Z 89-37A.1

GRAND CANYON AUTOPARK

STANDARDS AND GUIDELINES

PLANNED AREA DEVELOPMENT APPROVAL

P/Z Commission Date N/A

City Council Approval Date N/A

Caroline L Riz 3·3·08

Planner

Approved 2/13/89

Amended 3/3/08

P L A N N E D A R E A D E V E L O P M E N T

STANDARDS AND GUIDELINES

FOR

"GRAND CANYON AUTOPARK"

LOCATED AT

THE NORTHWEST CORNER OF
91ST AVENUE AND BELL ROAD
PEORIA, ARIZONA

JAN 2008
Received
Planning Division
Z89-37A.1
2

September 13, 1989

TABLE OF CONTENTS

I. INTRODUCTION 1

II. THE SITE 1

III. CONSISTENCY WITH THE PEORIA COMPREHENSIVE MASTER PLAN 1

IV. LAND USES 1

V. BUILDING SETBACKS 2

VI. BUILDING HEIGHT 3

VII. ARCHITECTURAL STYLE AND APPEARANCE 3

- A. Concept 3
- B. Materials 3
- C. Roof Tops 4
- D. Ford's Conceptual Elevations 4
- E. Architectural Compatibility With Ford 4
- F. Building Facades 4
- G. Mechanical Equipment 4
- H. Walls and Fences 5
  - 1. Screen Walls 5
  - 2. Interior Dividing Wall/Fences 5
  - 3. Temporary Fences 5

VIII. PHASING 5

IX. SPECIFICATIONS AND STANDARD FOR STREETS, UTILITIES AND SERVICES 6

X. OPENSPACE 6

XI. LANDSCAPING 6

XII. LANDSCAPED AREA MAINTENANCE 7

XIII UTILITY LINES 7

XIV. SIGNAGE 8

XV. PARKING 8

XVI. LIGHTING 8

XVII. SITE PLAN APPROVAL 8

TABLE OF EXHIBITS

EXHIBIT A	P.A.D. LEGAL DESCRIPTION
EXHIBIT B	P.A.D. CONCEPTUAL LAND USE PLAN
EXHIBIT C	FORD'S SITE PLAN
EXHIBIT D	FORD'S CONCEPTUAL BUILDING ELEVATIONS
EXHIBIT E	PHASING PLAN
EXHIBIT F	CIVIL SITE PLAN
EXHIBIT G	FORD'S LANDSCAPING PLAN AND AREA CALCULATIONS
EXHIBIT H	CONCEPTUAL LANDSCAPING PLAN
EXHIBIT I	FORD'S SIGN AND LIGHTING PLAN

I. INTRODUCTION

This "Development Guide" provides a project overview of the vehicle-related Planned Area Development (P.A.D.) planned at the northwest corner of 91st Avenue and Bell Road in Peoria, Arizona. This Guide is intended to provide the City of Peoria with the information necessary to review and approve the requested P.A.D. zoning for the "Grand Canyon Autopark."

II. THE SITE

The P.A.D. is approximately 25.3 gross/22 net acres located at the northwest corner of 91st Avenue and Bell Road in Peoria, Arizona. Approximately 10 net acres of the P.A.D. are under contract to Ford Leasing Development Company and will be developed as a Ford Dealership ["Ford Parcel"]. The balance of the P.A.D. will be developed with vehicle dealership(s) and/or vehicle-related sales and services.

The legal description for the 25.3 gross acres is attached as Exhibit A. The Ford Parcel is indicated on the Conceptual Land Use Plan and on Ford's Site Plan attached, respectively, as Exhibits B and C.

III. CONSISTENCY WITH THE PEORIA COMPREHENSIVE MASTER PLAN

The site is currently zoned C-2 and is designated "Community Commercial" on Peoria's Comprehensive Master Plan. The proposed development, consisting of vehicle dealership(s) and vehicle-related sales and services, is consistent with the definition of "Community Commercial" which provides: these "areas are intended to develop as the major commercial and service activity centers of the community."

IV. LAND USES

Principal uses permitted within the P.A.D. include one or more new and used motor vehicle, marine and/or recreational vehicle dealerships for the sale, lease or rental of new and used vehicles with related service, paint and body repair facilities. Dealerships designed exclusively for the sale of used vehicles shall not be allowed. Principal uses permitted on the non-Ford portion of the P.A.D. also include vehicle-related retail sales, installation and service

establishments. Accessory buildings, structures and uses customarily incidental to a permitted use shall be permitted within the P.A.D. as permitted accessory uses.

The proposed allocation of land uses, expressed as a percentage of the area and in acres, is as follows:

ALLOCATIONS OF LAND USE

USE	% OF TOTAL AREA	ACRES
Streets		
Arterials	10.3% of gross	2.6
Collectors	4.7% of gross	1.2
TOTAL	15.0% of gross	3.8
Open Space*	7.0% of net (minimum)	1.58 (minimum)
Residential	0%	0
Commercial**	100%	22.6 net/25.28 gross
Industrial	0%	0

* A minimum of 7% open space will be provided on each of the parcels within this P.A.D. at the time they develop.

** "Commercial uses" shall be those vehicle-related uses described in Section IV of the "P.A.D. Standards and Guidelines" booklet for "Grand Canyon Autopark."

The Conceptual Land Use Plan for the Grand Canyon Autopark P.A.D. is attached as Exhibit B. This plan also shows the site's proximity to Bell Road, 91st Avenue and the "Loop Road" (i.e. 92nd Drive and Coolbrook) planned along the P.A.D.'s west and north property lines.

V. BUILDING SETBACKS

Building setbacks from all property lines which form the perimeter of the P.A.D. shall be no less than 25 feet. Except as otherwise required by Peoria's Building Code, there shall be no building setback requirements from interior property lines.

VI. BUILDING HEIGHT

Maximum building height shall not exceed 35 feet or two stories, whichever is greater. As provided in the Peoria Zoning Ordinance, building height shall be measured to the roof deck on flat-roofed structures and to the mid-point between eaves and ridges on gable, hip and gambrel roofs.

VII. ARCHITECTURAL STYLE AND APPEARANCE

A. CONCEPT

1. The P.A.D. is located within an emerging urban node characterized by contemporary southwest architecture. As such, each building visible to the public should reflect materials and construction techniques expressed in a simple, contemporary manner.

B. MATERIALS

1. The following materials are encouraged for incorporation into the development architecture:

   a. Decorative concrete unit masonry such as a slump-faced, split-faced or sandblasted finish.
   b. Stucco or "dryvit" systems provided that finishes are smooth or sand texture.
   c. Brick.
   d. Precast or tilt-panel concrete, provided that surfaces are treated with an architectural finish (e.g., exposed aggregate, etc.).
   e. Glass.
   f. Ceramic or Spanish tile.
   g. Architectural metal.

      1. Architectural metal panels shall be 24 gauge minimum and limited to standing seam T-panels, flush seam panels, flat seam panels, batten seam system, C lock panels or similar.

      2. Specifically excluded are colonial siding, bermuda shake, victorian shingle, or any other metal panel system which is embossed to imitate wood, tile or any other material. The use of corrugated metal panels is strictly prohibited.

3. Panel seams, battens, ribs, corrugations, etc. shall be 12" o.c. minimum.

C. ROOF TOPS

1. Roof top parking shall be screened from streets and adjacent property in a manner consistent with the building architecture. Solar collector panels shall be similarly screened unless specifically designed within the architectural theme.

D. FORD'S CONCEPTUAL ELEVATIONS

1. To help visualize the standard of development to be obtained throughout the use of these design guidelines, Ford's Conceptual Building Elevations are attached as Exhibit D. These images can also serve as a basis for comparative analysis of future development projects within the P.A.D.

E. ARCHITECTURAL COMPATIBILITY WITH FORD

1. All structures visible from adjacent streets shall be designed in an architectural style generally compatible with these Design Guidelines and with Ford's conceptual Elevations.

F. BUILDING FACADES

1. All building facades visible from adjacent streets or properties shall be architecturally finished.

G. MECHANICAL EQUIPMENT

1. When mechanical equipment is ground-mounted in a location visible from adjacent streets or properties, it must be screened by landscaping or a wall that is of the same finish and texture as the building being served.

2. When mechanical equipment is roof-mounted, it must be screened from view of the public right-of-way and adjacent property by a wall or parapet that is an integral part of the building.

H. WALLS AND FENCES

1. Screen Walls

   a. Concrete masonry or poured in place concrete walls with sandblasted or applied finish may be used to obscure the view of enclosed activities or uses from the public right-of-way and on-site locations where the public, customers, etc. are allowed.

2. Interior Dividing Walls/Fences

   a. Concrete masonry or metal fencing may be used to enclose parcels along interior property lines.

3. Temporary Fences

   a. Temporary fences may be used along phase lines and similar locations where needed to enclose/secure activities or uses from the public.

   b. When such temporary fences are visible from the public right-of-way, such fences shall be screened with appropriate rapid growing landscaping such as 5 gallon-sized oleanders planted on 5 ft. centers.

4. Wall/fence heights shall not exceed 8' above finished grade.

VIII. PHASING

The P.A.D. will be constructed in multiple phases. The Ford Parcel will develop as Phase I with development on "Ford I" expected to start in 1990 and complete within twelve months thereafter. The non-Ford portion of the P.A.D. will develop in accord with market demand -- which is expected to occur in 1991-1993. Improvement of the east and south halves of 92nd Drive and Coolbrook shall occur in conjunction with development of abutting parcels. The expansion of Ford, or "Ford II," is expected to occur in 1993-95.

The Conceptual Phasing Plan is attached as Exhibit E.

IX. SPECIFICATIONS AND STANDARD FOR STREETS, UTILITIES AND SERVICES

Streets, utilities and services will be provided in accordance with the City of Peoria's typical specifications and standards for such improvements. The Civil Site Plan is attached as Exhibit F.

X. OPENSPACE

In light of the vehicle-related land uses, serious concerns with incompatibility, safety, security, lack of nearby residents, etc. strongly caution against inviting the public into a "park" within this P.A.D. However, abundant landscaping and appropriate "people places" will be provided.

Each of the various parcels within this P.A.D. shall provide a minimum of 7% open space within such parcel. Because of the vehicle-related uses within this P.A.D., usable open space on parcels developed with such vehicle-related uses shall include perimeter landscaping but shall not include vehicle display areas and planter islands within the parking and vehicular display areas of such development.

For example, in addition to landscaping within the public R.O.W., over 10% of Ford's net acreage parcel will improved with landscaping and people-oriented hardscape. The landscaping and hardscape are located along the perimeters and near certain buildings where they can be enjoyed by customers and employees.

Similar landscaping/hardscape will be provided on the non-Ford portion of the P.A.D. in conjunction with the development of those parcels.

XI. LANDSCAPING

Landscaping or pedestrian-oriented hardscape shall be provided at a minimum depth of 10 feet from back of the R.O.W./property lines along Bell Road, 91st Avenue, 92nd Drive and Coolbrook. Additional landscaping may be provided along these street frontages in accordance with Landscaping Plans submitted in conjunction with Site Plan Review.

Landscaping on the Ford Parcel and in the public rights-of-way adjacent to the Ford Parcel shall be provided and maintained in substantial conformance to the Ford Landscaping Plan attached as Exhibit G hereto. The landscape theme along the balance of the public rights-of-way and streetscapes shall be in substantial conformance with the Ford Landscape Plan. A Conceptual Landscaping Plan for the streetscapes on the non-Ford portion of the site is attached as Exhibit H. As indicated on Exhibit H, additional on-site landscaping will be planned and provided in conjunction with Site Plan approval and development of such parcels.

Any right-of-way planting shall conform to the Arizona Department of Water Resources Low Water-Using Plant List. While on-lot landscaping is not required to conform to this list, in order to help promote a water conservative environment and to provide continuity throughout the P.A.D., all projects within the P.A.D. are encouraged to choose their plant pallet from this DWR list. Plant materials should minimize maintenance and, to the extent reasonable, be disease and drought resistant.

Irrigation systems shall be water efficient and, where reasonable, shall be designed to utilize drip or similar irrigation systems. Irrigation systems shall be approved by the City of Peoria prior to installation.

XII. LANDSCAPE PLANTING AND MAINTENANCE

On-lot landscaping shall be provided and maintained by the owner/possessor of such lot. Right-of-way landscaping, to the extent not provided and maintained by the City of Peoria, shall be provided and maintained by the abutting lot owner/possessor.

All landscaped areas shall be maintained in a reasonable and attractive manner. Failure to maintain landscaped areas in a reasonable and attractive manner shall be a violation of the P.A.D. zoning and, as such, subject to enforcement as a zoning violation.

XIII. UTILITY LINES

Utility lines installed on-site shall be installed underground. Utility lines on the 69KV power poles existing along Bell Road shall remain in place.

XIV. SIGNAGE

1. Signage shall be provided per the provisions of Article 14 – 34 of the Peoria City Code, with the exception of the following:

   a.) The development shall be allowed one (1) free-standing identification sign with a maximum area of 48 sq. ft. and a maximum height of twelve (12) feet.

XV. PARKING

Parking on the Ford Parcel shall be generally as shown on the Ford Site Plan attached as Exhibit C. Parking on the non-Ford parcels shall be as required by Peoria's Parking Requirements existing at the time of Site Plan Approval of such parcels.

XVI. LIGHTING

Lighting on the Ford Parcel shall be generally as shown on Ford's Sign and Lighting Plan attached as Exhibit I. The style of lighting used on the non-Ford parcels shall be generally consistent with Ford's lighting. All on-site lighting shall be directed away from and shielded from adjacent streets and residential areas.

XVII. SITE PLAN APPROVAL

All developments within the Grand Canyon Autopark P.A.D. shall be subject to Site Plan Approval by the City of Peoria.

The proposed Site Plan for Ford's Parcel is being processed in conjunction with this P.A.D. request. Site Plan Approval on the non-Ford parcels may be requested on a parcel-by-parcel basis. Site Plan Approval shall be obtained from the City of Peoria prior to the development of such parcels.

EXHIBIT A

ZONING CASE DESCRIPTION
NWC 91ST AVENUE AND BELL ROAD

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34;
THENCE SOUTH 89 20'08" WEST ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 320.43 FEET;
THENCE NORTH 00 23'11" WEST, A DISTANCE OF 1320.36 FEET;
THENCE NORTH 89 23'09" EAST, A DISTANCE OF 320.43 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 34;
THENCE NORTH 89 20'27" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 132.09 FEET TO THE BEGINNING OF A 1000.00 FOOT RADIUS, NONTANGENT CURVE WHOSE CENTER BEARS NORTH 59 49'51" EAST;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID LAST-MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 10 12'34", A DISTANCE OF 178.19 FEET;
THENCE SOUTH 40 22'42" EAST, A DISTANCE OF 300.00 FEET TO THE BEGINNING OF A TANGENT CURVE WITH A 1000 FOOT RADIUS AND CONCAVE WESTERLY;
THENCE SOUTHERLY ALONG THE ARC OF LAST-MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 39 59'32", A DISTANCE OF 698.00 FEET;
THENCE SOUTH 00 23'11" EAST, A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 34;
THENCE SOUTH 89 23'50" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 660.55 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 1,101,243 S.F. OR 25.2811 ACRES OF LAND MORE OR LESS.

Prepared By:

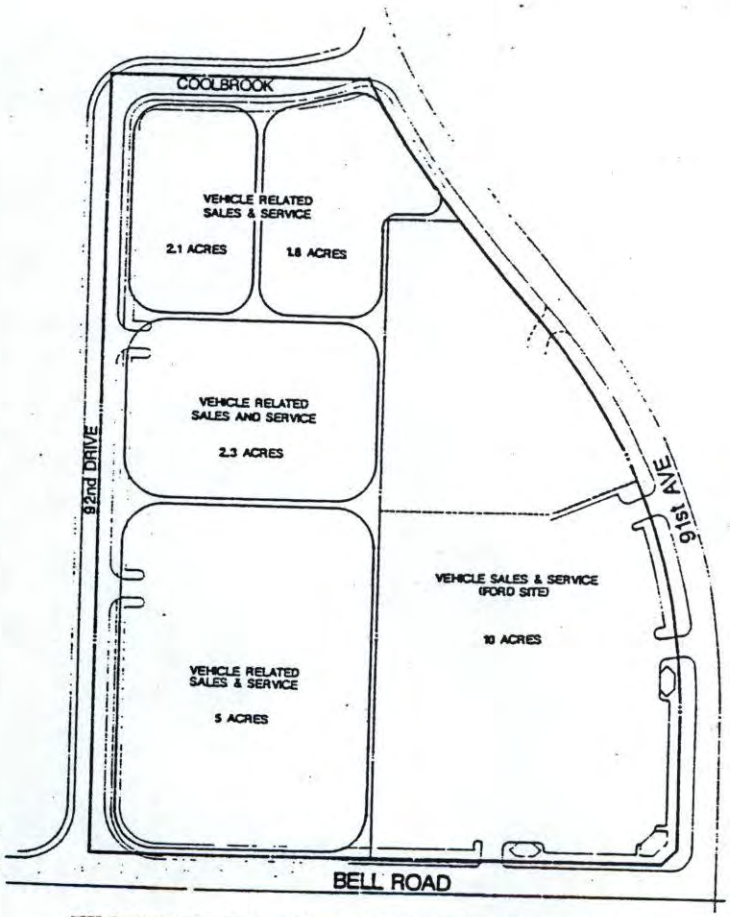
O'Neill Engineering, Inc.
2001 West Camelback Road
Suite 200
Phoenix, AZ 85015

Job No. 2417

July 17, 1989
Revised July 21, 1989

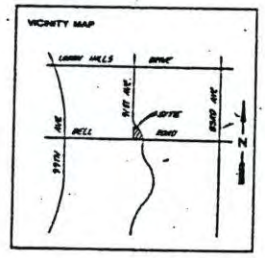
REGISTERED LAND SURVEYOR
17403
TIMOTHY M.
O'NEILL
Date Signed 7-21-89
ARIZONA, U.S.A.

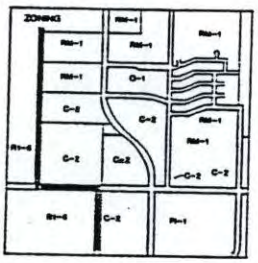
EXHIBIT B



NOTE: EXCEPT FOR THE FORD SITE, PARCEL SIZES, CONFIGURATIONS AND DRIVEWAY CUTS ARE CONCEPTUAL.

SITE DEVELOPMENT DATA:





DEVELOPER/OWNER:

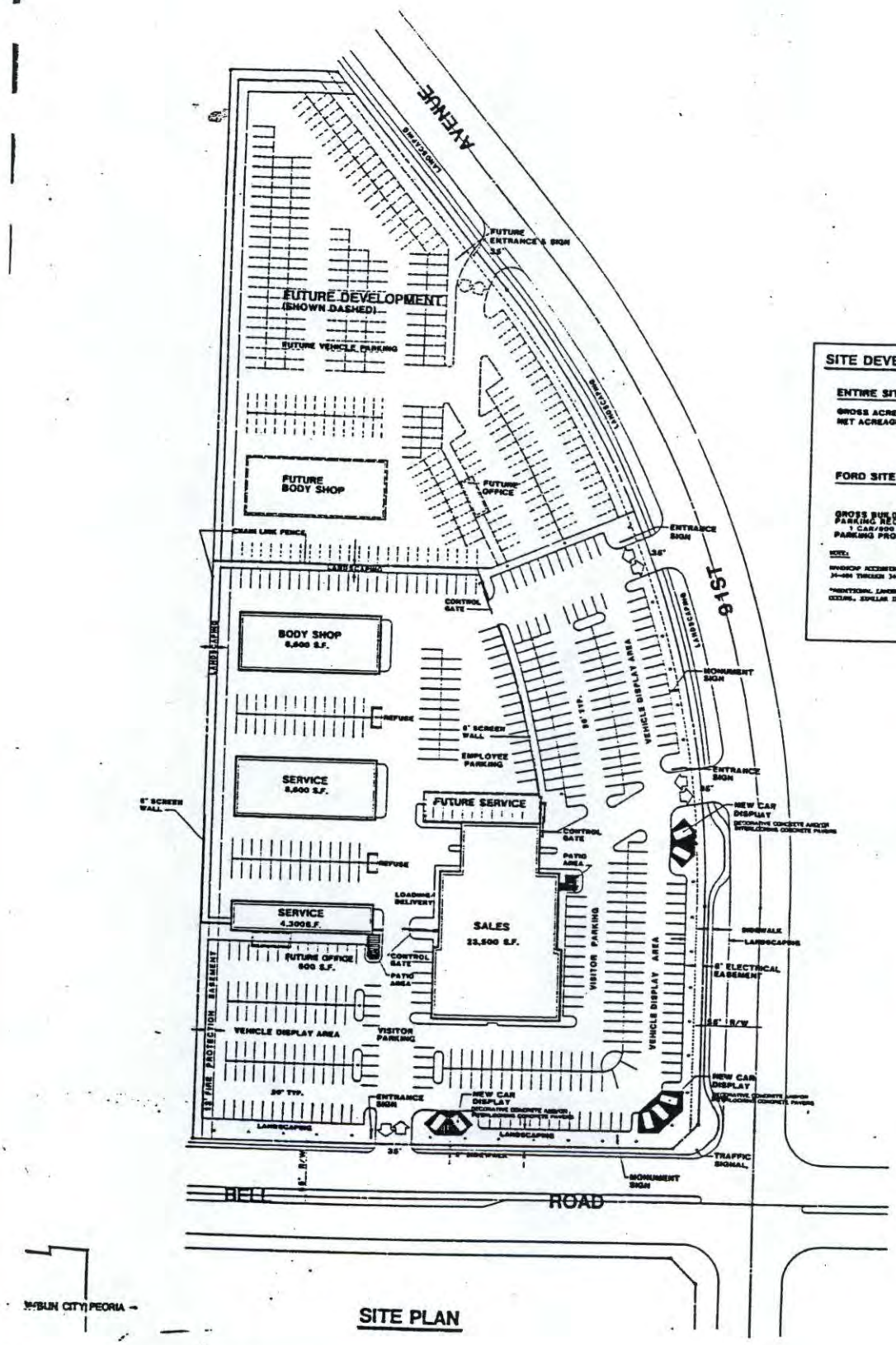
STREET ADDRESS:

NWC OF 91st AVE & BELL ROAD

CONCEPTUAL LAND USE PLAN

GRAND CANYON AUTOPARK

EXHIBIT C



SITE PLAN

SITE DEVELOPMENT DATA:

ENTIRE SITE AREA

GROSS ACREAGE	25.28 ACRES
NET ACREAGE	22.80 ACRES

FORD SITE AREA

GROSS BUILDING FLOOR AREA	45,000 S.F.
PARKING REQUIRED (14-23-6, (1-6k 1 CAR/500 SF OF GROSS FLOOR AREA	86 SPACES
PARKING PROVIDED	70 SPACES

NOTE:

HANDICAP ACCESSIBILITY WILL BE PROVIDED IN ACCORDANCE WITH A.R.S. 34-404 THROUGH 34-430.

*ADDITIONAL LANDSCAPE/HARDSCAPE WILL BE PROVIDED WHEN DEVELOPMENT OCCURS. SIMILAR IN QUANTITY TO THAT PROVIDED BY FORD SITE.

DEVELOPER/ OWNER

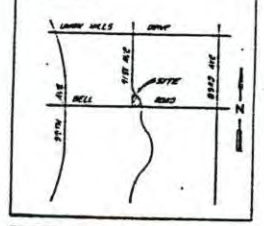
DOUBLETREE PRODUCTS CO., INC.
4722 NORTH 24th STREET
SUITE 750, COURT 2
PHOENIX, ARIZONA 85016

SHAW LIMITED PARTNERSHIP
4722 NORTH 24th STREET
SUITE 750, COURT 2
PHOENIX, ARIZONA 85016

FORD LENDING DEVELOPMENT COMPANY
C/O FORD MOTOR LAND DEVELOPMENT CORPORATION
1 PARKLANE BOULEVARD, SUITE 1500
EAST DEARBORN, MICHIGAN 48126

STREET ADDRESS:
NWC OF
91ST AVE. & BELL ROAD

VICINITY MAP



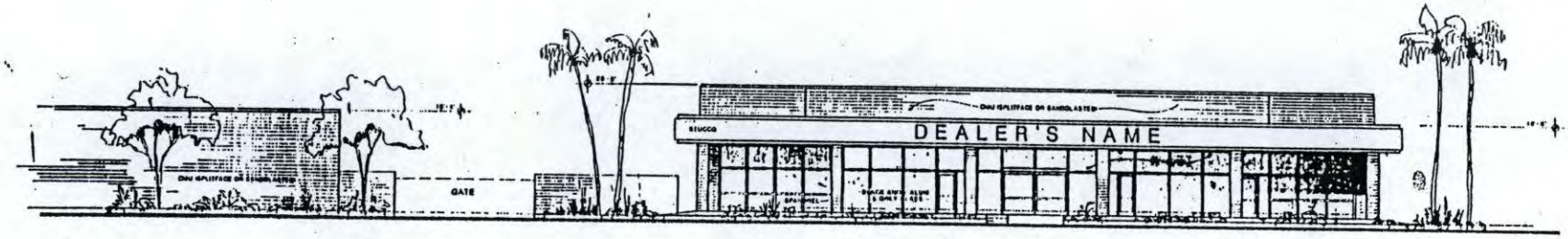
ZONING

BENCHMARK: B.C. IN H.H. ELEV.= 1186.42 (C.O.P.)

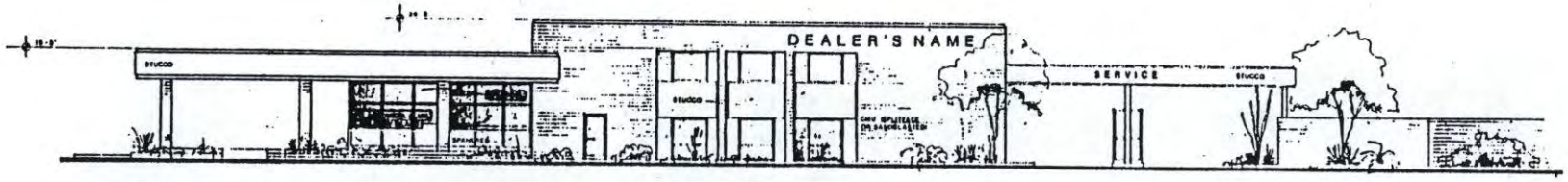
GRAND CANYON AUTOPARK

architecture
planning & zoning
project management
construction inspection
charles edward griffin
consulting architect
7334 [illegible]
[illegible] 85238
402 951-3090

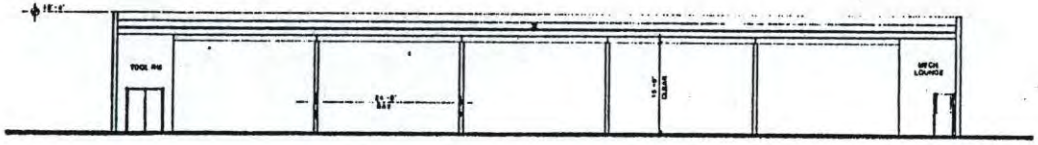
EXHIBIT D



BELL ROAD (SOUTH) ELEVATION



91st AVE (EAST) ELEVATION



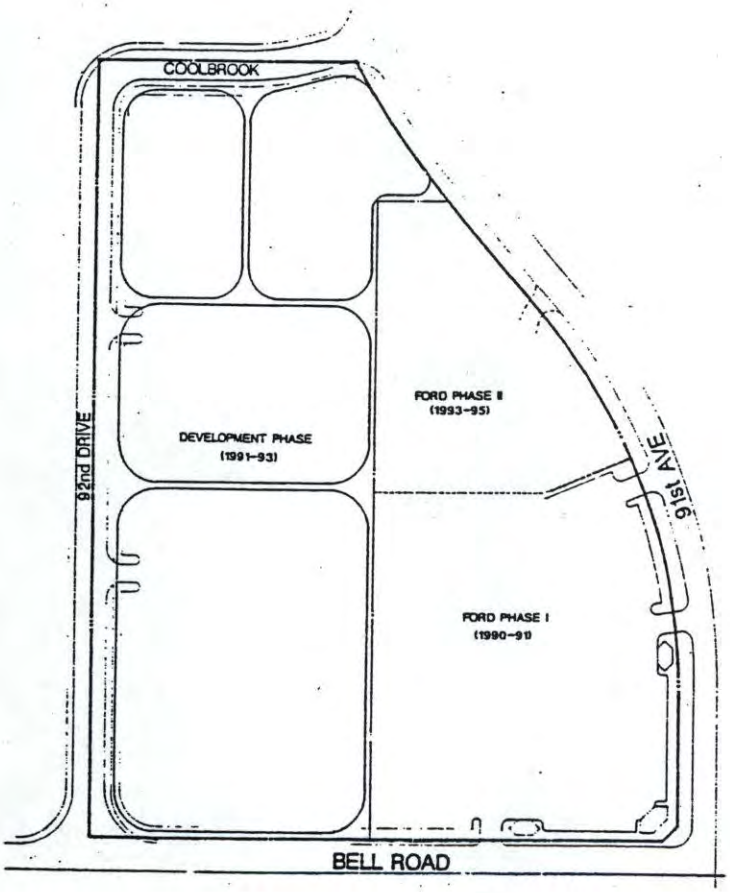
SERVICE/BODY SHOP TYPICAL ELEVATION

FORD'S CONCEPTUAL BUILDING ELEVATIONS

GRAND CANYON AUTOPARK

charles edward griffin

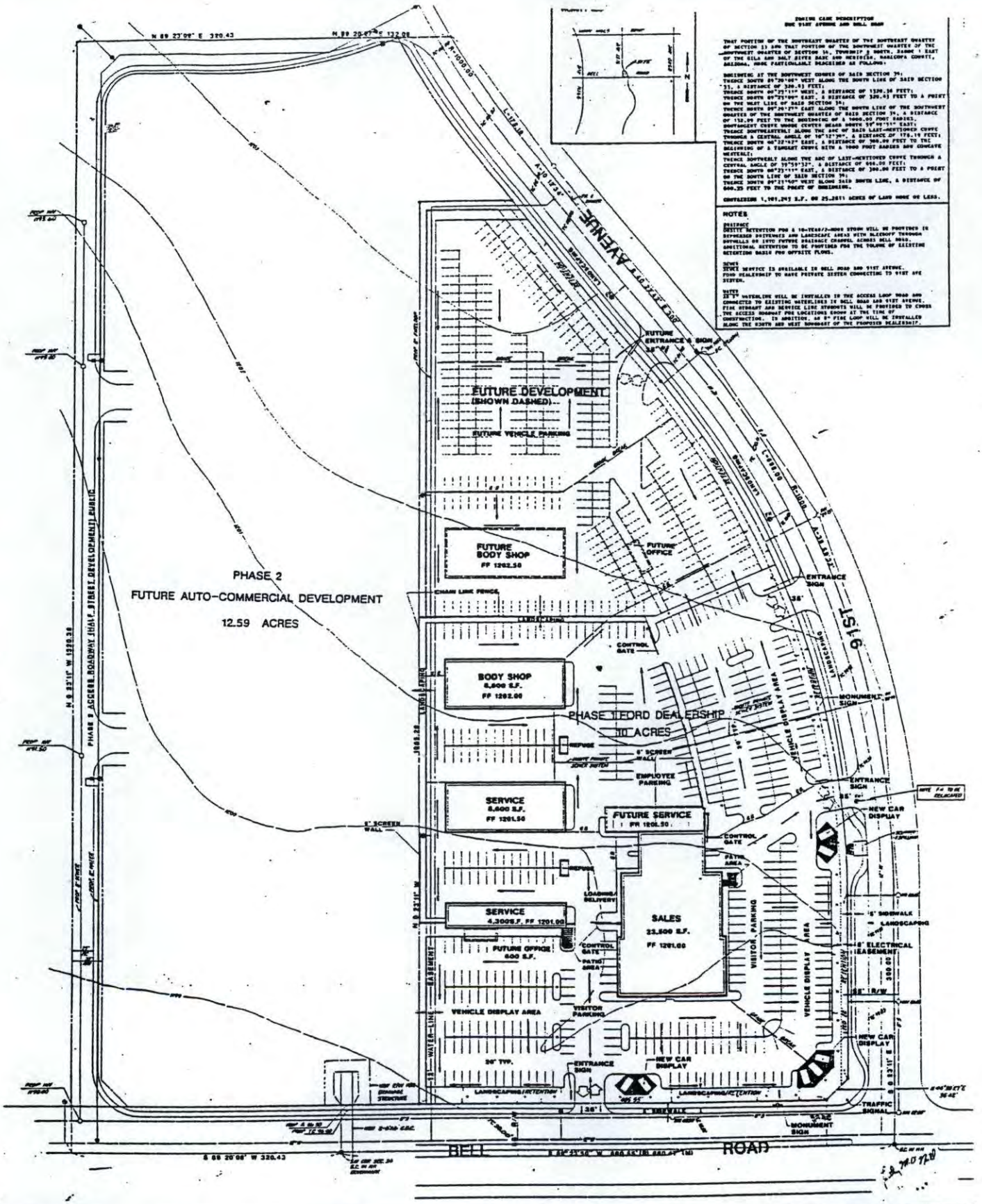
EXHIBIT E



PHASING PLAN

GRAND CANYON AUTOPARK

EXHIBIT F



DEVELOPER/ OWNER

[illegible] CO., INC.
4722 NORTH 24th STREET
SUITE 350, COURT 2
PHOENIX, ARIZONA 85016

[illegible] LIMITED PARTNERSHIP
4722 NORTH 24th STREET
SUITE 350, COURT 2
PHOENIX, ARIZONA 85016

FORD LEASING DEVELOPMENT COMPANY
C/O FORD MOTOR LAND DEVELOPMENT CORPORATION
1 PARKLANE BOULEVARD, SUITE 1500
DEAR BORNBORN, MICHIGAN 48126

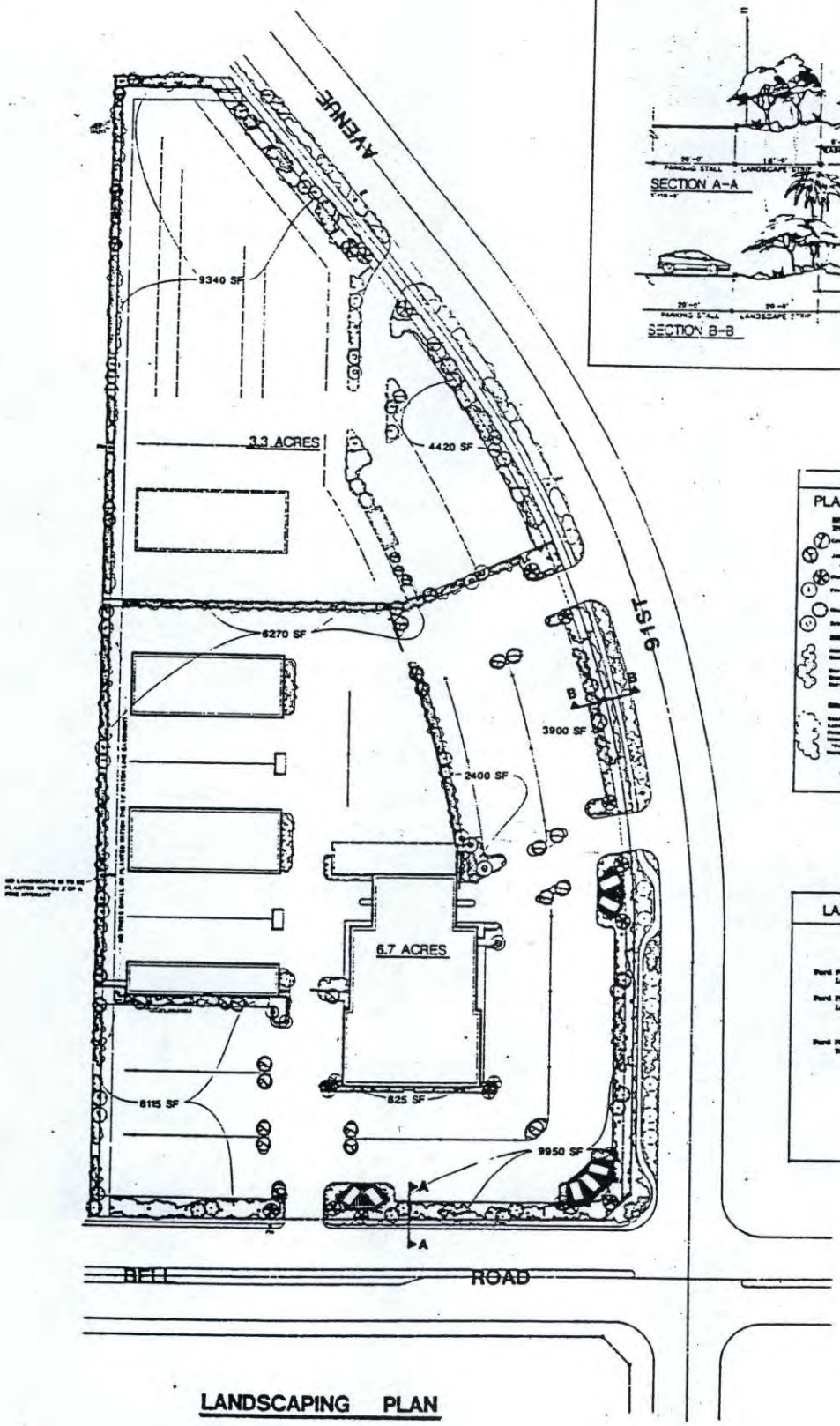
STREET ADDRESS:
NWC OF
91ST AVE. & BELL ROAD

CIVIL SITE PLAN

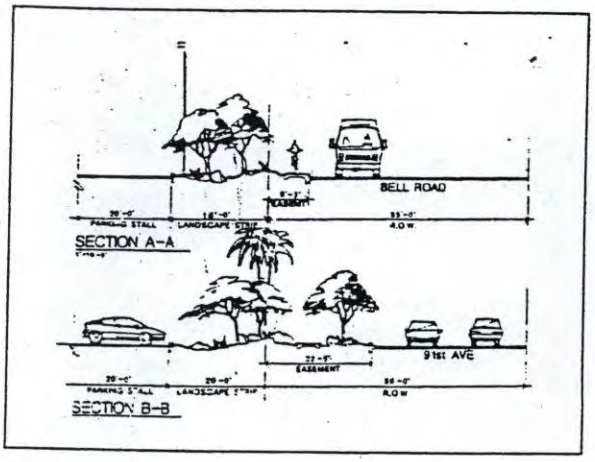
GRAND CANYON AUTOPARK

O'NEILL ENGINEERING INC.
2001 W Camelback Rd #200
Phoenix, Arizona 85015
(602) 242-0020

EXHIBIT G



LANDSCAPING PLAN



PLANT MATERIALS LIST

LANDSCAPE AREA CALCULATIONS

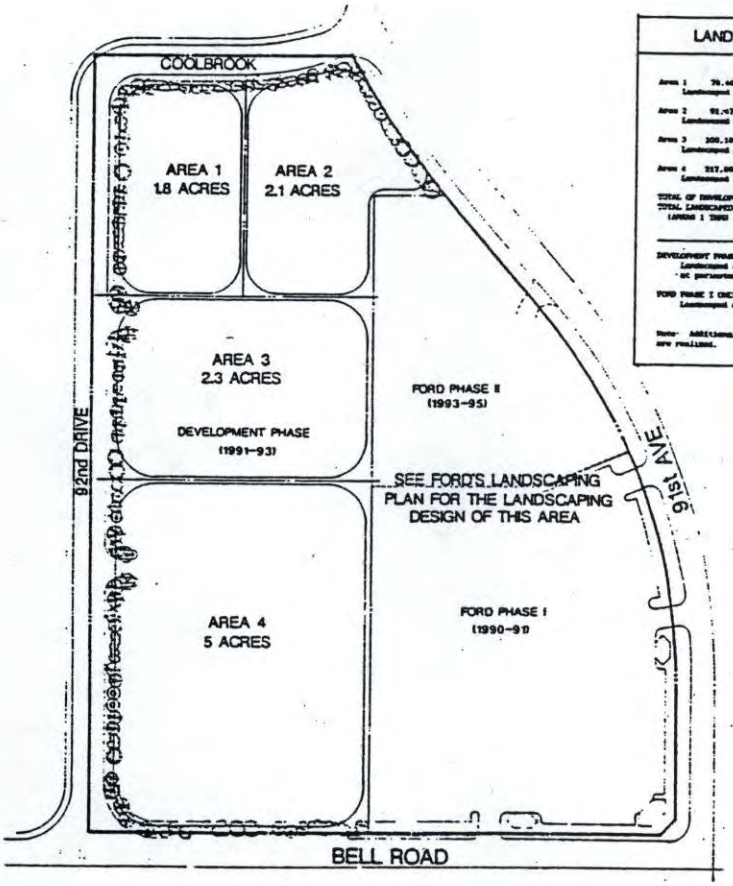
Ford Phase I	290.700 SF	=	6.7 acres
Landscaped area	31.460 SF	=	10.8% of net
Ford Phase II	143.748 SF	=	3.3 acres
Landscaped area	13.780 SF	=	9.5% of net
Ford Phase I & II	435.000 SF	=	10 acres
Total Landscaped area	45.220 SF	=	10.4% of gross
Phase I =	31.460 SF	=	7.2% of gross

FORD'S LANDSCAPING PLAN
AREA CALCULATIONS

GRAND CANYON AUTOPARK

charles edward griffin

EXHIBIT H



LANDSCAPE AREA CALCULATIONS

Area 1 [illegible] SF 1.8 acres
Landscaped area: 7,500 SF = [illegible] of net

Area 2 [illegible] SF 2.1 acres
Landscaped area: [illegible] SF = [illegible] of net

Area 3 [illegible] SF 2.3 acres
Landscaped area: [illegible] SF = [illegible] of net

Area 4 [illegible] SF 5 acres
Landscaped area: [illegible] SF = [illegible] of net

TOTAL OF DEVELOPMENT PHASE [illegible] SF = 11.5 ACRES
TOTAL LANDSCAPED AREA: [illegible] SF = [illegible] OF GROSS
(AREAS 1 THRU 4)

DEVELOPMENT PHASE:
Landscaped area shown
at perimeter: [illegible] SF = [illegible] of 11.5 acres

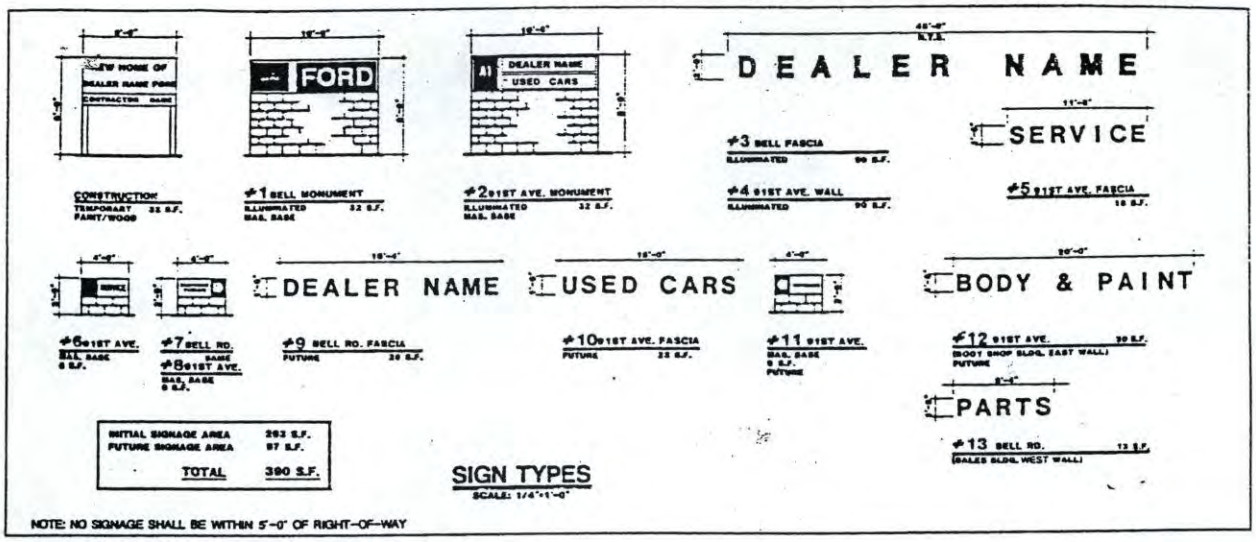
FORD PHASE I ONLY:
Landscaped area [illegible] SF = [illegible] of 6.7 acres
= 7.3% of 10 acres

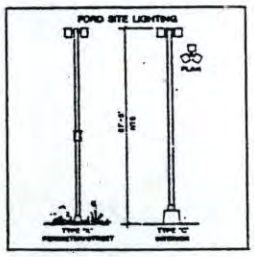
Note: Additional landscaping will be provided when future developments are realized.

CONCEPTUAL LANDSCAPING PLAN

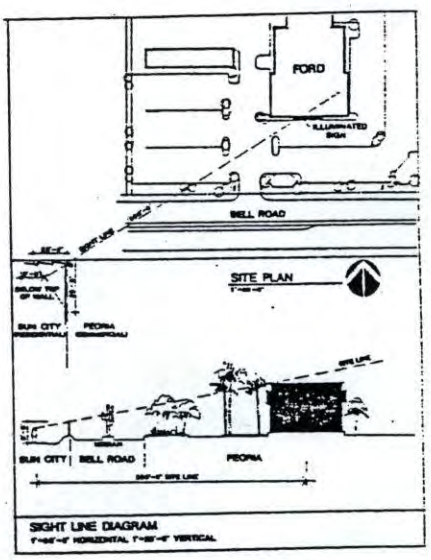
GRAND CANYON AUTOPARK

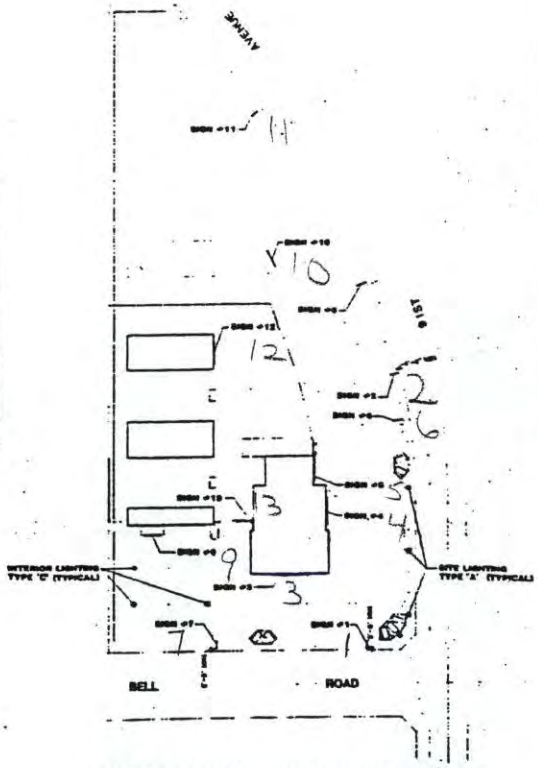
EXHIBIT I





BENCHMARK: S.C. IN H.H. ELEV.- 1196.42 (C.O.P.)





SITE LIGHTING & SIGNAGE PLAN

FORD'S SIGN AND LIGHTING PLAN

GRAND CANYON AUTOPARK

architecture
planning & zoning
project management
construction management
charles edward griffin