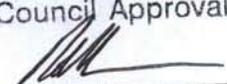


Planned Area Development Narrative

21.88 Acre Parcel

Northeast Corner of 83rd Avenue
And
Thunderbird Road

PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	<u>Administrative</u>
City Council Approval Date	<u>1/21/10</u>
	
Planner	

Approved May 6, 2003
Amended July 6, 2005 (Z 02-31A.1)
Amended September 13, 2006 (Z 02-31A.2)
Amended December 2, 2009 (Z 02-31A.3)



Development Team

Developer/Applicant:

Griffith Development

P.O. Box 780710
Wichita, Kansas 67278
(316-685-0790)

Planner/Landscape Architect:

AEC Consultants, Inc

1710 E Indian School Road, suite 100
Phoenix, Arizona 85016
(602-264-1427)

Attorney:

Earl, Curley & Lagarde

3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012
(602-265-0094)

Amendment #3:

DRW Engineering, Inc

10320 W. McDowell Road, Suite K1136
Avondale, Arizona 85392
(623-478-8800)

TABLE OF CONTENTS

	<u>Page</u>	
Introduction.....	1	
General Plan	1	
PAD Conceptual Plan	1	
Development Standards.....	2	
Development Standards Table	2	
Permitted Land Uses.....	3	
Design Guidelines	3	
Grading and Drainage	3	
Public Utilities and Services.....	3	
Phasing	4	
Stipulations Approved by City Council.....	4	
Stipulations for Subsequent Amendments.....	5	
		<u>Exhibit</u>
Vicinity Map.....		A
Conceptual PAD Plan.....		B
Wall Elevations.....		C
Associated Plats		D

PAD Narrative

Amendment Request (Z 02-31A.3)

The proposed amendment will remove conflicts between the PAD Development Standards and minimum lot dimensions for both existing recorded subdivisions and any proposed replats by removing the minimum 200-foot lot width requirement.

The original subdivision, "Griffith Commerce Center", included lots which did not meet the minimum width requirement. Two of those lots, Lots 2 and 3, have not been altered by the subsequent replat of "Arrowhead Commerce Center." These two lots are under separate ownerships and proposed development plans are in conflict with the development standards of the PAD, which require a minimum lot width of 200-feet. Removal of the minimum lot width requirement will bring these lots into compliance with the PAD development standards. All other development standards will remain unchanged with this amendment request.

In addition to the above request, any plats and/or replats associated with this project have been included as Exhibit D to the PAD Standards and Guidelines Report.

Introduction

This is a request to rezone a 21.88 gross acre parcel from PUD with PC-2 to PAD. The proposed PAD includes a mixture of retail and office uses with a perimeter landscape theme. The PAD includes a permitted use list and development standards within this narrative.

The property is located on the northeast corner of 83rd Avenue and Thunderbird Road. It is approximately one-fourth mile east of the Thunderbird Road and Loop 101 freeway interchange. The subject site is relatively flat and undeveloped as are most of the adjacent parcels. Properties along the south side of Thunderbird Road are developed with a mixture of retail and office uses. The adjacent property to the east along the north side of Thunderbird Road is developed with a plant nursery. All other adjacent properties remain undeveloped (see Vicinity Map, Exhibit A).

General Plan

The PAD request is consistent with the Peoria General Plan. City Council adopted resolution 02-186 does not require a General Plan amendment when a property is being rezoned from one existing commercial zoning district to another commercial zoning district. The property is currently zoned PUD with PC-2 as the underlying zoning district.

The Land Use Element of the General Plan includes an Objective to “Foster commercial, industrial and business park employment centers that are compatible with Peoria’s economic needs and opportunities.” The proposed PAD may add between 255 and over 500 new jobs depending on the exact land use mix developed on the property. The proposed PAD is consistent with the General Plan.

PAD Conceptual Plan

The PAD conceptual plan illustrates the potential for a neighborhood shopping center and two office or general commercial parcels (see Conceptual Site Plan, Exhibit B). The shopping center concept illustrates a major tenant, shops, and four retail pads. The center provides one driveway access off of 83rd Avenue and three driveways off of Thunderbird Road with a fourth driveway access to accommodate delivery vehicles. A cul-de-sac along the north side of the site allows two driveways and the delivery vehicle driveway. The cul-de-sac also provides access to the adjacent parcels east of the shopping center and to the properties located north of the site.

The conceptual plan illustrates how two parcels can be created east of the shopping center parcel to allow development of office or other commercial uses. The plan shows access to these two parcels with three driveways off of Thunderbird Road and a secondary access driveway off of the cul-de-sac to the north. The perimeter landscape tracts along Thunderbird Road and 83rd Avenue are 20-feet wide. The landscape tract along the cul-de-sac is 10-feet wide. The landscape tract along the east property line is 20-feet wide.

The conceptual plan illustrates the potential for retail and office uses with different size buildings and building arrangements. The plan provides a 20-foot-perimeter building setback to create separation from 83rd Avenue and Thunderbird Road as well as provide for perimeter landscaping. The plan illustrates the ability to hide parking behind landscaping and screen walls to block visibility to parking lots from 83rd Avenue, Thunderbird Road, and the cul-de-sac. The driveway and parking lot layout illustrate how separate users can provide cross-access easements to allow the distribution of traffic movements to and from different driveways along 83rd Avenue and Thunderbird Road. The plan shows that entry features and paving treatments can be provided to add character.

The Landscape Ordinance requires 20-percent of the net site area to be landscaped with 5-percent of the net site to be open space. The plan shows the potential to create landscaping along the perimeter of the site and adjacent to buildings. There are several opportunities to create useable open space areas between buildings.

Development Standards

The development standards for the property are in accordance with the following Development Standards Table:

Minimum Size of Lot		Minimum Setbacks for Principal Buildings					Maximum Building Height in Feet	Maximum % Lot Coverage
Area	Width	Front	Least Side	Total Sides	Rear	Perimeter		
30,000 sq ft	200 Feet N/A ⁺	25-Feet	**	**	**	**	36-Feet	45%

* The minimum lot area allowed shall be determined by the aggregate area of buildings, required yards, off-street parking and loading space and any other specified lot area requirements applicable to the proposed use.

** No building shall be closer than twenty (20) feet to any residentially zoned property. No interior building setbacks are required, except as required in the Building Code. Buildings shall maintain a minimum 15-foot setback from any perimeter street right-of-way line or perimeter property line for the entire PAD site.

⁺ Minimum lot width requirement removed with amendment Z 02-31A.3.

- Site Plan Review approval is required for principal and accessory buildings in accordance with Article 14-32 of the Zoning Ordinance.
- Parking and Loading Requirements are required in accordance with Article 14-23 of the Zoning Ordinance, with the exception of the “sub-acute transitional care facility”, which shall provide parking at a ratio of 1.2 spaces per patient room.
- Signs are allowed in accordance with Article 14-34 of the Zoning Ordinance.
- Landscaping will comply with Article 14-35 of the Zoning Ordinance.

Permitted Uses

- Permitted uses listed in C-2 under Article 14-13 of the Zoning Ordinance. Conditional Uses listed in C-2 permitted by approval of a Conditional Use Permit unless identified as a permitted use in this PAD.
- Mini-Storage.
- RV, Boat Storage. Must be under protective shade cover and screened so not to be visible from public streets or residentially zoned properties.
- Computer center
- Customer service center

- Sub-acute transitional care facility (i.e. short-term surgical recovery center for stays 90 days or less)

Design Guidelines

Development within the PAD shall comply with the City of Peoria Design Review Manual for non-residential uses in terms of Architectural Design, Site Design, Landscape Design, and Quantitative Guidelines.

All Landscape Design shall comply with the City of Peoria Zoning Ordinance and the Non-Residential Design Review Manual except for the following: The landscape buffer located along the eastern perimeter of the Mini & RV Storage and within the sewer easement shall be improved with one (1) 5 gallon shrub spaced at each twenty (20) foot interval. No trees shall be placed within the sewer easement.

Grading and Drainage

The PAD site slopes from southeast to northwest. On-site retention basins approved in Site Plan Review will accommodate all storm water drainage. Drainage will be designed to accommodate 100-year, two-hour storm events.

Public Utilities and Services

There is an existing 15-inch sewer line and 12-inch water line available to the site from Thunderbird Road. There is an existing 21-inch sewer line and 12-inch water available to the site from 83rd Avenue. There is an existing storm sewer line in Thunderbird Road. There are no overhead utilities on 83rd Avenue with small overhead utilities on Thunderbird Road. There are no streetlights along the 83rd Avenue or Thunderbird frontages. Both 83rd Avenue and Thunderbird Road are constructed to curb and gutter with no sidewalks except along the 83rd Avenue bus pullout. Existing irrigation channels will be under grounded or abandoned. Overhead utilities will be placed under ground. The 83rd Avenue and Thunderbird Road intersection is signalized. The developer will install driveway curb cuts, detached sidewalks, landscaping, and streetlights per Site Plan Review approval.

Sewer	City of Peoria
Water.....	City of Peoria
Electricity.....	Arizona Public Service
Telephone.....	Qwest Communications

Cable TV.....	Cox Communications
Gas.....	Southwest Gas Company
Refuse.....	City of Peoria
Fire and Emergency.....	City of Peoria
Police	City of Peoria

Phasing

The PAD will be developed as determined by market demand. The necessary onsite and offsite improvements will be determined during Site Plan Review in accordance with Article 14-32 of the Zoning Ordinance.

Stipulations Approved by City Council

- a. The development shall conform to the approved Planned Area Development Standards and Guidelines Report stamp dated January 23, 2003.
- b. Storage facility shall be developed in accordance with the approved stipulations as they pertain to both the RV / Boat Storage and Mini-Storage uses.
 - Mini & RV Storage to be located in the northeast corner of the PAD with limited frontage on Thunderbird Road as generally depicted in the site plan.
 - Mini & RV Storage to provide a minimum 10-foot high perimeter screen wall with minimum 10-foot wide landscaping on the outside of said wall to screen Mini & RV Storage from public view.
 - Landscaping on the perimeter of the Mini & RV Storage along the screen wall shall meet the landscape requirements with the exception that all trees shall be 24-inch box trees.
 - Mini & RV Storage walls and buildings to provide architectural elements that share some colors and materials used in the adjacent retail and office buildings.
 - Mini & RV Storage to provide only one customer entry off of Thunderbird Road.
 - Mini & RV Storage shall be limited to 5-acres or less of the PAD site. RV Storage shall be limited to 1.5-acres within the 5-acres.
 - Fifty percent of RV parking spaces to include canopies.
 - Limit Mini & RV Storage hours of operation from 7am to 7pm.
 - Mini-Storage units shall be used for storage only, and not for hobbies or other business pursuits.

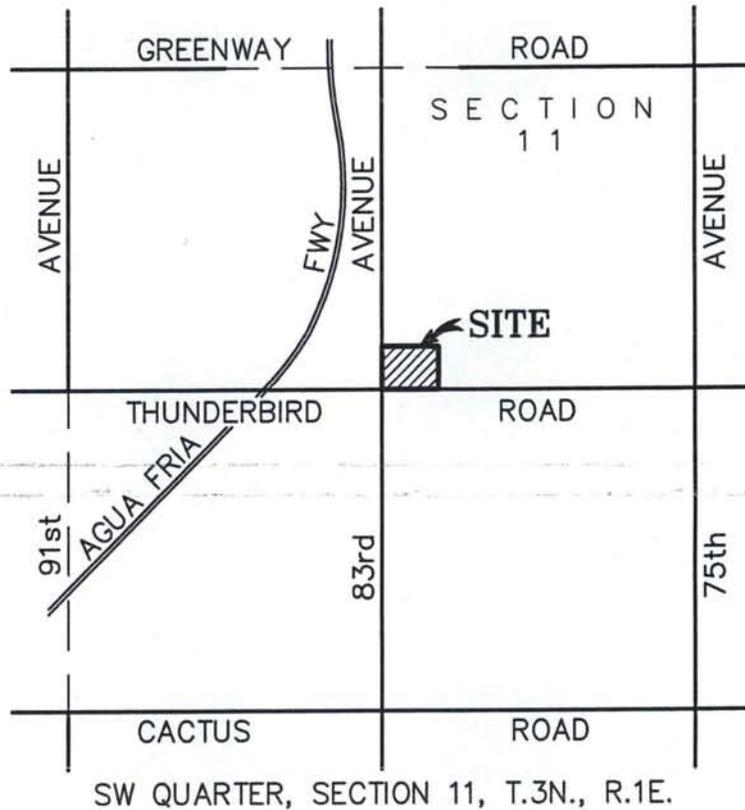
- Conceptual site plan identifies the general location of the Mini & RV Storage. The site plan is illustrative and subject to design and site plan review.
- c. Applicant to provide finalized PAD Standards and Guidelines Report containing approved language, conceptual site plan and conceptual elevations at the time of final approval.
- d. All engineering Improvement plans shall comply with the City of Peoria requirements. Refer to the Infrastructure Guide.
- e. In accordance with the Transportation Element of the Comprehensive Master Plan, 65 feet ½ street right-of-way on both 83rd Avenue and Thunderbird Road is required. The developer shall dedicate a minimum of 65 feet, 35 feet by 35 feet triangle at the intersection, and an 8-foot Public Utility Easement (PUE) along the right-of-way line. Additional right-of-way /easement may be required to accommodate the required meandering 6-foot sidewalk.
- f. The developer of the center will be required to provide full ½ street improvements along 83rd Avenue and Thunderbird Road. These improvements include, but are not limited to curb, gutter, 6-foot meandering sidewalk, paving, and landscaping within the rights-of-way.
- g. A final plat for the entire parcel is required. The final plat review shall be coordinated with the improvement plans.
- h. The Developer will be required to install interconnect along the Thunderbird Road frontage.
- i. The Developer is responsible to provide an Agreement to Install Improvement for the public improvements required by the development with an accompanying financial assurance for subdivision improvements in accordance with City's requirements.
- j. The Development is responsible to pay all current impact, repayment, and City required fees.
- k. The development will be responsible to comply with the Storm Water Pollution Prevention criteria. This should include runoff control, erosion control, and sediment control.

Stipulations Approved with Z 02-31A.1

1. The approval entered herein shall not negate any of the prior conditions attached to Ordinance 03-19 (*Griffith Commerce Center PAD*) executed on May 6, 2003. Those conditions shall remain in force for the PAD. A copy of this Ordinance is attached to this approval letter.

Stipulations Approved with Z 02-31A.2

1. The approval entered herein shall not negate any of the prior conditions contained or referenced within the original Case Z 02-31A.1 (*NEC 83rd Avenue and Thunderbird Road PAD*). Those conditions shall remain in force for the PAD.
2. The applicant shall provide two (2) copies of an updated *NEC 83rd Avenue and Thunderbird Road PAD* Standards and Guidelines report reflecting the approved amendment within thirty (30) days of action.

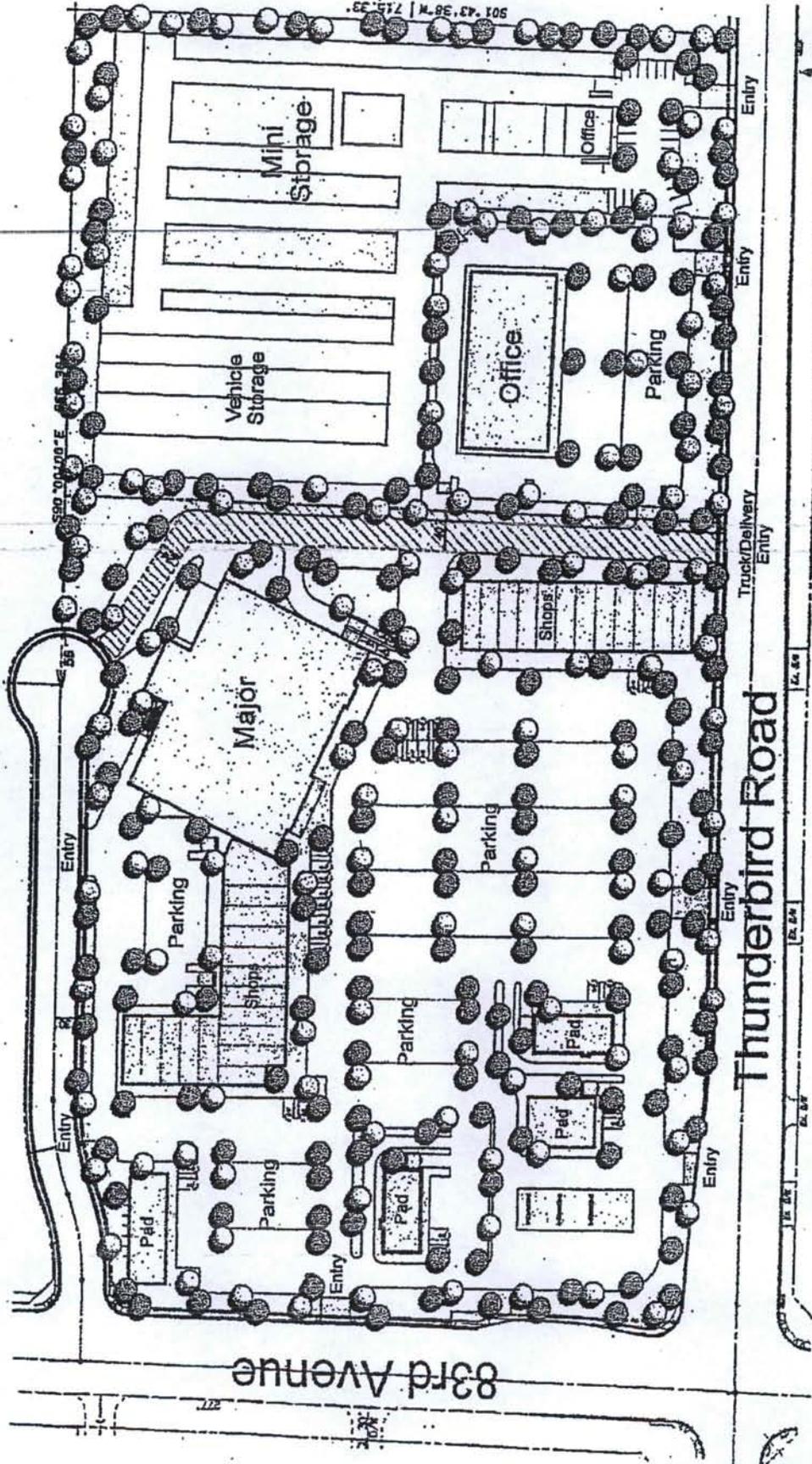


VICINITY MAP

EXHIBIT A

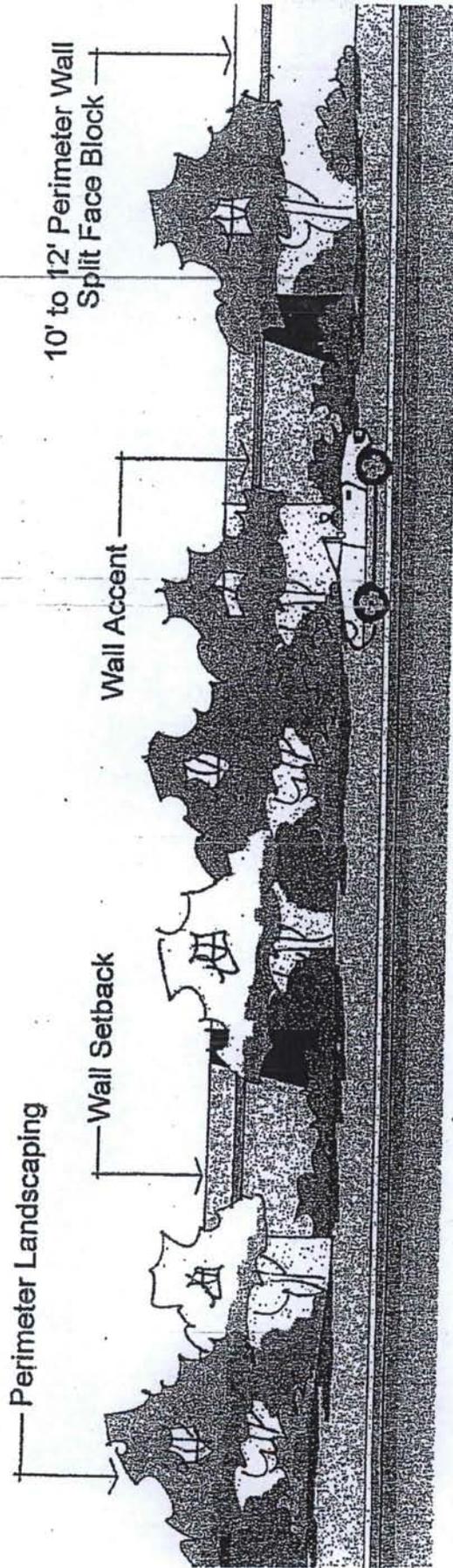
Conceptual Site Plan

Northeast Corner of
Thunderbird Road & 83rd Avenue



Key: Open Space/Landscaped Areas

Conceptual Perimeter Wall Elevation

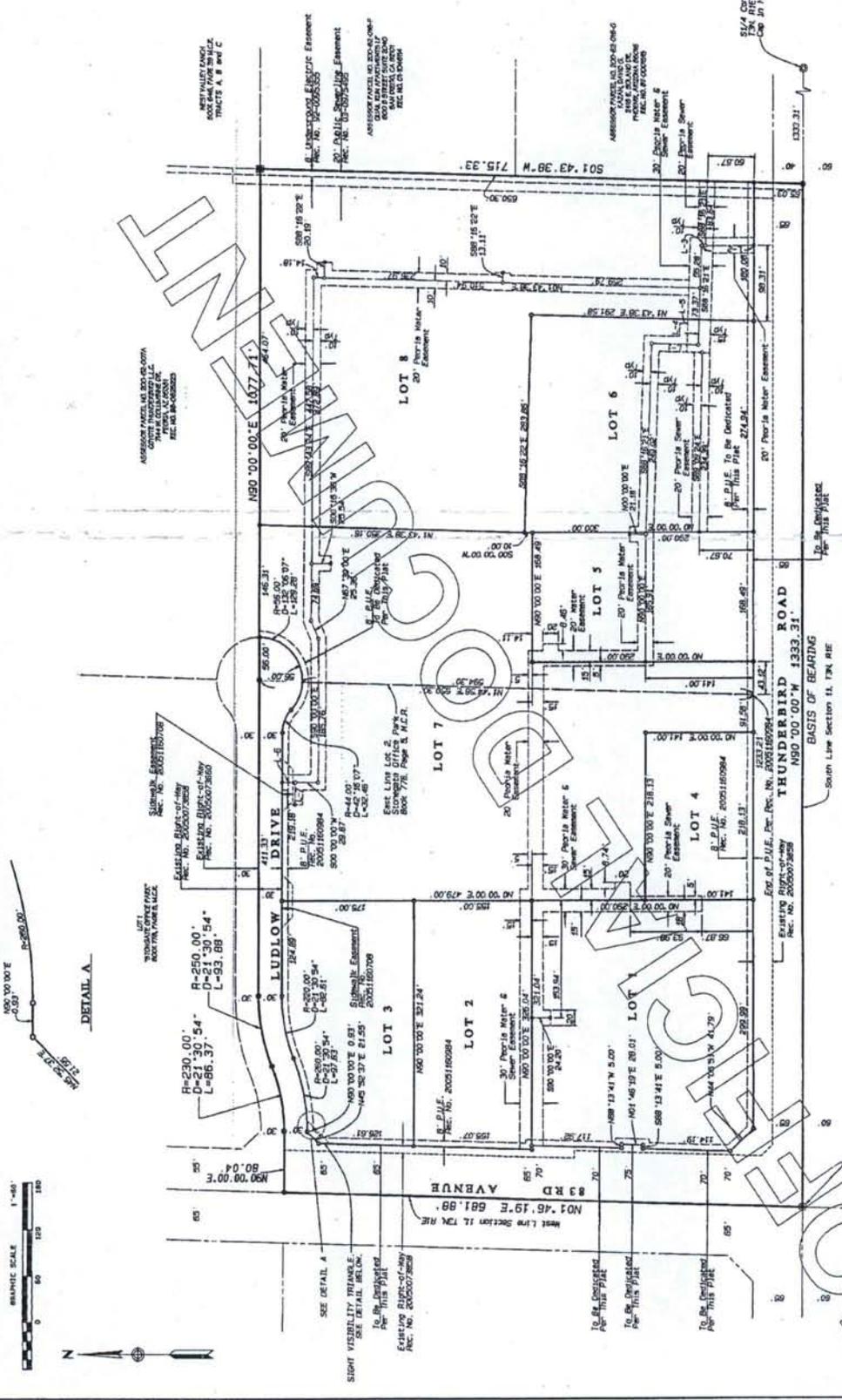


Conceptual Perimeter Wall/Landscape Character for:

Mini Storage Facility

Northwest Corner of Thunderbird Road & 83rd Avenue

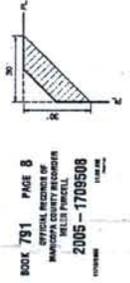
THIS PLAN IS THE PROPERTY OF THE ENGINEER, ARCHITECT OR SURVEYOR. IT IS TO BE KEPT ON FILE IN THE OFFICE OF THE ENGINEER, ARCHITECT OR SURVEYOR. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, ARCHITECT OR SURVEYOR.



A.E.C. CONSULTANTS, INC.
 1000 N. GARDEN CITY ROAD
 GARDEN CITY, MISSOURI 64503
 PHONE 314/451-1400 FAX 314/451-1401

Job No. 02039 Sheet 2 of 2

SITE VISIBILITY TRIANGLE
 NOTE: No structure or landscaping shall encroach
 within the sight triangle.



LINE TABLE
 FOR SHEET 2 ONLY

LINE NO.	BEARING	DISTANCE
1	N89°00'00"E	1377.71
2	S04°43'38"W	715.33
3	N89°00'00"E	688.26
4	S89°18'21"E	5.00
5	S01°48'49"W	70.31
6	S89°30'30"W	17.87
7	S89°30'30"W	89.97

FINAL PLAT FOR

"ARROWHEAD COMMERCE CENTER" A RE-PLAT OF LOTS 4-8, GRIFFITH COMMERCE CENTER, A SUBDIVISION RECORDED IN BOOK 781, PAGE 8, MARICOPA COUNTY RECORDS AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA OWNER: ARROWHEAD COMMERCE CENTER LLC

LEGEND

- FOUR CORNER MONUMENT AS NOTED
TOWN PROPERTY CORNER, AS NOTED
SET "X" BEARER WITH CAP A.L.S. BEARING
PROPERTY LINE
EASEMENT LINE
BRASS CAP IN HAND POLE
BRASS CAP, FLUSH
PUBLIC UTILITY CASING
EASEMENT
NON-UNUSUAL ACCESS EASEMENT
PERPENDICULAR LINES

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA
KNOW ALL MEN BY THESE PRESENTS, THAT ARROWHEAD COMMERCE CENTER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREBY DEDICATED TO THE PUBLIC THE RIGHT-OF-WAY OF THUNDERBOLT ROAD AND LADDER DRIVE WITHIN THE PUBLIC RIGHT-OF-WAY OF THUNDERBOLT ROAD AND LADDER DRIVE...

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
I, JENNIFER M. KESSLER, being the undersigned owner of the above described property, do hereby certify that the foregoing instrument was executed by me and is a true and correct copy of the original instrument...

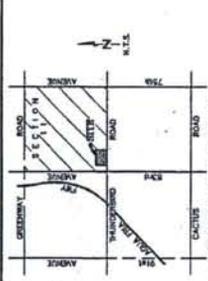
NOTES

- 1. THE CONSTRUCTION OF ANY AND SHALL BE COMPLETED OR PLACED WITHIN SIXTY DAYS FROM THE DATE OF RECORDING OF THIS PLAT.
2. THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION DAMAGED OR DESTROYED BY THE CONSTRUCTION OF THIS PLAT.
3. ALL NEW AND EXISTING UTILITIES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY OF THUNDERBOLT ROAD AND LADDER DRIVE AS SHOWN ON THIS PLAT.
4. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED WITH A BRASS CAP IN HAND POLE.
5. THE CITY OF PHOENIX SHALL NOT BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ANY OBSTRUCTION DAMAGED OR DESTROYED BY THE CONSTRUCTION OF THIS PLAT.
6. THE CITY OF PHOENIX SHALL NOT BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ANY OBSTRUCTION DAMAGED OR DESTROYED BY THE CONSTRUCTION OF THIS PLAT.

NET LOT AREAS

Table with 2 columns: LOT, AREA. Rows include Lots 4, 5, 6, 7, 8 and Subtotal.

VICINITY MAP



LEGAL DESCRIPTION

LOTS 4-8, GRIFFITH COMMERCE CENTER, AS RECORDED IN BOOK 781, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD ZONE

ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP NO. 4402-010303 H DATED SEPTEMBER 30, 2002.

BASIS OF BEARING

NORTH SIGHTED EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA.

OWNER

ARROWHEAD COMMERCE CENTER, LLC
8000 N. HAVEN RD., STE. 207
SCOTTSDALE, AZ 85258
PH (480) 481-0248

BOOK 968 PAGE 13

OFFICIAL RECORDS OF
MARICOPA COUNTY, ARIZONA
HELEN THURBELL
2008-0060139
RECORDS
12/11/08

APPROVALS

APPROVED BY: [Signature] DATE: 06-11-2008
THE MAYOR AND CITY COUNCIL OF THE CITY OF PHOENIX, ARIZONA BY: [Signature] DATE: 06-11-2008



CERTIFICATION

IT IS TO BE CERTIFIED THAT THE SURVEY AND DIMENSIONS OF THE PREMISES DESCRIBED AND PLATED HEREIN WAS MADE UNDER MY DIRECTION DURING THE COURSE OF MY PROFESSIONAL SERVICE AND THAT THE DIMENSIONS AND BEARINGS THEREON ARE CORRECT AND ACCURATE AND THAT THE DIMENSIONS AND BEARINGS THEREON ARE SUFFICIENT TO DEFINE THE SUBJECT TO BE REFERENCED.

[Signature] DATE: 1/2/08



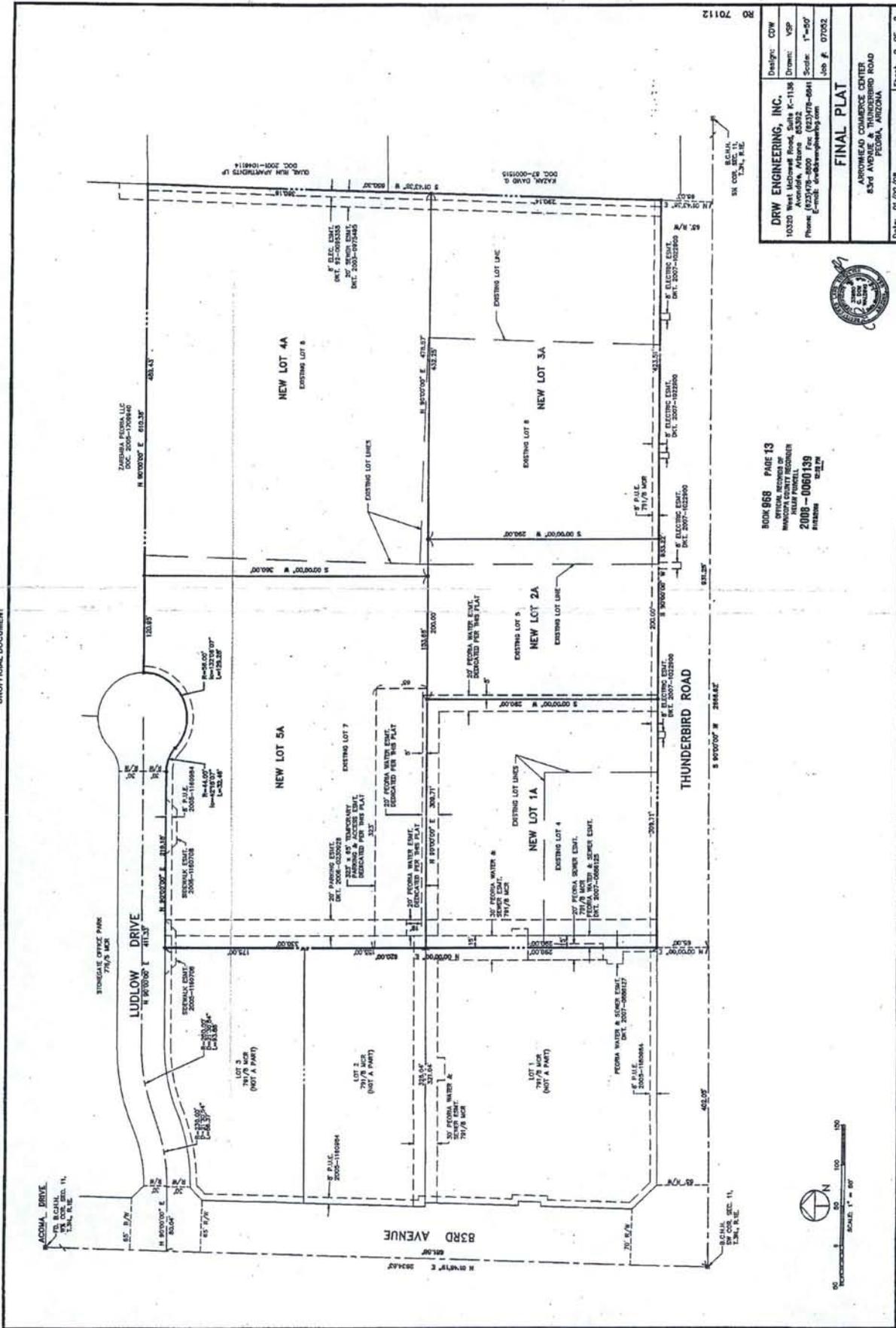
DRW ENGINEERING, INC. 10300 West McDowell Road, Suite 6-1136 Avondale, Arizona 85332 Phone: (623) 978-8000 Fax: (623) 978-8041 E-mail: drew@drawengineering.com

FINAL PLAT

ARROWHEAD COMMERCE CENTER 8424 AVENUE & THUNDERBOLT ROAD PHOENIX, ARIZONA

Date: 07/02/08 Sheet 1 OF 2

UNOFFICIAL DOCUMENT



BOOK 968 PAGE 13
 OFFICIAL RECORD OF
 MARIQUAN COUNTY ARIZONA
 HALLS RECORD
 2008-0060139
 PARCEL
 02/21/08



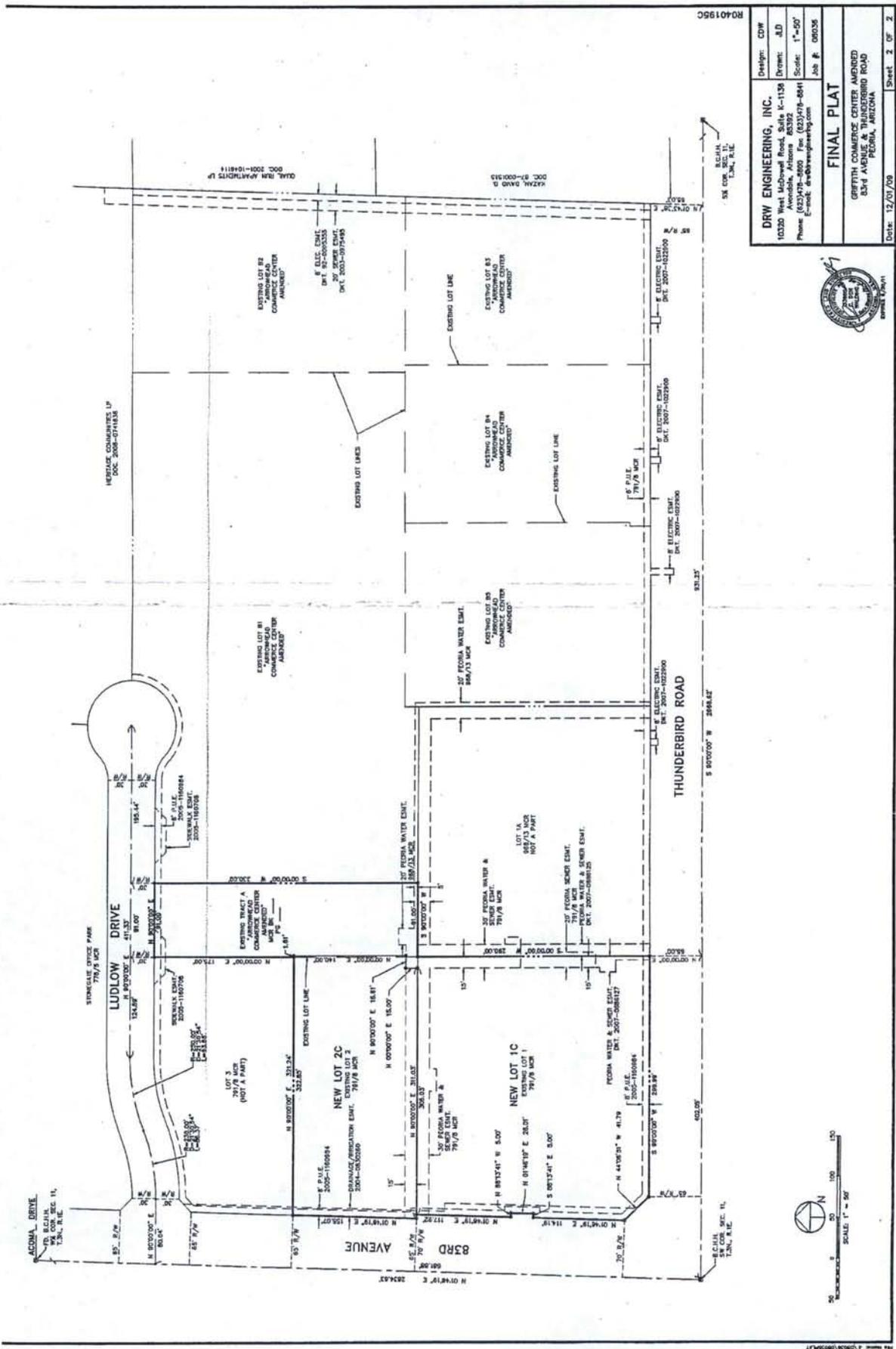
DRW ENGINEERING, INC.
 10320 West Ludlow Road, Suite K-1138
 Phoenix, AZ 85027-4200
 Phone: (602) 978-4200 Fax: (602) 978-8841
 Email: drw@drwengineering.com

Design: COW
 Drawn: VSP
 Scale: 1"=80'
 Job #: 07002

FINAL PLAT
 ARROWHEAD COMMERCE CENTER
 85th ARROWHEAD ROAD
 PHOENIX, ARIZONA

Date: 01/20/08 Sheet 2 of 2

ARROWHEAD COMMERCE CENTER MCR 968/13 SHT 2
 EXHIBIT D-4



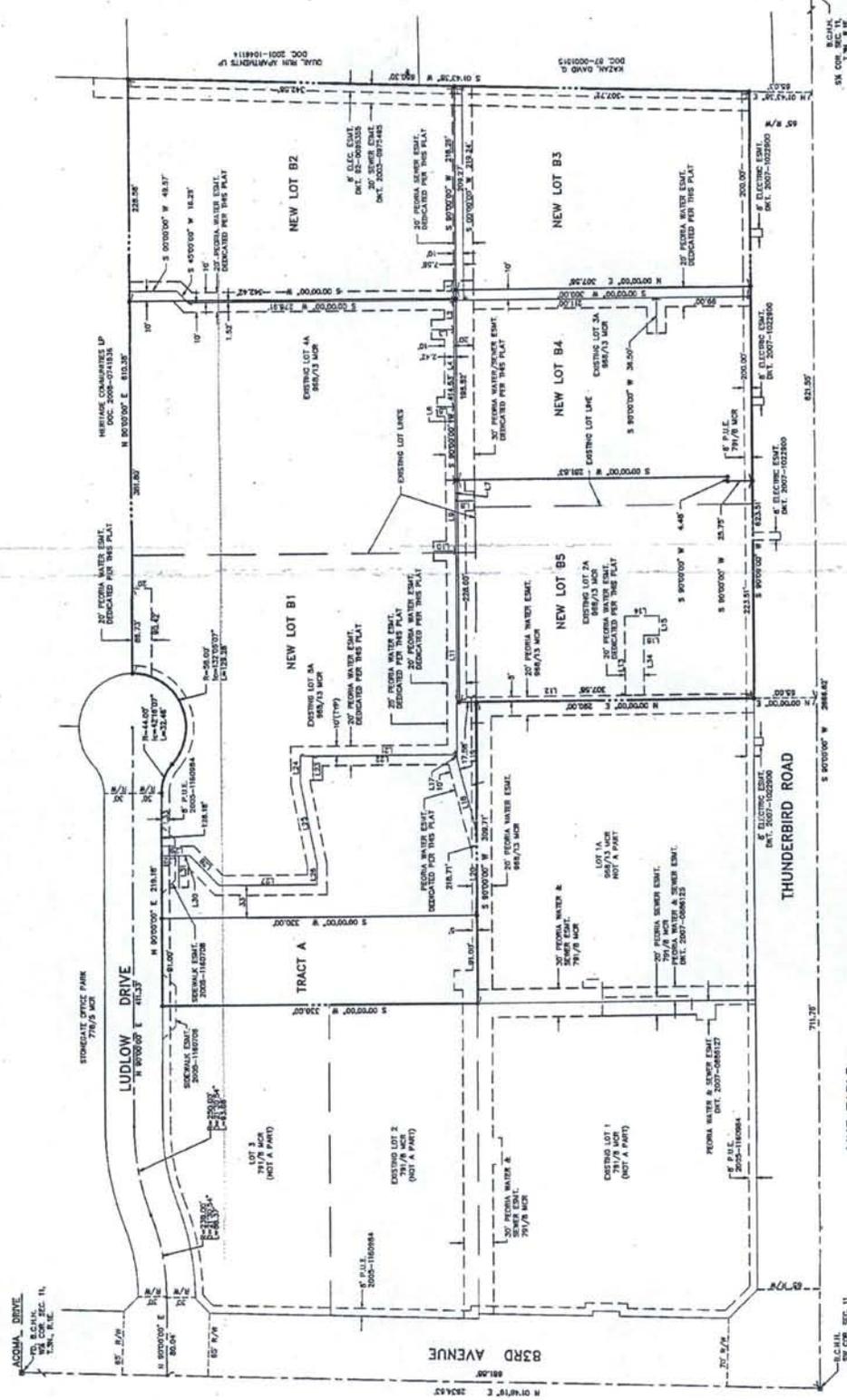
GRIFFITH COMMERCE CENTER AMENDED SHT 2
EXHIBIT D-6

DRW ENGINEERING, INC.		Designer: CDW
10320 West McDowell Road, Suite K-1138		Dwornik: JLD
Phoenix, AZ 85042		Scale: 1" = 50'
Phone: (602) 478-8800 Fax: (602) 478-8841		Job #: 08038
E-mail: drw@drweng.com		



FINAL PLAT

GRIFFITH COMMERCE CENTER AMENDED
33RD AVENUE & THUNDERBIRD ROAD
PEORIA, ARIZONA



Design: CDW
 Drawn: JLD
 Avenue, Arizona 85302
 Phone: (602) 978-0800 Fax: (602) 978-8641
 E-mail: engineering@drw.com
 Job #: 09005

FINAL PLAT
 ARROWHEAD COMMERCE CENTER AMENDED
 834 AVENUE & THUNDERBIRD ROAD
 PEORIA, ARIZONA

Date: 12/01/09
 Sheet: 2 OF 2



LINE TABLE

LINE NO.	BEARING	DISTANCE	REMARKS
1	S 89°00'00" W	10.00	EXISTING LOT 1A
2	S 89°00'00" W	10.00	EXISTING LOT 1A
3	S 89°00'00" W	10.00	EXISTING LOT 1A
4	S 89°00'00" W	10.00	EXISTING LOT 1A
5	S 89°00'00" W	10.00	EXISTING LOT 1A
6	S 89°00'00" W	10.00	EXISTING LOT 1A
7	S 89°00'00" W	10.00	EXISTING LOT 1A
8	S 89°00'00" W	10.00	EXISTING LOT 1A
9	S 89°00'00" W	10.00	EXISTING LOT 1A
10	S 89°00'00" W	10.00	EXISTING LOT 1A
11	S 89°00'00" W	10.00	EXISTING LOT 1A
12	S 89°00'00" W	10.00	EXISTING LOT 1A
13	S 89°00'00" W	10.00	EXISTING LOT 1A
14	S 89°00'00" W	10.00	EXISTING LOT 1A
15	S 89°00'00" W	10.00	EXISTING LOT 1A
16	S 89°00'00" W	10.00	EXISTING LOT 1A
17	S 89°00'00" W	10.00	EXISTING LOT 1A