



PLANNED AREA DEVELOPMENT STANDARDS & GUIDELINES

REVISED APRIL 2020





A. Contents

Introduction & Purpose Of Request.....	2	Open Space & Pedestrian Amenity Standards:	32
Site Location & Legal Description Of Parcels.....	5	Landscaping	36
Context	5	<i>Landscape Standards:</i>	36
Compliance with Adopted Plans	6	Screening & Buffering	39
Preliminary Development Plan	8	<i>Screening and Buffering Standards:</i>	39
<i>Development Principles:</i>	8	Access, Parking and Circulation	42
Sub-Area Overview.....	10	Lighting	44
<i>Peoria Place Plaza:</i>	11	<i>Lighting Standards:</i>	44
<i>Peoria Place Commercial Center:</i>	11	Signage	44
<i>Peoria Place Business Park:</i>	11	Phasing/Development Schedule.....	45
Land Use	15	Infrastructure.....	45
Use Limitations.....	24	<i>Water Infrastructure</i>	45
Development Standards.....	25	<i>Wastewater Infrastructure</i>	46
<i>Setbacks & Building Heights</i>	26	Drainage/Stormwater Management	46
Placemaking.....	29	Traffic Impact Analysis/Roadway Standards.....	47
Architecture	30		
Architectural Standards:	30		
Open Space & Pedestrian Amenities.....	32		

B. INTRODUCTION & PURPOSE OF REQUEST

Peoria Place Planned Area Development (PAD) is a mixed use development located near Old Town Peoria. The property, 116 acres in size, is bordered by Grand Avenue on the east and is bisected by Whitney Drive. The previous Peoria Place PAD was approved by the City of Peoria in 2006. The original Peoria Place land use plan envisioned a mix of office, residential and commercial uses, anchored by a higher density Town Center adjacent to Cotton Crossing (see Figure 1). Following the approval of the Peoria Place PAD in 2006, the development's primary roadways and trunk infrastructure were constructed. The economic downturn in 2007 stalled the project and it was eventually acquired by Highland Capital.

In 2018, the 20-acre parcel at the corner of Grand Avenue and Cotton Crossing was purchased by Maricopa County to develop a Maricopa Integrated Health Systems (MIHS) facility, owned and controlled by Maricopa County. Since the property was controlled by the County, the parcel was no longer subject to municipal zoning but subsequent phases should be generally consistent with the Design Guidelines of the Peoria Place PAD.

The construction of the MIHS facility created an anchor for future development. The undeveloped land along Grand Ave changed the objectives for this site and suggested higher and better uses associated with the medical facility and other commercial services currently not provided in the area. Given the changed conditions, the City of Peoria began working on behalf of the

property owners to sponsor an amendment to the PAD. The intent of the amendment is to facilitate new activity to further the City's economic development goals and facilitate development that would serve the community and tie into the historic heart of Peoria.

The revised PAD continues to envision Peoria Place as a unique, mixed use district that offers a wide range of housing, services and amenities. This vision is similar to what the previous PAD outlined but is refined to fit the updated market demands and opportunities including the City's updated economic development goals for the Old Town area.

The land use category of this PAD remains Flex-Mixed Use, as designated by the Old Town Specific Area Plan (SAP). The primary difference between this and the previous PAD is the distribution of the allowed uses among the seven development parcels. The predominant use of the previous PAD was residential, with approximately 93 of the total 116 acres or 82% designated as residential. The remaining 20 acres were dedicated to Town Center Mixed Use, which also allowed high density residential, multi-family and office. Given the construction of the new MIHS facility, the high percentage of residential designated land, particularly along Grand Avenue, no longer seems appropriate. This PAD therefore designates more land to non-residential uses in the parcels that are adjacent to Grand Avenue to ensure their highest and best use and to align them with both market demand and the City's strategic goals for the Old Town area.

Specific changes to the parcels are detailed below (see Figures 1 and 2):

- > **Parcel 1 and 2** are re-envisioned as a mixed use town center that accommodates a variety of office, business, retail and residential uses rather than just office uses proposed in the original PAD. The introduction of an increased mix of uses and associated activities is deemed more appropriate to serve as a gateway to Peoria's Old Town.
- > **Parcels 3-5**, formerly Parcels 2-4, remain residential, with a change in allowable densities. Parcel 3 (formerly 2) increases in density to 10-20 du/ac. Parcel 4 (formerly 3) has a medium-density of 5-10 du/ac and Parcel 5 (formerly 4) remains unchanged with a maximum of 5 du/ac.
- > **Parcel 6**, formerly Parcels 5 and 6 of the previous PAD, are consolidated into one parcel. The new Parcel 6 is designated for office and light industrial uses with support retail and commercial services rather than the high-density residential designation of the previous PAD. These uses are deemed more appropriate as the site is located adjacent to Grand Avenue and existing industrial uses to the south.
- > **Parcel 7** is designed as a mix of office, restaurant and specialty retail uses as compared to high-density residential uses of the previous PAD. Commercial uses are deemed more appropriate for this parcel that fronts directly onto Grand Avenue in order to take advantage of commuters

passing through and providing neighborhood-supporting services for adjacent communities.

- > **Parcel 8** was designated as Town Center Mixed Use by the previous PAD. The parcel was purchased by Maricopa County to enable the development of a West Valley Primary and Specialty Care Center facility.

Through the changes outlined above, this PAD designates approximately 43 acres or 39% of land as residential, while the remaining acreage is allocated for mixed use, commercial, office and light industrial. The updated mix of uses has several benefits. The new uses create a more balanced mix that establishes a framework for a "complete community" that can offer convenient access to goods, services and employment to adjacent communities.

FIGURE 1: PREVIOUS PAD PARCELS AND LAND USES

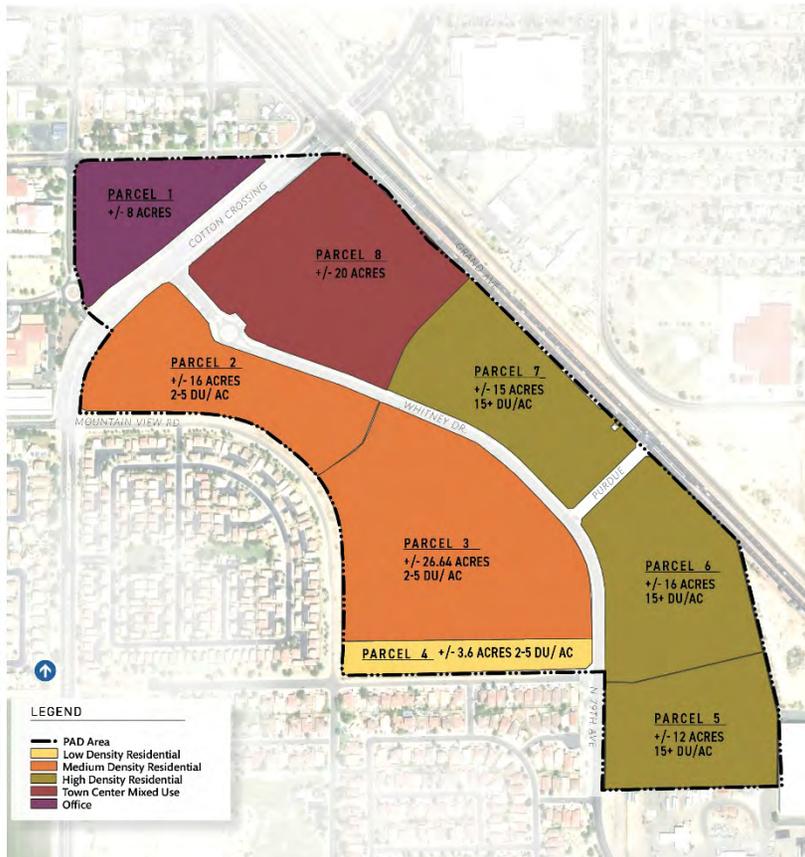
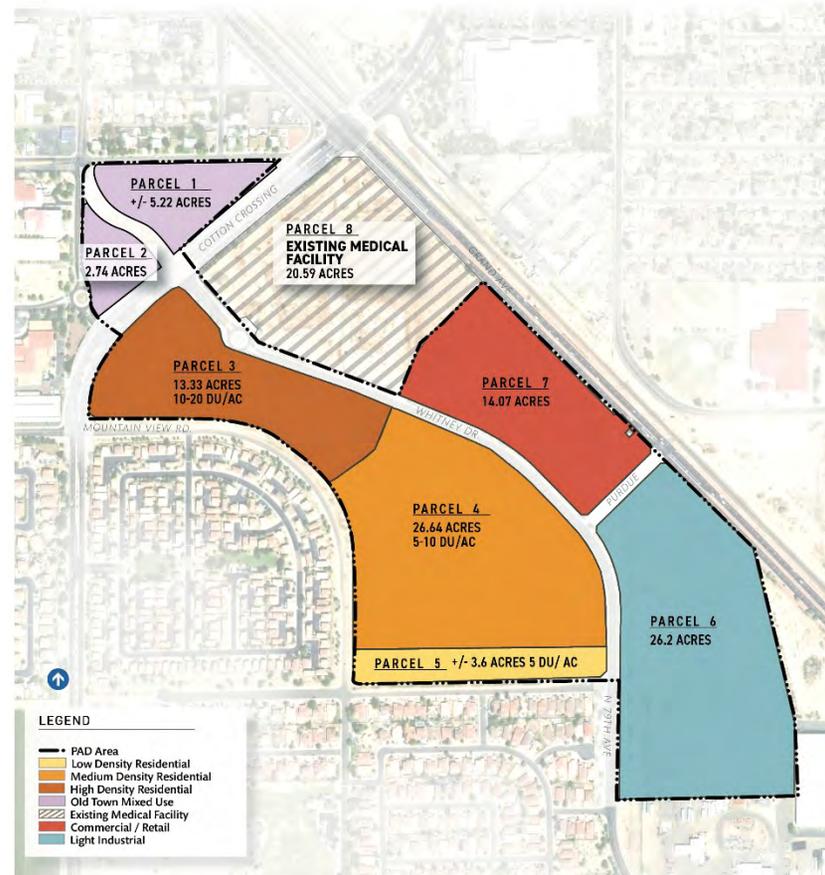


FIGURE 2: AMENDED PAD PARCELS AND LAND USES



The new mix of uses segments the site into four distinct subareas: Peoria Place Plaza, Village, Commercial Center, and Business Park. The subareas are more compatible with the surrounding site context and create a transition to the existing neighborhoods. Medium to low density residential uses are located adjacent to the established residential neighborhoods and serve to buffer the more intense commercial, office and light industrial uses located directly along the major arterial of Grand Avenue.

C. SITE LOCATION & LEGAL DESCRIPTION OF PARCELS

The subject property is bordered by W Monroe St to the north, Grand Avenue on the east, W Mountain View Road and West Hatcher Road on the south, and is bisected by Whitney Drive. It is specifically defined as:

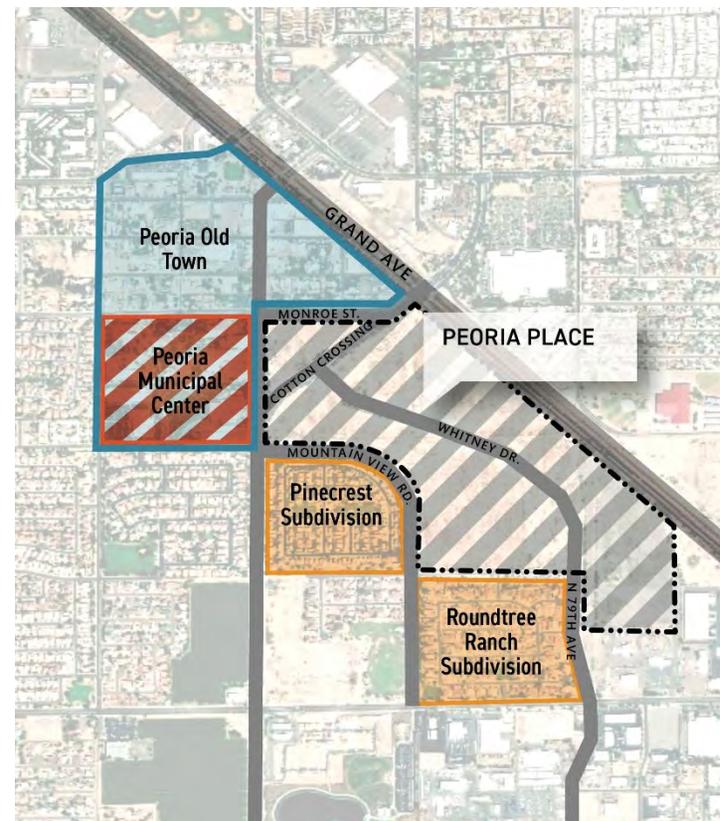
Lots 1 through 7, of Peoria Place Replat, recorded in Book 1009 of Maps, Page 25, records of Maricopa County, Arizona.

D. CONTEXT

The subject property is located near historic Old Town Peoria on the southeast corner of 83rd Avenue and Monroe Street, bordered by Grand Avenue to the northeast and Mountain View Road and 81st Avenue to the southwest. The property contains 112.39 total acres. Parcels 1-7 are undeveloped and Parcel 8

was acquired by MIHS as referenced above. The project site is located adjacent to Old Town to the north, the City of Peoria Municipal Center to the west and residential neighborhoods to the southwest. An industrial parcel borders the site to the southeast.

FIGURE 3 CONTEXT MAP



E. COMPLIANCE WITH ADOPTED PLANS

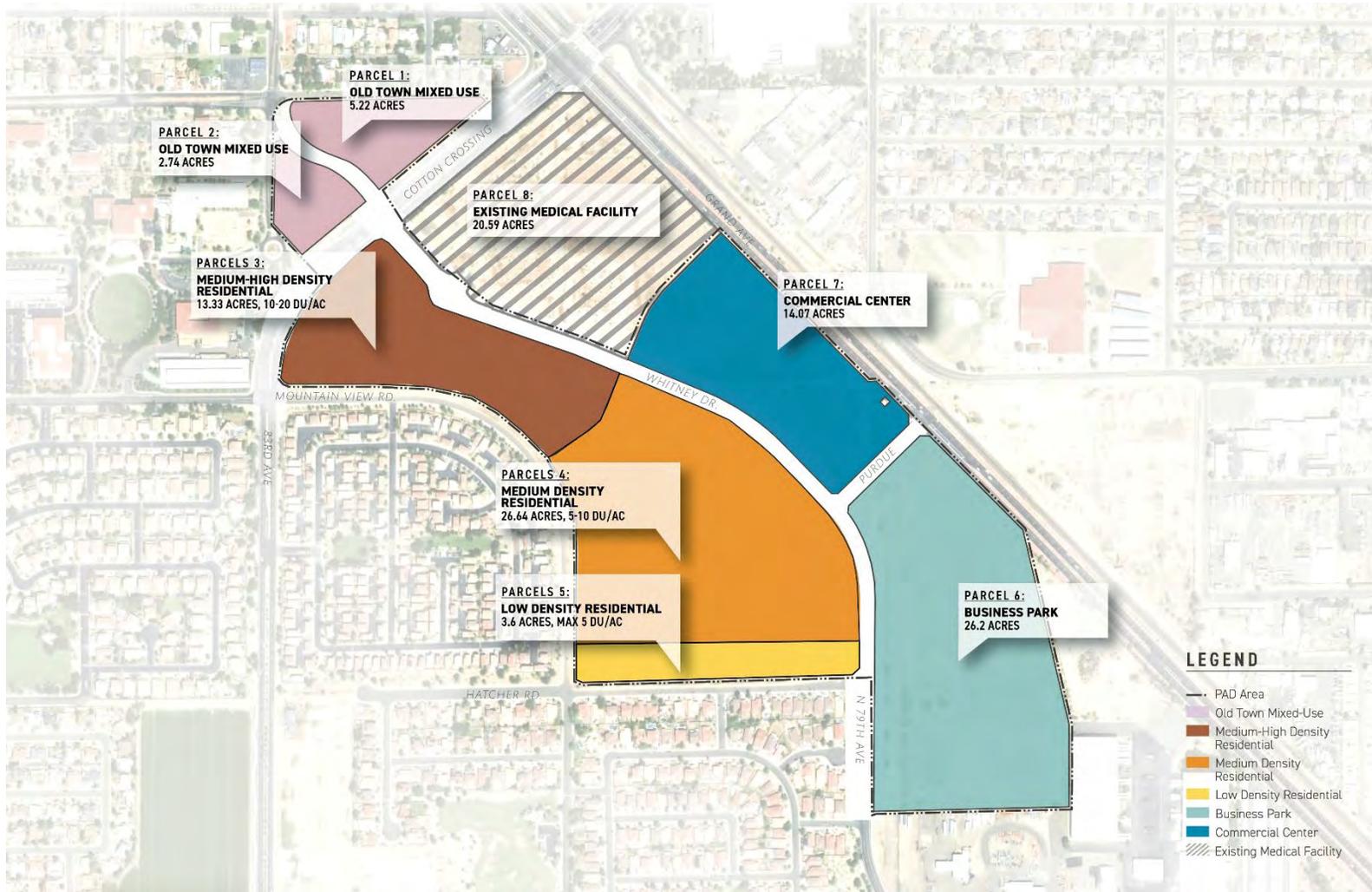
The Old Town Specific Area Plan land use designation for this property is Flex-Mixed Use. The SAP describes the Flex-Mixed Use land use category as being used to facilitate the development of amenities that are a regional draw. Specific facilities may include entertainment, hospitality, convention and/or higher education land uses. Additional uses such as hotel, retail, restaurant and office would support the “regional amenities.”

Peoria Place is located within the boundaries of the Old Town Specific Area Plan which designates the Peoria Place property as outlined in Table 1. The SAP envisions the area as an accessible, walkable and inviting urban center that will support a wide range of land uses.

TABLE 1. LAND USE CATEGORIES

Site	General Plan	Old Town Specific Area Plan (SAP)	Acreage
Parcel 1	<i>Old Town SAP</i>	<i>Flex-Mixed Use</i>	5.22
Parcel 2		<i>Flex-Mixed Use</i>	2.74
Parcel 3		<i>Flex-Mixed Use</i>	13.33
Parcel 4		<i>Flex-Mixed Use</i>	26.64
Parcel 5		<i>Flex-Mixed Use</i>	3.6
Parcel 6		<i>Flex-Mixed Use</i>	26.2
Parcel 7		<i>Flex-Mixed Use</i>	14.07
Parcel 8		<i>Flex-Mixed Use</i>	20.59
TOTAL			112.39

FIGURE 4 CONCEPTUAL LAND USE



The overall land uses for each parcel are consistent with the Old Town Specific Area Plan land use categories as follows:

- > **Parcel 1 and 2:** *Mixed Use Town Center that accommodates a variety of office, business, retail and residential uses at an intensity that is appropriate for the gateway to Peoria's Old Town.*
- > **Parcel 3:** *Multi-family residential development, ranging from multi-family rental and/or single-family bungalow rental units up to 20 dwelling units per acre.*
- > **Parcels 4:** *Medium-density residential, with proposed product types including single-family units, townhouses and brownstones between 5-10 dwelling units per acre.*
- > **Parcel 5:** *Traditional low density single-family product with 3-5 dwelling units per acre.*
- > **Parcel 6:** *Office and light industrial development with support retail and commercial services appropriate for their adjacency to Grand Avenue and the established industrial uses to the south.*
- > **Parcel 7:** *Mixed use commercial, office, restaurant (with and without drive through), and specialty retail at densities appropriate for their adjacency to Grand Avenue. This parcel*

will provide neighborhood scale services geared towards the surrounding community.

- > **Parcel 8** *was purchased by the Maricopa County to enable the development of a new West Valley Primary and Specialty Care Center facility.*

F. PRELIMINARY DEVELOPMENT PLAN

Peoria Place PAD is a unique, mixed use district directly adjacent to Peoria Old Town that offers a wide range of housing, services and amenities that allow people to live, work, shop and play in place. The PAD's development plan ensures high-quality design with consistent architectural and landscape elements combined with strong pedestrian linkages between the individual development parcels.

DEVELOPMENT PRINCIPLES

The Peoria Place PAD development principles set the overall parameters for the development and encourage alignment between individual site designs and the overall project vision. Development shall comply with the City's Design Review Manual, except as modified below.

Principle 1. Create a distinctive, attractive community with a strong sense of place.

- > *Establish a unique character and sense of place with development standards that encourage visual continuity throughout the individual development parcels.*
- > *Coordinate building orientation and design to encourage a sense of design continuity throughout the site.*
- > *Create attractive, cohesive streetscapes along public roadways.*

Principle 2. Develop a walkable, connected community.

- > *Provide connections from the individual development parcels to the existing multi-use trail.*
- > *Provide pedestrian connections between the individual development parcels, to surrounding neighborhoods and to nearby destinations like Peoria Old Town and the Municipal Complex.*
- > *Create open space and gathering spaces that encourage an active lifestyle for residents, employees and visitors.*

Principle 3. Promote sustainable development practices and livable community.

- > *Create a mix of residential product types that appeal to a diverse range of people.*
- > *Integrate sustainable development practices that maintain pervious surfaces where possible to minimize stormwater discharge and increase groundwater infiltration rates.*

Principle 4. Ensure quality design and craftsmanship.

- > *Promote innovative urban design and high-quality materials.*
- > *Create a high-quality development with consistent architectural styles and ensure that new development is compatible with adjacent properties and contributes to the overall project identity.*
- > *Include attractive gateways and signage, green spaces, public art and distinctive features to contribute to a clean, safe and visually stimulating and unique urban setting.*

G. SUBAREA OVERVIEW

FIGURE 5 SUBAREAS





To distinguish and reinforce the overall character of the development, Peoria Place is characterized as follows:

PEORIA PLACE PLAZA:

This area covers **Parcels 1 and 2** as a mixed use higher intensity area with a variety of office, business, retail and residential uses. The “plaza” character is urban with a mix of uses where building placement and selected uses create an active pedestrian environment. Site amenities such as wide, shaded sidewalks and public plazas create an inviting atmosphere for pedestrians. This portion of the development serves as a gateway into Peoria’s Old Town as the built environment is respectful of the area’s historic character.

PEORIA PLACE COMMERCIAL CENTER:

This area covers **Parcel 7** and accommodates retail, commercial and office uses adjacent to Grand Avenue. Buildings are designed and sited together to create visual continuity in terms of size, scale, material and color.

PEORIA PLACE BUSINESS PARK:

This area covers **Parcel 6** and accommodates a range of office and light industrial uses within a business park setting. Buildings are designed and sited together to create visual continuity in terms of size, scale, material and color. Generous street and buffer landscaping create a transition from the business park

development to the less intensive residential land uses to the west.

PEORIA PLACE VILLAGE:

This area covers **Parcels 3-5** which accommodate residential uses. The Village subarea provides a variety of housing products ranging from single-family to medium- and high-density residential uses.

- > ***Parcel 3** is designated as medium-high density residential ranging between 10-20 du/ac with multi-family or bungalow products. Parcel 2 serves as a transition between the Old Town Mixed Use to the north and single-family residential neighborhoods to the southwest.*
- > ***Parcel 4** is designated as medium-density residential ranging from 5-10 du/acre, with smaller traditional single-family, duplex, townhouse or brownstone units on zero and z-lot properties and operated and managed by a Homeowners’ Association, reflecting the density of the Pinecrest neighborhoods.*
- > ***Parcel 5** is designated as low-density residential within a 3-5 du/ acre range, with traditional, detached single-family housing types, either front or alley-loaded. Parcel 5 serves as a buffer between medium-density residential uses to the north and the established single-family subdivisions to the*

south, reflecting the density of the Roundtree Ranch neighborhoods.

Table 2 indicates in which parcels the various residential products are allowed. Residential design guidelines will be further defined as part of the subdivision platting review and approval process and incorporated into the CC&R's for the community, where appropriate.

TABLE 2 RESIDENTIAL DEVELOPMENT TYPES			
Graphic	Site	Description	Density
	Traditional Single-Family	A single-family housing type generally occupied by one household that is not attached to another dwelling unit.	Low to Medium
	Zero-Lot Line	A zero-lot line housing type has the periphery walls directly on or adjacent to the property boundary, leaving virtually no room between the structure and the property line. They may be attached (as in a townhome) or detached, single story or multistory.	Low to Medium

TABLE 2 RESIDENTIAL DEVELOPMENT TYPES

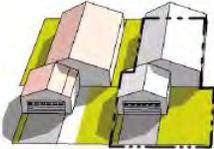
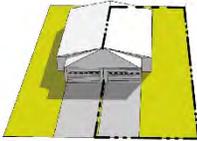
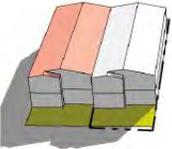
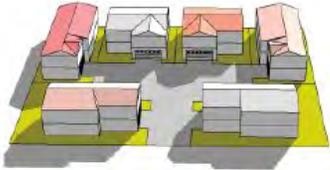
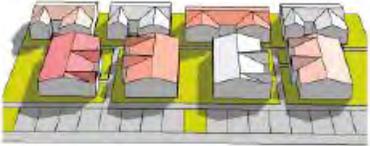
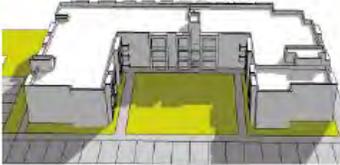
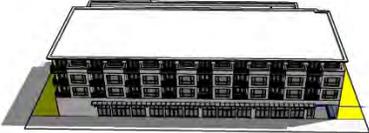
Graphic	Site	Description	Density
	Z-Lot	<p><i>A Z-lot single-family housing type is platted in the shape of a “Z” in order to allow each lot to have usable side yards on alternating sides, rather than the zero-lot line method which reduces or eliminates side yards.</i></p>	<p><i>Low to Medium</i></p>
	Duplex	<p><i>A duplex housing type contains 2 dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level.</i></p>	<p><i>Low to Medium</i></p>
	Townhouse/ Brownstone	<p><i>The townhouse or brownstone housing types contain 2 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level.</i></p>	<p><i>Medium</i></p>
	Cottage	<p><i>The cottage housing type is a grouping of small, single family dwelling units clustered around a common area and developed with a coherent plan for the entire site.</i></p>	<p><i>Medium</i></p>

TABLE 2 RESIDENTIAL DEVELOPMENT TYPES

Graphic	Site	Description	Density
	<p>Rent / Horizontal Apartments or Bungalows</p>	<p><i>The horizontal apartments or bungalow housing type is a single-family development that is generally smaller than a standard single-family type.</i></p>	<p>Medium</p>
	<p>Traditional Multi-Family</p>	<p><i>A multi-family housing type contains multiple residential housing units within one building or several buildings within one complex. Units can be next to each other (side-by-side units), or stacked on top of each other (top and bottom units).</i></p>	<p>Medium to High</p>
	<p>Multi-Family Mixed-Use</p>	<p><i>A development type that mixes residential, commercial, cultural, institutional or entertainment uses into one space—either vertically or horizontally. Vertical Mixed-Use Buildings combines different uses in the same building generally dedicating lower floors to more public uses with more residential uses on the upper floors. Horizontal mixed-use developments combines single-use buildings on distinct parcels in a range of land uses within one parcel.</i></p>	<p>Medium to High</p>

H. LAND USE

Table 3 indicates permissive land uses within each individual development parcel. A “P” in a cell of the table indicates that the use is Permitted Primary while a “C” in a cell of the table indicates that the use is Conditional Primary (i.e. a primary use

allowed only after the applicant obtains a Conditional Use Permit pursuant to the Zoning Ordinance). An “A” indicates that the use is Permissive Accessory (i.e. allowed as an accessory use compatible with a Permissive Primary or Conditional Primary use on the lot).

TABLE 3: LAND USE MATRIX

P = Permitted C = Conditional A = Accessory - = Not Permitted	Plaza		Village			Business Park	Commercial Center	Use Limitations
	P1	P2	P3	P4	P5	P6	P7	
Residential								
<i>Traditional Single-Family Dwellings</i>	-	-	-	<i>P</i>	<i>P</i>	-	-	
<i>Zero-Lot Line Dwellings</i>	-	-	-	<i>P</i>	<i>P</i>	-	-	
<i>Z-Lot Dwellings</i>	-	-	-	<i>P</i>	<i>P</i>	-	-	
<i>Duplex Dwellings</i>	-	-	-	<i>P</i>	<i>P</i>	-	-	
<i>Bungalow Dwellings</i>	-	-	<i>P</i>	-	-	-	-	
<i>Cottage Dwellings</i>	-	-	<i>P</i>	<i>P</i>	-	-	-	
<i>Townhouse / Brownstone Dwellings</i>	-	-	<i>P</i>	<i>P</i>	-	-	-	

TABLE 3: LAND USE MATRIX

P = Permitted C = Conditional A = Accessory - = Not Permitted	Plaza		Village			Business Park	Commercial Center	Use Limitations
	P1	P2	P3	P4	P5	P6	P7	
<i>Traditional Multi-Family Dwellings</i>	-	-	<i>P</i>	<i>P</i>	-	-	-	
<i>Multi-Family Mixed-Use Dwellings</i>	<i>P</i>	<i>P</i>	-	-	-	-	-	
Administrative & Financial								
<i>Banks and Financial Institutions</i>	<i>P</i>		-	-	-	-	<i>P</i>	
<i>Medical, Dental or Health Offices, Clinics and Laboratories</i>	<i>P</i>		-	-	-	<i>P</i>	<i>P</i>	
<i>Professional, Administrative or Business Offices</i>	<i>P</i>		-	-	-	<i>P</i>	<i>P</i>	
Automotive-Related Uses								
<i>Automobile Diagnostic and/or Service Establishment, including engine and transmission overhaul, repair facilities and similar services</i>	-	-	-	-	-	<i>P</i>	-	<i>See Section 21-505-A.1 of zoning ordinance</i>
<i>Auto Sound System Installation, Auto Glass Tinting, Repair and similar uses</i>	-	-	-	-	-	<i>P</i>	-	<i>See Section 21-505-A.3 of zoning ordinance</i>
Eating & Dining Establishments								

TABLE 3: LAND USE MATRIX

P = Permitted C = Conditional A = Accessory - = Not Permitted	Plaza		Village			Business Park	Commercial Center	Use Limitations
	P1	P2	P3	P4	P5	P6	P7	
<i>Catering Establishment</i>	-	-	-	-	-	<i>P</i>	-	
<i>Restaurants</i>	<i>P</i>	<i>P</i>	-	-	-	-	<i>P</i>	
<i>Restaurant w/drive-thru operations</i>			-	-	-	-	<i>P</i>	<i>See Section I.1 of PAD</i>
<i>Tavern, Bar, Lounge, Microbrewery/Distillery</i>	<i>P</i>	<i>P</i>	-	-	-	<i>C</i>	<i>C</i>	
<i>Entertainment & Recreation</i>								
<i>Dance, Theatrical Arts, Music Studio and similar uses</i>	<i>P</i>	<i>P</i>	-	-	-	<i>P</i>	<i>P</i>	
<i>Health and Exercise Center</i>	<i>P</i>	<i>P</i>	-	-	-	<i>P</i>	<i>P</i>	<i>See Section I.2 of PAD</i>
<i>Indoor Recreation/Entertainment</i>	<i>P</i>	<i>P</i>	-	-	-	-	<i>P</i>	
<i>Wedding and Reception Center</i>	<i>C</i>	<i>C</i>	-	-	-	-	-	
<i>General Industrial, Manufacturing & Light Assembly</i>								
<i>Call Center</i>	-	-	-	-	-	<i>P</i>	-	
<i>Data Center</i>	-	-	-	-	-	<i>P</i>	-	

TABLE 3: LAND USE MATRIX

P = Permitted C = Conditional A = Accessory - = Not Permitted	Plaza		Village			Business Park	Commercial Center	Use Limitations
	P1	P2	P3	P4	P5	P6	P7	
<i>Food Processing and Manufacturing</i>	-	-	-	-	-	C	-	
<i>Machine Shops</i>	-	-	-	-	-	P	-	
<i>Manufacturing Fabrication and Processing of Goods</i>	-	-	-	-	-	P	-	
<i>Medical Devices</i>	-	-	-	-	-	P	-	
<i>Mini-Storage Warehouses, RV/Boat/Trailer Storage indoor</i>	-	-	-	-	-	P	-	see Section 1.3 of PAD
<i>Outdoor Storage (screened)</i>	-	-	-	-	-	A	A	see Section 1.4 of PAD
<i>Parcel Delivery Service</i>	-	-	-	-	-	P	-	
<i>Recycling Collection Point</i>	-	-	-	-	-	-	-	
<i>Printing and Publishing Facilities</i>	-	-	-	-	-	P	-	
<i>Research Laboratories</i>	-	-	-	-	-	P	P	see Section 1.5 of PAD
<i>Wholesaling, Warehousing, Distribution, Repair, Rental and Servicing of any</i>	-	-	-	-	-	P	-	

TABLE 3: LAND USE MATRIX

P = Permitted C = Conditional A = Accessory - = Not Permitted	Plaza		Village			Business Park	Commercial Center	Use Limitations
	P1	P2	P3	P4	P5	P6	P7	
<i>commodity. Excludes live animals, explosives and storage of flammable liquids and gases.</i>								
General Retail								
<i>General Retail</i>	<i>P</i>	<i>P</i>	-	-	-	<i>P</i>	<i>P</i>	
<i>Carpet and Floor Covering Store</i>	-	-	-	-	-	<i>P</i>	-	
<i>Copy Center</i>	<i>P</i>	<i>P</i>	-	-	-	<i>P</i>	<i>P</i>	
<i>Florist</i>	<i>P</i>	<i>P</i>	-	-	-	-	<i>P</i>	
<i>Gift, Novelty and Souvenir Shop</i>	<i>P</i>	<i>P</i>	-	-	-	-	<i>P</i>	
<i>Hobby, Stamp and Coin Shop</i>	<i>P</i>	<i>P</i>	-	-	-	-	<i>P</i>	
<i>Newsstand</i>	<i>P</i>	<i>P</i>	-	-	-	-	<i>P</i>	
<i>Plumbing, Heating and Air-Conditioning Sales and Service</i>	-	-	-	-	-	<i>P</i>	-	
<i>Kiosks</i>	<i>P</i>	<i>P</i>	-	-	-	<i>P</i>	<i>A</i>	

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	P1	P2	P3	P4	P5	P6	P7	
<i>Institutional</i>								
<i>Art Gallery</i>	P	P	-	-	-	-	-	
<i>Day Care Centers or Pre-School Centers</i>	P	P	C	C	C	-	P	
<i>Nursing or Convalescent Home, Long-Term Care Facility</i>	-	-	C	-	-	-	-	
<i>Performance Art Center and Similar uses</i>	P	P	-	-	-	-	-	
<i>Public/Charter Schools and Private Schools</i>	P	P	P	P	P	P	P	
<i>Religious Institutions and similar places of worship</i>	P	P	P	P	P	P	P	
<i>Technical School, College and University Facilities excluding College and University Campuses</i>	-	-	-	-	-	P	P	see Section 21-505-F.7 of zoning ordinance
<i>Intense Retail</i>								
<i>Appliance, Furniture and Household Equipment Sales and Rentals</i>	P	P	-	-	-	P	-	
<i>Commercial Service Establishments</i>	P	P	-	-	-	P	-	

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P = Permitted C = Conditional A = Accessory - = Not Permitted	Plaza		Village			Business Park	Commercial Center	Use Limitations
	P1	P2	P3	P4	P5	P6	P7	
<i>combining retail, showroom w/ workshop</i>								
<i>Equipment Sales, Rental and Storage Yard</i>	-	-	-	-	-	P	-	
<i>Farmers and Crafts Markets</i>	A	A	-	-	-	-	A	
<i>Monument Sales and Engraving Shop</i>	-	-	-	-	-	P	-	
<i>Offices, Supply and Machine Sales and Service</i>	P	P	-	-	-	P	-	
<i>Outdoor Sales and Display Area</i>	P	P	-	-	-	-	P	
<i>Swimming Pool and Spa Sales</i>	-	-	-	-	-	-	-	
Lodging								
<i>Bed and Breakfast Inn</i>	P	P	-	-	-	-	-	
<i>Hotel or Motel</i>	P	P	-	-	-	-	P	
<i>Living quarter for night guards</i>	A	A	-	-	-	A	-	
Medical								
<i>Ambulance Service Facility</i>	-	-	-	-	-	-	-	

TABLE 3: LAND USE MATRIX

P = Permitted C = Conditional A = Accessory - = Not Permitted	Plaza		Village			Business Park	Commercial Center	Use Limitations
	P1	P2	P3	P4	P5	P6	P7	
<i>Veterinary Hospital</i>	-	-	-	-	-	<i>P</i>	<i>P</i>	<i>see Section 21-505-J.2 of zoning ordinance</i>
<i>Veterinary Offices and Clinics, excluding animal boarding</i>	-	-	-	-	-	<i>P</i>	<i>P</i>	<i>see Section 21-505-J.3 of zoning ordinance</i>
Personal Services								
<i>Appliance Repair</i>	<i>P</i>	<i>P</i>	-	-	-	<i>P</i>	-	
<i>Cabinet and Carpentry Shop</i>	-	-	-	-	-	<i>P</i>	-	
<i>Custom Dressmaking, Furrier, Millinery or Tailor Shop</i>	<i>P</i>	<i>P</i>	-	-	-	<i>P</i>	-	
<i>Dry Cleaning and Laundry Establishment</i>	-	-	-	-	-	-	<i>P</i>	
<i>Locksmith</i>	<i>P</i>	<i>P</i>	-	-	-	-	<i>P</i>	
<i>Messenger Delivery Service</i>	-	-	-	-	-	<i>P</i>	-	
<i>Palm Readers, Phrenologists, Fortune Tellers and Astrologers</i>	<i>P</i>	-	-	-	-	-	-	

TABLE 3: LAND USE MATRIX

P = Permitted C = Conditional A = Accessory - = Not Permitted	Plaza		Village			Business Park	Commercial Center	Use Limitations
	P1	P2	P3	P4	P5	P6	P7	
<i>Photographic Development and Printing</i>	<i>P</i>	<i>P</i>	-	-	-	<i>P</i>	-	
<i>Photographic Studio</i>	<i>P</i>	<i>P</i>	-	-	-	<i>P</i>	<i>P</i>	
<i>Shoe Sales and Service, Clothing Alteration</i>	<i>P</i>	<i>P</i>	-	-	-	-	-	
<i>Watch and Clock Repair Shop</i>	<i>P</i>	<i>P</i>	-	-	-	<i>P</i>	<i>P</i>	
Transportation								
<i>Aviation uses such as Aircraft Repair/Sales and Air Charter Services</i>	-	-	-	-	-	<i>C</i>	-	

I. USE LIMITATIONS

1. Restaurants with Drive-Thru:

- a. This use is limited to a maximum of two (2) within Parcel 7.
- b. Drive-thru lanes should not be located between the building and a public street.
- c. Drive-thru lanes and service windows should be visually screened from public streets, pedestrian-use areas and adjoining properties with a vegetative screen and/ or architectural element or combination thereof with a minimum height of four feet. Screening elements should reflect the design of the primary building and shall provide a physical separation that cannot be traversed in a method other than the circulation route intended for the drive-thru traffic.
- d. All drive-thru lanes, menu boards, speaker box, and other related elements shall be located at least 50 feet from any residentially zoned property or use. Speakers at a drive-thru shall not be audible from residentially zoned property. Sound shall be mitigated through the use of sound attenuation walls, landscaping or other measures.

- e. Canopies for lanes associated with the service window and/or stacking lane should be incorporated into the massing and should reflect the design and detailing of the primary building.

2. Health and Exercise Center and Indoor Recreation Uses

- a. These uses are limited to <5,000 SF within Parcels 1 and 2.

3. Mini-Storage Warehouses, RV/Boat/Trailer Storage Indoor

- a. This use is limited to five (5) gross acres in Parcel 6.
- b. This use shall comply with all use limitations within section 21-505-D.1 of the City's zoning ordinance.

4. Outdoor Storage

- a. Outdoor storage areas shall be limited to 20% of the square footage of the primary building to which they are associated.

5. Research Laboratories

- a. Research Laboratories within Parcel 6 shall be designed so that they outwardly look like office buildings.



- b. Research Laboratories whose principal function is basic research, design and pilot or experimental product development shall have all activities conducted within a completely enclosed building.

J. DEVELOPMENT STANDARDS

Development within Peoria Place shall comply with the standards listed below. Where the Peoria Place PAD is silent on a design standard, applicable City regulations shall apply. If there are conflicts between specific provisions of this PAD and the applicable City regulation, the terms of this PAD shall govern.

SETBACKS & BUILDING HEIGHTS

TABLE 3: RESIDENTIAL DIMENSIONAL STANDARDS

	Village Product Types							
	Multi-Family Mixed-Use	Multi-Family	Rent / Horizontal Apartments or Bungalows	Townhouse / Brownstone	Cottage	Duplex	Zero / Z-Lot	Traditional Single-family
Parcel	P1 / P2	P3	P3	P3 / P4	P3 / P4	P3 / P4	P4 / P5	P4 / P5
Lot Standards (min)								
<i>Lot Width</i>	-	-	-	20'	35'	40'	40'	40'
<i>Lot Depth</i>	-	-	-	80'	52'	80'	80'	80'
Setbacks								
<i>Front</i>	-	-	-	-	-	-	-	-
<i>Side-entry garage</i>	-	-	-	5'	5'	10'	10'	10'
<i>Front-facing garage</i>	-	-	-	20'	5'	20'	20'	20'
<i>Rear</i>	-	-	-	15'	15'	15'	15'	15'
<i>Interior (side)</i>	-	-	-	5'	3'	5'	5'	5'
<i>Corner</i>	-	-	-	10'	10'	10'	10'	10'

TABLE 3: RESIDENTIAL DIMENSIONAL STANDARDS

	Village Product Types							
	Multi-Family Mixed-Use	Multi-Family	Rent / Horizontal Apartments or Bungalows	Townhouse / Brownstone	Cottage	Duplex	Zero / Z-Lot	Traditional Single-family
Parcel	P1 / P2	P3	P3	P3 / P4	P3 / P4	P3 / P4	P4 / P5	P4 / P5
Perimeter	10'	10'	10'	-	-	-	-	-
Building Height/Density (max)								
Height	48'*	48'*	30'	30'	25'	30'	30	30'
Lot Coverage	50%	50%	50%	60%	60%	60%	60%	60%

* Development adjacent to any Single-family Residential district shall be limited to a maximum of thirty (30) feet height and may increase by one (1) foot per each three (3) feet of additional setback to a maximum of 48 feet.

Table 4: Mixed Use & Non-Residential Dimensional Standards

	Plaza	Business Park	Commercial Center
Parcel	P1 / P2	P6	P7
Lot Standards			
<i>Minimum Lot Width</i>	-	-	-
<i>Minimum Lot Depth</i>	-	-	-
Setbacks			
<i>Minimum Front Setback</i>	0'	15'	15'
<i>Maximum Front Setback</i>	10'	-	-
<i>Side Setbacks</i>			
<i>Minimum Interior</i>	0' 0'	10' 5'	20' 15'
<i>Rear Setback Minimum **</i>	0'	10'	20'
<i>Setback from Residential Zone</i>	NA	30'	30'
Building Heights/Density			
<i>Maximum Building Height*</i>	60'	48'	48'

* Development adjacent to any Single-family Residential district shall be limited to a maximum of thirty (30) feet height and may increase by one (1) foot per each three (3) feet of additional setback to a maximum of 60 feet

K. PLACEMAKING

Placemaking strategies are utilized throughout the Peoria Place development to create a unique environment for residents, employees and visitors. These strategies include the consistent use of gateways, signature streets, signage and lighting to reinforce the character of the overall development. On individual parcels, coordinated site elements such as site furnishings, lighting, signage and architecture help reinforce a unified district identity for the Peoria Place development. A strong overall placemaking strategy shall be created by the first phase of development and continued by future phases.

Placemaking Standards:

1. One gateway placemaking feature shall be installed at each major entrance of the Peoria Place development.
2. Placemaking features per the City of Peoria Development Review Manual should be utilized within open space and gathering areas to create inviting spaces and unique experiences.
3. Individual placemaking features should have common features such as color, material and design to provide a cohesive environment and a more identifiable character for Peoria Place.



FIGURE 6 CONCEPTUAL GATEWAY PLACEMAKING

Gateway Placemaking in Parcels 1, 2, 6 & 7 consists of entry monumentation, landscape focus areas, public art, enhanced streetscapes and themed lighting. These elements are utilized to create a cohesive identity for the Peoria Place development.





FIGURE 7 CONCEPTUAL PLACEMAKING

Placemaking in Parcels 3 - 5 shall include entry monuments and entry/perimeter landscaping to create a cohesive identity for the residential parcels in the Peoria Place development.



L. Architecture

The architectural style depicted on the attached figures 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.

Architectural Standards:

All buildings within the development shall comply with the City's Design Review Manual and additional architectural standards as outlined below.

General Architectural Design:

1. The development shall promote a cohesive architectural identity through the consistent application of exterior building materials and color palettes across parcels and product types.
2. All buildings shall be "modern" in design. If historical references to traditional architectural styles are used, they should be a modern interpretation of those styles.
3. All buildings should use materials that are durable, easily and economically maintained and of a quality that will retain their appearance over time.

4. Colors and materials will include predominantly muted colors with one or more accessory accent colors, as well as high quality materials that blend into the surrounding built and natural environment. The color palette between all subareas – Plaza, Commercial Center, Business Park and Village – shall be coordinated to ensure a cohesive sense of place for the overall Peoria Place development.
5. Building frontages should vary in facade articulation and design treatments to avoid monotonous appearances and create visual interest. More articulation, detailing, and fenestration should be provided on facades visible from major streets.
6. Screening of roof and ground-mounted equipment shall conform to the City’s Zoning Ordinance.

Mixed Use and Non-Residential Architectural Standards:

1. Ground floor facades that face major streets should have arcades, display windows, entry areas, awnings or other such features that create a pedestrian-oriented, attractive urban character.
2. High-quality building materials and details should be used on all building facades to promote four-sided architecture.
3. Building facades that are visible from a street or public space should include architectural features such as horizontal and vertical recess or offsets,

changes in parapet heights, color, texture and material at a minimum of every 100 feet to add interest to the building elevation and reduce its visual mass.

4. Development with the Commercial Center subarea should:
 - a. Capitalize on visibility from Grand Avenue.
 - b. Include design elements like windows, canopies, awnings or arcades within the ground floor of building facades facing a street or public space.
5. Development with the Business Park subarea should utilize the scale, materials and elements common to adjacent uses and draw attention to the office portion of buildings over the “large box” production/warehousing components.

Residential Architectural Standards to be utilized for all parcels within the Peoria Place Village Subarea:

1. Residential design shall be reflective of the overall architectural identity and character of Peoria Place.
2. The architectural style of residential buildings shall be contemporary with a mixture of flat and pitched roofs that interplay with other massing elements and undulating planes.

3. Buildings shall be oriented so that the principal building wall and primary entrances face the public right-of-way. If this is not feasible, they should be oriented to face internal streets or common spaces, such as interior courtyards or on-site recreation areas.
4. Building placement will be varied in a manner that creates design interest and visual relief using techniques including but not limited to the following: pop-outs, wall recesses, varied wall planes, decorative window treatments, staggered setbacks, canopies, material and color changes and other architectural elements.
5. Residential developments shall provide both passive and active open space elements that are appropriate in size and scale.
6. Garage/parking structures should be architecturally and functionally integrated with the established design theme of Peoria Place.

M. Open Space & Pedestrian Amenities

Open space in Peoria Place generally consists of areas designated for entry monuments and public art, perimeter landscaped tracts, generously sized hardscape areas within the commercial center, smaller public spaces within the business park and park-like spaces within residential parcels. The core of the open space network is an existing multi-use trail (see Figure

17) that runs through the center of Peoria Place along Whitney Drive. This corridor serves as an active and passive green belt as well as the designated route for pedestrian circulation within and beyond the development. The trail serves to connect Peoria Place south to Olive Avenue and Roundtree Ranch Park. To the north, it creates a pedestrian connection to Old Town.

Peoria Place Plaza, Commercial Center and Business Park parcels feature a minimum of one amenitized public space per parcel. The location, size and associated amenities shall be identified through the subdivision and site plan review process.

Open Space & Pedestrian Amenity Standards:

General Standards:

1. Usable Open Space shall be provided in accordance with the Peoria Design Review Manual.
2. Pedestrian access shall be provided throughout the community and within individual parcels using a combination of sidewalk and pathways to create a cohesive and robust pedestrian network throughout Peoria Place.
3. All usable open space areas shall feature coordinated pedestrian lighting and site furnishings to unify the individual development parcels to support a cohesive identity and character for Peoria Place.

4. The location, size and associated amenities of usable open space areas shall be identified through the subdivision plat and site plan review processes.

Multi-family residential development within the Village subarea shall also:

1. Provide a minimum of 10% of the net site area designated as open space (either active or passive).
2. Provide a direct connection to the multi-use trail along Whitney Dr.
3. Provide either one (1) primary, centralized usable open space area or a series of smaller usable open space areas at a minimum of three (3), distributed throughout the parcel. Usable open space areas shall be connected to one another and the multi-use trail, to the greatest extent practicable.



FIGURE 8 CONCEPTUAL RESIDENTIAL COMMUNITY SPACES

Parcels 4 & 5 consist of pocket parks, community amenities (e.g. clubhouses, swimming pools), trails and rest areas that serve the local residents. These spaces incorporate pedestrian amenities including but not limited to seating, shade elements, play equipment, enhanced landscaping, outdoor fitness stations, and pedestrian lighting.





FIGURE 9 CONCEPTUAL RESIDENTIAL COMMUNITY SPACES

Spaces in Parcel 3 consist of clubhouses, swimming pools, outdoor play areas, BBQ area, and/or rooftop terraces to serve the local residents. These spaces incorporate pedestrian amenities including but not limited to seating, shade elements, play equipment, fountains, landscaping and pedestrian lighting.



Development within the Commercial Center subarea shall also:

1. Identify connectivity to residential areas.
2. Provide a pedestrian connection to the MIHS development on Parcel 8.
3. Provide either one (1) primary, centralized gathering space or a series of smaller hardscaped plaza spaces distributed throughout the parcel. Programming of public spaces should include site furnishings, shade elements, lighting and special event spaces such as stages or opportunities for mobile vending areas.

Development with the Business Park subarea shall also:

1. Provide at least one (1) gathering space for each primary building. Plaza spaces can be shared between primary buildings.



FIGURE 10 CONCEPTUAL SMALL GATHERING SPACES

Parcels 6 & 7 incorporate patio spaces, courtyards or covered seating areas associated with commercial, office or light industrial uses. These spaces include pedestrian amenities geared toward patrons and/or the workforce of the office/commercial uses including but not limited to seating enhanced landscape, shade elements and pedestrian lighting.

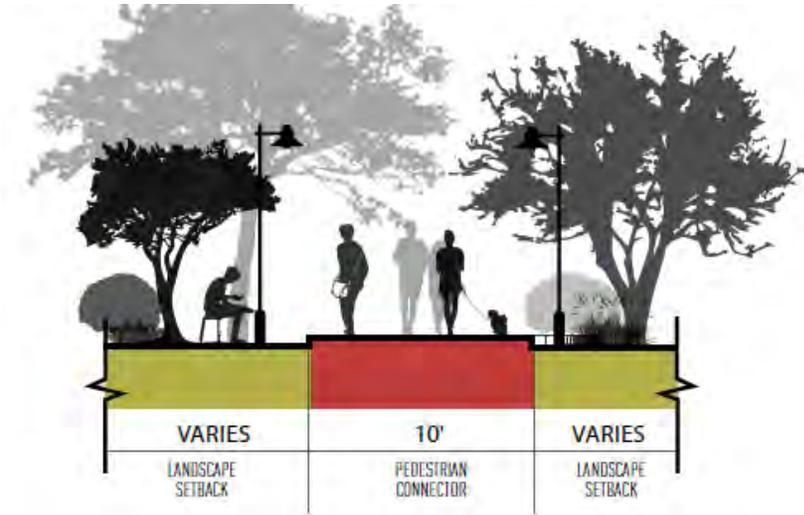


FIGURE 11 CONCEPTUAL LARGE GATHERING SPACES

Parcels 6 & 7 incorporate hardscaped spaces in the form of plazas or courtyards associated with commercial or office uses. These spaces include pedestrian amenities geared toward patrons and/or the workforce of the office/commercial uses including but not limited to seating enhanced landscape, shade elements, water features, landscaping and pedestrian lighting.



FIGURE 12 CONCEPTUAL PEDESTRIAN CONNECTION BETWEEN PARCELS 3 AND 4.



KEY MAP



N. Landscaping

A coordinated landscape theme and palette comprised primarily of native and adapted plants establishes the overall framework to unify the individual parcels and establish a unique identity for Peoria Place. Desert-appropriate trees and plants are utilized around perimeters, parking areas, and rear of buildings while enhanced plant material is used to accent pedestrian areas and walkways, gateways and commercial entrances.

Landscaping highlights Peoria Place’s entrances, circulation corridors and public open space as well as provides shade, scale, color and texture. Landscaping enhances the development by integrating screen walls and complementing the building design. Landscape areas frame and soften structures, define site functions, enhance the quality of the environment and screen undesirable views.

Landscaping Standards:

Landscaping shall meet the minimum requirements set forth in the City of Peoria Zoning Ordinance and Design Standards Manual in addition to the standards outlined below.

General Landscaping Standards:

1. All plants shall be selected from the ‘Low Water Use/Drought Tolerant Plant List’ of the Phoenix Active Management Area and the Arizona Department of Water

Resources. This plant palette may be supplemented with desert-appropriate species to enhance the visual appeal of Peoria Place.

2. Landscape plantings shall be more densely planted at key focal points including gateways, site entrances and major intersections, along major vehicular and pedestrian corridors, near building entrances and within public open spaces.
 3. Primary signature streets shall maintain a signature landscape palette. They shall include enhanced landscape and pedestrian facilities.
 4. A fully automated irrigation system is required to support all site landscaping.
 5. Wherever possible, the landscape design shall incorporate active and passive water harvesting techniques to reduce potable water use for irrigation.
 6. On-site water harvesting shall be achieved through passive or active measures including surface flow to landscape areas and/or cisterns. Alternative measures to utilize stormwater on-site are also encouraged, such as porous paving.
1. Trees, shrubs and vegetation shall cover 40% of landscaped areas at maturity.
 2. Landscaped areas shall be provided at the foot of buildings. Planting areas shall be a minimum of six feet (6') wide and shall include one (1) tree and one (1) shrub per twenty-five linear feet (25 l.f.) of building frontage adjacent so that a minimum of 50% of the frontage is landscaped.
 3. All trees shall be a minimum of a twenty-four inch (24") box in size.
 4. The street frontage landscaped area along Grand Avenue shall be a minimum of thirty feet (30') in width measured from the back of curb.
 5. The street frontage landscaped area along 79th Avenue shall be a minimum of twenty-five feet (25') in width measured from the back of curb.

Multi-family residential development within the Village subarea shall also comply with the following:



FIGURE 13 CONCEPTUAL GATEWAY LANDSCAPING

Gateway landscaping is comprised primarily of native and adapted plants with lush accents that bring attention to key entries.



FIGURE 14 CONCEPTUAL STREET / PERIMETER LANDSCAPING

Street and Perimeter Landscaping is comprised primarily of native and regionally adapted plants and take their cue from the existing treatment along Whitney Drive.





FIGURE 15 CONCEPTUAL GATHERING SPACE AND OPEN SPACE LANDSCAPING

Gathering space and open space landscaping within all development parcels consists of a lush and colorful landscape palette. The palette is comprised of flowering species that attract butterflies. No thorny species or species that attract bees should be located in these areas.



0. Screening & Buffering

Screening and buffering are accomplished by the use of landscape material, walls and berms. Specific buffers and screening measures are identified with each individual site plan.

Screening measures are applied to the edges of the property adjacent to existing single-family residential development, illustrated in figure 16, through the use of perimeter walls, landscaping or earthen berms. 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.

Screening and Buffering Standards:

Screening and Buffering shall meet the minimum requirements set forth in the City of Peoria Zoning Ordinance and Design Standards Manual in addition to the standards outlined below.

General Standards:

1. Service areas (loading docks, storage yards, trash compactors/ dumpster and mechanical/utility equipment) shall be visually screened and located to the rear or side of the lot or behind the principal structure so they are out of sight of the major public street. Service areas shall be

screened with walls and/or vegetative screens a minimum of six (6) feet high.

2. Parking lots shall be visually screened from public rights-of-way and surrounding neighborhoods by means of a three (3) foot high wall, landscape berm, equivalent vegetative screen or a combination thereof. Walls shall be architecturally consistent with the primary building on-site in terms of materials or color.
3. Utility and/or mechanical equipment shall be fully screened per City of Peoria requirements.

Non-residential uses adjacent to residential uses shall also comply with the following:

1. Buffers per the City's zoning ordinance shall be provided between adjacent non-residential and residential uses.
2. No building or parking areas shall be permitted within the required buffer areas.
3. Screening measure shall be applied to the property line adjacent to existing single-family residential development through the use of walls, landscaping or earthen berms. If earthen berms are utilized, they shall be minimum height of one and one-half (1.5) feet.

FIGURE 16 SCREENING & BUFFERING



P. Access, Parking and Circulation

Vehicular access to Peoria Place is provided from 83rd Avenue, Cotton Crossing, Monroe Street, Grand Avenue, Mountain View Road/81st Avenue and 79th Avenue. As illustrated in Figure 16, gateway features identify the four major entrance points into Peoria Place at 83rd Avenue, Cotton Crossing, Purdue and Whitney as primary gateways, while the intersection of 83rd Avenue and Cotton Crossing serves as a secondary gateway.

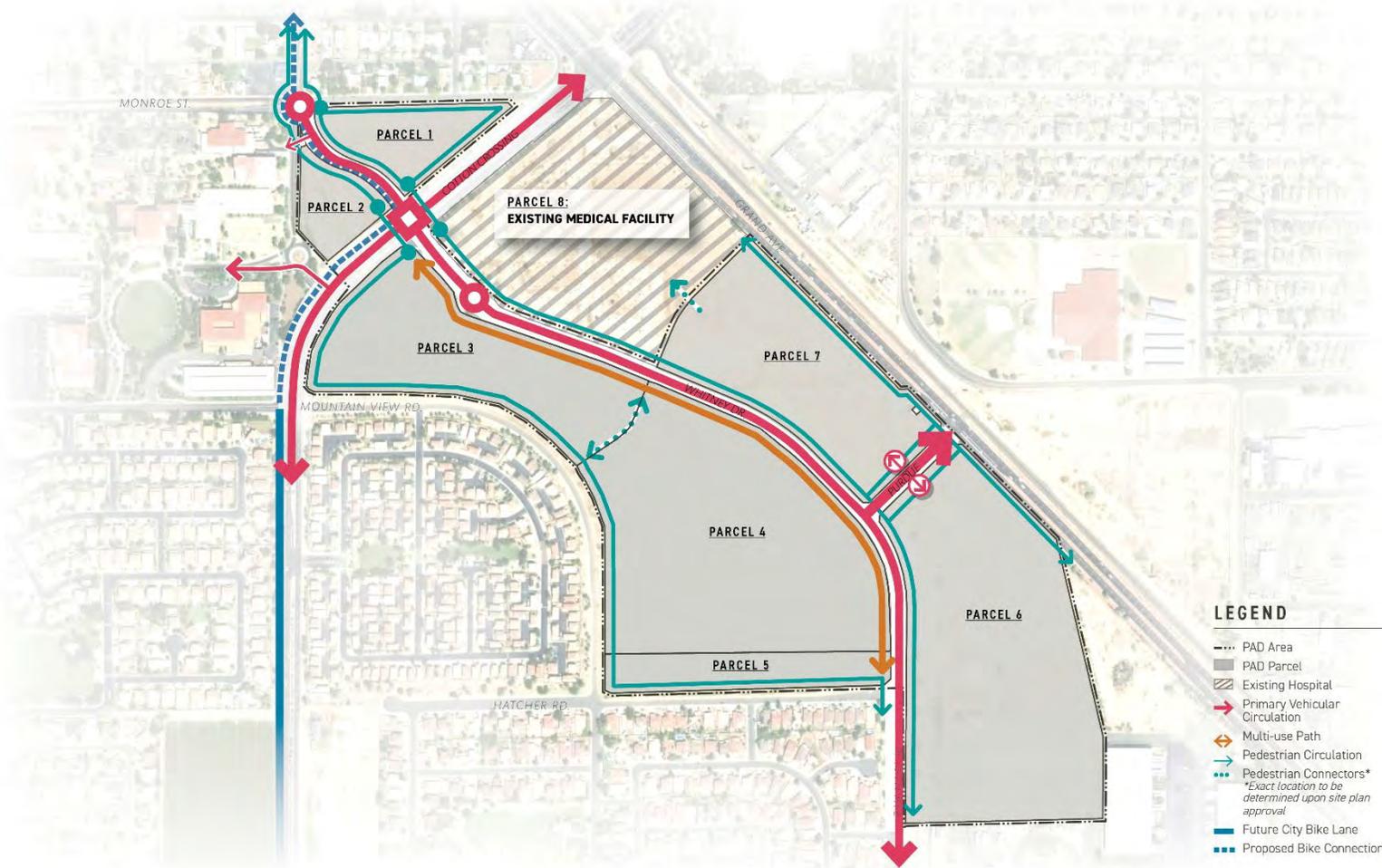
Cotton Crossing and Whitney Drive are identified as primary Signature Streets and set the overall tone for Peoria Place. The existing streetscape provides good pedestrian facilities and utilizes a coordinated landscape and furnishing design theme to reinforce the development's identity as illustrated in Figure 16. The existing streetscape design scheme shall apply to all signature streets.

Secondary roadways connect the primary signature streets with the residential and non-residential portions of Peoria Place to allow residents, employees and visitors to travel conveniently through the development. The secondary roadways have sidewalks and serve as pedestrian connectors among the individual development parcels.

Access, Parking and Circulation Standards:

1. Secondary roadways shall have sidewalk facilities.
2. At gateway locations, placemaking elements such as architectural features, walls, signage and landscaping shall be utilized.
3. Parking shall be provided per the requirements of the Zoning Ordinance, with the exception of parcels 1 and 2 which shall provide parking per Section 21-624-C-1 of the Old Town Mixed-Use District (OTMU). Two (2) or more uses listed in Table 3 may share parking with the approval of a parking analysis during site plan approval.
4. Minimum dimensions of parking stalls, driveways, parking lot islands and other improvements shall conform to the City of Peoria requirements.
5. Parking for residents and guests of the multi-family parcels shall be accommodated within designated parking areas.

FIGURE 17 CIRCULATION



Q. Lighting

The Peoria Place development features a lighting strategy that enhances the vehicular and pedestrian experience while minimizing glare. Light fixtures are carefully selected to complement the general architectural style. The specific pedestrian lighting fixture will be selected during the first phase of site plan reviews and subsequent development shall utilize the same fixtures to ensure cohesion among the individual parcels.

Lighting Standards:

1. All lighting fixtures shall comply with the outdoor lighting provisions adopted by the City of Peoria as well as the requirements of the Dark Sky Ordinance.
2. Light fixtures are required to be full cutoff as defined by the Illuminating Engineers Society of North America (IESNA) in order to mitigate light trespass onto surrounding properties.
3. The design of lighting fixtures and their structural support shall be of a scale and architectural design compatible with on-site buildings throughout the development.
4. Coordinated pedestrian-scale lighting features are provided in areas designed for pedestrian activities such as plazas, courtyards, pathways and seating areas.

R. Signage

Signage is an important design element for Peoria Place. A creative coordinated site sign package will be implemented and provided at site plan approval. The first residential development on Parcels 3-5 will develop the sign package that sets the tone for the residential component of the project that shall be followed by all remaining residential development. Similarly, the first mixed use development on parcels 1 or 2 or non-residential development on parcels 6 or 7 will develop the sign packages for their respective components.

Strong emphasis should 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.

1. Signage in Peoria Place shall conform to the City's Zoning Ordinance.
2. Signage should complement the building by being compatible with the building architecture and be appropriately scaled.

S. Phasing/Development Schedule

Peoria Place is proposed to be constructed in phases, with the initial phase likely to be the Residential Parcels (3, 4 & 5) and may include concurrent development beginning on the Mixed Use and Light Industrial Parcels (1 & 6). Anticipated build-out will finish with the development of the Commercial Parcel (7).

T. Infrastructure

Water Infrastructure

The proposed development follows the criteria set forth in the City of Peoria Integrated Water Utilities Master Plan (IWUMP) and Peoria Engineering Standards Manual (PESM). The Peoria Place site encompasses 116 acres, including approximately 47 acres of low- to high-density residential, 40 acres of general commercial/industrial, 8 acres of mixed-use and 20 acres occupied by Maricopa Integrated Health Systems (MIHS) medical/office development. This yields a total projected water average daily demand (ADD) of approximately 190,300 gallons per day (GPD) and a maximum peak hour demand of approximately 420 gallons per minute (GPM).

The site lies within the City of Peoria Water Pressure Zone 1E. There is an existing 16-inch water main in Cotton Crossing Rd/83rd Ave, a 12-inch main in Whitney Dr/N. 79th Ave, a 12-

inch main in Mountain View Rd/N. 81st Ave, and an 8-inch main in Hatcher Rd. A 24-inch transmission main also enters the site under Grand Ave and runs south along the 79th Ave alignment, joining the 12-inch distribution main noted above in a parallel route. There are no existing water mains that run parallel in Grand Ave. North of Grand Ave lies within Pressure Zone 2E and is connected hydraulically to Pressure Zone 1E via the 24-inch transmission main noted above.

The 20-acre MIHS development contains a 127,000 SF care facility and future 26,000 SF of medical office facilities. The site utilizes an on-site loop that connects to the existing 16-inch main in Cotton Crossing at one location and a secondary connection in the 8-inch main in Whitney Dr.

New developments within the Peoria Place PAD shall utilize the existing infrastructure described above for potable water needs. The lower density residential uses near the south end of the site can utilize the adjacent 8-inch main in Hatcher Rd; however, a higher density multi-family or commercial use may need to utilize one of the larger adjacent mains in 81st Ave and/or 79th Ave for primary fire suppression. Individual projects within the master development shall confirm infrastructure capacity and provide supporting documentation in accordance with the City's design criteria for water distribution.

Wastewater Infrastructure

The Peoria Place development shall follow the criteria set forth in the City of Peoria Integrated Water Utilities Master Plan (IWUMP) and Peoria Engineering Standards Manual (PESM). The Peoria Place site encompasses 116 acres, including approximately 47 acres of low- to high-density residential, 40 acres of general commercial/industrial, 8 acres of mixed-use and 20 acres occupied by Maricopa Integrated Health Systems (MIHS) medical/office development. This yields a total projected average daily flow of approximately 112,000 gallons per day (GPD) and a maximum peak hour flow of approximately 312 gallons per minute (GPM).

An existing 15-inch main lies within 83rd Ave, which reduces to 10-inches at the terminal stub just north of the Whitney Dr intersection. Within Whitney Dr is a 10-inch sewer that can serve the upper one-third of the site. This line terminates near the boundary of Parcels 8 and 2. That line runs north to Cotton Crossing. Further south along Whitney Dr near the 79th Ave alignment. Another 8-inch stub is provided that upsizes to 10-inches and runs south toward Hatcher Rd. An additional 10-inch main crosses under Grand Ave into the site along the 79th Ave alignment and runs south toward Hatcher Rd. An existing 8-inch main runs west along Hatcher Rd. No existing public sewer facilities exist in Mountain View Rd/81st Ave.

The 20-acre MIHS development consists of a 127,000 SF care facility and future 26,000 SF of medical office facilities. The site

utilizes an 8-inch on-site private service that connects to the 10-inch main in Whitney Dr.

New developments within the Peoria Place master plan shall utilize the existing infrastructure described above for wastewater collection/discharge. Sizing and placement of the existing infrastructure appears generally adequate to serve the master development; however, specific attention shall be paid to Parcel 7 and Parcel 5, as there are no public sewer facilities currently available in Whitney Dr directly adjacent to portions of those parcels. Individual projects within the master development shall confirm infrastructure capacity and provide supporting documentation in accordance with the City's design criteria for wastewater collection.

U. Drainage/Stormwater Management

The Peoria Place site is located in FEMA Flood Zone X, areas outside of the 500-year floodplain. The existing site grades generally fall from northeast to southwest at approximately 0.5%. With the exception of Grand Ave, there are no public storm drain pipes in the adjacent public rights-of-way of Cotton Crossing/83rd Ave, Whitney Dr/79th Ave, Hatcher Rd, and Mountain View Rd/81st Ave. Temporary surface retention facilities exist alongside those roads to collect and store stormwater generated within the rights-of-way for the 100-year, 2-hr event, per the PESM.

Per the PESM, all new developments shall retain on-site the volume generated by the 100-yr, 2-hr design storm event, including the adjacent public half street rights-of-way. The Peoria Place master plan does not provide for a centralized or regional stormwater storage facility, so it is anticipated that all individual developments within the master plan will provide their own retention on each site. Retention can be provided in underground storage tanks or at-grade retention ponds. Disposal within the required 36-hour limit shall be provided by drywells as there are no City-owned public stormwater pipes adjacent to the project that could be available to bleed off the on-site storage facilities.

Offsite stormwater runoff does not appear to impact the project site. Stormwater originating upstream of the site is captured by facilities north of Grand Ave and conveyed away from the site. Stormwater originating within Grand Ave is captured and conveyed within ADOT right-of-way.

V. Traffic Impact Analysis/Roadway Standards

The development is anticipated to include primary internal access points along 79th Ave/Whitney Dr and the proposed

Purdue Ave. Potential secondary access is available from 81st Ave/Mountain View Rd and Hatcher Rd. External access to Cotton Crossing will be provided from Whitney Dr and Mountain View Rd. External access to Olive Ave will be provided from 79th Ave. Access to Grand Ave will be provided from Purdue Ave, which will connect from an existing median break along Grand Ave to existing curb returns along 79th Ave/Whitney Dr. The Loop 101 Freeway can be accessed from the development by arterial streets in the vicinity such as Peoria Ave to the north and Olive Ave to the south.

The 79th Ave/Whitney Dr and the Purdue Ave roadways make up the spine of the on-site vehicular circulation for the project. The circulation and access depicted in the Peoria Place Circulation Figure 17 is conceptual and subject to refinement as the project continues through the development process. The traffic analysis reviews the transportation improvements based on the current conceptual development plan for the site. Updates to the traffic analysis will be prepared as detailed access plans for the various parcels are developed.