



Peoria, Arizona

Planned Area Development Standards & Guidelines Report

Southeast Corner of 83rd Avenue & Monroe Street

August 22, 2006
September 27, 2006
October 26, 2006
November 10, 2006

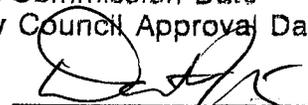
Prepared for:



Prepared by:

**PLANNED AREA DEVELOPMENT
APPROVAL**

P/Z Commission Date 11/14/06
City Council Approval Date 12/12/06


Planner

Snell & Wilmer
LLP
LAW OFFICES
Character comes through.®




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Exhibits

A – Conceptual Land Use Plan

B – Conceptual Site Plan for Parcels 1 & 8

C – Conceptual Circulation Plan

D – Conceptual Open Space Plan

E – Conceptual Street Section for Cotton Crossing

F – Conceptual Street Section or 79th Ave.

G – Conceptual Plan for Multi-Use Trail

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O – Multi-Family Development Thematic Images

Citizen Participation Plan



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PROJECT PROFILE

Property Location	Southeast Corner of 83 rd Avenue and Monroe Street Peoria, Arizona
APNs	142-13-002 142-13-005 142-13-003 142-13-004 142-15-004-A 142-16-002-L
Size (Acres)	125.85 acres
Existing Use	Agricultural production, swap meet
Proposed Use	Mixed use development, including single- and multi-family residential, commercial and office uses and open space
General Plan Designation	Central Peoria Revitalization Plan: Medium Density Residential/Support Businesses Park/Open Space High Density Residential/Support Businesses Business/Service Center Commerce Park
Existing Zoning	R1-8 (Z84-32), "Single-Family Residential" RM-1 (Z84-32), "Multi-Family Residential" C-2 (Z84-32), "Intermediate Commercial" PAD (Z02-29), "Planned Area Development" I-1, "Light Industrial"
Proposed Zoning	PAD (Planned Area Development) District
Applications	General Plan Amendment (Office, Town Center Mixed Use, High Density Residential, Medium-Density Residential, Low-Density Residential) Rezoning to PAD
Schools	Peoria Unified School District



INTRODUCTION

The subject property is located in the heart of Peoria on the southeast corner of 83rd Avenue and Monroe Street and contains approximately 126 gross acres. "Peoria Place" has been conceived in concert with the City's goals and objectives outlined in the General Plan and the Central Peoria Revitalization Plan. Most notably, a mixed use development with a distinctly unique identity is proposed in response to the opportunities outlined by the City of Peoria for this property which resides in the Central Peoria "Old Town" Growth Area and the Central Peoria Revitalization Plan. The proposed development integrates commercial and business uses and residential neighborhoods to create a strong sense of place which will be achieved through a coordinated design theme. This application proposes a quality infill development both consistent and compatible with existing adjacent uses with a creative design at a scale sensitive to surrounding residential neighborhoods.

The unique integrated nature of this project makes it difficult to identify a specific zoning district appropriate for this project, hence the request for Planned Area Development (PAD). Currently the subject property is zoned as follows:

- R1-8 (case Z84-32), "Single-Family Residential"
- RM-1 (case Z84-32), "Multi-Family Residential"
- C-2 (case Z84-32), "Intermediate Commercial"
- PAD (case Z02-29), "Planned Area Development"
- I-1, "Light Industrial"

LEGAL DESCRIPTION

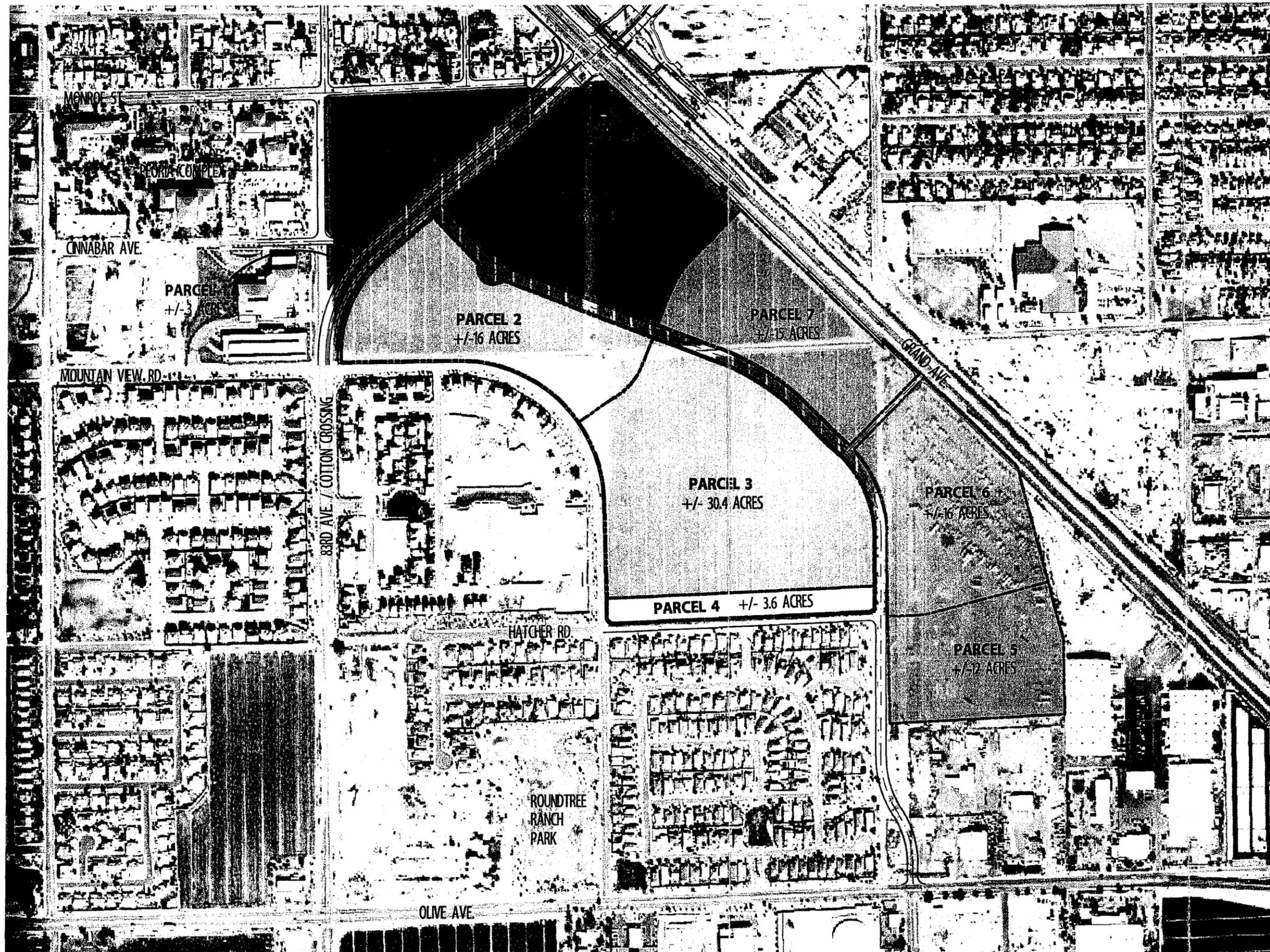
The subject property is generally located on the southeast corner of 83rd Avenue and Monroe Street and is specifically defined on the attached legal description.

GENERAL PLAN/SPECIFIC AREA PLAN

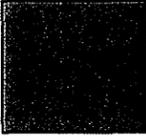
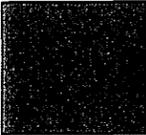
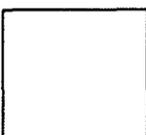
The subject property is located within the Central Peoria Revitalization Plan, a specific plan devised to transform Downtown Peoria into a revitalized and improved urban center with a distinct design theme that will attract economic development opportunities, new mixes of supportive land uses and functions, community enhancements, and emerge into an economically vibrant, community-based Downtown. The Land Use Plan of this document designates the Peoria Place property as follows:

- Medium Density Residential/Support Businesses
- Business/Service Center
- High Density Residential/Support Businesses
- Open Space
- Commerce Park





LAND USE LEGEND

-  OFFICE
-  TOWN CENTER MIXED USE
-  HIGH DENSITY RESIDENTIAL
15+ DU/AC
(TARGET 30 DU/AC)
-  MEDIUM DENSITY RESIDENTIAL
5-8 DU/AC
(TARGET 8 DU/AC)
-  LOW DENSITY RESIDENTIAL
2-5 DU/AC
(TARGET 5 DU/AC)

CONCEPTUAL LAND USE PLAN

DFD CormoyerHedrick

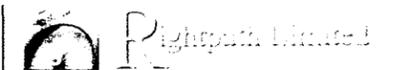
architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

0' 500' 1000' 1500' 2000'

All calculations are approximate and subject to change.

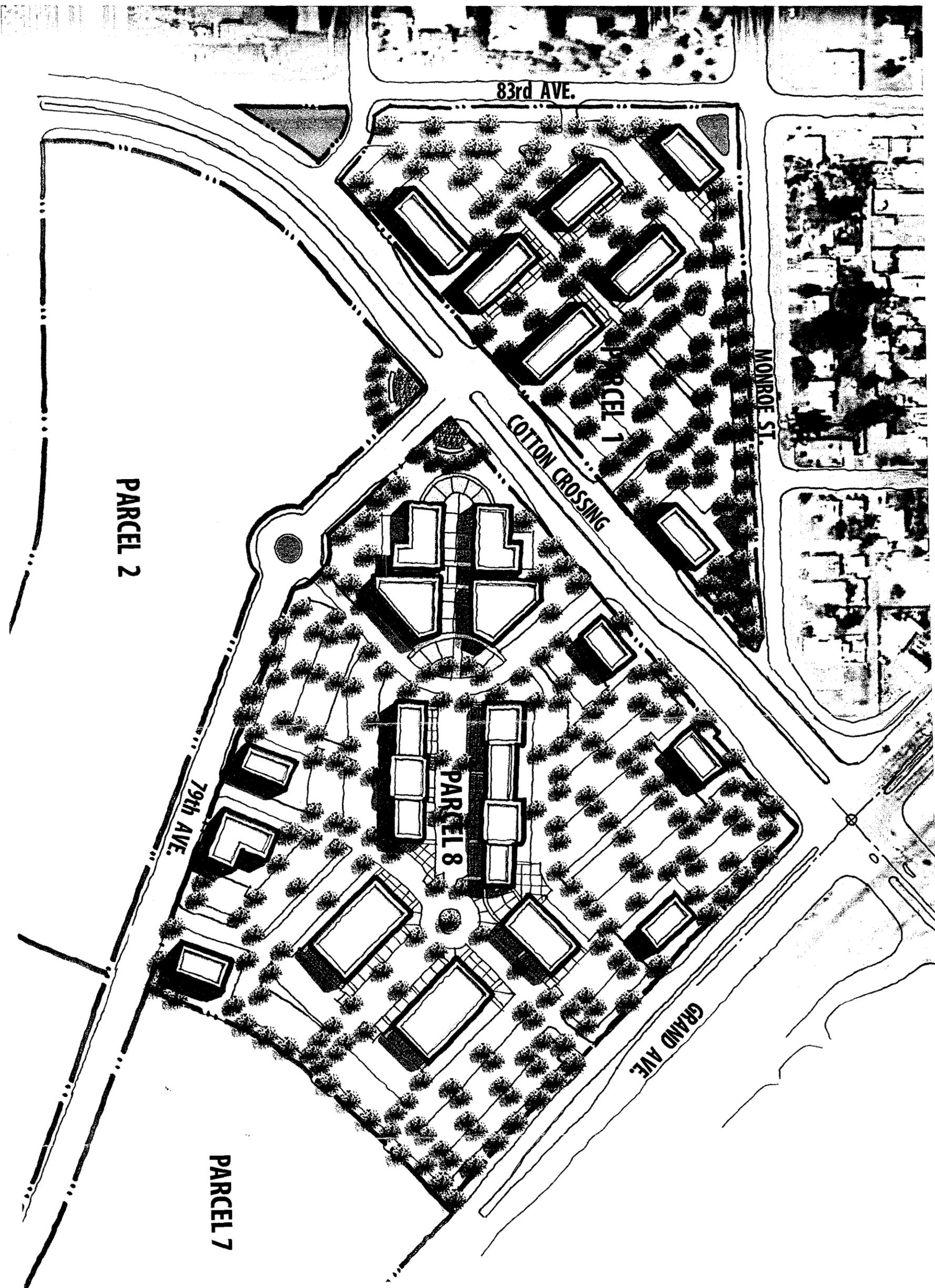


PEORIA PLACE
PEORIA, ARIZONA



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SCHEME GPA-4



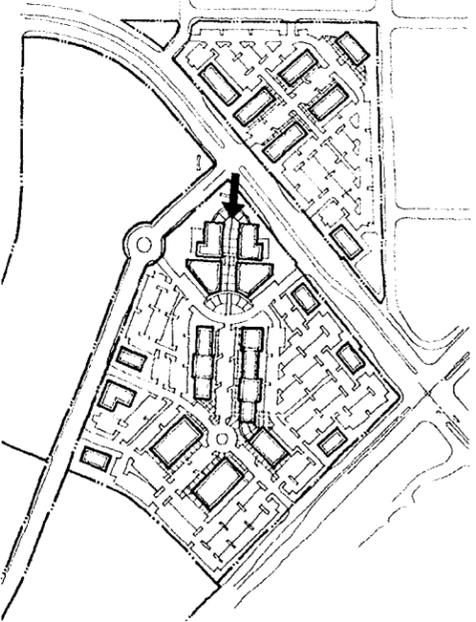
**EXHIBIT B
CONCEPTUAL SITE PLAN FOR PARCELS 1 & 8**

DFD CormoyerHedrick





KEYMAP



**EXHIBIT K
CONCEPTUAL THEMING FOR TOWN CENTER MIXED USE PARCEL**

DFD ComroyHedrick



Rightpath Limited



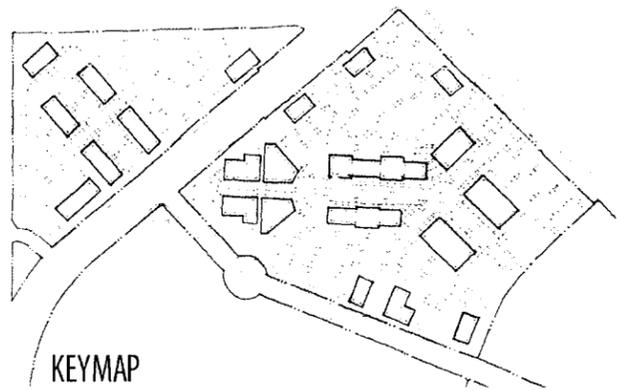
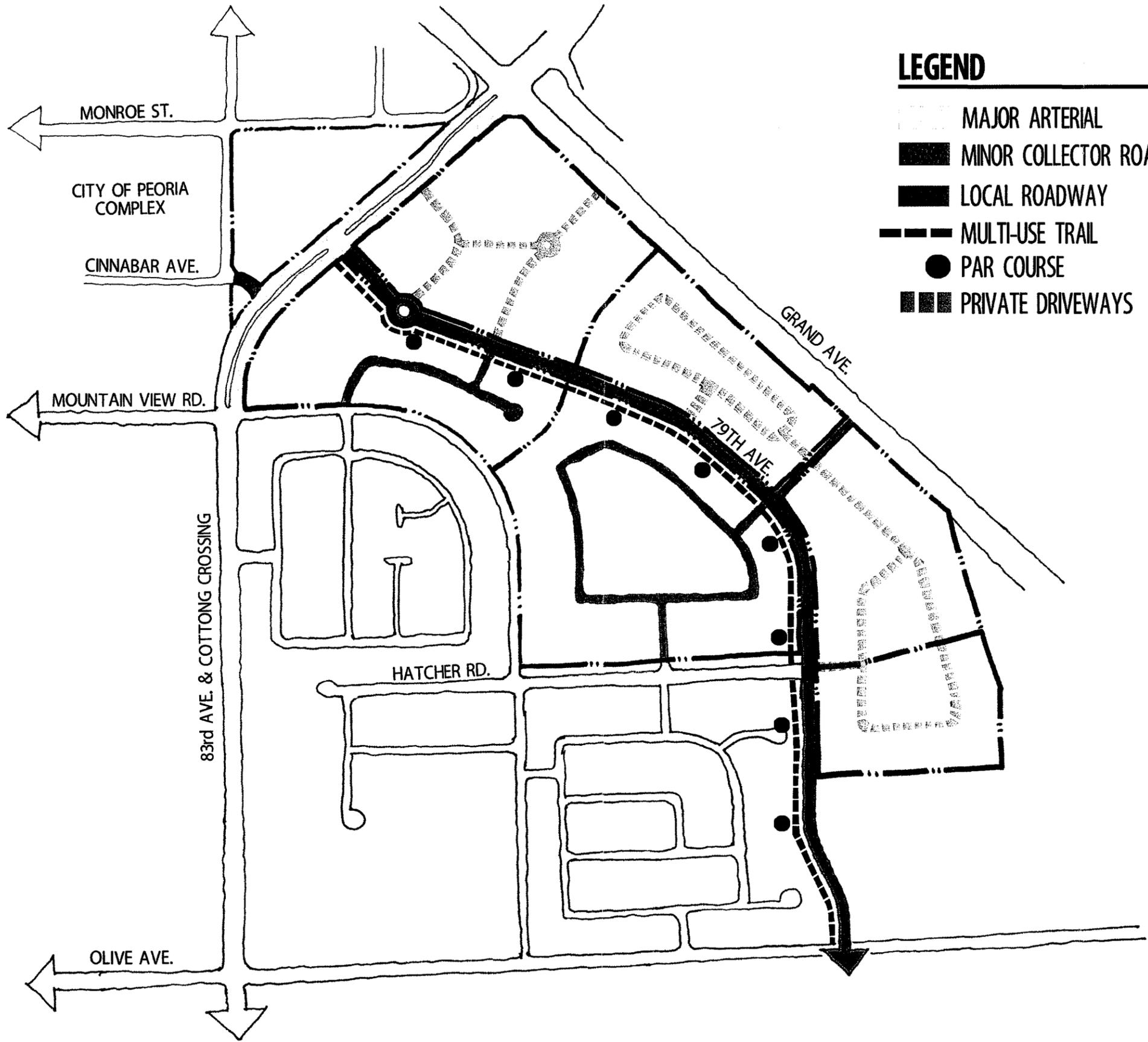


EXHIBIT L
CONCEPTUAL THEMING FOR TOWN CENTER MIXED USE PARCEL

DFD CorroyerHedrick





LEGEND

- MAJOR ARTERIAL
- MINOR COLLECTOR ROAD
- LOCAL ROADWAY
- MULTI-USE TRAIL
- PAR COURSE
- PRIVATE DRIVEWAYS



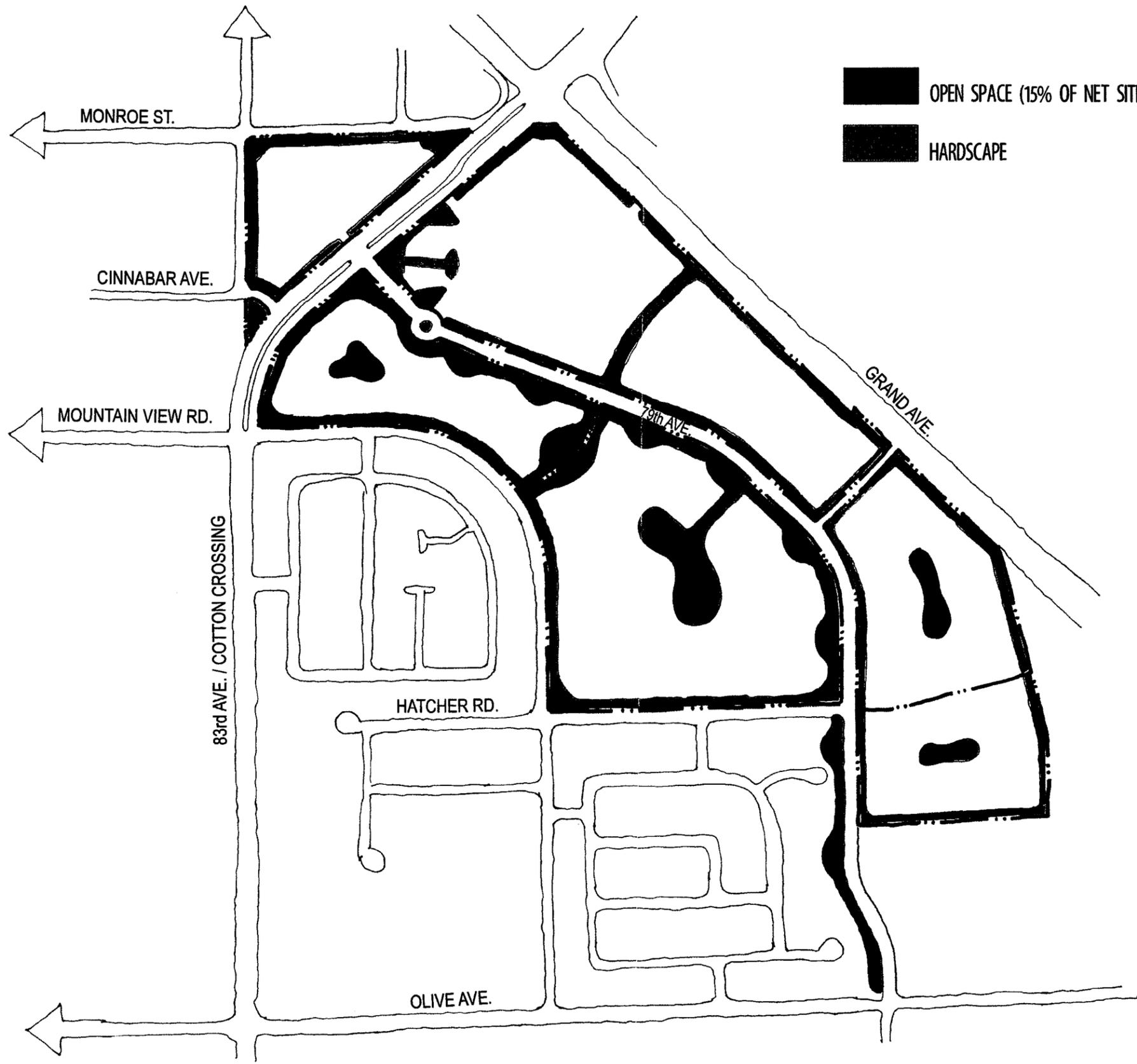
PEORIA

EXHIBIT C
CONCEPTUAL CIRCULATION PLAN



Righpath Limited

DFD CornoyerHedrick

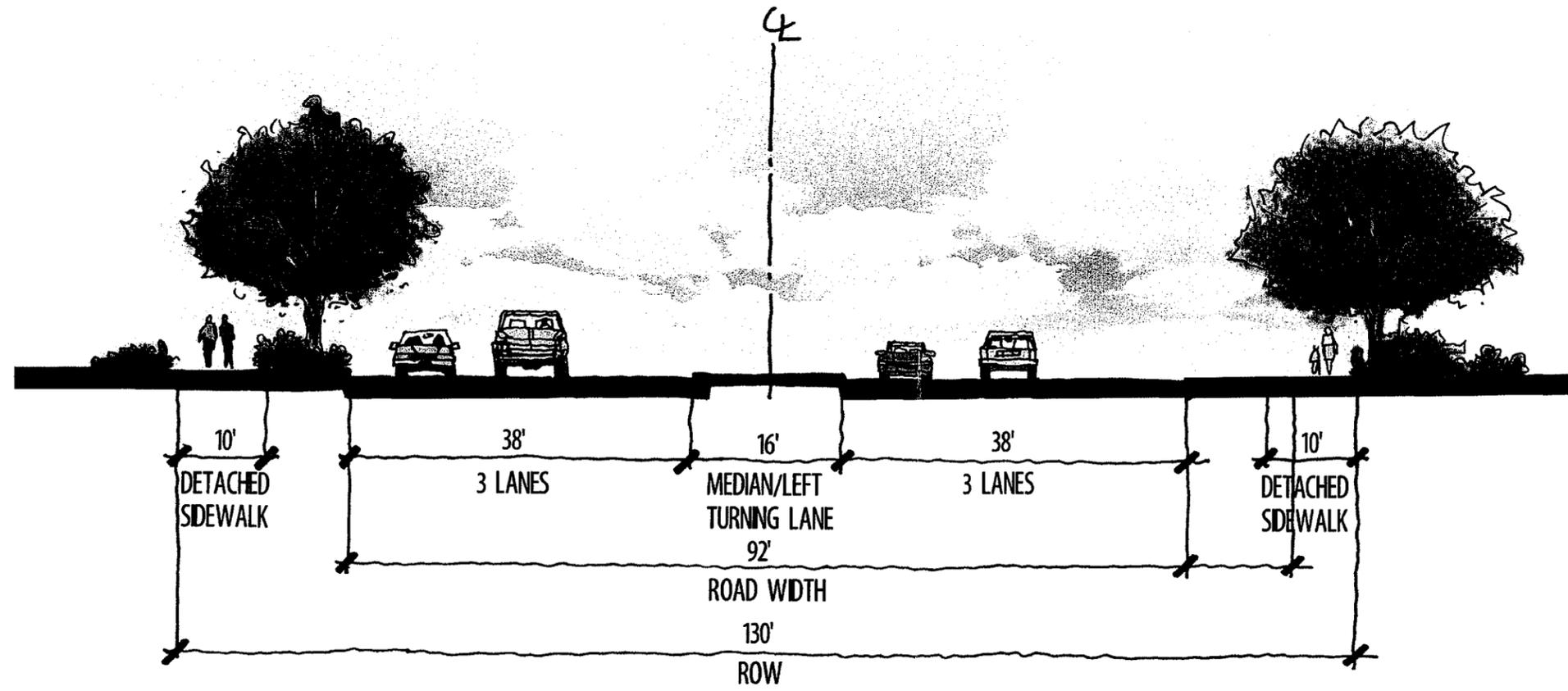


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EXHIBIT D
CONCEPTUAL OPEN SPACE PLAN

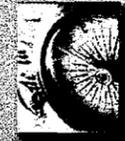


DFD CornoyerHedrick



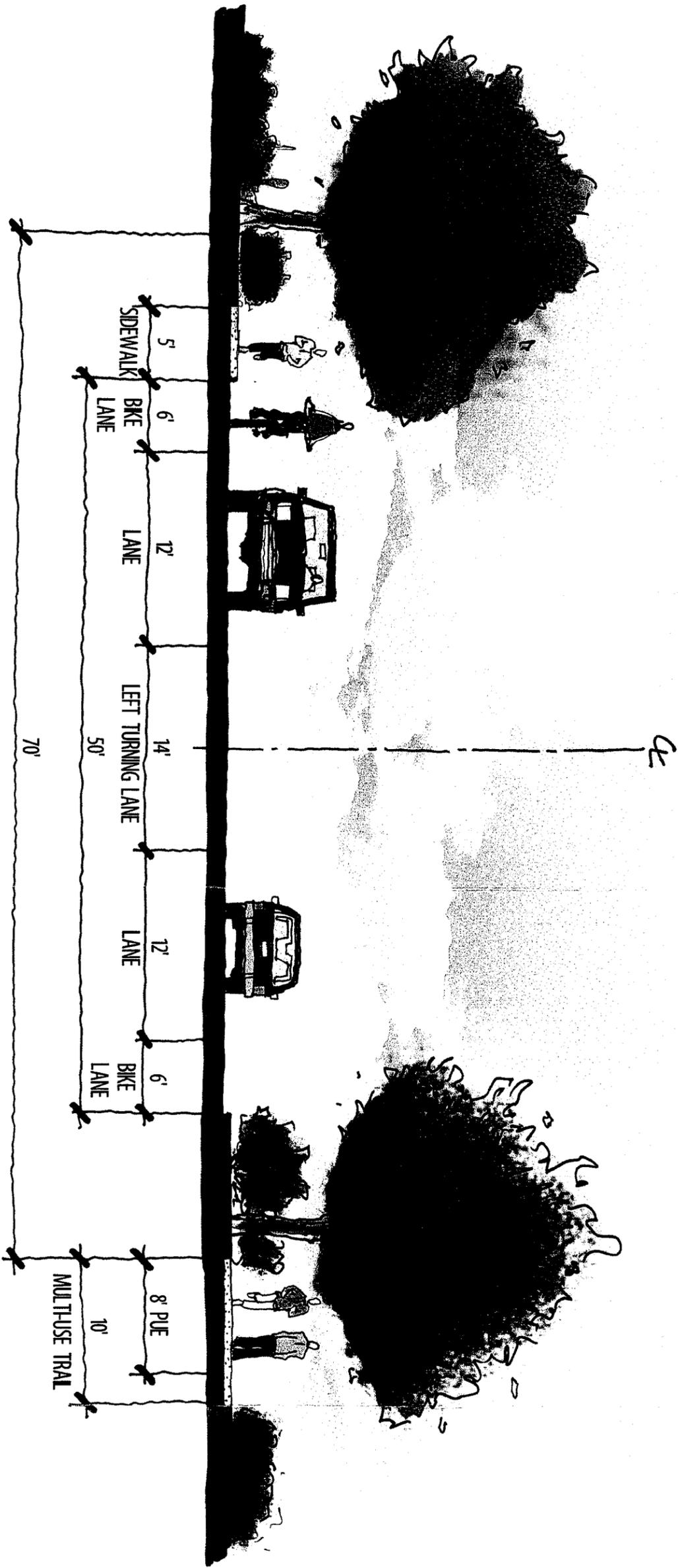
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EXHIBIT C
CONCEPTUAL STREET SECTION FOR COTTON CROSSING



Rightpath Limited

DFD CornoyerHedrick



**EXHIBIT F
CONCEPTUAL STREET SECTION FOR 79th AVE.**

D/FD Cormoy/Hedrick



Rightpath Limited



PEORIA

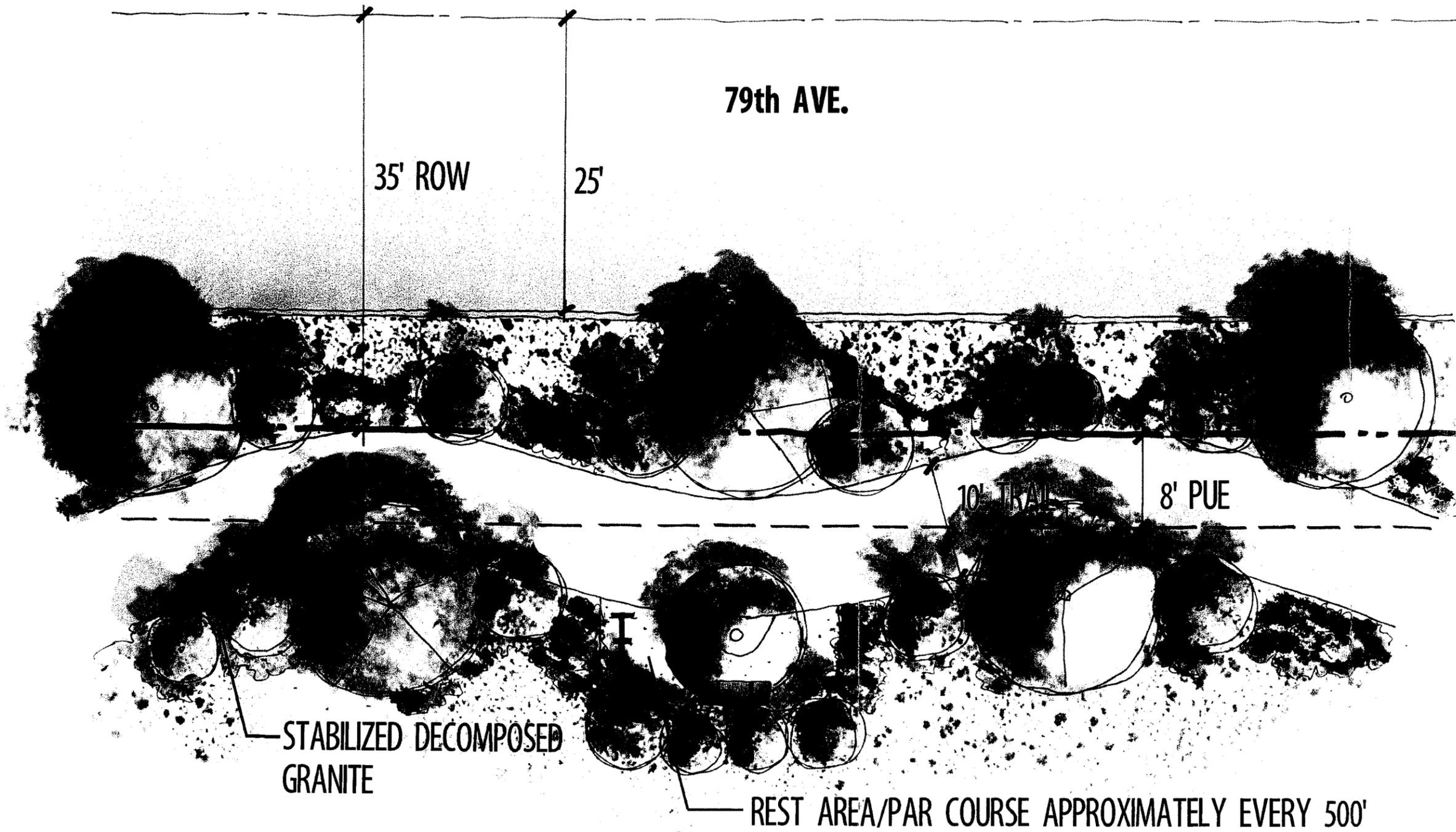
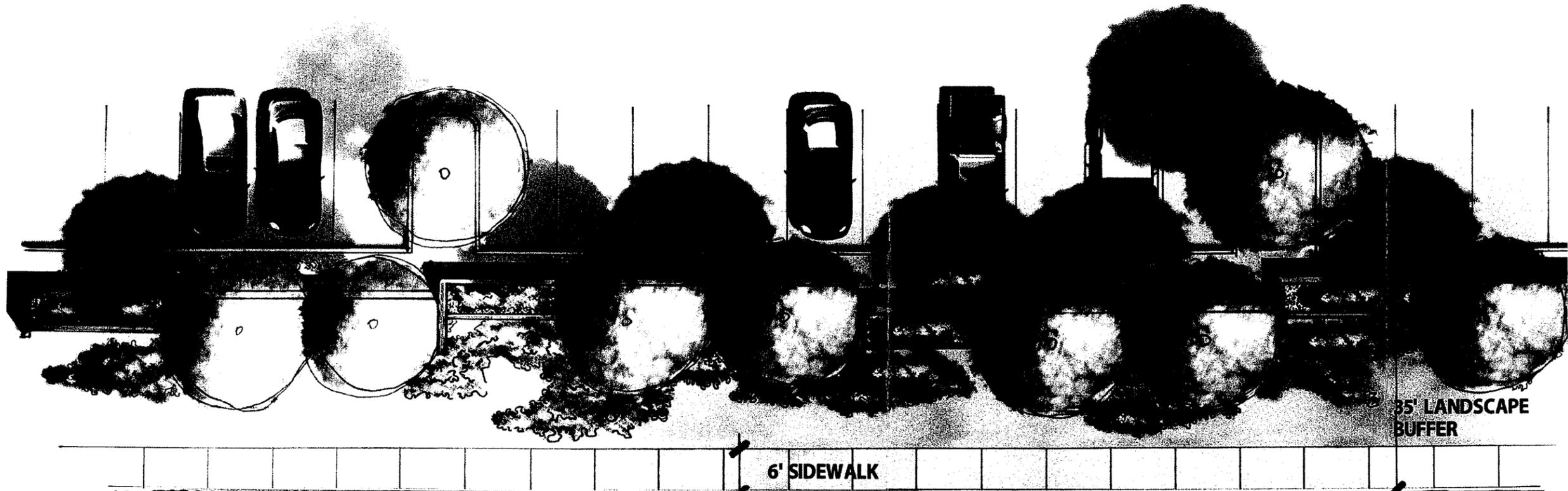


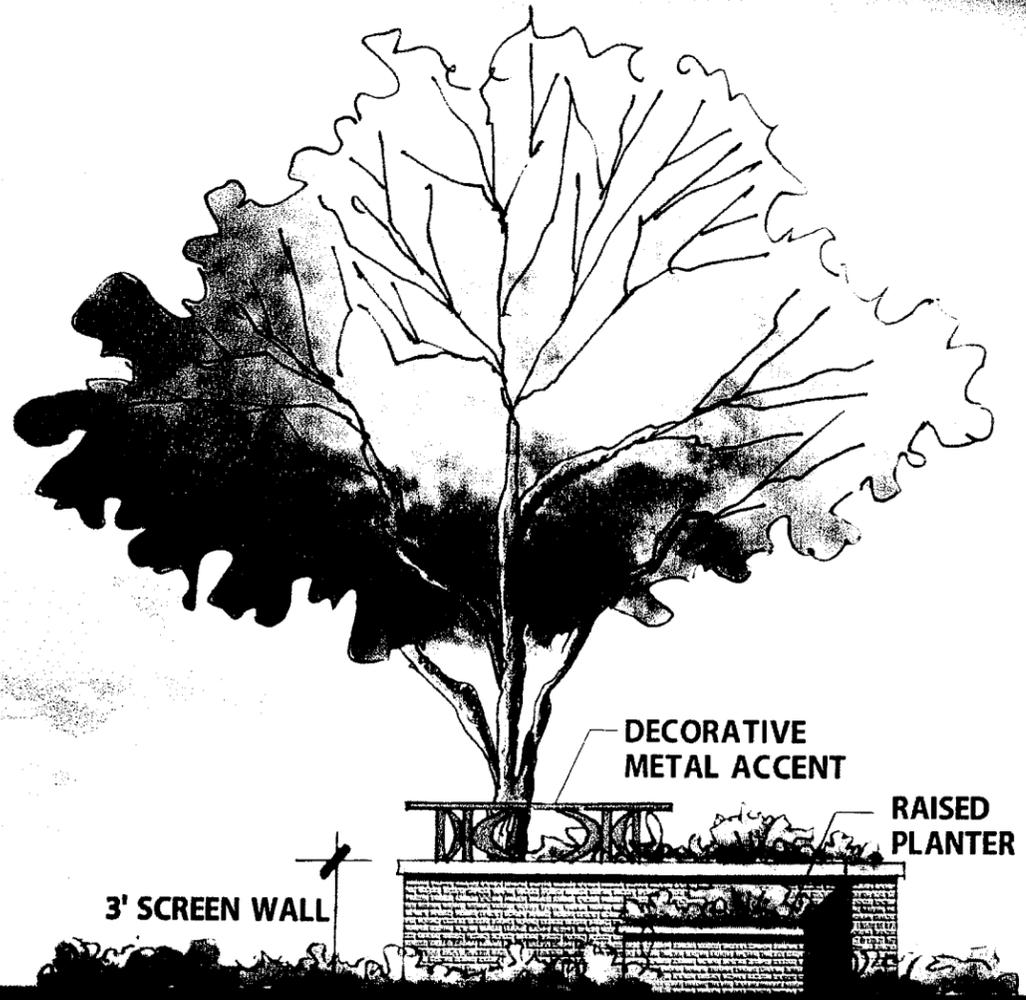
EXHIBIT G
CONCEPTUAL PLAN FOR MULTI-USE TRAIL



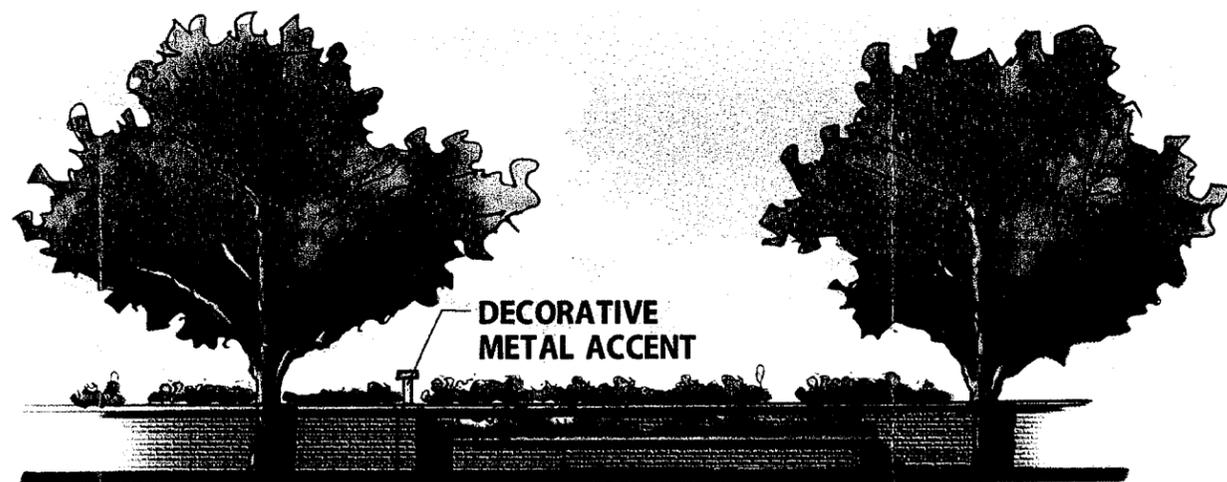
DFD CornoyerHedrick



MONROE STREET BUFFER - PLAN VIEW



SCREEN WALL SECTION



SCREEN WALL ELEVATION

*NOTE: BERMING MAY ALSO BE INCORPORATED

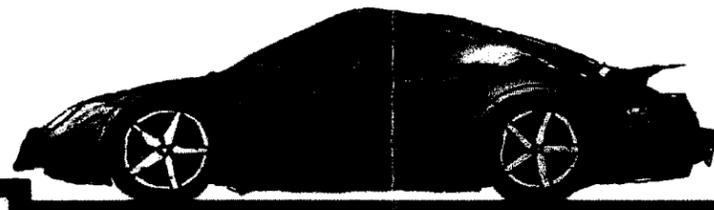
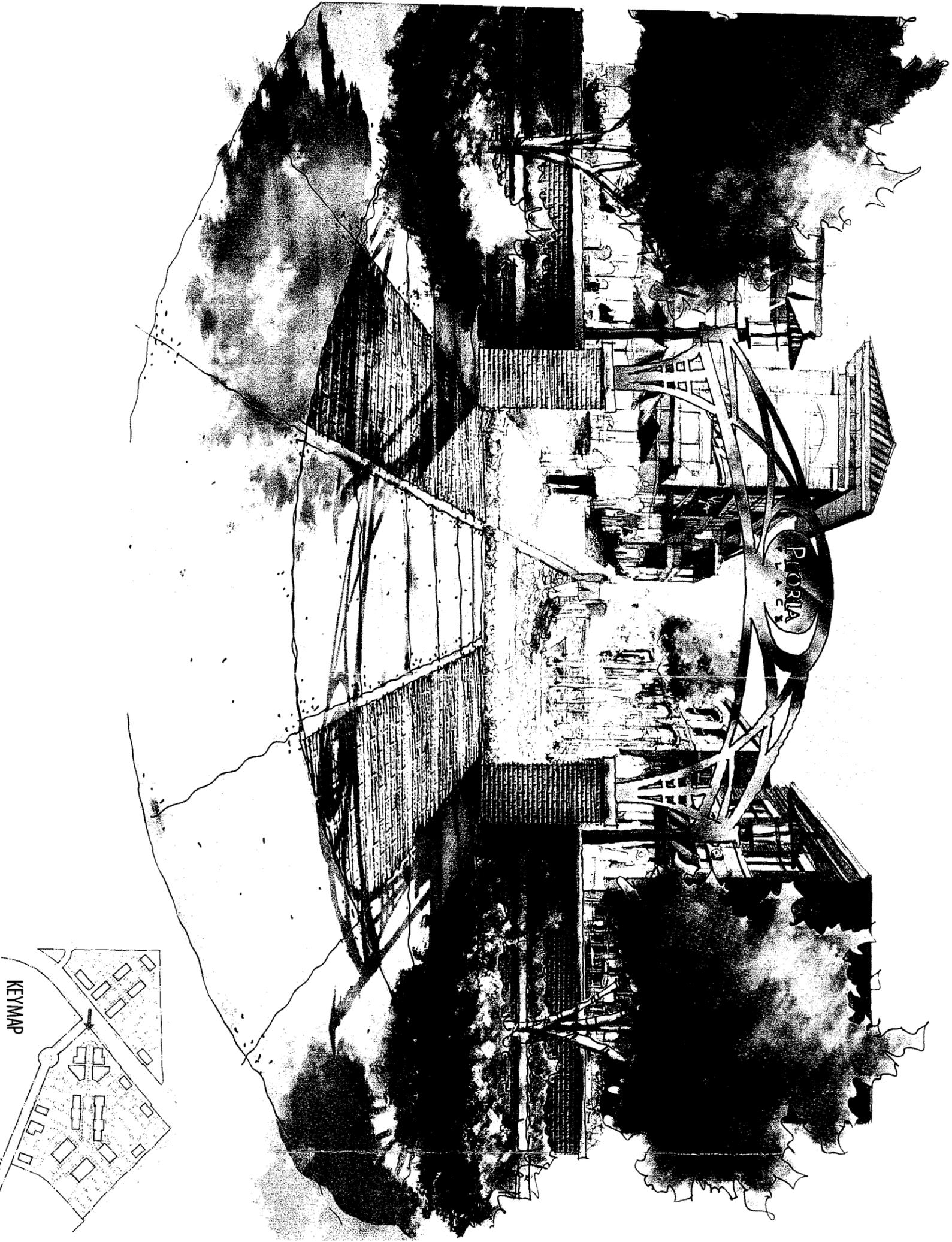


EXHIBIT H
CONCEPTUAL DESIGN OF MONROE STREET BUFFER



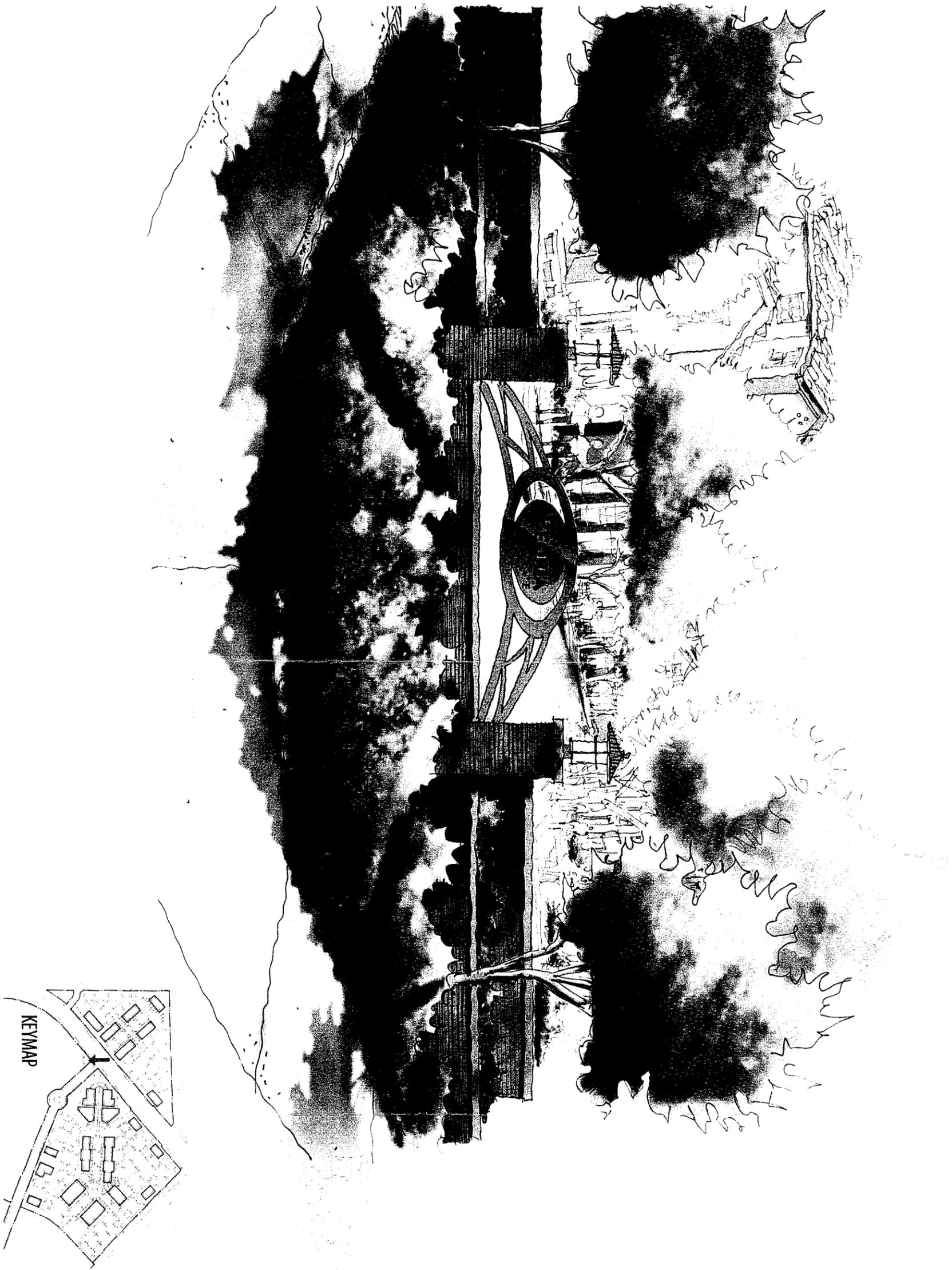
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**EXHIBIT I
CONCEPTUAL VIEW OF TOWN CENTER MIXED USE PARCEL**

DFD CormoyerFiedrick

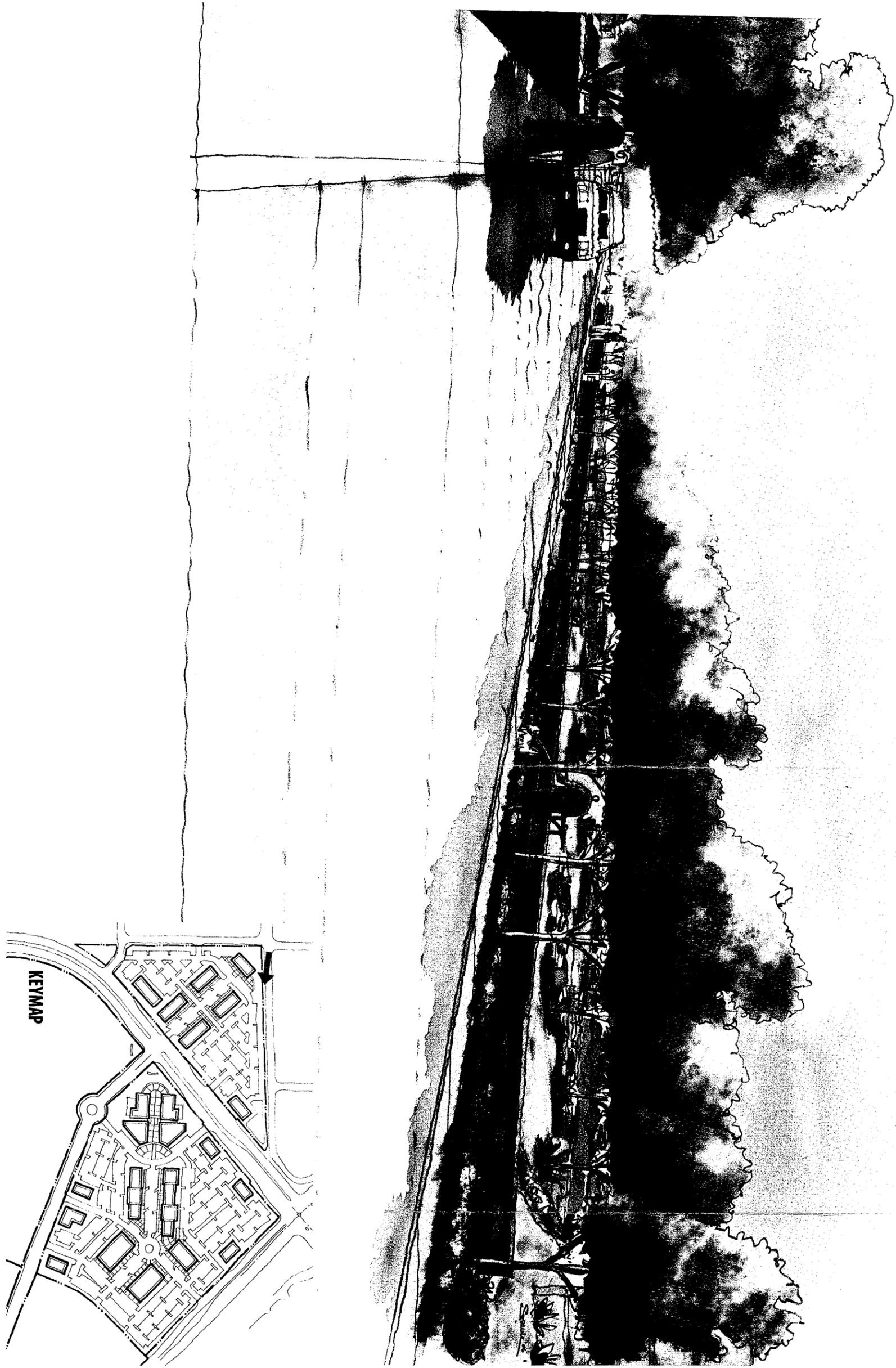




**EXHIBIT J
CONCEPTUAL CORNER FEATURE AT RESIDENTIAL PARCEL**

DFD CormoyerHedrick





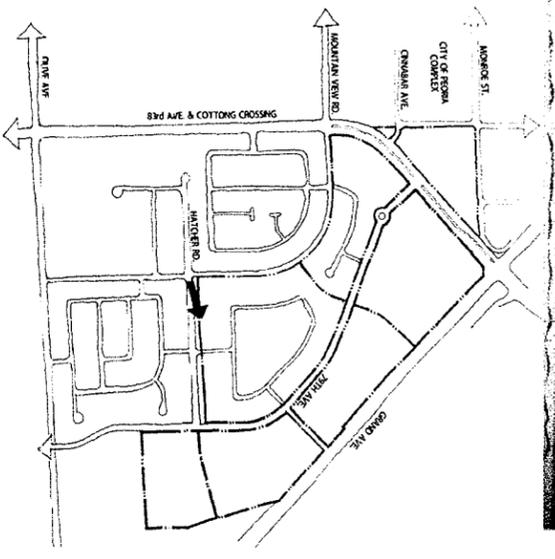
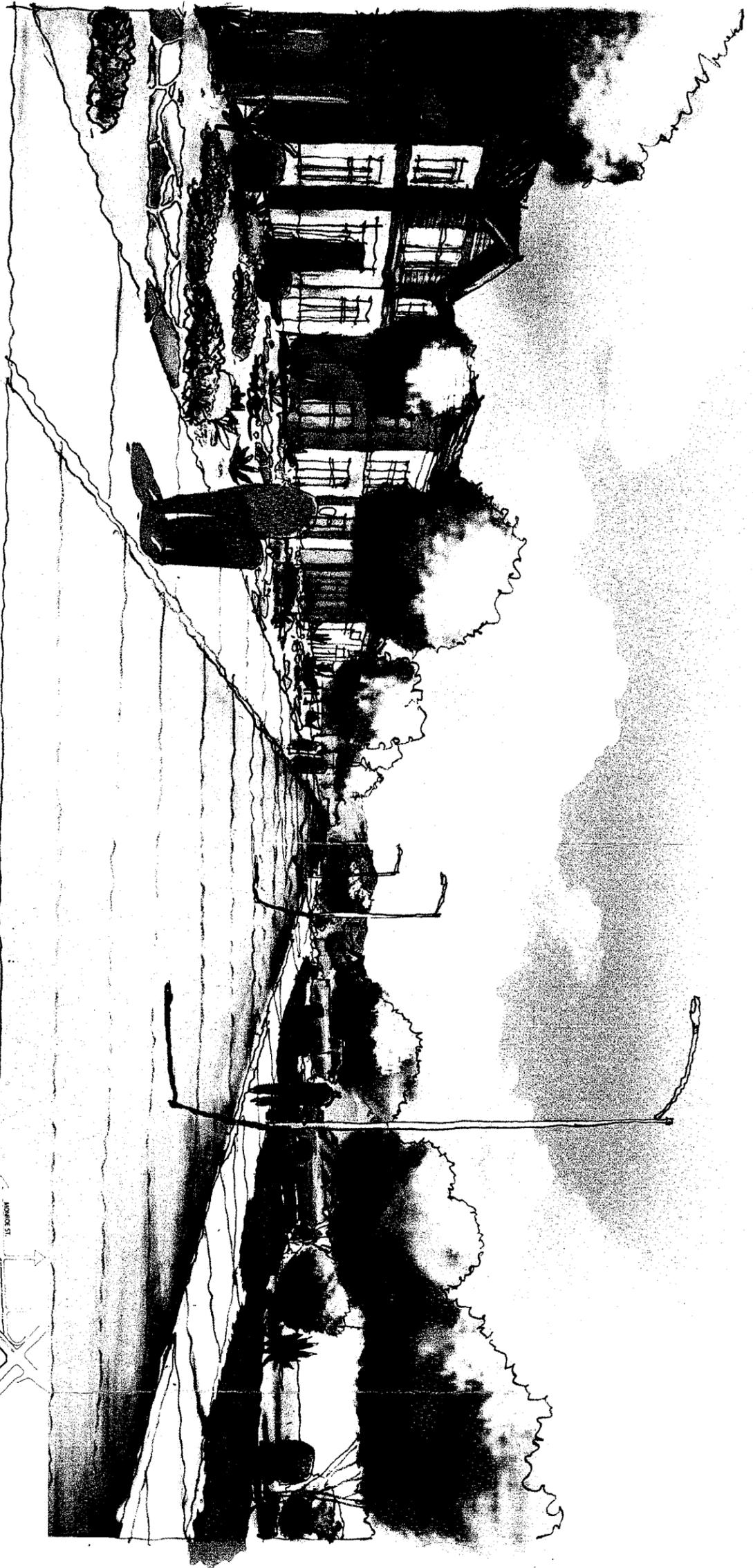
**EXHIBIT M
CONCEPTUAL PERSPECTIVE OF MONROE STREET**

DFD CornoyerHedrick



Rightpath Limited



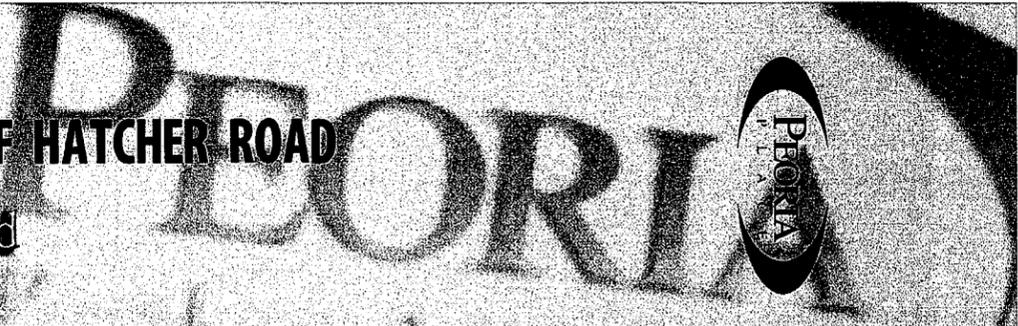


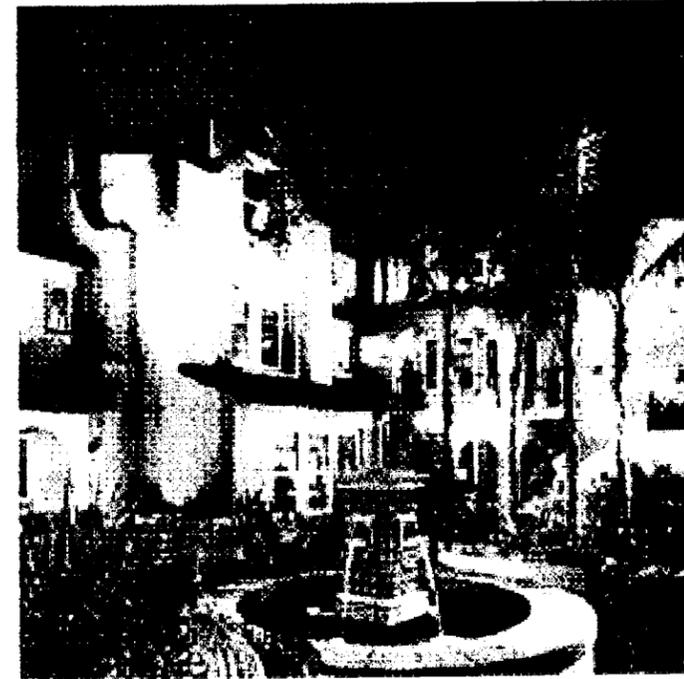
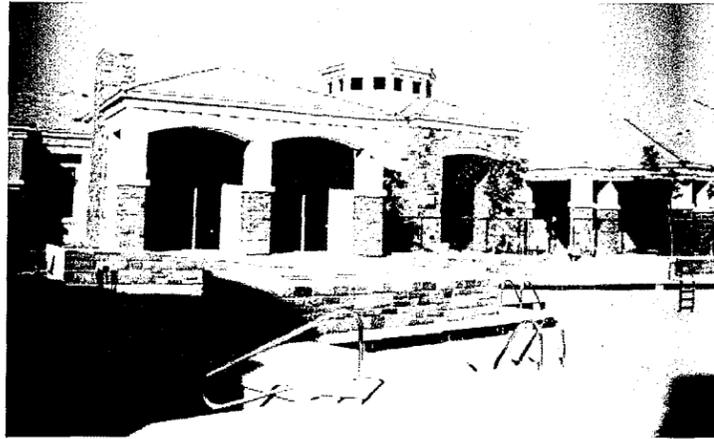
**EXHIBIT N
CONCEPTUAL PERSPECTIVE OF HATCHER ROAD**

DFD
CornoyerHedrick



Rightpath Limited





Thematic images illustrating the open space and landscaping standards, enhanced design review standards, and performance standards for multi-family development in Peoria Place.

**EXHIBIT 0
MULTI-FAMILY DEVELOPMENT THEMATIC IMAGES**



The development plan, as described herein, requires an amendment to the Central Peoria Revitalization Plan which constitutes as a Major General Plan amendment. The following land uses are proposed:

- Office
- Town Center Mixed-Use
- Low Density Residential (2-5 du/ac; target 3 du/ac)
- Medium Density Residential (5-8 du/ac; target 6 du/ac)
- High Density Residential (15+ du/ac; target 18 du/ac)

GENERAL SITE INFORMATION AND EXISTING SITE CONDITIONS

The subject property is located at the southeast corner of 83rd Avenue and Monroe Street and contains approximately 126 gross acres. The site was previously zoned for Single- and Multi-Family Residential, Intermediate Commercial and Light Industrial development; however the long-term vision for the property is mixed use development, as depicted on the Central Peoria Revitalization Plan.

As reflected through the attached exhibits, the property under consideration is mostly under agricultural production with the exception of the swap meet. Peoria Place is bounded on the west by 83rd Avenue, on the north by Monroe Street and Grand Avenue, on the south by Mountain View and Hatcher Road, and on the east by the existing swap meet. Vehicular access to the future development will be afforded by 83rd Avenue, Monroe Street, Grand Avenue, Mountain View and Hatcher Road.

SURROUNDING PROPERTIES

Surrounding properties include the following:

North	Peoria townsite, single-family residential subdivision.
South	Pinecrest and Roundtree Ranch single-family residential subdivisions.
East	Industrial development.
West	Peoria City Hall and Channel 11.

REGIONAL INFLUENCES

This site is located approximately 1 mile east of Loop 101, directly east of the City of Peoria Municipal Complex and 2 ½ miles northeast of the Glendale Arena.



PAD APPLICABILITY

Exhibits within the PAD shall be used to reinforce the development standards and regulations as provided for in the following narrative. Architectural exhibits are intended to depict the character that is expected for future development, which may be subject to interpretation as the illustrations are conceptual in nature. Additionally, development standards and regulations not addressed within this PAD will be relegated to the prevailing City of Peoria Zoning Ordinance.

DEVELOPMENT SUMMARY

Peoria Place has been conceived in concert with the City's goals and objectives outlined in the General Plan and the Central Peoria Revitalization Plan. Most notably, a walkable mixed use development with a distinctly unique identity is proposed in response to the opportunities outlined by the City of Peoria for this property which resides in the Central Peoria "Old Town" growth area. Peoria Place is comprehensively planned to integrate open space, commercial and business uses and residential neighborhoods to create a destination within Central Peoria and a strong sense of place which will be achieved through a coordinated design theme.

PROJECT DETAIL

Peoria Place is designed as a mixed use commercial/business park integrated with single- and multi-family neighborhoods where residents can enjoy the best and most comfortable urban life style in Central Peoria. Situated at the southeast corner of 83rd Avenue and Monroe Street, this mixed use community includes the following land uses:

Office 11 +/- acres
Town Center Mixed-Use 23 +/- acres
Low Density Residential 3.6 +/- acres
Medium Density Residential 46.4 +/-acres
High Density Residential 43 +/-acres

The area designated for "Office" (Parcel 1) will serve as an extension of Peoria City Hall, situated adjacent to the realigned 83rd Avenue, or "Cotton Crossing". This office designation also provides a complementary transition from the existing single-family residential parcels located on the north side of Monroe Street. Anticipated on the southeast side of Cotton Crossing is Parcel 8, which is designated as "Town Center Mixed Use", a proposed land use category for the Central Peoria Revitalization Plan. This designation permits a variety of commercial, retail, civic and residential uses appropriate to the Town Center's role as the functional and visual focus of Peoria's historic core. The attached exhibits illustrate a design concept for the Town Center which reflects a critical mass and integration of retail, commercial, and office uses within a villagrian environment that emphasizes small-scale uses and pedestrian scale.

The remainder of the property is designated for low-, medium- and high-density residential development, ranging in density from 2-5 du/ac to 5-8 du/ac to 15+ du/ac, respectively. Low



and medium-density residential development serves as an appropriate transition between the non-residential uses and the existing single-family communities to the south in the Roundtree Ranch and Pinecrest neighborhoods. High-density residential development is also anticipated on the current Swap Meet property which is currently under escrow. The single- and multi-family residential opportunities within Peoria Place will provide the opportunity to live and work in this high intensity area of Central Peoria. Residential development will also produce the population necessary to support a vibrant urban center.

Peoria Place is intended to be a walkable community that promotes pedestrian movement throughout and beyond its borders. A central feature of the Peoria Place development is a multi-use trail that runs the length of 79th Avenue which serves as the main collector street through the community. This feature provides a generous amount of functional open space as well as an opportunity to provide pedestrian connections to the historic downtown to the north and the future community park to the south.

Commercial buildings in Peoria Place will front onto major streets so that parking can be internalized or located behind the commercial establishments, producing an attractive window from Grand Avenue and Cotton Crossing. The conceptual land use plan demonstrates a mix of uses that are appropriately situated with a road network to achieve this vision. The components of this community are intended to provide all residents and visitors with the convenience of urban living in Central Peoria coupled with secure parking, convenient shops and restaurants, generous common area amenities and a true urban living environment.

PERMITTED, CONDITIONAL AND ACCESSORY USES

Land Use	Zones		Parcels 4	Other	
Antiques, Crafts, and Collectibles Sales	--	--	--	--	P
Art Gallery	P	--	--	--	P
Attached Single-Family Dwellings	--	P	P	--	--
Attached Multi-Family Dwellings	--	--	--	P	P
Automatic Teller Machine (ATM)	A	--	--	--	A
Banks and Financial Institution	P	--	--	--	P
Book, Stationery & Greeting Card Store	P	--	--	--	P
Candy and Ice Cream Store	--	--	--	--	P
Catering Establishment	--	--	--	--	P
Churches, synagogues, temples, chapels, or similar places of worship, and related facilities*	P	P	P	P	P
Coffee Shop	P	--	--	--	P
Copy Center	P	--	--	--	P
Dancing, Theatrical or Music Studio	--	--	--	--	P
Detached Single-Family Dwellings	--	P	P	--	--
Dry Cleaning and Laundry Establishment	P	--	--	--	P



Land Use (cont'd)			Parcels		
			4		
Employment Agencies, not including Day Labor Hiring Centers	--	--	--	--	P
Florist	P	--	--	--	P
Gift, Novelty and Souvenir Shop	P	--	--	--	P
Group Homes*	--	C	C	--	--
Health and Exercise Center	--	--	--	--	P
Hobby, Stamp and Coin Shop	--	--	--	--	P
Locksmith	--	--	--	--	P
Medical, Dental or Health Offices, Clinics and Laboratories	P	--	--	--	P
Messenger Delivery Service	P	--	--	--	P
Newsstand	P	--	--	--	P
Outdoor Dining & Coffee Area ¹	A	--	--	--	A
Parks	P	P	P	P	P
Photographic Developing and Printing	--	--	--	--	P
Photographic Studio	P	--	--	--	P
Preschool or Daycare Centers	--	C	C	C	P
Private Recreation and Social Clubs* ²	--	--	--	P	P
Professional, Administrative or Business Offices	P	--	--	--	P
Public/Charter Schools and Private Schools*	--	P	P	P	P
Public utility buildings, uses, structures, equipment and storm water retention areas*	P	P	P	P	P
Radio and Television Sales and Service	--	--	--	--	P
Reception Center ²	--	--	--	--	C
Restaurant, fast-food (may include drive-thru)	--	--	--	--	P
Restaurants and Cafeterias	--	--	--	--	P
Retail Sales of New & Used Merchandise, Indoor	--	--	--	--	P
Shoe Service & Clothing Alteration	P	--	--	--	P
Sightseeing Tour Companies	--	--	--	--	P
Tanning salon, Nail Salon, Barber Shop, Beauty parlor & similar uses	--	--	--	--	P
Tavern, Bar, Lounge or establishment that sells alcoholic beverages for consumption on premise, excluding restaurants*	--	--	--	--	P
Ticket and Travel Agency	P	--	--	--	P
Video Rental Store	--	--	--	--	P
Water and Ice Store	--	--	--	--	P



A = accessory use

P = permitted use

C = conditional use permit required use

-- = prohibited use

* = subject to limitations per Article 14-9, Section 14-9-5 of the Peoria Zoning Ordinance

¹ = Any uses located within 200 feet of a residential district shall be subject to a Conditional Use Permit

² = subject to a parking impact analysis

PHASING

Peoria Place is proposed to be constructed in phases, which will commence with the construction of infrastructure improvements. This initial phase will likely be followed by multi-family development upon Parcels 5 and 6 and may include at the same time commercial development within Parcels 1 and 8. It is anticipated that single-family residential development will follow in Parcels 2, 3 and 4, and build-out will complete with the construction of Parcel 7.

DEVELOPMENT STANDARDS

Parcel 1 (Office) Development Standards	
Minimum Lot/Site Area (square feet)	n/r*
Minimum Lot/Site Width (feet)	n/r*
Minimum Lot/Site Depth (feet)	n/r*
Maximum Lot/Site Coverage (percentage)	n/r*
Maximum Building Height (feet)	30 ¹
Minimum Building Setbacks (feet)	
Front Setback	15
Corner Setback	15
Rear Setback	20
Interior Rear/Side Setback	n/r*
Setback from Residential Zones	30
Accessory Building Height & Setbacks	(a)**

* n/r = no minimum requirement

¹ Building Height: Maximum thirty feet (30') high within thirty feet (30') of any residential district. The height may be increased by one foot (1') per each three feet (3') of additional setback to a maximum of forty-eight feet (48').

** (a) = All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 14-23-3 of the Zoning Ordinance.



Parcels 2-3 (Medium Density Residential) Development Standards	
Minimum Lot Area (acreage)	4,000
Minimum Lot Width (feet)	40
Minimum Lot Depth (feet)	100
Maximum Density (dwelling units per acre— as calculated by the Central Peoria Revitalization Plan)	8
Maximum Lot Coverage (percentage)	50
Maximum Building Height (feet)	30
Minimum Building Setbacks (feet)	
Front Setback	10#
Side Setback (minimum/total)	5/10
Rear Setback	10

minimum setback distance of 18' from garage facing front property line

Parcel 4 (Low Density Residential) Development Standards	
Minimum Lot Area (acreage)	6,000
Minimum Lot Width (feet)	50
Minimum Lot Depth (feet)	100
Maximum Density (dwelling units per acre— as calculated by the Central Peoria Revitalization Plan)	5
Maximum Lot Coverage (percentage)	45
Maximum Building Height (feet)	30
Minimum Building Setbacks (feet)	
Front Setback	20
Side Setback (minimum/total)	5/8/13
Rear Setback	15



Parcels 5-7 (High-Density Residential) Development Standards	
Minimum Lot Area (acreage)	n/r*
Minimum Lot Width (feet)	n/r*
Maximum Density (dwelling units per acre— as calculated by the Central Peoria Revitalization Plan)	30
Maximum Lot Coverage (percentage)	45
Maximum Building Height (feet)	45 ¹
Minimum Building Setbacks (feet)	
Front from Garage	n/r*
Front from Principal Building	20 ²
Maximum Principal Building Separation	10 ³
Rear	15
Rear from Patio	n/r*
Setbacks from Property Line	20 ⁴
Corner Side	15 ⁴

* n/r = no minimum requirement

¹ Maximum height of 2 stories or thirty feet (30') will be permitted for structures located within 150' of the centerline of 79th Avenue.

² Building setback adjacent to 79th Avenue frontage for Parcel 5 shall be no less than thirty feet (30').

³ For condominium products, only building setbacks apply, no minimum building separation required along common wall.

⁴ Parcels 5 and 6 landscape setback for structures located adjacent to industrial uses shall be a minimum of twenty-five feet (25').



Parcel 8 (Town Center Mixed-Use) Development Standards	
Minimum Lot/Site Area (acreage)	n/r*
Minimum Lot/Site Width (feet)	n/r*
Maximum Density (dwelling units per acre— as calculated by the Central Peoria Revitalization Plan)	30 ¹
Minimum Lot/Site Depth (feet)	n/r*
Maximum Lot/Site Coverage (percentage)	n/r*
Maximum Building Height (feet)	48
Minimum Building Setbacks (feet)	
Front Setback	15
Corner Setback	15
Rear Setback	20
Interior Rear/Side Setback	n/r*
Setback from Residential Zones	30
Accessory Building Height & Setbacks	(a)**

* n/r = no minimum requirement

** (a) = All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 14-23-3 of the Zoning Ordinance.

¹ Residential is permitted in Parcel 8 only in a vertical mixed use configuration (buildings that include both residential and non-residential uses), not to exceed 30% of the parcel.

OPEN SPACE

Open space in the community generally consists of large areas designated for entry monuments and public art, perimeter landscaped tracts, generously sized hardscape areas within commercial parcels and park spaces within residential parcels. The core of the open space network is a multi-use trail (see exhibits D and G) that runs through the center of the community. This corridor will serve as an active and passive green belt as well as the designated route for pedestrian circulation within and beyond the development. The trail continues past the southern boundary of Peoria Place south to Olive Avenue, affording and opportunity to continue this means of pedestrian circulation to the future community park and the existing Roundtree Ranch Park, potentially. A designated path/trail system (which includes the multi-use trail) is incorporated into the development plan in order to provide a fully integrated open space network that will allow residents to travel conveniently to the various open space pockets throughout the community and



to the conveniently located services within Peoria Place. Direct connections will be provided from the multi-use trail to the multi-family, single-family and commercial parcels. The open space network will also allow a good means of connectivity with surrounding properties and to Downtown Peoria.

Open space throughout Peoria Place will be designed in such a way as to provide the ability for residents to live and play in a secure and safe environment. Specific details associated with project-wide landscape design will comply with City standards for single-family and non-residential development. The location and included amenities of all open spaces will be specifically identified through the subdivision plat and construction plan review processes.

The attached conceptual open space plan projects approximately 25 acres of open space provided throughout the community, including hardscape areas, which equates to 20% of the total project area.

The following open space standards shall also apply to the multi-family parcels (5-7):

- 30% of the net site area shall be designated as open space.
- A minimum of three (3) active open space areas shall be provided in conjunction with passive open space areas and pedestrian walkways/paths. Total active and passive open space areas within the multi-family parcels shall equal 10% or more of the net site area.
- Resident amenities shall be provided a minimum of fifty square feet (50 s.f.) in size and shall include one (1) bench, two (2) trees, six (6) shrubs and pedestrian scale lighting.

Additional open space will be identified in the subdivision platting and site plan review processes thereby increasing the total amount throughout Peoria Place.

LANDSCAPING STANDARDS

The landscape theme and palette for the community will be a combination of desert oriented trees and plants in general, particularly around perimeters, parking areas, and rear of buildings. Feature plant materials may be used in retail pedestrian walkways, and commercial entrances, but should also be consistent for growth and maintenance in the desert environment. All plant materials will be appropriately irrigated and maintained. A specific palette of trees, shrubs and groundcovers will be provided with the site plans and/or subdivision plats.

Landscaping will enhance the development by integrating with screen walls and complementing the building design. In doing so, landscaping will be used in combination with walls to soften the otherwise blank surfaces. Further, landscape areas will be used to frame and soften structures, to define site functions, to enhance the quality of the environment, and to screen undesirable views. Generously sized landscape buffers will be provided in appropriate areas (i.e. along Grand Avenue) in accordance with City of Peoria Zoning Ordinance standards at a minimum.

The following landscaping standards shall also apply to the multi-family parcels (5-7):

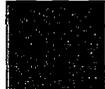
- One (1) tree and five (5) shrubs shall be provided per every 350 square feet of landscaped area.



Parcel # 1 Parcel # 8



LAND USE LEGEND

-  OFFICE
-  TOWN CENTER MIXED USE
-  HIGH DENSITY RESIDENTIAL
15+ DU/AC
(TARGET 30 DU/AC)
-  MEDIUM DENSITY RESIDENTIAL
5-8 DU/AC
(TARGET 8 DU/AC)
-  LOW DENSITY RESIDENTIAL
2-5 DU/AC
(TARGET 5 DU/AC)

CONCEPTUAL LAND USE PLAN

0' | 500' | 1000' | 1500' | 2000'

All conditions are approximate and subject to change.

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architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

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PEORIA, ARIZONA

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- Decomposed granite shall not exceed 60% of the total landscaped coverage area. The remaining 40% shall be coverage area of trees, shrubs and vegetative groundcover at maturity.
- Landscaped areas shall be provided at the foot of buildings a minimum of two feet (2') wide and shall include one (1) tree and three (3) shrubs per thirty lineal feet (30 l.f.) of building frontage adjacent to the planting area.
- All trees shall be a minimum of twenty-four inch (24") box in size.
- The street frontage landscaped area along Grand Avenue shall be a minimum of thirty feet (30') in width.
- The street frontage landscaped area along 79th Avenue shall be a minimum of twenty-five feet (25') in width.

All landscaping shall meet the minimum requirements set forth in the City of Peoria Zoning Ordinance.

SITE LIGHTING

All lighting throughout the community shall comply with all applicable outdoor lighting provisions as adopted by the City of Peoria. The following provisions shall also apply:

- accent lighting of selected architectural, landscape and/or hardscape features will be allowed and is encouraged. Said lights shall be fully shielded and directed down;
- exterior lighting fixtures shall be located and oriented to focus light inward from edges of the parcel;
- all primary light fixtures shall be metal halide;
- the design of lighting fixtures and their structural support shall be of a scale and architectural design compatible with on-site buildings throughout the center;
- light fixtures that illuminate large areas from a single source are prohibited;
- pedestrian scale lighting features shall be provided in areas designed for pedestrian activities such as plazas, courtyards, pathways, and seating areas but excluding parking only areas. Such pedestrian lighting fixtures will complement the general architectural style;
- the use of decorative wall-mounted sconces or light fixtures is encouraged;
- all concrete light pole bases shall be designed to match the standards set for the entire development;
- no light poles shall exceed 15' in height along residential boundaries, and all light poles, with the exception of light bollards, shall be located at a minimum of 30' away from residential boundaries; and,
- a photometric plan shall be required for all non-residential development applications to demonstrate that no lighting level will exceed one-foot candle along property lines.



SCREENING, FENCING AND WALLS

Screening will be accomplished by the use of landscape material, walls and berms. Specific screening measures will be identified with the Site Plan and will be tailored to the particular use; however such screening measures shall be consistent with the building on-site in material and color. Buffers from existing single-family residential development to the north and south are an important component to the Peoria Place development plan. Additional neighborhood meetings were conducted in order to present and discuss the conceptual buffering plans (see Exhibits H, M and N) with existing property owners.

Screening measures will be applied to the edges of the property adjacent to existing single-family residential development through the use of perimeter walls and landscaping. Walls and fences are generally used for security purposes to define ownership, to mitigate nuisances such as noise, and to screen areas from public view. Walls and fences should be kept as low as possible while performing their functional purpose. The height of perimeter walls shall be determined by City staff. A noise study shall be submitted for all single- and multi-family residential development adjacent Grand Avenue, 83rd Avenue or Cotton Crossing. The Developer shall design and construct all noise walls in conformance with the approved noise study.

All parking areas where parked cars face the street shall be screened from the public rights-of-way by a minimum three foot (3') high solid wall, landscape berm, or combination. Screen walls shall be commercial grade and designed to complement the architectural design of the buildings on-site. Earthen berms are encouraged in the multi-family parcels (5-7) at a minimum height of one and one-half feet (1.5') and landscaping shall achieve the same effect as the required three-foot (3') high screen wall.

Loading and/or service areas shall not be located at the front of buildings, but rather shall be placed to the side or rear of the lot and shall meet the distance standards per Article 14-23 of the Peoria Zoning Ordinance. Service areas shall be screened with walls and/or landscaping at a minimum height of six feet (6').

Trash collection areas shall be screened by minimum six foot (6') high masonry or masonry with plaster finish wall, color coordinated with adjacent building detailing and further screened by landscaping. Enclosure gates shall be designed to complement the building architecture. Refuse collection areas shall not be permitted between any street and the building setback line. All trash enclosures shall meet City of Peoria requirements per Detail #27. Trash enclosures in the multi-family parcels shall be located a minimum of sixty feet (60') from any residential building.

Utility and/or mechanical equipment shall be fully screened per City of Peoria requirements.

PARKING AND ACCESS

Vehicular access to Peoria Place is provided from 83rd Avenue, Cotton Crossing, Monroe Street, Grand Avenue, Mountain View Road/81st Avenue and 79th Avenue. The internal circulation network provides convenient access for both vehicles and pedestrians. Pedestrian access is



provided throughout the community to allow residents to walk to and from their homes and the nearby shops, restaurants and offices as well as the Peoria Municipal Complex and the historic downtown.

Parking for residents of the multi-family parcels will be accommodated within designated parking areas, which will include shade structures. The site area dedicated to on-site vehicle drive aisles and parking areas within these parcels shall not exceed 30% of the net site area. All driveways for the multi-family parcels must be spaced a minimum of 200' from any other driveway.

Parking spaces for the commercial and office uses will be situated between buildings in such a manner so as to avoid large parking fields along the perimeter roads. The parking areas will be broken up by lush landscaping.

Parking shall be provided per article 14-23 of the City of Peoria Zoning Ordinance. Minimum dimensions of parking stalls, driveways, parking lot islands, and other improvements shall conform to the City of Peoria requirements.

Parking canopies are permitted, not to exceed eight (8) parking stalls in length, and shall be architecturally compatible with the buildings. Design of parking canopies shall be upgraded through the use of fascia, skirts, or other details compatible with the building architecture of the center. Parking canopies will not be permitted in the front of buildings.

ENHANCED DESIGN REVIEW STANDARDS

The architectural style depicted on the attached exhibits was uniquely designed for Peoria Place and may be described as "contemporary regional". Peoria Place will embody a unique environment with creative architectural design of a particular character with desert appropriate scale and colors. The community will have an interesting variety of materials, forms, details, and color, all coordinated to create a lively, exciting space, conducive to attracting residents over and over again. It is meant to be a focal point for the community. Design elements to guide site design and building architecture throughout the commercial parcels include the following:

- building entry accentuation through the use of building materials, architectural design and specimen landscaping;
- four-sided architecture to ensure that the architectural theme/style of the center is articulated on all sides of buildings with the continued use of colors and materials;
- design emphasis shall be placed on those sides of buildings with arterial roadway frontage;
- buildings shall require building wall articulation to help create pedestrian scale and a sense of quality;
- a variety of architectural forms, both horizontal and vertical that avoid any monotony and change as one progresses through the community. This shall include:
 - variation in the building heights, rooflines and form,
 - use of ground level arcades and covered areas,



- the use of protected and recessed entries,
 - the use of vertical accents,
 - inclusion of windows on elevations facing streets and pedestrian areas,
 - variations in rooflines,
 - increasing the amount of building openings through which passive light may pass, and,
 - internalizing downspouts;
- interesting combinations of public spaces between buildings that create special nodes of experience;
 - architectural elements may include towers, arcades, varying roof shapes, awnings (both flat metal and canvas fabric), recessed entrances to shops, trellis, tile or standing seam metal roofs combined with flat roof elements and planter walls;
 - upgraded design detail in terms of textural hardscape, extensive desert appropriate landscape (both in-ground and pots), exciting environmental graphics and dramatic lighting;
 - building materials will include a palette of metal roofs, concrete masonry units, brick, stucco, stone facing and decorative metal accents.
 - color palette will be carefully selected to create variety and timeless character, while staying constant to the desert/mountain environment. Colors will include desert earth tones and various types of stone that blend into the surrounding built and natural environment;

All projects in the Peoria Place PAD shall be subject to the City's Design Review processes. Site Plans and building elevations for development throughout Peoria Place shall embody a character that is consistent with the above design standards and the conceptual images provided herein.

RESIDENTIAL DESIGN GUIDELINES

Residential design guidelines will be fully developed and incorporated into the CC&Rs for the community. They will be further defined as part of the subdivision platting review and approval process.

The residential design guidelines are intended to promote well designed, walkable neighborhoods and streets, and address the overall design concept of Peoria Place, as well as satisfying the City's development quality control standards. These guidelines will ensure that the architectural design, style and quality of the residential component of Peoria Place is compatible with surrounding neighborhoods, and will be utilized as the basis of design review by the property owners' association, to review the final housing products presented to them at a future time.



MULTI-FAMILY DEVELOPMENT PERFORMANCE STANDARDS

The following performance standards will help insure that a multiple residence development promotes a functional and compatible relationship with adjacent land uses, incorporating provisions which assure mutual compatibility.

Landscape/Open Space Design – Landscaping will be significant, with extensive planting throughout the site. The use of palms, turf, annuals, evergreens/deciduous leafy trees, flowering shrubs and other plant material will be encouraged to maintain the lush and green theme year round. The goal of the landscape design is to:

- Create a green and lush distinctive landscape that enhances the historic theme of the area.
- Design hardscape features that integrate into the architecture in a meaningful and proportional manner.
- Create landscapes that complement and reinforce the strength and style of the architecture.
- Establish a landscape image that relates to adjacent properties and promotes a cohesive integrated street frontage along Grand Avenue.
- Provide recreation areas to serve the residents. The facilities provided in these areas will vary, depending on the tenant mix expected/desired by the developer, but facilities must be provided throughout the project and have a functional relationship to the buildings and individual units in the development.

Site Design – Each multi-family residential parcel will be developed to ensure that building, parking, pedestrian/open space, entrances and retention areas are compatible with adjacent development. General guidelines for site design include:

- Maintaining appropriate distances between structures to minimize the impact of parking.
- Incorporate pedestrian circulation and open spaces, with benches, outdoor eating areas and courtyards, enhanced through the utilization of a variety of materials, landscaping, signage, and lighting.
- Site lighting shall be designed in accordance with common light standards for the PAD and located so as to minimize dispersion of light onto any adjacent single-family residential properties, yet be adequate for safety and visibility of directional signage.
- Screening ancillary structures and equipment (such as dumpsters, mechanical equipment, electrical equipment, etc.) from public view. These screens shall be designed and utilize appropriate materials and colors maintaining compatibility with the respective buildings.
- Building structures and parking shall be contained by a continuous landscape perimeter, interrupted only by access drives. The landscape perimeter shall be compatible to the landscape theme of adjacent thoroughfares to reinforce the landscape design of that street.
- Parking areas shall include landscape treatments to break up the monotony of a large paved area and provide shade and defined access points, with parking aisles oriented to facilitate pedestrian movement to the residential building(s) served as well as to adjacent pedestrian paths of movement. Parking canopies or parking structures shall be architecturally linked to the primary structure.



- Locate building heights and masses according to the intensity of the adjacent use. Shorter buildings with smaller footprints should be sited near lower intensity uses; and taller, more massive buildings located near higher intensity uses.
- Locate components of the development which generate noise (such as active recreation areas, trash dumpsters, maintenance buildings, and car washes), where they will not disturb adjacent uses.
- Trash dumpster enclosures must be located and designed in accordance with the following provisions: 6-foot masonry wall and a gate must enclose all dumpsters; the design of the wall and gate must be consistent with buildings and screen walls in the development; dumpsters should be located away from adjacent residential uses and a minimum of 25 feet from residential buildings within the project.
- Site-mounted equipment, trash containers and other ancillary structures shall be screened from view, both from adjacent properties and surrounding streets.
- Arrange buildings on the site to provide interest to the street scene.
- Open space and retention areas should be located next to lower intensity uses in order to increase building separations. Increasing landscape buffers along the perimeter will allow larger buffer areas between parked vehicles and the property line.
- Special entry features shall be provided, including, but not limited to, decorative entry signage, pedestrian areas with stamped concrete or specialty pavers, water features, sculptures, ramadas or public art.

Building Design – The design of the buildings in multiple residence developments must not only be appropriate to regional architecture and climate, but provide a high-quality living environment for residents; one that combines privacy and convenience with a sense of neighborhood.

Rooflines, relative building heights, orientation of entrances and other major architectural elements of the buildings shall be designed within the context of the overall PAD. Building design shall complement the surrounding area, with contrast encouraged where appropriate or beneficial to the overall development. Buildings shall include articulated wall planes, projections and recesses to provide shadow and depth, and will combine multi-story forms with stepped, stacked or sloped facades.

SIGNAGE STANDARDS

Signage will be an important design element for Peoria Place. A creative comprehensive sign package will be implemented and provided at a later date. Strong emphasis will be placed on the identity signage for the non-residential component of this development by the use of individual tenant signs and directional signs. Creative use of color, materials, and lighting will be strongly encouraged. Signage will also become an important element of the entryways to the community. Signage design will coordinate directly with the architecture of the project. Sign types will be identified with the comprehensive sign package.



INFRASTRUCTURE ANALYSIS

Wastewater – The proposed development will follow the criteria set forth in the City of Peoria Wastewater Master Plan. Where possible, sewer mains will be located in drive aisles to be readily available for access and maintenance. The site consists of approximately 93 acres ± of residential use and 34 acres ± of commercial/office uses. This yields a projected average daily flow of 430,720 GPD (gallons per day) or 1,722,880 GPD (using a peak factor of 4.0) for peak hour demands. There are existing, adjacent sanitary sewer facilities in 83rd Avenue, and existing 10-inch sanitary sewer in the 79th Avenue alignment running through the subject property and an existing 8-inch PVC sanitary sewer in Hatcher Road that flows east to west to 81st Avenue.

Water – The proposed development will follow the criteria set forth in the City of Peoria Water Master Plan. Where possible, water mains will be located in drive aisles to be readily available for access and maintenance. The site consists of approximately 93 acres ± of residential use and 34 acres ± of commercial/office uses. This yields a projected average daily demand of 724,695 (gallons per day), and a maximum hour water demand of 1,539 GPM. There are existing, adjacent water facilities consisting of a 12-inch PVC water main in 83rd Avenue adjacent to the subject property, an existing 6-inch water main in 83rd Avenue from Cinnabar Avenue south, and existing 12-inch water main in Mountain View Road and 81st Avenue, and an existing 8-inch water main in Hatcher Road that connects to the 16-inch line in 83rd Avenue.

The City of Peoria may require installation of a new 16-inch water main along realigned 83rd Avenue for the purpose of connecting the pressure zone north of Grand Avenue to the pressure zone south of Grand Avenue. Development for the new Wal-Mart site which includes realigned 83rd Avenue between Grand Avenue and Peoria Avenue will also include installation of a new 16-inch water main along 83rd Avenue from Peoria Avenue, south to and under Grand Avenue.

Drainage – The majority of the Site is currently covered by alfalfa crops with a parking lot in the southeast corner. The existing terrain slopes to the southwest at approximately 0.4%. Offsite storm water from the northeast of the Project Site is picked up by existing storm drain infrastructure in the adjacent Sunset View subdivisions and by the future Wal-Mart development to the northeast. The project Site is located in FEMA Zone X. According to the “City of Peoria Standard Design Criteria”, 100-year, 2-hour stormwater retention must be provided onsite. In addition, all ½ streets must be included in the stormwater retention calculations with the exception of Grand Avenue as it has existing storm drain infrastructure which accommodates all retention and runoff. It is anticipated that onsite stormwater storage will be in the form of underground tanks and surface retention basins. It is possible that existing stormwater infrastructure in 83rd Avenue may be used to bleed off a percentage of retained stormwater within the required 36 hour time frame. In addition, drywells are proposed to be employed to allow stormwater to percolate into the underlying soils.



TRAFFIC IMPACT AND ROADWAY STANDARDS

A preliminary traffic and parking analysis is provided herein to address roadway infrastructure, existing legal access to and through the project, existing studies or projects in the vicinity, existing adjacent right-of-way and planned right-of-way dedications and improvements. A Conceptual Circulation Plan is also provided with the exhibits that demonstrates the hierarchy for major vehicular and pedestrian circulation routes.

