

# ARROWHEAD FOUNTAIN CENTER (PEORIA 57 ACRE)

## STANDARDS AND GUIDELINES REPORT

Amendment	Approval Date
Z95-22	12/02/99
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Z95-22A.7	07/05/05
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Z95-22A.10	12/05/12
Z95-22A.11	04/25/2016
Z95-22A.12	09/26/2017

### PLANNING & ZONING

*Planned Area Development Approval*

P/Z Commission Date: N/A  
City Council Approval Date: N/A  
Planner: Lorie Dever  
Administrative Approval Date: 9/26/2017

# ARROWHEAD FOUNTAIN CENTER STANDARDS AND GUIDELINES REPORT

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## **I. INTRODUCTION**

This Arrowhead Fountain Center Planned Area Development (PAD) is proposed for the property between the Agua Fria Freeway and 83<sup>rd</sup> Avenue, south of Bell Road and north of the Skunk Creek Wash as shown on Exhibit A. The enclosed information is provided to enable the City of Peoria to review the requested PAD zoning and to establish land uses and development standards for the site.

## **II. SITE CONDITIONS**

The property addressed in the PAD has been developed overtime since the original PAD approval. It slopes slightly towards the Skunk Creek Wash to the south of the site. There is no significant vegetation on the property at this time. Directly to the west of the property is the Agua Fria Freeway and to the east is the Peoria Sports Complex. Vehicular access to the property is from 83<sup>rd</sup> Avenue on the eastern border of the site.

## **III. PRELIMINARY DEVELOPMENT PLAN**

The Preliminary Development Plan (see Exhibit B) consists of approximately 57 acres. The principal land uses proposed for Parcel A are as follows:

- Hotel-Motel
- Multi-family Residential
- Research and Development; defined as laboratories for scientific research, investigation, testing or experimentation which may include product manufacturing, office, warehousing and wholesaling within an enclosed building. Exterior storage shall be screened by a solid masonry wall and occupy no more than 25 % of the net site area.
- Convention Center
- All other Permitted Principal Uses allowed in the following zoning categories: C-1, PC-1, PC-2, C-2, C-4, and C-5.

Site Plans shall be submitted and approved in accordance with Article 14-32 of the Peoria Zoning Ordinance.

## **IV. DEVELOPMENT PHASING**

This property has been developed as a multiple-phase project, driven by market demand. The associated landscape was installed as each phase was developed, in keeping with the landscape guidelines found under the Development Standards in this submittal.

**V. DEVELOPMENT STANDARDS**

Unless otherwise specified herein, all developments within the PAD shall conform with all applicable City of Peoria Codes, Policies, Ordinances, and Regulations.

1. Building Setbacks: \*

- Along Agua Fria Freeway..... 30 ft.
- Along 83<sup>rd</sup> Avenue..... 25 ft.
- Along other street property lines ..... 15 ft.
- 16041 N. Arrowhead Fountains Center Drive (Marciopa County Recorder [MCR] Parcel #200-53-357C)..... 0 ft
- Interior Property Lines ..... 0 ft.  
Except for parcels adjacent to residential zoned or developed properties, a 10 ft. setback is required.

\* Covered building entrances may encroach a maximum five (5) feet into the required front setback, limited to a maximum of twenty (20) percent of the building space.

2. Landscape setbacks:

- Along the Agua Fria Freeway..... 10 ft.
- If adjacent the Freeway ..... 5 ft.
- Along 83<sup>rd</sup> Avenue ..... 10ft.
- Interior property Lines ..... 0 ft.
- Arrowhead Entertainment Center Pads 1-7, Parcel A-C ..... 0 ft.

3. Maximum Building Heights: \*\*

- Commercial / Retail Buildings 7,500 sf. and below ..... 28 ft.
- Commercial / Retail Buildings 7,500 sf. and above ..... 56 ft.
- Hotel..... 100 ft.
- Multi-Family ..... 36 ft.

Office.....	100 ft.
Research and Development.....	36 ft.
Convention Center .....	36 ft.

\*\* Excluding mechanical or elevator parapets.

4. Landscaping:

Landscaping shall be designed in accordance with the City of Peoria Zoning Ordinance Article 14-35, with the following revisions:

- Theme trees installed along 83<sup>rd</sup> Avenue frontage shall be twenty four (24) inch box size.
- Theme trees installed along 83<sup>rd</sup> Avenue shall be installed in quantities averaging twenty (20) feet on center, to match proposed tree placement on 83<sup>rd</sup> Avenue.
- Landscape design shall be in harmony with the proposed improvements to 83<sup>rd</sup> Avenue, yet have its own unique overall design theme within the P.A.D.
- The total number of trees for public assembly uses, including theaters, shall be 2/3 of the total required trees as required by Article 14-35.
- All trees for public assembly uses, including theaters, shall be a minimum twenty four (24) inch box size.
- Landscape parking triangles shall be provided within interior parking rows at six (6) stall intervals.

5. Parking:

Parking shall be provided in accordance with the City of Peoria Zoning Ordinance, Article 14-23, with the exception that standard parking stall dimensions shall be 9 feet by 18 feet. If appropriate, a parking study may be submitted in accordance with Section 14-23-3.B.4 to reduce the total number of required parking spaces.

6. Refuse Areas:

All refuse storage / collections areas shall be screened from public view in a manner compatible with an established architectural theme.

7. Mechanical Equipment:

Ground mounted mechanical equipment shall be screened from public view in a manner compatible with an established architectural theme.

Roof mounted mechanical equipment shall be screened from view by a parapet wall or architectural mechanical screen compatible with an established architectural theme.

8. Utilities:

- Water – water service shall be by the City of Peoria.
- Sewer service – sewer service shall be by the City of Peoria
- Gas – gas service shall be by Southwest Gas.
- Telecommunications / Electrical – shall be underground.
- Satellite dishes to be appropriately screened.

9. Lighting:

All site lighting and exterior building lighting shall be shielded as is reasonably possible from adjacent residential areas and adjacent streets. All site lighting within seventy five (75) feet of the freeway shall comply with ADOT contingencies.

## **VI. ARCHITECTURAL CHARACTER**

Arrowhead Fountain Center has been developed with a variety of distinct and attention-grabbing building designs. This development may include distinctive, yet complimentary architectural designs that support the vibrant atmosphere desired for this area.

Lot 10B (as shown in Exhibit C-3):

- Exterior building colors, materials, and decorative signs consistent with the building's theme shall be permitted.

## **VII. SIGNAGE**

Signage shall be designed in accordance with the City of Peoria Sign Ordinance, Article 14-34, except as follows:

### 1. Wall Signs

With the exception of APN 200-53-633 known as Lot 10B as shown in Exhibit C-3, the following regulations shall apply to Wall Signs:

Maximum sign area shall not exceed 2.0 square feet per linear foot of business front foot with no individual sign exceeding 225 square feet in area. Signs shall be permitted on more than one side of the building. Total allowable sign area may be allocated between primary and secondary signs. Signs shall be neon, reverse channel neon or individual, internally illuminated, metal channel letters with plexi-glass faces. Such signs shall not exceed the building height

established by Section V herein and shall not constitute a roof-mounted sign as defined by the Peoria Zoning Ordinance. Letter heights shall be as approved by the Peoria Zoning Ordinance.

## 2. Project Monument Identification Sign

One (1) project sign shall be permitted in the general location indicated on Exhibit C-1. This sign may be two-sided, interior illuminated and may identify up to eight (8) projects within the development. The sign shall not exceed 14 feet in height and 72 square feet in area per side as depicted on Exhibit C-2.

## 3. Project Entrance Identification Signs

Two (2) project signs are allowed on 83<sup>rd</sup> Avenue in the general locations indicated on Exhibit C-1. The project entrance signs shall conform with Section 14-34-8.A.29 (Permanent Master Planned Development Identification Sign) of Article 14-34 of the Peoria Zoning Ordinance.

## 4. Freeway Pylon Signs

The two (2) existing freeway signs as shown on Exhibit C1 shall be removed and replaced with new freeway signage that utilizes a complimentary architectural color and material palette as the City's P83 Entertainment District right-of-way improvements. The new freeway signs will be installed in the same general vicinity as the existing signs; however, final location may be nominally shifted either to the north or south to allow for new concrete footings.

The maximum sign height shall be sixty (60) feet and have a maximum sign area of two hundred fifty (250) square feet. The sign area may be separated into multiple panel spaces, as shown on Exhibit D-2; however, in no case shall the sign area exceed the maximum sign area specified herein. The proposed character and design of the freeway signs shall conform to the criteria, notes and details as shown on Exhibits D-1, and D-2.

## 5. Freestanding Wall Signs

Freestanding wall signs in accordance with Section 14-34-8.A.12 of Article of 14-34 of the Peoria Zoning Ordinance are allowed at entrance driveways and street intersections for the planned office developments as indicated on Exhibit C-1. Such signs shall be limited to 5 feet in height and 60 square feet in area.

## 6. Wall signage for APN 200-53-633 –Lot 10B

Building signage for APN 200-53-633, known as Lot 10B of the Arrowhead Entertainment Center (see Exhibit C-3):

- Maximum sign area shall not exceed 3.0 square feet per linear foot of business entrance frontage with no individual sign exceeding 225 square feet in area. Decorative signage shall not be included in sign area calculations, but shall be reviewed for consistency with the building's architectural design theme. See Exhibit C-4 for examples of such decorative signage.

Lot 10B, APN: 200-53-633 EXHIBIT C-3

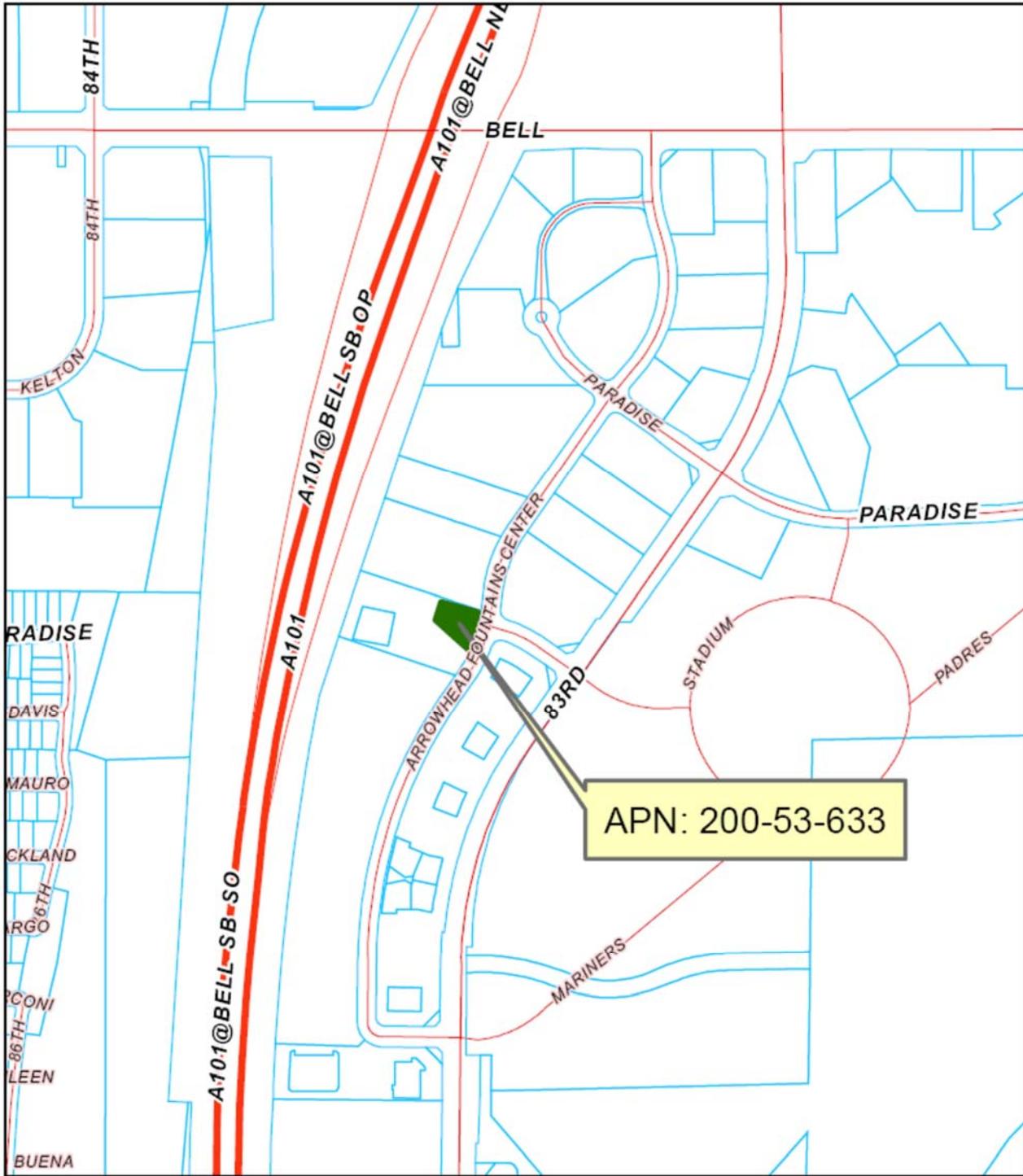
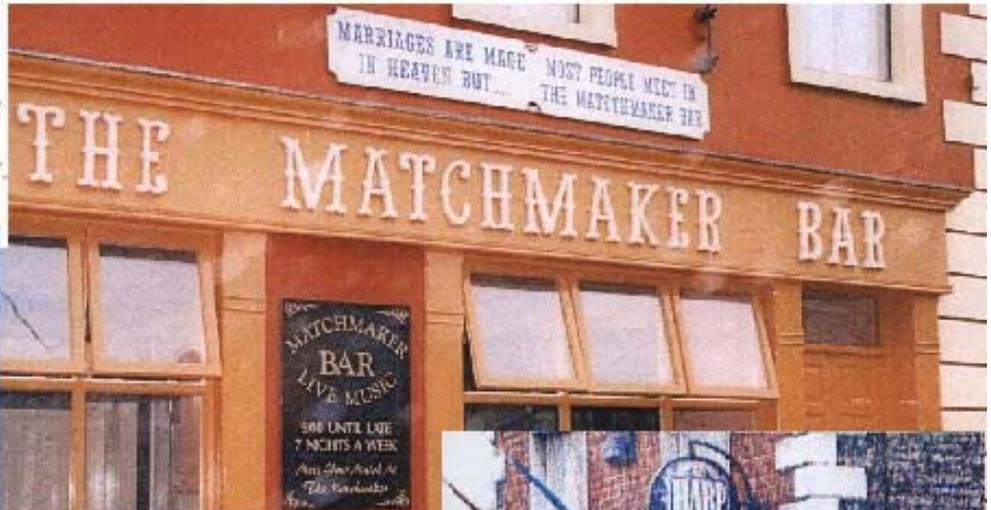
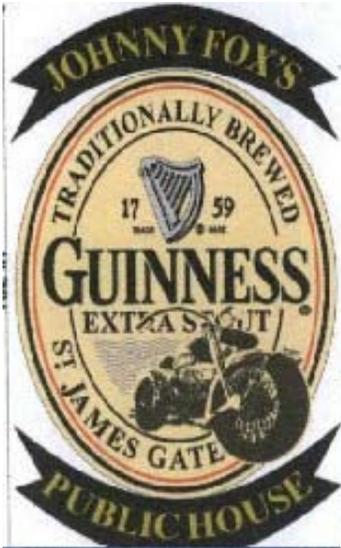


EXHIBIT C-4: Examples of decorative signage



# Exhibit D-1

9.6.2017

## APPLICABLE FONTS

(COMPUTER REPRESENTATION)

Humanist 521 BT Bold - (stretched 108% - spacing @ 50)

**ABCDEFGHIJKLMN OPQRSTUVWXYZ**

**abcdefghijklmnopqrstuvwxy z**

## COLOR PALETTE

Designation	Desert Coating Solutions 602.253.7875	Matthews Paint - Low VOC Satin Finish MAP with satin clear
PC1	Copper Tex 3	
P3		to match pms 641c (blue)
P4		to match pms 1235c (yellow)
P5		MP30136 - brushed aluminum

## GENERAL NOTES

- Fabricator to provide all elements shown in the following sheets, inclusive of those referred to in other trade drawings - i.e. structural, electrical, etc., unless specifically indicated as provided by General Contractor (G.C.). Fabricator is responsible for all required City of Peoria submittals and permitting.
- Fabricator to review applicable construction drawings or site conditions to verify sizes, dimensions and locations of signage related elements that are existing or are to be provided by the General Contractor. Any discrepancies and/or conflicts shall be reported to designer in writing before proceeding with fabrication or ordering of materials.
- Fabricator to coordinate installation of signage elements with adjacent and integrated (if any) elements of other trades.
- Fabricator shall submit fully-detailed working (shop) drawings of all signs and graphics contained in this package. Drawings shall be generated and submitted and shall be reviewed with signed approval prior to fabrication or ordering of materials. Fabricator will be provided digital drawings (mac pdf or eps files) and color renderings of all sign types for reference in generating shop drawings. It is the responsibility of the fabricator to request these files and to use the drawings only as a guide. Direct use of provided digital artwork and notations within required shop drawings will not be acceptable.  
  
Shop drawings shall be digitally generated to scale and shall detail all work outlined in these drawings, including, but not limited to: dimensions, materials - with sizes and thicknesses, fastening, anchoring and joining methods, electrical and lighting components, internal structure, foundations and any other elements as instructed in these drawings and as required to clearly convey fabrication intent.
- Digital artwork (mac pdf or eps files) of element lay-out (lettering, arrows, map graphic, etc.) will be provided for use in fabrication of such.
- Drawings contained in this package are for aesthetic and functional design intent, only. It is the responsibility of the fabricator to provide engineered, stamped shop drawings and calculations for all of the elements in this package and to ensure that they are fabricated for a stable and durable installation while adhering to the aesthetic details indicated. Required engineering is to be done specific to this project by a structural engineer licensed in the state of Arizona. Unless approved by the G.C. and/or Owner, Arizona Sign Association sign standards et al., as a means of satisfying the engineering requirement are not acceptable.
- All signs are to be fabricated from materials specified unless otherwise approved in writing by Client and Designer. NO EXCEPTIONS. All elements shown are to be provided by the fabricator unless specifically noted, otherwise.
- Fabricator is responsible for determining proper mounting, fastening and anchoring methods for all signs unless noted otherwise specified. Determination to account for surface material sign is being mounted to. Mounting methods are to be outlined in shop drawings.
- 120v power is provided within 5' of each sign grouping location by General Contractor. Fabricator is responsible for extending power as required and for adhering to all applicable codes for such. Timer and photocell are to be provided by General Contractor as part of the electrical service.
- All LED illumination and associated, required equipment to be exterior grade, quantity and placement as required for bright and even illumination.
- G.C. will mark sign locations in the field. Marked locations will be approved and/or modified on a walk-through with designer, fabricator and owner.
- Fabricator to supply samples of the following for written approval prior to generating shop drawings, fabrication or ordering of materials:  
  
Each and every paint and powdercoat finish on specified substrate - two 4" squares for each color and substrate.  
  
Each and every translucent vinyl or direct print on intended acrylic/plex/lexan substrate - two 4" squares for each color and as outlined in the drawings.  
  
12" trim cap segment with P4 finish  
  
Numeral "3" as outlined on sheet FP.2
- There occurs instances in the drawings where dissimilar metals may be in contact with one another. The fabricator is to specifically outline, within the shop drawings, an industry accepted method for separation between these metals to prevent electrolysis/corrosion.
- The surfaces of all structures fabricated with aluminum skin to be even, square and true and without warping or distortion of any kind.
- Fabricator to provide weep holes in ALL enclosed elements at locations that allow positive drainage to prevent water retention/damage within structures. Locations and sized to be clearly marked in shop drawings.
- This document refers to both acrylic and lexan materials only as it relates to functional intent. Fabricator to select the appropriate material for each instance and outline selection in shop drawings. Selection to be based on location, functional and environmental factors as required and is to provide the most durable appropriate service as necessary.



CITY OF PEORIA  
ENGINEERING  
DEPARTMENT  
9875 N. 85TH AVENUE  
PEORIA, AZ 85345

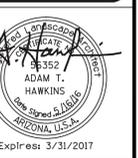


J2 Engineering and Environmental Design  
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DESIGN: LR	DATE:	CHK: AH
LR	5/16/16	AH
REV	DESCRIPTION	BY

### FREEWAY SIGNAGE GENERAL NOTES

P83 PHASE II IMPROVEMENTS  
CITY OF PEORIA PROJECT NO. ED00002  
DATE: 5/16/2016 FINAL PLAN SET



SHEET NO.  
of

