

Z 02-32

# Peoria Center Station

SWC of 79<sup>th</sup> Avenue and Peoria Avenue  
Peoria, Arizona

**PLANNED AREA DEVELOPMENT  
APPROVAL**

P/Z Commission Date June 5 '03  
City Council Approval Date July 1 '03



Planner

Submitted to:  
City of Peoria  
Planning Department  
8401 West Monroe Street  
Peoria, Arizona 85345

April 22, 2003

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## DESCRIPTION

## APPENDIX

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### SUBMITTED PREVIOUSLY:

- LEGAL DESCRIPTION (WITH DIGITAL COPY)
- REZONING APPLICATION
- APPLICATION CONTACT FORM
- PROPERTY OWNER LIST (WITHIN 500 FEET)
- AFFIDAVIT OF NOTIFICATION
- EXISTING CONDITIONS MAP
- OWNERSHIP VERIFICATION FORMS
- REVIEW FEE
- ADDRESSED-STAMPED ENVELOPES
- TRAFFIC STUDY, 2 COPIES
- ALTA SURVEY
- CONCEPTUAL ELEVATION

# **Peoria Center Station**

Development Team

**DEVELOPER:**

**Wal-Mart Stores, Inc.**

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**ENGINEER:**

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7600 North 15<sup>th</sup> Street, Suite 250  
Phoenix, Arizona 85020  
(602) 944-5500                      FAX: (602) 997-9764

Contact:     Steve Haney, P.E.

**APPLICANT:**

**Kimley-Horn and Associates, Inc.**

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Phoenix, Arizona 85020  
(602) 944-5500                      FAX: (602) 997-9764

Contact:     Steve Haney

**OWNER:**

**(The property subject to this application includes several separately-owned parcels.)**

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PRELIMINARY DEVELOPMENT PLAN

# Peoria Center Station

SWC of 79<sup>th</sup> Avenue and Peoria Avenue  
Peoria, Arizona

November 13, 2002 REVISED APRIL 22, 2003

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## I. INTRODUCTION:

The property subject to this application (the "Property") comprises approximately 38 acres, as shown on the attached Vicinity Map (Appendix A). The site's boundaries are 79<sup>th</sup> Avenue on the east, 81<sup>st</sup> Avenue on the west, Peoria Avenue on the north, and the alignment of Monroe Street (or Cheryl Avenue) on the south.

The Peoria Comprehensive Master Plan designates the Property as "High Density Residential 15+ du/ac", and refers to a specific plan for the area, the Central Peoria Revitalization Plan. The Central Peoria Revitalization Plan designates the majority of the Property as "High Density Residential/Support Business Use", and the balance as "Business/Service Center", "Park/Open Space", and "Community Facility". A pending General Plan Amendment application, GPA 02-07, would revise the Central Peoria Revitalization Plan to designate the entire Property as "Business/Service Center".

The Property is currently zoned RM-1, C-1 and I-1. This application requests rezoning to Planned Area Development ("PAD") to permit the proposed development of a community commercial center anchored by a Wal-Mart Supercenter. If the above-referenced General Plan Amendment is approved, the rezoning requested here will be consistent with the General Plan. The location of the site in the downtown core and the surrounding circulation system make the property well suited to the development of such a community commercial center.

## II. SITE CONDITIONS:

An aerial photograph of the Property and immediate surroundings is attached as Appendix B. As shown in this photograph, the Property is undeveloped. Per current and historical aerial photography, the Property has been used for agricultural purposes, i.e., row crops. Currently, the Property is fallow and is scattered with various forms of debris, ranging from large metal pipes to household garbage.

The ground surface elevation of the Property varies from approximately 1,145 to 1,150 feet above mean sea level (MSL). The general area gently slopes and drains to the southwest.

Overhead lighting and power lines run on the Property along 81st and Peoria Avenues. Three pole-mounted transformers were identified along 81st and Peoria Avenues. Along Peoria Avenue are the following: a U.S. West underground cable, a Bell Telephone cabinet, a fire hydrant, a traffic controller box and electric meter (at the corner of Peoria Avenue and 79th Avenue), and an irrigation structure (near the corner of Peoria Avenue and 79th Avenue). A concrete drainage ditch, approximately two feet in width and one foot in depth, runs along the south Property boundary and eventually into a culvert that runs under Market Street.

### **III. AREA CONTEXT:**

On the east side of 79<sup>th</sup> Avenue are (a) a charter school under construction at the southeast corner of 79<sup>th</sup> and Peoria Avenues; (b) a retirement home south of the charter school; and (c) a single-family subdivision, zoned R1-8, south and east of the retirement home. On the north side of Peoria Avenue is a single-family subdivision, zoned R1-8. On the west side of 81<sup>st</sup> Avenue is mostly vacant land, zoned I-1, improved with only one building (at its south end). Directly south of the Property is I-1 land improved with occupied industrial buildings.

### **IV. PARCELS:**

Enclosed as Appendix C is the Conceptual Site Plan. For purposes of this PAD application we have divided the Property into three parcels. Each parcel will be subject to the Development Standards as listed below. These parcels are conceptual and may not align with the actual legal parcels; any replatting of the parcels shall be subject to the City's replatting process.

### **V. DEVELOPMENT STANDARDS:**

This Planned Area Development shall conform to all City of Peoria Codes, Ordinances, and regulations except as specified herein.

#### **Parcel A**

**A. Intent.** The intent of this parcel is to accommodate the proposed development of a community commercial center.

#### **B. Permitted Principal Uses**

1. All uses in the Permitted Principal Uses in the C-2 Intermediate Commercial District in the City of Peoria Zoning Ordinance;
2. Outdoor sales of nursery stock, lawn furniture and home garden supplies; and
3. Automotive diagnostic and/or service establishments, including those that perform lubrication; tire repair and/or replacement and wheel

balancing and alignment; muffler repair or replacement; brake service, repair or replacement; pursuant to Article 14-9-5.4.

- B. Permitted Conditional Uses.** All uses in the Permitted Conditional Uses in the C-2 Intermediate Commercial District in the City of Peoria Zoning Ordinance
- C. Permitted Accessory Uses.** All uses in the Permitted Accessory Uses in the C-2 Intermediate Commercial District in the City of Peoria Zoning Ordinance.
- D. Development Standards.** The development standards outlined below shall apply to all uses, including uses permitted by right, conditional and accessory.
  - 1. Minimum lot area and maximum lot coverage:** Determined by the aggregate of buildings, required yards, off-street parking and loading space and any other specific area requirements applicable to the permitted use.
  - 2. Minimum building setback from any street line:** 20 feet.
  - 3. Minimum interior side yard setback:** None, except as otherwise specified in the building code.
  - 4. Minimum rear yard setback:** Twenty feet, exclusive of public or private access needs.
  - 5. Maximum building height:** Two stories, not to exceed forty-eight feet in height, excluding parapet.

### **Parcel B**

- A. Intent.** The intent of this parcel is to accommodate the proposed development of a gas station and convenience retail use.
- B. Permitted Principle Uses**
  - 1.** All uses in the Permitted Principal Uses in the C-2 Intermediate Commercial District in the City of Peoria Zoning Ordinance;
  - 2.** Gas service stations; pursuant to Article 14-9-5.4.
  - 3.** Convenience stores selling a variety of items such as liquor, fast foods and the like or any combination of any one or more of such items.
- C. Permitted Conditional Uses.** All uses in the Permitted Conditional Uses in the C-2 Intermediate Commercial District in the City of Peoria Zoning Ordinance (except those listed as Principal Uses above).

- D. Permitted Accessory Uses.** All uses in the Permitted Accessory Uses in the C-2 Intermediate Commercial District in the City of Peoria Zoning Ordinance.
- E. Development Standards.** The development standards outlined below shall apply to all uses including uses permitted by right, conditional and accessory.
- 1. Minimum lot area and maximum lot coverage:** Determined by the aggregate of buildings, required yards, off-street parking and loading space and any other specific area requirements applicable to the permitted use.
  - 2. Minimum building setback from any street line:** 20 feet.
  - 3. Minimum interior side yard setback:** None, except as otherwise specified in the building code.
  - 4. Minimum rear yard setback:** Twenty feet, exclusive of public or private access needs.
  - 5. Maximum building height:** Two stories, not to exceed forty-eight feet in height.

### **Parcel C**

- A. Intent.** The intent of this parcel is to accommodate the proposed development of community commercial retail uses.
- B. Permitted Principal Uses.**
- 1.** All uses in the Permitted Principal Uses in the C-2 Intermediate Commercial District in the City of Peoria Zoning Ordinance; and
  - 2.** Municipal uses, such as a Fire Station.
- C. Permitted Conditional Uses.** All uses in the Permitted Conditional Uses in the C-2 Intermediate Commercial District in the City of Peoria Zoning Ordinance.
- D. Permitted Accessory Uses.** All uses in the Permitted Accessory Uses in the C-2 Intermediate Commercial District in the City of Peoria Zoning Ordinance.
- E. Development Standards.** The development standards outlined below shall apply to all uses including uses permitted by right, conditional and accessory.
- 1. Minimum lot area and maximum lot coverage:** Determined by the aggregate of buildings, required yards, off-street parking and loading space and any other specific area requirements applicable to the permitted use.

2. **Minimum building setback from any street line:** 20 feet.
3. **Minimum interior side yard setback:** None, except as otherwise specified in the building code.
4. **Minimum rear yard setback:** Twenty feet, exclusive of public or private access needs.
5. **Maximum building height:** Two stories, not to exceed 48 feet in height, excluding parapet wall.

## **VI. LANDSCAPING:**

The purpose of the Landscape Guidelines are to establish a framework and character theme for the design of the site landscaping. The guidelines will help to insure that the landscape design will provide the desired character and continuity throughout the site and that the site is sensitive to the context of the surrounding community. The goal of the landscape design is to provide an attractive and desirable environment for both customers and community, while being responsive to the needs and function of the business operations. The well planned selection and placement of landscape materials will result in a highly attractive facility, which is easily maintained, provides long-term durability and exhibits responsible design in our desert environment. In general the site landscaping shall be in accordance with Article 14-35 of the Peoria Zoning Ordinance, except as modified herein.

### **A. Landscape Theme:**

The landscape design shall provide a theme and continuity for the entire site. The 'Landscape Theme' shall provide a lush desert character through the use of both native and native adapted species in patterns and densities which will result in an enhancement to the visual quality of the community. The landscape theme shall attempt to utilize same or similar plant species to those which are characteristic of the surrounding community. If determined applicable, those plant species which have been identified for use in the Peoria Downtown Core Area streetscape standards may also be included.

Landscape areas shall be designed to maximize visual appeal and minimize both water and maintenance needs. Landscape plantings shall be selected for their aesthetic qualities and to maximize visual quality of the site. Plants will also be selected and arranged to maximize solar protection for both pedestrian and vehicular parking areas. All plants will be in accordance with the Arizona Municipal Water Users Association (AMWUA) and Arizona Department of Water Resources (ADWR) approved plant lists. In addition to plantings, all permanent landscape areas shall receive inert rock ground cover materials to minimize soil erosion and provide a uniform appearance throughout. In addition to their aesthetic qualities, plant materials will be selected for their low maintenance requirements, durability and low water use. A conceptual representative plant list and rock ground cover list is set forth in Appendix E.

## **B. General Standards:**

1. A minimum twenty (20) foot landscape buffer shall be required along all street frontages exclusive of the required undulating building screen wall. When adjacent to parking areas, the twenty (20) foot landscape buffer shall include the parking screen walls.
2. Street frontage perimeter plantings shall include one tree and five shrubs for each 20 lineal feet or in equivalent groupings.
3. Fifty percent of all trees along street frontages or perimeters shall be twenty-four inch box size and ten percent shall be thirty-six inch box or larger. Trees planted along 79<sup>th</sup> Avenue adjacent to residential shall all be thirty-six inch box or larger (Appendix D).
4. All non-lawn/turf areas will receive a two-inch minimum depth of rock ground cover (decomposed granite) or other approved rock type materials as selected from those listed in Appendix E.
5. All earthwork will be done so that all water drains away from sidewalks and structures and will not restrict or impede flows within designated drainage easements.
6. Landscape medians shall be provided for a minimum of 40% of all double rows of parking which exceeds thirty total spaces.

## **VII. IRRIGATION:**

All landscaped area plantings shall receive water from an automated irrigation system. It shall be designed and installed to efficiently provide one hundred percent coverage, as necessary, to sustain all living landscape materials.

## **VIII. LANDSCAPE MAINTENANCE:**

1. Maintenance of all landscape areas shall be the responsibility of the Owner. Any landscape material, which dies, shall be replaced within thirty days.
2. Trees shall be temporarily staked or otherwise stabilized as necessary, in accordance with the local landscape industry standards and practices until such time as they can support themselves and withstand average high wind conditions.
3. Trees and shrubs shall be maintained and pruned to promote healthy growth, prevent wind damage and avoid conflicts with vehicular and pedestrian sight visibility.

4. Turf areas maintained by the owner shall be kept in a healthy and neat condition including watering, fertilization and mowing in accordance with local practices.
  - a. Non-lawn/turf areas receiving rock ground cover (decomposed granite) or other approved rock type materials as selected from those listed in Appendix E shall be maintained in a weed and debris/litter free condition through manual, mechanical or EPA approved chemical methods.
5. Automated landscape irrigation system(s) shall be monitored and maintained in a working order as required to provide the necessary water delivery to sustain the living landscape materials. The irrigation system(s) shall be designed, installed and maintained to operate in an efficient and water conservative manor. In the event that repairs are necessary, the work shall be completed in a prompt and efficient manor to prevent site damage and minimize water loss or run-off.

#### **IX. STREETScape FEATURES:**

Enhanced landscape and streetscape features areas shall be provided at major public access points and high visibility areas as shown in Appendix D. Special site thematic features shall be incorporated into the design of these focal point areas as determined during the Design Review process. Special features may include monument signage or decorative wall structures constructed using materials and colors that are both consistent and compatible with the architectural style and character of the site buildings and walls. Other enhancements may include accent lighting, graphics, sculptural elements, decorative pavements and other streetscape amenities consistent with the site theme or desired streetscape character.

Roadway and streetscape improvements in conjunction with these site improvements shall be completed in accordance with the City of Peoria Engineering and Design standards and any city development standards established for any of the public roadway corridors impacted as a result of this project. Where determined to be part of the site development, raised landscape medians shall also be designed in accordance with City of Peoria requirements to ensure that all areas conform to City standards and maintenance operations. Where applicable, Public Transit facilities shall be incorporated into the frontage and streetscape design.

#### **X. WALLS:**

Walls, where applicable and necessary as determined during Design Review, will be a unifying element in the landscape design and will be used exclusively to define or accent site access points and to screen or buffer vehicular parking or service areas (loading, storage, refuse dumpsters) and utility structures. Their design will be coordinated with the intended purpose and the design of the building and improvements. The intent is that the walls will be

purpose and the design of the building and improvements. The intent is that the walls will be constructed and finished to match the material, finish, color and accent features of the site architectural style (Appendix D). All screen walls shall undulate as set forth in Article 14-3-5.5.

Property line walls, for screening and separation of functions, shall be sized to the correct height to provide the proper functionality and aesthetics. Generally, a six-foot high wall will provide adequate screening; however, additional height may be required as deemed necessary during the Design Review process to screen unwanted views. Building screen walls located along 79<sup>th</sup> Avenue shall not be located within the landscape setback area as defined above.

Parking screening walls shall be three feet tall, unless otherwise approved during the Design Review process, and can be located within the required landscape setback area as defined above. Screening of vehicles may also include landform berming. Walls, berming or a combination of both shall provide a continuous screen around all parking areas.

## **XI. PARKING REQUIREMENTS:**

1. Off-street parking shall be provided as required by the City of Peoria.
2. Parking Lots shall be designed in groups no larger than 250 spaces and shall be designed to minimize pedestrian/vehicle conflicts. These groupings shall be divided by buildings, landscape medians, or similar features
3. Pedestrian links to public sidewalk are required. Pedestrian walkways shall have a minimum width of ten feet; five feet of landscape planting area and five feet of pedestrian walkway exclusive of any vehicular overhang. Parallel parking along access drives is not permitted.
4. All requirements of the Americans with Disabilities Act shall apply and be met for direct access from car or van to the building. ADA signage shall be placed at specified locations.

## **XII. ARCHITECTURE:**

### **A. Architectural Design/Materials**

All buildings within the PAD shall incorporate a quality contemporary design utilizing materials, colors and design elements typically found in the Southwest. The objective is to create a cohesive, distinctive personality that establishes Peoria Center Station as a quality business environment. Textured surfaces and matte finishes are encouraged to create visual interest. All architectural features shall appear as an integrated part of an overall site design, and building masses should be part of a strong design concept. Distinct masses should be visible from each elevation and each mass should be distinguished by vertical and horizontal offsets.

Building materials used within the PAD should be consistent with, and derived from, the regional vernacular as approved by the Design Review Board. Appropriate materials may include, but shall not be limited to, the following:

1. Brick, concrete block (textured, split face, ground-face or sandblasted), natural or faux stone and/or color tile
2. Stucco, Dryvit, GFRC and EFIS systems patterned with reveals to break up large expanses of wall surface

Rooftops shall be considered an important design element as viewed from a variety of vantage points – at ground level, from adjacent buildings, and from perimeter streets. Hipped, gable and shed roof forms are encouraged. Sloped and flat roof forms are permitted. Non-flat roof forms shall include one or more of the following materials:

1. Clay tile
2. Concrete tile
3. Architectural metal

All roof top equipment shall be screened from view for all roof types.

#### **A. Color**

The color pallet shall be selected from warm tinted earth tones generally recognized as "Southwest" or "desert" colors. Entries and architectural features shall be highlighted with alternative materials, such as stone, brick or stucco. All buildings shall maintain a common color theme for a cohesive development.

#### **C. City of Peoria Design Review Manual Compliance**

Development shall conform with the City of Peoria Design Review Manual.

### **XIII. LIGHTING:**

1. Site lighting in the parking lots shall be metal halide, high-pressure sodium, or low-pressure sodium, within fixtures mounted on poles based on a two to three foot concrete base. These fixtures shall be located to avoid conflict with parking spaces and vehicular circulation.
2. Parking lot fixtures and poles shall incorporate a dark charcoal/black finish. Fixtures shall be of the rectilinear cut-off type and mounted on round poles at a maximum height of 25-feet, 15-feet when within 150-feet of residential zoning.
3. Direct sources of light shall be screened from view from adjacent contiguous residential properties with cut-off shields such that 1-foot candle exists at the property line at maximum. When fixtures are wall-mounted, a cut-off shield

shall be installed to limit the brightness and reflective light from the building wall.

4. All on-site lighting shall comply with the City of Peoria Outdoor Lighting Code and other applicable lighting standards as required by the City.

#### **XIV. REFUSE COLLECTION AREAS:**

Any refuse collection areas shall be screened from view of adjacent streets and residential property and shall be gated in an architecturally compatible manner so that materials stored within these areas shall not be visible from the street and adjacent property.

#### **XV. MECHANICAL EQUIPMENT:**

1. Ground-mounted mechanical equipment shall be screened from view of adjacent streets and residential property by a wall (that is of the same finish and texture as the building served) or landscape material.
2. Roof-mounted mechanical equipment shall be screened from view of the adjacent streets and residential property by a wall or parapet that is integrated with the building.

#### **XVI. UTILITIES AND STREETS:**

As part of development review process required for the project, required modifications to the water, wastewater, street, and drainage systems shall be identified. Necessary modifications shall be planned to accommodate the proposed development. All infrastructure improvements shall be subject to requirements and conditions as set forth by the City.

#### **XVII. GRADING AND DRAINAGE:**

The general topography of the site is nearly flat with northeast to southwest slopes at approximately a half percent. Off-site runoff generally flows in a southwest direction and is conveyed to the west in Peoria Avenue and to the south in 79<sup>th</sup> Avenue. On-site local flows combine with off-site flows that pond in a depressed area northeast of the existing AT&SF Railroad along the southwest portion of the site. There is currently no outfall for the ponded water. FEMA indicates that the site is partially within a 100-year floodplain, Zone AO – flood depth of 1 to 3-feet.

The proposed parcels shall individually maintain generally the same drainage characteristics that existing today while retaining on-site generated runoff as well as any affected off-site flood volumes. Surface storage, underground storage, or a combination of both are acceptable method of retaining on-site and off-site drainage. Retention facilities shall be designed and maintained in accordance with City of Peoria standards and policies.

## **XVIII. OPEN SPACE/RETENTION AREAS:**

Usable Open Space areas constitute five percent of net site area. The term "Useable Open Space" shall be defined to include people-oriented hardscape and plaza areas that provide landscaping, seating, and other pedestrian amenities beyond walkway areas needed for customer circulation.

Retention areas shall be provided that comply with the one hundred year, two hour storm. These areas shall be counted as Useable Open Space when landscaped according to the landscape requirements herein and improved with public oriented amenities as approved by the Design Review Board. Additionally, public oriented amenities located directly adjacent to buildings, beyond what is required for Design Review, as well as landscape buffering beyond the setbacks and percentages contained herein and required by Code, shall be included when calculating the five percent requirement.

Retention facilities shall be designed in accordance with the City of Peoria standards for site drainage and flood control facilities and as necessary for conveyance and on-site retention. The storm control facilities, where appropriate, shall be developed as green belt buffers or open spaces and shall be designed to include opportunities for potential multiple use recreation components.

## **XIX. SIGNAGE:**

1. All signage shall comply with the City of Peoria Zoning Ordinance Article 14-34, except as modified herein.
2. For users exceeding 50,000 square feet of floor area, the total sign area shall be the maximum of two (2) square feet for each one (1) linear foot of business front footage up to a maximum of six hundred (600) square feet with no more than ten (10) advertising phrases as permitted.
3. Building mounted wall signs and freestanding monument signs along 79<sup>th</sup> Avenue shall not be permitted when directly adjacent to neighboring residential developments.
4. All multi-tenant freestanding monument signs shall conform to Article 14-34, with the exception of a fourteen (14) foot high and seventy-two (72) square foot multi-tenant free-standing signed allowed along the Market Street frontage.

## **XX. SITE MAINTENANCE:**

All parking and service areas, walls, fences, curbs, landscaping, and other structures shall be maintained in a clean, safe and attractive condition at all times at owner's sole cost and expense. Materials must be repaired when they become worn or damaged, discolored, weather-beaten or otherwise unsightly due to disrepair. Repairs shall be made in a timely manner and once begun shall not be interrupted for an extended period of time.

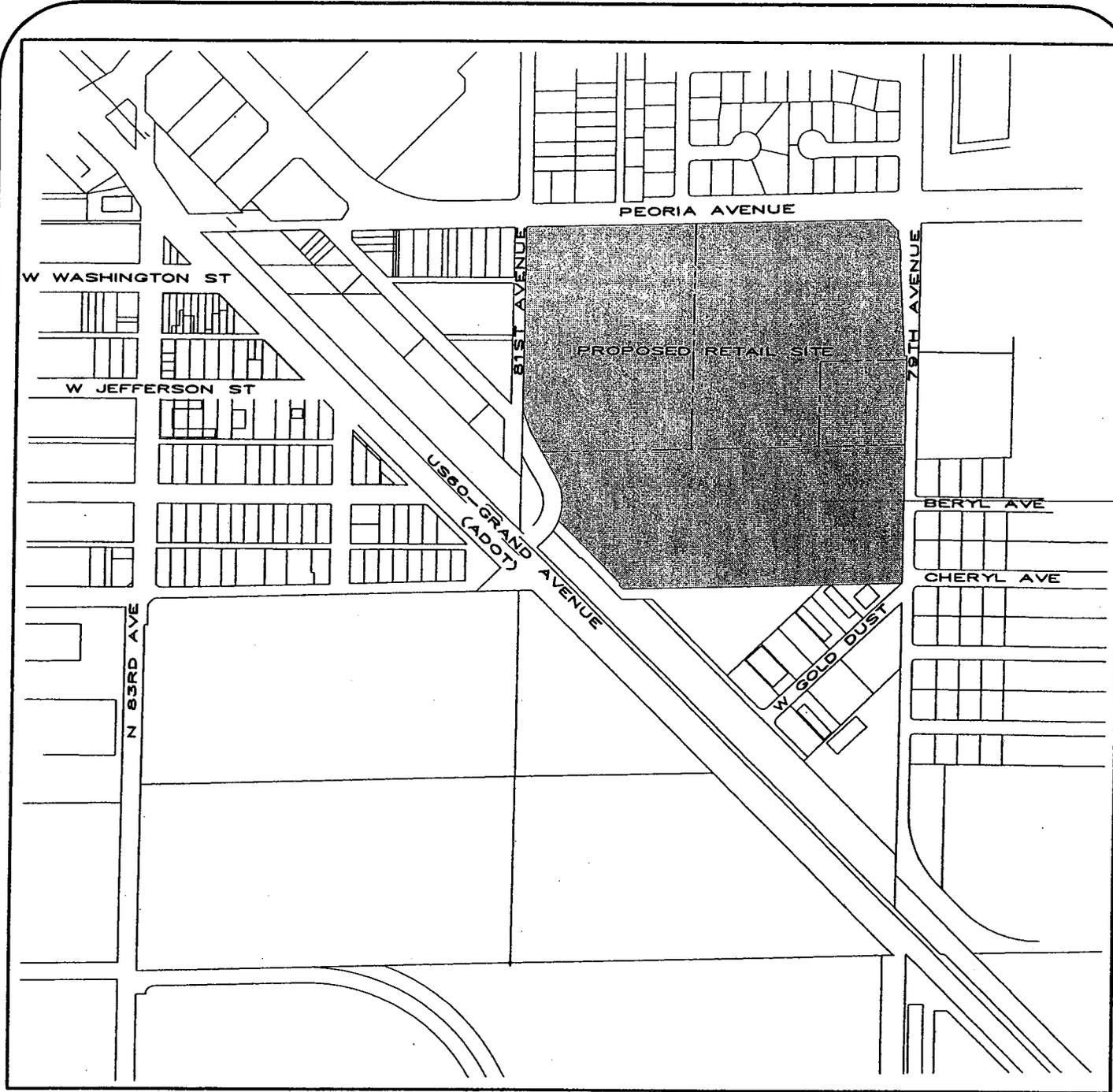
Any repair or replacement must be accomplished in such a manner that the repaired or replaced portion is uniform in appearance with the surrounding portions of the development.

**XXI. PHASING:**

It is anticipated, given the current market conditions, that the first phase will be Parcel A and B. All required adjacent off-site and perimeter landscape improvements along the south side of Peoria Avenue the west side of 79<sup>th</sup> Avenue, the north side of Market Street, and the east side of 83<sup>rd</sup> Avenue shall also be installed in Phase I. Development will then proceed as market conditions warrant for the area designated on the site plan as "Future Phase". The future phase shall be subject to the Design Review approval process and the applicant shall be required to construct infrastructure to support each new phase as development progresses.

**XXII. AMENDMENT PROCEDURES:**

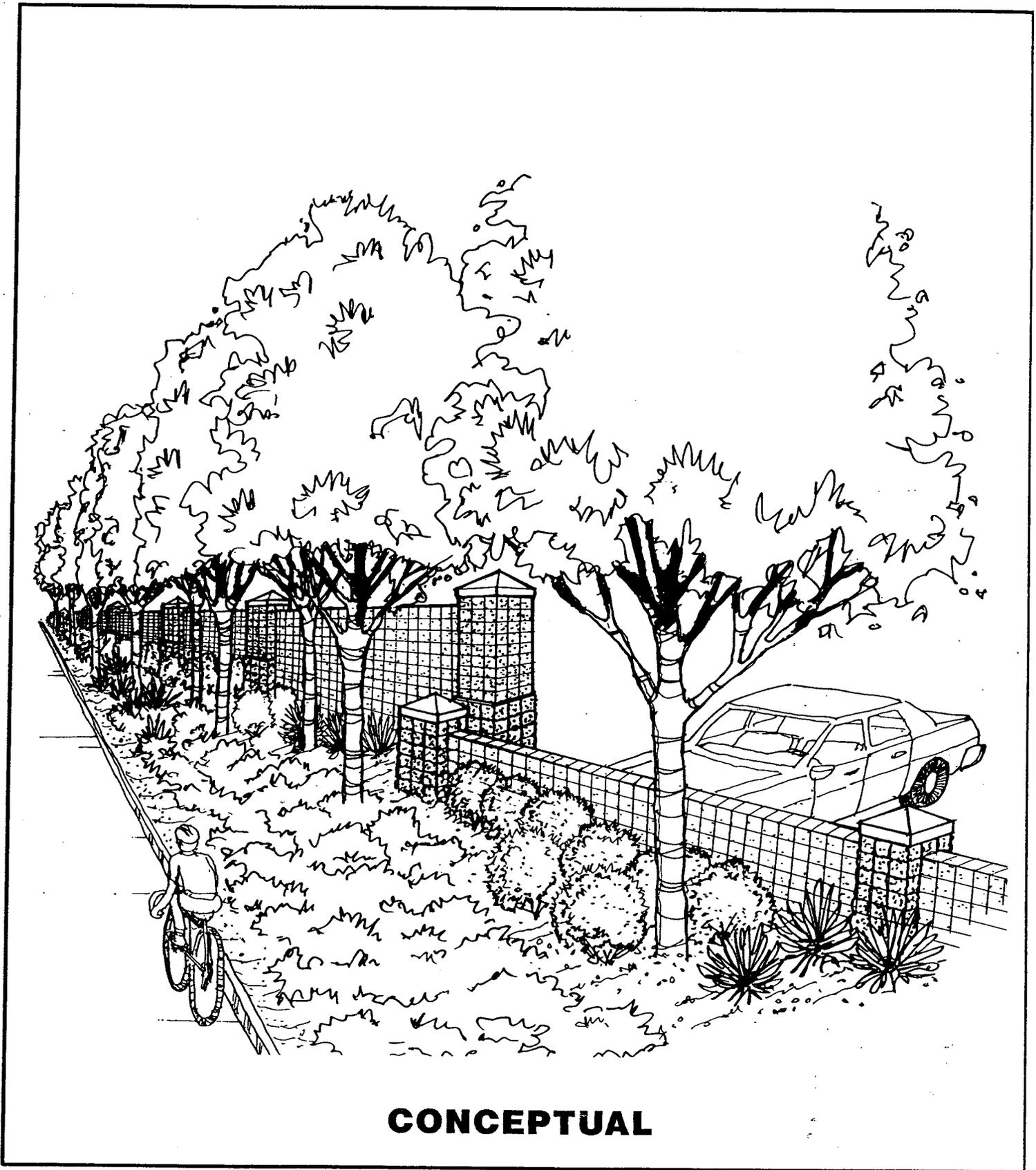
Any major deviations from the intent, objectives or general requirements of the PAD which would alter the nature of the project will require approval by the Planning and Zoning Commission and City Council. Minor deviations of the PAD, however, may be submitted to City Staff, routed to the affected City department/agencies for comment, and approved by the Planning Manager.



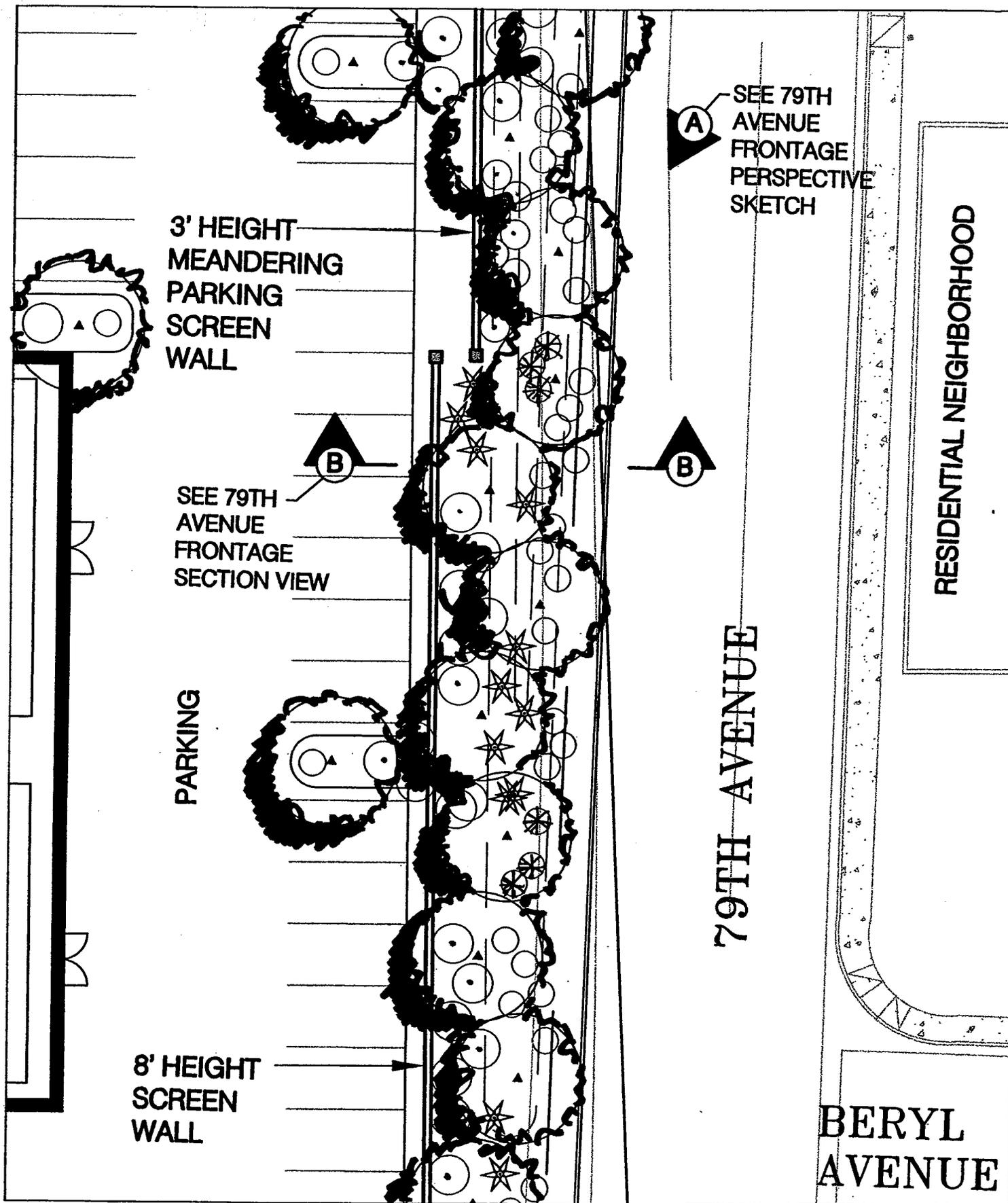
**VICINITY MAP**

CITY OF PEORIA  
N.T.S.





**79TH AVENUE LANDSCAPE FRONTAGE ADJACENT TO  
RESIDENTIAL NEIGHBORHOOD CHARACTER SKETCH**



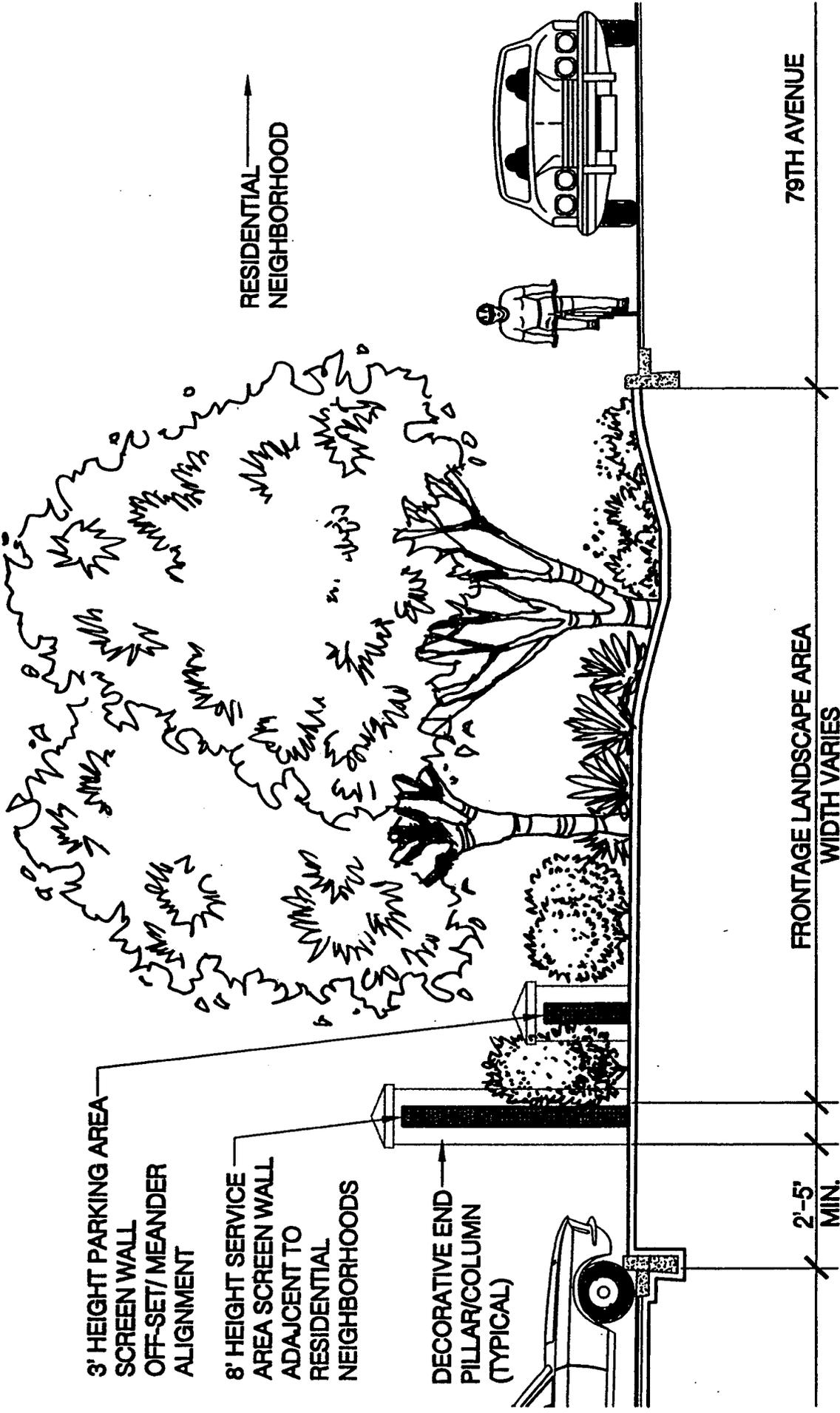
79TH AVENUE FRONTAGE  
LANDSCAPE PLAN VIEW



FULL SIZE SCALE: 1"=20'

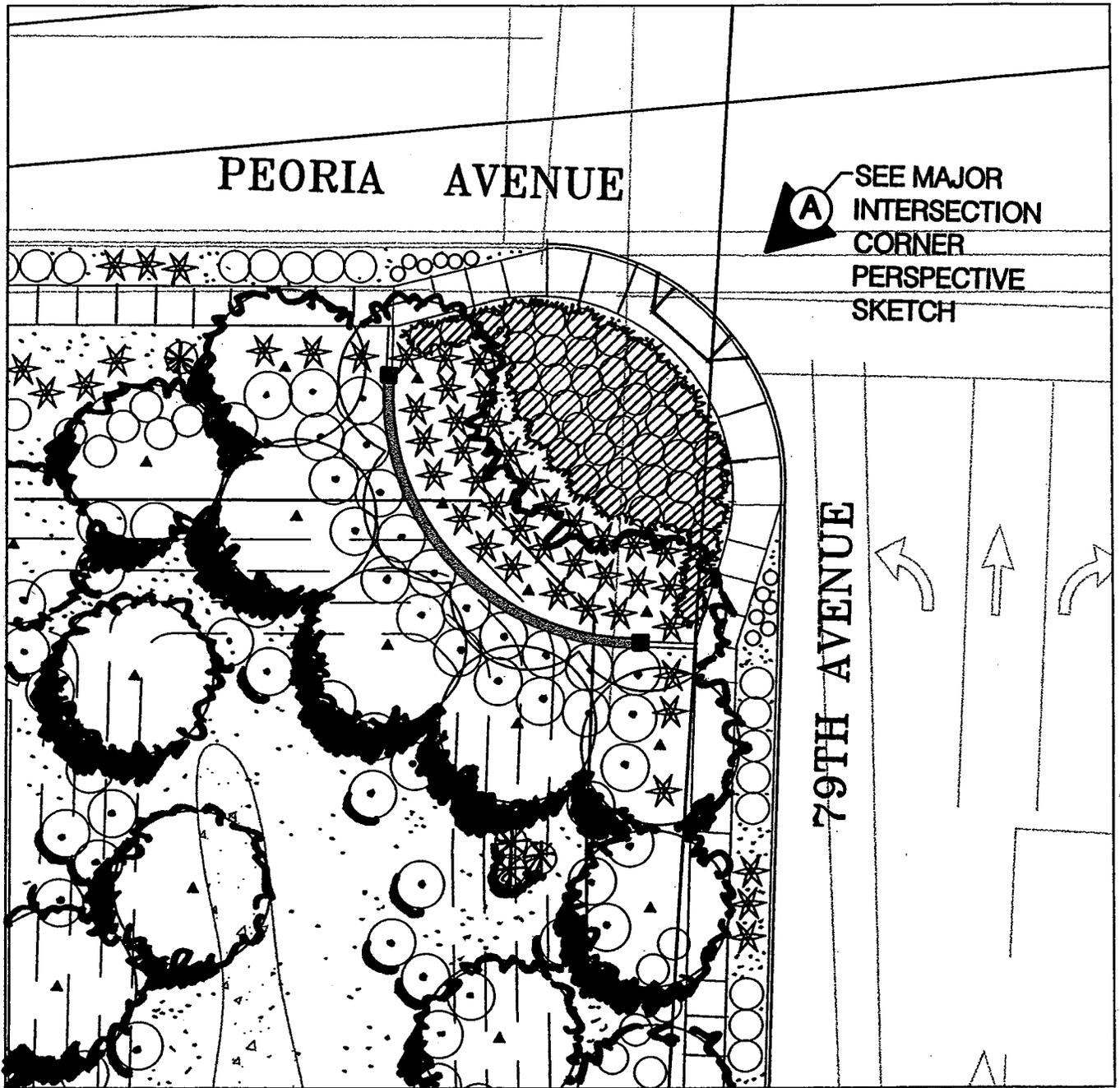
0' 10' 20' 40'  
SCALE IN FEET

**CONCEPTUAL**



**79TH AVENUE LANDSCAPE FRONTAGE ADAJACENT TO RESIDENTIAL NEIGHBORHOOD TYPICAL SECTION VIEW**

**CONCEPTUAL**



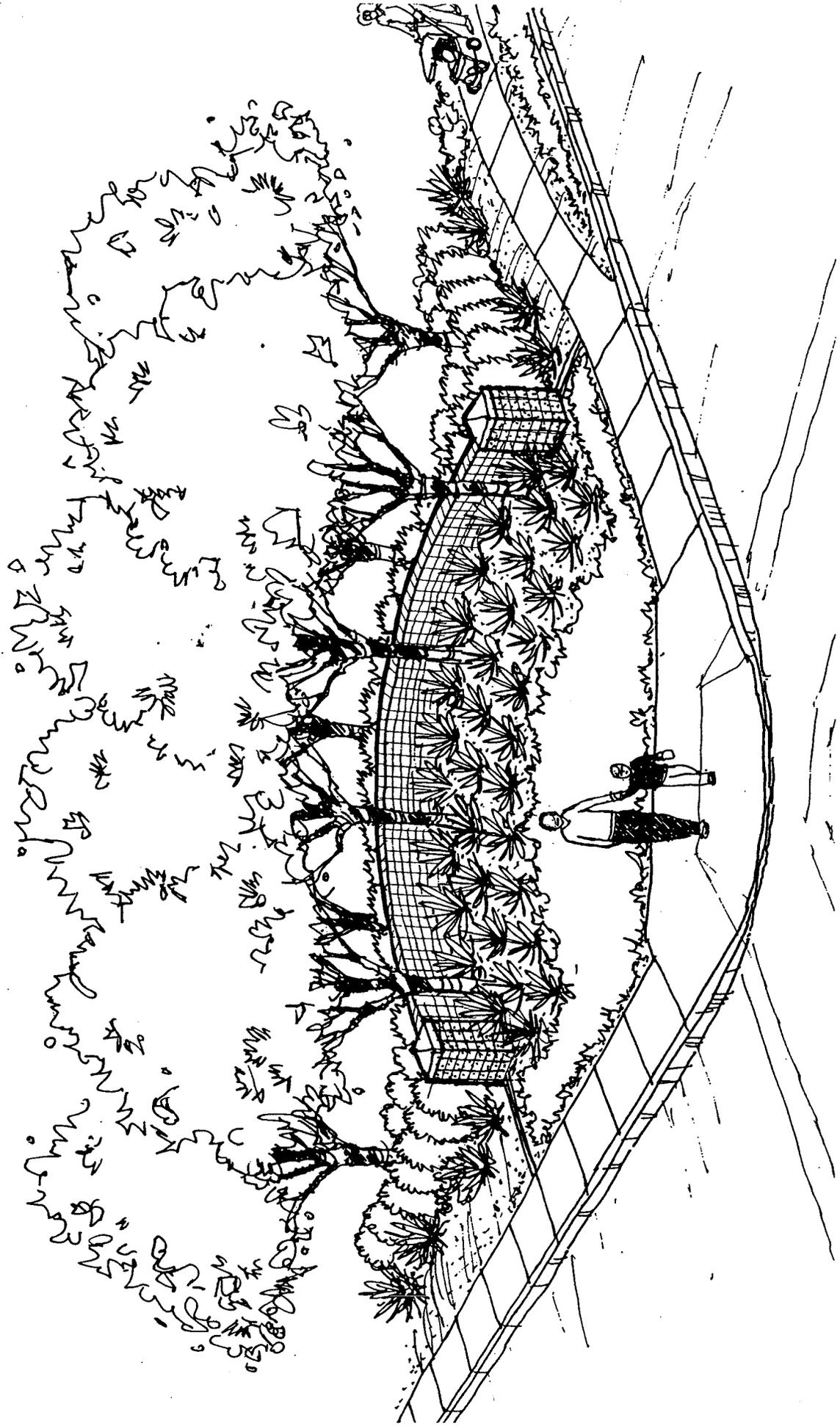
**CONCEPTUAL**



FULL SIZE SCALE: 1"=20'

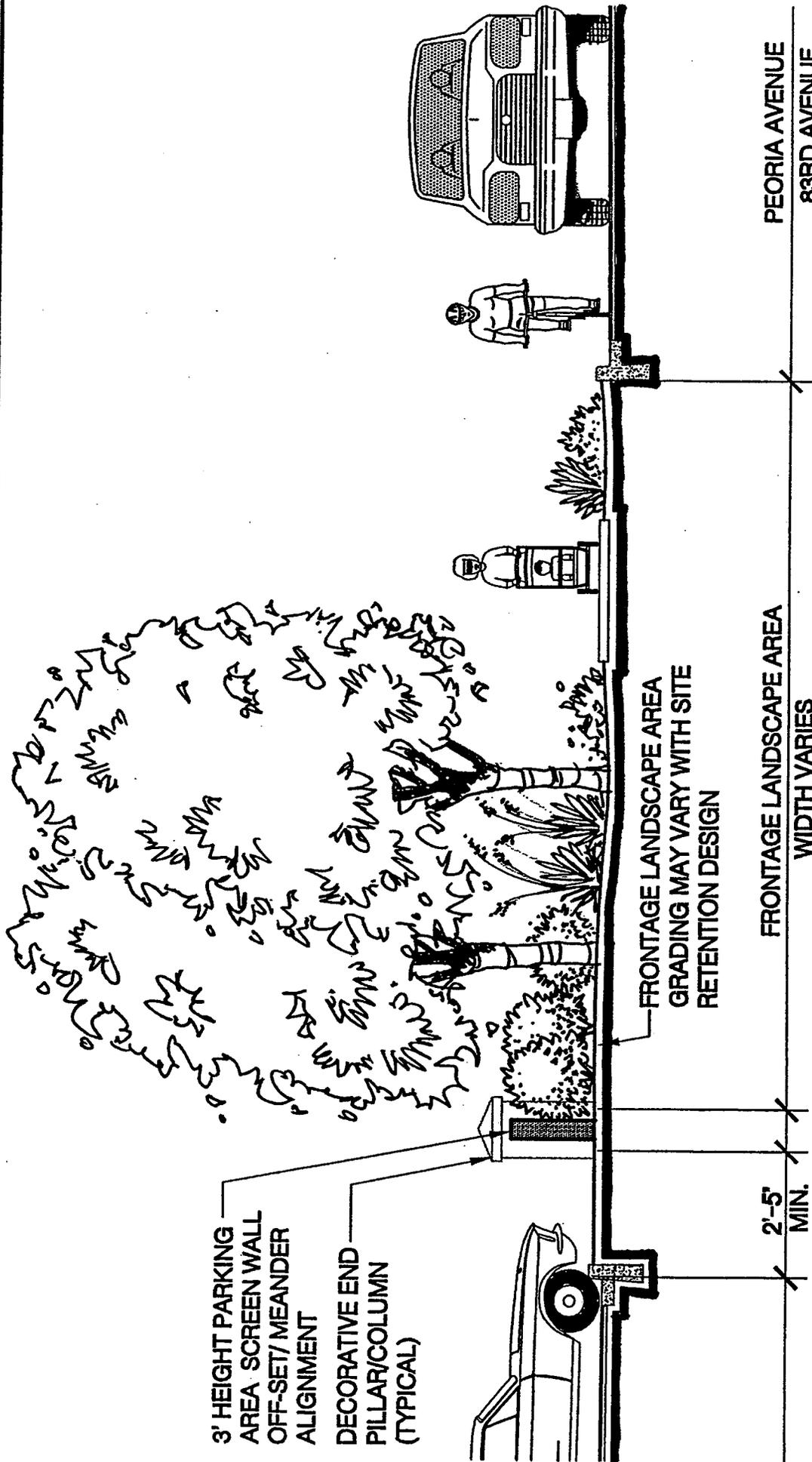


**TYPICAL MAJOR INTERSECTION  
CORNER ENHANCEMENT PLAN VIEW**



MAJOR INTERSECTION CORNER ENHANCEMENT CHARACTER SKETCH

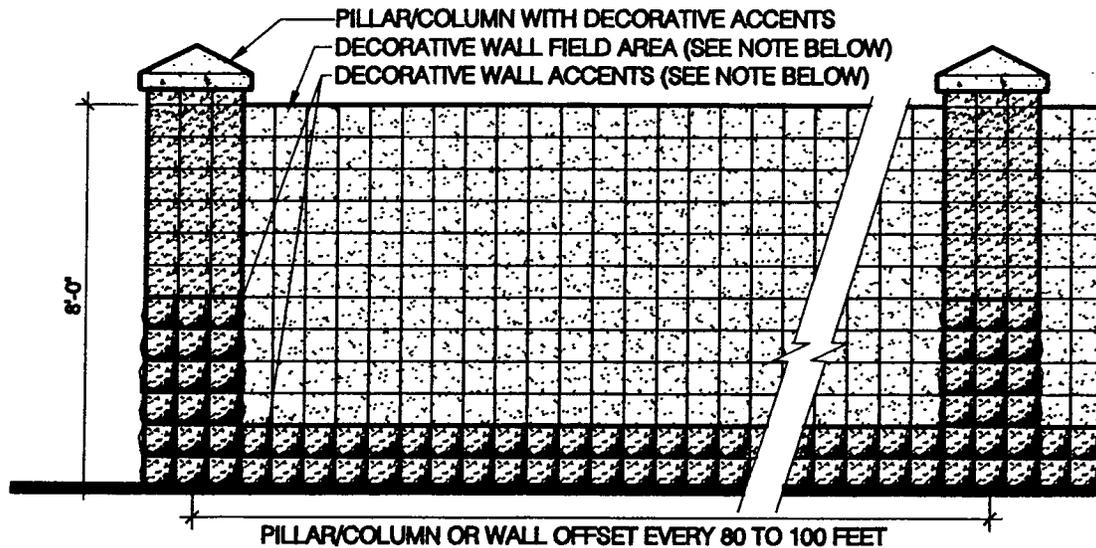
**CONCEPTUAL**



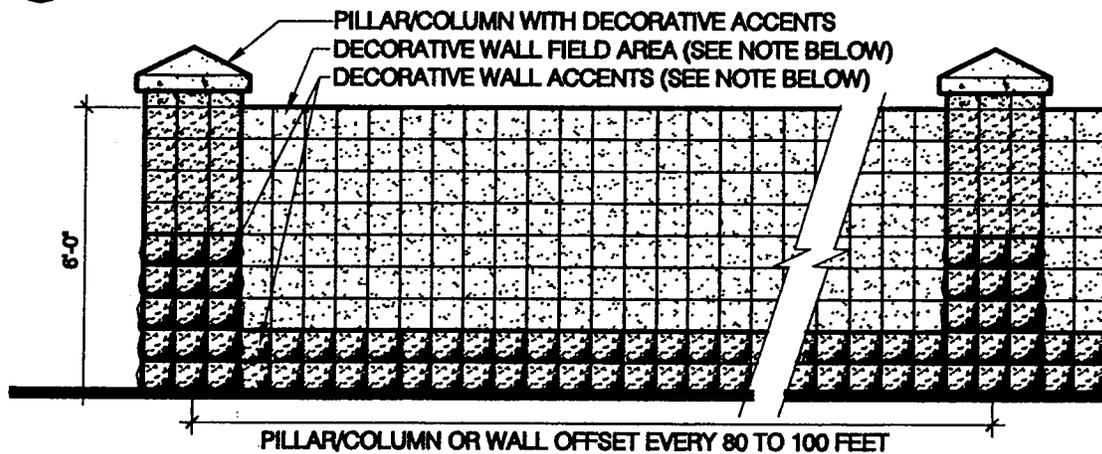
PEORIA AVENUE & 83RD AVENUE FRONTAGE LANDSCAPE  
TYPICAL SECTION VIEW

**CONCEPTUAL**

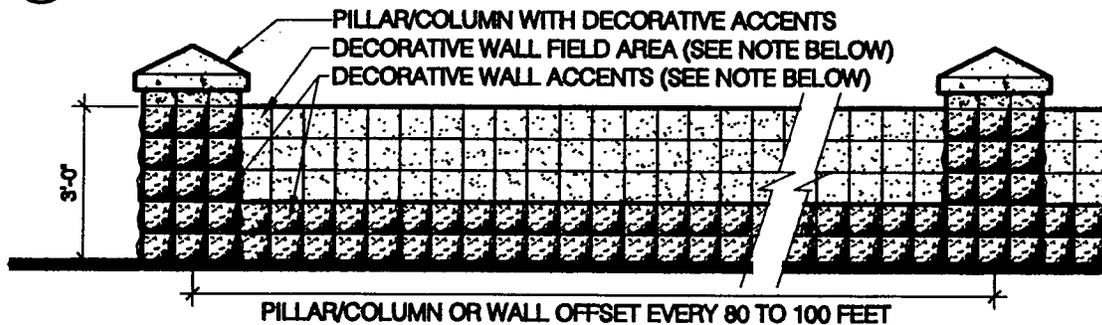




**(A)** 8' HEIGHT SERVICE AREA SCREEN WALL ADJACENT TO RESIDENTIAL NEIGHBORHOOD  
N.T.S.



**(B)** 6' HEIGHT SCREEN WALL VISIBLE FROM PUBLIC STREETS  
N.T.S.



**(C)** 3' MINIMUM HEIGHT PARKING AREA SCREEN WALL  
N.T.S.

NOTE: FINISH AND COLOR OF WALL FIELD AND ACCENT AREAS TO BE COMPATIBLE WITH BUILDING ARCHITECTURAL FINISH AND MATERIALS

NOTE: FENCING ALONG PROPERTY LINES BETWEEN ADJACENT COMMERCIAL PROPERTIES SHALL BE STANDARD MASONRY BLOCK.

# DECORATIVE SITE SCREEN WALLS TYPICAL ELEVATIONS

**CONCEPTUAL**

## General Plant List

### Trees

Acacia salicina, Willow Acacia  
Acacia stenophylla, Shoestring  
Acacia smallii, Sweet Acacia  
Cercidium species, Palo Verde or Palo Brea Varieties  
Giejera parvifolia, Australian Willow  
Olneya tesota, Iron Wood  
Prosopis species, Mesquite varieties

### Shrubs/Ground Covers

Caesalpinia species, Caesalpinia Varieties  
Calliandra species, Calliandra Varieties  
Chrysactinia mexicana, Damianita  
Convolvulus cneorum, Silver Bush Morning Glory  
Dalea greggii, Trailing Indigo Bush  
Ericameria laricifolia, Turpentine Bush  
Hymenoxys acaulis, Angelita Daisy  
Justicia californica, Chuparosa  
Lantana montevidensis 'Trailing Yellow', Trailing Yellow Lantana  
Leucophyllum species, Sage Varieties  
Nerium oleander 'Petite Pink', Petite Pink Oleander  
Ruellia brittoniana 'Katie', Katie Ruellia  
Ruellia peninsularis, Desert Ruellia  
Sophora secundiflora, Texas Mountain Laurel

### Cacti/Succulents/Accents

Agave species, Agave Varieties  
Aloe species, Aloe Varieties  
Carnegiea gigantean, Saguaro (spike)  
Dasylirion wheeleri, Desert Spoon  
Echinocactus grusonii, Golden Barrel Cactus  
Hesperaloe parviflora, Red Yucca  
Yucca species, Yucca Varieties

**Note: Other plants may be added to the list as selected from the Arizona Department of Water Resources Phoenix Active Management Area Approved List of Low Water Requirement Plants.**

### Rock Ground Covers

Decomposed or crushed granite  
River Rock  
Angular rip rap  
Boulders

**Turf/Lawn (For limited use outside of public right-of-way areas only)**  
Common or Hybrid Bermuda Varieties