

**WEST VALLEY
UNITARIAN UNIVERSALIST CHURCH**

and

**JORDAN BUSINESS
AND INDUSTRIAL PARK**

STANDARDS AND GUIDELINES

Peoria, Arizona

June 26, 2007

Z-00-04

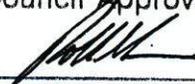
PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	<i>ADAMS/FRANK</i>
City Council Approval Date	<i>1/31/08</i>
	
Planner	



TABLE OF CONTENTS

	Page
I. Introduction	1
II. Narrative and Project Justification	1
III. Legal Description	3
IV. Existing Conditions	3
V. Land Use Plan	4
VI. Phasing	5
VII. Development Standards	5
VIII. Utilities and Streets	11
IX. Open Space	11
X. Signage	11
XI. General Development Standards	14
XII. Existing and Proposed Utilities	14
XIII. Traffic Impact Study	14
XIV. Fire Safety	14

LIST OF EXHIBITS

EXHIBIT A. Vicinity Map

EXHIBIT B. Preliminary Development Plan

EXHIBIT C. Site Plan, Parcel 1

EXHIBIT D. Preliminary Landscaping Plan, Parcel 1

EXHIBIT E. ALTA Survey

LIST OF APPENDICES

APPENDIX 1 Planting Palette

APPLICATION FOR REZONING - CITY OF PEORIA

I. Introduction

This "Development Guide" provides a project overview of the Planned Area Development (P.A.D) proposed for the West Valley Unitarian Universalist Church (WVUUC) (Parcel 1, Lot 12) 142-18-018a and Jordan Business and Industrial Park (Parcel 2, Lot12). Lot 12 is situated in the County of Maricopa, according to Book 270 of Maps, page 4, records of Maricopa County, Arizona. This is presently Tax Parcel Number 142-18-018e. These lots are located on the west side of 75th Avenue and on the south side of Mountain View Road in the City of Peoria, Arizona. See Exhibit A. In addition, this guide is intended to provide the City of Peoria with the information necessary to review and approve the requested P.A.D. zoning for these properties.

II. Narrative and Project Justification

A. General Project Description

West Valley Unitarian Universalist Church (WVUUC) plans to develop Parcel 1 for use as a Church. The primary use will consist of a meeting place for its Congregation. The Church will also serve as a place of fellowship and socialization for its members. Initially, we will move two modular buildings which will be pit set on the site. One of these was designed to be a sanctuary, the other will be made into Sunday School classrooms. A separate free standing restroom facility with handicapped facilities and fixtures is part of the plan. Adequate parking is planned for use by our members on Sunday mornings. In the future, several proposals have been discussed for use of these buildings during the week. These include a site for Interfaith Ministries Adult Day Care, rental of rooms as a preschool facility or a place for providing social services through the Interfaith Ministries. Within five years we will be given a third modular building which will also be used as classroom space for religious education. Our long range plan calls for building a permanent sanctuary on the site as well; this would not occur for several years.

This development will require a zoning variance as the total parcel is less than ten (10) acres. Pursuant to Section 14-33-2 B1, article c applies: The use of the P.A.D. Concept will encourage the sale of otherwise undeveloped property, particularly in the case of the other small undeveloped parcels which surround this parcel. Development is compatible with PAD zoning or C-2 zoning and consistent with the Land Use Plan and other applicable plan element goals, policies and objectives of the Peoria Comprehensive Master Plan. As compared to PI zoning, a Church property is compatible with the private school existing to the south of the property and is more compatible with the residential areas around the property than PI-1 zoning. The use of our property will not increase traffic during the week and will not impact school enrollment. The site has no unusual physical features or characteristics which present constraints to development, except for its small size. The phasing of development for Parcel 1 will begin as soon as approval is granted.

B. Parcel 2

The remainder of lot 12 (Parcel 2) is part of this rezoning application in the Jordan Business and Industrial Park. Parcel 2 is planned for a Retail Center Approximately 28,000 sq.ft. This Center will have a Produce Market and various retail stores for the remaining units. Refer to separate narrative statement by Jordan Business and Industrial Park following this statement.

Fencing and/or landscaping in accordance with the provisions of Article 14-35 shall be provided according to a plan approved by the City. (Ord. No. 93-22)

Development within the parcel shall conform to all conditions and standards agreed upon by the applicant and the City at the time of P.A.D. approval.

C. Jordan Business and Industrial Park Narrative Statement and Project Justification

1. Development and Uses are Proposed to design and construct a single level Retail Center, approximately 28,000 sq.ft.
2. Consistent with the Land Use Plan and other plan element goals, policies and objectives of the Peoria comprehensive Master Plan are described as moderately compatible. These include recognition of the current zoning of Planned Light Industrial (PI-1) which provides for a 40 foot set back to accommodate the boulevard improvements of 75th Avenue. The proposed use nurtures the boulevard appearance but simply modifies the end use.
3. As described in number 2 above, the intended PI-1 zoning provided for controlled setback to accommodate the improvement district. The retail and office park further enhances the Plan's intended use.
4. A properly designed office park, including adequate landscaping, uniquely provides for the neighborhood and community. As opposed to allowable industrial use, this buffer between the residences and the children's passage to the school and heavier impact commercial endeavors would be a positive influence.

5. Years of experience at the current zoning have only resulted in the current vacant land. Both the unusually large set-back for PI-1 and the exposure to 75th Avenue traffic prohibit economic use of the land.
6. The approval and building of the child care/charter school at the northwest corner of 75th Avenue and Coral, irreversible changed the nature of the 75th Avenue frontage. Industrial uses are discouraged by this current use. On the other hand, a church, an office part and a small retail outlet will all service the neighborhood.
7. It is anticipated that conditional use may be required for the convenience store. Additionally, special state licensing and adequate distance will need to be provided for the products of the store.

III. Legal Description

A. Project Legal Description

Parcel 1: South 261.36 feet of Lot 12: Tax Parcel #142-18-018a belonging to West Valley Unitarian Universalist Church

Parcel 2: North remainder of lot 12 of Jordan Business and Industrial Park except the South 261.36 feet, part of Tax Parcel 142-18-018e

B. Parcel Legal Description

The P.A.D. area consists of Parcel 1, the south 261.36 feet of Lot 12 which is 1.5000 net acres and Parcel 2, which consists of Lot 12, Jordan Business and Industrial Park (except the South 261.36 feet) which is 2.9546 net acres, as shown on the Preliminary Site Plan, Exhibit B, and divided as follows:

<u>Parcel</u>	<u>Designation</u>	<u>Area</u>
1	Church	1.5 net acres
2	Jordan Business & Industrial Park	2.9546 net acres -Southwest corner of Mountain View & 75th Ave.

IV. Existing Conditions

A. Existing Land Use

Parcel 1, has been purchased by West Valley Unitarian Universalist Church. The lot is currently zoned PI-1 and is vacant and has no existing structures.

Parcel 2, known as Jordan Business Industrial Park is currently zoned PI-1 in the City of Peoria Community Area Plan. The lot is vacant and has no structures currently existing.

B. Surrounding Land Uses

Lot 13, directly South of Lot 12, and adjacent to it, contains .68 acres and is in use as a private charter school, American Grade Schools.

South of Carol Avenue are several lots in Jordan Business and Industrial Park, currently zoned PI-1, developed as commercial and business properties.

The area West of the parcels, across 75th Drive is zoned as PI-1 and is in use by commercial and industrial businesses: B.P.P. Concrete company, Luxury Lighting Seconds.

To the North of the Parcels, across Mountain View Road is Westfield Gardens, a development of single family residential dwellings.

The area East of the parcels (east of 75th Avenue) is a development of single family residential dwellings, Park View West.

V. Land Use Plan

A. Permitted Principal Uses

Table of Permitted Uses		
Land use	Parcel 1	Parcel 2
Principal uses permitted in C-2 zoning district	X	X
Church	X	X
Gas Station/Convenience		X
Offices (executive or administrative)		X
Medical & Dental offices and/or Pharmacy		X
Retail Commercial		X
Indoor Storage Facility		X

Permitted Conditional Uses		
Land	Parcel 1	Parcel 2
Preschool	X	X
Day care for children	X	X
Veterinary Offices and clinics		X
Day Care for Senior Adults (social services)	X	X
Reception Center, subject to Ord. 99-101	X	X

VI. Phasing

See Preliminary Development Plans and Site Plan. (Exhibit B & C) Parcel 1

Development of Parcel 1 shall begin immediately after approval for P.A.D. zoning and issuance of appropriate permits. After the lot is prepared, two modular buildings will be set and a free standing restroom will be built. A patio/landscaped area will then be prepared. In five years (Phase 2) a third modular building will be placed upon the land. In ten (10) years (Phase 3), or whenever sufficient funds are available, a permanent sanctuary will be built.

Development of Parcel 2 is being planned at this time.

VII. Development Standards

A. Conformance with the City of Peoria Area Plan

The Planned Area Development shall conform to all policies identified in the City of Peoria codes, ordinances, and regulations.

B. Parcel 1 and 2

1. Setbacks

- a. 75th Avenue - 25' from property line
- b. Mountain View Road - 25' from property line
- c. 75th Drive - 20' from property line
- d. Parcel 1 South side - 20' from property line
- e. Parcel 2 South & North side - 20' from property line

2. Landscape Buffers

- a. Mountain View - 15' from property line
- b. 75th Avenue - 10' from street
- c. 75th Drive - 10' from street
- d. Parcel 1 South and North side - 5' from property line
- e. Parcel 2 South and North side - 5' from property line

3. Building Heights

For Parcel 1 will not exceed twenty-five (25) feet.

For Parcel 2 will not exceed thirty (30) feet.

4. Parking

a. Spaces Required:

Parking location, design and dimensions shall be in accordance with Article 14-23 of the Peoria Zoning Ordinance. Accessible Parking shall be provided in sufficient number to conform to Article 14-23 of the Peoria Zoning Ordinance and located for convenient access to all buildings. All accessible parking spaces will be identified by a sign on a vertical post and the spaces will be marked with the standard handicapped parking symbol. All accessible stalls shall be a minimum of 11 feet X 20 feet in size with a minimum access aisle width of 5 feet on the right side of the stall. Standard parking spaces will have the minimum dimension of 9 feet by 19 feet with an overhang of up to 2 feet allowed for spaces abutting landscaping areas or sidewalks. The parking aisle widths will be in accordance with Article 14-23 of the Peoria Zoning Ordinance.

b. Location:

Required parking shall be provided entirely on the site. Building tenants and their customers shall have reciprocal rights of use to all spaces, irrespective of individual potential parcel line configurations.

C. General Development Standards

These General Development Standards apply to Lot 12, Parcel 2.

1. Parking

Parking location, design, and dimensions shall be in accordance with Article 14-23 of the Peoria Zoning Ordinance. Accessible parking shall be provided in accordance with Article 14-23 of the Peoria City Code. If appropriate, a parking study may be submitted in accordance with Section 14-23-3.B.4. to reduce the total number of required parking spaces.

a. Compact Parking

A maximum of fifteen percent (15%) of the required parking may be provided with compact parking spaces. They shall be located in minimum groupings of six (6) spaces to avoid conflict with standard car parking and allow for clearer identification.

b. Accessible Parking

Accessible parking spaces will be provided per the chart below. These spaces will be a minimum of 11 feet by 20 feet in size with a minimum access aisle width of 5 feet on the right side of the stall. These spaces shall be located for convenient access to all buildings and uses.

<u>Total # of Parking Spaces</u>	<u># of Handicapped Parking Spaces Required</u>
1- 25	1
26- 50	2
51- 75	3
76- 100	4
100 +	1:50

All accessible parking spaces shall be identified by a sign on a vertical post, and the space marked with the standard handicapped parking symbol.

c. Parking Space Dimensions

Standard parking spaces shall have a minimum dimension of 9 feet by 19 feet. An overhang of up to 2 feet may be allowed for spaces abutting landscaping areas or sidewalks.

Loading spaces for major tenants shall be sized per standard tenant criteria.

d. **Parking Aisle Widths**

- (1) 90 degree parking - 24'
- (2) 60 degree parking, one way traffic - 18'
- (3) 60 degree parking, two way traffic - 22'

3. **Fences and Walls - Parcels 1 and 2**

a. **Height**

- (1) Walls for screening of parking areas shall be required along street frontages. They shall be three (3) feet in height (measured from the top of adjacent curb), architecturally compatible with the project, and integrated into the landscaping. These walls may be used to retain landscape berms or slopes fronting the streets and, therefore, may not be visible from the streets.
- (2) No screen walls shall be required until adjacent parking areas are built. Therefore, some walls will not be built until subsequent phases of development occur.

b. **Restrictions on Materials**

Walls or fences comprised of sheet or corrugated iron, chain-link, wood, steel, aluminum, or asbestos are specifically prohibited.

4. **Landscaping - Parcels 1 and 2**

a. **Goal**

The goal of the Landscape Guidelines is to provide a unifying direction that promotes the P.A.D. as a well-planned suburban development with an exciting, pleasant atmosphere. This can be achieved by a highly recognizable use of related plants and hardscape elements. See Exhibit D for Parcel 1, Preliminary Landscape Plan.

b. **Plantings**

Shrubs, trees, other plants will be composed of plant material selected for their heartiness, drought-tolerant character, and year-round color. See Appendix 1 for Planting Palette.

c. **Landscape Triangles**

Landscape triangles may be provided at major project entries and street intersection corners.

d. Screening

Screen walls will be a unifying element in the landscape. They will be used exclusively to define main entrances and to screen automobiles, loading areas, garbage dumpsters, and existing utility structures and for signage. The intent is to keep the walls as low as possible while performing their screening function. Screening walls shall be a maximum height of six (6) feet. Screening of parking areas may also be accomplished by earth berming and permanent plantings in conjunction with the screen walls. Non-parking related screen walls may exceed three (3) feet with a maximum height of six (6) feet, as proposed within the P.A.D. standards guides.

e. Irrigation

All landscaped areas shall be provided with an automatic irrigation system guaranteeing 100 % coverage.

f. Landscape Maintenance

- (1) All landscaping shall be maintained by the Owner in a manner which allows the landscaping to improve over the years. Any landscape materials which die shall be replaced within 30 days.
- (2) Trees should be double-staked and shall be maintained until they are strong enough to withstand the normal area winds.

g. General Conditions

The following comprise the general landscaping conditions for the entire P.A.D. area:

- (1) All sites will be maintained by owner in accordance with the City of Peoria standards.
- (2) An automatic irrigation system will be installed.
- (3) All non-lawn areas will receive a 2" depth of decomposed granite, of minimum size $\frac{3}{4}$ minus.
- (4) All earthwork will be done so that all water drains away from sidewalks and structures and will not impede natural drainage easements.
- (5) Landscaping quantities and design for all developments on Parcel 1 and 2 shall be in accordance with Article 14-35 of the Peoria Zoning Ordinance. See Appendix I for Landscaping palette.

5. Lighting

Site lighting in the parking lots shall be fully shielded or screened metal halide fixtures mounted on poles, placed on a three (3) foot concrete base or on the buildings with a maximum height of twenty-five (25) feet.

6. Refuse Collection Areas

All refuse collection areas shall meet the requirements of the City of Peoria and shall be visually screened in an architecturally compatible manner so that materials stored within these areas shall not be visible from the street and adjacent property.

7. Mechanical Equipment

a. All ground mounted mechanical equipment shall be screened by landscaping or a wall that is of the same finish and texture as the building served.

b. When mechanical equipment is roof-mounted, it shall be screened from view of the public right-of-way and adjacent property by a wall or parapet that is integrated with the building. It shall be fully screened and shall conform to the City of Peoria Design Review Ordinance.

8. Maintenance

a. All structures on the project sites shall be maintained by Owner in a neat and orderly manner.

b. All permitted signs will be maintained in a neat and orderly manner.

9. Telephone, Cable Television, and Electrical Service

All "on-site" telephone, cable television, and electrical lines will be placed underground.

10. Site Plan Approval (Parcel 1) See Exhibit C.

Site Plans shall be submitted and approved in accordance with Article 14-23 of the Peoria Zoning Ordinance.

11. Site Plan Approval (Parcel 2)

Site Plans shall be submitted and approved in accordance with Article 14-23 of the Peoria Zoning Ordinance.

VIII. Utilities and Streets

Existing water, sewer, and street improvements are shown on the Preliminary Development Plan (Exhibit B) and the ALTA Survey (Exhibit E). All half-street improvements will be designed and constructed adjacent to Parcel 2a and 2b as necessary. Design will be in conformance with City of Peoria infrastructure guidelines dated Aug 7th, 1998.

IX. Open Space

As required by the Zoning Ordinance, a minimum of 5% of open space will be provided for the P.A.D. area. Each parcel shall provide a minimum of 5% of open space to meet the Zoning Ordinance requirement.

For the purposes of the projects, the term "open space" shall be defined to include people-oriented hardscape and plaza areas which provide landscaping, seating, or other pedestrian amenities beyond walkway areas needed for customer circulation. In addition areas in excess of the required landscape buffer setbacks shall be included as open space. On-site pathways provided for the accommodation of bicycle and pedestrian circulation within the area shall also be counted as open space.

For Parcel 1, see Exhibit D, Preliminary Landscape Plan.

X. Signage

All signs shall conform to the City of Peoria sign standards and code. All signs shall be of similar materials and colors and shall be integrated with the principal development on the site.

A. Lot 12, Parcels 1 and 2 signs

1. Free Standing Monument Sign - Parcel 1

A free standing monument sign which is erected, or mounted on its own self-supporting permanent structure or base may be erected to identify the West Valley Unitarian Universalist Church. Such a sign shall conform to all city of Peoria requirements and may be composed of individual letters with a twenty-four (24") maximum height. This sign may have external illuminated or backlit letters.

2. Project Entry Sign

All signs shall conform to the City of Peoria Sign Standards. Each parcel entry sign will be designed to integrate with the project landscaping and shall have no advertising copy. This sign shall be located entirely on the property and shall not interfere with vehicular sight lines. (See Exhibit C, Site Plan.)

Each wall may contain a sign which identifies the project and shall be composed of individual letters with a 24 inch maximum height. These signs may have externally illuminated or backlit metal letters.

3. Wall Signs - Parcel 1

Wall signs shall be attached to, painted on, or erected against the C.M.U. screening walls with the exposed face of the sign in a plane parallel to the face of the wall of fascia. See Exhibit D, Preliminary Landscape Plan. All signs shall conform to the City of Peoria Sign Standards. Maximum sign area shall not exceed 1.5 square feet per linear foot of business frontage, with no individual sign exceeding thirty-two (32) square feet in area and with a maximum sign height of six (6) feet.

Signs shall be permitted on more than one side of the building. Total allowable sign area may be allocated between primary and secondary signs; maximum height of individual letters for primary signs is six (6) feet and maximum of secondary signs is two (2) feet.

4. Freestanding Monument Signs (Parcel 2)

All signs shall conform to the City of Peoria Sign Standards. Maximum sign area shall not exceed 1.5 square feet per linear feet of business frontage with a maximum sign size of thirty-two (32) square feet and a maximum sign height of six (6) feet.

5. Building-Mounted Wall Signs (Parcel 2)

Building-mounted wall signs shall be attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia. All signs shall conform to the City of Peoria Sign Standards. Maximum sign area shall not exceed 1.5 square feet per linear foot of business frontage, with no individual sign exceeding thirty-two (32) square feet in area.

B. General Sign Standards

1. All signs and their installation must comply with local building and electrical codes and shall conform to the City of Peoria Sign Code.
2. A tenant may identify a service door for delivery and emergency purposes only. Signs shall identify suite number only and be located in the center of the door, five feet from finished floor (to the top of the letters).
3. No animated, flashing, audible or roof mounted signs shall be permitted.
4. No exposed raceways, ballasts, crossovers, conduits, conductors, transformers, etc. shall be permitted. P-K housing required for all neon.
5. Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products sold therein.

6. When signs are placed in building and landscape setback areas, they shall be positioned a minimum of five (5) feet from the R.O.W. to maintain safe sight distances at entrances to the public right-of-way.
7. Signs visible from the exterior of any building may be lighted, but no signs or other device will be installed to rotate, gyrate, blink or move in any fashion
8. Sign text may be placed on more than one row, subject to space availability, required approvals, and provided the maximum allowable area guidelines are not exceeded.

C. Miscellaneous Signs

1. Sale or Lease Signs

Temporary signs advertising the sale, lease or hire of the site will be allowed. One freestanding sign will be allowed. These signs shall not exceed six (6) in height and a total of thirty-two (32) square feet per side in sign area. These signs shall be removed upon completion of project construction.

2. Construction Signs

A sign denoting the Architects, Engineers, Contractor, and other related subjects will be allowed at the commencement of construction. Said sign will be removed prior to the issuance of a final Certificate of Occupancy. One sign for each separate construction project will be allowed. Each sign shall not exceed six (6) feet in height and a total of thirty-two (32) square feet per side in sign area.

3. Future Tenant Signs

a. Signs listing the name of a future major tenant will be allowed until the occupancy of the tenant. Said signs shall not exceed six (6) feet in height and a total of forty (32) S.F. per side in sign area.

b. (See Section 14-34-8.A.14.c,d,e,f,g)

4. Directional Signs

Signs necessary for on-premise vehicle control and the performance of business transactions from a vehicle shall be allowed subject to the following conditions:

- a. Maximum area of six (6) square feet.
- b. Maximum height of three (3) feet.
- c. Signs may include a business logo but no other advertising copy.
- d. Signs shall be free-standing monument signs only.

XI. General Development Standards

All development within the P.A.D. shall conform to the City of Peoria Design Review Ordinance.

XII. Existing and Proposed Utilities

Pretreatment devices will be installed in accordance with the Code of the City of Peoria if an industrial kitchen is included in Phase 2 or 3 of the development of Parcel 1.

Existing hook-ups for utilities are shown on Exhibit F, ALTA Survey.
Proposed utilities are shown on Exhibit C, Parcel Map.

XIII. TRAFFIC IMPACT STUDY

No traffic impact study is necessary for the development of Parcel 1, which will be used as a Church and will have no impact on traffic flow during the week.

When definite site and development plans are submitted for Parcel 2, a traffic impact study will be necessary.

XIV. FIRE SAFETY

Fire Department Requirements (1994 edition of the Uniform Fire Code UFC, City of Peoria Amendments to the UFC and Nationally recognized Codes and Standards).
Three (3) foot clearance shall be required around all fire suppression devices.

A. Fire Hydrants.

1. Plans and specifications for fire hydrant systems shall be submitted to the building department for review and approval prior to issuance of the building permit.
2. Exhibit B, Preliminary Development Plan, shows all existing fire hydrant locations.
3. Wet barrel hydrants approved by the City of Peoria will be installed as necessary according to the Uniform Fire Code.
4. Fire Hydrants and Fire Department Connections hose threads shall be National Standard Thread (NST).
5. Fire Hydrants and FDC Clearances: A minimum three (3) foot clear space around the circumference of Fire Hydrants and Fire Department Connection will be maintained. No trees or bushes that will encroach upon the clear space when mature will be planted. Access ways to the front of the FDC's or Fire Hydrants shall be maintained clear and without obstructions.

6. Fire Hydrants and FDC locations shall be approved by the Fire Department, Fire Prevention Division. If the FDC covers one or more buildings, a sign indicating the structure protected by the FDC shall be attached to the FDC. The sign shall be a minimum of 12 inches by 18, with 3 inch letters, and should state, "FDC FOR (BLDG NAME) (BLDG ADDRESS)."
7. Blue square reflective fire hydrant markers, showing the location of the fire hydrants will be indicated.

B. Fire Lanes:

The curb and/or street in front of the protected structure shall be labeled appropriately to indicate NO PARKING FIRE LANE according to the Uniform Fire Code UFC, City of Peoria.

C. Access to Structures.

Paved streets provided per the City's standards shall be located within 150 feet of any portion of the proposed structure. The One Hundred Fifty (150) feet shall be clear of any obstructions such as, but not limited, to, fences, trenches, etc.

D. Fire Sprinkler Systems

1. All occupancies except Group R, Division 3 and Group U Occupancies, of 2,500 square feet or larger of FIRE AREA shall be equipped with a fully automatic fire sprinkler system installed and maintained in accordance with the National Fire Protection Association Standard 13, Standard for Automatic Sprinkler Systems.
2. Mandatory residential fire sprinkler for Group R, Division 3 occupancies of 5,000 square feet of FIRE AREA shall be required in accordance with National Fire Protection Association Standard 13D and exceed those provisions by providing fire sprinkler protection in garages and porches, entries or patios six feet or more in depth.
3. Residential and commercial structures with automatic fire sprinkler systems must have automatic alarm monitoring on all control valves.

E. Fire Alarm Systems, Smoke Detectors, and Carbon Monoxide Detectors

All occupancies in Group A, E, H, I, and R Division 1 shall be equipped with an approved detector/alarm system installed and maintained in accordance with the Uniform Fire Code in addition to any other requirements for automatic fire sprinkler systems.

F. Lock Boxes

Lock boxes will be installed on commercial buildings. The lock box is to contain one master key for all doors in the facility. A sign will be posted beside the lock box which states, "EMERGENCY FIRE DEPARTMENT ACCESS."

G. Address

1 General:

ALL numbers, including suite numbers, will be on CONTRASTING BACKGROUND.

NO numbers will be on GLASS except suite numbers.

ALL building numbers shall be VISIBLE from ALL FIRE DEPARTMENT APPROACHES.

2. Numbers located on buildings up to twelve (12) feet in height from finished grade, monument signs and commercial building with suites shall have minimum six (6) inch numbers. Suite numbers shall be on the front and back doors.
3. Numbers located on buildings twelve foot and higher from finished grade shall have minimum twelve (12) inch numbers.

H. Fire Extinguishers.

Fire Extinguishers shall be placed in all commercial buildings and secured to the wall and located within seventy-five (75) feet maximum travel distance from all portions of the occupancy, unless otherwise specified in the code.

ORDINANCE NO. 00 -31

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA ZONING PROPERTY FROM PLANNED LIGHT INDUSTRIAL (PI-1) ZONING DISTRICT TO PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT; AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a public hearing on June 15, 2000, in zoning case Z 00-04 in the manner prescribed by law for the purpose of considering an amendment to the district boundaries of property within the City of Peoria, Arizona to provide for rezoning of parcels of property as described below from Planned Light Industrial (PI-1) zoning district to Planned Area Development (PAD) zoning district as provided in Section 14-33 of Chapter 14 of the Peoria City Code (1977 edition);

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Peoria Times on May 26, 2000; and

WHEREAS, the City of Peoria Planning and Zoning Commission has recommended to the Mayor and the Council of the City of Peoria, Arizona, the zoning of property as aforesaid and the Mayor and the Council of the City of Peoria, Arizona desires to accept such recommendation and rezone the property as described below as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. A parcel of land in Peoria, Maricopa County, Arizona is more accurately described as:

Lot 12, Jordan Industrial and Business Park according to Book 270 of Maps, Page 4, records of Maricopa County Arizona.

is hereby conditionally rezoned from Planned Light Industrial (PI-1) zoning district to Planned Area Development (PAD) zoning district.

SECTION 2. That the rezoning herein provided for be conditioned and subject to the following:

1. The developer shall dedicate the required right of way and install all

required improvements for 75th Avenue, 75th Drive, and Mountain View Road as determined by the City Engineer/Public Works Director.

- 2. The site shall be developed in accordance with the West Valley Unitarian Universalist Church and Jordan Business and Industrial Park Standard and Guidelines Report stamped dated April 20, 2000.

SECTION 3. Amendment of Zoning Map. The City of Peoria zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

SECTION 4. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona this day of , 2000.

John C. Keegan, Mayor

Date Signed

ATTEST:

Janice L. Graziano, City Clerk

APPROVED AS TO FORM:

Stephen M. Kemp, City Attorney

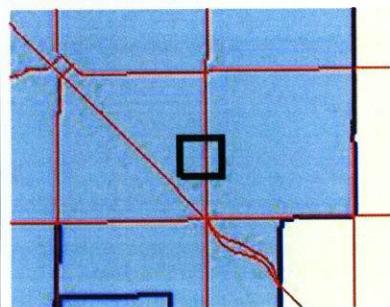
Published in: Peoria Times Pub. Dates: _____

Effective Date: _____

Ordinance No. 00 - 31

EXHIBIT "A"
IS ON FILE IN THE
CITY OF PEORIA
CITY CLERK'S OFFICE

City of Peoria GIS Map



LEGEND

- | | | | |
|--|--------------|--|----------------|
| | Streets | | Parcels |
| | Freeway | | City Limit |
| | Major Street | | Peoria |
| | Minor Street | | County Island |
| | Freeway Ramp | | Outside Peoria |
| | Railroad | | |
| | Minor Street | | |

This map is based on imprecise source data, subject to change, and for general reference only.