

Z00-07

PEORIA CROSSINGS

91st Avenue and Northern Avenue
Peoria, Arizona

Planned Area Development Development Standards and Guidelines

A Project By:

Barclay Group
8145 N. 86th Place
Scottsdale, Arizona 85258

Prepared By:

Richardson ~ Bauer Development Consultants
320 E. McDowell Road
Suite 220
Phoenix, Arizona 85004

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Introduction

Barclay Group proposes a community commercial development under the Planned Area Development (P.A.D.) zoning category. The property is located on the north side of Northern Avenue, between the Agua Fria (Loop 101) Freeway and 91st Avenue and comprises approximately 68 net acres. The Peoria Comprehensive Master Plan Land Use Map designates the property as "Business Park/Industrial". The location of the property and its proximity to the Agua Fria Freeway lends itself to Community Commercial uses.

This development guide is intended to establish the development standards for the property and to provide the City of Peoria with the information necessary to review and approve the requested P.A.D. zoning for this property.

I. Site Area.

The P.A.D. consists of approximately 68 net acres, as shown on the Preliminary Development Plan (see Exhibit "A"). The site is proposed for Community Commercial uses to be developed in multiple phases.

II. Area Context.

The property is located on the north side of Northern Avenue, between the Agua Fria Freeway and 91st Avenue and comprises approximately 68 net acres and is currently being farmed. The Peoria Comprehensive Master Plan Land Use Map designates the property as "Business Park/Industrial" as is the land located to the north of the property and to the west of the property, across the Agua Fria Freeway. Land to the east of the property is developed with single-family residential located on the east side of 91st Avenue, north of Northern Avenue. The immediate northeast corner of 91st Avenue and Northern is vacant and intended for neighborhood commercial development. Land to the south of Northern Avenue is within the jurisdiction on the City of Glendale and is vacant. This site is approved a master planned development known as Parkside by the City of Glendale. The master plan designates single-family residential, multi-family residential, employment, and commercial opportunities.

III. Land Use.

The Barclay Group Planned Area Development will consist of approximately 560,000 square feet of commercial uses. The PAD shall permit those uses permitted in the C-2, Intermediate Commercial District, as described in the City of Peoria Zoning Ordinance. However, the following conditional uses in the C-2 district shall be permitted by right for this project; 1) Gasoline stations and convenience food store with fuel sales and automatic car wash, 2) Automotive diagnostic and service establishments, 3) Outdoor sales of nursery stock, lawn furniture and home garden supplies, 4) Day care nurseries, pre-school or day care facilities, 5) Convenience stores, 6) Automatic car wash facilities, 7) Drive-through retail facilities, including restaurants, 8) Hotel or motel uses, and 9) Self-storage or mini-storage facilities. The following shall be permitted as a conditional use: Veterinary office.

IV. Subdivision Plat.

Subdivision approval for the property will be sought to define certain portions of the project for sale. Said subdivision plat shall be processed through the normally prescribed process of the City of Peoria.

V. Phasing.

The Barclay Group Planned Area Development has been designed to be implemented as a multi-phased project. The initial phasing plan will be completed dependent upon the market conditions. Based upon our current estimates, we anticipate that development may occur as follows:

Phase I	Community Commercial	350,000 S.F.	FY 2000 - 2001
Phase II	Community Commercial	135,000 S.F.	FY 2001 - 2002
Phase III	Community Commercial	100,000 S.F.	FY 2002 - 2003
Phase IV	Community Commercial	15,000 S.F.	To be determined

The initial phasing schedule is an attempt to approximate the development timetable based upon current and expected future market conditions. This phasing schedule should not be construed as a development schedule. Actual development may, and probably will, occur on a different time schedule based upon fluctuation in market demand.

The process of establishing a subdivision plat on the property will occur prior to Phase 1 development. Amendments to the subdivision plat may be required in the future and will be processed on an as needed basis.

All required off-site improvements and perimeter landscape improvements along 91st Avenue and Northern Avenue, respectively, shall be provided with Phase 1 improvements. Additional on-site improvements shall be completed in conjunction with future phases, as required.

VI. Development Standards.

The Barclay Group Planned Area Development shall conform to all City of Peoria codes, ordinances, and regulations, unless specified herein.

A. Building Setbacks

Northern Avenue	35' from property line
91 st Avenue	35' from property line
Agua Fria Freeway	35' from property line
North Property Line	30' from property line
Interior Lot Lines	0'

B. Landscape Setbacks

Northern Avenue	25' from property line
91 st Avenue	25' from property line

Agua Fria Freeway 15' from property line

Interior (north) Property Line 10' from property line

C. Building Heights

Due to the size of the project and the number of contiguous buildings, it will be desirable to vary the heights of roofs and walls from building to building. This variation will allow the architectural character and design to provide a maximum amount of visual interest, relief, and variety. It will also enable individual tenants to enjoy individual character and identity, therefore de-emphasizing the size of the center and promoting pedestrian interaction critical to the success of a retail center.

Main tenant buildings shall not exceed forty-eight (48) feet in height; however, all freestanding pad buildings shall be limited to thirty (30) feet in height and shall provide varied roof heights. Some areas may be appropriate for two-story retail activity. Exceptions to the maximum building height shall be permitted in accordance with Section 14-3-8 of Article 14-3 of the Peoria Zoning Ordinance.

D. Parking

1. Parking Spaces Required

The center has been designed for a minimum ratio of four (4) parking spaces per 1,000 square feet of gross floor area for all buildings and uses in the center. However, a Parking Analysis shall be prepared for submittal to the City when public assembly use areas, as defined below, occupy greater than 20% of the total planned gross building area within the center.

For the purposes of this section, public assembly use areas shall be defined as those portions of restaurants, theaters, health clubs, bowling alleys, or other similar facilities, reasonably used or occupied by the general public. For example, in restaurants, only dining and waiting areas shall be calculated; in theaters, only the total floor area of the theater auditorium(s); in health clubs, the total floor area of exercise or workout rooms; in bowling alleys, only those areas occupied by the patrons, such as the restaurant areas, billiard rooms, seating area for lanes, etc.; facility areas such as kitchens, storage rooms, restrooms, locker rooms, bowling lanes and pin set areas, theater lobby and snack bar area, etc, shall be determined as support uses and shall not figure into this calculation.

The Parking Analysis shall be prepared by a registered traffic engineer or other consultant acceptable to the City of Peoria, and shall address the status of the project construction, leasing, and adequacy of parking spaces provided, upon total projected buildout.

Required number of parking spaces for hotel/motel development shall be according to Article 14-23 of the Peoria Zoning Ordinance.

2. Compact Parking

A maximum of fifteen percent (15%) of the required parking may be provided with compact parking spaces. Compact spaces shall be located in minimum groupings of six (6) spaces to avoid conflict with standard car parking and allow for clearer identification.

3. Accessible Parking

Accessible parking spaces will be provided per Section 14-23-3.5.c and shall meet or exceed the requirements established by the Americans with Disabilities Act (ADA). These spaces shall be located for convenient access to all buildings and uses.

All accessible parking spaces shall be identified by a sign on a vertical post, and the space marked with the standard handicapped parking symbol.

4. Parking Space Dimensions

Standard parking spaces shall have a minimum dimension of 9.5 feet by 20 feet. Compact car parking spaces shall be a minimum of 8 feet by 16 feet. An overhang of up to 2 feet may be allowed for spaces abutting landscaping areas or sidewalks.

Loading spaces for major tenants shall be sized per standard tenant criteria. Loading spaces for shop tenants and freestanding pad building shall be 12 feet by 24 feet.

5. Parking Aisle Width

- a. 90 degree parking 24'
- b. 60 degree parking, one way traffic 18'
- c. 60 degree parking, two way traffic 22'

6. Parking Space Location and Allocation

All required parking shall be provided entirely on the property. Building tenants and their customers shall have reciprocal rights of use to all spaces, irrespective of individual potential parcel line configurations.

7. Loading Spaces

Design standards and allocation requirements for Major Tenant buildings shall be provided per tenant's individual criteria and shall meet or exceed the requirements of the City of Peoria. Freestanding pad tenant buildings shall have one loading space each, and shop buildings shall provide spaces as follows:

<u>TOTAL FLOOR AREA OF BUILDING</u>	<u>NUMBER OF LOADING SPACES REQUIRED</u>
1,000 SF TO 10,000 SF	1
10,000 SF TO 30,000 SF	2
30,000 TO 50,000 SF	3
For each additional 100,000 SF	1 Additional

E. Fences and Walls

1. Height

No fence or wall shall exceed six (6) feet in height, except for walls that are used for screening of mechanical equipment or service areas.

Walls for screening or parking areas may be required along street frontages. These walls shall be a minimum three (3) feet in height (measured from the top of adjacent curb), architecturally compatible with the project, and integrated into the landscape design. These walls may be used to retain landscape berms or slopes fronting the streets and, therefore, may not be visible from the adjacent roadways.

2. Restrictions on Materials

Walls or fences comprised of sheet or corrugated iron, chain link, galvanized chain link, wood, steel, aluminum or asbestos are specifically prohibited.

F. Landscaping

The goal of the Landscape Guidelines is to provide a unified landscape design exhibiting a well-planned suburban development with an exciting, pleasant atmosphere. This can be achieved by a highly recognizable use of related plantings and hardscape elements.

1. Plantings

Landscape areas shall be designed, to the extent possible, to conserve water while providing a lush atmosphere. All landscape areas shall be covered with a ground cover as noted in Exhibit B and decomposed granite to minimize soil erosion and ensure a pleasing design theme. Plant materials will be selected for their heartiness, drought-tolerant character and year-round color, from Exhibit B.

2. Entry Landscape

Landscape triangles shall be provided at major project entries and street intersection corners.

3. General Standards

- a. Street perimeter plantings shall include one (1) tree and three (3) shrubs for each thirty (30) lineal feet or in equivalent groupings.
- b. Fifty percent (50%) of all trees on the street perimeters shall be twenty-four (24) inch box or larger.
- c. An automatic irrigation system will be installed.
- d. All non-lawn areas will receive a two (2) inch depth of decomposed granite, and ground cover selected from Exhibit B.
- e. All earthwork will be done so that all water drains away from sidewalks and structures and will not impede natural drainage easements.
- f. Landscaping quantities and design for the project shall be in accordance with Article 14-35 of the Peoria Zoning Ordinance, except as modified herein.
 - 1) Tree plantings along 91st Avenue and Northern Avenue shall be at a rate of one (1) tree for each thirty (30) feet on-center.
 - 2) "Diamond" planters shall be used in the main parking field areas; however, each parking row shall terminate with a landscape planter consistent with the standards of the City of Peoria.
 - 3) "Diamond" planters shall be located at least every one hundred (100) lineal feet and shall contain one (1) tree along the walkways adjacent to the center shops and majors.
 - 4) Lawn / turf areas shall not exceed thirty percent (30%) of total site area and shall not be used in the rights-of-way but concentrated in open space areas to promote pedestrian refuge and plaza areas.

4. Plant List.

See Exhibit "B"

5. Screening

Screen walls, where applicable, will be a unifying element in the landscape design and will be used exclusively to define main entrances and to screen automobiles, loading areas, garbage dumpsters and existing utility structures and for signage. The intent is to keep the walls as low as possible while performing their screening function. Screening of parking areas will also be accomplished by earth berming and landscaping in conjunction with the screen walls.

6. Irrigation

All landscaped areas shall be provided with an automatic irrigation system guaranteeing 100% coverage.

7. Landscape Maintenance

- a. All landscaping shall be maintained by the owner. Any landscape material, which dies, shall be replaced within thirty (30) days.
- b. Trees should be double-staked and shall be maintained until they are strong enough to withstand the normal area winds.

G. Lighting

1. Site Lighting in the parking lots shall be metal halide, high-pressure sodium, or low-pressure sodium within fixtures mounted on poles, placed on a three (3) foot concrete base. These fixtures shall be located to avoid conflict with parking spaces and vehicular circulation.
2. Light standards shall not exceed thirty (30) feet in height.
3. Direct sources of light shall be screened from view from adjacent properties.
4. All on-site lighting shall comply with the City of Peoria Dark Sky Ordinance and Section 14-23 of the City of Peoria Zoning Ordinance.

H. Refuse Collection Areas

All refuse collection areas shall be visually screened and gated in an architecturally compatible manner so that materials stored within these areas shall not be visible from the street and adjacent property.

I. Mechanical Equipment

1. Ground-mounted mechanical equipment shall be screened from adjacent streets and property by a wall that is of the same finish and texture as the building served.
2. Roof-mounted mechanical equipment must be screened from view of the public right-of-way and adjacent property by a wall or parapet that is integrated with the building.

J. Property Maintenance

1. All structures on the project site shall be maintained by Owner in a neat and orderly manner.
2. All permitted signs will be maintained in a neat and orderly manner.

K. Telephone, Cable Television and Electrical Services

All "on-site" telephone, cable television, and electrical lines will be placed underground.

VII. Architecture

A. Architectural Design/Materials

All buildings shall be of a contemporary design utilizing materials, colors, and design elements typically found in the Southwest. Major tenant buildings will include concrete tilt-up wall panels or masonry walls with masonry or stucco accents. Architectural detailing may include exposed steel, open grillages, and entry towers and include articulated wall planes, projections and recesses to provide shadow and depth.

Buildings will be oriented toward 91st Avenue and Northern Avenue. Architectural detailing shall be provided on the side and rear of all buildings to ensure a quality visual treatment to all surrounding areas and properties.

B. Finish Materials

Building materials used within the P.A.D. should be consistent with, and drawn from, the regional vernacular.

Appropriate materials may include, but shall not be limited to:

1. Walls

- Concrete Tilt or precast or cast in place
- Cement Plaster or "Drivit"
- Concrete Block
- Brick
- Natural or Processed Stone
- Ceramic or Clay Tile
- Glass/Aluminum – storefronts or curtain walls, non-reflective surfaces
- Masonite – as simulated wood siding
- Glass Block
- Architectural Metal – grilles or trim

2. Roofs

- Clay tile
- Concrete tile
- Architectural Metal

C. Color

Colors should be used to create visual harmony within the project site. Appropriate colors should include, but not be limited to:

- Desert hues and other earth tones including light brown, cream and tan
- Off white, light gray
- Colors appearing in natural stone utilized in buildings
- Reds and oranges appearing in brick utilized in buildings or in roof tiles
- Natural wood tones used as an architectural feature only

D. Development shall be in conformance with the City of Peoria design review manual.

VIII. Utilities and Streets

As part of development review process required for the project, required modifications to the water, wastewater, street, and drainage systems shall be identified. Necessary modifications shall be planned to accommodate the proposed development. All required infrastructure improvements shall be subject to the existing standards and policies of the City of Peoria.

IX. Open Space

Useable Open Space areas comprise 5 % of net site area. The term "Useable Open Space" shall be defined to include people-oriented hardscape and plaza areas that provide landscaping, seating, or other pedestrian amenities beyond walkway areas needed for customer circulation. In addition, useable landscape areas in excess of the required landscape buffer setbacks shall be included as open space to meet the standards of the PAD open space provisions.

X. Signage

A. Project Entry Sign

Project entry signs shall consist of two entry walls, located on each side of the entry drive, creating a formal gateway to the project. The entry walls shall not exceed five (5) feet in height and twenty-five (25) feet in length. This sign shall be located entirely on the property and shall not interfere with vehicular sight lines.

Each wall may contain a sign that identifies the center only and shall be composed of individual letters with a twenty-four (24) inch maximum height. These center signs shall have externally illuminated or backlit metal letters.

B. Freeway Signs

1. Two freestanding single user or multi-tenant signs may be permitted adjacent to the Agua Fria Freeway frontage.

2. General Requirements:

- a. A maximum of two (2) freeway signs shall be allowed. Such signs shall not be located off-premise, except that a multi-tenant sign may identify users within the center located on separate parcels.
- b. The height of freeway signs shall be limited to forty-eight (48) feet as measured as the vertical distance from the finished grade of the site to the highest point of the sign structure, including three (3) feet for architectural embellishments as noted in Section X.B.2.f below.
- c. Freeway monument signs shall be limited to a maximum of three hundred (300) square feet of tenant identification area.
- d. Freeway monument signs shall not be counted as a portion of the total sign area of the user(s).
- e. Freeway signs shall maintain a minimum of two hundred (200) foot spacing from any other freeway monument sign and shall be located a minimum of fifty (50) feet from any non-freeway lot line and a minimum of one hundred (100) feet from any residentially zoned property.
- f. Freeway signs shall be allowed an extra three (3) feet in height for architectural embellishments where architectural embellishments are defined as elements of a sign incorporating architectural features of the associated building or development. Embellishments shall not include any feature, figure or emblem conveying a commercial message and may not constitute more than 20% of sign area.
- g. All such signs shall require a landscaped area equal to four (4) square feet of landscaping for each square foot of sign area and shall be located around the base of the sign.
- h. Freeway signs shall be internally illuminated.
- i. Freeway signs shall be subject to all applicable Arizona Department of Transportation sign regulation standards.
- j. Sign base shall be a minimum of 25% of the full sign width and shall incorporate an architecturally enhanced base treatment.

C. Tenant Signs

1. Monument Ground Signs

- a. Four (4) signs not to exceed fourteen (14) in height and seventy-two (72) square feet in area.

2. Gasoline service station sign

- a. One (1) gasoline service station sign shall be allowed at a maximum of eight (8) feet in height and thirty-two (32) square feet in area.

3. Wall Signs

a. Anchor Tenants (Over 50,000 square feet)

- 1) Maximum sign area shall not exceed 2.0 square feet per linear foot of business front foot per tenant. The length of any shop tenant sign shall not exceed eighty percent (80%) of that tenant's storefront width. Permitted building sign area may be divided between more than one (1) side of the building, including the rear area of the building, facing the Loop 101 Freeway. If multiple signs are used no more than fifty percent (50%) of the allowable area may be placed on any one side. Signs shall be mounted on the wall or fascia and shall be reverse pan channel neon or internally illuminated, metal channel letters with plex-glass faces. Architecturally compatible neon accents shall be permitted and will be counted toward the total sign area.
- 2) Maximum letter or logo size shall be limited to seventy-two (72) inches for the primary sign. all secondary signs shall be a maximum of twenty-four (24) inches.

b. Major Tenants (Over 20,000 square feet)

- 1) Maximum sign area shall not exceed 2.0 square feet per linear foot of business front foot per tenant. The length of any shop tenant sign shall not exceed eighty percent (80%) of that tenant's storefront width. Permitted building sign area may be divided between more than one (1) side of the building. If multiple signs are used no more than fifty percent (50%) of the allowable area may be placed on any one side. Signs shall be mounted on the wall or fascia above the shop and shall be reverse pan channel neon or internally illuminated, metal channel letters with plex-glass faces. Architecturally compatible neon accents shall be permitted and will be counted toward the total sign area.
- 2) Maximum letter or logo size shall be limited to 54 inches for the primary sign. all secondary signs shall be a maximum of twenty-four (24) inches.

c. Individual Tenants (Less than 20,000 square feet)

- 1) Maximum sign area shall not exceed 2.0 square feet per linear foot of business front foot. The length of any shop tenant sign shall not exceed eighty percent (80%) of that tenant's storefront

width. Permitted building sign area may be divided between more than one (1) side of the building. If multiple signs are used no more than fifty percent (50%) of the allowable area may be placed on any one side. Signs shall be mounted on the wall or fascia above the shop and shall be reverse pan channel neon or internally illuminated, metal channel letters with plex-glass faces. Architecturally compatible neon accents shall be permitted and will be counted toward the total sign area.

- 2) Individual letter and logo sizes shall be based upon square footage of shop area, as indicated below:

<u>Shop Area</u>	<u>Maximum Letter Size</u>
3,000 SF or Less	36"
3,001 SF – 10,000 SF *	42"

4. Sports Club / Theater / 91st Avenue Major Signage

* 10-26-01 Per Chad D.
10,001 - 20,000

- a. Building Mounted Sign.

Maximum sign area shall not exceed 2.0 square feet per linear foot of business front foot per tenant. The length of any shop tenant sign shall not exceed eighty percent (80%) of that tenant's storefront width. Permitted building sign area may be divided between more than one (1) side of the building. If multiple signs are used no more than fifty percent (50%) of the allowable area may be placed on any one side. Signs shall be mounted on the wall or fascia and shall be reverse pan channel neon or internally illuminated, metal channel letters with plex-glass faces. Architecturally compatible neon accents shall be permitted and will be counted toward the total sign area.

The sign may identify the theater and movie titles. Movie titles may be interchangeable letters over an internally illuminated background or an electronic reader board. Electronic reader boards shall be limited to movie titles only and will not contain any moving script.

5. General Standards

- a. Tenants may identify service door for delivery and emergency purposes only. Signs shall identify suite number only and be located in the center of the door, five (5) feet from finished floor (to the top of the letters).
- a. No animated, flashing, audible or roof mounted signs shall be permitted, except that electronic reader boards for theater uses shall be allowed.
- b. No exposed raceways, ballasts, crossovers, conduits, conductors, transformers, etc. shall be permitted. P-K housing required for all neon.

- c. Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products sold herein.
- d. Where signs are placed in building and landscape setback areas, they shall be positioned a minimum of five (5) feet from the right-of-way to maintain safe sight distances at entrances to the public right-of-way.
- f. Signs visible from the exterior of any building may be lighted, but no signs or other device will be installed to rotate, gyrate, blink or move in any fashion except that electronic reader boards for Theater users shall be allowed.
- g. Sign text may be placed on more than one row, subject to space availability, required approvals, and provided the maximum allowable area guidelines are not exceeded.
- h. Retail tenants shall be allowed to place a sign in the upper window panel adjacent to entrance door, not more than 144 square inches nor 20% of the total window area. Hand painted, decal stick-on lettering or graphics indicating hours of business, telephone numbers for emergency contact, approved credit of business, approved credit cards, etc. shall be permitted. No other window signage will be allowed without Owner and Architect approval.

D. Miscellaneous Signs.

1. Sales or Lease Signs

Temporary signs advertising the sale, lease or hire of the site will be allowed. One (1) freestanding sign per four hundred (400) feet of street frontage will be allowed. These signs shall not exceed eight (8) feet in height and a total of thirty-two (32) square feet ~~per side~~ in sign area. These signs shall be removed upon completion of project construction.

2. Construction Signs

A sign denoting the Architects, Engineers, Contractor, and other related subjects will be allowed at the commencement of construction. Said sign will be removed within thirty (30) days after building occupancy. One (1) sign for each separate construction project will be allowed. Each sign shall not exceed eight (8) feet in height and a total of forty (40) square feet ~~per side~~ in sign area.

3. Future Tenant Signs

Signs listing the name of a future major tenant will be allowed until the occupancy of the tenant. Said signs shall not exceed eight (8) feet in height and a total of forty (40) square feet ~~per side~~ in sign area.

4. Signs necessary for on-premise vehicle control and the performance of business transactions from a vehicle shall be allowed subject to the following conditions:

Maximum area of six (6) square feet.

Maximum height of three (3) feet.

Signs shall be permanently affixed to the ground or a building.

Plant Schedule

<u>Scientific Name</u>	<u>Common Name</u>
<u>Trees/Palms</u>	
Sophora secundiflora	Mescal Bean
Acacia smallii	Sweet Acacia
Cercidium praecox	Palo Brea
Pithecelobium flexicaule	Texas Ebony
Olneya tesota	Ironwood
Vitex agnus-castus	Chaste Tree
Caesalpinia cacaloco	Cascolote
Caesalpinia mexicana	Mexican Bird of Paradise
Phoenix dactylifera	Date Palm
<u>Shrubs</u>	
Leucophyllum frutescens	Green Cloud Texas Sage
Nerium oleander Petite Pink'	Petite Pink Oleander
Justicia spicigera	Mexican Honeysuckle
Salvia greggii	Autumn Sage
<u>Ground Cover</u>	
Convolvulus cnorium	Bush Morning Glory
Rosmarinus officianalis	Prostrate Rosemary
Lantana sellowiana New Gold	New Gold Lantana
Verbina sp.	Verbina
TURF <u>Accents</u>	
Caesalpinia pulcherima	Red Bird of Paradise
Dasilerian wheeleri	Desert Spoon
Hesperaloe Parvifolia	Red Yucca
Yucca sp.	Yucca
Agave sp.	Agave



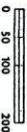
SITE DATA:

SITE GROSS AREA:	2,943,208 SF. = 67.56
SITE NET AREA:	2,867,297 SF. = 65.82
BUILDING AREA:	
RETAIL	431,315 SF.
RESTAURANT	44,420 SF.
THEATER	60,000 SF.
TOTAL	535,735 SF.
PARKING PROVIDED:	
RETAIL	2,553 SPACES
RESTAURANT	375 SPACES
THEATER	603 SPACES
TOTAL	3,530 SPACES

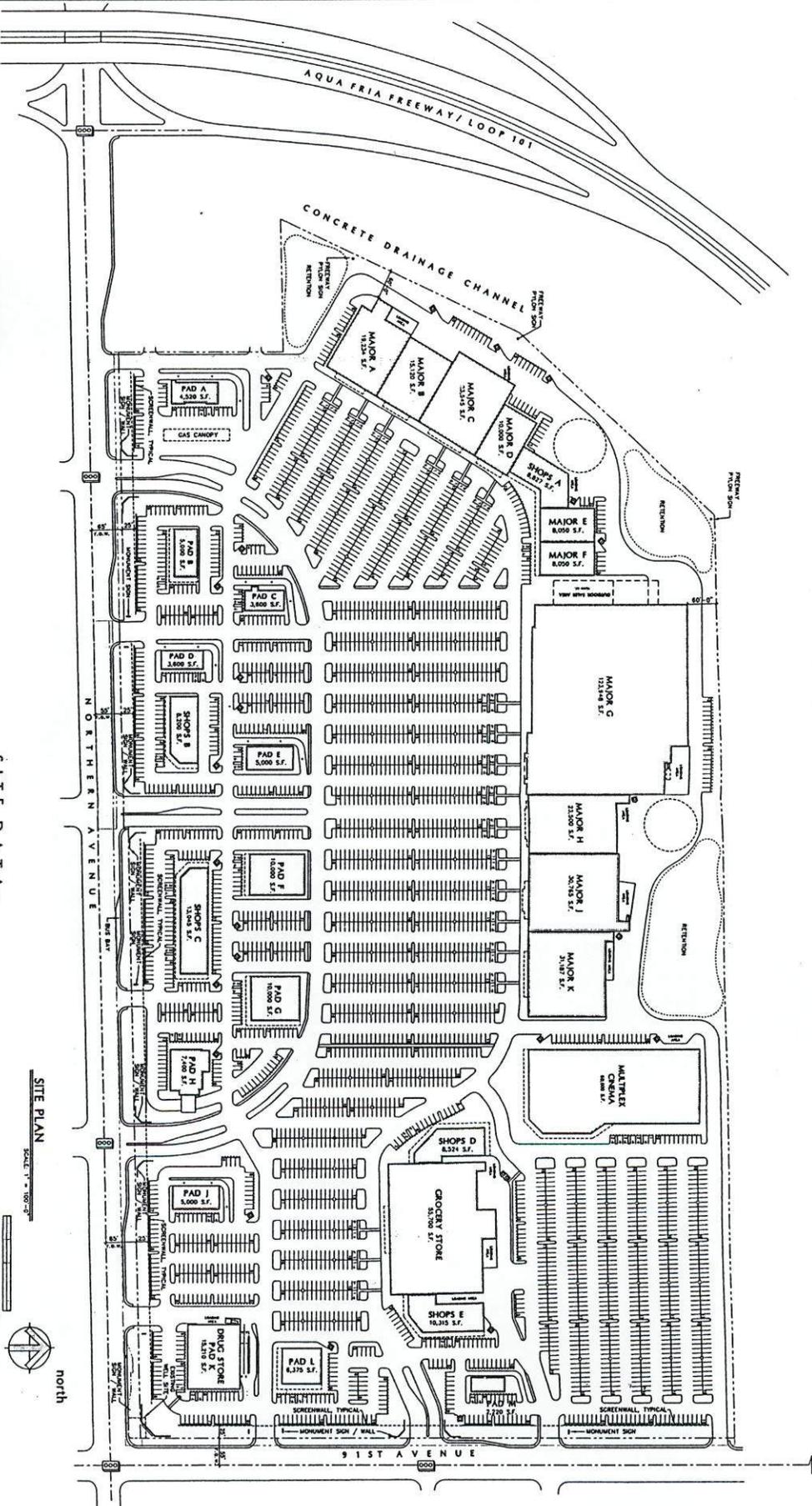
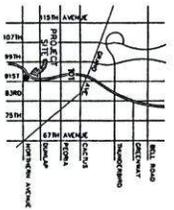
SITE DATA:

SITE GROSS AREA:	2,943,208 SF. = 67.56
SITE NET AREA:	2,867,297 SF. = 65.82

SITE PLAN
SCALE: 1" = 100'-0"



VACINITY MAP:



991298
SP

SITE PLAN

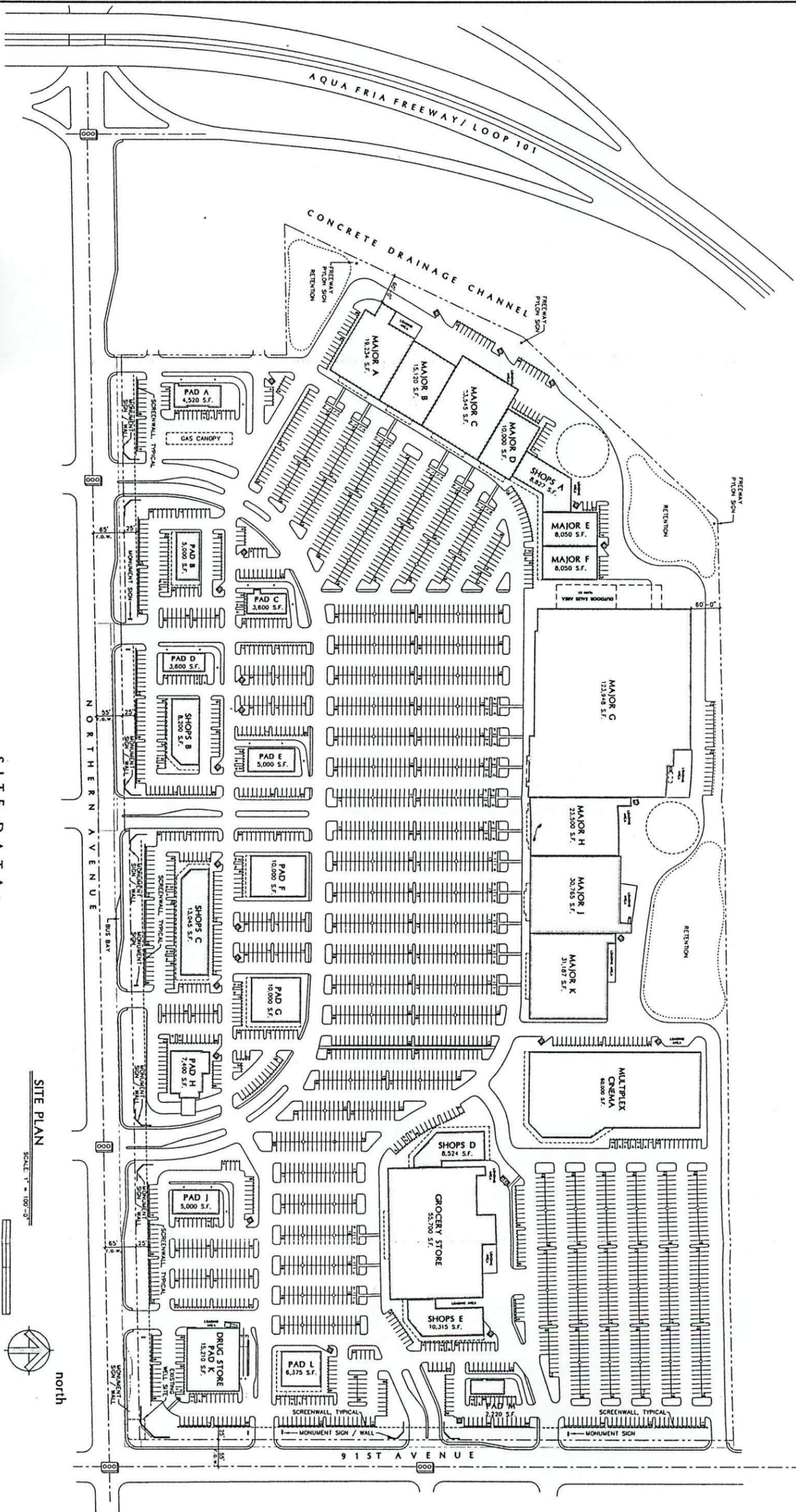
DATE: _____

REVISIONS:

NO.	DATE	REVISIONS

"PEORIA CROSSINGS"
91st. Ave. & Northern Ave.
PEORIA, ARIZONA
THE BARCLAY GROUP

KDRA
KURT D. REED ASSOCIATES, INC.
7400 EAST WASHINGTON DRIVE • SUITE 101 • SCOTTSDALE, AZ 85258
Phone: (480) 945-1440 Fax: (480) 948-2555 www.kdra.com



SITE DATA:

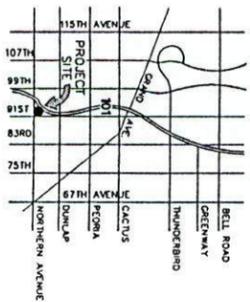
SITE GROSS AREA:	2,943,208 S.F. = 67.56
SITE NET AREA:	2,867,397 S.F. = 65.82
BUILDING AREA:	
RETAIL	431,515 S.F.
RESTAURANT	44,420 S.F.
THEATER	60,000 S.F.
TOTAL	535,935 S.F.
PARKING PROVIDED:	3,276 SPACES
PARKING REQUIRED:	
RETAIL	2,552 SPACES
RESTAURANT	375 SPACES
THEATER	603 SPACES
TOTAL	3,530 SPACES

SITE PLAN

SCALE: 1" = 100'-0"



VACINITY MAP:



SITE PLAN

This drawing is an instrument of service and the property of K.D.R.A. and shall remain their property. The use of this drawing shall be restricted to the project for which it is prepared and publication thereof to represent K.D.R.A. in any other project is prohibited.

"PEORIA CROSSINGS"
91st. Ave. & Northern Ave.
PEORIA, ARIZONA
THE BARCLAY GROUP

No.	DATE	REVISIONS:



KURT D. REED ASSOCIATES, INC.
7400 EAST McDONALD DRIVE • SUITE 101 • SCOTTSDALE, AZ. 85250
Phone:(480) 941-1440 Fax:(480) 948-1055 www.kdra.com

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