

ATTACHMENT A

PLANNED AREA DEVELOPMENT

STANDARDS AND GUIDELINES

FOR

"ARROWHEAD AUTO PLAZA"

LOCATED

ON THE SOUTH SIDE OF BELL ROAD
BETWEEN 87TH AND 91ST AVENUES
PEORIA, ARIZONA



~~Revised July 7, 1998~~

Revised June 15, 1995

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I. INTRODUCTION

This "Development Guide" provides a project overview of the vehicle-related Planned Area Development (P.A.D.) planned for a 25 acre parcel in Peoria, Arizona. This Guide is intended to provide the City of Peoria with the information necessary to review and approve the requested P.A.D. zoning for the "Arrowhead Auto Plaza".

II. SITE DESCRIPTION

The P.A.D. is approximately 29.22 gross/24.22 net acres located on the south side of Bell Road between 91st and 87th Avenues in Peoria, Arizona. The P.A.D. will be divided up into four parcels, ranging in size from three (3) to eight (8) acres each, see Preliminary Development Plan, Exhibit B for the site configuration. These parcels are being considered for various GM dealerships and/or vehicle related retail sales.

The legal description is attached as Exhibit A.

III. CONSISTENCY WITH THE PEORIA COMPREHENSIVE MASTER PLAN

The site is currently zoned PI-1 and is designated "Community Commercial" on Peoria's Comprehensive Master Plan. The proposed development, consisting of vehicle dealerships and vehicle-related sales and services, is consistent with the definition of "Community Commercial" which provides: these "areas are intended to develop as the major commercial and service activity centers of the community".

IV. SITE DEVELOPMENT STANDARDS

A. SITE USES

All improvements on individual sites shall comply with City of Peoria Codes, ordinances and standards, unless otherwise specified herein.

1. Permitted Uses

The following uses shall be permitted in this P.A.D.:

- a. New and used (when sold in conjunction with new) auto, truck, motorcycle, recreational and marine vehicle sales, leasing, rental and/or related service, vehicle related retail sales, paint and body repair facilities.
- b. Accessory buildings, structures and uses customarily incidental to a permitted use.

2. Prohibited Uses

Uses not permitted on any parcel include the following:

- a. Dealerships designed exclusively for the sale of used vehicles.
- b. Autobody repair and service facilities as a principal use.
- c. Vehicle salvage yards.
- d. Recreational vehicle and marine manufacturing facilities.
- e. Vehicle towing and impoundment service.

B. ALLOCATIONS OF LAND USE

SITE AREA

The P.A.D. area consists of approximately 29.22 gross acres, divided as follows:

<u>Use</u>	<u>Acres</u>	<u>% of Total Area</u>
Vehicle sales/service (Parcels A thru D)	22.52	77.07% of gross
Streets		
Bell Road	2.96	10.13% of gross
Others	2.04	6.98% of gross
Open Space* (7% of net)	<u>1.70</u>	<u>5.82% of gross</u>
Total	29.22 gross	100.00%

LAND USES

Commercial**	24.22 net	82.89% of gross
Streets	<u>5.00</u>	<u>17.11% of gross</u>
	29.22 gross	100.00%

* A minimum of 7% open space will be provided on each of the parcels within this P.A.D. at the time they develop.

** "Commercial uses" shall be those vehicle-related uses described in Section IV.A.1 of this "P.A.D. Standards and Guidelines for Arrowhead Auto Plaza".

The Preliminary Development Plan for the Arrowhead Auto Plaza P.A.D. is attached as Exhibit B. This plan also shows the site's proximity to Bell Road, 91st Avenue and 87th Avenue.

C. DRIVEWAYS

Driveway widths on Bell Road shall be a maximum of forty (40) feet measured at the curb line. Driveway widths on 87th and 91st Avenues, and Rock Court shall be a maximum of thirty five (35) feet measured at the curb line.

Allocation of driveway widths (entrance/exit drives) off Bell Road shall be as follows:

1. Frontage from 91st Avenue to Rock Court (Parcel A & B) = total of 3.
2. Frontage from 87th Avenue to Rock Court (Parcel C & D) = total of 3.

Driveway separation shall meet or exceed City standards.

D. BUILDING SETBACKS

Building setbacks from all property lines which form the perimeter of the P.A.D. shall be as follows:

Front Yard (Bell Road)	50 feet
Street Side Yard	20 feet
Interior Side Yard	0
Rear Yard	20 feet

E. BUILDING HEIGHT

All buildings shall not exceed thirty five (35) feet or two (2) stories, whichever is greater. Building height shall be as defined in the Peoria Zoning Ordinance. Height limitations shall not apply to cupolas, domes, unoccupied towers and similar architectural features incorporated into the design of the building.

F. EQUIPMENT

1. All roof-mounted mechanical equipment projecting above the roof of any building shall be screened from view of the public right-of-way and adjacent properties by a screen wall or parapet that is integrated with the building elevation.
2. No wall-mounted mechanical equipment (i.e., exhaust fans, evap. coolers, etc.) shall be permitted on the front or sides of any building.
3. Ground-electrical or mechanical equipment will be allowed only in side or rear yards and must be screened from view by walls and/or dense landscaping.

G. WALLS, FENCES AND GATES

1. Screen Walls

- a. Screen walls shall be used to conceal loading areas, refuse collection areas, repair storage areas (does not include new/used vehicle display), service yards, truck docks, electrical equipment, storage tanks, solar panels, satellite dishes, roof top parking and other exterior equipment.
- b. Screen walls shall be constructed of brick, textured and/or patterned masonry, or common masonry with a stucco finish designed to match or compliment the building(s) on the lot.

2. Interior dividing walls/fences (if provided)

- a. Interior dividing walls and/or fences shall be maximum eight (8) feet above lowest adjacent grade.
- b. Walls dividing or enclosing parcels along interior property lines, which are visible from any public right-of-way, shall be constructed of masonry and are to be painted or have integral finish.
- c. Fences which are within storage compounds and are not visible from any public right-of-way may be chain link.

3. Temporary Fences

- a. Temporary fences may be used along phase lines and similar locations where needed to enclose, secure activities or uses from the public.
- b. Temporary fences may be chain link.
- c. When such temporary fences are visible from the public right-of-way, such fences shall be screened with appropriate rapid growing landscaping such as five (5) gallon-sized oleanders planted on five (5) foot centers, cats claw vines spaced on ten (10) foot centers or glossy privet spaced on five (5) foot centers.

4. Gates

When gates are visible from the public right-of-way they shall be decorative, opaque metal gates. Chain link gates are not permitted.

H. PHASING

The P.A.D. will be constructed in multiple phases. The eastern most parcel will develop as Phase I with development expected to start in 1992 and complete within twelve months thereafter. The remaining three (3) parcels will develop in accord with market demand -- which is expected to occur in 1993 thru 1997, see Phasing Plan, Exhibit B.

I. STREETS, UTILITIES AND SERVICES

1. Streets, utilities and services will be provided in accordance with the City of Peoria's typical specifications and standards.
2. All on-site utility lines shall be placed underground.
3. No cesspool, septic tank, sewage or hazardous waste disposal facility shall be erected or maintained upon a site.
4. All properties shall retain the one hundred (100) year, two (2) hour storm on-site.
5. Easements shall be provided to convey storm water overflow from interior lots to 87th or 91st Avenues as appropriate.
6. See Exhibit B for conceptual utilities plan incorporated in conceptual development plan.

J. OPEN SPACE

Each of the various parcels within this P.A.D. shall provide a minimum of 7% open space. Usable open space shall include perimeter landscaping, which includes the landscaping provided between the parcel property line and the back of sidewalk within the right-of-way.

1. Open space shall not include vehicle display areas and planter islands within the parking areas.
2. Similar landscaping/hardscape will be provided on the remaining parcels when they are developed.

K. LANDSCAPING

1. Landscaping or pedestrian-oriented hardscape shall be provided at a minimum depth (measured from the right-of-way/property lines) as follows:

- a. Bell Road - ten (10) feet.
 - b. 87th & 91st Avenues - twenty (20) feet.
 - c. Rock Court - fifteen (15) feet.
 - d. Rear - eight (8) feet.
2. Trees and shrubs shall be required along all street frontages and rear property line according to the following criteria:
- a. Street landscaping shall be provided to the equivalent of one (1) tree and three (3) shrubs for every forty (40) lineal feet of street frontage.
 - b. Landscaping along rear property line shall be provided to the equivalent of a minimum of one (1) tree and three (3) shrubs per fifty (50) lineal feet.
 - c. Trees shall be a minimum of fifteen (15) gallon size with fifty (50) percent being a minimum of twenty four (24) inch box and shrubs shall be a minimum of five (5) gallon size.
 - d. The trees selected shall be compatible with the overall site and landscaping plan, as well as adjacent sites.
 - e. A landscaped triangle measuring twenty five (25) feet by twenty five (25) feet along street right-of-ways shall be provided at the corner of each street intersection, which may include special vehicle display areas.
3. All parking areas (except for storage areas and areas not visible from the public right-of-way) shall incorporate the following elements:
- a. Landscape islands, with raised concrete curbing to define parking lot entrances, aisles and ends of all parking aisles.
 - b. Landscape islands shall separate rows of more than fifteen (15) parking spaces.
 - c. Each landscape island shall be a minimum of six (6) feet in total width including curbing and equal the length of the parking stall(s).
 - d. Each landscape island shall include a minimum of one (1) tree of fifteen (15) gallon size and three shrubs of five (5) gallon size for each parking stall length.
4. All on-site water retention areas, other than paved surfaces, shall be entirely landscaped and shall maintain slopes no steeper than 4:1.

5. All mounding and berming shall have slopes no steeper than 4:1.
6. A minimum of forty percent (40%) of the landscaped areas are to be planted with vegetative ground cover. Minimum size and spacing to be one (1) gallon size plants at a maximum of three (3) feet on center.
7. Landscape designs shall be compatible with adjacent properties.
8. Any right-of-way planting shall conform to the Arizona Department of Water Resources Low Water-Using Plant list. While on-site landscaping is not required to conform to this list, in order to help promote a water conservative environment and to provide continuity throughout the P.A.D., all projects within the P.A.D. are encouraged to choose their plant pallet from this DWR list. Plant materials should minimize maintenance and, to the extent of reasonable, be disease and drought resistant.
9. Irrigation systems should be water efficient and, where reasonable, shall be designed to utilize drip or similar irrigation systems. Irrigation systems shall be approved by the City of Peoria prior to installation.

L. LANDSCAPE PLANTING AND MAINTENANCE

1. On-site and public right-of-way landscaping shall be provided and maintained by the owner/possessor of ~~such~~ lot.
2. All landscaped areas shall be maintained in a reasonable and attractive manner. Failure to maintain landscaped areas in a reasonable and attractive manner shall be a violation of the P.A.D. zoning and, as such, subject to enforcement as a zoning violation.
3. Any plant material that does not survive shall be replaced within thirty (30) days of its demise.

M. SIGNAGE

1. Signage shall be provided per the provisions of Article 14-34 of the Peoria City Code with the exception of Auto Plaza identification signs as provided below.

2. Auto Plaza Identification Sign:

- a. Auto Plaza identification signs will be permitted to identify the Development and may contain the following information:
 1. "Arrowhead Auto Plaza" name.
 2. Arrowhead Auto Plaza logo.
- b. Two Auto Plaza identifications signs will be allowed on Bell Road.
- c. Sign area shall be a maximum of one hundred (100) square feet with a maximum height of twelve (12) feet, including its supporting structure.
- d. Signs shall have internal ground illumination.
- e. Signs shall be five (5) feet back from the property line.
- f. Signs shall be double-sided.
- g. The Auto Plaza identification sign shall not be included in the total aggregate sign area allowed for a particular parcel.

3. Prohibited Signs

In addition to prohibited signs per Section 14-34-8-B of the City of Peoria Zoning Ordinance, Center Identification signs are not allowed except as provided above.

N. PARKING

1. Size of Spaces

In customer and employee parking areas the size of parking spaces and driveways shall conform to the requirements of the City of Peoria Zoning Ordinance. In vehicle display and storage areas the size of parking spaces may be eight and one half (8.5) feet wide by nineteen (19) feet deep when angle of parking is ninety (90) degrees. Where parking spaces abut landscaping the stall depth can be reduced by two (2) feet on street frontages. Where parking spaces abut a sidewalk the stall depth can be reduced by two (2) feet if a minimum six (6) foot wide sidewalk is used.

2. Number of Spaces

Number of parking spaces shall be as follows:

- a. Employee and customer parking spaces shall be provided at the rate of 1 per 500 s.f. of gross building area (does not include canopies, porches, overhangs, etc.).

- b. Employee and customer parking spaces shall not be used for car display or storage.
- c. The required employee and customer parking spaces shall be in addition to car display and storage spaces.

O. LIGHTING

- 1. Display lot lighting shall be by metal halide fixtures which are fully shielded from adjacent streets and residential areas. Fixtures to be mounted at top of pole with no intermediate flood lighting placed on poles. Maximum fixture height to be twenty eight (28) feet above adjacent finish grade.
- 2. All lighting installations to conform with applicable dark sky ordinances.

P. NOISE

Sound levels radiated off of each parcel shall not exceed the standards as required in the City of Peoria Zoning Ordinance.

Q. SITE PLAN APPROVAL

All developments within the Arrowhead Auto Plaza P.A.D. shall be subject to Major Site Plan approval by the City of Peoria prior to development of such parcels.

V. ARCHITECTURAL STYLE AND APPEARANCE

A. CONCEPT

Each building visible to the public should reflect materials and construction techniques expressed in a simple, contemporary manner, using materials, color and other architectural treatments to create visual unity, continuity and an identifiable character.

B. MATERIALS

- 1. The building elevations within the P.A.D. shall be constructed of materials from the following list:
 - a. Decorative concrete unit masonry such as; scored, split faced, sand blasted or striated finish.
 - b. Stucco (portland cement or synthetic).
 - c. Common clay brick.
 - d. Precast, poured in place or tilt panel concrete, provided that surfaces are painted

or is a integral color and has an attractive architectural relief.

- e. Glass.
- f. Ceramic tile.
- g. Granite, marble or other natural stone.
- h. Architectural material.
 - 1. Architectural metal panels shall be 24 gauge minimum and limited to standing seam T-panels, batten seam system, C lock panels or similar.
 - 2. Specifically excluded are colonial siding, bermuda shake, victorian shingle, or any other metal panel system which is embossed to imitate wood, tile or any other material. The use of corrugated metal panels or a completely metal building is strictly prohibited.

2. The following materials are not permitted:

- a. Asphalt shingles, wood shakes or shingles.
- b. Wood siding.
- c. Metal panels as described above.

EXHIBIT A

91ST AVE AND BELL
06/12/92

LEGAL DESCRIPTION

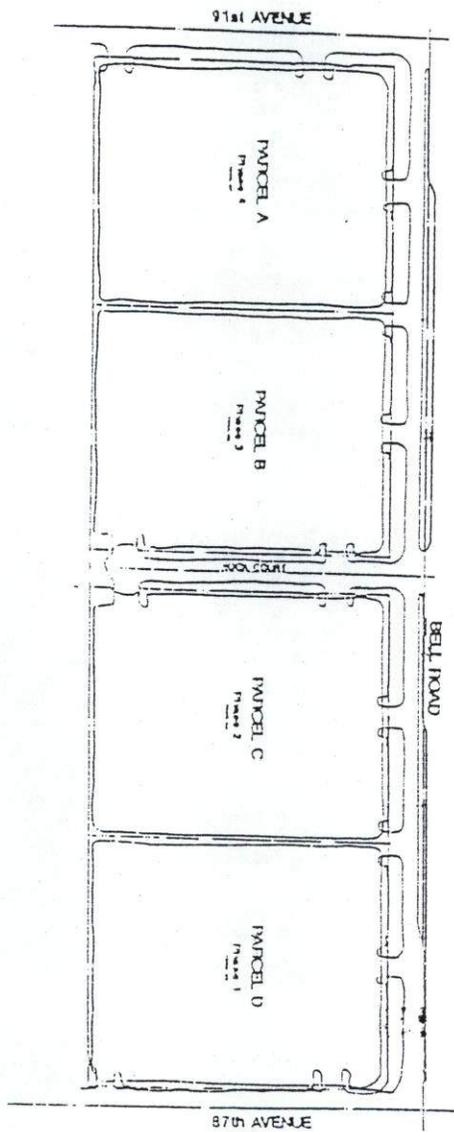
THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE NORTH $89^{\circ} 59' 15''$ EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, WHICH IS ALSO THE MONUMENT LINE OF BELL ROAD, A DISTANCE OF 660.44 FEET TO A POINT, WHICH IS A BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF BELL ROAD AND 91ST AVENUE AND THE TRUE POINT OF BEGINNING. THENCE CONTINUING NORTH $89^{\circ} 59' 15''$ EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SAID MONUMENT LINE A DISTANCE OF 1982.00 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 3, SAID POINT BEING A BRASS CAP FLUSH AT THE INTERSECTION OF BELL ROAD AND 87TH AVENUE. THENCE DEPARTING SAID NORTH LINE SOUTH $00^{\circ} 25' 14''$ EAST (SOUTH $00^{\circ} 25' 09''$ EAST RECORD) ALONG THE MONUMENT LINE OF SAID 87TH AVENUE A DISTANCE OF 641.35 FEET. THENCE DEPARTING SAID MONUMENT LINE SOUTH $89^{\circ} 59' 15''$ WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1986.58 FEET TO THE MONUMENT LINE OF THE AFORESAID 91ST AVENUE. THENCE NORTH $00^{\circ} 00' 41''$ WEST (NORTH $00^{\circ} 00' 46''$ WEST RECORD) A DISTANCE OF 641.34 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 29.2147 ACRES MORE OR LESS.



MUGGY SURVEYING, INC.
7227 N. 16TH STREET, SUITE 110
PHOENIX, ARIZONA 85020
(602) 943-3451



Preliminary Development Plan

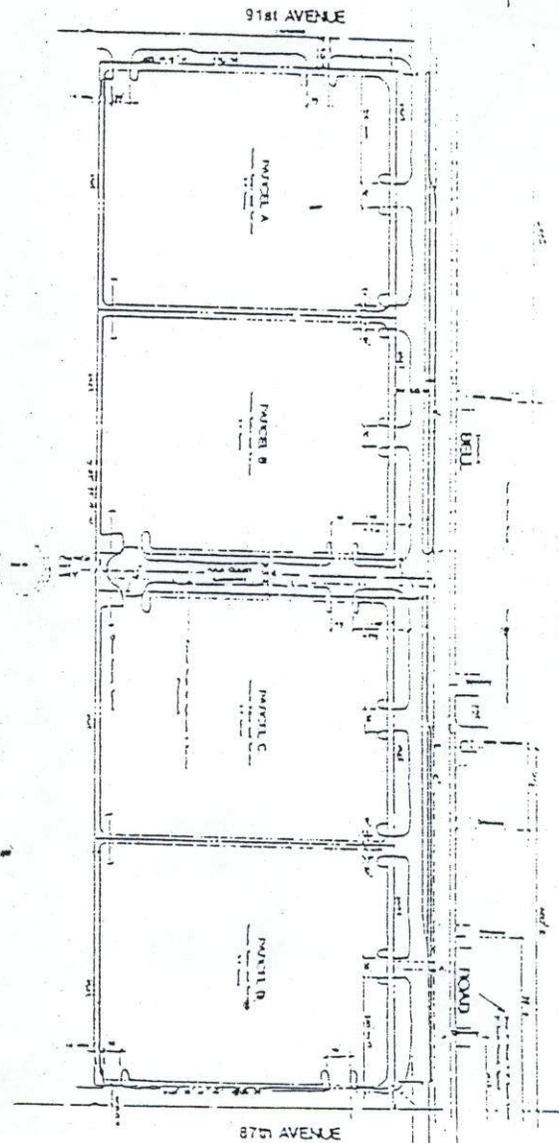


EXHIBIT D
 Case No: Z 92 09



ADJACENT PARCELS

SITE DEVELOPMENT DATA



LOCAL ESCROWMENT

design build associates
 2755 South Canyon Street
 (Logo)

