

PLANNED AREA DEVELOPMENT STANDARDS AND GUIDELINES REPORT

FOR

75TH AVENUE AND THUNDERBIRD ROAD COMMERCIAL SITES

(Case Z06-18)

LOCATION

- 2.0 gross acres located north of the northeast corner of the intersection of 75th Avenue and Thunderbird Road, Peoria, Arizona
and
3.0 gross acres located east of the northeast corner of the intersection of 75th Avenue and Thunderbird Road, Peoria, Arizona.

OWNER

World Gospel Mission
P.O. Box 948
Marion, Indiana 46952

PREPARED BY

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Glendale, Arizona 85301
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September 23, 2009

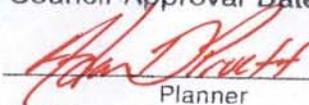
PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	<u>2/19/09</u>
City Council Approval Date	<u>11/3/09</u>
 Planner	

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1. Introduction

a. Background

This application concerns two parcels of land generally located in proximity to the northeast corner of the intersection of 75th Avenue and Thunderbird Road. The first ("Parcel 1"), comprises 2.0± acres fronting 75th Avenue immediately to the north of the Walgreens retail store on the corner of 75th Avenue and Thunderbird Road. The second ("Parcel 2") comprises 3.0± acres fronting Thunderbird Road immediately to the east of the AA facility immediately to the east of Walgreens. Parcel 1 and Parcel 2 are herein sometimes referred to collectively as the "Property."

World Gospel Mission, an Illinois not-for-profit corporation (the "Applicant"), entered into contracts to sell the Property over three years ago to Franklin Hilton Holdings, LLC, an Arizona limited liability company (the "Buyer"). Applicant's agreements with the Buyer conditioned closing on successful re-zoning of the Re-zoning the subject property to C-2 is a condition precedent to the Buyer's obligation to close.

The subject properties are presently zoned SR-43. The Applicant desires to re-zone the subject properties to PAD, generally providing for development in conformity with the City's C-1 zoning classification, subject to the terms of the PAD.

b. Consistency with General Plan

The requested PAD requires a minor amendment to The Land Use Element of the Peoria General Plan. That amendment, which seeks to reclassify the Property from "Estate Residential" to "Neighborhood Commercial" is submitted concurrently as GPA 08-06. Consistent with that amendment application, the Land Use descriptions and the Guidelines for Neighborhood Office and Commercial Uses set forth in Chapter Two of the Land Use Element of the Peoria General Plan are incorporated herein as if fully set forth.

c. General Site Information and Existing Site Conditions

The attached maps show that the Property completes the northeast quadrant of a commercial corner at 75th Avenue and Thunderbird Road. As proposed by Applicant in this Application and in conjunction with Case Z06-11, the Applicant seeks to create a consistent development pattern over the entire vicinity, in which intense commercial activity at the intersection transitions into residential uses as the radius from the corner increases. The Applicant further notes that both 75th Avenue and Thunderbird Road are major arterial thoroughfares, indicating both their relative incompatibility for low density residential uses and the fiscal advantages to the City of developing their respective frontages for commercial uses.

d. Surrounding Land Uses and Conditions

	<u>Land Use</u>	<u>Zoning</u>
Site	Vacant	SR-43
South:	Walgreen's	C-2
East:	Vacant	R1-18 and C-2
North:	Vacant	R1-18
West:	Retail shopping center, anchored by Basha's	C-2

	<u>Land Use</u>	<u>Zoning</u>
Site	Vacant	SR-43
South:	The west half of the frontage across Thunderbird Road is vacant land, zoned for commercial development The east half of the frontage across Thunderbird Road is developed as part of the Sweetwater Ridge subdivision	PAD
East:	Single residence on five acres	SR-43
North:	Vacant	R1-18
West:	AAA business office and auto rental facility	C-2

2. **Legal Description of the Property**

Parcel 1 – See Exhibit A.

Parcel 2 – See Exhibit B.

3. **Preliminary Development Plan; Phasing**

Upon rezoning, the Applicant will close the sale of the Property to the Buyer. The Buyer will propose site plans consistent with the terms of this PAD. Conceptual elevations and conceptual site plans are attached to this Application as Exhibits C through G. The Buyer will develop Parcel 1 and Parcel 2 separately as they are sold and site plans are approved.

4. **Table of Permitted, Conditional and Accessory Uses**

The Applicant agrees that development of the Property shall be limited to permitted principal and conditional C-1 uses, as set forth in Table 14-9-3, the Land Use Matrix of the Peoria Zoning Ordinance, and the following:

Additional Principal Permitted Uses:

- Antiques, Crafts, and Collectibles Sales
- Bait and Tackle Shops
- Carpet and Floor Covering Store
- Pet Shop (Ord. No. 05-51)
- Appliance, Furniture, & Household Equipment Sales and Rentals (Ord. No. 07-22)
- Office Supply & Machine Sales & Service
- Employment Agencies, excluding Day Labor Hiring Centers
- Locksmith
- Pet Grooming Shop (Ord. No. 05-51)
- Photographic Studio
- Radio and Television Sales and Service
- Shoe Service & Clothing Alteration
- Tanning Salon, Nail Salon, Barber Shop, Beauty Parlor & similar uses
- Watch and Clock Repair Shop

Additional Conditional Uses:

- Donation Center (Ord. No. 03-171, and as limited pursuant to Art. 14-9-5)
- Retail Liquor Store (as limited pursuant to Art. 14-9-5) and excluding drive through facilities
- Group Care Facility or Community Residential Facility (Ord. No. 05-58A, and as limited pursuant to Art. 14-9-5)

- Nursing or Convalescent Home, Long term Care Facility (Ord. No. 05-58A, and as limited pursuant to Art. 14-9-5)
- Hardware & Home Improvement Store, excluding outdoor storage and/or garden center (Ord. No. 03-171)
- Plant Nursery, Retail, excluding bulk sales (e.g. soil, fertilizer, building materials)
- Swimming Pool and Spa Sales (Ord. No. 07-36)
- Veterinary Hospital (Ord. No. 05-51, and as limited pursuant to Art. 14-9-5)
- Veterinary Offices and Clinics, excluding animal boarding (Ord. No. 05-51)
- Auto Parts and Accessory Store
- Automobile Diagnostic and/or Service Establishment, repair facilities & similar services (Ord. No. 05-58A, and as limited pursuant to Art. 14-9-5)

5. Project Development Standards

All requirements of the C-1 zoning district are hereby incorporated into this PAD Application as if fully set forth with respect to the each of the uses permitted hereunder. The Applicant acknowledges that any site plan submitted shall provide enhanced vegetation to provide adequate screening for the residential neighborhoods abutting the properties.

6. Project Signage Standards.

All signage for the Property shall conform to the requirements of Chapter 14-34 of the Peoria City Ordinances. Signage will be submitted under separate permit application.

7. Project Landscaping Standards

All landscaping for the Property shall conform to the requirements of Chapter 14-35 of the Peoria City Ordinances. Landscape plans and specifications will be submitted as part of site plan review. Landscaping will be enhanced to create appropriate sight and sound buffers between all commercial uses permitted hereunder and adjacent residential areas. Specific landscape requirements will be determined upon identification of specific commercial users and as part of the site plan approval process.

8. Slope Analysis – N/A.

9. Infrastructure/Utilities

The Property represents an in-fill opportunity within the existing infrastructure grid of the City of Peoria. All City services are available to the Property. The development of the Property pursuant to this PAD will not place any undue burden on any of the City services currently available to the sites.

10. **Table of Exhibits**

- Exhibit A – Legal Description of Parcel 1
- Exhibit B – Legal Description of Parcel 2
- Exhibit C - Vicinity Map (1" = 480')
- Exhibit D – Conceptual Site Plan Overlay (1" = 160')
- Exhibit E – Conceptual Site Plan, Parcel 1 (1" = 80')
- Exhibit F - Conceptual Site Plan, Parcel 2 (1" = 80')
- Exhibit G - Conceptual Exterior Elevations

Submitted this 11th day of August, 2009.

World Gospel Mission, an Illinois not-for-profit corporation

By: 
Mark J.A. Hughes, Esq.
Attorney for the Applicant

Exhibit A

Parcel 1

A portion of the Southwest Quarter of the Southwest Quarter of Section 12, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 12:

THENCE North 01 degree 47 minutes East 11 seconds East (basis of bearing) along the west line of said Section 12 a distance of 418.96 feet to the POINT OF BEGINNING;

THENCE North 01 degrees 47 minutes 11 seconds East, continuing along said West line 240.73 feet;

THENCE South 89 degrees 33 minutes 10 seconds East 362.10 feet;

THENCE South 01 degree 47 minutes 11 seconds West 240.73 feet;

THENCE North 89 degrees 33 minutes 10 seconds West 362.10 feet to the POINT OF BEGINNING.

Exhibit B

A portion of the Southwest Quarter of the Southwest Quarter of Section 12, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 12:

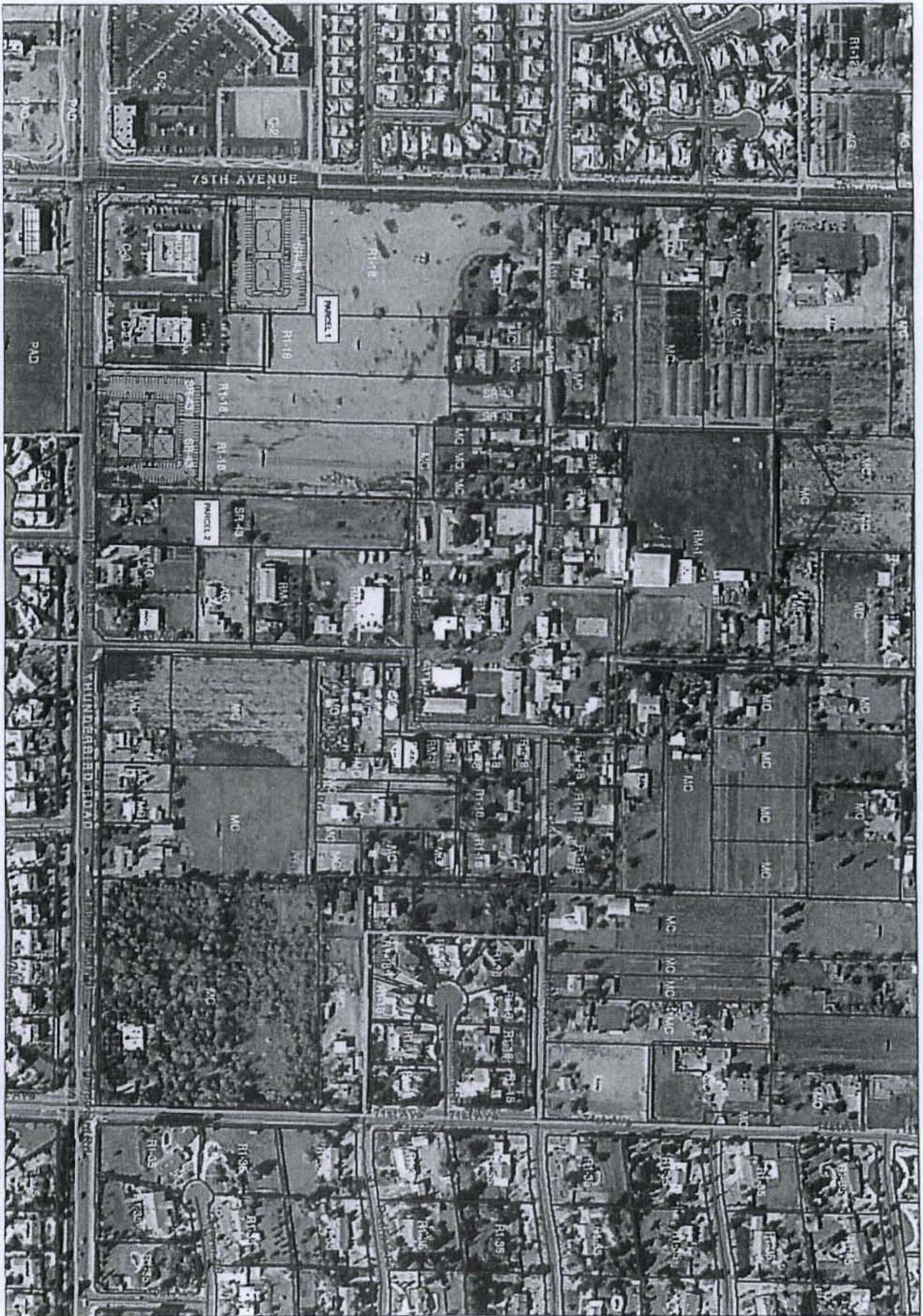
THENCE South 89 degrees 27 minutes 19 seconds East (basis of bearing) along the South line of the Southwest quarter of said Section 12 a distance of 532.25 feet to the POINT OF BEGINNING;

THENCE North 02 degrees 01 minute 32 seconds East 375.55 feet;

THENCE South 89 degrees 27 minutes 19 seconds East 348.12 feet;

THENCE South 02 degrees 01 minute 32 seconds West to a point on the South line of said Southwest quarter;

THENCE North 89 degrees 27 minutes 19 seconds West along said South line 348.12 feet to the POINT OF BEGINNING.



1

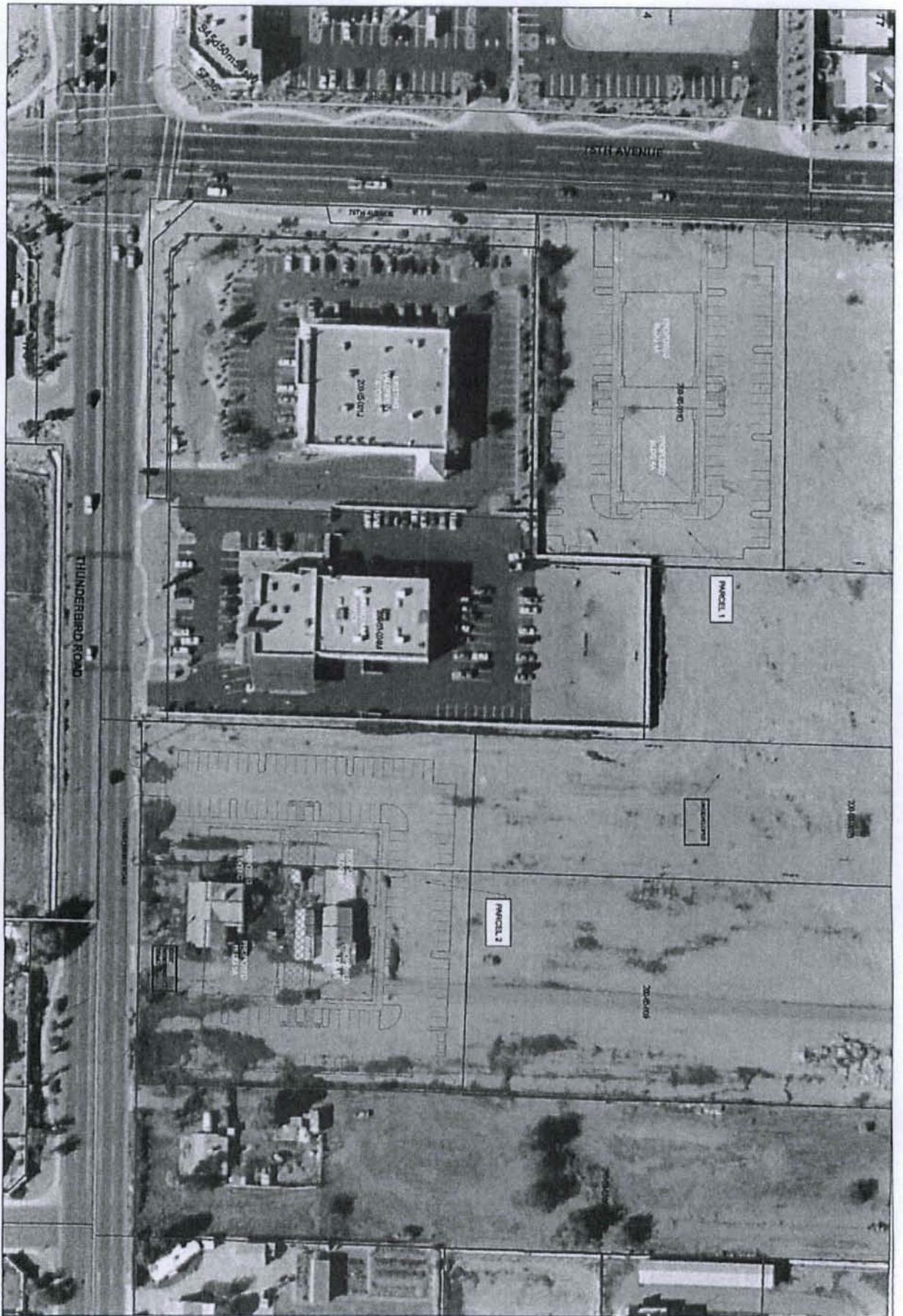
V1 VICINITY MAP

1"=120'

E STUDIO	V1

**75TH AND THUNDERBIRD
EXHIBIT C - VICINITY MAP
PARCELS 1 AND 2**

E STUDIO
DESIGN, LTD
DESIGNED BY
SCOTT W. WILSON
AND SHALL BE
PERMITTED
BY THE CITY OF
PHOENIX



1 01 SITE PLAN OVERLAY

1-4-07

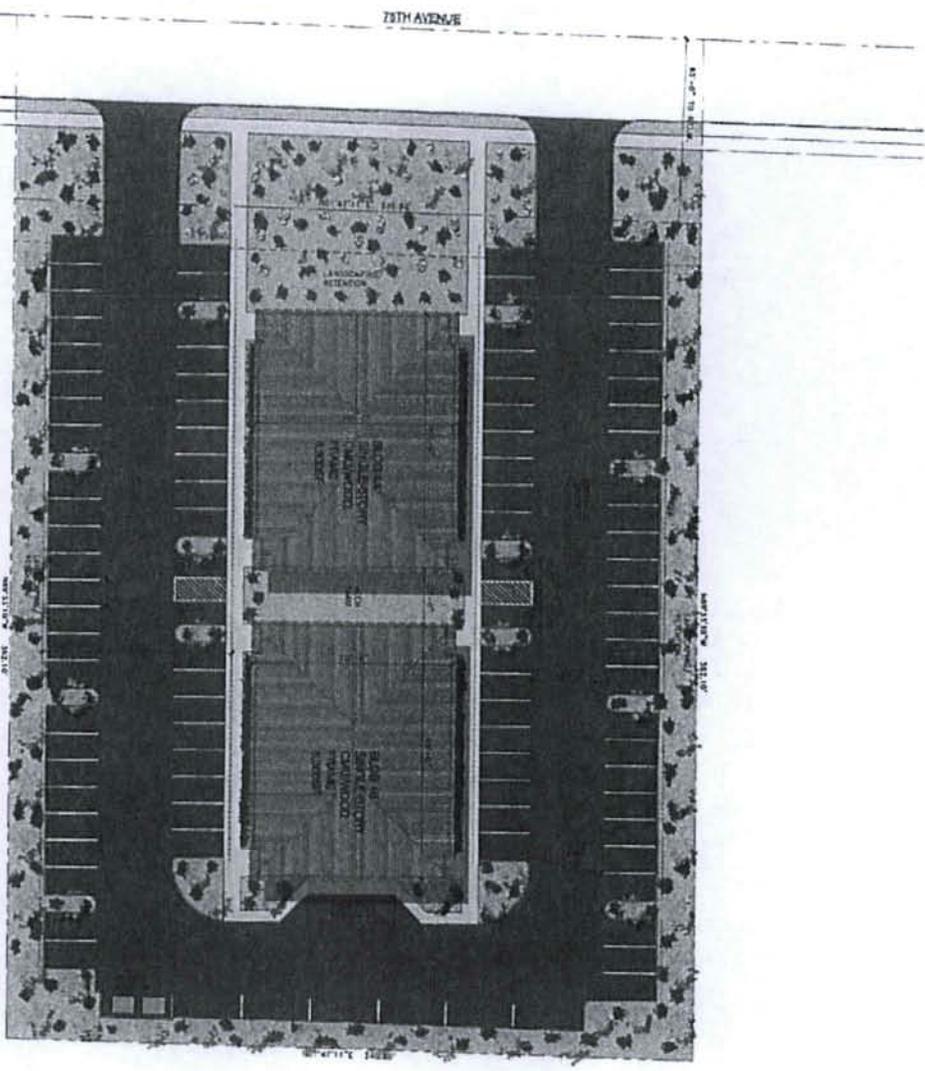
01	3/2/07
R STUDIO	

75TH AND THUNDERBIRD

EXHIBIT D - CONCEPTUAL SITE PLAN OVERLAY

PARCELS 1 AND 2

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 BRUNN, LLC
 800 E. 10TH AVE
 SUITE 100
 DENVER, CO 80202
 303.733.8888
 www.rstudio.com
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1 SITE PLAN - PARCEL 1 1:200

PROJECT DATA
 ZONING: I-1 WITHIN A PWD
 SITE AREA: 66,800 SF (2.00 AC)
 GROSS: 71,218 SF (1.64 AC)
 NET: 12,600 SF
 LANDSCAPE AREA: 12,600 SF
 24% OF NET SITE
 BUILDING USE: OCCUPANCY TYPE "B" - MEDICAL OFFICE
 PROPOSED BUILDING AREA:
 BUILDING AREA: 12,600 SF
 BUILDING AREA: 12,600 SF
 TOTAL: 12,600 SF
 MAX OCCUPANT LOAD: 128 PERSONS
 PARKING PROVIDED:
 12,600 SF/150 = 84 SPACES
 PARKING PROVIDED:
 87 INCLUDING FOUR (4) ACCESSIBLE SPACES

R STUDIO
 GROUP, LLC
 480 2ND AVE
 SUITE 200
 SEASIDE, NJ 08080
 TEL: 856-991-1111
 WWW.RSTUDIO.COM

75TH AND THUNDERBIRD

EXHIBIT E - CONCEPTUAL SITE PLAN - PARCEL 1

DATE	
BY	
PROJECT NO.	A101
CLIENT	R STUDIO

