

Peoria Commons

PLANNED AREA DEVELOPMENT (PAD) STANDARDS AND GUIDELINES REPORT

South of Southwest Corner of Olive Ave.
and 91st Avenue

Z05-11 A.3

October 2005 Revised,
November 2005 2nd Revision
May 2009 3rd Revision

PLANNED AREA DEVELOPMENT APPROVAL

P/Z Commission Date = Dec 1 2005

City Council Approval Date = Dec 13 2005

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Exhibits

- Exhibit A - Vicinity Map
- Exhibit B - Aerial Photograph
- Exhibit C - City of Peoria General Plan Use Map
- Exhibit D - Legal Description
- Exhibit E - A.L.T.A Survey Map
- Exhibit F – (Not Used for 3rd revision)
- Exhibit G - (Not Used for 3rd revision)
- Exhibit H – (Not Used for 3rd revision)

I. Introduction

This application seeks Planned Area Development (PAD) zoning on 9.6 vacant acres fronting on 91st Avenue (1206 LF) and partially visible from Highway 101 (1220 LF) along the westerly boundary. Neighboring developments are a new Multi-family community to the south (416 LF) and a new Auto Repair Center (258 LF) to the north. The subject site is currently zoned C-2.

The proposal (Z05-11) requests rezoning from C-2 to a PAD primarily to allow for a mixture of uses to be developed on the property. The rezoning to a PAD would provide opportunity to establish specific development standards for the site. The PAD request will also require the approval of a waiver by Planning Commission as the site acreage does not meet the minimum PAD requirement of 10 acres.

II. Legal Description of Property

An abbreviated legal description of the property is as follows:

APN: 142-55-013F

A portion of the northeast quarter of Section 33, Township 3 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona.

See attached exhibit D for a full Legal Description.

III. Consistency with the General Plan

The current General Plan designation for the site is Community Commercial. The proposed development consists of a Professional Office, Retail/Business and Self-Storage buildings that will provide a wide variety of services for the community. Three points of controlled access have been provided for 91st Avenue as recommended per the General Plan. Although some of the uses proposed in the PAD are not in strict conformance to the Land Use Designation, the General Plan allows development of less than 10 acres to be established so long as the development is consistent with the goals and objectives set forth in the General Plan.

IV. General Site Information and Existing Conditions

The site is currently vacant land zoned C-2 within the City of Peoria. The area is relatively flat with an estimated two feet of elevation differential across the site. The natural drainage direction is to the northeast.

V. Surrounding land Uses and Conditions

The surrounding area of the subject site primarily consists of commercial, multi-family housing and/or retail buildings and some vacant land. Adjacent neighboring developments are a Multi-family community (RM-1 zone) to the south, an Auto Repair Center (C-2 zone) to the north and Fry's Plaza across 91st Avenue. An existing open storm channel runs along our west boundary (rear parcel line) and 91st Avenue fronts our development with vacant parcels directly across 91st Avenue.

VI. Preliminary Development Plan

The proposed use for this project is a planned commercial development on 9.6 vacant acres fronting on 91st Avenue and partially visible from Highway 101. This long shallow parcel has been planned into three distinct uses that are currently needed in the marketplace. The Peoria Commons project proposes storage, office, retail, and business park uses.

(Previous references to uses deleted for 3rd Revision)

Peoria Commons, while consisting of four uniquely different uses, will present a cohesive unified appearance through the use of similar building materials and an integrated landscape design theme appropriate to Peoria, Arizona.

VII. Listing of Permitted, Conditioned and Accessory Uses

The proposed Planned Area Development (PAD) is requested to allow for the uses as listed in Land Use Matrix.

LAND USE	Mammoth PAD
Administrative & Financial	
Automatic Teller Machine (ATM)	P
Banks and Financial Institutions	P
Bonding Companies & Non-chartered Financial #	C
Medical, Dental or Health Offices	P
Professional, Administrative or Business Offices	P
Automobile Related	
Auto Parts and Accessory Store	P
Auto Sound System Installation, Auto Glass Tinting & Repair & similar uses #	P
Autobody Repair and Painting Facilities #	P
Automobile Diagnostic and/or Service transmission overhaul, repair facilities & similar services # (Ord. No. 03-171) - See: Note 1	P
	P
Automobile, RV & Boat Storage Facility - See: Note 2	P
Boat and RV Repair - See Notes 1 and 2	P
Eating & Drinking Establishments	
Catering Establishment (Ord. No. 03-171)	P
Food & Beverage Vendor Cart #	A
Outdoor Dining & Coffee Area (Ord. 04-188)	A
Restaurants and Cafeterias #@	P

P = Permitted Use

C = Permitted Conditional Use, Conditional Use Permit required. See Article 1439-10

A = Accessory use

= Subject to special limitations (Article 14-9 section 14-9-5 of the Peoria Zoning Ordinance)

- = Not Permitted

@=Subject to Parking Analysis

Note 1 = Automotive diagnostic and/or service establishments, such as: lubrication facilities; tire repair and/or replacement; and wheel balancing alignment; muffler repair or replacement; brake service repair or replacement; provided: a) no outdoor displays.

Note 2 = Indoor Only

Entertainment and Recreation	
Dancing, Theatrical or Music Studio	P
Health and Exercise Center # (Ord. No. 03-171) @	P
Recreational and Social Clubs @	P
General	
Essential Public Service or Utility Installation	P
Machine Shops	C
Mini-storage Warehouses excluding RV, Boat & Trailer Storage (Ord. No 02-21) #	P
Mini-storage Warehouses, RV, Boat & Trailer Storage: Note 2	P
Parcel Delivery Service #	P
Printing and Publishing Facilities	P
Recycling Collection Point	A
Remote Mail Service	P
Warehousing, distribution or wholesaling as an accessory to uses such as wholesale appliance stores, paint stores, floor covering stores, and other home improvement related uses. These uses are intended to establish the character of uses to be permitted, but may not include each and every allowable use. Unspecified uses may be permitted by the Planning Manager or designee thereof upon finding that such uses are similar in character to, and not typically more objectionable than, other uses specifically listed as permitted.	P
Antiques, Crafts, And Collectibles Sales	P
Bait and Tackle Shops	P
Book, Stationary & Greeting Card Store	P
Candy and Ice Cream Store	P
Carpet and Floor Covering Store	P
Copy Center	P
Florist	P
Gift, Novelty and Souvenir Shop	P
Hobby, Stamp and Coin Shop	P
Newsstand	P
Pet Shop	P
Retail Decorative Rock Sales	P
Retail Sales of New & Used Merchandise, Indoor (Ord. No 03-171)	P
Water and Ice Store	P

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Note: 2 Indoor Only

Intense Retail	
Appliance, Furniture & Household Equipment Sales & Rentals	P
Commercial Service Establishment combining retail, office, showroom with workshop, such as interior decorator, custom dressmaking or tailor, photographer, minor household appliance repair and similar activities.	P
Office Supply & Machine Sales & Service	P
Monument Sales and Engraving Shop	P
Sales & Storage of grain, feed, seed, fertilizer, farm & garden supplies	P
Swimming Pool and Spa Sales (may include outdoor model display) # (Ord. No. 03-171)	P
Upholstery Shop	P
Lodging	
Living quarter for night guards #	P
Medical	
Ambulance Service Facility	P
Medical, Dental, Optician or Health, Clinics and Laboratories # @	P
Veterinary Hospital #	C
Veterinary Offices and Clinics, excluding animal boarding #	C
Institutional	
Art Gallery	P
Day Care Centers or Pre-school Centers #	P
Public Buildings #	P
Public Utility Buildings, Structures, Uses, Facilities and Equipment #	P
Religious Institutions & similar places of worship #	P

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Personal Services	
Appliance Repair	P
Blueprint Shop	P
Cabinet and Carpentry Shop	P
Custom Dressmaking, Furrier, Millinery or Tailor Shop #	P
Dry Cleaning and Laundry Establishment	P
Employment Agencies, not including Day Labor Hiring Centers	P
Laundromat, self-service	P
Locksmith	P
Messenger Delivery Service	P
Palm Readers, Phrenologists, Fortune Tellers and Astrologers	P
Tanning salon, Nail Solon, Barber Shop, Beauty parlor and similar uses	P
Pest Control Services	P
Pet Grooming Shop	C
Photographic Developing and Printing	P
Photographic Studio	P
Radio and Television Sales and Service	P
Recording Studio	P
Shoe Service & Clothing Alteration (Ord. No 03-171)	P
Sightseeing Tour Companies	P
Ticket and Travel Agency	P
Watch and Clock Repair Shop	P

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VIII. Project Phasing and Development Schedule

The development of the site will take place in one phase.

IX. Project Development Standards

The proposed PAD will establish the following property development standards:

Minimum Lot Coverage (%)	N/R
Maximum Building Height (ft)	48 (*1)
Front Setback (ft)	15 (*4)
Corner Setback (ft)	15
Rear Setback (ft)	5 (*3)
Interior Rear/Side Setback (ft)	5
Setback from Residential Zones (ft)	25 (*2)
Covered Parking Canopies (ft)	
Front (91 Ave)	N/A
Rear	5
Side	5

Footnotes

(*1) Building Height: Thirty (30) feet within twenty (20) feet of any residential district. The height may be increased by one (1) foot per each three (3) feet of additional setback to a maximum of forty-eight (48) feet.

(*2) The proposed 25 foot residential buffer is supported by the implementation of a landscape design in conformance with the Crime Prevention Through Environmental Design standards. In addition, the use of the facility abutting the residential setback is for RV Storage and we do not anticipate activity that will disrupt the residential community.

(*3) The 20 foot setback dictated by the zoning ordinance deems unnecessary due to the fact that the rear parcel line runs along an existing storm channel so no immediate neighbor is impacted by this deviation.

(*4) Horizontal architectural embellishments such as canopies, trellises and other decorative metal features may encroach up to 10 feet into the front setback provided such embellishments are a minimum of 20' feet above the nearest adjacent grade.

N/R No minimum requirements

Parking

The proposed development shall conform to the Parking and Loading Requirements standard per Article 14-23 of the Peoria Zoning Ordinance except for the following deviations:

Professional Offices

One (1) space per 200 sf of floor area

(Previous references to parking ratios deleted for 3rd Revision)

Retail/Business Park - Retail, Rentals, and Sales

One (1) space per 300 sf of floor area

Boat and RV Storage Facility

- a) One (1) space per three hundred (300) boats or RV's of designated boat or RV storage area plus
- b) One (1) space per three (300) sf of office floor area
- c) Minimum of four (4) spaces

The parking requirement for the Self Storage is achieved with standard parking stalls in addition to parallel loading spaces along side the self storage units.

Enhanced Design Review Standards

The overall design theme for the proposed development will achieve a cohesive integration by means of compatible landscaping and a consistent palate of building materials and colors throughout the complex. All buildings visible to the public will reflect materials and construction techniques in a contemporary manner. The choice of materials, color, and other architectural treatments will create a visual unity, continuity and an identifiable character while still sensitive to neighboring developments.

Thoughtful placement and choice of landscaping within the residential landscape buffer will be designed in accordance with the Crime Prevention through Environmental Design standards. Planting choices that will help deter loitering within the setback areas will be provided to address crime sensitive concerns within the community.

An articulated "garden wall" with accented split faced block and plantings will partially front the complex along 91st Avenue. The entry drives into the complex will be improved with enhanced decorative pavement and a 3 foot high parking lot screen wall will be designed to compliment the adjacent "garden wall".

The single story, fully enclosed design concept along the projects perimeter presents a low scaled appearance while concealing all storage activities from neighboring and public views as it can be seen in the rendered perspective provided. Each building visible to the public will reflect materials and construction techniques in a contemporary manner using materials, colors and other architectural treatments to create visual unity, continuity and an identifiable character. All developments within the Mammoth PAD shall be subject to the City's Design Review Approval.

X. Project Signage Standards

Project signage shall conform to the standards contained within Section 14-34 of the Peoria Zoning Ordinance.

XI. Project Landscaping Standards

Project landscaping shall conform to the requirements set forth in Article 14-35 of the Peoria Zoning Ordinance.

XII. Project Lighting Standards

All lighting shall conform to the City's dark sky ordinance and no lighting level shall exceed one foot candle along property lines on the photo-matrix plan.

No lighting pole shall exceed 16 foot height or within 25 foot of any residential boundaries.