

Planned Area Development

EMPIRE BUSINESS PARK

76.7-Acre Parcel

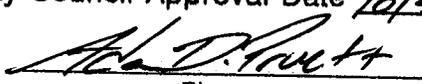
NEC of Cactus Road and 91st Avenue
Peoria, Arizona

Prepared for the
City of Peoria, Arizona

Approved by City Council

October 5, 2004

Z04-16

| | |
|---|----------------|
| PLANNED AREA DEVELOPMENT APPROVAL | |
| P/Z Commission Date | <i>9/2/04</i> |
| City Council Approval Date | <i>10/5/04</i> |
|  | |
| Planner | |

July 27, 2004

Development Team

Developer/Applicant:

Sun State Builders

505 South Madison Drive

Tempe, AZ 85281-7213

Contact: Mike Forst (480) 894-1286

Engineer:

Rick Engineering Company

6150 North 16th Street

Phoenix, AZ 85015

Contact: Steven C. Burford (602) 957-3350

Attorney:

Earl, Curley & Lagarde

3101 N. Central Avenue, Suite 1000

Phoenix, AZ 85012

Contact: David Prescott (602) 288-5708

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PAD Narrative

Introduction

The Planned Area Development (PAD) is a 76.7 gross acre parcel that includes a mixture of employment uses, useable open space for employees, and perimeter landscaping. The PAD will include a variety of employment uses as noted later in this narrative.

The property is adjacent to the frontage of Cactus Road to the south; at-grade Agua Fria Freeway 101 along its west and northwest property lines; undeveloped land along its east property line on the north-half of the site; and an existing single-family residential subdivision along its east property line on the south-half of the site (see Vicinity Map, Exhibit A). The site is a relatively flat parcel and in general agricultural use.

The Agua Fria Freeway provides two freeway interchanges near the site. A half diamond interchange is located immediately on the southwest corner of the site for freeway to the north. The other half of the diamond interchange for access to the south is located at Grand Avenue. The Agua Fria Freeway provides a second full diamond interchange at Thunderbird Road. There is no freeway frontage road at this location.

The Agua Fria Freeway forms the north boundary of the site. Properties east of the site are undeveloped in general agricultural use along the north half of the site, and developed with a residential subdivision along the south half of the site. Properties to the south are developed with a railroad maintenance and storage yard. (See Aerial Photo, Exhibit B).

Legal Description

The property is legally described as follows:

Lot 1 of Baskett Farms as recorded in Book 691 of Maps, Page 22 of Maricopa County records, located in the West half of Section 15, Township 3 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona.

Consistency with General Plan

The General Plan land use map identifies this site to be developed with Business Park / Industrial uses (see General Plan Map, Exhibit B). The General Plan describes Business Park / Industrial uses to generally consist of professional offices, research and development, wholesale and storage warehouse, utility centers, manufacturing, processing, repairing, packaging of goods, and ancillary restaurants and

retail establishments. The proposed PAD is consistent with the General Plan land use map and the general definition of Business Park / Industrial uses

The proposed PAD will implement General Plan objectives:

- Objective A-6: “Develop appropriate commercial, Business Park, industrial and mixed-use employment centers...”

The proposed PAD will develop commercial, Business Park and industrial uses adjacent to the freeway as an infill between residential development and the freeway.

- Objective A-9: “Foster commercial, industrial and business park employment centers that are compatible with Peoria’s economic needs and opportunities.”

The PAD will foster commercial, industrial and business park employment centers that are compatible with the General Plan land use map and freeway access.

- Objective A-12: “Attract mixed-use development to create new economic niches within the city.”

The PAD will allow a mix of business park, industrial, wholesale, and retail uses that will create a new employment niche in the southern portion of the city.

The location of the 76.7-acre PAD adjacent to the Agua Fria Freeway 101 offers both high visibility and accessibility to the site. Economic Strategies Group reports that the most important factors in the sighting properties for employment and employment related uses are: Freeway Proximity and Labor Force Accessibility.

The subject site has excellent Freeway Proximity, in terms of visibility and accessibility with two freeway interchanges within one-half mile. The interchanges are at Grand Avenue, Cactus Road and Thunderbird Road. The freeway proximity provides a marketing window for employers and expands the number of employees within the 20-minute shed used by employers to calculate Labor Force Accessibility. This is a location factor highly valued by prospective employers. The site is in an ideal location to meet the two primary factors in locating employment uses: Freeway Proximity and Labor Force Accessibility.

The proposed employment uses will increase the City of Peoria’s jobs to population ratio. Typical uses generate approximately 2.5 employees per 1,000 square feet of building space. The 76.7 gross acre site can be developed at 40 percent

coverage that will allow up to 1,266,000 square feet of building space. This will accommodate up to 2,077¹ employees on the site.

General Site Information

The site is 76.7 gross acres of undeveloped and relatively flat land. Cactus Road provides frontage along the site's south property line and 89th Avenue provides frontage along the site's east property line. The Sweetwater Avenue alignment will provide future frontage along a northern portion of the site. Cactus Road is a two-lane paved road with rolled edges and no other improvements except small overhead electric power lines adjacent to the site. Cactus Road extends many miles to the east, however it terminates approximately one-fourth mile west of the site. 89th Avenue is paved on the east half of the street with curb, gutter, sidewalk and landscaping, while the west half of 89th Avenue is unimproved with a small irrigation ditch. Sweetwater Avenue does not exist on the site; however Sweetwater Avenue is a fully improved two-lane collector street with bike lanes.

The Agua Fria Freeway is developed along the western and northern boundaries of the site. The Agua Fria Freeway and the northbound freeway on-ramp is constructed at-grade along the site's west property line. The freeway's southbound exit to Cactus Road bridges over the freeway at is above-grade near the site's west property line. A large storm water drainage channel is located between the site and the northbound freeway on-ramp. Large regional overhead power lines are located along site's west property next to the freeway from Cactus Road to the Sweetwater Avenue alignment, and across the site on the Sweetwater alignment continuing east past 89th Avenue.

Surrounding Land Uses and Conditions

Most of the adjacent properties surrounding the site are developed.

North: The property is developed with the at-grade Agua Fria Freeway.

East: The property on the southern half of the site across 89th Avenue is developed with a single-family residential subdivision in R1-8 zoning. The property on the northern half of the site is in general agricultural use in RM-1 zoning.

South: The property is developed with an outdoor railroad maintenance and storage yard in I-2 zoning and small lot single-family residential in RM-1 zoning.

West: The properties west of the freeway on-ramp and off-ramp are developed with a combination of office / warehouse businesses with outside storage yards in I-1 zoning.

¹ Based on 1.64 employees per 1,000 square feet of building space.

PAD Development Plan

The site is currently in the PUD C-2 zoning district, which is an old zoning district that is no longer in the Peoria Zoning Ordinance. This district allowed a mixture of office, industrial and retail uses. The proposed PAD intends to update the permitted land uses and development standards to be consistent with contemporary market expectations. A specific site plan will be presented for administrative review and approval when specific users are identified.

The PAD proposes the following permitted uses:

Permitted Uses

- Fabrication, manufacturing and assembly of finished products or subassemblies listed below shall not include the basic processing and compounding of raw materials, or food products.
- Industrial, scientific or business research, development and testing laboratories and offices.
- Offices for professional use.
- Offices for administrative, clerical or sales services.
- Offices and clinics for medical and dental
- Research laboratories for scientific, investigation, testing or experimentation which may include prototype product development.
- Retail commercial operations directly related to the primary industrial use.
- Temporary construction offices and sheds, appurtenant signs and storage incidental to a construction project only for the duration of such project not to exceed 18 months.
- Farming, landscaping and agricultural supplies and equipment, wholesaling and storage.
- Electronic instruments and devices, assembling and manufacturing.
- Medical and dental laboratories.
- Computer center
- Motion picture studio
- Pharmacies limited to frontage along Cactus Road.
- Wholesaling.
- Warehousing
- Manufacturing or assembly of finished products or subassemblies.
- Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: cellophane, canvas, cloth, cork, feathers, felt, fiber, glass, rubber, leather, paper, plastics, precious or semi-precious metals or stones, shell, straw, textiles, tobacco, wood, wool, yarn or other similar items.
- Manufacture of instruments, toys, novelties, rubber and metal stamps, cameras, and photographic equipment, business and household machines and appliances.

- Manufacture, fabrication or assembly including contractor's facilities of building materials and construction equipment; acoustical materials, air-conditioners, heating and ventilation equipment, bolts, cement and concrete products, ceramics, decorative metals and wrought iron, doors, drills, fences, fire escapes, hardware and machine tools, insulation, lumber yards, machines, nuts, paving and road building equipment, plaster, plastics, plumbing supplies and sewer pipes, pumps, scaffolds, screens, screws, tile, welding equipment, windows or other similar items.
- Manufacturing, processing and assembly of malleable metals, signs, monuments, industrial machinery and carbonic ice.
- Spraying supplies equipment wholesaling and storage.
- Towed or motor vehicle assembling, repairing including body and fender shops.
- Truck, bus and heavy equipment garages, dispatching and weighing stations.
- Warehouses and distribution centers.
- Mini-warehouses for storage purposes only. No retailing is permitted from these facilities.
- Manufacturing of boxes or cabinets.
- Barber and beauty shop along Cactus Road frontage only.
- Restaurants along Cactus Road frontage only.
- Financial institutions.
- Churches and similar places of worship.
- Motel and hotel.
- Bakeries, food packaging and freezing including milk and ice cream plants but not canneries, slaughtering or meatpacking.
- Chocolate and cocoa products manufacturing.
- Feed (grains) manufacturing and processing.
- Flour and grain mills, storage and elevators.
- Ice manufacturing and storage.
- Wood products, manufacturing, bulk.
- Sales and installation of tires, batteries, hoses, belts, oil changes, lubes and minor tune-ups along Cactus Road frontage only. Service bays may not open toward a public street or along the portion of a street across from residential uses.
- Commercial schools provided all activity is conducted indoors.
- General retail sales along Cactus Road frontage only.
- Motion picture production and television broadcast studios.
- Publicly operated building or properties.
- Wireless communication monopole.
- Public utility buildings and facilities. Repair and/or storage facilities including outside storage.
- Pet care facility.
- Accessory uses that are ancillary and necessary to support the primary land use on the site. These uses may include parking structures, facilities and storage incidental to a construction project located on the site, quarters for caretakers or watchmen, outdoor storage screened from public view, microwave antenna no

more than 6-feet in diameter, no taller than 25-feet and integrated into the design of the design of buildings to not be visible at grade level from adjacent streets or properties.

- Outdoor activities as an ancillary use.
- All permitted uses may include wholesaling, repairing, storage, and rental activities.

Development Standards

Article 14-35 of the Zoning Ordinance requires 10-percent of the net site area 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, 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 changes to the approved Planned Area Development Standards and Guidelines shall be processed as a major amendment and require approval by City Council.
- Site Plan Review approval is required for principal and accessory buildings 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.
- Signs are allowed in accordance with Article 14-34 of the Zoning Ordinance. Freeway monument signs are permitted on the site and these signs shall be building mounted or ground mounted on a decorative monument base.
- 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 will comply with Article 14-35 of the Zoning Ordinance.
- Buildings located on properties abutting 89th Avenue and Sweetwater Road shall locate all storage, loading and service areas not less than 120' from any residential property line or right-of-way line. Such areas shall be fully screened from view.
- The aggregate of all sites containing commercial and general retail land uses shall not exceed 10% of the gross site area, and shall be limited to the Cactus Road frontage.
- All activities shall occur entirely within enclosed buildings, except for outdoor storage, which shall be fully screened from public view.
- All subsequent development shall be subject to a separate 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 |
|-------------------------------|--|---------------|----------------|------|-----------|---------------------------------|------------------------|
| | Front | Interior Side | Total Sides | Rear | Perimeter | | |
| Sec. 14-16-5.a(1) | 30-Feet | 0-Feet (2) | 20-Feet (2) | (2) | 20-Feet | 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 ground floor area or 5-percent of the net site area to be landscaped 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 Cactus Road, 89th Avenue, and Sweetwater Avenue. The property shall be allowed a maximum of two restricted (right-in and right-out) driveways on Cactus Road. The property shall be allowed access points from Sweetwater/Sweetwater Extension and 89th Avenue where none of the access points line up with existing streets to prevent cut through traffic in existing residential neighborhoods. There will be a maximum of two access points from Sweetwater/Sweetwater Extension. There will be a maximum of four access points from 89th Avenue not including the Sweetwater Extension.

To mitigate impact on residential properties along the east side of 89th Avenue the developer will remove the existing 89th Avenue pavement, curb, and gutter and construct a full street improvement with the new east face of curb 24' west of the previous east face of curb. The existing sidewalk along the east side of 89th Avenue shall remain in its general location with minor modifications to insure a complete accessible route. The pavement surface shall be Rubberized asphalt per City of Peoria standard specification. The developer shall landscape the area containing the existing 89th Avenue roadway cross section while preserving the existing utilities. The developer shall construct existing local roadway intersections with 89th Avenue to restrict traffic flow to right-in and left-out movements. The developer will dedicate an additional 30-feet of right-of-way for 89th Avenue from Cactus Road to Sweetwater Avenue along with a 30 x 30-foot chamber at the intersections of 89th Avenue with Cactus Road and Sweetwater Avenue.

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. The project shall provide 3-foot decorative walls behind landscaping along streets to screen vehicle parking where necessary.

Project Signage Standards

The signage in the project shall comply with the signage requirements identified in Article 14-34 of the Zoning Ordinance including freeway signs. Freeway sign design shall be consistent with surrounding buildings and shall be wall mounted on buildings or be freestanding on a decorative monument base. No pole mounted freeway signs are permitted.

Grading and Drainage

The PAD site slopes from northeast to southwest. Either the ADOT freeway drainage channel or 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 14-32 of the Zoning Ordinance.

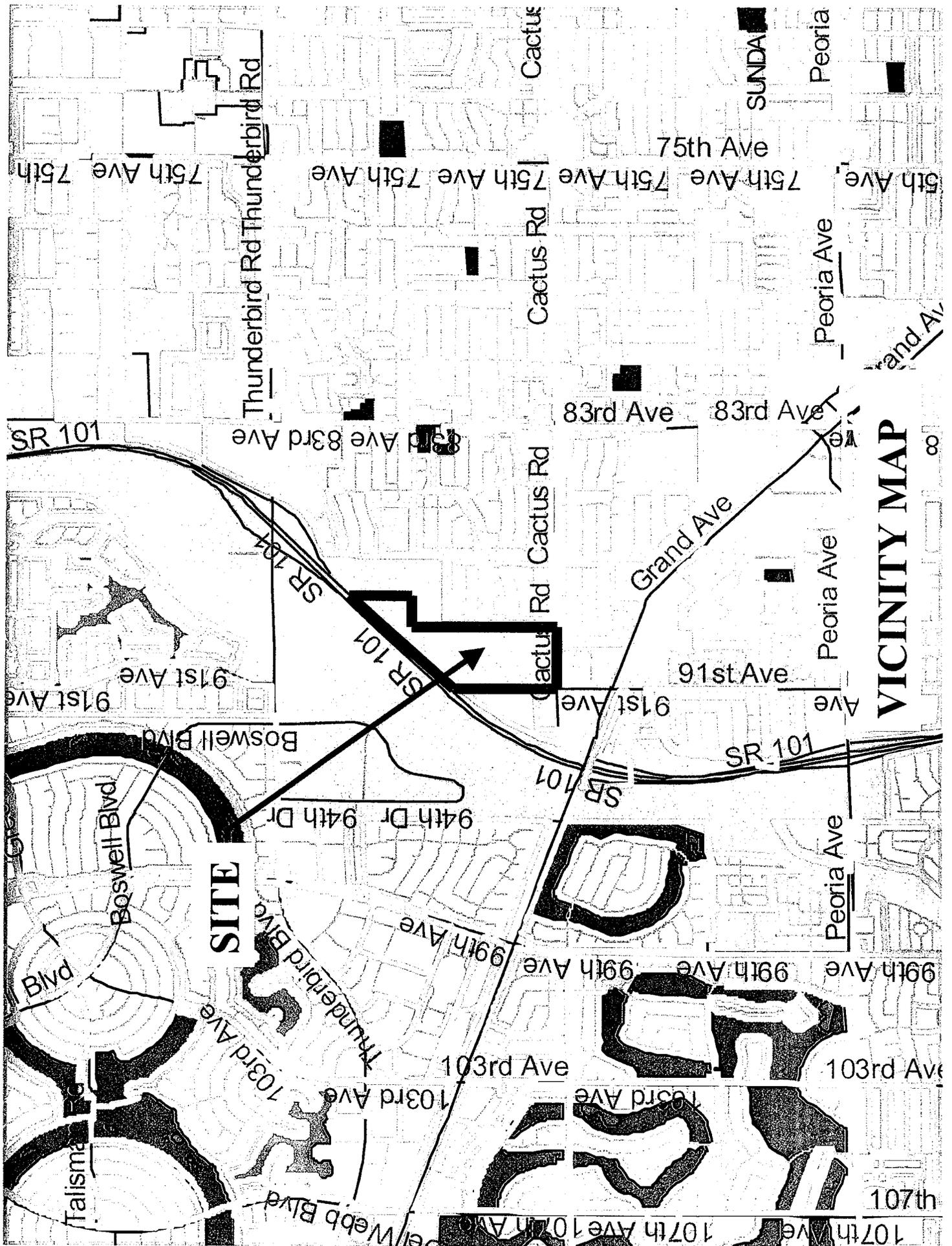
Public Utilities and Services

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

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VICINITY MAP

EXHIBIT A



Land Use Plan

Residential

- Estate (0-2.0 du/ac), Target Density = 1 du/ac
- Low (2.0-5.0 du/ac), Target Density = 3 du/ac
- Medium (5.0-8.0 du/ac), Target Density = 6 du/ac
- Medium-High (8.0-15.0 du/ac), Target Density = 12 du/ac
- High (15.0+ du/ac), Target Density = 18 du/ac

Non - Residential

- Mixed Use
- Community Commercial
- Business Park/Industrial
- Park/Open Space
- Public/Quasi-Public
- Resort Development

Boundaries

- Arterial Roadways
- Freeway/Highways
- Proposed Freeway/Highways
- Lakes, Rivers and Canals
- Peoria City Boundary
- Area Plans
- Maricopa - Yavapai County Line
- Planning Area Boundary



EXHIBIT C

