

**Planned Area Development
Standards and Guidelines
Report
Case # Z06-17**

NWC Yearling and Lake Pleasant Parkway
Submitted: 9/15/06
City of Peoria Planning Department
8401 West Monroe Street 2nd Floor
Peoria, Arizona 85345

Applicant:
DSRS Developments, LLC (DSRS)
Roy Bade
623-388-4501



**PLANNED AREA DEVELOPMENT
APPROVAL**

P/Z Commission Date 12/14/07
City Council Approval Date 1/2/07

Planner

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Introduction and Project Justification

DSRS (the "Applicant") respectfully submits the following request to rezone 4.25 acres of the northwest corner of Lake Pleasant Parkway and Yearling Road, located in the northern portion of Peoria, Arizona (the "Site") from SR-43 to PAD. The purpose of this rezoning from residential to PAD is to allow the Applicant to build an office building for medical office and business services uses which will help balance the land use mix of the area and buffer the residential units in close proximity to the 1.6 million square feet of retail within ½ mile radius of the Site. We are proposing development standards and uses similar to the Office and Commercial Zoning Districts but restricting uses to those that will have a lower impact on the surrounding neighborhood. The current 4.25 acre Site is not conducive for low density residential (SR-43), the current zoning, since the land to the north is an approved Discovery Church site and to the south is approved for a 650,000 square foot commercial retail shopping center (Lake Pleasant Town Center).

Discovery Church, the property to the north of the Site, has already obtained approval from the City of Peoria to have access off of Yearling Road through the Site. The approved church access for Yearling Road, limits the residential use of the Site.

The Applicant is aware that there is a 10-acre development size requirement for the rezoning to a PAD district. The purpose of our PAD request is to restrict the uses allowed on the Site and make the Site more compatible with the surrounding neighborhood. The Applicant requests the ability to use the PAD zoning to restrict uses available on the Site and will lessen the impact on the community and undesirable uses in the neighborhood. Therefore, the Applicant is requesting a waiver of the 10-acre requirement.

Legal Description

See Exhibit A

Consistency with General Plan

In order for the property to be rezoned to a PAD as proposed, a major amendment to the Peoria General Plan is required. DSRS has proposed a Major Amendment to the Peoria General Plan (GPA06-05) consisting of changes to land use and related text for the Lake Pleasant Parkway Corridor Specific Area Plan (LPPCSAP). The change will be from a Land Use designation of Residential Low (2.0 -5.0 Target density – 3du/ac) to Office Use.

The proposed major amendment of Office Use complies with the Lake Pleasant Parkway Specific Area Plan in that it will not allow strip commercial. The Office Use will also promote and enhance the character of the corridor by being sensitive to the existing vegetation and scenic views and will be a campus style development with free standing buildings.

The northern area of Peoria is experiencing rapid residential growth; additional employment and retail/office developments are needed to support the increase in population. This GPA amendment and rezone would contribute to the overall goals for the City by supplying needed high end jobs and bringing business services and medical office to the area. As a result, more people will have the opportunity to live and work within the City of Peoria.

Preliminary Development Plan

The proposed development will be a 38,270 square foot business service and medical office campus. Construction on the project could begin as early as spring 2007. The first phase of development will consist of extending infrastructure to the site, while the second phase will be construction of the six buildings.

Permitted Uses

Automatic Teller Machine
Banks and Financial Institutions
Professional, Administrative or Business offices
Health and Exercise Center
Essential Public Services or Utility Installation
Catering Establishment
Book, Stationery & Greeting Card Store
Copy Center
Hobby, Stamp and Coin Shop
Newsstand
Art Gallery
Cultural Institutions
Libraries and Museums
Non-profit Social Services
Public Buildings
Public/Private Schools, College and University
Public Utility Buildings, Structures, Uses, Facilities and Equipment
Religious Institutions and similar places of worship
Medical, Dental, Optician or Health, Clinics and Laboratories
Messenger Delivery Service
Photographic Development and Printing
Remote mail Service
Ticket and Travel Agency

Accessory Uses

Recycling Collection Point

Development Standards

The subject site is north of the Lake Pleasant Town Center retail development. DSRS plans on using architectural and site design elements from this development and neighboring communities to assure a consistent design and development pattern with the surrounding area.

Property will be developed to City standards and standards similar to O-1 (Office Commercial District) Zoning with the exception of the following setback:

North setback: DSRS is proposing a setback of 10 feet instead of 15 feet. The property owner to the north is Discovery Church, which currently has an approved site plan, and the site will be used for worship and related purposes. For a residential use, the 15-foot setback requirement provides a larger buffer for residential uses adjacent to office uses. In this case, a 15-foot setback is not needed due to the fact the Church site is not as sensitive a land use as a residential use. Moreover, commercial office and worship uses are generally very compatible with each other due to the typical hours of operation and peak demand times. Due to the fact that the property north of the Church site is zoned residential, the Applicant is prepared to provide a screen of trees and heavy landscaping in the 10-foot setback. Please see the below matrix of development standards:

Property Development Standards	DSRS PAD
Minimum Lot Width (feet)	50
Minimum Lot Size/Site Area (acreage)	not required
Minimum Lot/Site Depth (feet)	not required
Minimum Frontage on One Arterial (feet)	not required
Maximum Lot Coverage (%)	not required
Maximum Building Height (feet)	30
Yearling Road (southern) Setback (feet)	15
Lake Pleasant Parkway (eastern) Setback (feet)	30
Northern Setback (feet)	10
Western Setback	60
Interior Rear/Side Setback (feet)	not required
Accessory Building Height and Setbacks	(a)
Parking	Parking shall be provided in conformance with Article 14-23 of the Peoria City Code.
Lighting	Street lighting is proposed to conform to the City of Peoria Street Lighting Standards for commercial developments.
Signage	Signage shall be provided per the provisions of Article 14-34 of the Peoria City Code.

(a) All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 14-23-3 of the Zoning Ordinance (Ord. No. 04-23)

Landscaping Standards	
Landscaping shall be in conformance with Article 14-35 except for the 15-foot buffer required along the northern boundary of the property will be reduced to 10 feet with same plant material and spacing requirements.	
Useable Open Space	The 18.82% of useable open space in the development will exceed the typical average useable open space between 5% and 7%. In addition, the wash on the western perimeter of the property will be developed with a trail component and will be an amenity to the property.

Phasing Plan

Phase One of the Development Phasing Schedule will consist of extending dry and wet infrastructure into the project. Phase Two will include vertical construction of 6 one story office buildings.

Surrounding Developments

The surrounding developments are primarily retail. According to the Peoria Economic Development Department, it is our understanding that only our development and the Denaro Corporate Center is planning to incorporate an office component. The remainder of the properties in the LPPCSAP Activity Node, within ½ mile of the Site, will include over 1.6 million square feet of retail space. These developments include Peoria Center Point, Lake Pleasant Center, Lake Pleasant Pavilions and Lake Pleasant Town Center. Please see table below. The current land use mix does not provide balance for office employment uses within the community.

Center	Location	Proposed office use	Proposed retail use	Case #
Peoria Center Point	N/E Happy Valley & LPP	No	480,000 SF	Z03-12
Lake Pleasant Center	S/E Happy Valley & LPP	No	180,000 SF	Z98-05
Lake Pleasant Pavilions	S/W Happy Valley & LPP	No	395,000 SF	Z04-06
Lake Pleasant Town Center	N/W Happy Valley & LPP	No	650,000 SF	Z03-04
Denaro Corporate Center	W of N/W Happy Valley and LPP	32,400 SF	No	PR05-62

Note: LPP stands for Lake Pleasant Parkway

Adjacent Existing Zoning

North- SR-43

East- Querencia PAD (Z05-08) - Pending Referendum

South- Lake Pleasant Town Center PAD (Z03-04)

West- Bella Casa PAD (Z05-03)

Adjacent Land Uses

North- Vacant- Future Church

East- Vacant- Future Low Density Residential (Pending Referendum)

South- Vacant- Future Commercial (Lake Pleasant Town Center)

West- Vacant- Future Residential (Bell Casa)

Utility Providers

Power: APS

Water: City of Peoria

Sewer: City of Peoria

Statement of Adequacy of Area Infrastructure

The City of Peoria has recently extended and improved the utility infrastructure and the arterial paving of Lake Pleasant Road adjacent to this site. The area infrastructure is adequate for new development along this corridor. Additionally, a new shopping center under way by Vestar Development south of Yearling Road and west of Lake Pleasant Road includes development of infrastructure and half street paving of Yearling Road along the south side of the Site.

Exhibit A

PARCEL NO. 3:

That portion of the Northwest quarter of Section 4, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian Maricopa County, Arizona, more particularly described as follows:

Commencing at the West quarter corner of said Section 4; Thence North $00^{\circ} 29' 04''$ West along the West line of Section 4 a distance of 40.00 feet; thence South $89^{\circ} 40' 34''$ East parallel with the South line of the Northwest quarter of said Section 4 a distance of 224.58 feet to the POINT OF BEGINNING; thence North $20^{\circ} 34' 31''$ East a distance of 345.51 feet; thence South $89^{\circ} 40' 34''$ East a distance of 562.47 feet to a line 75.00 feet West of and parallel with the centerline of Lake Pleasant Road; thence South $17^{\circ} 50' 13''$ West along said line a distance of 339.90 feet to the North line of the South 40.00 feet of the Northwest quarter of said Section 4; thence North $89^{\circ} 40' 34''$ West along said North line a distance of 579.78 feet to the POINT OF BEGINNING.

Containing 4.2500 acres.

Exhibit B

Land Parcel (NWC Yearling & Lake Pleasant Rd)

Vicinity Map - Aerials Express 2005 photography

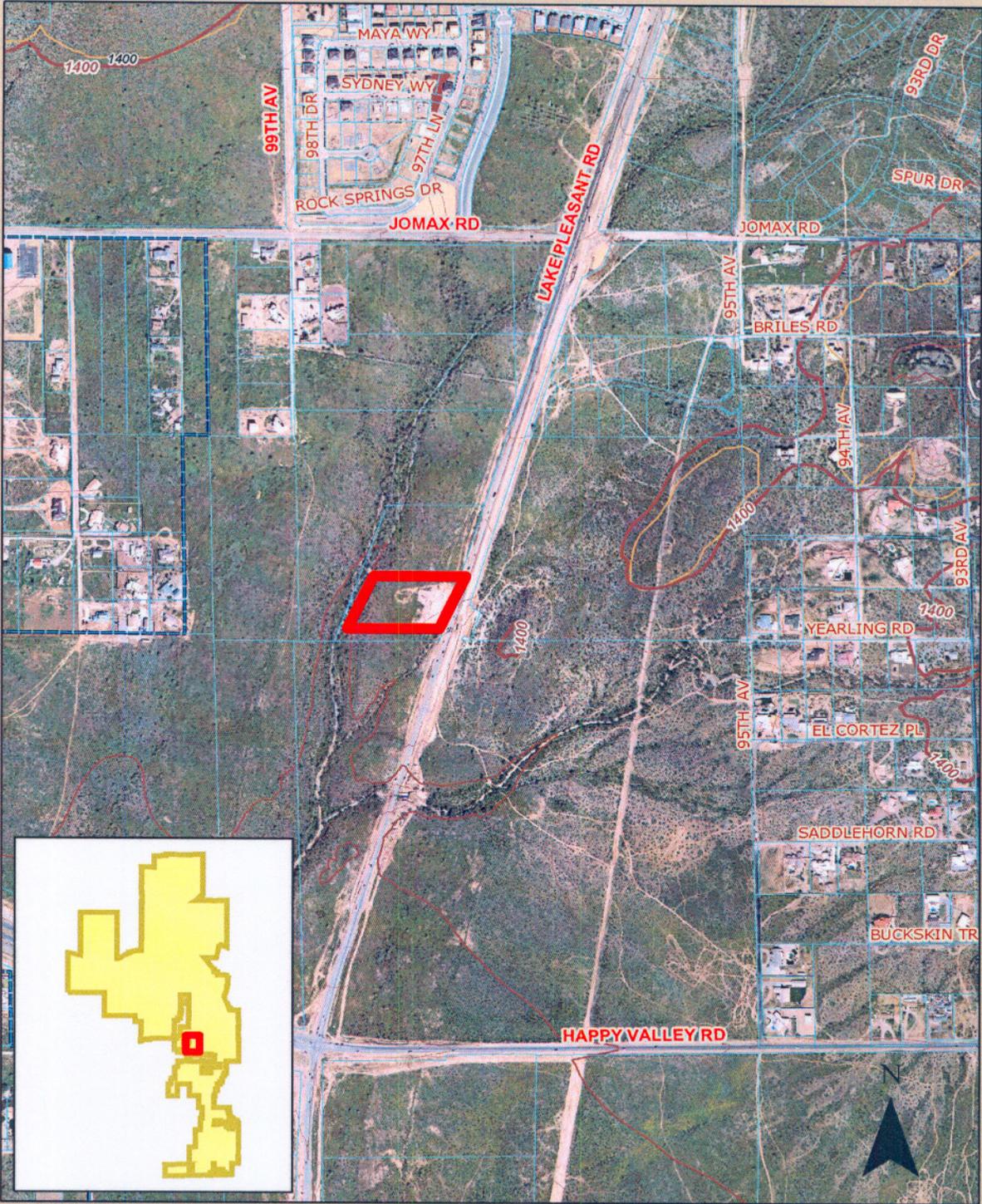
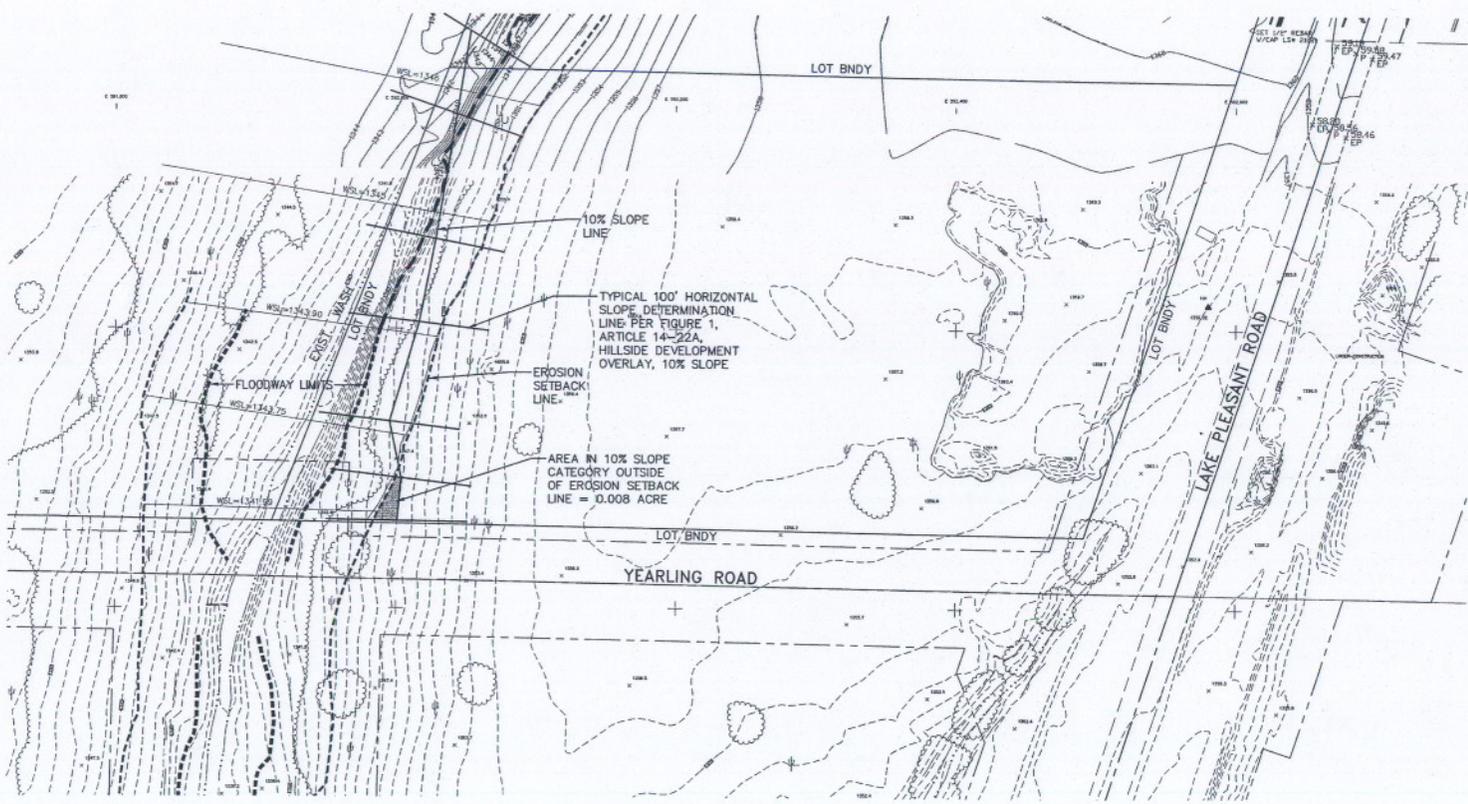


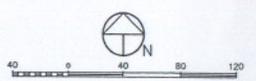
Exhibit D 1 of 2

Hillside Analysis

Since the slopes of the buildable area of the lot do not exceed 10%, the hillside development standards would not apply.



GROSS LOT AREA = 4.25 ACRES



DATE: 7-27-06	0/20-00-C102
DESIGN: CDW	
DRAWN: VSP	
SCALE: 1" = 40'	
DRW ENGINEERING, INC. 10320 West McDowell Road, Suite K-1136 Avondale, Arizona 85323 Phone: (623)478-8800 Fax: (623)478-8841 E-mail: drw@drwengineering.com	
SLOPE CATEGORY MAP NWC LAKE PLEASANT RD. & YEARLING RD.	
JOB NO. 06030	SHEET C-1
SHT. 1 OF 1	

File Name: C:\p\p\p\1002000\06030



Conceptual Elevation

EXHIBIT F

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

20070184361,02/14/2007 10:32,021472-4-2-1--N

ELECTRONIC RECORDING

ORDINANCE NO. 07-01

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA ZONING PROPERTY FROM SR-43 (SUBURBAN RANCH) TO PAD (PLANNED AREA DEVELOPMENT) ZONING DISTRICT; AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a public hearing on December 14, 2006 for zoning case Z 06-17 in the manner prescribed by law for the purpose of considering an amendment to the district boundaries of property within the City of Peoria, Arizona to provide for rezoning of a parcel of property as described below from SR-43 (Suburban Ranch) zoning district to PAD (Planned Area Development) zoning district as provided in Article 14-39 of Chapter 14 of the Peoria City Code (1977 edition);

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Arizona Business Gazette on November 23, 2006; and

WHEREAS, the City of Peoria Planning and Zoning Commission has recommended to the Mayor and the Council of the City of Peoria, Arizona, the zoning of property as aforesaid and the Mayor and the Council of the City of Peoria, Arizona desires to accept such recommendation and rezone the property as described below as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. A parcel of land in Peoria, Maricopa County, Arizona is more accurately described and illustrated in Exhibit A to this Ordinance, is hereby conditionally rezoned from SR-43 (Suburban Ranch) zoning district to PAD (Planned Area Development) zoning district.

SECTION 2. The amendment to the zoning stipulations herein provided for be conditioned and subject to the following stipulations:

1. The development shall conform to the *Lake Pleasant Commons* Planned Area Development (PAD) Standards Report dated 9/15/06.
2. A Preliminary Drainage Report must be submitted with the site plan. On site retention must be provided for the 100-year, 2-hour storm.
3. The Developer shall construct all improvements per the approved Traffic Impact Analysis. No driveways will be permitted on Lake Pleasant Parkway.
4. The Developer shall dedicate an 8' PUE outside of the existing ROW on Lake Pleasant Parkway and Yearling. No walls or retention shall be allowed within the PUE.
5. The Developer shall construct the half-street for Yearling and Lake Pleasant Parkway along the frontage of the project including sidewalks and landscaping as required per an approved site plan.
6. The Development is responsible for payment of all current repayment zones. This includes a repayment for the improvements on Lake Pleasant Parkway and a repayment for improvements to Yearling Road. The developer shall pay both repayments prior to any permits being issued for the site.

SECTION 3. Amendment of Zoning Map. The City of Peoria zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

SECTION 4: Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona this 2nd day of January, 2007.

Bob Barrett
Bob Barrett, Mayor

January 5, 2007
Date Signed

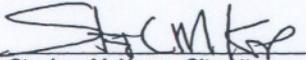
ATTEST:

Mary Jo Kief
Mary Jo Kief, City Clerk



Ordinance No. 07-01
Page 3 of 3

APPROVED AS TO FORM:


Stephen M. Kemp, City Attorney

Published in: Arizona Business Gazette Pub. Dates: January 4 and 11, 2007

Effective Date: February 5, 2007

Ordinance No. 07-01

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