Mack Arrowhead Commerce Park

Planned Area Development

43-Acre Parcel

NWC of Thunderbird Road and Loop 101
Peoria, Arizona

Zoning Application Number: Z04-39A.3

Prepared for the
City of Peoria, Arizona

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PLANNED AREA DEVELOPMENT
APPROVAL

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City Council Approval Date ADOPTED 1/25/10

Planner

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1

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TABLE OF CONTENTS

Page

Introduction.....1

Legal Description.....1

Consistency with General Plan 1

General Site Information.....2

Surrounding Land Uses and Conditions.....2

PAD Development Plan 2

Permitted Uses 3

Conditional Permitted and Accessory Uses.....4

Prohibited Uses 4

Development Standards.....5

Circulation 7

Design Guidelines.....7

Project Signage Standards.....8

Grading and Drainage.....8

Phasing 8

Public Utilities and Services 9

Exhibits

Exhibit

Vicinity Map ..... A

Aerial Photo ..... B

Approved General Plan Map C

Existing Conditions ..... D

Legal Description ..... E

PAD Narrative

Introduction

The Planned Area Development ("PAD") is a 43.07 gross acre parcel that includes a mixture of employment uses. The PAD will include a variety of employment uses as noted later in this narrative.

The property is an irregular shaped parcel located near the northwest corner of Loop101 and Thunderbird Road with limited Thunderbird Road street frontage. The property is bounded by the City's New Rio Vista Community Park along the north boundary, the Agua Fria Freeway ("Loop 101") along its east property line and Rio Vista road along the property's western property line. The property's southern boundary wraps around several existing heavy automotive type uses and an existing restaurant that fronts onto Thunderbird Road (see Vicinity Map, Exhibit A). This property is separated from other development by the Loop 101 along its eastern property line and the New River wash along its western property line. The site is a relatively flat parcel and in general agricultural use.

The Loop 101 and Thunderbird Road intersection exists just southeast of the proposed site. The intersection is configured as a typical diamond interchange with the ramps having traffic signal control. There is no freeway frontage road at this location.

Legal Description

The property is generally bounded by the Agua Fria Freeway ("Loop 101"), Thunderbird Road, Rio Vista Drive and the Rio Vista Community Park (See Vicinity Map, Exhibit A and Legal Description, Exhibit E).

Consistency with General Plan

A minor General Plan amendment application was recently approved by the City Council on March 1, 2005. This approval changed the General Plan land use classification from "Community Commercial" to "Business Park/Industrial". The land use approval reflects the location of the property between the Agua Fria Freeway ("Loop 101") and Rio Vista, and between Thunderbird Road and the City's Rio Vista Park (see Approved General Plan Map, Exhibits C).

General Site Information

The site is 43.07 gross acres of undeveloped and relatively flat land. Rio Vista Road provides frontage along the site's west property line. Although the site has no direct access onto the Loop 101, the freeway does provide frontage along the site's east property line. Thunderbird Road access management study is currently underway. This study will examine the design of Thunderbird Road to three lanes in each direction with a median.

Half street improvements exist on Rio Vista Drive adjacent to this site. The City recently constructed the south–half of Ludlow Drive (without utilities or landscaping) from Rio Vista Drive east to the approximate mid-point of this project.

The Loop 101 Freeway is developed along the eastern boundary of the site. The Agua Fria Freeway goes above grade at the Thunderbird Road Intersection. The southbound freeway off-ramp onto Thunderbird Road is constructed at-grade along the site's east property line.

Surrounding Land Uses and Conditions

Most of the adjacent properties surrounding the site are developed.

North: The City is currently developing the Rio Vista Community Park.

East: The Loop 101 Freeway is developed and designed with an above grade cross-over Thunderbird Road and at-grade off/on ramps. Properties across the Loop 101 are zoned C-2.

South: The properties adjacent the southern boundary are developed with a combination of higher intensity automotive related uses and a restaurant in C-2, C-4, and I-1 zoning. Properties across Thunderbird Road are in C-2 zoning.

West: The New River wash exists across the newly constructed Rio Vista Drive.

PAD Development Plan

The western portion of the site is currently in the AG zoning district which is a hold zoning district. The eastern portion of the site is currently in the PUD with underlying zoning of PI-1, which is an old zoning district that is no longer in the Peoria Zoning Ordinance. This district allowed a mixture of office, and retail uses. The proposed PAD intends to update the permitted land uses and development standards to be consistent with contemporary market expectations.

Rio Vista Drive is currently improved as half-street adjacent to this site. This project will construct the east half of Rio Vista Drive adjacent to this project's frontage with curb, gutter, sidewalk and street lights as recommended to be done by the developer in Task's revised traffic study enclosed herewith in.

The City recently constructed the south–half of Ludlow Drive (without utilities or landscaping) from Rio Vista Drive east to the approximate mid-point of this project. This project will construct the north-half of Ludlow Drive, including pavement, curb, gutter, sidewalks, street lighting and landscaping as per the City of Peoria street requirements. Ludlow Drive from Rio Vista Drive is planned to be constructed in two phases. The first phase consists from Rio Vista Drive east to, but not over or through the existing U.S.A. fee strip of land. The second phase of Ludlow Drive is planned with the development of any additional buildings after the initial two building phase. This development will provide full street improvements on Ludlow Drive from the approximate mid-point of the site east to the end of proposed Ludlow Drive cul-de-sac. It is expected that this road will provide internal access to this development. Special attention will be placed on the design and placement of buildings as they relate to the new City Park and the street frontages. A specific site plan will be presented for administrative review and approval when specific users are identified.

Permitted Uses

The intent of this PAD zoning district is to accommodate the development of commerce/office park, support retail services, warehousing and certain light industrial uses such as manufacturing, assembly and subassembly uses which operate in a clean, quiet and safe manner in a comprehensively planned and attractive setting.

In addition to the "permitted uses" in the I-1 zoning district, the following uses shall be permitted uses within this P.A.D.:

- Sale / rental of Motorcycles, ATVs and Watercrafts with outdoor display. Outdoor display is permitted provided the display is removed to a fully screened location during non-business hours. Service of Motorcycles, ATVs and Watercrafts permitted only if in conjunction with a vehicle sales / rental facility.
    - The outdoor display of merchandise shall not be located in landscaped and / or parking areas.
    - The outdoor display of merchandise shall not impede pedestrian or fire access and general maneuverability through the site. All sidewalks shall maintain a minimum of 4 feet free and clear.
- Auto Parts and Accessory Store.
- Retail sales of new and used furniture and/or toy consignment store.

- Indoor recreation/entertainment including indoor baseball/batting cage, gymnasiums, indoor swimming pools, bowling alleys, game rooms, video arcades, ice and roller skating rinks, shooting ranges, pool and dance halls, bingo halls & similar uses.
- Office Supply and Machine Sales and Service.
- Fabrication, manufacturing and/or assembly of finished products, de-manufacturing (such as computer de-assembling) or subassemblies so long as the primary use of the property is not the basic processing and compounding of raw materials or food products.
- Fabrication, manufacturing and/or assembly, or subassemblies of doors, windows, furniture and similar uses.
- Outdoor storage of goods and material shall be permitted subject to the following conditions:
    - Administrative Site Plan Review.
    - Outdoor storage area shall be screened from public view through a solid masonry screen wall which shall be designed to be compatible to the adjacent building wall. Screen wall height shall be designed to screen outdoor storage materials. In no case shall the screen wall exceed 8-feet in height.
    - Outdoor storage shall not exceed the height of the outdoor area screen wall.
- Wholesaling, warehousing, distributing, repair, rental and servicing of any commodity. All explosives and storage of flammable liquids and gases shall meet and be approved by the City's Fire Department. In no case shall the sale of explosives or storage of flammable liquids and gases be the principal use.
- Appliance, plumbing, heating and air-conditioning, and household equipment sales, service and will-call*.
- Retail sales of new and used merchandise, including "will-call*" and showroom sales.
- Appliance, furniture, and household equipment sales and rentals.
- Commercial service establishments combining retail, showroom with workshop.
- "Will-call*" sales of merchandise.
- Swimming pool and spa sales. No outdoor model display shall be permitted.
- Manufacturing, Fabrication, Processing of Goods and similar uses shall not be limited by machinery weight.
- Religious Institutions and similar places of worship

**For the purpose of this document, "Will-call" shall be defined as a retail or wholesale facility or tenant that stores inventory that is held to be picked up when sold.*

Conditionally Permitted and Accessory Uses

The following is a list of permitted conditional and accessory uses within this P.A.D.:

- Permitted conditional and accessory uses in the I-1 zoning district.
- Automobile repair including body and fender shops, excluding outdoor storage of vehicles in coincidence with this specific use.

Prohibited Uses

- Adult Uses
- Ambulance Service Facility
- Auto Parking Lot or Garage as a Principal Use
- Auto Auction
- Automobile, Boat, RV, or Motorcycle, Outdoor Sales and Rental
- Automobile, RV, and Boat Storage Facility
- Automobile Towing and Impound Facilities
- Auto wrecking or salvage
- Aviation uses such as Aircraft Repair, Aircraft Sales and Air Charter Services
- Bus Terminals
- Boat and RV Repair
- Motorcycle, ATV and Watercraft Repair as a Principal Use
- Car Wash, Automated or Self Service
- Contractor Storage Yard, including outdoor storage of construction equipment & materials
- Convention Centers and Exhibition Halls
- Emissions Testing Facility
- Golf Course -Regulation
- RV, Boat, and/or RV Trailer Storage
- Mobile Home Sales
- Moving Truck, Trailer and Equipment Rental
- Plant Nursery, Wholesale
- Rail and Motor Freight Terminals & Facilities
- Recycling Collection Points
- Retail Decorative Rock Sales

- School Bus Parking and Maintenance
- Swap Meet, outdoor and similar outdoor sales

Development Standards

Article 14-35 of the Zoning Ordinance requires 10-percent of the net site area (5% to be useable open space) to be landscaped open space. The site plan will comply with this landscape open space requirement. There will be several opportunities to create perimeter landscaping and useable open space areas between buildings, along street frontage, along the northern boundary (adjacent to the Rio Vista Park), and along the freeway side of the site during the site plan review phase.

The development standards for the entire property or for individual subdivided lots within the property are in accordance with the following:

- Any major changes to the approved Planned Area Development Standards and Guidelines shall be processed in accordance with the Peoria Zoning Ordinance.
- Site Plan Review approval is required for the entire PAD in accordance with Article 14-39 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 parking ratio for "Unspecified Shell Buildings" which will be 1 space per 550 square feet of net floor area.
- Overnight parking of trucks and/or truck trailers shall be allowed so long as the trucks and/or truck trailers are associated with businesses which are a tenant of the subject site and so long as parking is in accordance with the City of Peoria City Code
- Off-street parking shall comply with Article 14-23 depending on the final use or occupancy of the property.
- All site lighting shall meet the requirements of the City of Peoria Dark Sky Ordinance (Ordinance 99-22) and the City of Peoria Zoning Ordinance.
- Landscaping shall comply with Article 14-35 of the Zoning Ordinance.
- Buildings located on properties abutting Rio Vista Road and the Loop 101 shall locate all storage, loading and service areas not less than 40-feet from any property line or right-of-way line.
- All activities shall occur entirely within enclosed buildings, except for outdoor storage.
- Outdoor storage areas shall be subject administrative site plan review and shall be screened from public view through a solid masonry screen wall which shall be designed to be compatible to the adjacent building wall. Screen wall height shall be designed to screen outdoor storage materials. In no case shall the screen wall exceed 8-feet in height. Furthermore, outdoor storage shall not exceed the height of the adjacent screen wall.

- All development within the PAD shall be subject to Site Plan and Design Review approval.

Minimum Size of Lot or Parcel	Minimum Setbacks for Principal Buildings					Maximum Building Height in Feet	Maximum % Lot Coverage
Area	Front (Rio Vista Drive)	Interior Side	Total Sides	Rear (ADOT R.O.W)	Peri-meter (Ludlow Drive)		
Sec. 14-9-6.B	40-Feet	20-Feet (2)	20-Feet (2)	40-feet (2)	20-Feet (2)	48-Feet (5)	40%

1. 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.
2. No building shall be closer than twenty (20) feet to the boundary of any residential district. No side or rear yards are required along interior lot lines, except as required in the Building Code.
3. Accessory building development standards are the same as the principal building.
4. 10-percent of the net site area to be landscaped open space (5% to be useable open space).
5. With increase in height of 1-foot for each additional 1-foot building setback up to a 60-foot maximum. Roof height is measured at the roof line and excludes architectural towers and/or parapets for screening mechanical equipment.

Circulation

Access to property will be off of Rio Vista Road and Ludlow Drive via Thunderbird Road. Rio Vista Drive is currently improved as half-street adjacent to this site. This project will construct the east half of Rio Vista Drive adjacent to this project's frontage with curb, gutter, sidewalk and street lights as recommended to be done by the developer in Task's revised traffic study enclosed herewith in.

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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, Lighting, Site Design, Landscape Design, and Quantitative Guidelines. All buildings will be constructed of brick, block, glass, frame, concrete tilt-up, stone, stucco and/or other similar material. While all buildings on the site do not necessarily have to be the same architectural style they should be architecturally compatible with one another. The project shall provide 3-foot decorative walls behind landscaping along streets to screen vehicle parking. Taller decorative screen walls may be constructed in strategic locations to provide additional screening.

Project Signage Standards

Building mounted sign area shall be permitted as described below. All other sign requirements shall comply with the signage requirements identified in Article 14-34 of the Zoning Ordinance except for the following:

- No building mounted signage shall be allowed to face the City's Rio Vista Park.
- All building mounted signage adjacent to Rio Vista Drive shall not be illuminated.
- Tenants occupying more than fifty-thousand (50,000) square feet of floor area -The total sign area shall be the maximum of two (2) square feet for each one (1) linear foot of business front footage up to a maximum of five hundred (500) square feet *.
- Tenants occupying more than twenty-thousand (20,000) square feet and less than fifty-thousand (50,000) square feet of floor area -The total sign area shall be the maximum of two (2) square feet for each one (1) linear foot of business front footage up to a maximum of three hundred twelve (312) square feet*.
- Tenants occupying less than twenty-thousand (20,000) square feet of floor area - The total sign area shall be the maximum of two (2) square feet for each one (1) linear foot of business front footage up to a maximum of one-hundred fifty (150) square feet *.
- One multi-tenant Freeway monument sign is permitted on the site, provided they are not within 400 feet from the Rio Vista Park and these signs shall be ground mounted on a decorative monument base.
- All signage shall be subject to the signage approval process.
- Building mounted signs shall be reverse pan-channel letters or logos.

**Tenants will be allowed to divide allowable signage envelope to accommodate sub-copy and or modifiers to their primary signage envelope. Duplicate copy or logo signage will not be allowed on the same elevation unless there is two hundred fifty (250) feet of linear frontage between the signage envelopes. Tenants will also be allowed to divide their allowable signage envelope to utilize separate elevations.*

Grading and Drainage

The PAD site slopes from northeast to southwest. 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.

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 14-39 of the Zoning Ordinance.

Public Utilities and Services

The developer will install half street improvements which include pavement, driveway curb cuts, detached sidewalks, landscaping, and streetlights adjacent to this site along the east side of Rio Vista Drive and the north side of Ludlow Drive as recommended by the developer's traffic report and as approved by the City Engineer. Water and sewer lines necessary to provide service to this site will also be provide by this development. Specific improvements shall be determined per the Site Plan Review approval process.

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

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