

STANDARDS AND GUIDELINES REPORT

for

PROVIDENCE PROFESSIONAL PARK

7825 West Deer Valley Road

Peoria, Arizona 85832

Case Number:
Z19-06

PLANNING & ZONING
Planned Area Development Approval
P/Z Commission Date: 01/16/2020
City Council Approval Date: 02/18/2020
Planner: Amanda Beck
Administrative Approval Date: 03/03/2020

December 2019

PRE-CEG Project No. 17-072



4655 N Flowing Wells Road
Tucson, AZ 85705
(520) 690-1669



12409 W Indian School Road, Ste C303
Avondale, AZ 85392
(623) 536-1993

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1. PRINCIPLES AND DEVELOPMENT TEAM

OWNER

Fellowship of Grace Church
7825 West Deer Valley Rd
Peoria AZ 85832

CIVIL ENGINEER

CEG Applied Sciences
Nate Cottrell, PE
12409 W Indian School Rd Suite 303
Avondale AZ 85392

ARCHITECTURE

Deutsch Architecture
Group Karen Ohmann
4600 East Indian School Rd
Phoenix AZ 85018

LANDSCAPE

Sherman Design Studios
Jeffery Sherman, RLA
1121 East Carter Dr
Tempe AZ 85282

TRAFFIC ENGINEERING

United Civil Group
Sarah Simpson
7th Ave #16
Phoenix AZ 8500

2. INTRODUCTION

This Standards and Guidelines Report has been prepared to support the rezoning of the property located at 7825 West Deer Valley Road, Peoria, Arizona (the "Site") from Suburban Ranch (SR-35) to a Planned Area Development (PAD) which will be known as Providence Professional Park. The PAD zoning will occur in a manner which is: **a)** consistent with the intent of the General Plan; **b)** proceeds in a manner that respects and addresses the surrounding neighborhood priorities and concerns; and **c)** is responsive to the City of Peoria's Goals and Objectives for development.

The Fellowship of Grace Church (FGC) currently owns the property where its church facilities occupy approximately the middle third of the 5.04-acre gross area (4.27-acre net area) parcel; APN # 200-19-018E. The proposed Providence Professional Park PAD zoning will allow for infill

development of the Site that is consistent with the surrounding developments along West Deer Valley Road, while preserving the existing church.



Figure 1 - Aerial Photo

3. LEGAL DESCRIPTION OF PROPERTY AND PARCELS

APN: 200-19-018E

The property is generally located at the southwest corner of Deer Valley Road and 78th Avenue. See Appendix D for the full legal description.

4. CONCEPTUAL DEVELOPMENT PLAN

The proposed rezoning to PAD will have underlying zoning of Office Commercial (O-1). The PAD will accommodate the existing church and church services in addition to allowing for infill development of the northern portion of the Site with an approximately 9,500 square-foot commercial building.

The new development will divide the existing single parcel into two new parcels, with Lot A being the northern 1.91 acres and Lot B comprised of the balance of the original parcel; including the

existing church building. An existing permitted cell tower facility that is south of the church building will also remain in service on Lot B.

The day of week and/or hour of day parking demand for Lot A and Lot B will be non-coincident. The Covenants, Codes and Restrictions and/or recorded easements will indicate shared parking. Given the “peak demand” for each type of use (e.g. Sunday morning services and weekend events such as weddings for the church and weekday business hours for commercial customers), the proposed zoning allows for complementary land uses that buffer the adjacent residential neighborhood from the more intense commercial uses further east along Deer Valley Road.

The design standards for the PAD will provide for context-sensitive architecture that ensures any new commercial building blends with the existing church building to create a consistent look throughout the Site. Architectural styles will reflect similar architectural features as the adjacent commercial and professional buildings located at Deer Valley Road and 75th Avenue to continue the commercial corridor.

5. PRINCIPAL, CONDITIONAL, AND ACCESSORY USES

Unless otherwise stated below the Principally Permitted, Conditionally Permitted, and Accessory uses on this Site shall be in accordance with the Office Commercial District (O-1) as identified within the *City of Peoria Zoning Ordinance*

CONDITIONALLY PERMITTED:

- Banks and Financial Institutions
- Medical Laboratories (Not as Accessory Use to Medical Office or Clinic)

6. DEVELOPMENT STANDARDS

The Development Standards for the site shall be as identified by the *City of Peoria Zoning Ordinance* for the Office Commercial District (O-1) except as modified by the PAD. Design Review standards shall be in accordance with the *Peoria Design Review Manual*.

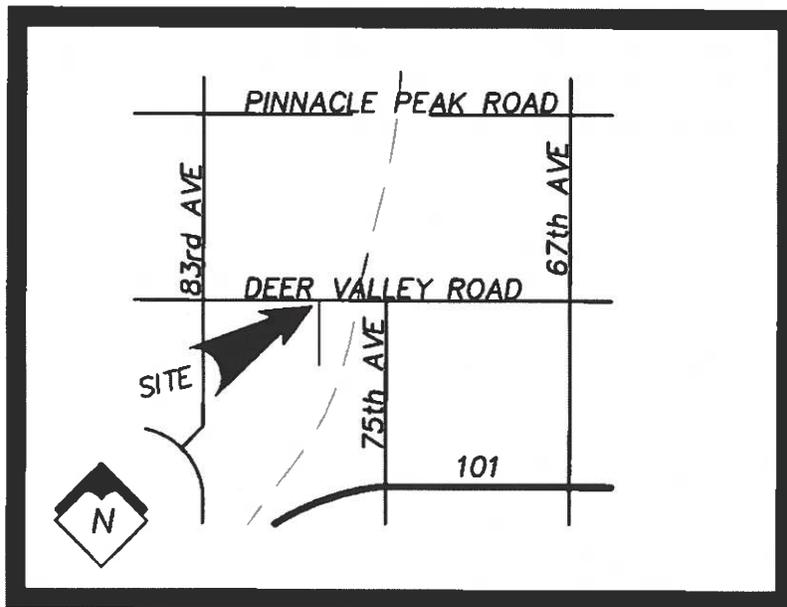
7. PROJECT LANDSCAPE STANDARDS

Landscape standards for the Site shall be in accordance with the requirements for the O-1 Zoning District as outlined in Section 21-815 through 21-822 of the *Zoning Ordinance* and the *Peoria Design Review Manual*, except as modified herein:

- The landscape buffer between the non-residential PAD district with the adjacent residential district along the western property line is fifteen (15) feet.
- The landscape buffer between the non-residential PAD district with the adjacent residential district along the southern property line is twenty (20) feet.

APPENDIX A

Vicinity Map



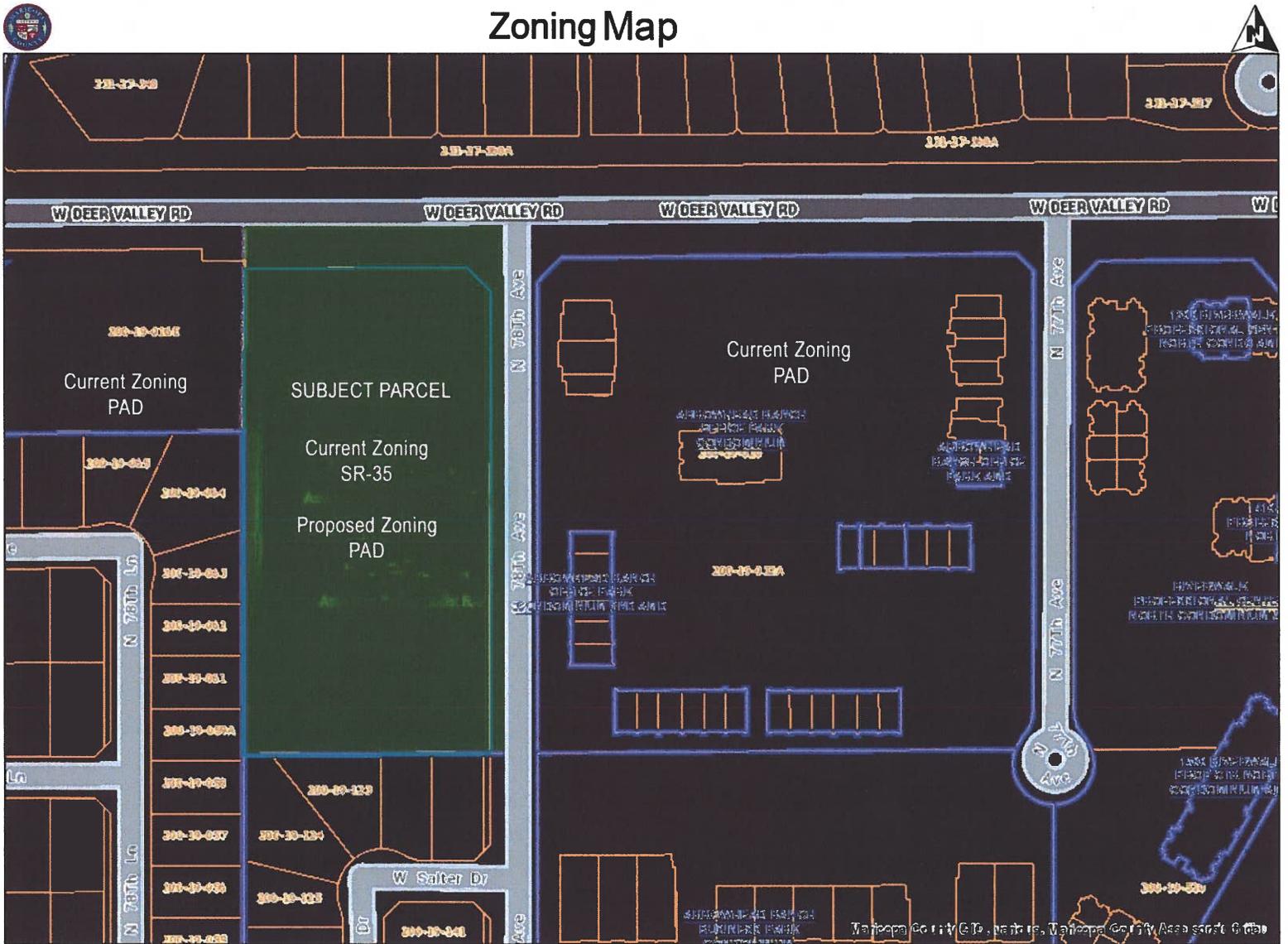
VICINITY MAP

SCALE: NTS



APPENDIX B
Proposed Zoning Map

Zoning Map



APPENDIX C

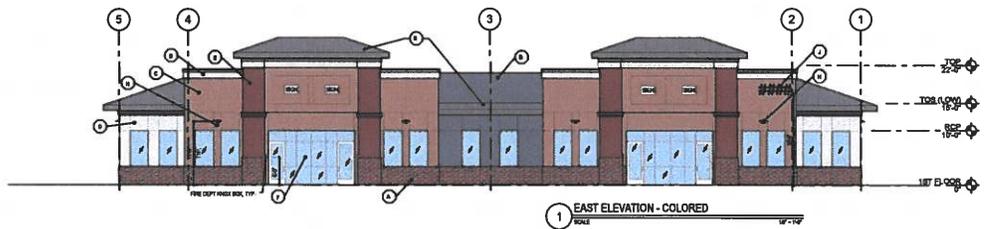
Conceptual Plat Map

Conceptual Site Plan

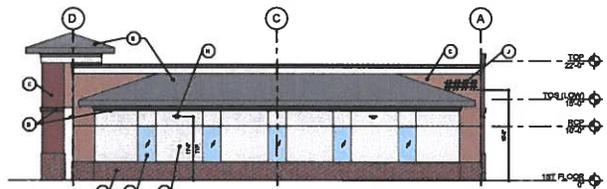
Conceptual Architectural Elevations



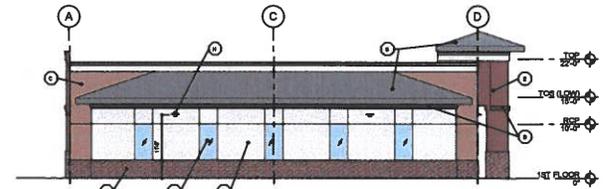
5 PERSPECTIVE - COLORED
SCALE



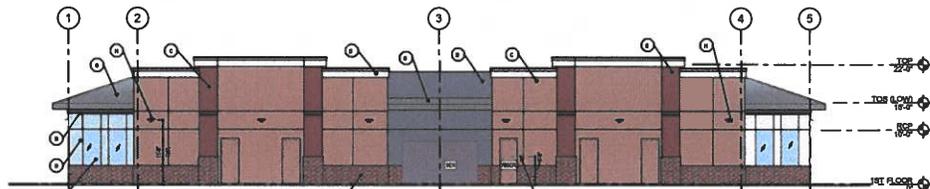
1 EAST ELEVATION - COLORED
SCALE



2 NORTH ELEVATION - COLORED
SCALE



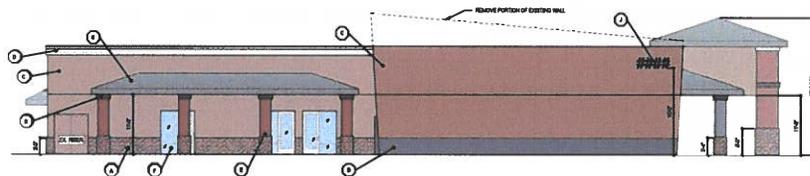
4 SOUTH ELEVATION - COLORED
SCALE



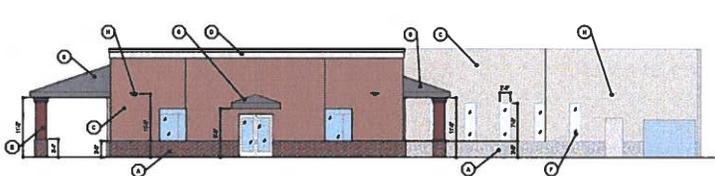
3 WEST ELEVATION - COLORED
SCALE

MATERIAL LEGEND	
1	TRENDSETTER INTERIOR COLOR GRAUO FACE
2	RECCOPY, IN-PUR
3	COLOR W/8 BENTONE
4	SP
5	COLOR, CONCRETE PADE
6	COLOR, ENCAUSTIC TILE, CERAM
7	COLOR, CONCRETE PADE
8	COLOR, W/8 BENTONE
9	SP
10	COLOR, CONCRETE PADE
11	COLOR, ENCAUSTIC TILE, CERAM
12	SP
13	COLOR, CONCRETE PADE
14	COLOR, W/8 BENTONE
15	COLOR, ENCAUSTIC TILE, CERAM
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17	COLOR, CONCRETE PADE
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33	COLOR, CONCRETE PADE
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37	COLOR, CONCRETE PADE
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65	COLOR, CONCRETE PADE
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92	SP
93	COLOR, CONCRETE PADE
94	COLOR, W/8 BENTONE
95	COLOR, ENCAUSTIC TILE, CERAM
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97	COLOR, CONCRETE PADE
98	COLOR, W/8 BENTONE
99	COLOR, ENCAUSTIC TILE, CERAM
100	SP

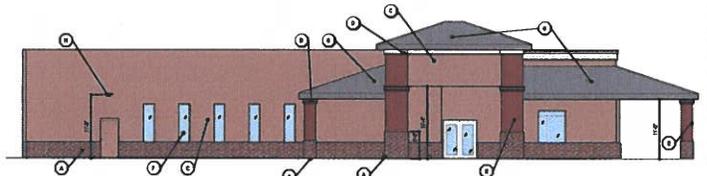
CONCEPTUAL AND ARCHITECTURAL DRAWINGS, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE PRELIMINARY DESIGN PROCESS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECTURE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND MATERIALS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR DURING THE DESIGN PROCESS.



1 CHURCH - EAST - COLORED
SCALE UP-1/4\"/>

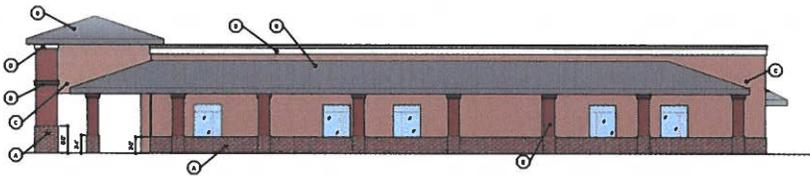


2 CHURCH - SOUTH - COLORED
SCALE UP-1/4\"/>



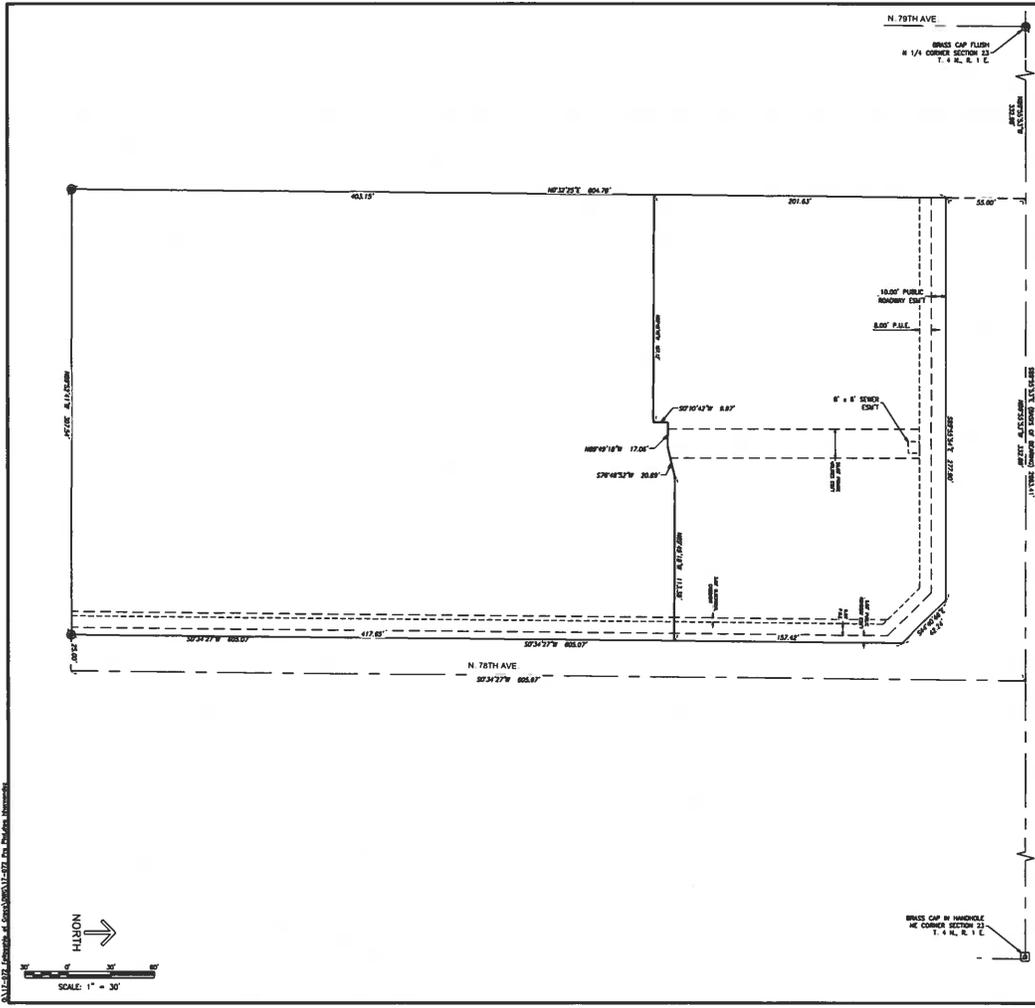
3 CHURCH - NORTH - COLORED
SCALE UP-1/4\"/>

MATERIAL LEGEND	
1	TRUSSSTONE INTERIOR COLOR GROUND FACE
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197	COLOR SPKELITE CERAMIC
198	SPR
199	COLOR EXTERIOR PAINT
200	COLOR SPKELITE CERAMIC



4 CHURCH - WEST - COLORED
SCALE UP-1/4\"/>

CONCEPTUAL AND SCHEMATIC DESIGN, INCLUDING RENDERINGS, ARE CREATED FOR THE SOLE PURPOSE OF DEVELOPING A DESIGN CONCEPT. THEY ARE PART OF THE INITIAL DESIGN PROCESS THAT LEADS TO A MORE DETAILED DESIGN. NOT THE OPERATIVE DOCUMENTS. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT THE FULL SCOPE OF THE PROJECT DESIGN. THE USE OF THESE CONCEPTUAL AND SCHEMATIC RENDERINGS FOR ANY PURPOSE OTHER THAN AS STATED BY THE ARCHITECT IS PROHIBITED.



AREA

LOT A
 GROSS AREA = 83,068 S.F. (1.81 ACRES)
 NET AREA = 58,810 S.F. (1.37 ACRES)

LOT B
 GROSS AREA = 128,524 S.F. (2.93 ACRES)
 NET AREA = 128,082 S.F. (2.89 ACRES)

BASIS OF BEARING
 THE BASIS OF BEARING IS SOUTH BY 55° 53' EAST AS MEASURED ALONG THE NORTH LINE OF THE WESTMOST QUARTER OF SECTION 23, T. 4 N., R. 1 E.

EXISTING ZONING
 SUBURBAN RANCH (SR-35)

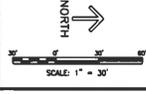
PROPOSED ZONING
 PLANNED AREA DEVELOPMENT (PAD)

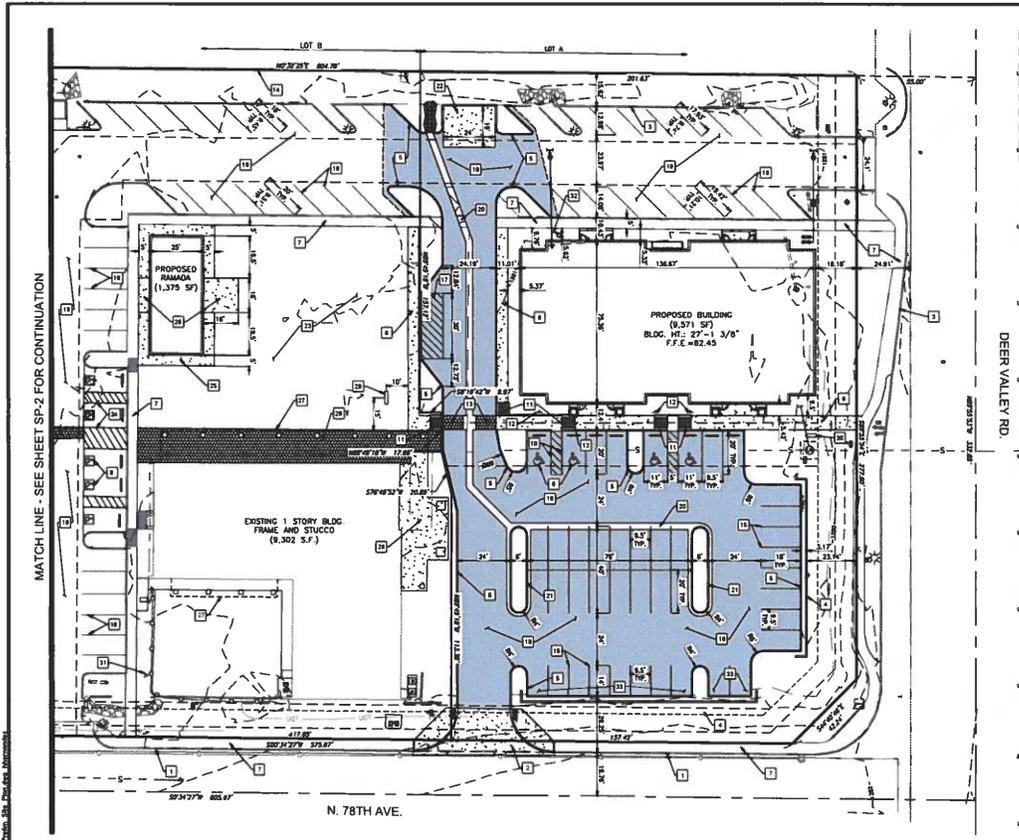
LEGEND

- ☐ MONUMENT, FOUND AS NOTED
- BOUNDARY LINE
- DISTANCE ALONG LINE AS NOTED
- CONTIGUOUS R.O.E.

OWNER	
PLANNING OF BRICK CHURCH 7285 W DEER VALLEY ROAD PEORIA, ARIZONA 85382	
ENGINEER	
C.D. JAMES BOGGS 111 WEST CENTER ST. SUITE 100 PEORIA, ARIZONA 85382 (520) 325-1111	
DATE: 05/22/13	PROJECT: 17-072
CHECKED BY: [Signature]	PURPOSE: [Blank]
PRELIMINARY PLAT PLAN FOR PROVIDENCE PROFESSIONAL PARK 7285 W DEER VALLEY ROAD PEORIA, ARIZONA 85382	
PRE-COB	
TAMAR INDUSTRIES, INC. 1000 N. GARDEN AVE. SUITE 100 PEORIA, ARIZONA 85382	
SHEET 1	OF 1
5.01	

ALL RIGHTS RESERVED BY CONSULTING ENGINEER. THIS PLAN IS UNLAWFUL TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.





MATCH LINE - SEE SHEET SP-2 FOR CONTINUATION

DEER VALLEY RD.

LEGAL DESCRIPTION
 THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GUA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
 EXCEPT THE EAST 25 FEET, AND EXCEPT ALL OIL, GAS AND OTHER MINERAL RIGHTS RESERVED IN PART BY THE UNITED STATES OF AMERICA.

PROJECT DATA
 ADDRESS: 7825 W DEER VALLEY RD
 CREDIT ZONING: SUBURBAN RANCH (SR-20)
 PROPOSED ZONING: PLANNED AREA DEVELOPMENT (PAO)
 APRIL 2001-19-0116
 PRICE: GROSS AREA = 218,500 S.F. (5.04 ACRES)
 NET AREA = 188,882 S.F. (4.28 ACRES)
 PROPOSED LOT A: GROSS AREA = 83,058 S.F. (1.91 ACRES)
 NET AREA = 80,810 S.F. (1.87 ACRES)
 PROPOSED LOT B: GROSS AREA = 138,551 S.F. (3.13 ACRES)
 NET AREA = 128,082 S.F. (2.99 ACRES)

BUILDING AREAS
 LOT A
 NEW BUILDING: 9,571 S.F.
 LOT B
 EXISTING CHURCH: 9,302 S.F.
 NEW GARAGE: 2,025 S.F.
 NEW RAMADA: 1,379 S.F.
 TOTAL COVERED: 23,075 S.F.
 LOT COVERAGE: 32,876/106,141 S.F. = 12.14%

NEW BUILDING LOT A
 CONSTRUCTION TYPE: W-4, ASD SYSTEM
 ALLOWABLE AREA: 72,000 S.F. (DABLE MILK)
 OCCUPANCY: BUSINESS GROUP B

PAO SITE PARKING REQUIREMENTS
 PARKING IS DONE ON LOTS A & B. SEE OF TOTAL FOR AN INDIVIDUAL LOT IS MINIMUM STALLS FOR THAT LOT.

LOT A PARKING ANALYSIS
 BASIC ZONING REQUIREMENT: SHELL OFFICE BLDG - 1 STALL/175 S.F.
 TOTAL (SHARED) STALLS REQUIRED (9,571 S.F.) x (1 STALL/175 S.F.)
 MINIMUM NO. OF STALLS ON LOT A = 508 OF 55 = 28 STALLS
 MINIMUM NO. OF ACCESSIBLE STALLS = 3 ACCESSIBLE STALLS
 NO. OF COMPACT STALLS ALLOWABLE TOWARD THE REQUIRED STALL COUNT FOR LOT A = 156 OF 55 STALLS = 8 STALLS
 NO. OF COMPACT STALLS PROVIDED ON LOT A IS 10. THEREFORE
 DEFICIT 2 STALLS FROM TOTAL STALL COUNT
 MINIMUM STALL COUNT = 58-2=56 STALLS
 57 STALLS FROM ZONING MINIMUM OF 55 REQUIRED STALLS AND EXCESSIVE TWO SHARED STALLS FOR 28 STALLS MINIMUM PROVIDED ON LOT A

LOT B PARKING ANALYSIS
 BASIC ZONING REQUIREMENT: MOODER ASSEMBLY = 1 STALL / 4 SEATS
 TOTAL (SHARED) STALLS REQUIRED : (202 OCCUPANT LOAD) x (1 STALL/4SEAT) = 51 STALLS
 MINIMUM NO. OF STALLS ON LOT B = 508 OF 51 = 28 STALLS
 MINIMUM NO. OF ACCESSIBLE STALLS = 3 ACCESSIBLE STALLS

LOT C PARKING ANALYSIS
 BASIC ZONING REQUIREMENT: MOODER ASSEMBLY = 1 STALL / 4 SEATS
 TOTAL (SHARED) STALLS REQUIRED : (202 OCCUPANT LOAD) x (1 STALL/4SEAT) = 51 STALLS
 MINIMUM NO. OF STALLS ON LOT C = 508 OF 51 = 28 STALLS
 MINIMUM NO. OF ACCESSIBLE STALLS = 3 ACCESSIBLE STALLS

LANDSCAPE REQUIREMENTS
 LANDSCAPE PROVIDER: SEE LANDSCAPE WORK SHEET
 LANDSCAPE PROVIDER: SEE LANDSCAPE WORK SHEET
 OWNER:
 FELLOWSHIP OF GRACE CHURCH
 7825 W DEER VALLEY ROAD
 PEORIA, AZ 85363
 CONTACTS: PAUL QUADRETTI (702) 540-3304
 ALAN THORSON (602) 510-0700

OWNER	
FELLOWSHIP OF GRACE CHURCH 7825 W DEER VALLEY ROAD PEORIA, ARIZONA 85363 PREP DRAWING DATE 04-19-01 PLAN NUMBER 010-19-010	
ENGINEER	
C/O PREP SERVICES ONE E NEW TERRACE IN CBS ARIZONA, PEORIA, ARIZONA (602) 540-1801 CHECK: ROBERT WARR, P.E.	
DESIGNED BY:	DATE:
CHECKED BY:	DATE:
SCALE:	PURPOSE:

PRELIMINARY SITE PLAN FOR PROVIDENCE PROFESSIONAL PARK
 7825 W DEER VALLEY ROAD
 PEORIA, ARIZONA 85362

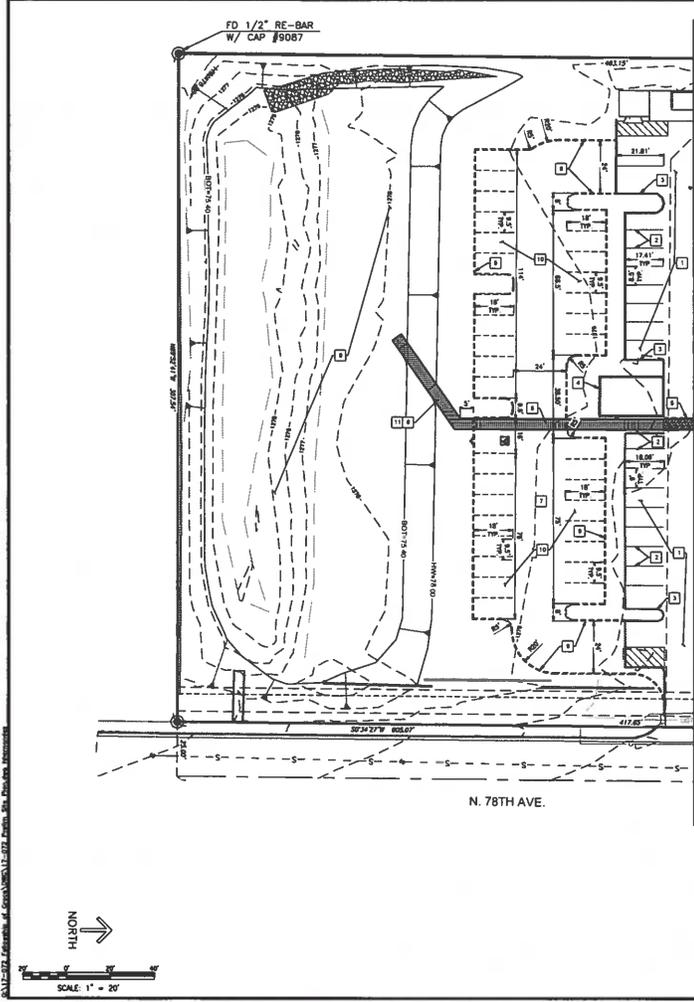


NOT FOR CONSTRUCTION
 SHEET 2 OF 20
 SP-1

SITE PLAN KEYNOTES

- EXISTING CONCRETE VERTICAL CURB CUT PER CIVIL PLAN.
- NEW CONCRETE CURB CUT PER CIVIL PLAN.
- EXISTING CONCRETE VERTICAL CURB.
- 3'-0" HIGH SCREEN WALL PER LANDSCAPE PLANS.
- 6" CONCRETE CURB PER CIVIL PLANS.
- 6" CONCRETE BODIM/W/ SCORE JOINTS AT 9'-0" AND EXPANSION JOINTS AT 20'-0".
- EXISTING CONCRETE BODIM/W/ SCORE JOINTS AT 20'-0".
- EXISTING ACCESSIBLE STRIP, PAINTED ON PAVEMENT.
- 6" WIDE YELLOW PAINTED DIAGONAL STRIPING AT 24" O.C. AND AT THE PERIMETER.
- WRAP UP 1:1.2 MAX. SLOPE. PROVIDE SCORE JOINTS PER 2010 ADA STANDARDS.
- ACCESSIBLE SIGNAGE.
- ACCESSIBLE ROUTE CROSSING - CONSTRUCTED W/CONCRETE PAVEMENT UNITS, BOX PATTERNS.
- EXISTING CURB PERIMETER SCREEN WALL.
- 4" WIDE WHITE PAINT PARKING STRIPES.
- EXISTING STRIPED PARKING STALLS.
- NEW 10' x 30' LONGING BENCH.
- NEW A/C PAVING PER CIVIL PLANS.
- EXISTING A/C PAVING TO REMAIN.
- CONCRETE WALKWAY OUTLET.
- VERTICAL CURB & GUTTER.
- DOUBLE WIDE BOX ENCLOSURE.
- OPEN SPACE AREA PER LANDSCAPE PLAN.
- EXISTING STRIPING FOR ADA PARKING STALLS.
- 2' BOUNDED GRANITE PERIMETER BUFFER AROUND RAMADA PER LANDSCAPE PLAN.
- 4" CONCRETE SLAB W/4" SQUARE DIAGONAL SUBCUT SCORING PER CIVIL PLAN.
- DRIP LINE OF NEW COVERED WALKWAY CANOPY.
- NEW CONCRETE PAVEMENT WALKWAY SIMILAR TO CROSSING PAVING PER KEYNOTE 13.
- EXISTING CHRISTIAN (CORRODED STEEL) CROSS RELOCATED AS SHOWN.
- MONUMENT SIGN, SHOWN FOR SITE PLAN ONLY. MONUMENT SIGN SHALL BE PERMITTED SEPARATELY.
- NEW FDC.
- EXISTING FDC.
- COMPACT STALLS (10 TOTAL)





MATCH LINE - SEE SHEET SP-1 FOR CONTINUATION

SITE PLAN KEYNOTES □

1. EXISTING A/C PAVING.
2. EXISTING STRIPED PARKING STALLS.
3. EXISTING EXTRUDED CONCRETE CURB.
4. EXISTING CELL TOWER FACILITY.
5. NEW ACCESSIBLE ROUTE CROSSING - CONSTRUCTED WITH CONCRETE PAVEMENT, BLOCK PATTERN, SIMILAR TO LIST A.
6. ADA ACCESSIBLE CORNERED GRASS PAVEMENT PLAYFIELD IN DETENTION BASIN.
7. FUTURE PAVING TO BE COVERED W/ DEGRADED GRANITE PER LANDSCAPE PLANS.
8. EXISTING DETENTION BASIN RECONFIGURED AND LINED WITH LUSH TURF AS RECY PLAYFIELD.
9. 8" CONCRETE VERTICAL CURB PER CIVL PLANS AT BUILD-OUT PHASE.
10. NEW A/C PAVING PER CIVL PLANS TO BE CONSTRUCTED AT BUILD-OUT PHASE 2.
11. ADA PATH MAXIMUM GRADE IS 5% WITH 2% MAXIMUM CROSS SLOPE PER CIVL G & D PLANS.

OWNER	
WELLSRIP OF GRACE CHURCH 7805 W. DEER VALLEY ROAD PEORIA, ARIZONA 85302 PEOPLES CHURCH 7805 W. DEER VALLEY ROAD PEORIA, ARIZONA 85302	
ENGINEER	
DESIGNED BY: PRE-CORP 1500 W. ARIZONA AVENUE, SUITE 100 PEORIA, ARIZONA 85304 PHONE: 623.534.1800 FAX: 623.749.0000	
DRAWN BY: MHN	CHECKED BY: RM
DATE: 05/27/10	PROJECT #: 11-072
PURPOSE: PRELIMINARY SITE PLANS FOR PROVIDENCE PROFESSIONAL PARK	
PRELIMINARY SITE PLANS FOR PROVIDENCE PROFESSIONAL PARK 7805 W. DEER VALLEY ROAD PEORIA, ARIZONA 85302	
PRE-CORP 1500 W. ARIZONA AVENUE, SUITE 100 PEORIA, ARIZONA 85304 PHONE: 623.534.1800 FAX: 623.749.0000	
NOT FOR CONSTRUCTION	
SHEET 3	OF 20
SP-2	

APPENDIX D

Legal Description

Legal Description

The land referred to herein below is situated in the county of Maricopa, state of Arizona, and is described as follows:

The east half of the northwest quarter of the northwest quarter of the northeast quarter of section 23, township 4 north, range 1 east of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the east 25 feet; and

Except the north 55 feet; and

Except the following described property;

Beginning at the point of intersection of the west line of the east 25 feet and the south line of the north 55 feet of said east half of the northwest quarter of the northwest quarter of the northeast quarter of section 23;

Thence southerly 30 feet along said west line of the east 25 feet to a point;

Thence in a northwesterly direction to a point on said south line of the north 55 feet

That is 30 feet westerly from said point of intersection;

Thence easterly 30 feet to the point intersection;

Except all oil, gas and other minerals, as reserved in patent from the United States of America.