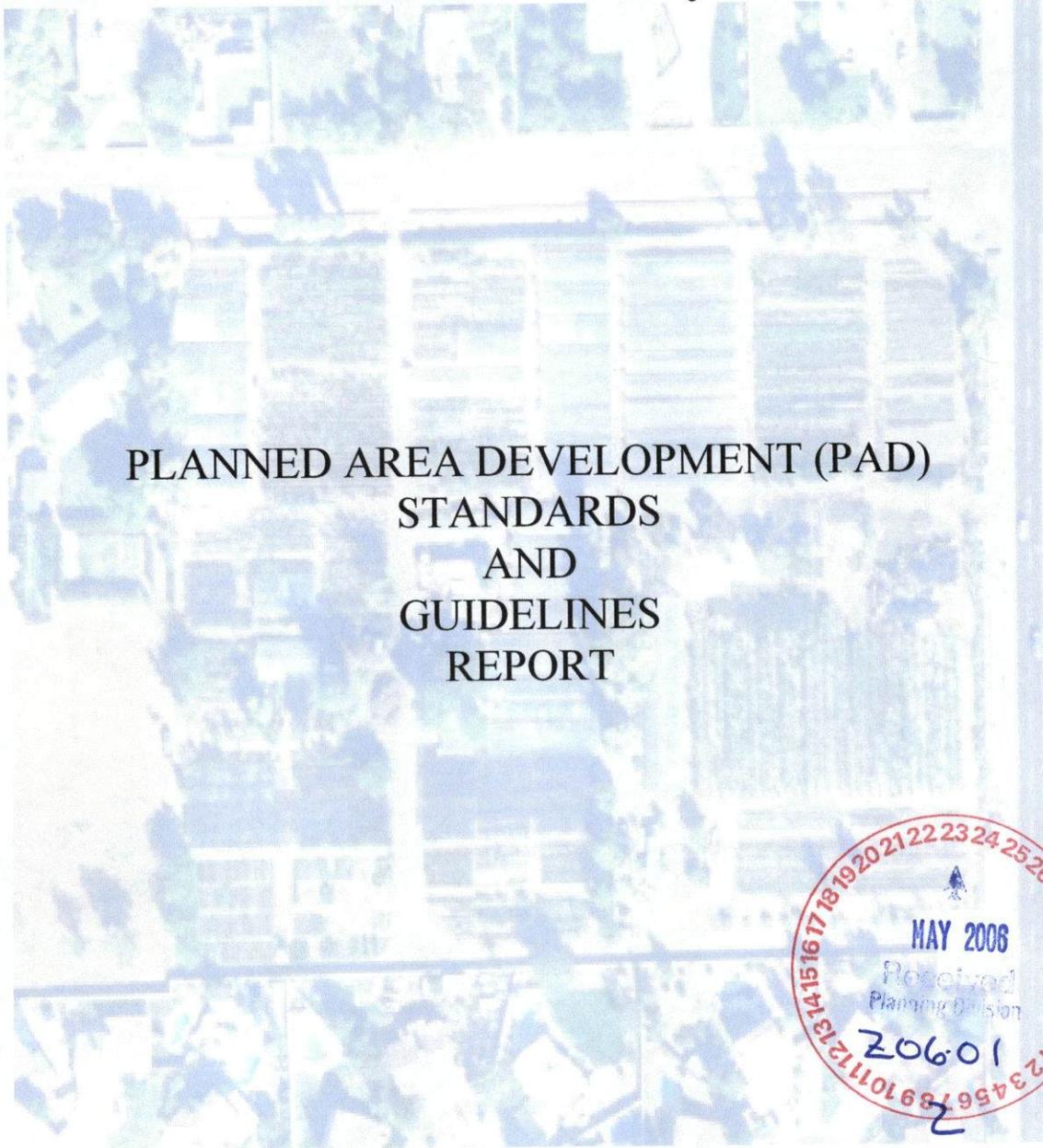


Paradise Wholesale Nursery



14337 N. 75th Avenue
Southwest Corner of 75th Avenue and Acoma Drive
Approximately 10 acres

Revised
May 13, 2006

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I. INTRODUCTION

This application seeks Planned Area Development (PAD) zoning on approximately 10 acres of land located at the southwest corner of 75th Avenue and Acoma Drive. These ten (10) acres of property encompass Paradise Wholesale Nursery, a business which has been operating at this location for more than 25 years. In the early 1980's Paradise Nursery Wholesale began growing plants on an original nine (9) acres of property. Recently the owner had the opportunity to purchase an additional acre adjacent to the property. This acre was purchased to and is currently used to grow additional plants and can only be accessed through the existing site. Overall, the business creates very little impact on the surrounding properties and benefits the landscaping needs of Peoria residents and businesses, including the City of Peoria and local School Districts. This standards and guidelines report provides the necessary site information and property development standards pertinent to the existing business.

II. LEGAL DESCRIPTION OF PROPERTY

Parcel 1, APN 200-62-024M approximately 7 acres

The east 760.91 feet of the north 35 acres of the southeast quarter of Section 11, Township 3 north, Range 1 east of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except there from the east 33.00 feet; and except there from the north 22.00 feet; and except there from the north 250.00 feet of the south 270.00 feet of the east 305.00 feet; and except the road per DKT. 87-682548.

Parcel 2, APN 200-62-024F approximately 2 acres

The south 270.00 feet of the east 305.00 feet of the north 35 acres of the southeast quarter of Section 11, Township 3 north, Range 1 east of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except there from the south 20.00 feet; and except there from the east 65.00 feet.

Parcel 3, APN 200-63-232 approximately 1 acre

The east 152.91 feet of the west 380.46 feet of the east 1141.37 feet of the north 35 acres of the southeast quarter of Section 11, Township 3 north, Range 1 east of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

III. CONSISTENCY WITH GENERAL PLAN

The current General Plan Designation for the site is Residential Estate 0-2 du/ac. Paradise Wholesale Nursery functions as an agriculture use and therefore is consistent with the general plan category.

IV. GENERAL SITE INFORMATION AND EXISTING SITE CONDITIONS

Paradise Wholesale Nursery is a longstanding business in Peoria. The nursery first opened at the southwest corner of Acoma Drive and 75th Avenue in 1980. When the nursery first opened, it was in Maricopa County. Since that time, the land has been annexed into the City of Peoria. The nursery cultivates plants which are later supplied to landscape contractors, retail nurseries, schools, cities and developers with plants grown in Arizona. The nursery does not operate a retail sales operation and does not seek to do so. Primary business of the nursery is to provide wholesale landscape products to contractors, developers, schools, and other retail nurseries, but not to the general public.

As a wholes sale nursery and a grower of many of the products sold from the business, the general hours of operations are from 6:00 am to 6:00 pm. Deliveries to the nursery are limited and generally occur during the hours of 7:00 am to 3:00 pm. Presently, the nursery employs 25 workers and provides on-site parking for all employees. Lighting at the property is very limited and includes only low level lighting within the internal areas of the greenhouses and very limited external lighting at the parking area near the center of the property. The site does not include any lighting around the perimeter of the property such that it could negatively impact adjoining properties.

When Paradise Nursery was created, Peoria was largely a farming community without much large commercial development. Much has changed in Peoria in the last 25 years. The large amount of growth this area is experiencing has created a greater need for Paradise Nursery's services.

The Nursery was first established on the original 9 acre site in 1980. In 2004 the property to the immediate west of the Nursery became available for sale. The two acre lot contained a home and had been fitted with a batting cage and baseball diamond which was used by the homeowner to provide instruction for baseball players. Paradise Nursery purchased the acre which had been used as a batting and baseball facility and expanded the growing area of the nursery onto the new parcel. This expansion seemed natural due to the existing agricultural character of the land. Moreover, the acre in which the Nursery expanded onto is landlocked and without access except through the Nursery.

The City recently informed the owner of Paradise Wholesale Nursery that the one acre expansion does not comply with the existing zoning. Paradise Nursery has invested a substantial amount of money in this addition and the property will allow the Nursery to better serve their customers without causing impact to surrounding properties. The additional acre will be strictly used for growing and will not create any additional sound, light, or dust.

V. SURROUNDING LAND USES AND CONDITIONS

North: Single Family Residential, Maricopa County.
East: Agriculture, Maricopa County.
South: Single Family Residential, Peoria. These homes were built in the 1990's. Stipulations prevented two story homes, however, despite this stipulation some two story homes were built along the south property line of the Nursery.
West: Agriculture, and Single Family Residence, Batting Cage and Ball field.

VI. DEVELOPMENT PLAN

Paradise Wholesale Nursery has been an established business at this location for more than 25 years. The operational characteristics of this business are agriculture in nature. Trees and plants are grown on site and only made available to those for wholesale purposes. Again, there are no retail sales. This use is less intense than most uses found in the surrounding area. Paradise Nursery does not seek to expand beyond what is shown on the Site Plan dated 1/12/06.

VII. PERMITTED, CONDITIONAL, AND ACCESSORY USES

The permitted principal uses shall be a Plant Nursery and Greenhouses, including on-site propagation, cultivation, wholesale and distribution of plants produced on the premises all for wholesale purposes. Additionally, the ongoing use of the existing office, caretakers residence, and approximate 47 greenhouses shall be allowed to continue in the manner they are currently being used.

VIII. PROJECT DEVELOPMENT STANDARDS

TABLE 1 – Project Development Standards Summary

<u>Development Standard</u>	<u>Parcels 1&2</u>	<u>Parcel 3</u>
Front Setback	100 feet (75 th Ave)	0 feet (East)
Corner Side Setback	20 feet (Acoma)	N/A
Interior Side Setback	40 feet (South)	40 feet (South)
		15 feet (North)
Rear Setback	10 feet (West-existing)	15 feet (West)
Maximum Height	28 feet	14 feet
Maximum Building Height	28 ft	

Minimum lot area, width, depth and lot coverage have been omitted at the request of Peoria staff.

A. Screening, Fencing and Walls

The Site contains existing screening consisting of the following:

- 1) Six foot masonry block wall along the south and west property line.
- 2) Six foot chain link, screened with vegetation along the north, west, and east property line.

B. Roadway

The main entrance to the property is a full access driveway located on 75th Avenue at the southeast corner of the property. Another ingress/egress drive is located on Acoma Drive – while this is an additional access point it is not used.

Right-of-Way dedications to the City of Peoria were granted in 2003.

C. Parking

There are 26 existing parking spaces provided on the site for employees use only. As a wholesale nursery, there are no retail customers, so no additional spaces are provided to accommodate these needs. The nursery has operated with this parking accommodation for many years and has had no reported off-site parking or traffic impact of as result of this parking design.

D. Landscaping

Paradise Nursery is the origin for much of Peoria's landscaping. The nature of the business creates an abundance of landscaping on the site. Additionally, Paradise Nursery will plant supplemental landscaping along the newly acquired parcel (Parcel 3). This landscaping will provide an additional 15 feet of buffer adjacent to the existing 20 yr+ Pecan trees. The 15 foot Parcel 3 landscape buffer shall be provided as follows:

A 15-foot landscape buffer shall be provided adjacent to residential districts located along the south, west and north property boundaries. At a minimum, the buffer shall consist of one (1) 24" box tree spaced at each twenty (20) foot interval.

IX. PROJECT SIGNAGE STANDARDS

As part of the PAD we seek to maintain the existing sign on the site. It measures 3' X 3' and is located approximately 60' from the sidewalk on the entrance road off 75th Avenue. It reads "Paradise Wholesale Nursery, 979-7870, Hours 7:00 to 4:00 M-F, Wholesale Only". No other signs are requested or permitted as part of this PAD.

X. INFRASTRUCTURE/UTILITIES

Electricity is provided by SRP
There is no natural gas
The property has 3 telephone lines
Water is provided by the City of Peoria
The site has a septic system

Aerial Photograph
Paradise Wholesale Nursery



