

Z04-20

AutoSmart Center

88th Avenue and Thunderbird Road
Peoria, Arizona

Planned Area Development Development Standards and Guidelines

A Project By:

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Prepared: July 15, 2004

Revised: January 5, 2005



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Introduction

Steward Ventures, Inc. ("Steward Ventures") proposes a commercial development under the Planned Area Development ("PAD") zoning district to include a mix of restaurant, retail and automobile sale and rental uses (the "Project"). The Project is generally located west of the northwest corner of Thunderbird Road and 88th Avenue, approximately one-half (1/2) mile west of the Agua Fria (Loop 101) Freeway. The site comprises approximately 2.08 ("Site"). The location of the Project, its proximity to the Agua Fria Freeway and the newly inaugurated Rio Vista Community Park, and the proliferation of other similar uses on adjoining properties makes this proposed use compatible with general Community Commercial uses.

This conceptual development guide is intended to establish the criteria for a PAD overlay application on the site that will facilitate uses that will dramatically improve a currently challenged physical and social environment. Preliminary development standards for the project will provide the City of Peoria with the information necessary to review and approve the requested PAD zoning for this property.

I. Existing Conditions

A. Site Area

The Site of the proposed PAD consists of approximately 2.08 net acres, as shown on the Concept Plan (see Exhibit "A"). The Site is proposed for restricted general commercial, retail and automobile sale and rental uses.

B. Site Context

The Project is located on the north side of Thunderbird Road and west of the Agua Fria (Loop 101) Freeway at 88th Avenue and comprises approximately 2.08 net acres. The southern portion of the Site abutting Thunderbird is currently zoned C-2 Intermediate Commercial District and the northern portion of the Site is currently zoned C-4 General Commercial District.

Properties surrounding the project site include uses that easily lend themselves to auto-related uses. Most appropriately, to the immediate east of the property along the north side of Thunderbird Road are a series of auto-related uses including various car washes, car maintenance facilities, and car rental uses. Land to the immediate north of the Site is currently being used for industrial purposes while further north is the location of the Rio Vista Community Park. Land to the south of Thunderbird Road is currently utilized for agricultural uses while the Peoria General Plan designates the property as Medium High Residential.

C. Site Uses and Conditions

Currently, the subject property includes one primary active and one inactive secondary use. The primary active use is the Escape Hatch Bar, which abuts Thunderbird Road on the south side of the property. The secondary, or inactive, uses are reflected through various unused structures and open space on the site.

At best, the condition of these structures, and of the site itself, can be characterized as deteriorated and aesthetically unpleasing. With the possible exception of a larger, one-story brown brick building on the northern portion of the site, the structures are in a state of mild to excessive disrepair. In addition, the unimpervious surfaces of the site, include the "parking" area for the Escape Hatch, are composed primarily of exposed soil and cracked asphalt. The four discrete access points to the site are unimpressive and reflect this diversity of surfaces.

D. Consistency with the Peoria General Plan

According the Land Use Map of the Peoria General Plan adopted January 1, 2001, revised December 2002 ("Peoria General Plan"), the Site is designated as "Community Commercial". The General Plan further includes the Site within the North Peoria Redevelopment Area overlay. As described through the Peoria General Plan, the *Community Commercial* designation denotes areas where all types and intensities of commercial development may take place. Community Commercial areas typically consist of larger shopping centers and districts that have a wider variety of goods and services than the neighborhood shopping areas. They rely on larger trade areas and include such uses as department stores, bookstores, furniture stores, restaurants, theaters and non-retail services such as offices and banks. Major Community Commercial centers should be located with adequate controlled access to arterial streets.

Clearly this application proposes uses and development that satisfy the spirit, intent, and letter of the Community Commercial land use designation. While the proposed use is not a "larger shopping area", it does include commercial development that can be generally described as "non-retail" with controlled access to an arterial street. A review of other non-residential use designations in the Peoria General Plan does not yield a more suitable use application for this site.

II. PAD Justification

As noted previously, the project site includes just over 2.0 gross acres. However, as established through Section 14-22-2 B.1 of the City of Peoria Zoning Ordinance ("Zoning Ordinance"), a minimum of ten (10) acres must be encumbered by a site to qualify for the PAD Overlay treatment. However, Section 14-22-2 B.1 also makes provision for a waiver to this rule if certain conditions are met. Possible, unique, site attributes that may justify this waiver include:

- a. Unusual physical features of the property itself or of the surrounding area are such that development under the standard provisions of this Ordinance would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.
- b. The property is adjacent to or across the street or alley from property which has been developed under the provisions of this section and will contribute to the amenities of the area.
- c. The use of the P.A.D. concept will encourage the use of otherwise undevelopable property, particularly in the case of small undeveloped parcels surrounded or partially surrounded by developed property.

Clearly, the request to improve this property with the proposed use satisfies subsection "c" of the listed provisions. As described above, the proposed use would be developed on property that is surrounded on all sides by uses that are similar in commercial and industrial nature to the proposed use. These surrounding land uses, combined with the existing physical condition of the subject site, indicate that a dissimilar use such as high-quality retail or office uses would not be a likely scenario under these current conditions. The proposed use and improvement to the subject property satisfies both the spirit and letter of the language established through subsection c. Specifically, the proposed use will provide a dramatic improvement to "otherwise undevelopable" property that is located on a small relatively undeveloped and underused parcel that is surrounded by developed uses.

In addition, the proposed application of the PAD overlay is appropriate here not only because the application satisfies subsection c of Section 14-22-2 B.1, but also because the proposed use, in general, achieves the intent of the PAD process. Specifically, Section 14-33-1 of the Zoning ordinance, PAD INTENT, identifies goals that are achieved through the PAD process. Among these the subject application satisfies the following through its proposal to physically improve a deteriorated and underused site in a manner that provides harmony with existing and proposed uses on surrounding properties:

- *to enhance the City's development growth in order that the public health, safety, and general welfare be enhanced as Peoria increasingly urbanizes;*

In general, the proposed use improves the safety of the immediate area by improving a site that has various access points that may be confusing to drivers, and proposes to physically improve a currently distressed area.

- *to encourage innovations in residential, commercial, and industrial development so that greater opportunities for better housing, recreation, shopping and employment, may extend to all citizens and residents of Peoria;*

The proposed application would create a much improved commercial climate on the site and in the area by offering employment opportunities, and also by providing a

service that will benefit the auto-related uses and traffic volumes created through Thunderbird Road and the Loop 101 Freeway.

- *to encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic, and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property; and*

This application offers a creating approach to urban re-use by proposing to utilize a structure that is otherwise unusable and by creating landscaping that will beautify a currently barren site.

- *to provide a compatible and stable developed environment, in harmony with that of the surrounding area.*

As mentioned previously, the new physical environment on the site, as well as the creation of a compatible uses to those surrounding the site, will create compatibility and harmony with surrounding uses.

III. Preliminary Development Plan

As noted previously, the primary use proposed for this application includes auto rental and the sale of cars (as shown on Lot 1 of the concept plan). The applicant has secured agreements with *Alamo Rent A Car* and *National Car Rental*, two nationally recognized auto rental companies to facilitate the auto rental use on Lot 1. In addition, the existing Escape Hatch bar will remain as the primary tenant on Lot 2 of the site. For the purposes of this application, it is also accurate to consider Lot 1 as the C-4 lot, while Lot 2 more closely conforms to the intent of C-2 Peoria zoning. While the proposed uses described herein are currently permitted "by-right" on their respective portions of the site, it is the necessary expansion of the auto rental facility into the C-2 zone on the southern portion of the site that necessitates the current PAD application.

This application proposes uses that are not dissimilar from those already permitted on the site. While the proposed uses on the site are those involving auto rental/sale (Lot 1) and the existing bar (Lot 2), it may not be unreasonable to expect that future market forces or site conditions would encourage other uses from becoming suitable for development on the property. Given both the immediate development plans described above, as well as the potential for other compatible uses on the site, this application for a PAD overlay on the site includes the following permitted, prohibited, and conditional uses. All development standards not described herein and required accessory structures to the uses permitted below will be permitted in conformance with the allowances otherwise addressed in Sections 14-9-5 and 14-9-6, respectively.

The following uses will be permitted either as a matter of right (P), or conditionally (C) in Lots 1 and 2, as follows.

Table 1

LAND USE	Lot 1	Lot 2
Automobile Related		
Auto Parts and Accessory Store	C	-
Auto Sound System Installation, Auto Glass Tinting & Repair, & similar uses #	P	C
Automobile Outdoor Sales and Rental	P	C
Automobile Diagnostic and/or Service Establishment, include engine & transmission overhaul, repair facilities & similar services.# (Ord. No. 03-171)	C	-
Auto Parking Lot or Garage as Principal Use	P	P
Car Wash, Automated	P	C
Car Wash, Self Service	P	-
Gas Service Station #	C	C
Tire Sales, Repair and Mounting #	C	C
Eating & Drinking Establishments		
Catering Establishment (Ord. No. 03-171)	C	P
Coffee Shop	C	P
Restaurant, fast-food (may include drive-thru) (Ord. No. 03-171)	P	P
Restaurants and Cafeterias	C	P
Tavern, Bar, Lounge or establishment that sells alcoholic beverages for consumption on premise, excluding restaurants #	C	C
Misc. Uses		
Book, Stationery & Greeting Card Store	P	P
Medical, Dental or Health Offices	P	P
Office Supply & Machine Sales & Service	P	P
Professional, Administrative or Business Offices	P	P
Hotel or Motel #	C	C
Theater, indoor	C	C
Appliance, Furniture, & Household Equipment Sales and Rentals	P	P
Banks and Financial Institution	P	P

P = Permitted Use

C = Permitted Conditional Use. Conditional Use Permit required. See Article 14-39-10.

A = Accessory use

= Subject to special limitations (see section 14-9-5)

As illustrated through Table 1, the two lots contained within this project application will be restricted to automobile related and restaurant/bar uses, respectively. As shown here, the uses identified above have been dramatically restricted from those allowed by-right in the zoning ordinance. This "scaled-back" approach to use allowance on the site has been proposed to accommodate the City of Peoria's request to do so. However, recognizing the potential uses that may become appropriate for the site via its proximity

to the Loop 101 Freeway this application also identifies through the "Misc." category other uses that are already permitted by right through the C-2 and C-4 zones. These other uses have been included with the expressed intent of establishing conformity with the Community Commercial general plan designation.

This application recognizes that a modification from the uses facilitated through the current PAD application and subsequent Site Plan to another use identified in Table 1 may require a revised Site Plan submittal. In addition, any proposed use change from that provided through this application to another not identified in Table 1 may also require a revision to the PAD stipulations contained herein.

IV. Preliminary Development Standards.

This PAD and regulations, unless specified herein, shall conform to all City of Peoria codes, ordinances, and regulations.

A. Building Setbacks

Thunderbird Road (south)	25' from property line
North Property Line	5' from property line
West Property Line	15' from property line
East Property Line	10' from property line
Interior Lot Lines	0' from property line

B. Landscape Setbacks

Thunderbird Road (south)	15' from property line
North Property Line	0' from property line
West Property Line	0' from property line
East Property Line	10' from property line
Interior Lot Lines	0' from property line

C. Building Heights

Maximum permitted building height on the site shall be restricted to 48 feet. This height allowance matches that granted through C-2 and C-4 zoning in section 14-9-6 of the Peoria Zoning Ordinance.

D. Parking

1. Parking and Loading Requirements

Except as set forth herein, the parking requirements for the Project shall be in accordance with the development standards set forth in Article 14-23 of the Peoria Zoning Ordinance. The site plan will indicate one seven foot (7') landscaped median per every eight spaces for the customer parking area.

2. Parking Space Allocation

All required parking and storage of vehicles shall be provided entirely on the Site.

3. Vehicle Display Allocation

All vehicle display that is required for rental or sale facilities shall be located as set forth in the Conceptual Development Plan attached hereto as Exhibit A.

4. Parking Area 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. The intent is to keep the walls as low as possible while performing their screening function. Screening of parking areas will be accomplished by earth berming and landscaping in conjunction with the screen walls. Walls or fences for screening of parking areas shall 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. All screening on site will meet or exceed City of Peoria standard requirements.

5. Parking Area Landscaping and Improvements

Outdoor vehicle display spaces and parking areas will be landscaped to soften the visual impact of the paved area. The display area will be buffered on the south and east by a three foot (3') high masonry wall, which will be softened by substantial landscaping material, including both trees and shrubs.

E. Fences and Walls

1. Height

No fence or wall shall exceed eight (8) feet in height, except for walls that are used for screening of mechanical equipment or service areas.

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. Interior masonry walls with wrought iron on top, i.e., around Lot 2's perimeter, a three-foot masonry wall, with decorative wrought iron (3-foot) on top of 6 feet in height. All walls shall be subject to the City's Design Review Approval process.

F. Landscaping

1. General Standards

Landscaping shall be consistent with the development standards set forth in Article 14-35 of the Peoria Zoning Ordinance.

2. Irrigation

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

3. 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

Lighting on the Project shall be as set forth in accordance with the City of Peoria Dark Sky Ordinance.

H. 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.

J. Telephone, Cable Television and Electrical Services

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

V. Architecture

As illustrated through the elevations and materials list that have been included with this submittal, all buildings on the site shall be comprised of contemporary design utilizing materials, colors, and design elements typically found in the Southwest. Buildings will be oriented toward Thunderbird Road. Architectural detailing shall be provided on the sides of all buildings to ensure a quality visual treatment to all surrounding areas and properties.

In addition, architectural and site design elements will be finalized through the Design Review phase of site development. These materials will be submitted upon recommendation of approval by the Planning and Zoning Commission.

VI. 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.

VII. Open Space

As required through Section 14-33-2 J. 1 of the Zoning Ordinance, useable Open Space areas on the site will comprise 5% of net site area. These areas have been delineated through the concept plan shown in Exhibit A. The term "Useable Open Space" shall be defined to include people-oriented hardscape areas that provide landscaping, seating, or other pedestrian amenities beyond walkway areas needed for customer circulation.

VIII. Signage

A. Project Entry Sign

The Project entry sign shall consist of a single entry monument sign, located on Thunderbird Road, creating a decorative gateway to the project that satisfies the City's requirements for signage. This sign shall be located entirely on the property within the landscape setback and shall not interfere with vehicular sight lines.

B. Additional Signage

Future signage on the Site shall be consistent with the development standards set forth in section 14-34-9 of Article 14-34 of the Peoria Zoning Ordinance. In order to enhance the aesthetic quality of the development, any banners, promotional signs, changeable copy/marquee signs, temporary event signs and all prohibited signs as set forth in Article 14-34, Section 14-34-B.32.B shall be prohibited within the PAD. All signage shall be subject to the City's Sign Permit Review process, including the project entry sign.

EXHIBIT A

Conceptual Development Plan

See attached

EXHIBIT B

Legal Description

The South half of the East half of the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 10, Township 3 North, Range 1 East of the Gila and Salt Base and meridian, Maricopa County, Arizona.

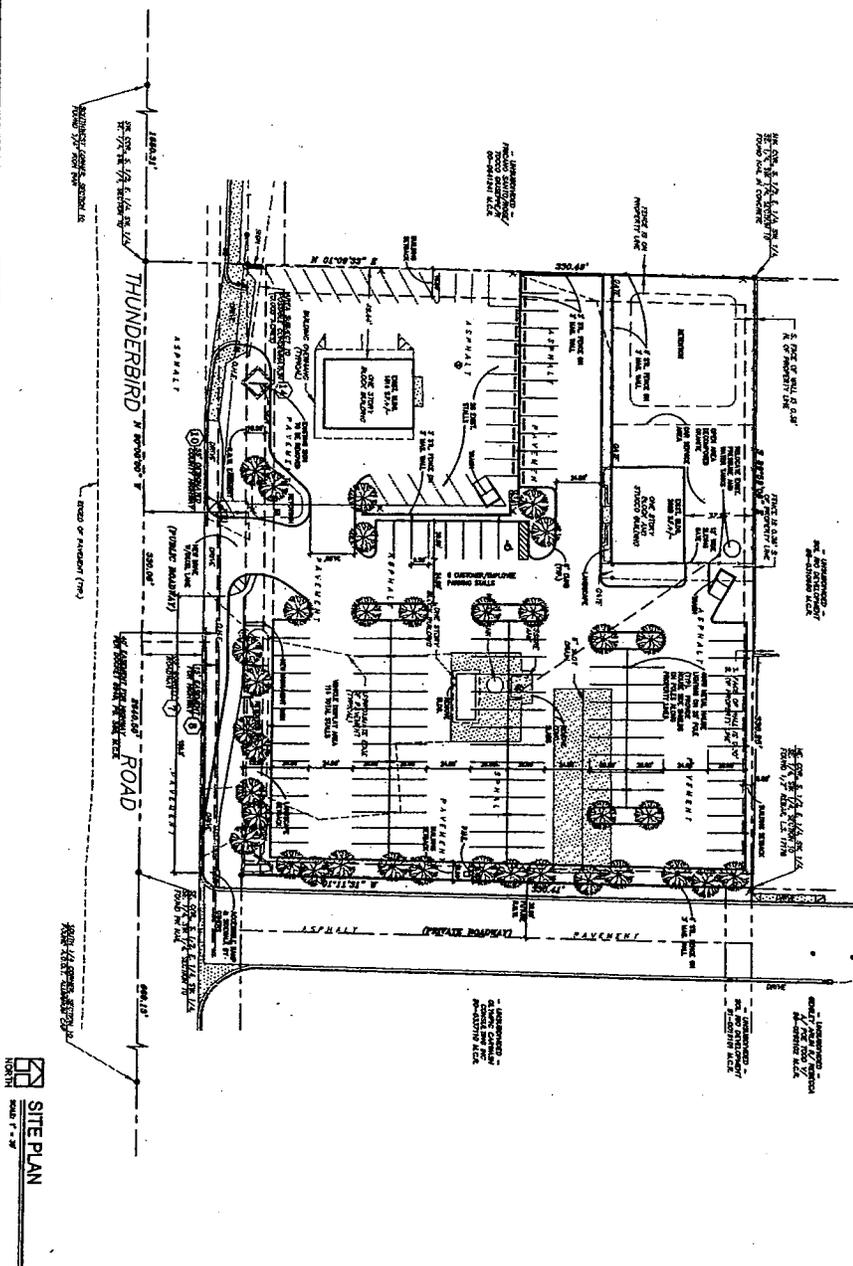


Autosmart Center

DLR Group

Conceptual Elevation Plan

Conceptual Site Plan



LEGEND NOTES