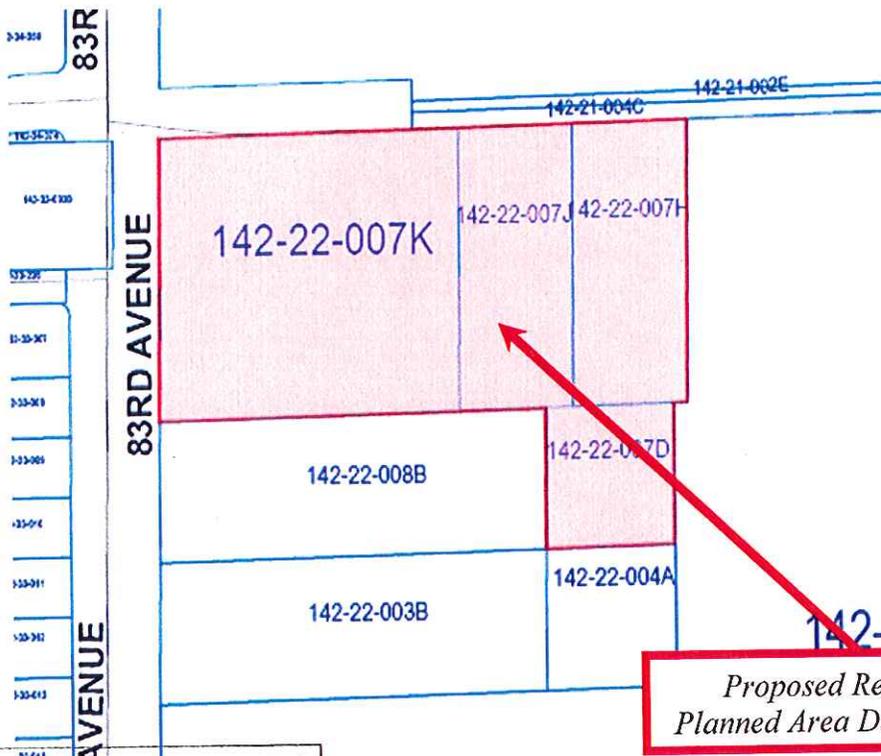


208-11

**BUTLER INDUSTRIAL PARK
PROJECT NARRATIVE
1ST SUBMITTAL - OCTOBER 20, 2008
2ND SUBMITTAL - JUNE 11, 2009
3RD SUBMITTAL - AUGUST 13, 2009**

SOUTHEAST CORNER OF 83RD AVENUE AND BUTLER DRIVE

**REQUEST FOR REZONE FROM SUBURBAN RESIDENTIAL (SR) TO
PLANNED AREA DEVELOPMENT DISTRICT (PAD)**



**PLANNED AREA DEVELOPMENT
APPROVAL**
P/Z Commission Date 9/17/2009
City Council Approval Date 10/20/2009
E. Boik
Planner

**PREPARED BY
BEUS GILBERT PLLC
4800 NORTH SCOTTSDALE ROAD, SUITE 6000
SCOTTSDALE, ARIZONA 85251
CONTACT: NICHOLAS A. SOBRSKE
PHONE: 480.429.3069
FAX: 480.429.3100**



DEVELOPMENT TEAM

PROPERTY OWNERS

PAUL AND LORENA BAKER
8112 NORTH 75TH AVENUE
PEORIA, ARIZONA 85345

APPLICANT

BEUS GILBERT PLLC

4800 NORTH SCOTTSDALE ROAD, SUITE 6000
SCOTTSDALE, ARIZONA 85251

C/O

LINDSAY C. SCHUBE, ESQ.
PHONE: 480.429.3017
FAX: 480.429.3100
LSCHUBE@BEUSGILBERT.COM

NICHOLAS A. SOBRASKE
PHONE: 480.429.3069
FAX: 480.429.3100
NSOBRASKE@BEUSGILBERT.COM

ENGINEER

OLSSON ASSOCIATES

7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
PHONE: 602.748.1000
FAX: 602.748.1001
CONTACT: CLINT MORRIS
CMORRIS@OACONSULTING.COM

I. PROJECT OVERVIEW

This application request with the City of Peoria is for a rezone change for approximately 5.809 acres located at the southeast corner of 83rd Avenue and Butler Drive (the "Property") to allow for an industrial business park (*See Exhibit A*). The Property currently serves as "Limited Wholesaling and Outdoor Storage of Semi-Trucks and Outdoor Storage" with one (1) 2,045 square-foot administrative office building located on Parcel 2. The existing building height is not more than 15-feet from finished grade. Included with this rezoning application is a site plan detailing the existing land use and layout. No additional improvements exist or are proposed as part this application.

The change request seeks to rezone the Property from future Suburban Residential (SR) to **Planned Area Development (PAD)** to allow for the existing use of limited wholesaling and outdoor storage of semi-trucks and outdoor storage. The Property is currently being annexed into the City of Peoria under Annexation Application 07-05. Upon annexation, the Property is anticipated to be rezoned City of Peoria Suburban Residential (SR) and then with this application to PAD.

II. LOCATION AND SURROUNDINGS

The Property is bound by 83rd Avenue to the west and Butler Drive to the north. North of the Property is existing agricultural land uses zoned City of Peoria Industrial (I-1). East of the Property is existing agricultural land uses zoned Maricopa County Rural-43. South of the Property is an existing industrial park zoned Maricopa Country Industrial (I-2). West of the Property are existing single-family residences zoned City of Peoria R1-7. It should be noted, there are remnant parcels within this sub area of the City zoned Maricopa County Rural-43, it is clear these parcels will be annexed and rezoned as the area continues to evolve into more appropriate industrial type uses.

That being said, from a land use perspective, this request is consistent and compatible with the existing surrounding City of Peoria Land Use designations and developments. The approval of this application will allow Paul and Lorena Baker, the Property owners, to continue to use their property to the highest and best use. In determining the compatibility of this rezoning request with the elements of the City of Peoria General Plan, it is necessary that the proposed rezone be both compatible with the specific area as well as the larger general context of the City of Peoria.

III. CONFORMANCE WITH THE GENERAL PLAN

The proposed rezone change is consistent with the *Land Use Element* policy articulated in the City of Peoria Business Park/Industrial General Plan designation. The General Plan description for the Business Park/Industrial land use designation states that

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appropriate development includes professional offices, research and development, manufacturing, wholesale and storage warehouses, utility centers and the manufacturing, processing, repairing and packaging of goods.

With that said, the following outlines the relationship between the requested rezone change, the identified adjoining land uses, and the City of Peoria General Plan *Land Use Element*. The *Land Use Element* of the General Plan seeks to promote quality development and redevelopment that is sustainable and appropriate to maintain the quality of life elements that make the City of Peoria a desirable community. The following discussion of the *Land Use Element* will concern itself exclusively to the Property and the surrounding neighborhood context.

Goal 2.1 – Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development, encourage redevelopment at appropriate locations and protect environmentally sensitive areas.

Response: *The Property's proposed rezone change supports employment uses close to local neighborhoods and recognizes the desired scale and land use classification of the adjacent developed properties. Given the Property's extensive edge treatments and buffering, the proposed rezone change will not adversely impact the surrounding residential neighborhood. Further, the proposed rezone change provides the necessary opportunities to support the larger emerging industrial and employment district adjacent to State Route 101.*

The proposed rezone change will take advantage of the existing utilities and of infrastructure to stimulate quality economic and neighborhood development. Accordingly, the proposed zone change will not burden the existing utilities or infrastructure systems. As discussed in the Water and Sewer Report prepared by Olsson Associates, the proposed rezone change will allow the Property to continue utilizing the existing 8-inch water main located along the eastern right-of-way of 83rd Avenue, located approximately 25-feet east of the centerline of 83rd Avenue (City of Peoria Water Map 44L). Further, an existing 16-inch sewer main is located approximately 15-feet west of the centerline of 83rd Avenue and an existing 10-inch sewer main is located within the Butler Drive alignment. Because the site is fully improved, the aforementioned water and sewer statements are intended to describe the existing water and sewer infrastructure. No water or sewer improvements are proposed as part of this rezoning application.

Objective 2.1.H – Encourage employment sectors to provide high quality, attractive buildings, site design and landscaping.

Response: *The proposed rezone change and improvements satisfy this Objective by meeting the community goal of promoting high quality, attractive development, while avoiding conflicting, damaging or otherwise unwanted land uses from compromising the overall character of the Property, neighborhood and community.*

The rezone change proposal includes the construction of a 6-foot perimeter wrought iron fence and wall with architectural embellishments and perimeter landscaping to visually enhance the 83rd Avenue and Butler Drive streetscapes, as well as mitigate unwanted noise. The proposed improvement of the existing development will exceed the architectural character, landscaping and sustainability of the existing development. The introduction of the perimeter wall and landscaping will provide the necessary level of buffering from the adjacent residential zoning district and any future development north of the Property. Further, the existing building and ingress/egress points are positioned to access Butler Drive, a collector street, to minimize public visibility, and ensure compatibility with adjacent properties enhance the visual quality of the community.

The proposed rezone change and improvements are compatible with the surrounding area character, with heavy industrial located south of the Property and medium density single-family residential west of the Property; and are appropriate to the specific context of the surrounding neighborhood as it relates to locating compatible uses within the appropriate proximity of one another to further balance the City of Peoria General Plan. The proposed rezone change is sensitive to good community design and improving the overall quality of life that makes the City of Peoria a desirable place for business development.

Objective 2.1.I – Foster commercial, **industrial** and business park **employment centers that are compatible with Peoria’s economic needs and opportunities.**

Response: *The proposed zone change supports a dynamic, diversified and growing economic base that compliments the community. Given the Property’s close proximity to State Route 101 and Grand Avenue, there is a strong demand for industrial uses in this sub area of the City. With the approval of the proposed rezone change, the Property will help to meet the demand in this sub area, as well as allow the Property owner’s to elevate the Property to its highest and best use.*

Growth Area Element: Grand Avenue Gateway Growth Area

The City of Peoria Grand Avenue Gateway Growth Area is oriented along the Grand Avenue corridor from downtown Peoria to neighboring Glendale. The area south of Grand Avenue is largely designated and zoned for *industrial* and

business park uses. The purpose of the Grand Avenue Gateway Growth Area is to designate an area in the City that is a major regional artery providing direct access to the greater Northwest Valley from downtown Glendale and Phoenix. With that said, the Property is located within the Grand Avenue Gateway Growth Area.

The proposed rezone change will allow the Property to become part of a larger, emerging retail and business district adjacent to the State Route 101 interchanges at Olive and Northern Avenues, thus creating an ideal opportunity for industrial and employment land uses. Further, the proposed rezone change and improvements will enhance the Property and bring potential customer to a rejuvenated downtown.

Economic Development Element: Southern Employment Zone

The Southern Employment Zone extends from Northern Avenue to Cactus Road and covers approximately 15 square miles. The Southern Employment Zone encompasses the oldest and most mature area of the City, and the majority of the businesses and employees in Peoria are currently located here. This is home to the bulk of the City's general commercial base and its largest *industrial* segment, due largely to its proximity to State Route 101, the existing rail lines and the *Grand Avenue Gateway Growth Area* corridor.

With that said, in the year 2005, the estimated industrial workforce population was 3,700 persons and 155 businesses. The proposed rezone change offers additional employment opportunities to meet the estimated industrial workforce population of 6,867 persons by year 2030.

With that said, the proposed rezone is consistent with the core planning principles of the City of Peoria.

IV. PLANNED AREA OF DEVELOPMENT REQUEST

This application includes a Planned Area Development rezoning request that will allow for Light Industrial (I-1) uses, and *limited* Heavy Industrial (I-2) and Intermediate Commercial (C-2) uses with the addition of "Limited Wholesaling and Outdoor Storage of Semi-Trucks." The intent of this Planned Area Development rezoning request is to offer a degree of flexibility with appropriate commerce, service and employment uses and activities while assuring compatibility with adjacent and nearby uses. Due to the proximity of the proposed Community Park II to the north and the existing single-family residences to the west, a select group of less intense and more compatible uses are proposed. Other than the existing "Limited Wholesaling and Outdoor Storage of Semi-Trucks" use, all uses with outdoor components will be limited or not permitted. Additionally, all uses involving

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noxious odors or materials, noise, vibration and other impacts are not permitted or made conditional uses. The ultimate approval of this PAD will allow for a comprehensive, compatible and cohesive development.

Permitted/Conditional/Accessory Uses

<p>PERMITTED USES</p> <p>P = PERMITTED USE / C = PERMITTED CONDITIONAL USE / A = ACCESSORY USE</p> <p># = SUBJECT TO SPECIAL LIMITATIONS PER SECTION 14-9-5</p> <p>* = SIGNIFIES THOSE USES WHICH REQUIRE CONDITIONAL USE PERMITS WITHIN 200- FEET OF A RESIDENTIAL ZONING DISTRICT.</p>
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ADMINISTRATIVE AND FINANCIAL	
<i>Automatic Teller Machine (ATM)</i>	P
<i>Banks and Financial Institution</i>	P
<i>Professional, Administrative or Business Offices</i>	P
AUTOMOBILE RELATED	
<i>Auto Auction</i>	C
<i>Auto Sound System Installation, Auto Glass Tinting & Repair and similar uses</i>	P#
<i>Auto Repair and Painting Facilities</i>	P#\
<i>Automobile Dealership, Boats, RV or Motorcycle Sales, including Outdoor Sales and Rental</i>	P*
<i>Automobile Diagnostic and/or Service Establishment, including Engine & Transmission Overhaul, Repair Facilities & Similar Services</i>	P#*
<i>Automobile Towing and Impound Facilities</i>	C
<i>Boat & RV Repair</i>	C
<i>Car Wash, Automated</i>	C
<i>Car Wash, Self Service</i>	C
<i>Tire Sales, Repair and Mounting</i>	P#
EATING & DRINKING ESTABLISHMENTS	
<i>Catering Establishment</i>	P

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<i>Outdoor Dining and Seating Areas</i>	C
<i>Restaurants</i>	A
GENERAL INDUSTRIAL & MANUFACTURING	
<i>Call Center</i>	P
<i>Commercial Laundry & Dying Plant</i>	P
<i>Contractors Storage Yard, including outdoor storage of construction equipment & materials</i>	P*
<i>Data Center</i>	P
<i>Essential Public Service or Utility Installation</i>	P
<i>Limited Wholesaling and Outdoor Storage of Semi-Trucks</i>	P
<i>Machine Shops</i>	P
<i>Manufacturing, Fabrication & Processing of Goods</i>	P#
<i>Manufacturing of lumber & wood products, primary metal industries, fabricating metal products, machinery & transportation equipment excluding ore reduction & smelting, production or refining of petroleum, gas or hydrocarbons</i>	C
<i>Mini-Storage Warehouses, RV, Boat & Trailer Storage indoor only</i>	P
<i>Moving Company Storage & Transfer Facility</i>	C
<i>Moving Truck, Trailer & Equipment Rental</i>	C
<i>Outdoor Automobile, RV, Boat & Trailer Storage</i>	P*
<i>Parcel Delivery Service</i>	P
<i>Printing and Publishing Facilities</i>	P
<i>Recycling Collection Facility</i>	C#
<i>Recycling Collection Point</i>	A
<i>Research Laboratories</i>	P#
<i>Wholesaling, Warehousing, Distributing, Repair, Rental & Servicing of any commodity excluding live animals, explosives & storage of flammable liquids & gases.</i>	P
GENERAL RETAIL	
<i>Bait and Tackle Shops</i>	P
<i>Copy Center</i>	P
<i>Florist</i>	P
<i>Gift, Novelty and Souvenir Shop</i>	P
<i>Hobby, Stamp and Coin Shop</i>	P
<i>Newsstand</i>	A
<i>Pet Shop</i>	P#
<i>Plumbing, Heating & Air-conditions Sales and Services</i>	P
<i>Retail Decorative Rock Sales</i>	P

INSTITUTIONAL	
<i>Public Buildings</i>	P
<i>Public/Private Schools, College and University Facilities excluding College & university Campuses</i>	P#
<i>Public Utility Buildings, Structures, Uses, Facilities and Equipment</i>	P
INTENSE RETAIL	
<i>Business/Office Equipment Sales and Rentals</i>	P
<i>Contractor (equipment and supplies retail sales)</i>	P*
<i>Contractor hardware/specialty home improvement store</i>	P*
<i>Commercial Service Establishments combing retail, showroom and workshop</i>	P
<i>Equipment Sales, Rental and Storage Yard</i>	P
<i>Farmers Markets</i>	P
<i>Hardware store (wholesale and distribution)</i>	P*
<i>Mobile Homes Sales</i>	P
<i>Monument Sales and Engraving Shop</i>	P
<i>Office Supply & Machine Sales & Service</i>	P
<i>Outdoor Sales and Display Area</i>	P
<i>Plant Nursery, Retail</i>	P
<i>Plant Nursery, Wholesale</i>	P
<i>Retail Sales of lumber & Building Materials</i>	P#
<i>Sales & Storage of grain, feed, seed, fertilizer, farm & garden supplies</i>	P*
<i>Swimming Pool and Spa Sales</i>	P
<i>Upholstery Shop</i>	P
<i>Wholesale Produce Storage or Market</i>	P
LODGING	
<i>Living quarters for night guards</i>	A
MEDICAL	
<i>Ambulance Service Facility</i>	P
<i>Emergency Medical Care Facility</i>	P
<i>Medical, Dental, Optician or Health, Clinics and Laboratories</i>	P
<i>Veterinary Hospital</i>	P#
<i>Veterinary Offices and Clinics, excluding animal boarding</i>	P#

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PERSONAL SERVICES	
<i>Animal Shelter</i>	C
<i>Appliance Repair</i>	P
<i>Auction Houses and Estate Sales</i>	P
<i>Blueprint Shop</i>	P
<i>Boarding & Training Kennels</i>	C
<i>Cabinet and Carpentry Shop</i>	P
<i>Custom Dressmaking, Furrier, Millinery or Tailor Shop</i>	P#
<i>Dry Cleaning and Laundry Establishment</i>	P
<i>Employment Agencies, not including Day Labor Hiring Centers</i>	P
<i>Locksmith</i>	P
<i>Messenger Delivery Service</i>	P
<i>Pest Control Services</i>	P
<i>Pet Grooming Shop</i>	P#
<i>Photographic Developing and Printing</i>	P
<i>Photographic Studio</i>	P
<i>Recording Studio</i>	P
<i>Shoe Service & Clothing Alteration</i>	P
<i>Sightseeing Tour Companies</i>	P
<i>Tanning Salon, Nail Salon, Barber Shop, Beauty Parlor & similar uses</i>	P
<i>Ticket and Travel Agency</i>	P

Property Development Standards

PROPERTY DEVELOPMENT STANDARDS	
Minimum Size of Lot by Use	
<i>Area (acreage)</i>	No Minimum Requirement
<i>Width (ft)</i>	No Minimum Requirement
Minimum Setbacks for Principal Buildings	
<i>Front Setback (ft)</i>	25
<i>Least Side (ft)</i>	0
<i>Total Sides (ft)</i>	30
<i>Interior Setback (ft)</i>	No Minimum Requirement
<i>Rear Setback (ft)</i>	25 / 0 when adjacent to industrially zoned property
<i>Corner Side (ft)</i>	25
<i>Residential Zone Boundary (ft)</i>	50
Maximum Lot Coverage	
<i>Percentage – by all Buildings</i>	No Minimum Requirement
Maximum Building Height	
<i>Principal Building Height (ft)</i>	48
<i>Accessory Building Height & Setbacks</i>	(a)

- (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)

Parking Standards	
<i>Parking Standards</i>	Per City of Peoria Zoning Ordinance Article 14-23
Lighting Standards	
<i>Lighting Standards</i>	Per City of Peoria Lighting Standards

Screening, Fencing, Walls	
<i>Screening, Fencing, Walls</i>	Per City of Peoria Zoning Ordinance Article 14-23
Roadway Standards	
<i>Roadway Standards</i>	Per City of Peoria Roadway Standards
Sign Standards	
<i>Sign Standards</i>	Per City of Peoria Zoning Ordinance Article 14-34
Landscaping Standards	

All street rights-of-way classified as collector or higher contiguous with the proposed development or located within the interior of a development not used for street pavement, curbs, gutters, sidewalks or driveways shall be landscaped. Right-of-way landscaping shall be designed to minimize maintenance issues.

- (a) The installation of street trees, shrubs and vegetative ground cover shall be required for projects in an amount equal to or greater than one (1) tree and ten (10) shrubs for every fifty (50) feet of street frontage along 83rd Avenue, and vegetative ground cover. The shrubs and ground cover shall occupy a minimum of sixty percent (60%) of the total street frontage landscaped area at maturity.
- (b) The installation of street trees, shrubs and vegetative ground cover shall be required for projects in an amount equal to or greater than one (1) tree and five (5) shrubs for every thirty (30) feet of street frontage along Butler Drive, and vegetative ground cover. The shrubs and ground cover shall occupy a minimum of sixty percent (60%) of the total street frontage landscaped area at maturity.
- (c) The required plantings shall be located in the street right-of-way landscaped area within a minimum five (5) foot wide planter area, or within the front ten (10) feet of the required on-site landscape areas, and shall be designed and located to enhance the proposed development project and the streetscape.
- (d) Such planting requirements shall be in addition to the landscape requirements in Section 14-35-4-A.1. All additional plantings in excess of the requirement may be used to satisfy the on-site landscaping requirements.

Given the principles and goals of the Planned Area Development District, the existing improvements on the Property, the proposed streetscape improvement plan and the conformance with the General Plan, this request satisfies the City of Peoria planning principles. The proposed rezoning and planned area development application is consistent with the character of the area.

V. PHASING PLAN

The perimeter wall and landscaping improvements are proposed to be completed in two (2) phases. The Phase I improvements include a 6-foot perimeter wrought iron fence with architectural embellishments and landscaping along 83rd Avenue. The proposed Phase I improvements will respect the ultimate right-of-way lines (65-foot half street) along 83rd Avenue. The construction of the Phase I improvements will commence within two (2) years of the approval of this rezone request.

The Phase II improvements include a 6-foot perimeter solid wall with architectural embellishments and landscaping along Butler Drive. The proposed Phase II improvements will respect the ultimate right-of-way line (30-foot half street) along Butler Drive. The Phase II improvements will be completed by year end 2012 or when Community Park II is completed, whichever comes first.

Future phases, site modifications, building expansions or new developments beyond Phase I and II will necessitate an amendment to the PAD specifically including the submittal of a conceptual site plan for the entirety of the PAD.

See Exhibit B – Landscape Plan

See Exhibit C – Phasing Plan

See Exhibit D – Wall Detail

VI. STREET CLASSIFICATION MAP, ACCESS AND CIRCULATION

The Property is bound by 83rd Avenue to the east and Butler Drive to the north. The City of Peoria Streets Classification Map designates 83rd Avenue as a major arterial street and Butler Drive as a collector street.

Parcel 1 will be accessed via an existing 20-foot ingress/egress easement as shown on the Site Plan. Parcel 2 will be accessed by four (4) ingress/egress points positioned on Butler Drive. In consideration of the proposed City of Peoria Community Park II located at the northeast corner of 83rd Avenue and Butler Drive, future access points will be coordinated with the Streets and Parks Departments. The Property will not be accessed from 83rd Avenue.

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No improvements to 83rd Avenue and Butler Drive are proposed as part of this rezoning application. At the time of future development, 83rd Avenue and Butler Drive will be constructed to meet City of Peoria standards.

VII. COMMUNITY FACILITIES AND SERVICES

The proposed annexation and rezone change would provide high levels of municipal services and facilities to serve the Property in a manner that enhances the quality of development. Given this proposal, the City's ability to provide services under an efficient cost structure takes advantage of the economy scale given the surrounding residential neighborhood is already serviced. Further, the Rural/Metro Fire Department effectively has the capability to absorb the proposed annexation and zone change.

The proposed rezone change will not facilitate the need for additional schools, parks or other similar or related facilities.

VIII. CONCLUSION

As previously stated, the Property is currently zoned Maricopa County Rural-43 (which is generally reserved for very low residential). Given the General Plan, Grand Avenue Gateway Growth Area and Southern Employment Zone, the current zoning, at such a low density does not represent the highest and best use of the Property. The City of Peoria has long anticipated significant industrial development and employment in this area. That being said, the Property owner's wish to meet the above City's goals and objectives in this area of Peoria, as well as contribute to the City's overall tax base.

EXHIBIT A

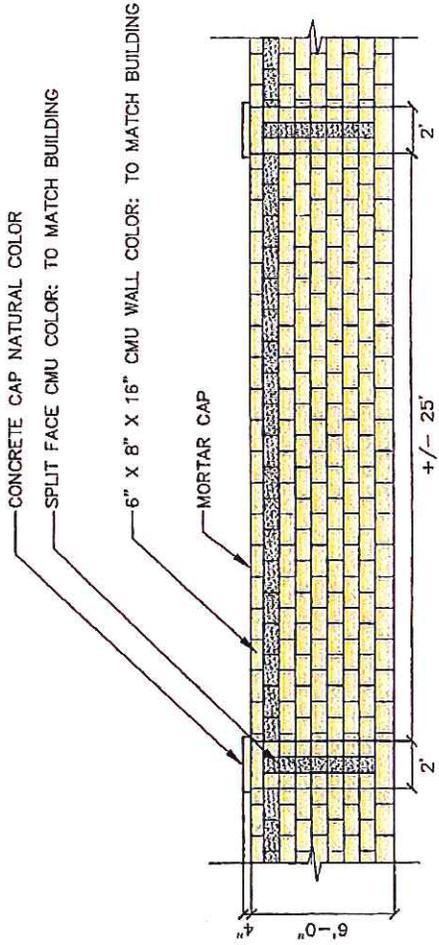
EXHIBIT B

EXHIBIT C

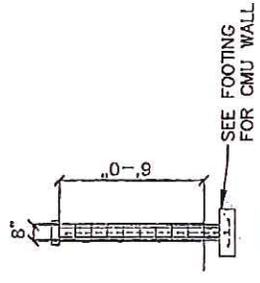
EXHIBIT D



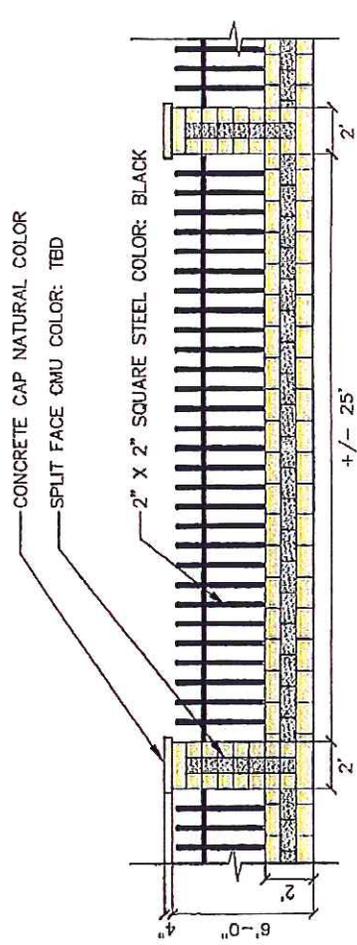
PLAN VIEW



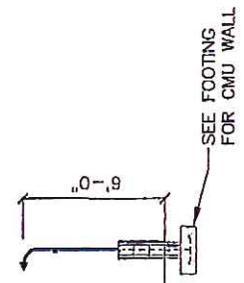
PERIMETER WALL



SEE FOOTING FOR CMU WALL PERIMETER WALL SECTION



VIEW WALL



SEE FOOTING FOR CMU WALL VIEW WALL SECTION

OLSSON
ASSOCIATES

7250 N. 16th Street Suite 210
Phoenix, AZ 85020
Phone 602-748-1000
Fax 602-748-1001

PROJECT: BUTLER INDUSTRIAL PARK
SUBJECT: WALL & FENCING DETAILS
PROJECT NO.: 008-1242 DRAWN BY: JD DATE: 04-21-09

PRELIMINARY
NOT FOR
CONSTRUCTION

NOT TO SCALE

The Above Plan Shows the Location of the Wall. Call for the Blue Prints.
263-1100
BLUE PRINTS ONLY
CALL COLLECT

Exh-1

SHEET 1 OF 1