TERRAZZA CENTER

PLANNED AREA DEVELOPMENT
STANDARDS AND GUIDELINES REPORT

A MIXED USE

PLANNED AREA DEVELOPMENT

IN PEORIA, ARIZONA

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Planner: *Lorie Dever*
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I. INTRODUCTION

Terrazza Land, L.L.C. and Christ's Church of the Valley, Inc ("CCV") (collectively the "Property Owner")" request a change in zoning on a 23.43 gross acre property located proximate to the southwest corner of 67th Avenue and Happy Valley Road in Peoria, Arizona ("Site"). A Vicinity Map (FIGURE 1) is included in this report. The Site wraps around an existing QuikTrip Gas Station and Convenience Store and Superstar Car Wash located at the southwest corner of 67th Avenue and Happy Valley Road. The Property Owner is requesting a change in zoning to allow the development of "Terrazza Center," a mixed-use development that includes a combination of commercial, retail, dining, office, and an assisted living facility that will offer a variety of managed care levels for seniors.

The Property Owner recognizes the importance of the intersection as a gateway to the City of Peoria and as an extension of the CCV campus. CCV's campus is located adjacent to the west and south boundaries of the Site. The Property Owner is committed to high quality architecture, reputable and responsible businesses, and a vibrant and attractive mixed-use development. Terrazza Center is further demonstration of CCV's community investment in the City of Peoria. CCV will further regulate Terrazza Center through private restrictive covenants assuring the aesthetics of the mixed-use development and the end users within Terrazza Center are consistent with the high standards set by CCV on its own campus.

This Standards and Guidelines Report shall function as the Site's development standards framework and identifies all standards, regulations and bulk requirements for the Site. In the event this Standards and Guidelines Report is silent on a development standard or other regulation, the applicable C-2 Zoning District regulation in effect at the time of the City Council Ordinance adopting this PAD shall apply.

II. LEGAL DESCRIPTION

The legal description of the Site is provided at FIGURE 2, and the ALTA Survey is provided at Appendix D.

III. EXISTING CONDITIONS

A. The Area

The irregularly shaped vacant infill Site is wedged between the existing QuikTrip Gas Station and Convenience Store and Superstar Car Wash located adjacent to the northeast

corner of the Site and the existing mountain/ butte adjacent to the west boundary of the Site. Happy Valley Road borders the north boundary of the Site and CCV's existing parking lot border the Site's south boundary.

There are existing commercial developments within the City of Phoenix's jurisdictional area located at the northeast and southeast corner of the intersection of 67th Avenue and Happy Valley Road, including a Walmart Neighborhood Shopping Center and Fry's Grocery Store. The existing land use designations for properties located in the vicinity of 67th Avenue and Happy Valley Road are shown on the Context Plan (FIGURE 3). Also included within FIGURE 3 are Context Photos depicting the existing conditions of the Site and surrounding area (See pages 2 and 3 of the FIGURE 3).

B. Current Use and Zoning of the Property

The vacant Site is currently zoned SR-43 Suburban Ranch. (See FIGURE 3, Context Plan.)

C. Physical Features

The topography is fairly flat/level on the east and northeast portions of Site. The topography gradually increases in slope on the western portion of the Site, towards the butte. CCV has previously installed meandering pedestrian pathways and benches on the butte to provide a healthy outdoor recreational use that also provides private reflection opportunities for CCV visitors and members. As part of the development of this Site, CCV will install additional pedestrian pathways on the east side of the butte to connect the mixed-use development to the existing trail and pedestrian ways. CCV has preserved the views of the butte on the north and east side of the Site (viewable from Happy Valley Road and 67th Avenue) to maintain and emphasize the picturesque views of the butte from nearby streets and within Terrazza Center.

IV. GENERAL PLAN COMPLIANCE

Terrazza Center complies with and supports the Goals, Policies, and Objectives of the City of Peoria General Plan. Many of the Goals, Policies, and Objectives that are supported by the Terrazza Center development are provided below.

> **Land Use Element, Policy 1.B.1:** Work to enhance commercial activity by attracting, retaining, and expanding those developments, which improve economic conditions in Peoria.

Terrazza will enhance commercial activity by attracting, retaining, and expanding commercial development at this gateway to the City of Peoria. Terrazza will integrate interconnecting pedestrian trails to the natural open space area and throughout the retail/office/residential center. The assisted living facility will be integrated with the retail and office uses. It will allow the City of Peoria to benefit from sales tax revenue generated by area residents, members and other visitors to the CCV facilities. Higher property values and higher property tax rates on commercial mixed use property will generate more property tax for the City, local improvement districts and school districts. In addition to Peoria residents, the center will also be visited by Phoenix residents who live on the east side of 67th Avenue and travelers along the Happy Valley Road transportation corridor, bringing additional revenue to the City of Peoria. The development process will also generate planning, development and building permit fees, and construction sales tax for the City of Peoria.

Land Use Element, Objective 1.H: Encourage the development or redevelopment of vacant or underutilized infill sites within the City.

The Site is currently vacant and does not contribute to the tax base, economic development or provide employment opportunities for Peoria. The existing commercial developments in the immediate area are located within the City of Phoenix at the northeast and southeast corners of 67th Avenue and Happy Valley Road. The northwest corner of the intersection is located in the City of Peoria. However, it is already developed with single family detached dwelling units. The remaining opportunity for the city to provide retail development at this intersection is at the southwest corner of the intersection. Terrazza is proposing a Neighborhood Commercial Mixed Use development in Peoria at the southwest corner.

Land Use Element Objective 1.N: Support healthy residential environments that provide for safe and convenient access, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.

The Terrazza Center Development will provide an open space trail connection and expansion to the existing CCV Prayer Trail, located on the knoll located west of the proposed Assisted Living Center.

Circulation Element, Objective 1.A.4: Require that all developments substantially meet the following criteria:

(a) Development shall be located or designed in a manner that will not inhibit or impair future improvement of the transportation system.

(b) Dedications of land may be required to implement the adopted Circulation Plan, Street Classification and Transit Maps.
(c) Residences should be located away and buffered from major arterial intersections.
(d) Developments shall be designed and located so that access requirements and traffic generation characteristics do not impair the safety and maintenance of the transportation system.
(e) Direct access to arterial streets from individual parcels shall be discouraged. Access will be controlled through the use of median-divided arterials, frontage roads and background collector streets and vehicle non-access easements.
(f) The number of driveways on arterial streets shall be limited to improve traffic flow and safety.
(g) A uniform spacing pattern of all new driveways and median breaks shall be required to simplify timing to support progression for traffic signals.
(h) Intersections with arterial streets should be minimized; they should be limited to intersections with other arterials, collectors and major driveways/access roads.
(i) Provisions should be made for safe pedestrian and bicycle crossings of collector, arterial or key intersections where high vehicular, pedestrian and bicycle traffic volumes are common or anticipated.
(j) The City should encourage and support the development of a multi-modal path and trail network as alternative safe routes that connect with adjacent regional networks.

The Terrazza Development complies with the City's above General Plan Objectives.

Additional Goals, Objectives, and Policies that are supported by the Terrazza Development include:

Environmental Resources Element, Objective 1.N: Strive to create and maintain a consistent high-level of community appearance throughout Peoria.

Economic Development Element – Goal 3: Generate New Net City Sales Tax Collections.

Economic Development Element - Objective 3.A: Facilitate and support the development of key commercial retail cores and regional service; Policy 3.A.2: Explore opportunities to create mixed use zones anchored by quality retail services.

Land Use Element – Goal 1: Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development and encourage redevelopment at appropriate locations.

Land Use Element – Mixed Use Development Objective 1F: Promote sustainable developments that elevate community identity and convenience, reduce vehicular trips, minimize infrastructure needs, improve air quality and provide a diversity of uses; Policy

1.F.5: Maximize compatibility between mixed use developments and existing neighborhoods through building orientation, buffering, outdoor activity concentration and site access.

Land Use Element – Mixed Use Development Objective 1.G: Promote mixed-use development templates to advance the City's sustainability efforts; Policy 1.G.2: Integrate 'place making' design principles such as streetscape and building orientation, public spaces, multi-modal transportation options, walkability and overall community appearance in all mixed-use developments.

Land Use Element – Residential Communities Objective 1.M: Provide a diversity of housing types to meet the needs of persons of all income levels and ages; Policy 1.M.1: Accommodate an adequate supply and mix of developable residential land to accommodate future housing needs.

Environmental Resources Element - Objective 1.A: Support efforts to attain high standards of air quality in Peoria; Policy 1.A.5: Promote other modes of transportation (bikeways, walking) as an alternate to automobiles; Policy 1.A.6: Encourage the paving of dirt and gravel roads and discourage the creation of new unimproved roads; Policy 1.A.8: Encourage jobs/housing balance by promoting land use patterns that decrease automobile travel between home and the workplace.

Environmental Resources Element - Energy Objective 1.C.: Support efforts to reduce energy consumption; Policy 1.C.5: Reduce automobile dependency, promote mixed-use development templates that integrate employment, residential and commercial/entertainment uses.

V. PRELIMINARY DEVELOPMENT PLAN

The purpose of this request is for the approval of a rezoning from SR-43, Suburban Ranch to a Planned Area Development (PAD) to allow for the development of Terrazza Center. A Parcel Boundary Exhibit is provided at FIGURE 4. Terrazza Center's quality of development and design, the retail and office tenant-mix and the assisted living facility will complement and be consistent with the high quality architecture within the existing CCV campus.

The Site is divided into various Parcels. A Conceptual Site Plan is provided at FIGURE 5. Parcels 1, 2, and 3 are located along the west side of 67th Avenue. Parcel 1 will include an urgent care facility. Parcel 2 and 3 will include medical and/or general office or commercial uses. Conceptual building elevations for the future urgent care and office/commercial uses along 67th Avenue (Parcels 1, 2 & 3) are provided in FIGURE 6. Parcels 4, 5, 10 and 11 are

located along the south side of Happy Valley Road. Parcel 4 will include a Sonic Restaurant and Parcels 5, 10 and 11 will include future commercial uses. Conceptual Building Elevations for the Sonic Restaurant (Parcel 4) are provided at FIGURE 7. Parcel 6 is the location of Orchard Pointe, an assisted living and memory care facility. Orchard Pointe is a high quality, gated, residential facility for a growing elderly population in the City of Peoria who have needs for various levels of managed care. Orchard Pointe will include 116 individual units/beds (approximately 17.3 units per acre). Conceptual Building Elevations for Orchard Pointe (Parcel 6) are provided at FIGURE 8. Orchard Point will include a variety of architectural wall features along the perimeter of Parcel 6 including decorative steel gates, decorative steel architectural elements, masonry walls with earth tone primary and accent colors, stone veneer, masonry caps along portions of the wall, and community signage. Orchard Pointe's Conceptual Perimeter Fencing, Signage and Gate Plans are provided at FIGURE 9. Parcels 7-9 include a three-story, single-tenant commercial pad, which is planned for a future health and exercise center.

There will be three access points to and from the Site. One access point is provided across Parcel 1 to/from 67th Avenue. A second access point is located on Happy Valley Road, providing access across a shared driveway on the shared boundary of Parcels 5 and 10. The third access point connects 67th Avenue to the shared CCV driveway across Parcel 9. Parcels 7-9 will be accessed via the shared CCV driveway. A cross-access easement will be utilized to provide enhanced traffic circulation throughout the Site and across all Parcels.

VI. PHASING

The Site's infrastructure will be completed in one phase. It is anticipated that Orchard Pointe, Sonic Restaurant, and urgent care facility will begin development immediately. Later Parcels will be developed as the end users determine how best to meet market demand.

VII. USES

Principal, Conditional, and Accessory Uses:
Uses within Terrazza Center shall be governed by the Principal, Conditional, and Accessory uses described for the Intermediate Commercial (C-2) Zoning District in Article 21-502 of the City of Peoria Zoning Ordinance, except as modified below.

Permitted Uses:

- **Assisted Living Facility** (Parcel 6)
- **Drive Through and Drive-Up Restaurant:** Lot 3 (facing 67th Ave), Lots 4 & 10 facing Happy Valley Road. The Restaurants (with drive through and drive-up uses) are compatible with the surrounding area and meet the Conditional Use Permit

requirements of Article 21-505.B(2). All drive-through lanes, menus boards, speaker boxes and other related elements will be located at least 200 feet from any residential uses. Sound is mitigated and buffered through the use of landscaping, screen walls, and each drive through lane is separated by a major arterial road. Drive-through canopies and other appurtenances will be architecturally compatible with the principal building.

- **Outdoor Dining and Seating Areas:** All outdoor dining and seating areas shall be in conformance with Section 21-503 and 21-505.B.3 of the Peoria Zoning Ordinance. Additionally, the outdoor dining and seating areas shall be compatible with the pedestrian oriented concept of the Terrazza development, located adjacent to the corresponding restaurant, and will not interfere with pedestrian access, fire lanes, driveways, or traffic visibility at driveways or street intersections.

Prohibited Uses:

- Adult uses
- Automobile rental facility
- Bus terminals
- Car wash, automated and self service
- Gas service station
- Mini-Storage warehouses, RV, boat, and trailer storage
- Palm readers, phrenologists, fortune tellers
- Pawn Shop
- Plasma center, massage establishment, tattoo & body piercing studio, medical marijuana dispensaries
- Pool and dance halls, bingo halls, recreation and social clubs
- Recycling collection point
- Retail decorative rock sales
- Retail liquor store (Does not restrict package liquor sales where retail liquor sales are ancillary to a permitted business.)
- Sales and storage of grain, feed, seed, fertilizer, farm and garden supplies
- School bus parking and maintenance facilities
- Tavern, bar, lounge, or establishment that sells alcoholic beverages for consumption on premise (excluding restaurants)
- Tire sales, repair and mounting

VIII. DEVELOPMENT STANDARDS

The Development Standards for the Site will be those identified in Section 21-506 of the City of Peoria Zoning Ordinance for C-2 uses, except as modified below.

A. Development Standards Table

Maximum Building Height	30 feet (Parcels 1-6) 60 feet (Parcels 7-9)
Minimum Building Setbacks	
67th Ave. & Happy Valley Rd.	40 feet
West Boundary of Site	25 feet
South Boundary of Site	30 feet
Minimum Landscape Setbacks	
67th Ave. & Happy Valley Rd.	10 feet
West Boundary of Site	25 feet
South Boundary of Site	10 feet
Accessory Building Height & Setbacks	All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 21-825 of the Zoning Ordinance.

A. OPEN SPACE

The Site has been designed with inner-pedestrian connectivity to allow active and passive use of the open space areas provided on and adjacent to the Site. There is a pedestrian connection point provided to/from the assisted living facility within Parcel 6 and the existing Prayer Trail located on the CCV Church campus. There are also pedestrian connections provided to/from the assisted living facility within Parcel 6 and the retail and medical uses located on the eastern portion of the Site.

B. LIGHTING

Exterior lighting shall comply with applicable City of Peoria outdoor lighting regulations. All lighting shall be consistent with the architectural design theme of the Terrazza Center and shall be compatible with CCV lighting theme.

C. SCREENING, FENCING, AND WALLS

Screening, fencing, and walls shall be consistent with the perimeter fencing plans provided herein. All screening, fencing, and walls will comply with the applicable sections of Article 21-804 & 805 of the City of Peoria Zoning Ordinance.

D. PARKING

All Parcels within the Site will be part of a shared parking agreement. Parking will be provided on the Site as required by the City of Peoria Zoning Ordinance Article 21-825 Parking and Loading Requirements, except as modified as follows: the Assisted Living Facility parking requirement shall be a minimum of 1 parking space per 0.75 dwelling unit; the LifeTime site shall be subject to a shared parking model with CCV as depicted in Appendix F

E. ENHANCED DESIGN REVIEW STANDARDS

Architectural design shall be in accordance with the City of Peoria Design Review Manual. CCV will also have private design review and control over Terrazza Center in accordance with the CC&Rs that will be utilized on the Site. An Architectural Elements exhibit is provided at FIGURE 11.

IX. SIGNAGE STANDARDS

Project identification, monuments and signs will be designed for the main entrances to the Property in accordance with Article 21-828 to 21-855 of the City of Peoria Zoning Ordinance, except as modified by the Comprehensive Sign Package provided at Appendix E.

X. LANDSCAPING STANDARDS

Not less than 20% of the overall Site area is to be landscaped. A Landscape Exhibit is provided. Landscaping will be provided as shown on the Conceptual Landscape Plan provided at FIGURE 12. Whenever possible, native landscaping materials will be used. Landscaping shall meet the requirements of Article 21-815 to 21-822 of the City of Peoria Zoning Ordinance, except as modified by FIGURE 12.

XI. INFRASTRUCTURE AND UTILITIES

A. Grading and Drainage

The existing Site slopes from the north to the south. There is an existing temporary retention basin located north of the existing CCV shared driveway to/from 67th Avenue. The Site will retain storm water from a 100 year, 2 hour storm within onsite retention basins. A Preliminary Drainage Report and Plan is provided at Appendix B.

B. Water and Wastewater

The property will be served from the existing 16" public water line located in Happy Valley Road at the northern end of the project via an existing 8" stub. The public water line system will serve the Site and connected to an existing 8" waterline located at the south end of the project to provide a looped system. The existing 8" waterline south of the Site connects to an existing 12" water line in 67th Avenue. The size of this line was increased in connection with the Happy Valley Road improvement project, a portion of which was funded by the adjacent property owner, CCV. The existing 16-inch and 8-inch mains are adequate to serve Terrazza Center. Connections and on-site water lines will be installed at the time of development.

Terrazza Center will be served by the existing public sewer line in Happy Valley Road via two (2) separate connections. The northernmost parcels of Terrazza Center (Parcels 4, 5 & 10) will utilize the existing 8-inch public sewer line within the Happy Valley Road driveway entrance. The other parcels (Parcels 1-3 & 6-9) within Terrazza are unable to utilize this connection due to elevation constraints. Parcels 1-3 & 6-9 will utilize the existing private sewer line serving the CCV Campus. The existing private sewer line, which ultimately outfalls to the public sewer line in Happy Valley Road, is planned to be converted to a public line. This conversion has been conceptually approved by the City, pending certain conditions of approval outlined in a letter from the Public Works Department dated April 15, 2015. The existing line will be video-taped and brought up to the City's public sewer line standards and all necessary easements will dedicated on the Site. The Water & Sewer Impact Report and Plan is provided at Appendix C.

C. Dry Utilities

Electric, natural gas, and telecom service is available from APS, Southwest Gas, and Cox Communications and CenturyLink, respectively.

D. Trash Enclosures

The primary trash enclosures for the assisted living facility are located along the east property line of Parcel 6. There is also an additional trash enclosure located proximate to the northeast corner of Parcel 6. These locations within Parcel 6 are efficiently and conveniently located near exit points of the building and near the kitchen and dining facilities. The trash enclosure for Parcels 1, 2, 3 and 4 are appropriately located within the rear portions of the parcels, out of view from vehicles and pedestrians traveling along Happy Valley Road and 67th Avenue. Future trash enclosure locations on the remaining parcels will be appropriately located on the rear portion of the parcels.