



# Development Team

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# **PAD Narrative**

## **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 83<sup>rd</sup> 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 83<sup>rd</sup> 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 83<sup>rd</sup> 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 83<sup>rd</sup> 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 83<sup>rd</sup> 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 83<sup>rd</sup> 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	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.

- 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.

## **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 83<sup>rd</sup> Avenue. There is an existing storm sewer line in Thunderbird Road. There are no overhead utilities on 83<sup>rd</sup> Avenue with small overhead utilities on Thunderbird Road. There are no streetlights along the 83<sup>rd</sup> Avenue or Thunderbird frontages. Both 83<sup>rd</sup> Avenue and Thunderbird Road are constructed to curb and gutter with no sidewalks except along the 83<sup>rd</sup> Avenue bus pullout. Existing irrigation channels will be under grounded or abandoned. Overhead utilities will be placed under ground. The 83<sup>rd</sup> 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**

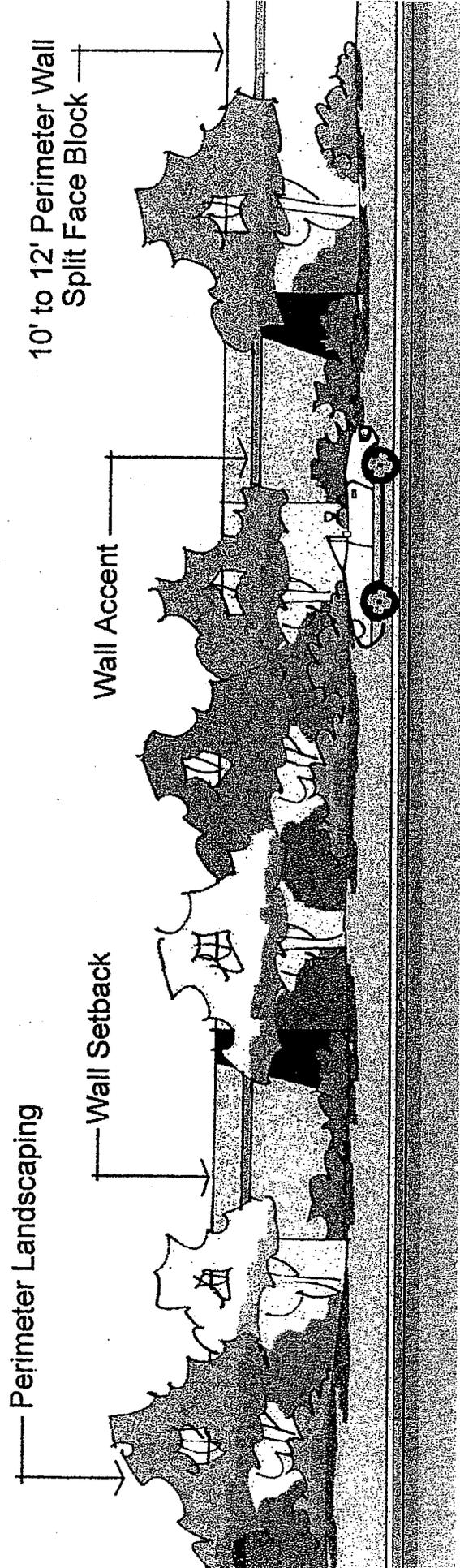
- a. The development shall conform to the approved Planned Area Development Standards and Guidelines Report stamp dated January 23, 2003.
- b. Storage facility shall be developed in accordance with the approved stipulations as they pertain to both the RV / Boat Storage and Mini-Storage uses.

- 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  $\frac{1}{2}$  street right-of-way on both 83<sup>rd</sup> 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  $\frac{1}{2}$  street improvements along 83<sup>rd</sup> 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.



# Conceptual Perimeter Wall Elevation



Conceptual Perimeter Wall/Landscape Character for:

## Mini Storage Facility

northeast Corner of Thunderbird Road & 83rd Avenue