

293-13

# PLANNED AREA DEVELOPMENT

STANDARDS AND GUIDELINES  
FOR

Arrowhead Business Park  
Peoria, Arizona

SOUTH

87-91<sup>st</sup> Ave  
South of Bell

October 15, 1993



EXHIBIT D-1

293-13 511 (1)

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## I. INTRODUCTION

This "Development Guide" provides a project overview of a commercial Planned Area Development (P.A.D.) planned for a +/- 31 Acre Parcel in Peoria, Arizona.

The "Development Guide" Standards shall apply to all properties to be developed in the ARROWHEAD BUSINESS PARK. Any standards not set forth herein are subject to criteria established in the current Federal, State or City of Peoria regulations

## II. SITE DESCRIPTION

The P.A.D. is approximately thirty-one (31) gross acres located between 91st Ave and 87th Ave., with the northernmost boundary approximately 575' south of Bell Road. The P.A.D. will be divided up into three development parcels, containing individual lots, ranging in size from 1.3 Acres to 2.0 Acres each. See Preliminary Development Plan, Exhibit B for the site configuration. These parcels are being considered for various commercial, retail and service type uses. See Section IV. A for the Permitted Land Use Table.

The legal description for the 30.759 gross Acres 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 site is also covered under the North Peoria Redevelopment Area Plan and is designated "Community Commercial". The proposed development, consisting of vehicle related services; commercial service uses; and retail use; 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. PERMITTED LAND USE TABLE

Land Use	Parcel 1	Parcel 2	Parcel 3
A. Bakery for on site sales.	X	X	X
B. Banks and financial institutions located more than 100 feet from a residential district.	X	X	X
C. Barber shops.	X	X	X
D. Beauty parlor.	X	X	X
E. Business and office machine sales, service, and repair shop.	X	X	X
F. Community Center or meeting hall.	X	X	X
G. Computer centers.	X	X	X
H. Essential public service or utility installation.	X	X	X
I. Assembly of finished or semi-finished products, indoor.	X	X	X
J. Medical, dental or health clinic and laboratory.	X	X	X
K. Messenger, delivery or telegraph service station.	X	X	X
L. Museum.	X	X	X
M. Newsstand.	X	X	X
N. Offices, professional.	X	X	X

Land Use	Parcel 1	Parcel 2	Parcel 3
O. Office supply and office equipment store.	X	X	X
P. Optician.	X	X	X
Q. Photocopy shop.	X	X	X
R. Public buildings.	X	X	X
S. Travel agency.	X	X	X
T. Warehousing as an accessory use (not to cover more than 65% of the gross floor area).	X	X	X
U. Day care center.	X	X	X
V. Health and exercise center.	X	X	X
W. Retail sales of new and used merchandise, apparel and accessories, shoes, dry goods, foods, drugs, flowers, garden supplies, hardware, gifts and novelties, pet and hobby supplies, jewelry, liquor, music and records, household supplies, stationary, books, paint, wallpaper and glass, sporting goods, toys, variety store goods and similar convince goods.		X	X
X. Restaurants.		X	X
Y. Restaurants, excluding entertainment, dancing etc. in connection therewith.	X	X	X

Land Use	Parcel 1	Parcel 2	Parcel 3
Z. Service establishments combining retail outlet and showroom with workshop, such as; interior decorator, custom dressmaker or tailor, milliner, photographer, blue printer, minor household appliance repair and similar activities no more objectionable in character; provided however, that not more than 50% of the usable floor area shall be used for such workshop activities.		X	X
AA. Indoor commercial recreational establishments such as bowling alleys, billiard parlors, skating rinks and similar establishments no more objectionable in character.		X	X
BB. Indoor theaters, assembly halls, ballrooms and similar places of assembly.		X	X
CC. Outdoor sales of nursery stock, lawn furniture and home garden supplies when developed in integral relation to the planned complex and screened from view from any streets.		X	X

Land Use	Parcel 1	Parcel 2	Parcel 3
DD. Automotive diagnostic and/or service establishments, except automatic car washes, such as lubrication facilities; tire repair and/or replacement; provided:		X	X
1. No outdoor displays other than that of merchandise normally sold from the premises during normal business hours. No outdoor storage shall be permitted.		X	X
EE. Conditional uses permitted in the C-2 zoning district.		X	X
FF. Indoor and outdoor sales or rental of new and used autos, trucks, boats, trailers, recreational vehicles.		X	X
1. Minimum parcel size of 3.0 acres.		X	X
2. Minimum showroom size of 1,200 sq.ft.		X	X

Land Use	Parcel 1	Parcel 2	Parcel 3
3. Minimum two (2) service bays (when associated with autos.)		X	X
4. Support Facilities (i.e. office, restrooms, etc...) provided as part of showroom building.		X	X
5. No temporary pre-fab, or modular structures are allowed.		X	X
GG. Tire retreading, tool sharpening, enclosed auto body repair and painting.		X	X
HH. Appliance sales, service and repair, blueprint shop, and Furniture repair.		X	X
II. Exterior storage.		X	X

**B. ALLOCATIONS OF LAND USE**

**SITE AREA**

The P.A.D. area consists of approximately 30.759 gross Acres, divided as follows:

Allocations of Land Use

<u>Use</u>	<u>% of Total Area</u>	<u>Acres</u>
Commercial/Service/Retail (Parcels 1 thru 3)	94.34%	29.02
Streets (87th & 91st Ave.)	5.66%	1.74
Total	100.00%	30.76

Allocations of Open Space

Parcel 1,2, & 3	7.00%(of gross acres)	2.15
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The Preliminary Development Plan for the ARROWHEAD BUSINESS PARK P.A.D. is attached as Exhibit B. This plan also shows the site's proximity to 91st Avenue, 87th Avenue and Paradise Lane.

**C. BUILDING SETBACKS**

1. Building setbacks shall be as follows:

Front Yard	25 feet
Interior Side Yard	0 feet
Corner Side Yard	
87th & 91st Ave	30 feet
88th Drive	20 feet
Rear Yard	
Parcels 2 & 3	20 feet
Parcel 1	30 feet

2. See Preliminary Development Plan (Exhibit B) for delineation of all setbacks per parcel.

**D. BUILDING HEIGHT**

1. Height limitations shall not apply to cupolas, domes, unoccupied towers and similar architectural features incorporated into the design of the building.
2. All buildings on lots not adjoining a residential district shall not exceed thirty-five (35) feet or two (2) stories, whichever is greater. Building height shall be measured to the roof deck on flat-roofed structures and to the mid point between eaves and ridges on gable, hip, and gambrel roofs.
3. All buildings on lots adjoining a residential district shall not exceed a height of 25 feet within 30 feet of any residential district. The height may increase by 1 foot in height for each three (3) feet of additional setback to a maximum height of 35 feet.

**E. EQUIPMENT**

1. When equipment is ground-mounted in a location visible from adjacent streets or properties, it must be screened by landscaping or a wall that is of the same finish and texture as the building being served.
2. When mechanical equipment is roof-mounted, it must be screened from view of the public right-of-way and adjacent property by a wall or parapet that is an integral part of the building. No secondary screen elements will be allowed.
3. No wall-mounted mechanical equipment (i.e., exhaust fans, evap coolers, etc.) shall be permitted on the front or sides of any buildings.
4. Ground-mounted 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. The screen wall must have the same finish and materials as the building being served.

**F. WALLS, FENCES, AND GATES**

1. Screen Walls
  - a. Masonry screen walls shall be used to conceal exterior storage areas, loading areas, refuse collection areas, repair storage areas, service yards, truck docks, electrical equipment, storage tanks, solar panels, satellite dishes and other exterior equipment. Exterior storage shall not exceed height of screen wall.
  - b. Screen walls shall be constructed of brick, textured and/or patterned masonry, or common masonry with a stucco finish designed to match or complement the building(s) on the Lot.
  - c. Screen walls shall be painted or have an integral finish which matches the building(s) on the Lot.

- d. Screen walls shall be provided on the south property line of Parcel 1 and shall be constructed of masonry to a minimum height of six (6) feet.
- e. Screen walls shall be provided on the north property line of parcels 2 and 3, shall be constructed of masonry and be a minimum of six (6) feet above highest adjacent grade
- f. Walls visible from the public R.O.W., shall be masonry and shall be painted, have an integral finish or finish to match that of the main buildings.
- g. Fences not visible from any public right-of-way may be chain link, unless required to be masonry by Section F.1.a.
- h. Fences within the required front setback area shall not exceed 3 feet in height.

## 2. Temporary Fences

Temporary chain link fences may be erected during course of constructing the principal building on the lot and shall be removed prior to issuance of Certificate of Occupancy.

## 3. Gates

When gates are visible from the public right-of-way they shall be decorative, wrought iron, wrought iron with decorative wood slats, or opaque metal gates. Chain link gates are not permitted, except when associated with a temporary fence.

## G. PHASING

The project will be developed in response to market forces, with each lot coming on line per the market demand. Development is anticipated as starting in 1994 and being completed (build-out) in 1998.

## H. 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 meet the drainage requirements of the City of Peoria at the time of development.
5. See Exhibit B for conceptual utilities plan incorporated in the Preliminary Development Plan.

**I. OPEN SPACE**

Each of the various parcels within this P.A.D. shall provided a minimum of 7% open space within such parcel.

**J. LANDSCAPING**

1. No parking shall be allowed within the landscape setbacks.
2. Landscape or pedestrian oriented hardscape shall be provided at a minimum depth (measured from the right-of-way property lines) as follows:
  - a. 91st Avenue                      thirty (30) feet
  - b. 87th Avenue                     thirty (30) feet
  - c. Kelton Ln.                        twenty five (25) feet
  - d. 88th Dr.                          twenty (20) feet
  - e. Rear-Parcel 1                    thirty (30) feet
  - f. Rear-Parcel 2 & 3                zero (0) feet
  - g. Side yard enclosed              zero (0) feet
  - g. Side yard un-enclosed         five (5) feet
3. All sites shall be landscaped in accordance to the City of Peoria landscape requirements per the commercial criteria.
4. All on-site 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. Landscape designs shall be compatible with adjacent properties.
7. 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 drought tolerant and/or low water use plant materials. Plant materials should minimize maintenance and, to the extent reasonable, be disease and drought resistant.
8. Underdeveloped areas, held in reserve for future building or pavement development, need not be irrigated or full landscaped. These areas, however, shall as a minimum: be raked; treated with a plant pre-emergent; and maintained in a litter, weed and dust controlled manner.

9. The required landscape buffer on the south property line of parcel 1 (with (2) rows of 24" box trees, each row @ 25' o.c., staggered spacing) shall be installed as each lot is developed. See landscape buffer detail on Conceptual Landscape Plan, Exhibit D. Whenever an individual lot is developed, the buffer will be installed on that lot and the adjacent lot to the east and west of said lot until the buffer is completed along the south property line of Parcel 1.

**K. LANDSCAPE PLANTING AND MAINTENANCE**

1. On-site and public right-of-way landscaping shall be provided and maintained by the owner/possessor of each 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.

**L. SIGNAGE**

Signage shall conform to the City of Peoria Zoning Ordinance.

**M. PARKING**

1. Customer and employee space sizes conforming to the City of Peoria Zoning Ordinance.
  - a. Where parking spaces abut landscaping the stall depth can be reduced by two (2) feet if the landscape area is reduced by two (2) feet on street frontages.
  - b. 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 required parking spaces shall be as required by the City of Peoria Zoning Ordinance except as follows.
  - a. Offices, Banks, Savings and Loan Agencies:  
1 space per 250 Square feet of usable floor area.
  - b. Retail establishments:  
1 space per 250 Square feet of usable floor area.

**N. LIGHTING**

1. Display lot lighting shall be by 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 on Parcels 2 and 3 to be twenty five (25) feet above finish grade. Maximum fixture height on Parcel 1 shall be sixteen (16) feet in height.
2. When ground mounted floor lighting is used, they shall be shielded by landscaping and/or architectural elements.
3. A minimum level of security lighting shall be provided on lots in all areas.
4. All lighting installations to conform with applicable dark sky ordinances.

**O. NOISE**

- | <b>1. <u>NOISE TABLE</u></b>                          | Parcel 1 | Parcel 2 | Parcel 3 |
|---|----------|----------|----------|
| a. Outdoor speakers allowable if directed North only. |          | X        | X        |
| b. Outdoor speakers prohibited.                       | X        |          |          |
2. Sound levels radiated off of each parcel shall not exceed the standards as required in the City of Peoria Ordinance.

**P. FINAL DEVELOPMENT PLAN APPROVAL**

All developments within the ARROWHEAD BUSINESS PARK P.A.D. shall be subject to Final Development Plan Approval by the City of Peoria prior to development of such parcels.

**Q. ARCHITECTURAL STYLE AND APPEARANCE**

**1. 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 within the P.A.D. Buildings developed on the parcels shall be compatible architecturally with the other commercial buildings within the P.A.D.

## 2. Materials

- a. The following materials are encouraged for incorporation into the development architecture:
  1. Decorative concrete unit masonry such as; scored, slump-faced, split-faced, striated or sandblasted finish.
  2. Stucco (Portland cement or synthetic systems)
  3. Common clay brick or "founders block."
  4. Precast poured in place, or tilt-panel concrete, provided that surfaces are treated with an architectural finish (e.g., exposed aggregate, etc.), painted or is an integral color and has an attractive relief.
  5. Glass and Glass Block.
  6. Ceramic or Spanish tile.
  7. Granite, marble or other natural stone.
  8. Architectural metal.
    - aa. Architectural metal panels shall be 24 gauge minimum and limited to standing seam T-panels, flush seam panels, batten seam system, C lock panels or similar.
    - bb. Specifically excluded are colonial siding, Bermuda shake, Victorian shingles, or any other metal panel system which is embossed to imitate wood, tile or any other material. The use of corrugated metal panels is strictly prohibited on exterior vertical surfaces.
    - cc. Panel seams, battens, ribs, corrugations, etc. shall be 12" o/c. minimum.
- b. The following materials are not permitted.
  1. Asphalt shingles, wood shakes or shingles.
  2. Wood siding or simulated wood siding.
  3. Metal panels on exterior vertical surfaces (walls).
- c. The use of completely metal building is not permitted.

## 3. Roof Tops

Roof tops parking shall be screened from streets and adjacent property in a manner consistent with the building architecture. Solar collector panels shall be similarly screened unless specifically designed within the architectural theme.

## 4. Building Facades

All building facades visible from adjacent streets or properties shall be architecturally finished.

Legal Description  
Arrowhead Business Park (Gross Area)

THENCE continuing along said center line, South 11 Degrees 32 Minutes 11 Seconds West, a distance of 350.99 feet;

THENCE North 78 Degrees 27 Minutes 49 Seconds West, a distance of 40.00 feet to a point on the west right-of-way line of 87th Avenue as recorded in Docket 15217, page 257, records of Maricopa County, Arizona;

THENCE North 89 Degrees 59 Minutes 15 Seconds West, a distance of 1746.00 feet to a point on the East right-of-way line of 91st Avenue as described in Docket 15217, page 261, records of Maricopa County, Arizona said point also being a point on a non-tangent curve concave Easterly and whose radius point bears North 70 Degrees 00 Minutes 10 Seconds East, a distance of 945.00 feet;

THENCE South 70 Degrees 00 Minutes 10 West, a distance of 55.00 feet to a point on the center line of 91st Avenue, which is also a point on a non-tangent curve concave easterly and whose radius point bears North 70 Degrees 00 Minutes 10 Seconds East, a distance of 1000.00 feet;

THENCE Northeasterly along said center line of 91st Avenue and the arc of said curve through a central angle of 19 Degrees 59 Minutes 17 Seconds, a distance of 348.85 feet to a point of tangency;

THENCE continuing along said center line North 00 Degrees 00 Minutes 41 Seconds West, a distance of 353.68 feet;

THENCE North 89 Degrees 59 Minutes 15 Seconds East to a point on said East right-of-way line of 91st Avenue, a distance of 55.00 feet, said point also being the TRUE POINT OF BEGINNING;

Said gross parcel containing 1,330,215.25 sq. ft. of land, more or less. Subject to existing right-of-way and easements.

Legal Description  
Arrowhead Business Park (Gross Area)

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, more particularly described as follows:

Commencing at the Northwest corner of said Section 3;

THENCE North 89 Degrees 59 Minutes 15 Seconds 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 715.63 feet to a point on the Northerly prolongation of the East right-of-way line of 91st Avenue as described in Docket 15217, page 261, records of Maricopa County, Arizona;

THENCE South 00 Degrees 00 Minutes 45 Seconds East, a distance of 65.00 feet to point on the South right-of-way line of Bell Road as described in Docket 15217, page 265, records of Maricopa County, Arizona;

THENCE continuing South 00 Degrees 00 Minutes 41 Seconds East along said East right-of-way line of 91st Avenue as described in Docket 15217, page 261, records of Maricopa County, Arizona, a distance of 576.34 feet, said point also being the TRUE POINT OF BEGINNING;

THENCE North 89 Degrees 59 Minutes 15 Seconds East parallel with the North line of said Northwest quarter, a distance of 1891.58 feet, to a point on the West right-of-way line of 87th Avenue as recorded in Docket 15217, page 257, records of Maricopa County, Arizona;

THENCE continuing North 89 Degrees 59 Minutes 15 Seconds West, a distance of 40.00 feet, to a point on the center line of said 87th Avenue;

THENCE South 00 Degrees 25 Minutes 14 Seconds East (South 00 Degrees 25 Minutes 09 Seconds East record) along said center line, a distance of 138.94 feet to a point of tangent curvature to the right being concave Westerly whose radius point bears South 89 Degrees 34 Minutes 51 Seconds West, a distance of 1000.00 feet;

THENCE Southerly along said center line, and the arc of said curve, through a central angle of 11 Degrees 56 Minutes 59 Seconds, a distance of 208.54 feet to a point of tangency;



Eric & Associates, Inc.  
CONSULTING ENGINEERS

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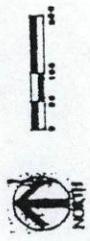
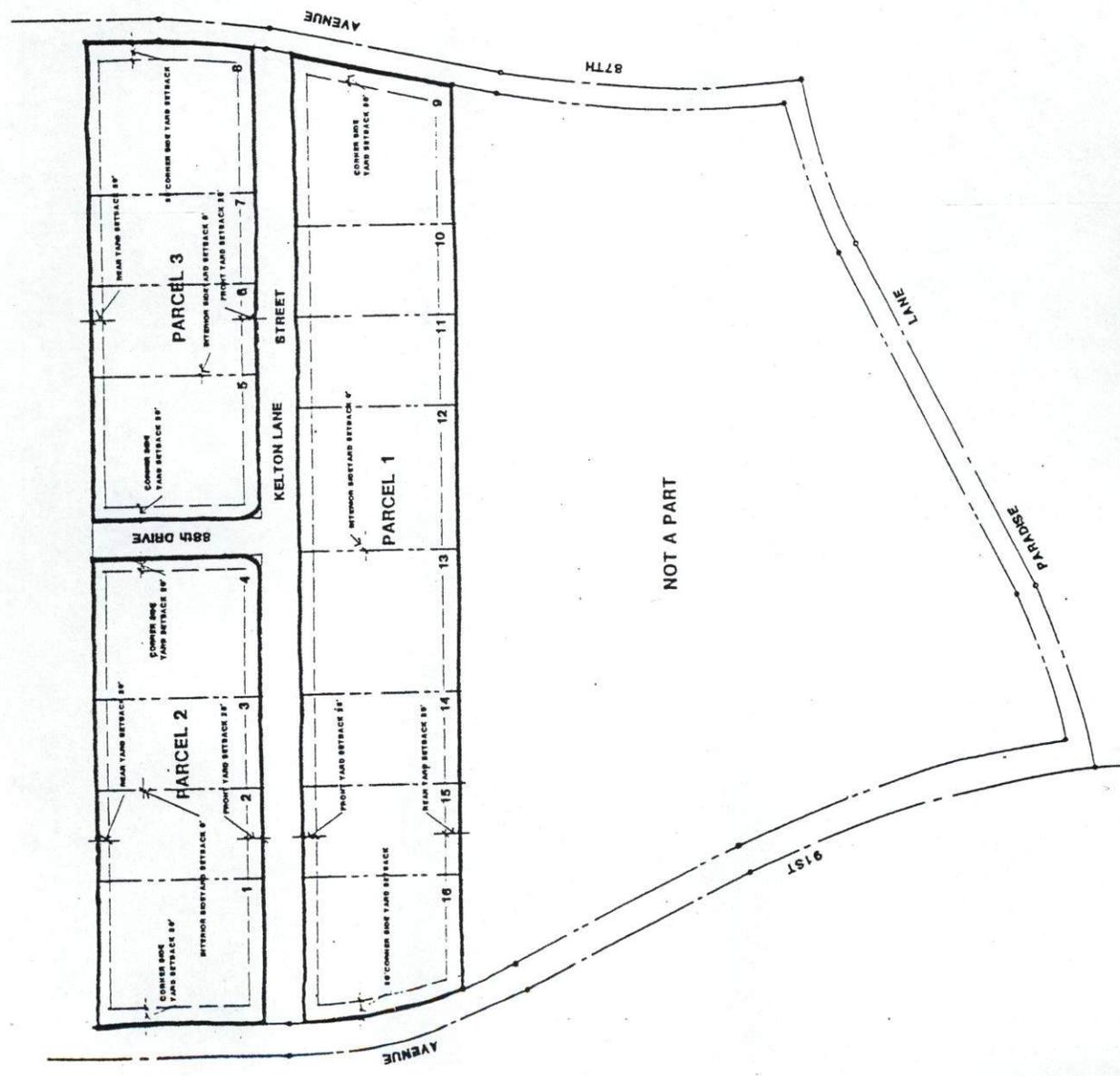
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REID & ASSOCIATES ARCHITECTS & PLANNERS, INC.  
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PRELIMINARY DEVELOPMENT PLAN  
 ARROWHEAD BUSINESS PARK



EXHIBIT B



PRELIMINARY DEVELOPMENT PLAN

EXHIBIT D-18





JOB NO. 220  
DATE: 1/10/07

REID & ASSOCIATES ARCHITECTS & PLANNERS, INC.  
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CONCEPTUAL ELEVATION  
ARROWHEAD BUSINESS PARK  
ARIZONA

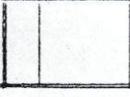
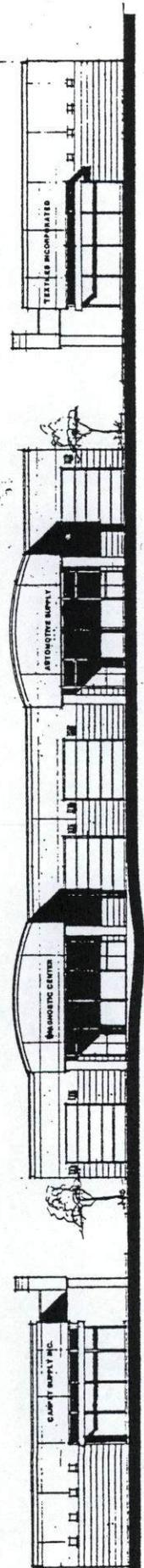


EXHIBIT E



CONCEPTUAL ELEVATION: ARROWHEAD BUSINESS PARK

SCALE: 1/8" = 1'-0"