

# **Z02-25A.2**

*Thunderbird Business Park & Self Storage*  
Planned Area Development

14.08 Acre Parcel

NWC 83<sup>rd</sup> Avenue and Acoma Drive  
Peoria, AZ

Z02-25: November 4, 2002

Z02-25A.1: December 3, 2003 (Minor Amendment)

Z102-25A.2: September 30, 2013 (Minor Amendment)

## Development Team

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**83<sup>rd</sup> Avenue and Loop 101, L.L.C.**

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# PAD Narrative

## Introduction

The Planned Area Development (PAD) is a 14.08 gross acre parcel that includes a mixture of employment uses, useable open space for employees, and perimeter landscaping. The PAD includes land uses that occur indoors except for business-operated vehicles.

The property is adjacent to the above-grade Agua Fria Freeway 101 along its west property line, a concrete-lined Skunk Creek along its north property line, a 5-lane 83<sup>rd</sup> Avenue with large overhead utilities along its east property line, and a 3-story apartment complex along its south property line (see Vicinity Map, Exhibit A). The site is a relatively flat parcel that is mostly undeveloped with the exception of a Peoria Unified School District school bus parking facility located near the middle of the property. The adjacent Agua Fria Freeway and the freeway bridge that crosses over Skunk Creek is approximately 15-feet higher than the grade of the site.

Properties north of Skunk Creek along 83<sup>rd</sup> Avenue are developed with a mixture of apartments, retail, office, hotels and the Peoria Sports Complex. Properties east of 83<sup>rd</sup> Avenue remain in unincorporated Maricopa County and are developed with large lot single-family homes and a Montessori School. The adjacent property to the south is developed with a new 3-story apartment complex. The remaining land to the south along 83<sup>rd</sup> Avenue is mostly undeveloped with one small lot single-family subdivision located on the east side of 83<sup>rd</sup> Avenue approximately one-eighth mile south of Acoma Drive.

## Legal Description

The property is legally described as follows:

That portion of the East half of the Northeast quarter (E1/2NE1/4) of Section 10, Township 3 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing a ½ inch iron pipe marking the East quarter corner of said Section 10, which bears South 0°30'54" West 2636.25 feet from a Maricopa County Highway Department brass cap marking the Northeast corner of said Section 10;

thence along the East – West mid-section line of said Section 10, South 89°17'16" West 33.01 feet to the existing West right of way line of 83<sup>rd</sup> Avenue, and the POINT OF BEGINNING;

thence continuing along said mid-section line, South 89°17'16" West 336.77 feet, to the existing easterly right of way line of Loop 101 (NORTHWEST OUTER LOOP);

thence from a Local Tangent Bearing of North 6°28'58" East, along said existing easterly right of way line, being a curve to the Left, having a radius of 4014.72 feet, a length of 907.23 feet;

thence continuing along said existing easterly right of way line, North 7°42'48" West 307.44 feet;

thence continuing along said existing easterly right of way line, North 8°28'21" West 188.02 feet;

thence departing said existing easterly right of way line, North 41°17'54" East 223.15 feet;

thence North 55°14'58" East 202.49 feet:

thence South 89°32'36" East 84.96 feet to the existing West right of way line of 83<sup>rd</sup> Avenue, being 55.00 feet West of the East line of said Section 10;

thence along said existing West right of way line. South 0°30'54" West 1015.38 feet;

thence continuing along said existing West right of way line, North 89°18'38" East (North 89°0' East Record) 22.01 feet;

thence continuing along said existing West right of way line, being 33.00 feet West of the East line of said Section 10, South 0°30'54" West 659.09 feet, to the POINT OF BEGINNING.

EXCEPT the following described property:

Commencing at a Maricopa County Highway Department brass cap marking the Southeast quarter of said Section 10;

thence along the East line of said Section 10, North 0°31'26" East 2634.64 feet to a ½ inch iron pipe marking the East quarter corner of said Section 10, being South 0°30'54" West 2636.25 feet from a Maricopa County Highway Department brass cap marking the Northeast corner of said Section 10;

thence along the East – West midsection line of said Section 10, South 89°17'16" West 33.01 feet to the POINT OF BEGINNING on the existing West right of way line of 83<sup>rd</sup> Avenue;

thence continuing along said East – West midsection line, South 89°17'16" West 90.02 feet;

thence North 0°30'54" East 10.00 feet

thence North 89°17'16" East 76.02 feet;

thence North 0°30'54" East 649.09 feet;

thence North 89°18'38" East 14.00 feet to said existing West right of way line of 83<sup>rd</sup> Avenue;

thence along said existing West right of way line, South 0°30'54" West 659.09 feet to the POINT OF BEGINNING.

The parcel of land herein conveyed shall have no right or easement of access to or from said Loop101.

GRANTOR RESERVES unto the public and various utility companies, easements for existing utilities, if any, within the above described property, in accordance with Arizona Revised Statutes 28-7210.

526,395 square feet, 12.08 acres more or less.

## **Consistency with General Plan**

A companion minor General Plan amendment application was filed to change the General Plan land use classification from 2-5 dwelling units per acre to Business Park / Industrial. This is a Minor Amendment because it does not meet any of the six criteria for a Major Amendment as listed under Section 14.b of the General Plan. The land use change reflects the location of the property between the Agua Fria Freeway (Loop 101) and 83<sup>rd</sup> Avenue, and between Acoma Drive alignment and Skunk Creek (see General Plan Map, Exhibit B).

The location of the 14.08-acre amendment adjacent to the above-grade Agua Fria Freeway 101 offers both high visibility and accessibility to the site. In a report prepared by Economic Strategies Group that analyzes the importance of different location factors in the siting of properties for employment uses, the report finds that the two most important location factors are: Freeway Proximity and Labor Force Accessibility.

The subject site has excellent Freeway Proximity, in terms of visibility and accessibility with two freeway interchanges within one mile. The interchanges are at Thunderbird Road and Bell Road. The elevated freeway design provides a marketing window for employers to be seen by freeway traffic. The accessibility offered by the freeway enlarges the standard 20-minute commute shed used by employers to calculate Labor Force Accessibility. The freeway greatly increases Labor Force Accessibility and therefore a larger available work force to the site. This is a location factor highly valued by prospective employers. The site is in an ideal location to meet the two primary factors in locating employment uses: Freeway Proximity and Labor Force Accessibility.

The proposed employment uses will increase the City of Peoria's jobs to population ratio. Typical uses generate approximately 2.5 employees per 1,000 square feet of building space. The 14.08 gross acre site can be developed at a .25 Floor Area Ratio that will allow approximately 130,000 square feet of building space. This will accommodate up to 325 employees on the site.

The site will be designed in a manner where buildings and landscaping respect the adjacent apartment complex and the single-family lots located on the east side of 83<sup>rd</sup> Avenue. The proposed uses will be well maintained and be an asset to the area and to the City. Employment uses are generally operating during the middle of the business day but are in very limited use during evening hours or on weekends. The proposed uses can be designed to provide a visibility and noise buffer between the freeway and the single-family residential neighborhood located east of 83<sup>rd</sup> Avenue.

There are fewer employment sites than residential sites in the City of Peoria. There are few properties that meet the location factors desired by employers. On the other hand, residential uses can be located on several properties throughout the city. The proposed amendment to the General Plan land use classification from 2-5 Units Per Acre to Business Park / Industrial will be a long-term asset to the City.

## **General Site Information**

The site is 14.08 gross acres that is partially used for a school bus storage facility with most of the site undeveloped and relatively flat. The site is fronted by 83<sup>rd</sup> Avenue that is a fully improved with 5 lanes of paving, gutter and vertical curbs. There are no sidewalks, street lights and landscaping along the site frontage. There are large overhead utilities along the 83<sup>rd</sup> Avenue frontage that cannot be undergrounded. The north end of the site is adjacent to Skunk Creek that has had channel improvements to control storm water flows. The Agua Fria Freeway is constructed above grade along the site's west property line with some mature trees.

## **Surrounding Land Uses and Conditions**

The adjacent properties are developed in all four directions surrounding the site.

North: the property is developed with Skunk Creek improvements. The Creek passes under an 83<sup>rd</sup> Avenue bridge and under an Agua Fria Freeway bridge.

East: the property across 83<sup>rd</sup> Avenue is developed with a large lot single-family residential subdivision in unincorporated Maricopa County. One of the lots fronting the east side of 83<sup>rd</sup> Avenue is a Montessori School. The houses that front onto 83<sup>rd</sup> Avenue have large setbacks with street landscaping and detached sidewalks.

South: the property is developed with a 3-story apartment complex. One of the parking lots is along the north side of the apartment complex next to the subject site. The street frontage for 83<sup>rd</sup> Avenue is improved with landscaping and detached sidewalks.

West: the property is developed with the above grade Agua Fria Freeway (Loop 101).

## **PAD Preliminary Development Plan**

The site is currently in the RM-1 (Multi-Family) and AG (Agricultural) zoning districts. The proposed PAD Preliminary Development Plan illustrates the potential for a small 14.08-acre site that is in the correct location for employment and employment related land uses. The Conceptual Plan shows driveway access to the site off of 83<sup>rd</sup> Avenue. The driveways align with existing street intersections located on the east side of 83<sup>rd</sup> Avenue. It is recognized that the City will install a traffic signal at the 83<sup>rd</sup> Avenue and Acoma Drive intersection. This signal will provide at least one driveway to the site with protected turning movements off of 83<sup>rd</sup> Avenue. The Plan shows access an access drive at the 83<sup>rd</sup> Avenue and Acoma Drive intersection along with landscape setbacks to the apartments to the south.

The Preliminary Development Plan illustrates the potential for different size buildings and building layouts to be placed on the site. The Plan provides a 20-foot-perimeter building setback from 83<sup>rd</sup> Avenue and the Agua Fria Freeway. This setback will be landscaped. The Plan illustrates the potential to hide parking lots behind buildings, and place landscaping / screen walls to block visibility to parking lots from 83<sup>rd</sup> Avenue. The driveway and parking lot layout illustrate how separate users can provide cross-access easements to allow the distribution of traffic movements to and from different driveways along 83<sup>rd</sup> Avenue. The Plan shows that entry features, such as paving treatments can be provided to add character.

The PAD Ordinance requires 10-percent of the ground floor area or 5-percent of the net site area to be landscaped open space. The Plan shows the potential to create extensive landscaping on the perimeter of the site and adjacent to buildings. There are several opportunities to create useable open space areas between buildings and along the freeway side of the site. Benches, tables and landscaping can be added to create outdoor break or lunch areas for employees.

### **Permitted Uses**

- Business, technical, vocational school
- Computer center
- Customer service center
- Day care center
- Event, Wedding, and Reception Center
  - Hours of operation limited to 6 am – midnight
  - No live music shall be performed outdoors
- Health club
- Laboratories for research and product development; or scientific research
- Manufacturing or assembly of finished or semi-finished products, indoor
- Medical, dental or health clinic and laboratory
- Messenger, delivery or telegraph service station
- Mini-Storage, RV, Boat Storage
- Offices for professional, administrative, financial, clerical, medical, or other business or professional services.
- Office supply and office equipment store
- Optician, dentist, doctor, chiropractor office
- Outdoor recreation uses
- Photocopy shop
- Private schools, college or university
- Public buildings
- Public or private utility buildings; public or private utility vehicle parking
- Radio, television and motion picture studio without transmission tower
- Restaurant as an accessory use
- Travel agency
- Warehousing

All uses shall occur indoors except for business-operated vehicles.

Site Plan Review approval is required for principal and accessory buildings in accordance with the Zoning Ordinance.

Signs are allowed in accordance with the Zoning Ordinance. One freeway monument sign is allowed in accordance with the Zoning Ordinance.

Landscaping shall comply with the Zoning Ordinance.

### Phasing

The PAD will be developed as determined by market demand. The necessary onsite and offsite improvements will be determined during Site Plan Review .

### Project Development Standards

The development standards for the entire property or for individual subdivided lots within the property are in accordance with the following Development Standards Table:

							Maximum Building Height in Feet	Maximum % Lot Coverage
Area	Width	Front	Least Side	Total Sides	Rear	Perimeter		
n/r	80 Feet	20 Feet	20 Feet **	20 Feet **	See Note **	20 Feet	48 Feet	40%

\*\* No building shall be closer than twenty (20) feet to the boundary of any residential district. No side or rear yards are required along interior lot lines, except as required in the Building Code.

\*\*\* Accessory building development standards are the same as the principal building.

\*\*\*\* 10-percent of the ground floor area or 5-percent of the net site area to be landscaped open space.

Off-street parking shall comply with Article 14-23 depending on the final use or occupancy of the property.

## **Design Guidelines**

Development within the PAD shall comply with the City of Peoria Design Review Manual for non-residential uses in terms of Architectural Design, Lighting, Site Design, Landscape Design, and Quantitative Guidelines. Building interiors will provide 45 dba sound attenuation levels to mitigate freeway noise. The project shall provide 3-foot decorative walls behind the perimeter landscaping along 83<sup>rd</sup> Avenue to screen vehicle parking where necessary. Other walls may be added per City review and approval of the site plan. Development on the property shall comply with Non-Residential Design Review Guidelines listed in the Design Review Manual dated September 16, 1997 or subsequent updates if applicable.

## **Project Signage Standards**

The signage in the project shall comply with the signage requirements identified in the Zoning Ordinance including one Freeway Monument Sign.

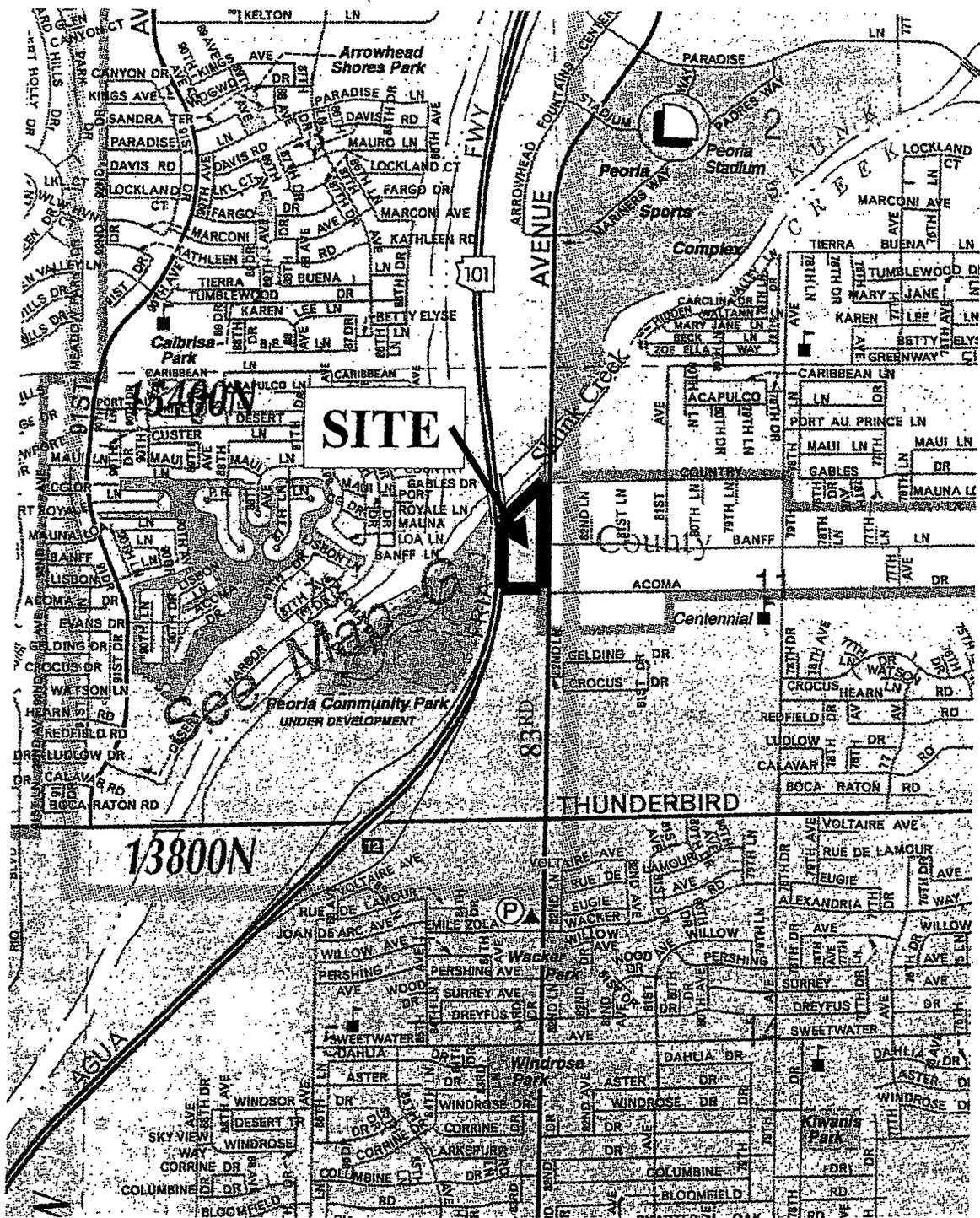
## **Grading and Drainage**

The PAD site slopes from southeast to northwest. Either the ADOT freeway drainage channel or on-site retention basins approved in Site Plan Review will accommodate all storm water drainage. Drainage will be designed to accommodate 100-year, two-hour storm events.

## **Public Utilities and Services**

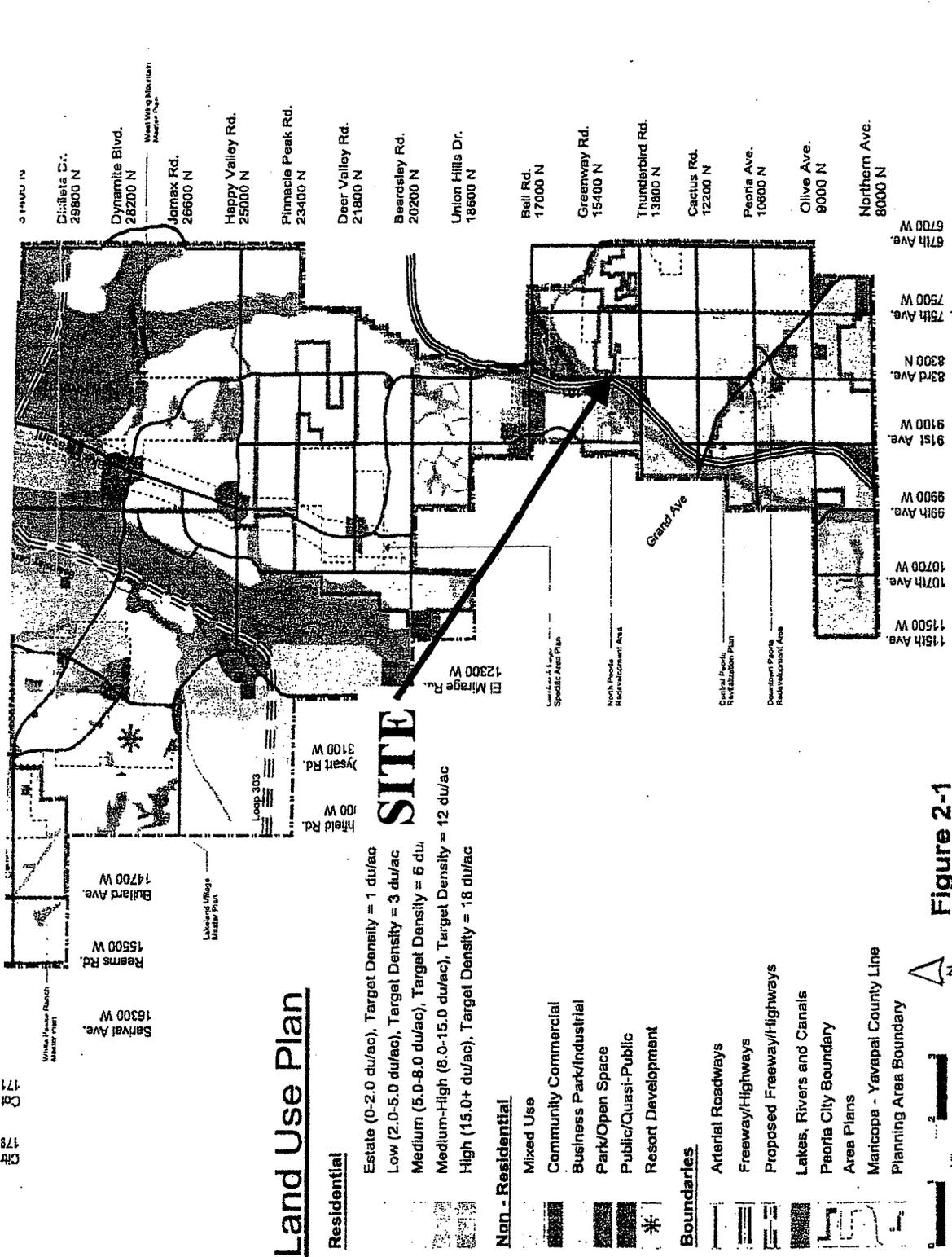
There is an existing 21-inch sewer line and 16-inch water line available to the site from line in 83<sup>rd</sup> Avenue. A 20-foot easement will be provided for an on-site loop water line. 83<sup>rd</sup> Avenue paving, curb, and gutter improvements exist along the entire frontage of the site. A portion of the existing overhead utilities that are less than 69 KV will be placed underground per City ordinances. The developer will install driveway curb cuts, detached sidewalks, landscaping, and streetlights per Site Plan Review approval.

- Sewer ..... City of Peoria
- Water ..... City of Peoria
- Electricity..... Arizona Public Service
- Telephone ..... Qwest Communications
- Cable TV ..... Cox Communications
- Gas..... Southwest Gas Company
- Refuse ..... City of Peoria
- Fire and Emergency ..... City of Peoria
- Police ..... City of Peoria



VICINITY MAP

178  
179  
180



## Land Use Plan

### Residential

- Estate (0-2.0 du/ac), Target Density = 1 du/ac
- Low (2.0-5.0 du/ac), Target Density = 3 du/ac
- Medium (5.0-8.0 du/ac), Target Density = 6 du/ac
- Medium-High (8.0-15.0 du/ac), Target Density = 12 du/ac
- High (15.0+ du/ac), Target Density = 18 du/ac

### Non - Residential

- Mixed Use
- Community Commercial
- Business Park/Industrial
- Park/Open Space
- Public/Quasi-Public
- Resort Development

### Boundaries

- Arterial Roadways
- Freeway/Highways
- Proposed Freeway/Highways
- Lakes, Rivers and Canals
- Peoria City Boundary
- Area Plans
- Mantopca - Yavapai County Line
- Planning Area Boundary

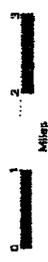
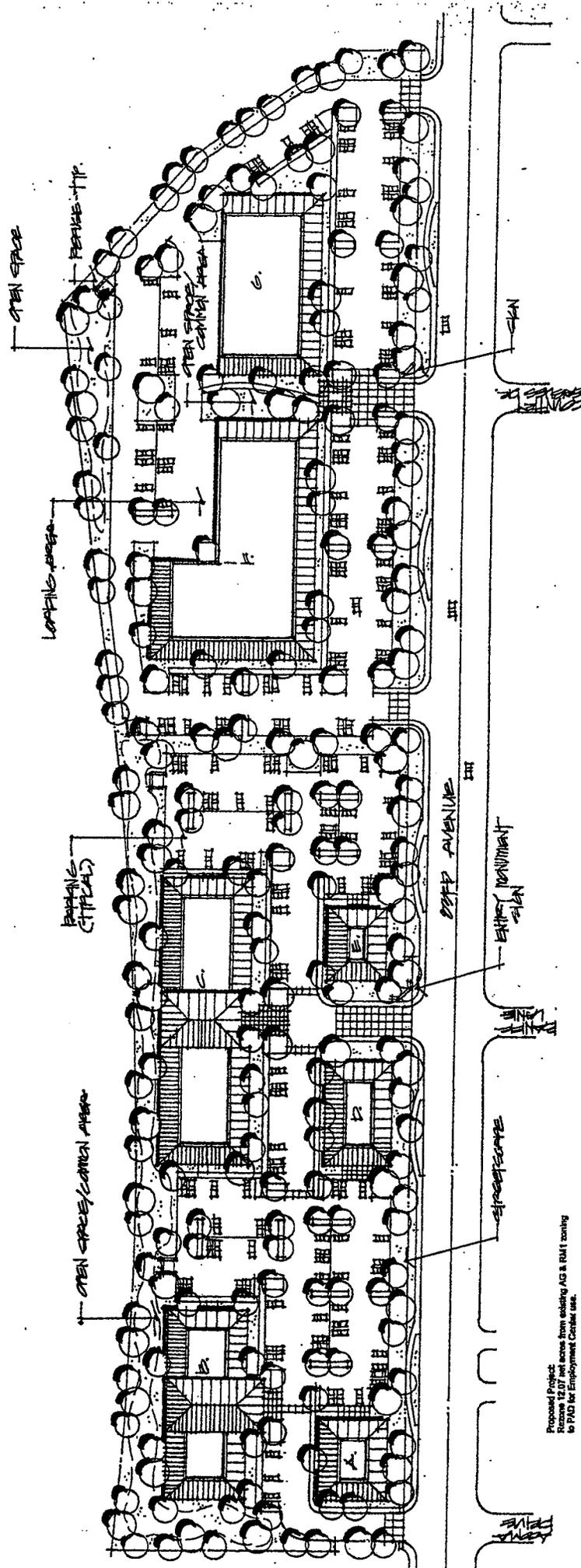


Figure 2-1

# GENERAL PLAN MAP

Source: BRW, Inc. January 2001.

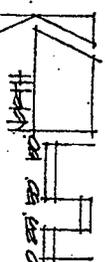


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SCALE: 1" = 20'



Proposed Project:  
 Rezone 12.07 net acres from existing AG & RM1 zoning  
 to PAD for Employment Center use.

**Conceptual Plan Data:**

Existing Zoning: AG & RM1  
 Proposed Zoning: PAD  
 Project Area: 14.08 Gross Acres  
 12.07 Net Acres  
 Proposed Building Height: Not to exceed 45'  
 Total Building Square Footage: 132,028 Sq.Ft.  
 Proposed Floor Area Ratio (FAR): .25  
 Proposed Parking Spaces: 442 (1 space/300 sq.ft.)

Building:	Square Footage:	Parking Spaces:
A.	8,750	23
B.	31,100	67
C.	11,000	30
D.	8,525	24
E.	5,300	15
F.	37,800	127
G.	22,000	75
<b>Total:</b>	<b>132,025</b>	<b>442</b>

Note: The plan is conceptual and subject to future revisions. All calculations are approximate.

Conceptual Site Plan for:  
**Employment Center**  
 83rd Avenue & Acoma Drive Peoria, Arizona