



**Osuna Park Planned Area Development (PAD)
Standards and Guidelines Report
November 15, 2007**

Exhibit F

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- B. Aerial Survey
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- E. Conceptual Site Plan(s) and Elevations

I. INTRODUCTION

This "Standards and Guidelines Report" establishes the development framework for facilitating a minimum of 8,000 square feet of retail space (single-story) adjacent to Osuna Park and a minimum of 15,000 square feet of mixed-use space on the Washington Street portion. The 2.2 acre PAD is comprised of two areas: [1] a 1.7 acre site adjacent to the new Performing Arts Center and Osuna Park; and [2] a 0.53 acre site (6 tax lots) along Washington Street extending from the old Fire Station at 8307 Washington Street and extending westward to the Apostolic Ministries at 8325 Washington Street.

The "Osuna" site includes a vacant Mobil Gas Station, a vacant Bank of America building and a vacant Chamber of Commerce/PEDG building. The immediate area to the south is the existing Osuna Park with the Old Jail and the Womens Club buildings. The Womens Club building is slated for relocation to the future Heritage Park planned at the Community Center site at 84th Avenue and Jefferson Street. The site is bounded by Peoria Avenue to the north, Osuna Park to the south, Grand Avenue to the east, and the Performing Arts Center to the west (*See PAD Exhibit B –Aerial Survey*).

The "Washington Street" site encompasses six tax lots extending from and including the old Fire Station westward to the Apostolic Ministries building. The affected parcels include APN 142-41-022, 142-41-023, 142-41-024, 142-41-025A, 142-41-026A and 142-41-027 (*See PAD Exhibit B –Aerial Survey*).

The two sites are located in the northwest portion of the Phoenix Metropolitan Area, approximately 1 ¼ miles east of the Loop 101 Freeway, and seven miles west of Interstate 17 in the City of Peoria's Old Town Center. The planned development is located near strip retail centers along both sides of Peoria Avenue between 81st and 86th Avenues, and a new Super Wal-Mart under construction near Peoria Avenue and 79th Avenue. Much of the area surrounding the site includes a mix of single-family and multi-family housing. The commercial development will complement nearby housing and the adjacent Performing Arts Center, and will support revitalization efforts within the Old Town area.

II. CONSISTENCY WITH ADOPTED LAND USE PLANS

The site is addressed in the Central Peoria Revitalization Plan. This Plan, adopted on November 4, 1999, identifies the area as Parks/Open Space, consistent with the designation of the Peoria Comprehensive Master Plan adopted in 1998. Both of these documents recommended revitalization efforts to remove existing non-historic structures on the site in order to promote future expansion and redevelopment of Osuna Park. A supplement was approved in the Fiscal Year 2008 budget to update the Central Peoria Revitalization Plan to guide future development in the Old Town area.

The Peoria General Plan, adopted in 2001 and modified in 2006, now designates the site as Mixed Use. Mixed Use provides for housing, shopping and employment opportunities together in the same area. These uses are to be designed with maximum compatibility to surrounding land uses, in the context of a pedestrian-oriented landscape. This proposed rezoning is consistent with this designation in the Peoria General Plan.

III. SITE CONDITIONS

A. Existing Zoning and Land Use Compatibility

One of the City's recent revitalization efforts was to rezone the Old Town area to a mixed use zoning district to remove barriers to redevelopment. The majority of the Old Town area was rezoned to CCM (Core Commercial Mixed Use). With the exception of C-3 Zoning (Central Commercial) for the northern portion where the Mobil Gas Station is located the remainder of the two sites are zoned as CCM (Core Commercial Mixed-Use) (See *PAD Exhibit C – Zoning Map*). C-3 zoning accommodates retail and service establishments in the Old Town area, while preserving adjacent residences and prohibiting encroachment by more intensive commercial uses. This District intends to group buildings together in compact arrangements to provide maximum shopping convenience and efficient use of off-street parking.

The CCM zone, an Old Town Mixed Use District, allows for retail and service businesses mixed with residential, cultural, educational, community, recreational and entertainment uses. Architecturally enhanced parking structures, street level office, business, or community uses that create a pedestrian friendly environment are strongly encouraged.

Old Town Mixed Use Districts intend to facilitate the revitalization of Old Town Peoria by encouraging a mixture of appropriate uses to be established within the same development or on the same lot. The design for the mixture of uses aims to promote pedestrian activities and to create economic niches in the Old Town area. The Old Town Mixed Use Districts implement the goals and policies of the Central Peoria Revitalization Plan and the Peoria General Plan.

The C-3 and CCM zones are both compatible with the Mixed Use land use designation of the General Plan. However, rezoning of this site to a Planned Area Development (PAD) District would allow for a specific development framework for these two important sites near the Osuna Park. The City Code requires a minimum of ten acres for a PAD except under certain conditions. However, the property is located within the Infill Incentive District, a condition for which the Planning and Zoning Commission can waive the ten acre minimum requirement.

PAD's promote more creativity in the use of land to achieve more efficient, aesthetic and desirable development, and provide a compatible and stable developed environment in harmony with the surrounding area. PAD zoning will also allow for careful crafting of land uses adjacent to the Performing Arts Center and Osuna Park site.

B. Utilities and Drainage

Sewer Service will be provided to the site from an 8" sewer line in 83rd Drive and an 8" sewer line running east-west along the northern boundary of Osuna Park. Water service to the site is provided by a 6" water line in 83rd Drive and a 6" water line in Peoria Avenue. Storm drainage from the site will utilize a 24" storm drain in 83rd Drive and its alignment. The existing and planned utility services to the site are shown on *PAD Exhibit D - Utility Map*.

IV. PRELIMINARY DEVELOPMENT PLAN

This "Standards and Guidelines Report" provides the zoning standards for both sites. The site is divided into two parcels, Parcel 1 and Parcel 2. Parcel 1 includes the proposed plaza and park space for the expansion of Osuna Park. Parcel 2 includes the retail building and a portion of right-of-way along Grand Avenue (See PAD Exhibit A – Legal Description). The Washington Street site is contained within Parcel 3. The allocation of land uses expressed as a percentage of the site in acres will be as follows:

<u>Use</u>	<u>Parcel</u>	<u>Acres</u>	<u>Percentage of Total Site</u>
Park/Plaza	1	0.56	25%
Retail	2	1.14	51%
Mixed Use	3	0.53	24%
TOTAL		2.23	100%

V. DEVELOPMENT STANDARDS

The following sections identify the minimum development standards. Standards not identified shall be as established by the applicable City Ordinances and Codes or as otherwise determined by the Community Development Director.

A. Permitted Uses

Permitted Uses	Parcel 1	Parcel 2	Parcel 3
Park	P		
Plaza	P	P	P
Automatic Teller Machine	A	A	A
Tavern, Bar or Lounge		P	P
Coffee Shop		P	P
Dance, Theatrical, Arts, Music Studio and similar uses		P	P
Antiques, Crafts, and Collectibles Sales		P	P
Book, Stationery & Greeting Card Store		P	P
Candy and Ice Cream Store		P	P
Florist		P	P
Gift, Novelty and Souvenir Shop		P	P
Newsstand		P	P
Retail Sales of New Merchandise, Indoor		P	P
Art Gallery		P	P
Public Buildings		A	A
Public Utility Buildings, Structures, Uses, Facilities and Equipment		A	A
Photographic Studio		P	P
Parking Lots or Structures		A	A
Professional/Administrative Offices		P*	P**
Restaurant, w/o Drive-Through		P	P
Residential, Multi-Family			P**

P = Permitted Use

- A** Accessory Use.
- * Professional and administrative office uses are limited to a maximum of 30% of the total gross floor area (GFA) of the buildings on Parcel 2.
 - ** The first-floor of the building may not include Professional and Administrative Offices and Residential uses.

B. Building Development Standards Matrix

SETBACKS¹ (FEET)	Parcel 2	Parcel 3
Front Minimum ²	0	0
Front Maximum	10 0	10
Rear	0	0
Side	0	0
Interior	0	0
MAXIMUM BUILDING HEIGHT	60	60
ACCESSORY BUILDING	(a)	(a)

- ¹ The Planning Commission and City Council may require additional setback requirements to mitigate potential adverse impacts on adjoining developments.
- ² A street frontage landscape buffer with a minimum width of 15 feet is required for any parking structure developed within the PAD.
- ³ Activities within the front setback areas shall be associated with the primary use of the building. Parking spaces within the front setback areas are discouraged.
- (a) All regulations and development standards applicable to the principal building shall apply.

C. Additional Development Standards

1. Landscaping

On-site landscape areas shall be provided in accordance with the Landscape Requirements as outlined in Article 14-35, Chapter 14 of the Peoria City Code (1977 edition).

2. Parking

Parking and the number of parking spaces to be provided shall be in accordance with the Parking and Loading Requirements as outlined in Article 14-23, Chapter 14 of the Peoria City Code (1977 edition).

3. Signage

Signage shall be in accordance with the Sign Requirements as outlined in Article 14-34, Chapter 14 of the Peoria City Code (1977 edition).

4. Fences and Screen Walls

Fences, wall heights and locations shall be in accordance with the Screening and Walls and Fences Requirements as outlined in Article 14-

3, Chapter 14 of the Peoria City Code (1977 edition), and as further defined in the Design Review Standards.

5. Exterior Lighting

Exterior light standards within parking areas shall not exceed 25 feet in height above the finished surface of the parking lot.

6. Architectural Style and Materials

The primary use of copper accents, red brick and seamed roofs shall be utilized to complement the architectural elements of the adjacent Performing Arts Center. Proposed building elevations and architectural style shall substantially conform to *Appendix E – Conceptual Plan and Elevations*.

7. Pedestrian and Bicycle Circulation

The Peoria Parks, Recreation, Open Space and Trails Master Plan (2006) designate one bicycle and pedestrian path along Grand Avenue.

VI. DESIGN REVIEW

This commercial project is subject to all applicable design review requirements as outlined in the City of Peoria Design Review Standards.

VII. SITE PLAN REVIEW

The development and/or redevelopment of the PAD is subject to the Site Plan Review process outlined in Article 14-39, Chapter 14 or the Peoria City Code (1977 edition).