

**Wealth Management International
Planned Area Development (PAD)
Standards and Guidelines Report**

**South of the
Southeast Corner of
Lake Pleasant Parkway
and
Pinnacle Peak Road**

**City of Peoria
Case Number Z 09-02**

June 9, 2009

**PLANNED AREA DEVELOPMENT
APPROVAL**

P/Z Commission Date 9/17/09
City Council Approval Date 10/20/09



Planner

Development Team

1. Developer/Applicant

**KJ Way LLC
Contact: Rich Groff
8801 West Union Hills Drive
Suite C-120
Peoria, AZ 85382
Phone: 623.875.5266**

2. Architect/Engineering Firms

**Architect: Curtis Architecture
7714 N. 7th Street
Phoenix, AZ 85020
Phone: 602.266.2712**

**Civil Engineer: Manhard Consulting
14505 North Hayden Road
Suite #340
Scottsdale, AZ 85260
Phone: 480.946.5550**

**Landscape Architect: Gilmore Parsons
2211 North 7th Street
Phoenix, AZ 85006
Phone: 602.266.5622**

3. Consultant

**DJK Consulting
Contact: David Kincaid
7314 W. Acapulco Lane
Peoria, AZ 85381
Phone: 623. 776.8898**

4. Document Prepared By

**Curtis Architecture
James Farrell
7714 N. 7th Street
Phoenix, AZ 85020
Phone: 602.266.2712**

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LIST OF EXHIBITS

- A. Legal Description
- B. Aerial Survey
- C. Zoning Map
- D. Conceptual Site Plan
- E. Conceptual Elevations

I. INTRODUCTION

This "Standards and Guidelines Report" establishes the development framework for facilitating a minimum of 6,429 square feet of office space (single-story) on approximately 1.67 acre site located south of the southeast corner of Lake Pleasant Parkway. The proposed use of the site is for professional offices, specifically financial services. It is proposed to be a single tenant, owner occupied business.

II. CONSISTENCY WITH THE GENERAL PLAN

Under case GPA 07-14 (City Council approved resolution on August 28, 2008), the General Plan land use category for this site was designated from Estate Residential (O-2 du/ac) to Office Commercial. This category denotes areas allocated for the least intense commercial development and consists of office uses that provide services directly to residential neighborhoods in residential scale buildings. Buildings may not exceed one-story in height and are compatible with adjacent residential areas with respect to architectural style and proximity to buildings. As represented in this document, the PAD is consistent with and further facilitates the General Plan Office Commercial land use designation.

III. SITE CONDITIONS

A. Existing Zoning and Land Use Compatibility

Currently, the four corners of Pinnacle Peak Road and Lake Pleasant Parkway contain approximately 15 acres of existing C-2 zoning (*Exhibit C – Zoning Map*). Commercial activities have begun to occur with the completion of the Circle K convenience store at the southwest corner and a pending site plan application for a multi-tenant retail building at the southeast corner. In addition, immediately across Lake Pleasant Parkway to the southwest is the existing Pinnacle Peak Public Safety Facility, plus the City intends to expand the parking for the facility to the parcel immediately north. Access to the facility is via a signalized intersection.

A small-scale office development is compatible with the surrounding areas and will assist in providing a transitional land use from the existing non-residential uses, existing and planned intermediate commercial land uses, public uses, and the heavily utilized Lake Pleasant Parkway to the abutting and adjacent residential project to the south (Sunset Ranch II) and further to the east (The Meadows).

We, the developer, are seeking an exemption to the minimum PAD size requirement of no less than ten (10) acres in size. As stated in the PAD section of the Zoning Ordinance, "The Use of the PAD concept will encourage the use of otherwise undevelopable property." This property would otherwise be undevelopable because of the narrow and unique shape of the site, the existing drainage easement along the west side and the requirement for future vehicle access to the property directly to the north.

In addition, the PAD request will allow the restriction of uses on the site and will address the single-story height requirements included in the General Plan Office Commercial land use designation. Therefore, we are **requesting a waiver of the minimum 10-acre PAD requirement** from the Planning and Zoning Commission.

B. Utilities and Drainage

The site will contain storm water from a 100 yr, 2 hour storm on site in two retention areas within the project site. The western-most 20 feet of this parcel is encumbered by a drainage and slope easement.

Water and wastewater services will be provided by the City of Peoria. Electric, gas and telephone will be provided by the applicable private utility.

IV. PRELIMINARY DEVELOPMENT PLAN

The subject site is a vacant, relatively flat parcel bounded to the west by approximate 361 feet of street frontage along Lake Pleasant Parkway and located approximately 660 feet south of Pinnacle Peak Road. The western most 20 feet of this parcel is encumbered by a drainage and slope easement and the northern 33 feet of the parcel is a roadway and public utility easement for the parcels to the east. Access to this site will be from Lake Pleasant Parkway and will be a dedicated right-in/right-out only due to the median located within Lake Pleasant Parkway.

The conceptual site plan shown in *Exhibit D – Conceptual Site Plan* indicates a 6,429 sq.ft., single story building to be constructed near the southern portion of the site. The main access to the building will be from the north side, with a circular drive consisting of a stamped concrete decorative feature. An outdoor patio seating area with a canopy extension will be located on the south side of the building. There will be two rows of parking flanking the drive aisle, with the eastern row proposed to be covered parking stalls.

As depicted on the elevations shown in Exhibit E – Conceptual Elevations, the building will be stucco over CMU block construction. Colors will vary from light to dark brown. The roof will be constructed utilizing a standing seam metal system.

V. DEVELOPMENT STANDARDS

The following sections identify the minimum development standards. Standards not identified shall be as established by the applicable City Ordinances and Codes or as otherwise determined by the Community Development Director.

A. Permitted and Accessory Uses

The following uses shall be permitted:

1. Professional, Administrative or Business Offices
2. Medical or Dental Offices

The following uses shall be considered accessory to the permitted use(s):

1. Cafeterias or delis
2. Copy Center
3. Newspaper stand

B. Development Standards Matrix

Development Standards	Wealth Management International PAD
Lake Pleasant Parkway (Western) Setback ¹ (ft)	20
Eastern Setback ¹ (ft)	15
Northern Setback ¹ (ft)	15
Southern Setback ¹ (ft)	15
Maximum Building Height (ft)	20
Setback from Residential Zones (ft)	15
Accessory Building Height and Setbacks	(a)

¹ Awnings, canopies and other architectural embellishments shall not project or extend more than five (5) feet over any required yard, and shall be no closer than two (2) feet to any lot line.

(a) All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 14-23-3 of the Zoning Ordinance.

C. Additional Development Standards

1. Landscaping

On-site landscape areas shall be provided in accordance with the Landscape Requirements as outlined in Article 14-35, Chapter 14 of the Peoria City Code (1977 edition). Overall landscaped area will not be less than 20%.

The landscape buffer adjacent to single family residential districts shall be a minimum of 15'. Outdoor seating and patio areas may be accommodated within the landscape buffer. The prescribed plant

materials shall be three (3) trees and five (5) shrubs per 1,000 sq.ft. based on the minimum width of 15'.

2. Parking and Loading

Parking and the number of parking spaces to be provided shall be in accordance with the Parking Requirements for ***Professional Offices at one space per two hundred (200) sq.ft. of floor area*** as outlined in Article 14-23, Chapter 14 of the Peoria City Code (1977 edition).

Compact Parking Stalls: maximum of 30% of the required stalls may be compact.

Due to the size of the office building, there will be no requirement for any off-street loading spaces and/or loading berths.

3. Signage

Signage shall be in accordance with the Sign Requirements as outlined in Article 14-34, Chapter 14 of the Peoria City Code (1977 edition).

4. Fences and Screen Walls

Fences, wall heights and locations shall be in accordance with the Screening and Walls and Fences Requirements as outlined in Article 14-3, Chapter 14 of the Peoria City Code (1977 edition), and as further defined in the Design Review Standards.

5. Exterior Lighting

Exterior light standards within parking areas shall not exceed 20 feet in height above the finished surface of the parking lot.

6. Architectural Style and Materials

The building will consist of stucco over CMU with standing seam metal roof. The entry lobby will have horizontal mullions window system with butt glaze vertical joints at seams and corners. The building mass varies in height around the building. Stucco will have score patterns in the field of finish with three colors. The storefront system will be aluminum. Stamped concrete will be present at driveway entrance and around the drive circle. The proposed building elevations and architectural style shall substantially conform to *Exhibit E – Conceptual Elevations*.

VI. DESIGN REVIEW

This commercial project is subject to all applicable design review requirements as outlined in the City of Peoria Design Review Manual.

VII. SITE PLAN REVIEW

The development and/or redevelopment of the PAD is subject to the Site Plan Review process outlined in Article 14-39, Chapter 14 or the Peoria City Code (1977 edition).

VIII. CITIZEN PARTICIPATION

An Open House was held July 2, 2009 to receive comments from neighbors of the proposed KJ Way LLC dba Wealth Management International offices south of Pinnacle Peak Road on Lake Pleasant Road. We had one neighbor attend who attended with her sister. Ms. Beverly Lorvig called to discuss the project and then came to the Open House. She reviewed the site plan, interior layout and elevations. Her only two comments related to her being pleased to see the future interconnectivity between the two parcels and that she was pleased with the look of the building. No other comments have been received verbally, in writing or in person.

Notices were sent to 6 property owners within the required distance parameter (see list below).

Mailing List for KJ Way, LLC:

City of Peoria
8401 W. Monroe
Peoria, AZ 85381

Danville Land Investments, LLC
8950 S. 52nd St., Ste 115
Tempe, AZ 85284

Pasqualyn A and Michael L. Turich
9800 S. Muskegon Ave.
Chicago, IL 60617

South Pacific District of Christian Missionary
4130 Adams St. Ste A
Riverside, CA 92504

Lomas Land Company Arizona, LLC
PO Box 72248
Yuma, AZ 85365

Beverly Lee Lorvig
10655 N. 9th St. No. 138
Phoenix, AZ 85020

Exhibit A – Legal Description

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 353.4 FEET THEREOF; AND

EXCEPT ALL THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, LYING NORTHWESTERLY TO THE 55 FOOT RIGHT OF WAY LINE OF LAKE PLEASANT ROAD, AS DESCRIBED IN INSTRUMENT RECORDED IN DOCKET 10029, PAGES 917, 918, AND 919, RECORDS OF MARICOPA COUNTY, ARIZONA, AS DEEDED TO THE CITY OF PEORIA, A MUNICIPAL CORPORATION BY SPECIAL WARRANTY DEED RECORDED IN RECORDING NO. 2005-0724605, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ALL OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT TO SAID LAND RECORDED IN DOCKET 3169, PAGE 476, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 200-10-036F

SITE AREA (GROSS): 1.671 ACRES

Exhibit B – Aerial Map

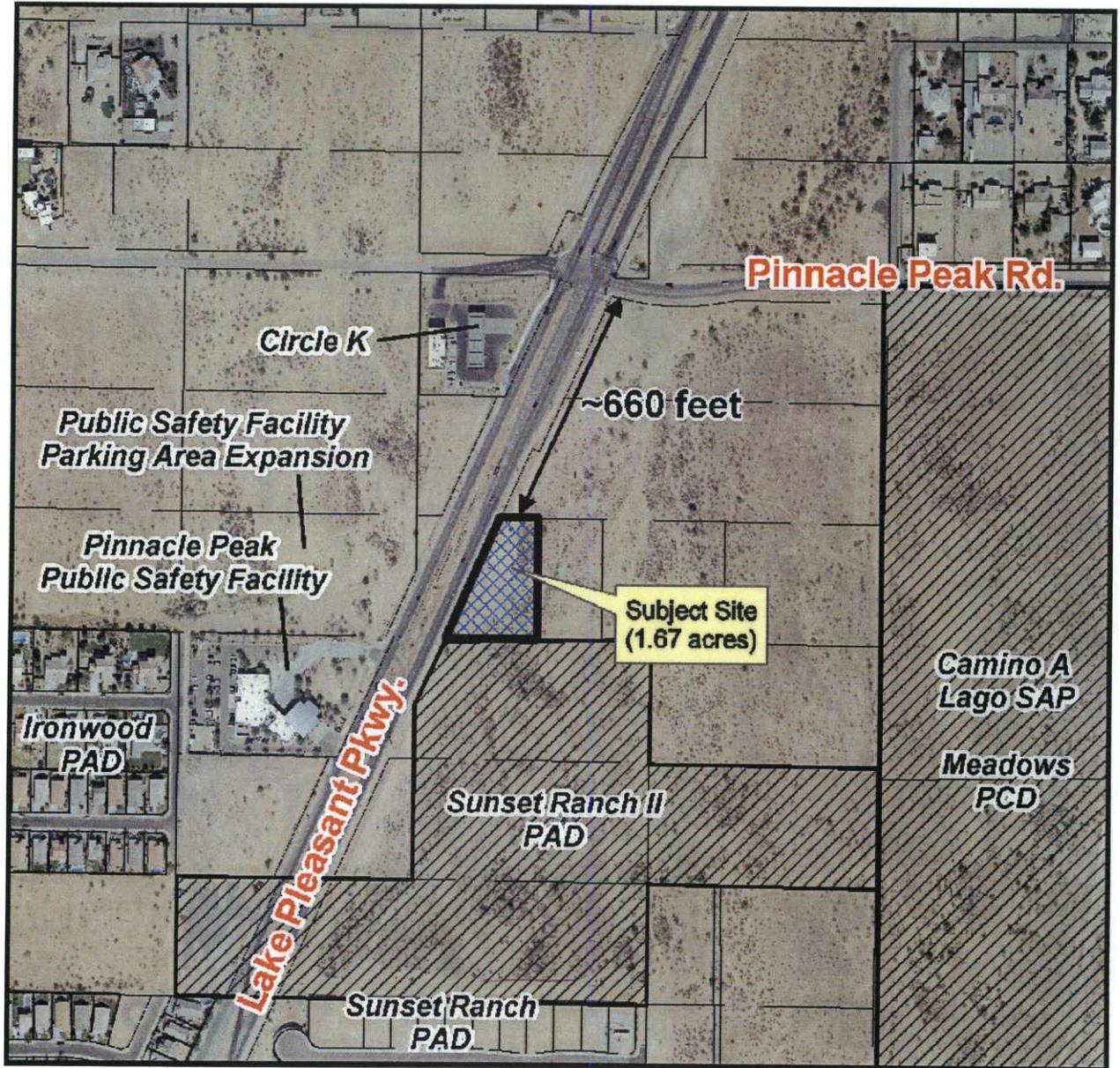


Exhibit C – Zoning Map

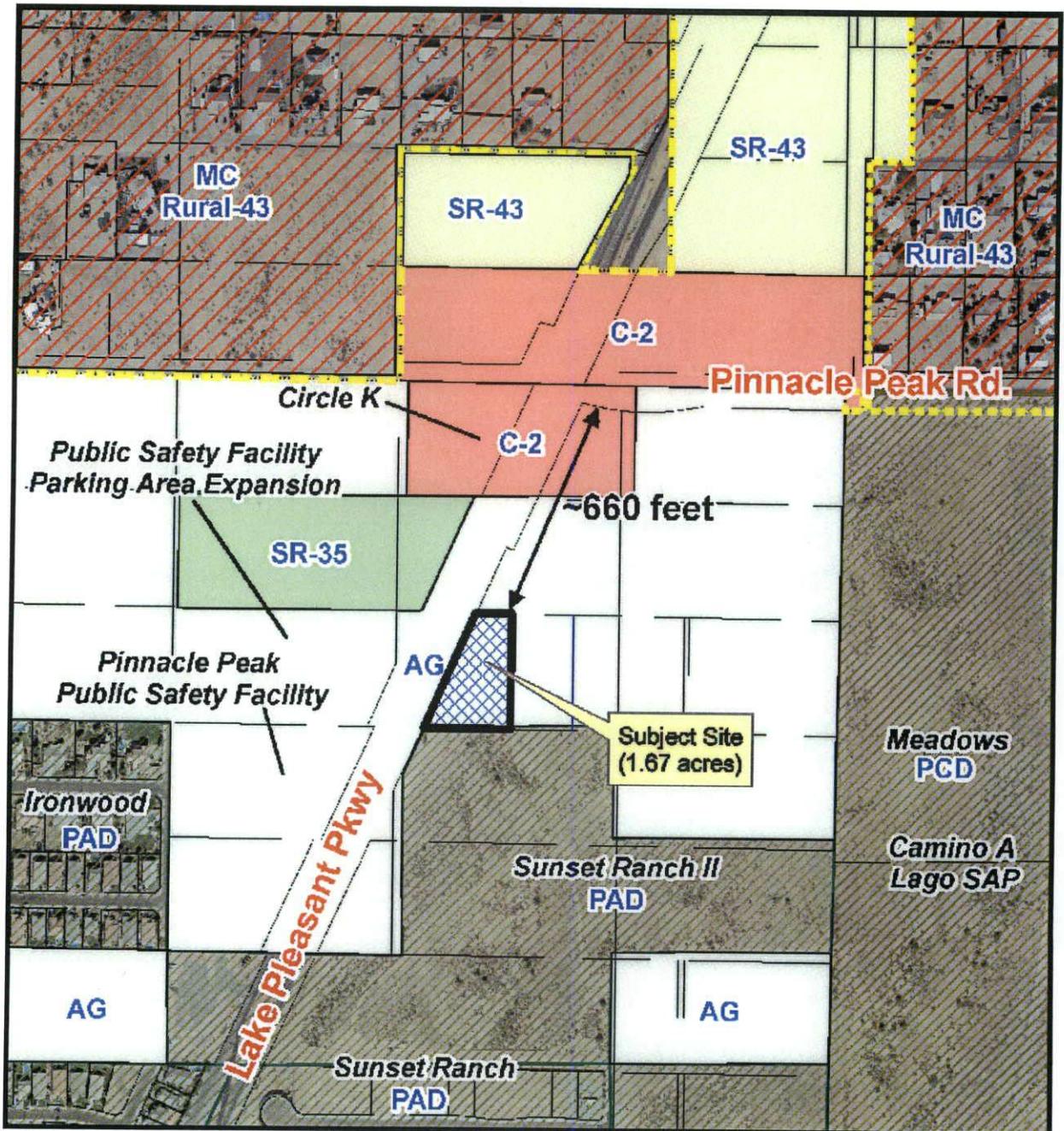
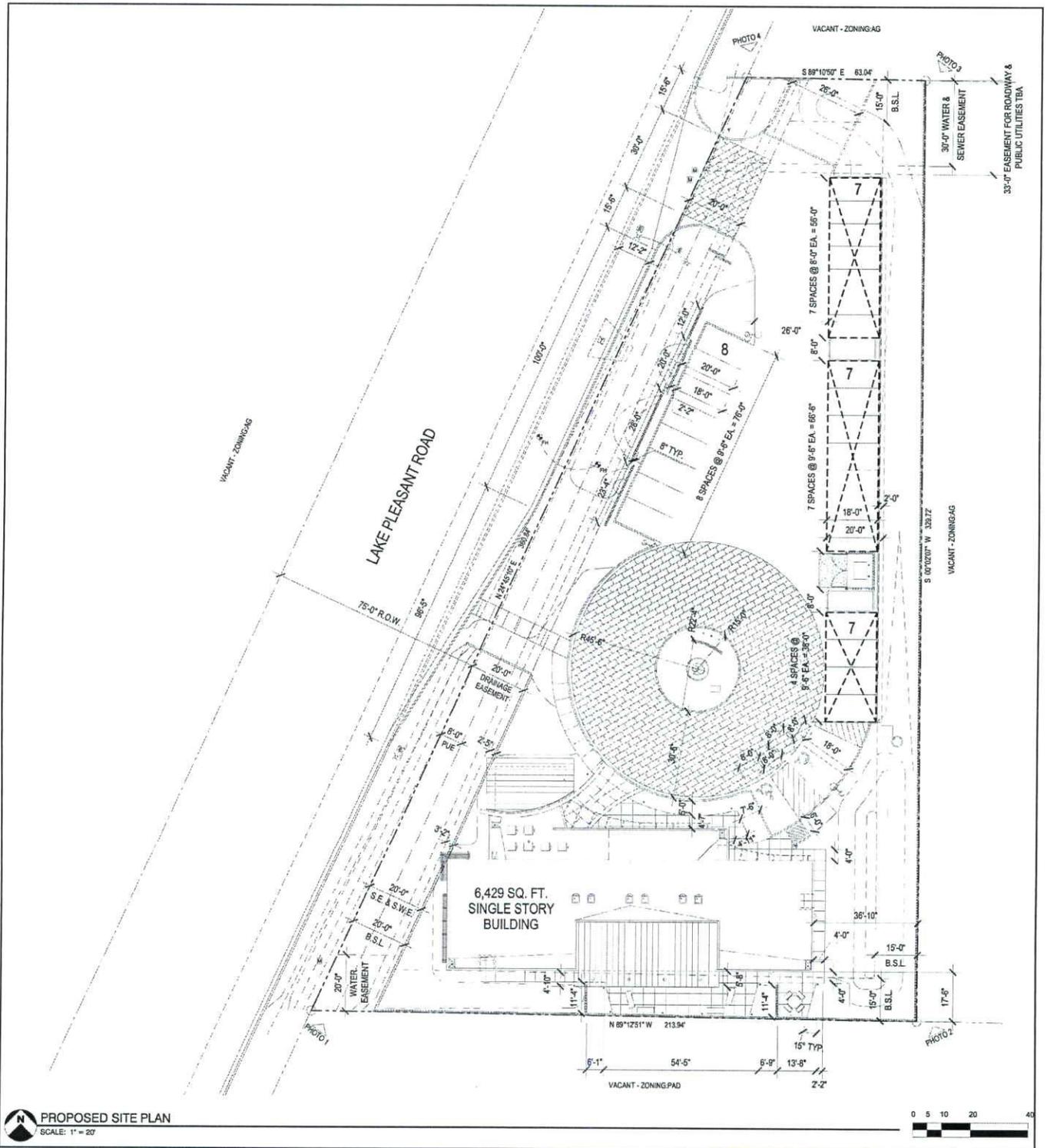


Exhibit D – Conceptual Site Plan





City of Peoria

Community Development

9875 N. 85th Avenue, Peoria, Arizona 85345

October 21, 2009

Curtis Architecture, Inc.
7714 N. 7th Street
Phoenix, Arizona 85020
Attn: James Farrell

RE: Z09-02 Wealth Management International
S/O SEC Pinnacle Peak Rd. & Lake Pleasant Pkwy.

Dear Mr. Farrell:

On October 20, 2009 the Peoria City Council approved Case Z09-02, Ordinance 09-42, subject to the following conditions:

1. This development shall conform to the Wealth Management International PAD Standards and Guidelines Report dated June 9, 2009.
2. A Final Drainage Report must be submitted with the improvement plans.
3. The Development is responsible for payment of all current repayment zones. There is currently a repayment for the roadway and waterline installed along the frontage on Lake Pleasant Parkway. The repayment amount of \$113,122.65 shall be paid to the City of Peoria prior to any permits being issued by the City.
4. The Developer shall dedicate a 20-foot sidewalk easement along the frontage of the project on Lake Pleasant Parkway to accommodate the future sidewalk. This easement shall be placed over the existing drainage and slope easement.
5. The Developer shall dedicate an 8' PUE outside of the existing ROW.
6. The Developer shall construct the deceleration lane for the new driveway on Lake Pleasant Parkway per the approved Traffic Impact Analysis.
7. The Developer is responsible for the construction of a 10-foot sidewalk along the frontage of the project on Lake Pleasant Parkway. This may be accomplished through an in lieu payment for the design and construction of the sidewalk based on a City approved sealed engineer's estimate.

The in lieu payment would be allowed if sidewalk north and south of the project does not exist at the time this project is constructed.

8. The developer shall install an 8-inch public water line within a 30-foot water and sewer easement along the northern property boundary that extends from Lake Pleasant Parkway to the eastern property boundary.
9. When the fire line is indicated as being smaller than 6" pipe, hydraulic calculations must be submitted along with the plans to justify the smaller pipe size.

According to Section 14-39-6.L of the Zoning Ordinance for the City of Peoria, all rezoning amendments shall become effective thirty (30) days after the date of adoption by the City Council. Should you have further questions in this regard, please contact the undersigned at 623-773-7405.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Gubser', with a long horizontal flourish extending to the right.

Robert Gubser, AICP
Senior Planner