

Z02-29

Peoria Center P.A.D.

(Preliminary Development Plan Stage)

#Z 02-29

**NEC 81st avenue and Hatcher Road
Peoria, Arizona**

**Planned Area Development
Development Standards and Guidelines**

A Project By:

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**On Behalf of Maricopa County and their representative
Maricopa County Facilities Management**

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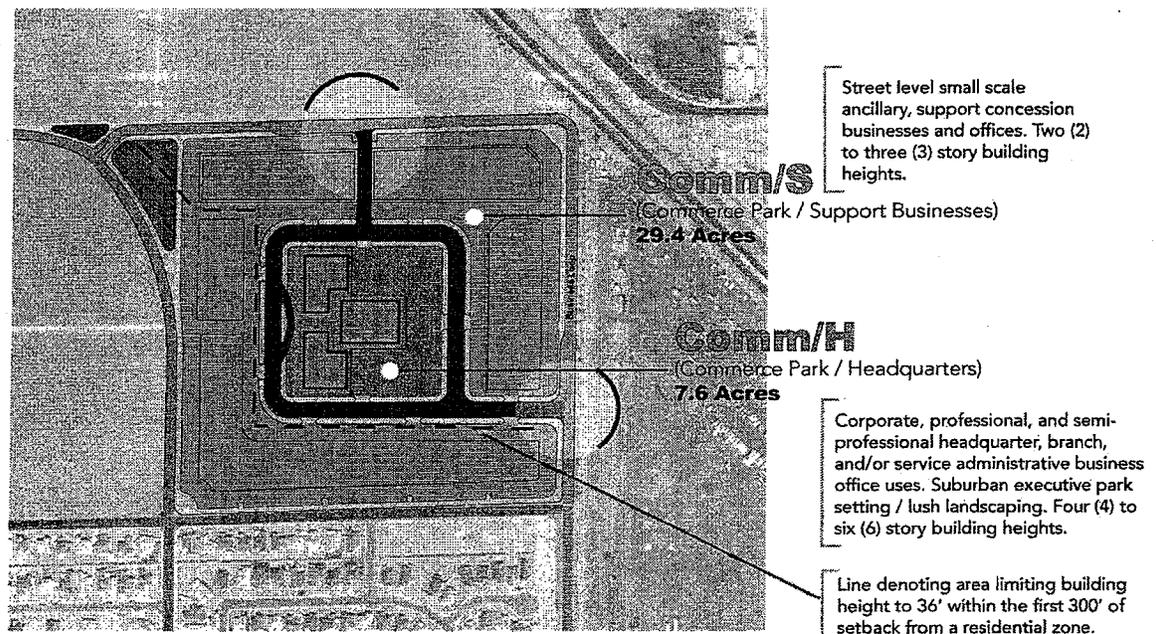
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I. Introduction

The Peoria Center Planned Area Development is an Office-Commercial development located on the northeast corner of 81st avenue and Hatcher Road. This application by SmithGroup, Inc. (on behalf of the property owners, Maricopa County and their representative Maricopa County Facilities Management) proposes a commercial and corporate office development under the Planned Area Development (P.A.D.) zoning category. The Central Peoria Revitalization Plan Land Use map designates the proposed property as "Commerce Park".

The purpose of the Peoria Center Planned Area Development is to further develop the "Commerce Park" designation (as defined in the Central Peoria Revitalization Plan Land Use Components).



II. Locational Context and Existing Conditions

A. Site Area

The P.A.D. area consist of approximately 40 acres, located on the northeast corner of 81st avenue and Hatcher Road, as shown on the attached Plat as Exhibit "A". The site is proposed for Commerce (as defined in the Central Peoria Revitalization Plan Land Use Components).

B. Area Context

The proposed P.A.D. area is located on the south side of Grand Avenue bounded by 81st avenue to the west, 79th avenue to the east, Hatcher Rd. to the south and Mountain View Rd. to the north. The property consists of primarily flat, undeveloped agricultural land. The land located east of the proposed P.A.D. area is developed as planned light industrial and private storage, to the south is developed as low density residential, to the west is being developed as high density residential, and to the north is undeveloped agricultural land planned for commerce park use.).

C. Existing Zoning

The proposed P.A.D. area is currently zoned as AG – General Agricultural District

III. Consistency With The City of Peoria General Plan

The uses proposed within the proposed P.A.D. are consistent with the City of Peoria General Plan. The General Plan Land Use Map, specifically the Central Peoria Revitalization Plan Map, designates the entire property as “Commerce Park Use”.

IV. Peoria Center P.A.D. Development Standards.

The Peoria Center Planned Area Development shall conform to all City of Peoria codes, ordinances, and regulations (“Peoria Code”), except as modified herein:

A. Land Use

The Peoria Center Planned Area Development will consist of approximately 1,612,300 square feet of office/commercial uses. The P.A.D. shall meet and permit all Permitted Principal Uses, all Permitted Conditional Uses and all Permitted Accessory Uses set forth in the O-1 Zoning of the Peoria Code. The site is divided up into two areas: **Comm/S** (Commerce Park / Support Businesses) – Street level small-scale ancillary, support concession businesses with offices above. Two (2) to three (3) story building heights; **Comm/H** (Commerce Park / Headquarters) - Corporate, professional, and semi-professional headquarter, branch, and/or service administrative business office uses. Suburban executive park setting / lush landscaping. Four (4) to six (6) story building heights. No outdoor storage permitted in either area of the PAD. A copy of the Peoria Center Planned Area Development concept plan is attached hereto as Exhibit “B”.

B. Building Setbacks

Shall be in conformance with the O-1 Zoning of the Peoria Code.

C. Building Heights

Due to nature of the free-standing buildings that are likely to be built on the various lots within this development, the heights of the roofs and walls will vary from building to building. This variation will allow the architectural character and design to provide a maximum amount of visual interest, relief and variety. It will also enable individual property owners and tenants to enjoy individual character and identity.

Buildings built within this P.A.D. shall provide varied roof, but limited to: thirty-six feet (36') in height within three-hundred feet (300') of a residential zone. Thereafter, the height may be increased by one foot (1') for each three feet (3') of additional setback to a maximum of seventy-two feet (72') in height (5-6 stories), whichever is greater.

D. Parking

Shall be in conformance with Peoria Zoning Ordinance, Article 14-23.

E. Fences and Walls

Shall be in conformance with the Peoria Zoning Ordinance

F. Landscaping

The goal of these Landscape Guidelines is to provide a unified landscape design exhibiting a well-planned suburban development with an exciting, pleasant atmosphere.

1. Plantings

Landscape areas shall be designed, to the extent possible, to utilize a desert palette employing a xeriscape design approach. All landscape areas shall be covered with a ground cover or decomposed granite to minimize soil erosion and ensure a pleasing design theme. Plant materials will be selected for their heartiness, drought-tolerant character and regulated to be maintained in a natural manner without the artificial imposition of topiary shapes.

2. Intersection and Entry Landscape; Street Frontage Landscape

A landscape triangle 30' in size (or as available space may appropriately allow) shall be provided at the northwest corner of the site near Grand Avenue and Mountain View Road and at the two project entry points described herein.

The street frontage along the North, South and West perimeter of the Peoria Center P.A.D. shall be landscaped in accordance with the Peoria Zoning Ordinance.

3. Internal Site Landscape

The internal landscaping of the sites within the P.A.D. shall be in accordance with the Peoria Zoning Code.

4. General Landscape Standards

Street perimeter plantings and plantings within the P.A.D. shall include appropriate size tree and shrub plantings compatible with species and quantities within surrounding context, established areas in Peoria Center, xeriscape practices, and otherwise in conformance with Peoria Zoning Code.

- b. An automatic irrigation system will be installed.
- c. All non-lawn areas will receive a two (2) inch depth of decomposed granite, and ground cover.
- d. All earthwork will be done so that all water drains away from sidewalks and structures and will not impede natural drainage easements.
- e. Landscaping quantities and design for the project shall be in accordance with Article 14-35 of the Peoria Zoning Ordinance.

5. Landscape Setbacks

Shall be in conformance with Peoria Zoning Ordinance, Article 14-35.

6. Screening

Screen walls, where applicable, will be a unifying element in the landscape design and will be used exclusively to define main entrances and to screen automobiles, loading areas, garbage dumpsters, recycling bins/compactors, and existing utility structures and for signage. The intent

is to keep the walls as low as possible while performing their screening function. Screening of parking areas may also be accomplished by earth berming and landscaping in conjunction with the screen walls.

7. Irrigation

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

8. Landscape Maintenance

- a. All landscaping shall be maintained and conforming to a natural appearance by each respective property owner of a Lot within the P.A.D.
- b. Tree are to be double-staked and shall be maintained until they are strong enough to withstand the normal area winds.

G. Lighting

Shall be in conformance with Peoria Code. Site fixtures shall not exceed 25 feet in height. All site lighting shall be directed away from adjacent residential districts and shall not detract from driver visibility on adjacent streets.

H. Refuse Collection Areas

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

I. Mechanical Equipment

1. Ground-mounted mechanical equipment shall be fully screened from adjacent streets and property by a minimum 3' wall that is of the same finish and texture as the buildings on-site.
2. Roof-mounted mechanical equipment must be fully screened from view of the public right-of-way and adjacent property by a wall or parapet that is integrated with the building.

J. Property Maintenance

1. All structures on the project site shall be maintained by Owner in a neat and orderly manner.
2. All permitted signs will be maintained in a neat and orderly manner.

K. Telephone, Cable Television and Electrical Services

All "on-site" telephone, cable television, and electrical lines, as well as other line utilities, will be placed underground.

V. Conformance with Design Review

Development within the Peoria Center P.A.D. shall be in conformance with the City of Peoria design review manual, and shall adhere to the following guidelines with respect to architecture, materials, and colors:

A. Architectural Design/Materials

All buildings shall be of a contemporary design utilizing materials, colors, and design elements selected by the owner and approved by the City of Peoria Design Review process. Buildings will include concrete tilt-up wall panels or masonry walls with masonry or stucco accents. Architectural detailing may include exposed steel, open grillages, and entry towers and include articulated wall planes, projections and recesses to provide shadow and depth.

B. Finish Materials

Building materials used within the P.A.D. should be consistent with and drawn from the regional vernacular.

VI Utilities and Streets

All required traffic studies and engineering design work for water, sewer, storm drain, driveway entrances, curbs, street grading and paving, streetlights, traffic signals, and other related improvements to be completed by future developer & approved by the City of Peoria. See attached Traffic Layout.

VII. Open Space

Shall be in conformance with Peoria Zoning Ordinance, Article 14-33, Section 14-33-2K.

VIII. Project Signage Standards

All signage in the P.A.D. shall be in conformance with Peoria Zoning Code.

IX. Phasing, Development Timetable

The Peoria Center P.A.D. is comprised of residential, commercial and office lots, each of which is intended to be developed over a period of time as dictated by market conditions