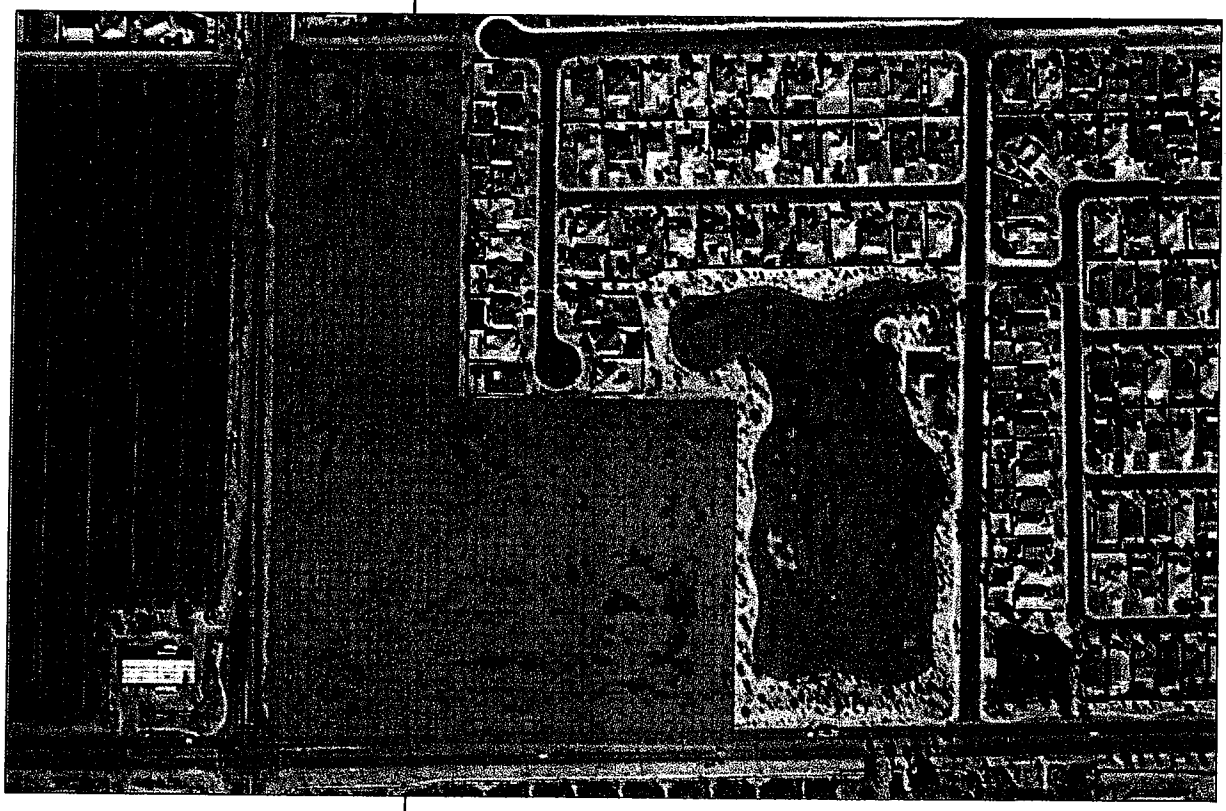
83rd & Olive Mixed Use Community

Planned Area Development
Standards and Guidelines Report



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PLANNED AREA DEVELOPMENT APPROVAL

P/Z Commission Date 9/21/06
City Council Approval Date 10/17/06

Planner

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Property Owner	Olive West Commercial L.P. and Commercial Office West L.P. Attn: Ray B. Pacioni, Managing General Partner 3221 North 24th Street, Suite B Phoenix, Arizona 85016
APNs	142-15-002-C (north 4.74 acres), 142-15-003-E (south 11.23 acres)
Project Location	Northeast Corner of 83rd & Olive Avenues Peoria, Arizona 85345
Project Area	18.54 acres (gross)
Current Zoning	O-1 "Office" and C-2 ("Intermediate Commercial)
Proposed Zoning	Planned Area Development (PAD)
General Plan	Mixed Use (Central Peoria Revitalization Plan)
Development Team	**Land Planning** GCH Limited Attn: George C. Hoagland 2809 East Camelback Road Suite 320 Phoenix, Arizona 85016
	Architecture DFD/Cornoyer-Hedrick Attn: Joe Murray 2425 East Camelback Road Suite 400 Phoenix, Arizona 85016
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Introduction

The subject property is located on the northeast corner of 83rd and Olive Avenues and contains 18.54 gross acres. The 83rd & Olive Mixed Use Community has been conceived in concert with the city's goals and objectives outlined in the General Plan and the Central Peoria Revitalization Plan. Most notably, a mixed use development with a distinctly unique identity is proposed in response to the opportunities outlined by the City of Peoria for this property which resides in the Grand Avenue Gateway Growth Area. The proposed development integrates commercial and business uses and a residential neighborhood to create a strong sense of place which will be achieved through a coordinated design theme. This application proposes a quality infill development both consistent and compatible with existing adjacent uses with a creative design at a scale sensitive to surrounding residential neighborhoods.

The unique integrated nature of this project makes it difficult to identify a specific zoning district appropriate for this project, hence the request for Planned Area Development (PAD). Currently the subject property is zoned O-1, "Office" (north 4.74 acres) and C-2, "Intermediate Commercial" (south 11.23 acres). O-1 is intended to provide an environment conducive to the establishment of professional offices, medical and legal services, and ancillary retail uses. C-2 is intended to provide a shopping center for the sale of convenience goods and personal services.

Legal Description

The subject property is generally located on the northeast corner of 83rd and Olive Avenues and is specifically defined on the attached ALTA Survey and legal description (see pg. 14).

Specific Area Plan

The Central Peoria Revitalization Plan identifies this property as mixed use on the Conceptual Urban Design Plan, located in the southeast downtown surrounding neighborhood area and designated as Corridor Oriented Mixed Use on the Land Use Plan.

Corridor Oriented Mixed Use permits high to medium density residential uses integrated with high to medium intensities of office, business, retail uses that attract vehicular, public transit, and pedestrian users. Architecturally enhanced parking structures are encouraged with street level office, business, or community uses necessary for safe exterior environments. The only exception of this development plan to this designation is the absence of parking structures. Rather, single-level garage buildings are suggested as they are more consistent with the intensity of development in the surrounding area than multi-level parking garages.

The proposed development plan is consistent with the designation of this property as part of the southeast downtown surrounding neighborhood. Land uses, development and related functions in these areas support the primary and secondary core area, contribute to downtown's identity and enhance the overall downtown urban fabric design; and create compatible environmental transitions beyond the downtown area.

The 83rd & Olive Mixed Use Community has been designed as a fulfillment of the expressed goals of the City of Peoria General Plan and the Central Peoria Revitalization Plan. The 270 residential units provided through this community will help to produce a population of Central Peoria residents who will have the opportunity to work, shop, play, eat, and socialize in this immediate area. This proposed community is positioned to support the surrounding uses in such a way as to promote community goals for Central Peoria development and comply with the elements of the Central Peoria Revitalization Plan. Several of these elements include:

- Diverse Design
- Core Residential Neighborhood Mixed-use
- Promotes intensified and diverse uses
- Promotes economic vitality
- Provides a pedestrian-scale environment
- Increases population density within the downtown core by offering multi-family housing

General Site Information and Existing Site Conditions

The subject property is located at the northeast corner of 83rd and Olive Avenues and contains 18.54 gross acres. The site was zoned several years ago for "Office" and "Intermediate Commercial", however the long-term vision for the property is mixed use development, as depicted on the Central Peoria Revitalization Plan.

As reflected through the attached aerial image and site photographs, the property under consideration is currently undeveloped. The subject property is bounded on the west by 83rd Avenue and on the south by Olive Avenue, which both afford vehicular access to the future development.

Surrounding Land Uses and Conditions

Surrounding properties include the following:

North

Roundtree Ranch and Pinecrest single-family residential subdivisions and an existing single-family residence on the northwest corner of the property (out parcel)

South

Undeveloped property, zoned C-2, designated Business Park/Industrial

East

Roundtree Ranch single-family residential subdivision and Roundtree Ranch Park

West

Diamond Shamrock gas station and undeveloped property, zoned C-2, designated mixed use

Regional Influences

This site is located approximately 1 mile east of loop 101, ½ mile south of the City of Peoria Municipal Complex and 2 ¼ miles northeast of the Glendale Arena.

Preliminary

The 83rd & Olive Mixed Use Community is designed as a mixed-use

Development Plan

living environment where residents can enjoy the best and most comfortable urban life style in Central Peoria. Situated at the northeast corner of 83rd and Olive Avenues, this mixed use community is 15.4 net acres in size, which includes 4.68 acres designated for commercial uses and the remaining 10.72 acres for residential. The residential component of this community includes both multi-family dwellings and lofts, proposing 180 units and 54 lofts, respectively for a total of 234 residential units with a density of 14.72 du/ac. Residential units are anticipated to be owner-occupied.

180 single-family attached units are proposed to be located to wrap around the north and east ends of the property in close proximity to Roundtree Ranch Park and in an effort to transition from surrounding single-family residential development to the more intense mixed use portion of this community. The units include typical single-family residential components as well as patios, balconies and a central corridor situated outside the entryway of four adjoining units that will serve as a gathering place for residents. Attached and detached garages are provided on the outer edge of the units adjacent to the vehicular access way that rings around this portion of the community. The multi-family component is amenitized with a central common open space spine which will include ramadas and lush landscaping. Charming neighborhoods will emerge that are reflective of row housing commonly found in more established east coast cities.

The lofts are situated above retail and office uses in the south leg of the community, and are intended to be owner-occupied. Lofts may permit both residential and retail, studio or office activities to take place within each individual unit. The first floor of these buildings is designated for retail and office uses providing services in close proximity to residents of this as well as surrounding communities. Office space may be condominiumized. A detached single-story structure located "behind" the mixed use buildings will provide garage space for residents.

The pad building situated near the intersection of 83rd and Olive Avenues will be entirely comprised of non-residential uses and surrounded by the appropriate amount of parking needed for such restaurant and retail tenants.

The heart of the 83rd & Olive Mixed Use Community is the community recreation center situated between the middle row housing units and the mixed use buildings. The components of this community are intended to provide all residents with the convenience of urban living in Central Peoria coupled with secure parking, convenient shops and restaurants, generous common area amenities and a true urban living environment.

Permitted, Conditional and Accessory Uses

Land Use	Residential Parcel	Mixed-Use Parcel
Antiques, Crafts, and Collectibles Sales	--	P
Art Gallery	--	P
Attached single-family dwellings	P	--
Automatic Teller Machine (ATM)	--	A
Banks and Financial Institution	--	P

Book, Stationery & Greeting Card Store	--	P
Candy and Ice Cream Store	--	P
Catering Establishment	--	P
Coffee Shop	--	P
Copy Center	--	P
Dancing, Theatrical or Music Studio	--	P
Detached Garage	A	--
Dry Cleaning and Laundry Establishment	--	P
Florist	--	P
Gift, Novelty and Souvenir Shop	--	P
Health and Exercise Center	--	P
Hobby, Stamp and Coin Shop	--	P
Locksmith	--	P
Medical, Dental or Health Offices, Clinics excluding Laboratories	--	P
Messenger Delivery Service	--	P
Newsstand	--	P
Outdoor Dining & Coffee Area	--	C
Photographic Developing and Printing	--	P
Photographic Studio	--	P
Private Recreation and Social Clubs (for use of community residents only) *	C	C
Professional, Administrative or Business Offices	--	P
Radio and Television Sales and Service	--	P
Residential Loft	--	P
Restaurants and Cafeterias	--	P
Retail Sales of New Merchandise, Indoor	--	P
Shoe Service & Clothing Alteration	--	P
Sightseeing Tour Companies	--	P
Tanning salon, Nail Salon, Barber Shop, Beauty parlor & similar uses	--	P
Ticket and Travel Agency	--	P
Video Rental Store	--	P
Water and Ice Store	--	P

A = Accessory Use
P = Permitted Use
C = Conditional Use Permit required use
-- = Prohibited Use
* = Subject to limitations (see Article 14-9, Section 14-9-5)

Phasing

The multi - family residential units will be developed in the first phase with the necessary infrastructure improvements, to be provided in accordance with the City's requirements. Development of the mixed use component will be largely market driven, however is anticipated to occur after construction of the multi-family component.

Development Standards

Residential Development Standards (Condos)	
Maximum Lot Coverage by all structures (%)	50
Maximum Project Residential Density (du/ac – as calculated by Peoria General Plan)	15
Maximum Principal Building Height (feet)	40
Minimum Building Setbacks (feet)	
Garage Building Setback	15
Garage Setback from adjacent Roundtree Ranch Park	0
Minimum Building Separation	10
Principle Building Setback from Arterial Roadway	30
Principle Building Setback from Abutting Residential District	30
Landscape Buffer from Adjacent Roundtree Ranch Residential Lots	30

Mixed Use Development Standards (Retail/Office/Lofts)	
Maximum Lot Coverage by all structures (%)	50
Maximum Project Residential Density (du/ac – residential lofts above ground floor retail)	15
Maximum Building Height (feet)	48
Minimum Building Setbacks (feet)	
Minimum Building Separation	10
Principle Building Setback from Arterial Roadway	30
Principle Building Setback from Abutting Residential District	30
Street Frontage Landscape	30

Open Space

Open space in the community generally consists of entry monuments, perimeter landscaped tracts, and an open space spine that runs through the center of the row housing buildings that will serve as an active and passive green belt. Please refer to the attached conceptual open space exhibit for further details related to landscaping and open space.

Usable Open Space

The amount of usable open space provided in the community is as follows:

Net Site Area	740,524 sf (17 acres)
Total Usable Open Space	52,143 sf (1.19 aces)
% of Usable Open Space	7%

Pedestrian amenities will be specifically identified through the development application review processes. Designated pathways will be provided in order to provide a fully integrated open space network that will allow residents to travel conveniently to the various open space pockets throughout the community and to surrounding neighborhoods. This also provides a continuous vista/view point to the north and south.

With over an acre of useable open space this community will be immersed in lushly landscaped grounds. Residents and guests will be afforded much more than just a variety of foliage and an abundance of shade, they will also enjoy amenities such as highly designed courtyards with water features and open turf. The East courtyard will be complete with a ramada, restroom, and a large open grass area for family recreation. To compliment the amenities within this development, a fenced pool will be the highlight of the community recreation center. Landscaping will be designed in such a way as to provide the ability for residents to live and play in a secure and safe environment. Specific details associated with project-wide landscape design will comply with the City of Peoria standards.

Site Lighting

All lighting throughout the center shall comply with all applicable outdoor lighting provisions as adopted by the City of Peoria. Specific details associated with on-site lighting fixtures will be provided during the Site Plan review process. The following provisions shall also apply:

- accent lighting of selected architectural, landscape and/or hardscape features will be allowed and is encouraged. Said lights shall be fully shielded and directed down;
- exterior lighting fixtures shall be located and oriented to focus light inward from edges of the parcel;
- all primary light fixtures shall be metal halide;
- the design of lighting fixtures and their structural support shall be of a scale and architectural design compatible with on-site buildings throughout the center;
- light fixtures that illuminate large areas from a single source are prohibited;
- pedestrian scale lighting features shall be provided in areas designed for pedestrian activities such as plazas, courtyards, pathways, and seating areas but excluding parking only areas. Such pedestrian lighting fixtures will complement the general architectural style of the development;
- the use of decorative wall-mounted sconces or light fixtures is encouraged; and,
- all concrete light pole bases shall be designed to match the standards set forth for the entire development.

Screening, Fencing and Walls

Screening will be accomplished by the use of landscape material, walls and berms . Specific screening measures will be identified with the Site Plan and will be tailored to the particular use, however such screening measures shall be consistent with the building on-site in material and color.

Screening measures will be applied to the edges of the property adjacent to existing single-family residential development through the use of perimeter walls and landscaping. Walls and

fences are generally used for security purposes to define ownership, to mitigate nuisances such as noise, and to screen areas from public view. Walls and fences should be kept as low as possible while performing their functional purpose. However, an eight foot (8') wall will be constructed along the shared property line with adjacent Roundtree Ranch residential lots in response to resident concerns expressed at neighborhood meetings. Perimeter walls will be a maximum of six feet (6') in height in all other circumstances. Wall heights for any residential area that abuts an arterial roadway shall be dictated by Article 14-3-5 of the City of Peoria Zoning Ordinance.

Loading and/or service areas shall not be located at the front of buildings, but rather shall be placed to the side or rear of the building. Service areas shall be screened with walls and/or landscaping at a minimum height of six feet (6').

Trash collection areas shall be screened by minimum six foot (6') high masonry or masonry with plaster finish wall, color coordinated with adjacent building detailing and further screened by landscaping. Enclosure gates shall be designed to complement the building architecture. All trash enclosures shall meet City of Peoria requirements in both design and location.

Utility and/or mechanical equipment shall be fully screened per City of Peoria requirements.

Parking and Access

Parking shall be provided per article 14-23 of the City of Peoria Zoning Ordinance except as otherwise noted. Minimum dimensions of parking stalls, driveways, parking lot islands, and other improvements as well as parking space ratios shall conform to the City of Peoria requirements.

Parking for residents of this community is accommodated within attached and detached garage buildings appropriately spaced between units. The detached buildings will be single-story and will be designed so as to resemble the architecture of the primary structures. Visitors to the residential component of this community are provided parking spaces along the outer edge of the row housing units.

Parking spaces are situated in such a manner so as to avoid a large single parking field along either of the two (2) arterial roads. The parking fields are broken up by lush landscaping and are positioned between buildings.

Vehicular access to this community is provided at three (3) points, two (2) off 83rd Avenue and one (1) off Olive Avenue. An access way rings around the multi-family component to keep vehicular traffic outside of the central pedestrian-oriented residential community.

Pedestrian access is provided throughout the community to allow residents to walk to and from their homes and the nearby shops, restaurant, offices and community recreation center.

Parking canopies are permitted, not to exceed eight (8) parking stalls in length, and shall be architecturally compatible with the buildings. Design of parking canopies and garages shall be upgraded by use of various architectural details so as to be compatible with the building design of the community. Parking canopies will not be permitted in the front of buildings.

A detailed traffic and parking analysis is provided with this submittal.

Enhanced Design Review Standards

The entire PAD shall be subject to the City's Design Review approval process. This community will embody a unique environment with creative architectural design of a particular character with desert appropriate scale and colors. The community will have an interesting variety of materials, forms, details, and color, all coordinated to create a lively, exciting space, conducive to attracting residents over and over again. It is meant to be a focal point for the community. The building elevations provided herein are intended to represent a conceptual depiction of the proposed architecture of the community. Design elements to guide site design and building architecture throughout the center include:

- building entry accentuation through the use of building materials, architectural design and specimen landscaping;
- four-sided architecture to ensure that the architectural theme/style of the center is articulated on all sides of buildings with the continued use of colors and materials;
- design emphasis shall be placed on those sides of buildings with arterial roadway frontage;
- buildings shall require building wall articulation to help create pedestrian scale and a sense of quality;
- a variety of architectural forms, both horizontal and vertical that avoid any monotony and change as one progresses through the community. This shall include:
    - variation in the rooflines and form,
    - use of ground level arcades and covered areas,
    - the use of protected and recessed entries,
    - the use of vertical accents,
    - inclusion of windows on elevations facing streets and pedestrian areas, and
- public spaces between buildings should be provided;
- architectural elements should include towers, arcades, varying roof shapes, awnings (both flat metal and canvas fabric), recessed entrances to shops, trellis, tile or standing seam metal roofs combined with flat roof elements and planter walls;
- upgraded design detail in terms of textural hardscape, extensive desert appropriate landscape (both in-ground and pots);
- building materials will include a palette of metal roofs, decorative concrete, block, stucco, stone facing and decorative steel railings;
- color palette will be carefully selected to create variety and timeless character, while staying constant to the desert/mountain environment. Colors will include desert earth tones and local dry stacked stone that blend into the surrounding built and natural environment;
- drive-thru facilities shall be designed as an integral part of the primary building and include appropriate screening.

Project Signage Standards

Signage will be an important design element for the 83rd & Olive mixed Use Community. Strong emphasis will be placed on the identity signage for the non – residential component of this development by the use of individual tenant signs and directional signs. Use of color, materials, and lighting shall meet the City's Dark Sky Ordinance and the Sign Ordinance requirements. Signage will also become an important element of the

entryways to the community. Signage design will coordinate directly with the architecture of the project. All signage shall be subject to the City's Sign Permit Review Process, except as amended herein:

1) two (2) entry monument signs that identify the community as well as key retail tenants, particularly restaurant pads will be provided. Monument signage shall be limited to 32 SF (single tenant) or 48 SF (multi-tenant) in area and eight (8') in height;
2) directional signage in accordance with Article 14-34 of the Zoning Ordinance;
3) tenant signage may include building-mounted wall signage. Building-mounted wall signage for non-residential establishments shall be allowed 1 (one) SF per lineal foot of building frontage.

Project Landscaping Standards

All landscaping shall meet the minimum requirements set forth in the City of Peoria Zoning Ordinance, except as amended herein.

The landscape theme and palette for the community will be a combination of desert oriented trees and plants in general, particularly around perimeters, parking areas, and rear of buildings. Feature plant materials may be used in retail pedestrian walkways, and commercial entrances, but should also be consistent for growth and maintenance in the desert environment. All plant materials shall be irrigated and maintained. A specific palette of trees, shrubs and groundcovers will be provided with the site plan.

Landscaping will enhance the development by integrating with screen walls and complementing the building design. In doing so, landscaping will be used in combination with walls to soften the otherwise blank surfaces. Further, landscape areas will be used to frame and soften structures, to define site functions, to enhance the quality of the environment, and to screen undesirable views. As a result of discussions with neighbors of Roundtree Ranch, the conceptual site plan includes a thirty-foot (30') landscaped area along the shared property lines with the adjacent Roundtree Ranch subdivision so as to create a suitable buffer. A thirty-foot (30') landscaped area shall also be provided along both the 83rd Avenue and Olive Avenue street frontages. Landscaping will also be installed along the south and east edges of the adjacent outparcel which contains an existing single-family residential house generally located on the northwest corner of the community.

A conceptual open space exhibit and associated details are provided to illustrate a conceptual depiction of the proposed landscape palette, perimeter wall design and landscape amenity areas.

Infrastructure Analysis

The project shall connect to a new sixteen -inch (16") waterline in 83rd Avenue that shall be constructed with this project. The proposed development will be served by a looped 8" public water line system without backflow preventers installed to service the fire and domestic needs of this project. Fire department connections and fire hydrants shall be provided in various locations throughout the project in accordance with Fire Department standards. It is anticipated that each unit will have a sub-

meter with ¾" services to each unit. Commercial uses may require larger domestic service lines and separate meters. It is anticipated that there is adequate pressure in the existing system to service the project.

The proposed development has existing sanitary sewer facilities located in both Olive Avenue (15") and 83rd Avenue (10"). Public sanitary sewer mains and private service laterals shall connect the various buildings and residences and conveyed via gravity to the existing system. The sewer being public or private shall be decided during Site Plan review based on the type of plat that will be requested at that time. It is anticipated that there is adequate capacity within the existing sewer mains to service the project.

The existing topography of the project site slopes generally from the northeast to the southwest at approximately 0.40 percent. Finished floor elevations shall be established based on the existing topography and "site outfall". The proposed grading design shall convey storm water runoff away from the various buildings to collection points within the project. Pipes shall be designed to convey runoff from these collection points to on-site retention facilities sized to accept the 100 year 2 hour storm per City of Peoria guidelines. Olive Avenue and 83rd Avenue runoff will also be conveyed to the proposed retention facilities located throughout the proposed development. It is anticipated that the majority of the retention will be provided for underground in storage pipes. Some of the runoff may be retained within the various courtyard areas. Drywells shall be designed to dispose of storm water runoff for basins in excess of 1 foot in depth within 36 hours per city and state guidelines.

It is anticipated that the various franchise utilities such as power (APS), gas (Southwest Gas), and telephone (Qwest) have facilities within Olive and 83rd Avenues and will be able to provide service accordingly. Improvement plans will be issued to the franchise utilities for coordination and design.

Traffic Impact and Roadway Standards

A detailed traffic and parking analysis is provided with this submittal.

This project shall dedicate the amount of land necessary to provide a 65-foot half-street right-of-way for the length of the property frontage on both 83rd and Olive Avenues, with the exception of the area within 500 feet of the intersection which shall be 75 feet. The project will construct the half-street improvements along 83rd and Olive Avenues in accordance with City standards.

EXPLANATION
THIS LEGAL DESCRIBES AN OVERALL BOUNDARY OF A.P.N.'S 142-15-002-C AND 142-15-003-E.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GIL AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION BEARS NORTH 00°21'29" EAST, ALSO BEING THE BASIS OF BEARING;

THE WEST 392.32 FEET OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

EXCEPT THE WEST 33.00 FEET;

EXCEPT THE SOUTH 145.00 FEET OF THE NORTH 165.00 FEET OF THE WEST 166.25 FEET;

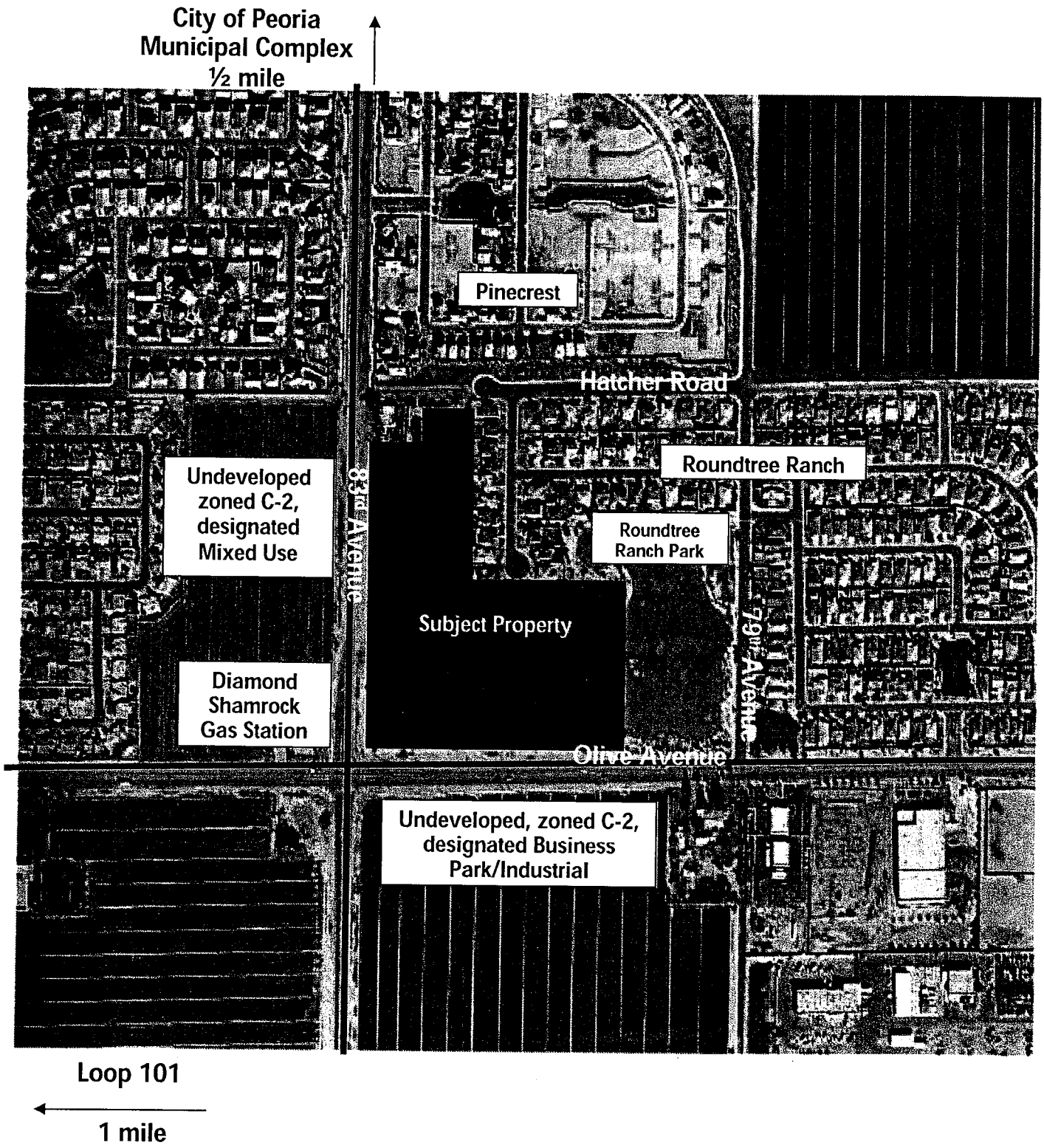
THE WEST 868.47 FEET OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

EXCEPT THE SOUTH 33.00 FEET; AND

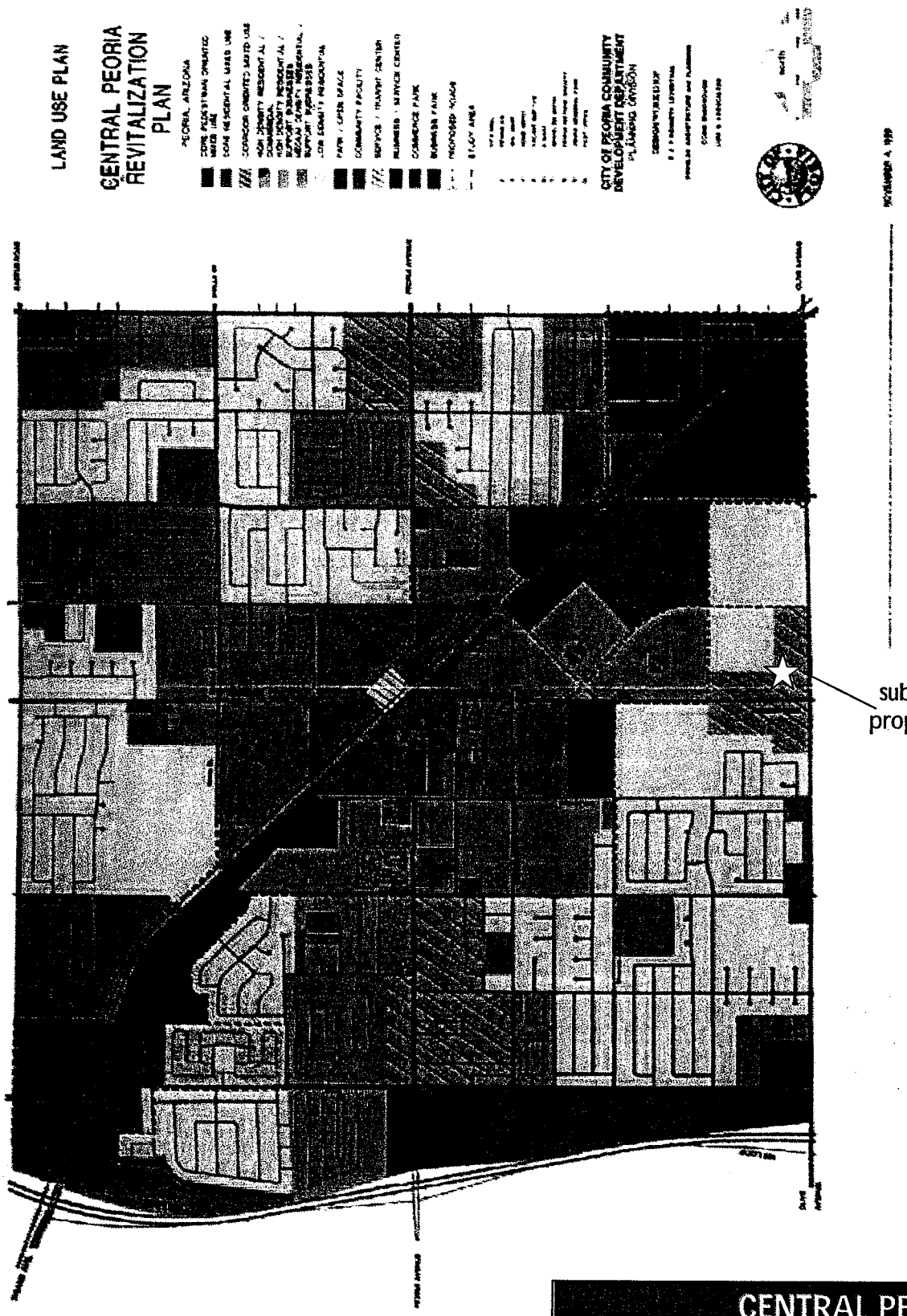
EXCEPT THE EAST 7.00 FEET OF THE WEST 40.00 FEET OF THE SOUTH 145.00 FEET OF THE NORTH 165.00 FEET.

SUBJECT PARCEL CONTAINS 740,073 SQUARE FEET OR 16.99 ACRES, MORE OR LESS.

END OF DESCRIPTION.



EXISTING CONDITIONS MAP



CENTRAL PEORIA
REVITALIZATION PLAN
LAND USE PLAN