redevelop portions of the mall into a high-quality mixed-use development that includes a mix of retail, grocery store, restaurants, multi-family residential, and office, etc.

The PV Mall is located north of Cactus Road, southeast of Paradise Village Parkway, and west of Tatum Boulevard. The existing access points will remain in the future redevelopment of the PV Mall. There are three (3) access points along Cactus Road with one (1) of them signalized, three (3) access along Tatum Boulevard with one (1) of them signalized, and four (4) access along Paradise Village Parkway with two (2) of them signalized. With major roads adjacent to all sides of the development, surrounding signalized intersections, and full movement access points allows for great circulation and access to the development.

BACKGROUND AND PURPOSE

This trip generation and parking statement is required as part of the application to the City of Phoenix for the rezoning of the project site. The purpose of this statement is to document the expected number of daily and peak hour trips generated by the site and the number of parking spaces required by the project. Additional analysis and documentation will be required at the time of the site plan application to the City to achieve approval of the development. This statement reports the trip generation, anticipated for a maximum density scenario, the greatest density anticipated on the site.

EXISTING CONDITIONS

Within the existing conditions the PV Mall includes a mix of retail, restaurants, Cinema, and office land uses. A breakdown of land uses and their correlating unit quantities (square feet/dwelling units) is summarized in **Table 1**. The site plan is included in **Attachment A**.

Table 1 – Existing Development by Unit Type

Unit Type	Number of Units
Retail/Restaurant	1,161,963 SF
Cinema	26,277 SF
Office	112,000 SF
Total	1,300,240 SF

* SF = Square Feet

PROPOSED REDEVELOPMENT

The redevelopment will occur over multiple phases including a mix of retail, grocery store, restaurants, multi-family residential, office, and other land uses. Phase 1 will include 7,882 square feet (SF) of retail/restaurant, 45,000 SF of grocery store, and 347 dwelling units (DU) of multi-family residential land uses.

A breakdown of land uses and their correlating unit quantities (square feet/dwelling units) is summarized in **Table 2**. The site plan is included in **Attachment B**.

Table 2 – Proposed Development by Unit Type

Unit Type	Number of Units
Retail/Restaurant	1,625,000 SF
Office	1,625,000 SF
Multi-family Residential	3,250,000 SF (2,500 DU)
Total	6,500,000 SF

* SF = Square Feet; DU = Dwelling Units

TRIP GENERATION

The potential trip generation for the proposed development was estimated utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition* and *Trip Generation Handbook, 3rd Edition*. The ITE *Trip Generation Manual* contains data collected by various transportation professionals for a wide range of different land uses. The data are summarized in the report and average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The report provides information for daily and peak hour trips.

These values do not include reductions for Internal Capture, Alternate Mode Use, or Pass-By Trips. Changes in the trip making are anticipated with the density of the development proposed. It is likely that at least a ten percent reduction will be realized from the internal capture generated by a mix of uses on site. It is also anticipated that with good multimodal design and relocation of the transit center, an additional five percent reduction to motor vehicles can be anticipated. The anticipated trip generation for the existing and redeveloped conditions is summarized in **Table 2**. Detailed trip generation calculations are provided in **Attachment C**.

Table 3 – Trip Generation

Land Use	ITE Code	ITE Land Use Name	Quantity Units ⁺	AM Distribution		PM Distribution				
				In	Out	In	Out			
Existing										
Shopping Center	820	Retail	1161.963 KSF	62%	38%	48%	52%			
Movie Theater	444	Cinema	26.277 KSF	0%	100%	94%	6%			
General Office Building	710	General Office Building	112 KSF	86%	14%	16%	84%			
Proposed										
Shopping Center	820	Retail	1,625 KSF	62%	38%	48%	52%			
General Office Building	710	General Office Building	1,625 KSF	86%	14%	16%	84%			
Multifamily Housing (Mid-Rise)	221	Apartments	2,500 DUs	26%	74%	61%	39%			
Land Use	ADT		AM Peak Hour			PM Peak Hour				
	Rate	Total	Rate	In	Out	Total	Rate	In	Out	Total
Existing										
Shopping Center	27.43	31,868	0.63	454	279	733	2.87	1,602	1,735	3,337
Movie Theater	78.09	2,052	0.22	0	6	6	6.17	152	10	162
General Office Building	9.74	1,090	1.16	112	18	130	1.15	21	108	129
Subtotal		35,010		566	303	869		1,775	1,853	3,628
Proposed										
Shopping Center	24.63	40,032	0.59	598	366	964	2.63	2,053	2,224	4,277
General Office Building	9.74	15,828	1.16	1,621	264	1,885	1.15	299	1,570	1,869
Multifamily Housing (Mid-Rise)	5.45	13,624	0.32	209	593	802	0.39	594	380	974
Subtotal		69,484		2,428	1,223	3,651		2,946	4,174	7,120
Difference		34,474		1,862	920	2,782		1,171	2,321	3,492

Notes: *All average rates were calculated by dividing total trips generated using regression equation by the number of dwelling units and by the amount per 1,000 square feet. (See below.)

+ DUs = Dwelling Units

+ KSF = 1,000 Square Feet

CALCULATIONS (Equations shown only where applicable)			
Land Use [Units]	Daily	AM Peak Hour	PM Peak Hour
Existing			
Shopping Center	FC: $LN(T)=0.68*LN(X)+5.57$ [27.43]	FC: $T=0.5*X+151.78$ [0.63]	FC: $LN(T)=0.74*LN(X)+2.89$ [2.87]
Theater	WA: $T=X*78.09$ [78.09]	WA: $T=X*0.22$ [0.22]	WA: $T=X*6.17$ [6.17]
General Office Building	WA: $T=X*9.74$ [9.74]	WA: $T=X*1.16$ [1.16]	WA: $T=X*1.15$ [1.15]
Proposed			
Shopping Center	FC: $LN(T)=0.68*LN(X)+5.57$ [24.63]	FC: $T=0.5*X+151.78$ [0.59]	FC: $LN(T)=0.74*LN(X)+2.89$ [2.63]
General Office Building	WA: $T=X*9.74$ [9.74]	WA: $T=X*1.16$ [1.16]	WA: $T=X*1.15$ [1.15]
Apartments	FC: $T=5.45*X-1.75$ [5.45]	FC: $LN(T)=0.98*LN(X)-0.98$ [0.32]	FC: $LN(T)=0.96*LN(X)-0.63$ [0.39]

The proposed development is anticipated to generate 69,484 weekday daily trips, 3,651 trips during the AM peak hour, and 7,120 trips during the PM peak hour. The proposed redevelopment is anticipated to generate 34,474 more weekday daily trips, 2,782 more trips during the AM peak hour, and 3,492 more trips during the PM peak hour than the existing condition.

PARKING REQUIREMENTS

Table 4 presents parking rates established in the City of Phoenix Zoning Ordinance, Chapter 7- Development Standards of General Applicability, section 702. The summation of the product of applicable parking rates and applicable land uses will result in the development’s minimum parking requirements. The minimum parking requirements found using the City of Phoenix Zoning Ordinance rates, are summarized in **Table 4**.

Table 4 – Proposed Development by Unit Type

Unit Type	Parking Ratio
Retail	1 Space/1,000 SF
Grocery Store	1 Space/1,000 SF
Office	2.7 Spaces/1,000 SF
Multi-family Residential	1.5 Spaces/DU
Total	

A shared parking model will be submitted at the time of the site plan application. The intent of using a shared parking model is to reduce the parking to make sure spaces are not double counted because not all uses have peak parking demands at the same part of the day.

CONCLUSIONS

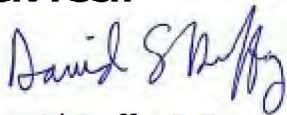
From the above, the following can be concluded:

- The proposed development is anticipated to generate 69,484 weekday daily trips, 3,651 trips during the AM peak hour, and 7,120 trips during the PM peak hour. The proposed redevelopment is anticipated to generate 34,474 more weekday daily trips, 2,782 more trips during the AM peak hour, and 3,492 more trips during the PM peak hour than the existing condition.
- A shared parking model will be submitted at the time of the site plan application. The intent of using a shared parking model is to reduce the parking to make sure spaces are not double counted because not all uses have peak parking demands at the same part of the day.

Thank you for allowing CivTech to assist you on this project. Please contact me with any questions you may have on this Traffic Statement.

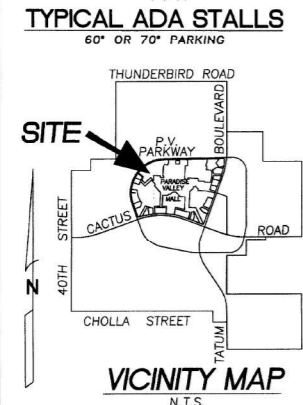
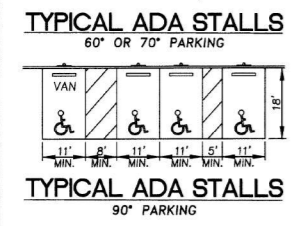
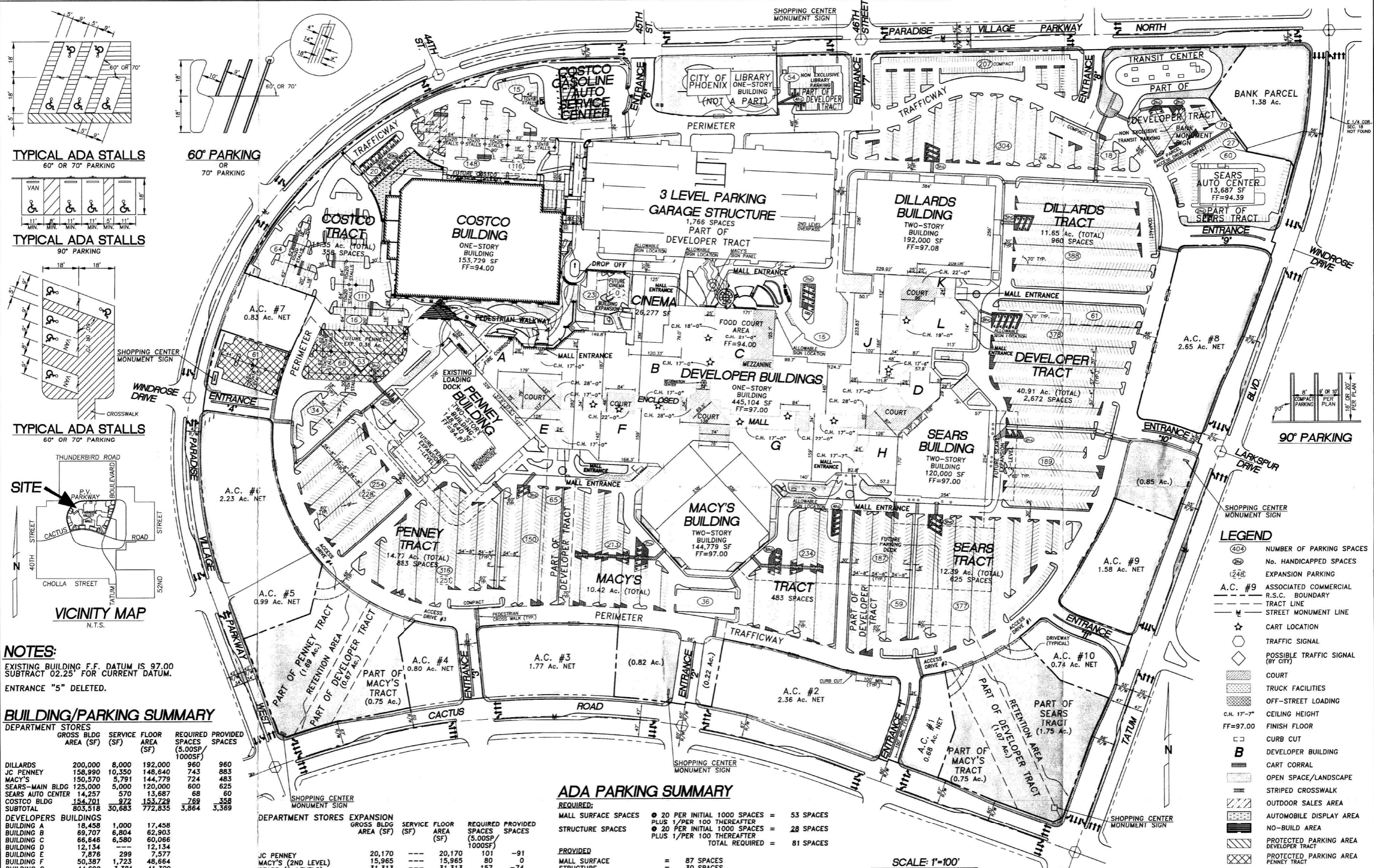
Sincerely,

CivTech



David Duffy, P.E.
Senior Traffic Engineer

Z:\Civtech\Projects\20-1360 RED Dev PV Mall @ Cactus & Tatum Multi-Phase TIS, Phoenix\Submittals\1st Submittal Trip Gen & Parking Statement\Drafts\PV Mall Trip Generation & Parking Statement V1_0.docx



NOTES:
 EXISTING BUILDING F.F. DATUM IS 97.00
 SUBTRACT 02.25' FOR CURRENT DATUM.
 ENTRANCE "5" DELETED.

BUILDING/PARKING SUMMARY

DEPARTMENT STORES	GROSS BLDG AREA (SF)	SERVICE AREA (SF)	FLOOR AREA (SF)	REQUIRED SPACES (5,000SF/1000SF)	PROVIDED SPACES
DILLARDS	200,000	8,000	192,000	960	960
JC PENNEY	158,990	10,350	148,640	743	883
MACY'S	150,570	5,791	144,779	724	483
SEARS-MAIN BLDG	125,000	5,000	120,000	600	625
SEARS AUTO CENTER	14,257	570	13,687	68	60
COSTCO BLDG	154,701	972	153,729	789	358
SUBTOTAL	803,518	30,683	772,835	3,864	3,569

DEVELOPERS BUILDINGS	GROSS BLDG AREA (SF)	SERVICE AREA (SF)	FLOOR AREA (SF)	REQUIRED SPACES (5,000SF/1000SF)	PROVIDED SPACES
BUILDING A	18,458	1,000	17,458	960	0
BUILDING B	69,707	6,804	62,903	743	0
BUILDING C	66,646	6,580	60,066	600	0
BUILDING D	12,134	---	12,134	124	0
BUILDING E	7,876	299	7,577	152	0
BUILDING F	50,587	1,723	48,864	483	0
BUILDING G	44,690	3,381	41,309	413	0
BUILDING H	14,906	401	14,505	145	0
CINEMA	26,277	---	26,277	131	0
CRAFT/FOOD*	14,659	890	13,769	688	0
BUILDING J	29,173	1,158	28,015	280	0
BUILDING K	2,196	372	1,824	91	0
BUILDING L	27,613	720	26,893	134	0
MALL/CRTS/OFC	112,000	112,000	---	---	---
SUBTOTAL	496,722	135,328	361,394**	1,807	2,672
TOTAL	1,300,240	166,011	1,134,229**	5,671	6,041

RATIO PROVIDED: 5.33 SPACES/1000 SF GLA

COMPACT PARKING PROVIDED:
 391 SPACES = 0.3 SPACES/1000 SF = ±6%

*INCLUDES MEZZANINE
 **BUILDINGS "M, N AND O" OMITTED

ADA PARKING SUMMARY

REQUIRED:	PROVIDED:
MALL SURFACE SPACES	MALL SURFACE
STRUCTURE SPACES	STRUCTURE
TOTAL REQUIRED	TOTAL PROVIDED

20 PER INITIAL 1000 SPACES = 53 SPACES
 PLUS 1/PER 100 THEREAFTER = 28 SPACES
 TOTAL REQUIRED = 81 SPACES

= 87 SPACES
 = 30 SPACES
 = 117 SPACES

DEPARTMENT STORES	EXPANSION GROSS BLDG AREA (SF)	SERVICE AREA (SF)	FLOOR AREA (SF)	REQUIRED SPACES (5,000SF/1000SF)	PROVIDED SPACES
JC PENNEY	20,170	---	20,170	101	-91
MACY'S (2ND LEVEL)	15,965	---	15,965	80	-74
SEARS (2-LEVELS)	31,313	---	31,313	157	-32
COSTCO EXPANSION	5,299	---	5,299	26	-32
FUTURE PARKING DECK***	---	---	---	---	314
SUBTOTAL	72,747	0	72,747	364	117

DEVELOPER BUILDING EXPANSION	GROSS BLDG AREA (SF)	SERVICE AREA (SF)	FLOOR AREA (SF)	REQUIRED SPACES (5,000SF/1000SF)	PROVIDED SPACES
CINEMA BUILDING EXPANSION	20,000	---	20,000	100	-23
SUBTOTAL	20,000	0	20,000	100	-23
EXPANSION TOTAL	92,747	0	92,747	464	94

GRAND TOTAL: 1,392,987 GROSS BLDG AREA, 166,011 SERVICE AREA, 1,226,976 FLOOR AREA, 6,135 REQUIRED SPACES, 6,135 PROVIDED SPACES. RATIO PROVIDED: 5.00 SPACES/1000 SF GLA

***FUTURE PARKING DECK TO PROVIDE ADDITIONAL 314 SPACES NET. (MIN.)

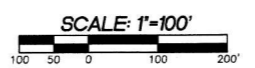
PARADISE VALLEY MALL
 SHOPPING CENTER
 FOR WESTCOR
 PHOENIX, ARIZONA

WESTCOR
 11411 N. TATUM BLVD., PHOENIX, ARIZONA 85028 (602)953-6200

PENNEY SEPARATE AGREEMENT
EXHIBIT B
PARADISE VALLEY MALL

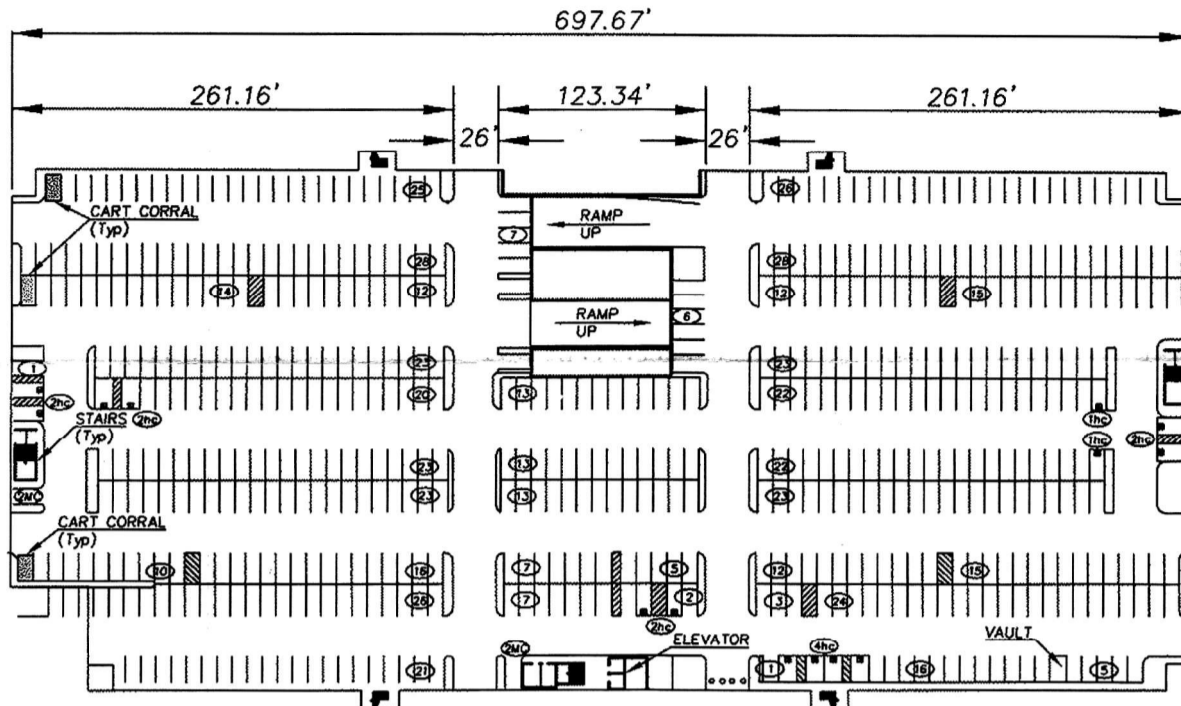
RICK
 6150 NORTH 16TH STREET
 PHOENIX, AZ 85016
 (602)953-1310
 FAX: (602)285-2396

DESIGN	DRAWN	CHECK	DATE	JOB	SHEET
VV	VV	VV	11-15-07	3957	1 OF 1



ADDENDUM TO PENNEY SEPARATE AGREEMENT EXHIBIT B

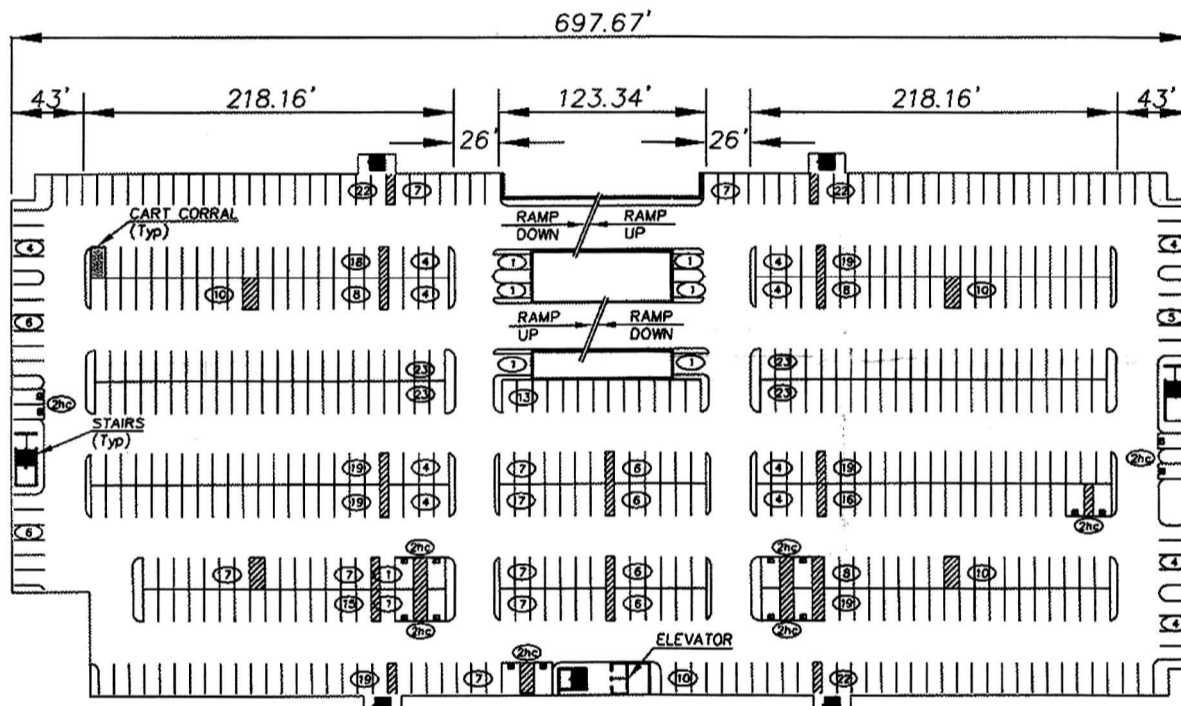
PARADISE VALLEY MALL
3 LEVEL PARKING GARAGE STRUCTURE



GROUND LEVEL FLOOR PLAN

GROUND LEVEL FLOOR PLAN

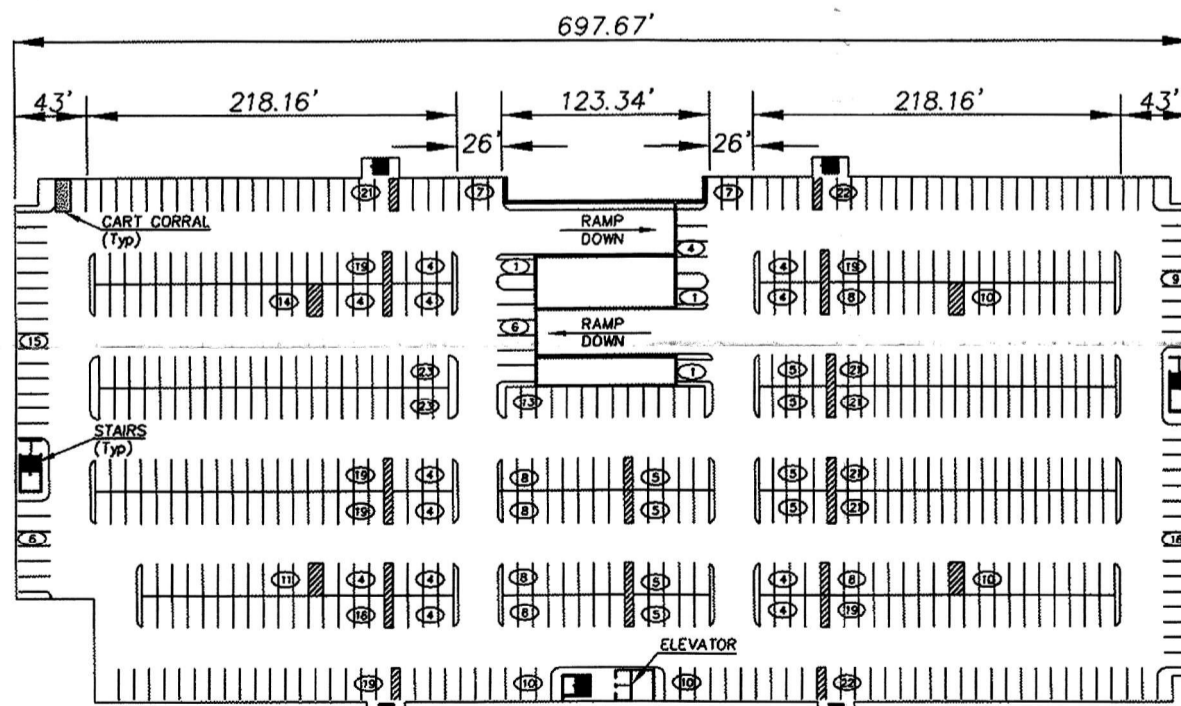
562 PARKING SPACES
14 ACCESSIBLE SPACES
4 MOTORCYCLE SPACES
580 TOTAL PARKING SPACES



SECOND LEVEL FLOOR PLAN

SECOND LEVEL FLOOR PLAN

558 PARKING SPACES
16 ACCESSIBLE SPACES
574 TOTAL PARKING SPACES



THIRD LEVEL FLOOR PLAN

THIRD LEVEL FLOOR PLAN

612 PARKING SPACES
0 ACCESSIBLE SPACES
612 TOTAL PARKING SPACES

1,766 GRAND TOTAL PARKING SPACES



6150 NORTH 16TH STREET
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rickengineering.com

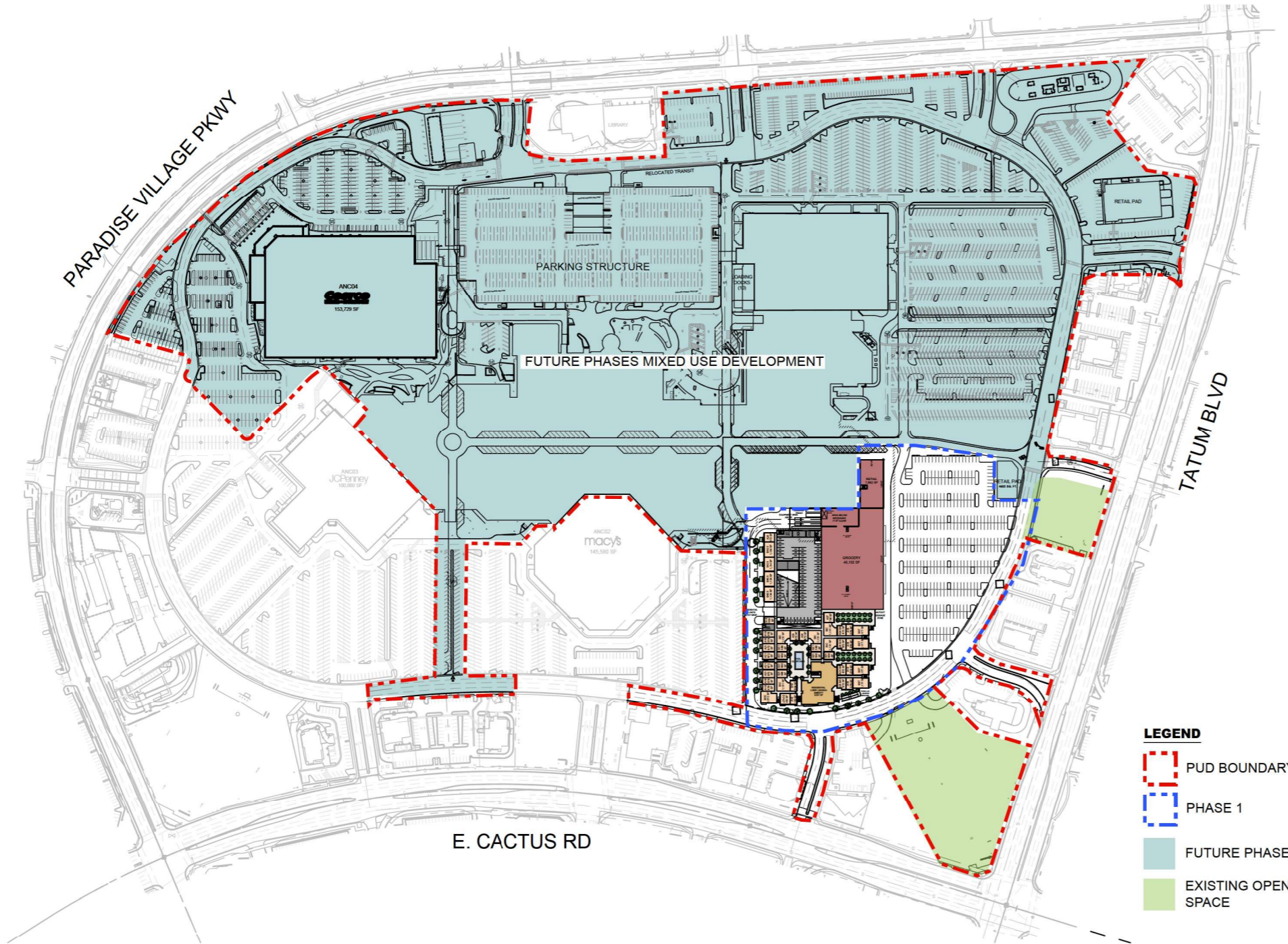
Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield

PARADISE VALLEY MALL - PRE APPLICATION SUBMITTAL

Nelsen Partners, Inc.
Austin | Scottsdale
15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

PARADISE VALLEY MALL
4568 E CACTUS RD
PHOENIX, AZ 85032



PROJECT INFORMATION

CURRENT ZONING:	RSC
PROPOSED ZONING:	PCD Amendment, C-2, HR
PARCELS IN SCOPE:	167-25-003C 167-25-003L 167-25-003M 167-25-003N
GROSS SITE AREA:	77.930 ACRES (3,394,630 SF)
NET SITE AREA:	73.495 ACRES (3,201,442 SF)
PROPOSED HEIGHT:	VARIES

PHASE 1 AREA TABULATIONS

COMMERCIAL	
RESTAURANT/RETAIL	7,882 SF
GROCERY	45,000 SF
TOTAL	52,882 SF
RESIDENTIAL	
5 STORIES	
GROSS BUILDING AREA	361,473 SF
NET BUILDING AREA	301,861 SF
UNIT MATRIX	
STUDIO	26 UNITS
1 BEDROOM	209 UNITS
2 BEDROOM	112 UNITS
TOTAL	347 UNITS

PARKING TABULATIONS

PARKING REQUIRED	
RESIDENTIAL	
STUDIO (1.25 X 26)	32.5 CARS
1 BEDROOM (1.5 X 209)	313.5 CARS
2 BEDROOM (1.7 X 112)	190.4 CARS
TOTAL	536.4 CARS
RETAIL RESTAURANT	
1/325 SF	162.7 CARS
TOTAL	700 CARS
PARKING PROVIDED	
SURFACE PARKING	
STRUCTURED	
LEVEL GRADE	57 CARS
LEVEL 2	99 CARS
LEVEL 3	99 CARS
LEVEL 4	99 CARS
LEVEL 5	99 CARS
ROOF	33 CARS
TOTAL	478 CARS
TOTAL	867 CARS

LEGEND

- PUD BOUNDARY
- PHASE 1
- FUTURE PHASES
- EXISTING OPEN SPACE

01 CONCEPTUAL SITE PLAN PHASE 1
SCALE: 1" = 160'-0" REF: NORTH

KIVA #
SDEV #
QS #
PAPP #

Date
NOVEMBER 20, 2020

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Project No.
20042

A102

CONCEPTUAL SITE PLAN

PV Mall

Proposed

Trip Generation

November 2020

Attachment C

Methodology Overview

This form facilitates trip generation estimation using data within the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10th Edition and methodology described within ITE's *Trip Generation Handbook*, 3rd Edition. These references will be referred to as *Manual and Handbook*, respectively. The *Manual* contains data collected by various transportation professionals for a wide range of different land uses, with each land use category represented by a land use code (LUC). Average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized LUC in various settings and time periods. The *Handbook* indicates an established methodology for how to use data contained within the Manual when to use the fitted curve instead of the average rate and when to adjustments to the volume of trips are appropriate and how to do so. The methodology steps are represented visually in boxes in Figure 3.1. This worksheet applies calculations for each box if applicable.

Box 1 - Define Study Site Land Use Type & Site Characteristics

The analyst is to pick an appropriate LUC(s) based on the subject's zoning/land use(s)/future land use(s). The size of the land use(s) is described in reference to an independent variable(s) specific to (each) the land use (example: 1,000 square feet of building area is relatively common).

Land Use Types and Size

Proposed Use	Amount Units	ITE LUC	ITE Land Use Name
Shopping Center	1,161,963 1,000 square feet	820	Shopping Center
Theater, excluding drive-in theater	26,277 1,000 square feet	444	Movie Theater
General Office Building	112,000 1,000 square feet	710	General Office Building

Box 2 - Define Site Context

Context assessment is to "simply determine whether the study sites is in a multimodal setting" and "could have persons accessing the site by walking, bicycling, or riding transit." This assessment is used in Box 4. The *Manual* separates data into 4 setting categories - **Rural, General Urban/Suburban, Dense Multi-Urban Use and Center City Core**. This worksheet uses the following abbreviations, respectively: **R, G, D, and C**. The *Manual* does not have data for all settings of all land use codes. See the table on the next page titled "Site Context and Time Periods" - if this table is not provided, the "General Urban/Suburban" setting is used by default.

Box 3 - Define Analysis Objectives Types of Trips & Time Period

This tool will focus on vehicular trips for a 24-hour period on a typical weekday as well as its AM peak hour and PM peak hour. Other time period(s) may be of interest.

Site Context and Time Periods - Actual Setting, Setting Data Available for LUC, Setting Used in Analyses

Proposed Use	Setting	ADT		AM Peak Hour		PM Peak Hour		(not used)	
		Available	Used	Available	Used	Available	Used		
Shopping Center	General Urban/Suburban G	G	G	G D	G	G D	G		
Theater, excluding drive-in theater	General Urban/Suburban G	G	G	G	G	G	G		
General Office Building	General Urban/Suburban G	G	G	G D C	G	G D C	G		

If the desired setting is not available within the *Manual*, adjustments may be made in Boxes 6 through 8.

Box 4 - Is Study Site Multimodal?

Per the Handbook, "if the objective is to establish a local trip generation rate for a particular land use or study site, the simplified approach (Box 9) may be acceptable but the *Box 5 through 8* approach is required if the study site is located in an infill setting, contains a mix of uses on-site, or is near significant transit service."



PV Mall

Proposed

Trip Generation

November 2020

Attachment C

Box 5/Box 9 - Estimate Baseline Trips/Estimate Vehicular Trips (Determine Equation)

Vehicle trips are estimated using rates/equations applicable to each LUC. When the appropriate graph has a fitted curve, the *Handbook* has a process (Figure 4.2) to determine when to use it versus using the weighted average rate or collecting local data. The methodology requires for engineering judgement in some circumstances and permits engineering judgement to override or make adjustments when appropriate to best project (example 1: study site is expected to operate differently than data in the applicable land use code - such as restaurant that is closed in the morning or in the evening; example 2: LUC data in a localized area fails to be represented by the typically selected fitted curve/weighted average rate - a small shop/LUC 820, AM peak hour is skewed by the high y-intercept).

Equation Type: Equation Used [Equated Rate] (Type Abbreviations: Weighted Average Rate ("WA"), Fitted Curve ("FC"), or Custom ("C"))

Proposed Use	ADT	R ²	AM Peak Hour	PM Peak Hour	(not used)
Shopping Center	FC: LN(T)=0.68*LN(X)+5.57 [27.43]	0.76	FC: T=0.5*X+151.78 [0.63]	FC: LN(T)=0.74*LN(X)+2.89 [2.87]	
Theater, excluding drive-in theater	WA: T=X*78.09 [78.09]	N/A	WA: T=X*0.22 [0.22]	WA: T=X*6.17 [6.17]	
General Office Building	WA: T=X*9.74 [9.74]	0.83	WA: T=X*1.16 [1.16]	WA: T=X*1.15 [1.15]	

Box 5/Box 9 - Estimate Baseline Trips/Estimate Vehicular Trips (Apply Equations and in/out Distributions)

Baseline Vehicular Trips

Proposed Use	ADT				AM Peak Hour				PM Peak Hour				(not used)
	% In	In	Out	Total	% In	In	Out	Total	% In	In	Out	Total	
Shopping Center	50%	15,934	15,934	31,868	62%	454	279	733	48%	1,602	1,735	3,337	
Theater, excluding drive-in theater	50%	1,026	1,026	2,052	0%	0	6	6	94%	152	10	162	
General Office Building	50%	545	545	1,090	86%	112	18	130	16%	21	108	129	
Totals		17,505	17,505	35,010		566	303	869		1,775	1,853	3,628	

PV Mall

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Trip Generation

November 2020

Attachment C

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Land Use Types and Size

Proposed Use	Amount Units	ITE LUC	ITE Land Use Name
Shopping Center	1,625.000 1,000 square feet	820	Shopping Center
General Office Building	1,625.000 1,000 square feet	710	General Office Building
Apartments	2,500 Dwelling Units	221	Multifamily Housing (Mid-Rise)

Box 2 - Define Site Context

Context assessment is to "simply determine whether the study sites is in a multimodal setting" and "could have persons accessing the site by walking, bicycling, or riding transit." This assessment is used in Box 4. The *Manual* separates data into 4 setting categories - **Rural**, **General Urban/Suburban**, **Dense Multi-Urban Use** and **Center City Core**. This worksheet uses the following abbreviations, respectively: **R**, **G**, **D**, and **C**. The *Manual* does not have data for all settings of all land use codes. See the table on the next page titled "Site Context and Time Periods" - if this table is not provided, the "General Urban/Suburban" setting is used by default.

Box 3 - Define Analysis Objectives Types of Trips & Time Period

This tool will focus on vehicular trips for a 24-hour period on a typical weekday as well as its AM peak hour and PM peak hour. Other time period(s) may be of interest.

Site Context and Time Periods - Actual Setting, Setting Data Available for LUC, Setting Used in Analyses

Proposed Use	Setting	ADT		AM Peak Hour		PM Peak Hour		(not used)	
		Available	Used	Available	Used	Available	Used		
Shopping Center	General Urban/Suburban G	G	G	G D	G	G D	G		
General Office Building	General Urban/Suburban G	G	G	G D C	G	G D C	G		
Apartments	General Urban/Suburban G	G D	G	G D	G	G D	G		

If the desired setting is not available within the *Manual*, adjustments may be made in Boxes 6 through 8.

Box 4 - Is Study Site Multimodal?

Per the Handbook, "if the objective is to establish a local trip generation rate for a particular land use or study site, the simplified approach (Box 9) may be acceptable but the *Box 5 through 8* approach is required if the study site is located in an infill setting, contains a mix of uses on-site, or is near significant transit service."



PV Mall

Proposed

Trip Generation

November 2020

Attachment C

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Equation Type: Equation Used [Equated Rate] (Type Abbreviations: Weighted Average Rate ("WA"), Fitted Curve ("FC"), or Custom ("C"))

Proposed Use	ADT	R ²	AM Peak Hour	PM Peak Hour	(not used)
Shopping Center	FC: LN(T)=0.68*LN(X)+5.57 [24.63]	0.76	FC: T=0.5*X+151.78 [0.59]	FC: LN(T)=0.74*LN(X)+2.89 [2.63]	
General Office Building	WA: T=X*9.74 [9.74]	0.83	WA: T=X*1.16 [1.16]	WA: T=X*1.15 [1.15]	
Apartments	FC: T=5.45*X-1.75 [5.45]	0.77	FC: LN(T)=0.98*LN(X)-0.98 [0.32]	FC: LN(T)=0.96*LN(X)-0.63 [0.39]	

Box 5/Box 9 - Estimate Baseline Trips/Estimate Vehicular Trips (Apply Equations and in/out Distributions)

Baseline Vehicular Trips

Proposed Use	ADT				AM Peak Hour				PM Peak Hour				(not used)
	% In	In	Out	Total	% In	In	Out	Total	% In	In	Out	Total	
Shopping Center	50%	20,016	20,016	40,032	62%	598	366	964	48%	2,053	2,224	4,277	
General Office Building	50%	7,914	7,914	15,828	86%	1,621	264	1,885	16%	299	1,570	1,869	
Apartments	50%	6,812	6,812	13,624	26%	209	593	802	61%	594	380	974	
Totals		34,742	34,742	69,484		2,428	1,223	3,651		2,946	4,174	7,120	

Appendix D

ARCHITECTURAL CHARACTER | Retail, Office, Residential



Appendix E



LEGEND
 - - - PUD Boundary
 - - - Development Unit Boundary

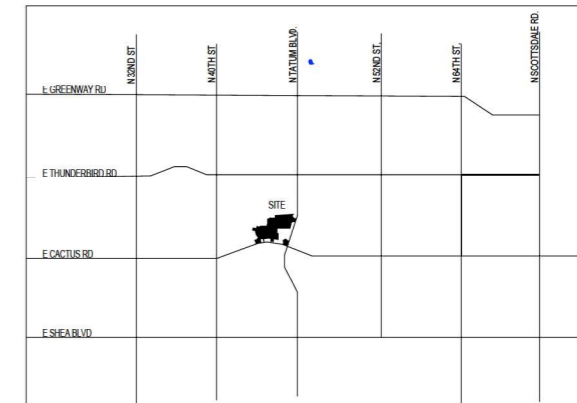
01 CONCEPTUAL DEVELOPMENT MASTER PLAN
 SCALE: 1" = 200'
 REF: NORTH

LAND USE SUMMARY TABLE

Development Unit	Proposed Use	Zoning District	Gross Acreage	Density	Onsite areas for outdoor amenities	Total Allowable Units	Approximate number of dwelling units To Date	Approximate Square Footage	Bicycle Parking	Shade
Total	N/A	N/A	79.98	40/Ac		3200	TBD	N/A	50	50%-75%
A3	Mixed Use	PUD	3.57				TBD			
A4	Mixed Use	PUD	2.74				TBD			
B3	Mixed Use	PUD	2.69				TBD			
B4	Mixed Use	PUD	2.77				TBD			
B5	Mixed Use	PUD	14.77				TBD			
C1	Mixed Use	PUD	3.27				TBD			
C2	Park / Commercial	PUD	3.11				TBD			
C3	Commercial	PUD	2.91				TBD			
C4	Mixed Use	PUD	2.91				TBD			
C5	Mixed Use	PUD	2.12				TBD			
C6	Mixed Use	PUD	0.69				TBD			
D1	Commercial	PUD	4.47				TBD			
D2A	Multi-Family	PUD					TBD			
D2B	Commercial	PUD	4.64				TBD			
E2	Mixed Use	PUD	2.37				TBD			
E3	Mixed Use	PUD	0.83				TBD			
Garage Structure	Parking Garage	PUD	N/A				N/A		50	

DEVELOPMENT UNIT PHASING TABLE

Development Phasing Number	Development Units	Year of Anticipated Prelim Site Plan Approval
1	C2 / C3 / D2A / D2B	2024
2	Other Parcels	TBD



VICINITY MAP
 SCALE: N.T.S.
 REF: NORTH

CITY OF PHOENIX APPROVAL

Original Amendment _____

Development Services Director Date _____

Planning Director Date _____

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PARADISE VALLEY MALL
 4568 E CACTUS RD
 PHOENIX, AZ 85032

Zoning Case #: Z-57-21

OWNER / DEVELOPMENT
 PV Land SPE
 c/o RED Development
 Jeff Maloznik
 JMaloznik@reddevelopment.com
 One East Washington Street, Suite 300
 Phoenix, AZ 85014
 480.947.7772

Date
APRIL 06, 2022

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PUD APPLICATION

0.0
 CONCEPTUAL DEVELOPMENT MASTER PLAN