# STANDARDS AND GUIDELINES REPORT

## PAD Amendment - Deer Valley Services Center
## 77th Avenue and Deer Valley Road
## City of Peoria, Arizona

Case # Z95-14A.1: Amended 6/9/2005 (Ordinance 05-47)
Case # Z95-14A.3: Amended 8/3/2011 (Minor PAD Amendment)
Case # Z95-14A.4 Amended 5/26/2015 (Minor PAD Amendment)

**Prepared For:**

Potter's House Apothecary
21585 N 77th Avenue
Peoria, AZ 85382
Contact: Jeremy Lundeval

**Prepared By:**

Desert Signs
13026 N Cave Creek Road #103
Phoenix, AZ 85022
Contact: Trish Dill

May 26, 2015

Minor
PLANNED AREA DEVELOPMENT
APPROVAL
P/Z Commission Date N/A
City Council Approval Date N/A
Cody Gleason
Planner

## I. Introduction

This report is prepared for a Planned Area Development (PAD) application addressing a 5.0-acre site just south of the 77th Avenue and Deer Valley Road intersection, within the City of Peoria, Arizona. The Subject Site is located adjacent to an existing PAD (Parcels 1 and 2). This PAD consists of an assembly of six 5.0-acre tracts of land to the north and west of the Subject Site. The developer wishes to amend this existing PAD to include the 5-acre Subject Site (as a portion of Parcel 2), which is currently zoned AG.

## II. Allowed Uses

The PAD amendment request proposes the establishment of a service center area to provide the rapidly developing surrounding areas in both Peoria and Glendale with a location for commercial, light industrial and office uses that currently are not available. The proposed uses for Parcel 1 shall be the permitted principle and conditional uses as provided in the Intermediate Commercial C-2 zoning district in effect at the time of development. The proposed uses for Parcel 2 shall be the following specific uses as well as the principal and conditional uses provided in the Business Park Industrial BP/I and Intermediate Commercial C-2 zoning district in effect at the time of development:

- Equipment rental and storage
- Plant nursery
- Mini-storage

Prohibited uses include the following:

- Vehicle salvage yards
- Vehicle towing and impoundment service
- Junk yards
- Used vehicle sales
- Adult book / video store

## III. Legal Description

- *Overall PAD*
  A portion of the North Half of the Northeast Quarter of Section 23, Township 4 North, Range 1 East of the Salt and Gila River Base and Meridian, Maricopa County, Arizona.
  APN #'s 200-19-005C, 032, 011, 001, 003, 013B, 013C, 015C

- *5-Acres to be Amended into Existing PAD:*
  The West Half of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 1 East of the Salt and Gila River Base and Meridian, Maricopa County, Arizona.
  APN# 200-19-003

## IV. Consistency with General Plan

The original PAD approval was consistent with the General Plan. At the time of this previous PAD approval, the Subject Site was in an area designated as Community Commercial and Business Park / Industrial land use. A subsequent General Plan Amendment has reclassified this area as Low Density Residential (2-5 du/ac). An amendment to the General Plan is not necessary due to the Subject Site being less than 10 acres in size and is not requesting a residential use. The existing PAD is currently being developed as office condominiums. Any development on the Subject Site will be analogous this type of development.

## V. General Site Information and Existing Site Conditions

The Subject Site is primarily vacant, although construction has begun on the office condominiums on Parcel 1. The New River watercourse is located along the east portion of the Subject Site; as a result, roughly half of the Subject Site will be dedicated to New River improvements.

## VI. Surrounding Land Uses and Conditions

A portion of the existing PAD encompassing the Subject Site is currently being developed as office condominiums. It shall be noted that the amendment to the PAD will not negatively impact the approved PAD and the respective owners. A single-family residential subdivision (Riverstone Estates) just southwest of the Subject Site is in the final plat stages of design. The New River watercourse occupies the east portion of the Subject Site. This watercourse extends north and south of the Subject Site, and is planned to incorporate a multi-use trail along the west edge.

## VII. Preliminary Development Plan

Currently, there is no site plan associated with the Subject Site. Office condominiums are being developed on the existing PAD surrounding the Subject Site.

## VIII. Table of Permitted, Conditional and Accessory Uses

The uses of the Subject Site will be consistent with the approved uses of the adjacent PAD, providing for light commercial, light industrial and office uses, as indicated in Article 14-9. The proposed uses shall include the principal, conditional and accessory uses provided in the Business Park / Industrial zoning district.

## IX. Project Phasing and Development Schedule

The Subject Site will not be phased, nor will be associated with any development schedule at this time.

## X. Development Standards

a. Lot Coverage
No minimum requirements

b. Setbacks
Building setbacks from all property lines shall be as follows:
Front Yard (along Deer Valley Road): 50'
Private Street: 20'
Interior Side Yard: 0'
Rear Yard: 20'
PAD Perimeter: 20'

c. Minimum Lot Sizes
Area: No requirement
Width: 80'

d. Building Heights
All buildings shall not exceed 35' or two (2) stories. Building height shall be as defined in the Peoria City Code.

e. Accessory Use Standards
The proposed uses shall include the principal, conditional and accessory uses provided in the Business Park / Industrial zoning district.

f. Open Space Requirements
The required 7% usable open space requirement is satisfied by the area (approximately 6.5 acres) contained within the New River Flood Plain, which totals approximately 18.5% of the gross site area (approximately 35 acres).

The Subject Site includes the top bank of the New River watercourse, which is designated as a public hard-surface trail. The trail will be built along the top of the bank outside of the erosion control limits, and will connect to the benched terminus at the south edge of the bridge. This trail will correspond with the 10-foot-wide concrete cross section in place on the north side of the bridge. A 2-foot clear zone will be maintained on each side of the trail. A 20-foot public access easement will overlay the trail. Both sides of this trail will be landscaped. The developer/lessee shall be responsible to maintain this landscape, while the City will maintain the trail.

g. Lighting
Street lighting is proposed to conform to the City of Peoria Street Lighting Standard for commercial developments.

h. Screening, Fencing and Walls
Screen walls shall be used to conceal loading areas, refuse collection areas, repair storage areas, service yards, truck docks, electrical equipment, storage tanks, solar panels, satellite dishes, rooftop parking and other exterior equipment. Screen walls shall be constructed of brick, textured and/or patterned masonry, or common masonry with a stucco finish designed to match or complement the building(s) on the property. Screen walls shall have an integral finish which matches the building(s) on the property.

i. Roadway Standards
77th Avenue (proposed) will extend south from Deer Valley Road, terminating as a cul-de-sac at the northwest corner of the Subject Site. This roadway will consist of a 50-foot right-of-way. An 8-foot public utilities easement will be located along this right-of-way. Streets, utilities and services will be provided in accordance to the City of Peoria's specifications and standards.

Driveway widths on Deer Valley Road shall be a minimum of 40 feet measured at the curb line. Driveway widths on 78th Avenue shall be a maximum of 35 feet measured at the curb line. Driveway locations will be limited to those indicated on the plan. The proposed private street (77th Avenue) to service the Subject Site is located to not conflict with the bridge at the New River. Driveways will not be allowed near this bridge.

j. Parking
Parking shall be provided in conformance with Article 14-23 of the Peoria City Code.

k. Enhanced Design Review Standards
Any buildings shall reflect materials expressed in a simple, contemporary manner, utilizing materials, color, and other architectural treatments to create visual unity, continuity and an identifiable character.

XI. Project Signage Standards

Signage shall be provided per the provisions of Article 14-34 of the City of Peoria Zoning Ordinance, except for modification as follows:

a. Parcel 1 (Arrowhead Ranch Office Park):

1. Freestanding Monument Signs:

| **Location of Signs** | **Number of Signs** |
|---|---|
| Deer Valley Rd. | 2 |
| 77th Avenue | 1 |
| 78th Avenue | 1 |

The two (2) multi-tenant freestanding monument signs permitted along the Deer Valley Road Frontage shall be located as shown on the attached exhibit "Arrowhead Ranch Office Park Monument Signage"

b. Building Mounted Wall Signs: All building mounted wall signs shall be fabricated from individual metal reverse pan channel letters and logos. Individual LED HALO illuminated channel letters shall be constructed with painted aluminum faces and returns.

1. All signs shall be centered horizontally and vertically within a designated sign band.

2. Allowable sign area:

The total allowable sign area shall be the maximum of 1.50 square feet per linear foot of lease or building frontage, up to a maximum of 180 square feet for a tenant occupying a minimum of 15,000 square feet of floor area.

3. Raceways shall not be exposed.

4. Conductors, conduit, and transformers shall be concealed.

5. All penetrations of the building shall be neatly sealed and kept in a watertight condition. Upon removal of any sign, the fascia shall be restored to the texture, color, and finish of the surrounding wall.

6. Signage facing the New River Watercourse is prohibited.

XII. Project Landscaping Standards

Landscaping standards shall be in conformance with Article 14-35. Landscaping shall be provided at a minimum depth as follows:

Deer Valley Road: 20'
77th Avenue (proposed): 10'

Other Property Lines: 8'

XIII. Unusual Physical Features

The Subject Site is located adjacent to the New River. This will require development to occur outside of the Flood Zone designated "AE". The area outside of Flood Zone "AE" is within Flood Zone "X". This area requires that permanent structures have their floor lines 1'-0" or more above the 100-year flood elevation. The plan envisions no buildings within .Flood Zone "AE". The area within Flood Zone "AE" to the top of the bank or floodway may be used for storage of materials, parking and non-permanent structures. The area below the existing top of bank/floodway will be left in its natural riparian condition.

XIV. Environmental Clearance

All lands dedicated to the City of Peoria or reserved for acquisition shall require a Phase I Environmental Clearance.

XV. Slope Analysis

Not Applicable.

## XVI. Infrastructure / Utilities

### Grading / Drainage / Retention

The City Standard for retention is the 100-year 2-hour storm event and any waiver's for storm water retention shall be submitted at the time of site plan submittal. A substantial portion of the Subject Site is within a designated Flood Zone "AE". The rest of the Subject Site is within Flood Zone "X". No buildings are proposed within Flood Zone "AE".

### Water / Wastewater

The Subject Site will be serviced off extensions of existing local water mains owned and operated by the New River Water Company. A water main is located in Deer Valley Road and will extend south along 77th Avenue to the proposed terminus (cul-de-sac). Sanitary sewer service will be available from a proposed sewer line extending south from Deer Valley Road along 78th Avenue, just west of the Subject Site.

### Electric Power / Natural Gas / Telephone Service

Electric Power Provider: Arizona Public Service
Natural Gas Providers: Southwest Gas or El Paso Natural Gas
Telephone, Television and Fiberoptics Provider: Qwest and/or Cox Communications.

# LEGAL DESCRIPTION

**PAD Amendment – Deer Valley Service Center**
**77th Avenue & Deer Valley Road**

**City of Peoria, Arizona**
Case # Z95-14A.1

- *Overall PAD:*
  A portion of the North half of the Northeast Quarter of Section 23, Township 4 North, Range 1 East of the Salt and Gila River Base and Meridian, Maricopa County, Arizona.
  APN #'s 200-19-005C, 032, 011, 001, 003, 013B, 013C, 015C

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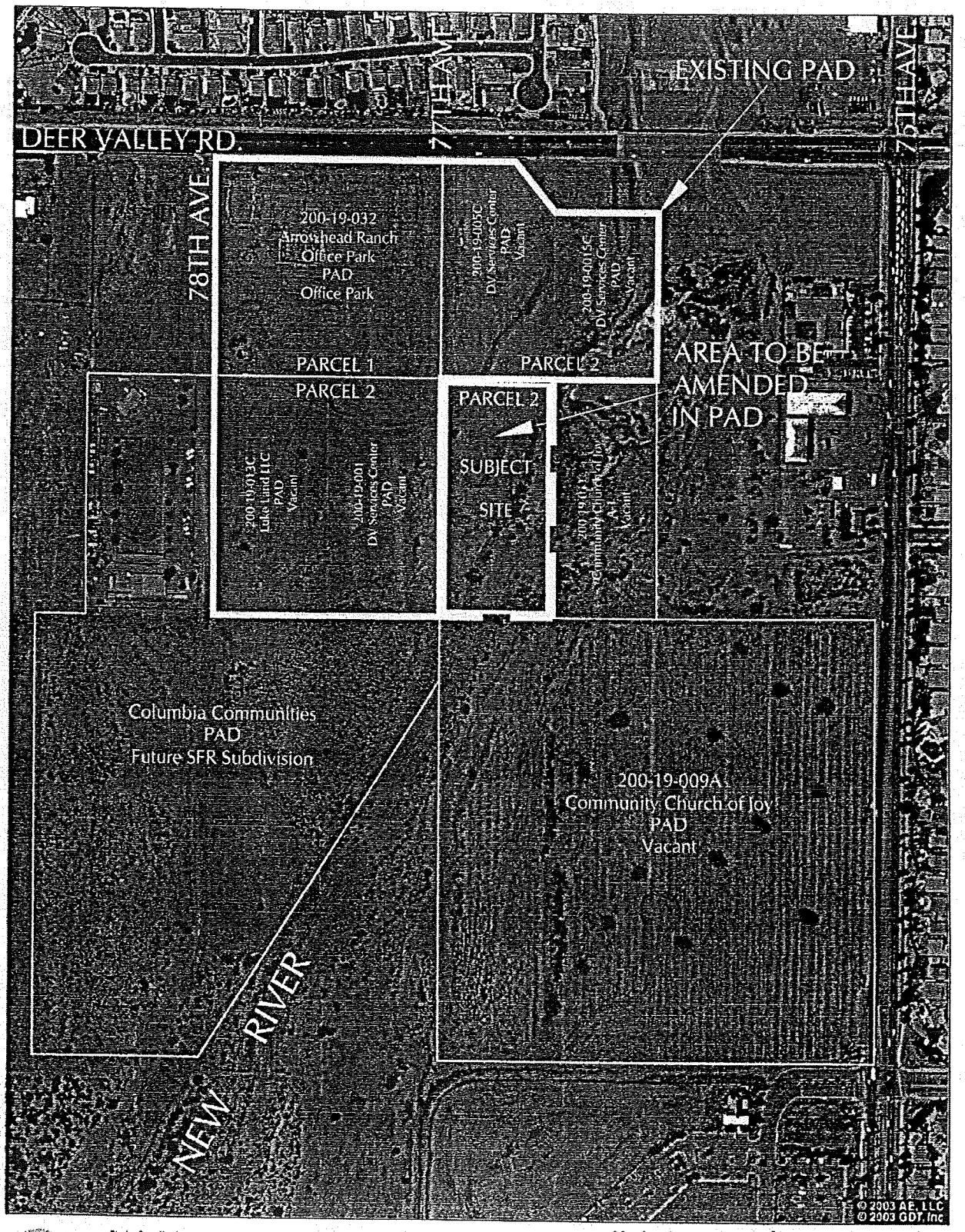
  APN# 200-19-003




Stantec Consulting Inc.
8211 South 48th Street
Phoenix AZ USA
85044-5355
Tel. 602.438.2200
Fax. 602.431.8562
www.stantec.com

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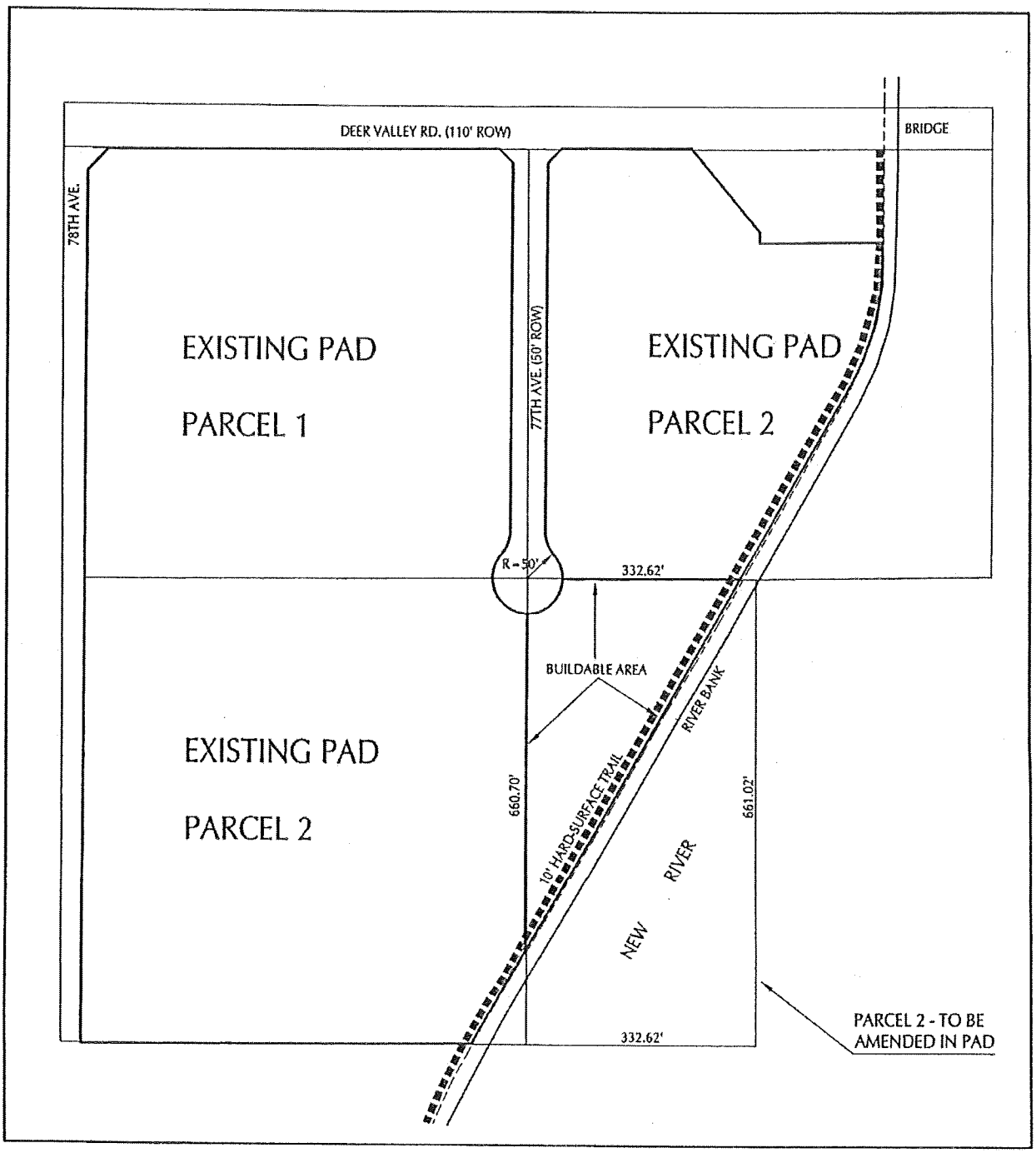
NORTH
N.T.S.

Existing Conditions Map for:
77th Avenue & Deer Valley Road
Peoria, AZ



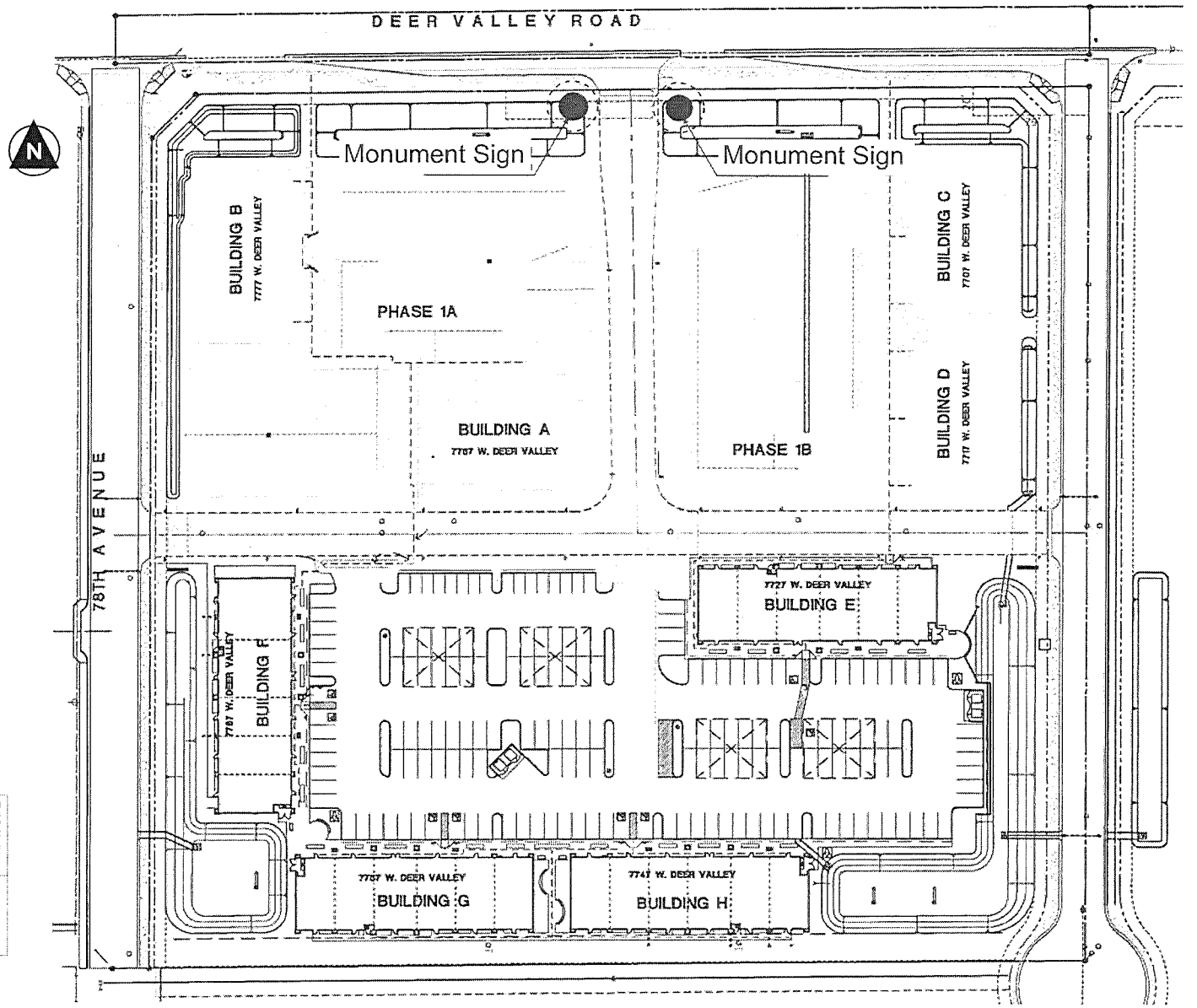

Stantec

NORTH
N.T.S.

Preliminary Development Plan for:
77th Avenue & Deer Valley Road
Peoria, AZ

# Monument Sign Locations Along Deer Valley Road for Parcel 1

1 D/F Illuminated Monument Sign




1.3 Site Plan
SCALE: NTS

| | | | |
|---|---|---|---|
| CLIENT | Rencor Development | BY | DB |
| PROJECT | Arrowhead Ranch Office Park | | |
| LOCATION | 7707-7787 W Deer Valley Rd | | |
| CITY/ST | Peoria, AZ 85382 | | LB |

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HELEN PURCELL
20051272623 08/31/2005 02:10
ELECTRONIC RECORDING

083152-3-1-1--
Fontesm

Z95-14A.1

# ORDINANCE NO. 05-47

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA AMENDING ORDINANCE NO. 96-20 TO PROVIDE FOR AN AMENDMENT TO THE DEER VALLEY SERVICE CENTER PLANNED AREA DEVELOPMENT(P.A.D.) STANDARDS AND GUIDELINES, ZONING PROPERTY FROM GENERAL AGRICULTURE (AG) TO P.A.D., AMENDING THE ZONING MAP AND FOR ALL OTHER PROVISIONS OF ORDINANCE NO. 96-20 TO REMAIN IN FULL FORCE AND EFFECT AND PROVIDING FOR AN EFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a public hearing on July 7, 2005 in zoning case Z 95-14A.1 in the manner prescribed by law for the purpose of considering an amendment to the district boundaries of property within the City of Peoria, Arizona to provide for an amendment to the Deer Valley Service Center Planned Area Development (P.A.D.) Standards and Guidelines and rezoning of a parcel of property as described below from General Agriculture (AG) zoning district to P.A.D. zoning district as provided in Section 14-33 of Chapter 14 of the Peoria City Code (1977 edition);

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Arizona Business Gazette on June 16, 2005; and

WHEREAS, the City of Peoria Planning and Zoning Commission has recommended to the Mayor and the Council of the City of Peoria, Arizona, desire to accept the recommendation and approve the amendment to the Deer Valley Service Center Planned Area Development Standards and Guidelines Report and rezone the property as described below as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. That Ordinance 96-20 be amended to provide for the adoption of the amended Deer Valley Service Center Planned Area Development Standards and Guidelines Report, dated June 9, 2005.

SECTION 2. A parcel of land in Peoria, Maricopa County, Arizona, which is more accurately described as follows:

The West Half of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 1 East of the Salt and Gila River Base and

Meridian, Maricopa County, Arizona, is hereby conditionally rezoned from General Agriculture (AG) zoning district to Planned Area Development (P.A.D.) zoning district.

SECTION 3. That the amendment and rezoning herein provided for be conditioned and subject to the following stipulations:

1. The development must conform to the Amended Deer Valley Service Center Planned Area Development (PAD) Standards and Guidelines Report date stamped June 9, 2005.
2. This project shall be required to construct improvements along the New River in accordance with the approved Middle New River Watercourse Master Plan. These improvements will include bank stabilization and trails.
3. This project will be required to connect to gravity sewer.
4. A Preliminary Drainage Report must be submitted with the site plan submittal. This project will be required to provide on-site retention for the 100-year 2-hour storm event.
5. A Traffic Impact Analysis (TIA) for the site is required to be submitted with the site plan.
6. All flood plains must be shown on the site plan and all construction documents.
7. No structure shall be constructed within the limits of the FEMA designated flood plain.
8. Any modification to existing flood plain shall be pre-approved by FEMA through the City of Peoria Engineering Department.
9. Prior to site plan approval, the applicant shall submit a traffic impact study and drainage report to the City Engineer.

SECTION 4: Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona this 23rd day of August, 2005.

John C. Keegan, Mayor

8-29-2005

Date Signed

ATTEST:

Mary Jo Kief, City Clerk

APPROVED AS TO FORM:

Stephen M. Kemp, City Attorney

Published in: Arizona Business Gazette Pub. Dates: September 1 and 8, 2005

Effective Date: September 25, 2005