

# NORTHERN 107

## PLANNED AREA DEVELOPMENT

CITY OF GLENDALE | SR 19-0126 | ZON 19-18

SOUTHWEST CORNER OF 107TH AVENUE AND NORTHERN AVENUE

1ST SUBMITTAL: NOVEMBER 7, 2019

2ND SUBMITTAL: APRIL 9, 2020



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# PAD DISCLAIMER

The intent of the Northern107 PAD is to modify certain provisions of the City of Glendale Zoning Ordinance as adopted and periodically amended (the “Zoning Ordinance”) to facilitate a quality, context specific development that suits the unique character of the project, site, and location. The Northern107 PAD does not modify other City Codes or requirements. The Northern107 PAD has been prepared pursuant to the current Section 5.900 PAD – Planned Area Development of the Zoning Ordinance to create land uses, development standards, and design guidelines specific to the context of the project. The provisions of the Northern107 PAD apply only to property within the property boundary (see Appendix A. PAD Legal Description).

Provisions not specifically regulated by the Northern107 PAD are governed by the Zoning Ordinance. In the event of a conflict between a provision of the Northern107 PAD and a provision of the Zoning Ordinance, the PAD shall prevail. Similarly, where the PAD narrative is silent on a requirement, the applicable Zoning Ordinance provision shall control.

All site plans, landscape plans, character exhibits, etc. within the Northern107 PAD are preliminary and conceptual, intended to be illustrative of the character and quality of the development. These designs, including but not limited to concepts, colors, and materials, may be modified during the final design and site plan review approvals. All parcels and lot lines are conceptual and illustrative and may be changed by the City of Glendale subdivision process. Specific plans for individual development projects within the boundaries of the Northern107 PAD will be processed per procedure through the City of Glendale site plan review process.



# TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
A. PURPOSE AND INTENT.....	1
B. SITE LOCATION AND CONDITIONS.....	2
Part 1. Site Location and Surrounding Context.....	2
Part 2. Site Physical Features and Existing Conditions.....	2
C. GENERAL PLAN CONFORMANCE.....	7
Part 1. Existing General Plan Land Use Designation.....	7
Part 2. Conformance with Plan Vision, Goals, and Policies.....	7
D. EXISTING ZONING AND LAND USE.....	11
Part 1. Existing Zoning and Land Use.....	11
Part 2. Compatibility.....	11
E. DEVELOPMENT PLAN.....	12
Part 1. Commercial Development Parcels A & B.....	12
Part 2. Residential Development Parcel C.....	12
Part 3. Access & Circulation.....	13
F. LAND USES.....	17
Part 1. Residential Uses.....	17
Part 2. Commercial Uses.....	17
G. DEVELOPMENT STANDARDS.....	19
Part 1. Residential Development Standards.....	19
Part 2. Commercial Development Standards.....	20
Part 3. Landscape Standards of General Applicability.....	21
H. DESIGN GUIDELINES.....	22
Part 1. Residential Design Guidelines.....	22
Part 2. Commercial Design Guidelines.....	22
Part 3. General Site Design Guidelines.....	23
I. UTILITY INFRASTRUCTURE.....	45
Part 1. Water.....	45
Part 2. Sewer.....	45
Part 3. Electric, Gas, and Cable.....	45
Part 4. Drainage.....	45
Part 5. Access and Circulation.....	45
J. PROJECT PHASING.....	46
K. APPENDICES.....	47
Appendix A. PAD Legal Description.....	47
Appendix B. Reserved - Citizen Participation Plan Report.....	48
Appendix C. Reserved - PAD Ordinance.....	49
Appendix D. Context Plan with Photos.....	51

# TABLE OF CONTENTS

## LIST OF FIGURES

Figure 1: Vicinity Map.....2

Figure 2: Site Conditions.....3

Figure 3: Existing and Proposed General Plan Land Use Designation.....5

Figure 4: Existing and Proposed Zoning.....9

Figure 5: Conceptual Site Plan.....15

Figure 6: Conceptual Landscape Plan.....25

Figure 7: Wall and Fence Plan.....27

Figure 8: Wall and Fence Character.....29

Figure 9: Monument Sign Character.....31

Figure 10: Parcel A - Conceptual Architectural Elevations (Convenience Store).....33

Figure 11: Parcel A - Conceptual Architectural Elevations (Fuel Canopy).....35

Figure 12: Parcel B - Conceptual Architectural Elevations (Fast Food).....37

Figure 13: Parcel C - Conceptual Architectural Elevations (Residential Single-Story).....39

Figure 14: Parcel C - Conceptual Architectural Elevations (Residential Two-Story).....41

Figure 15: Materials and Color.....43

## LIST OF TABLES

Table 1: Existing Zoning and Land Use.....11

Table 2: Residential Development Standards.....19

Table 3: Commercial Development Standards.....20

# EXECUTIVE SUMMARY

The Northern107 Planned Area Development (“PAD”) will be an approximately 10-acre mixed use residential and commercial development at the undeveloped southwest corner of 107th Avenue and Northern Avenue within the City of Glendale municipal planning area. The segment of Northern Avenue adjacent to the subject property is currently within a public review and design phase for future improvements related to the Northern Parkway expansion.

The Northern107 development plan will be divided into three separate parcels including a convenience store with fuel station and accessory automated car wash, a fast food restaurant building pad site, and approximately luxury rental home community. These uses will complement the adjacent Glen Harbor Air Business Park and Northern Parkway expansion. The residential units will serve as an appropriate transitional land use between the commercial parcels and adjacent existing Country Meadows residential community located to the west and south. Landscape design, street frontage, screening, and PAD design guidelines will unify the project with complimentary character, finishes and color tones.

Proposed project access points will be along Northern Avenue and 107th Avenue, with no new traffic introduced into adjacent existing residential neighborhood. The residential development will include gate-controlled access for residents and a centrally located amenity area to serve residents.

## A. PURPOSE AND INTENT

The purpose and intent of the Northern107 PAD is to establish specific standards and regulatory framework necessary to facilitate the proposed development of an approximately 10-acre vacant parcel located at the southwest corner of 107th Avenue and Northern Avenue. The Northern107 PAD will combine residential and commercial land uses through common design elements and development character. Appropriate PAD-specific development standards and design guidelines will be prescribed to suit the characteristics of the proposed development plan. The Northern107 PAD will also identify suitable permitted uses which correspond with the PAD’s concept and character.

# B. SITE LOCATION AND CONDITIONS

## PART 1. SITE LOCATION AND SURROUNDING CONTEXT

The Northern107 PAD site, located at the southwest corner of 107th Avenue and Northern Avenue, is comprised of a single parcel (APN 142-75-001M) 9.99 gross acres and 9.48 net acres in size. See Figure 1: Vicinity Map.

The site is uniquely situated adjacent to multiple jurisdictions: City of Glendale to the east, City of Peoria to the north, and Maricopa County to the west and south. The proposed widening of Northern Avenue into the higher capacity and higher speed Northern Parkway is currently under design by Maricopa County Department of Transportation (MCDOT) and the City of Peoria and will affect the property by expanding the existing right-of-way width further south. The annexation of the property into the City of Glendale is pending and being reviewed concurrently with this zoning request. The site is currently undeveloped with two billboard structures existing on-site, one located along each street face. The current billboard lease is anticipated to expire prior to commencement of site development activities, and this use will be removed from the site.

The southern and western borders of the property abut single family and multi-family residential development respectively (Country Meadows and Country Meadows Condominiums) located within the adjoining unincorporated Maricopa County island. Across 107th Avenue to the east is vacant industrial land in the City of Glendale, planned for expansion or new development in the Glen Harbor Air Business Park. The land to the north in the City of Peoria, across Northern Avenue, is vacant but commercially zoned and surrounded by single family and multi-family residential development (Country Meadows Estates, Country Meadows Townhouses, and Country Meadows Condominiums). Most non-residential development near the site relates to professional services or light industrial land uses. The closest retail or convenience-oriented commercial developments are located more than one mile from the site, adjacent to the 101.

107th and Northern LLC purchased the property in 2018 and are proposing a PAD combining residential and commercial uses.

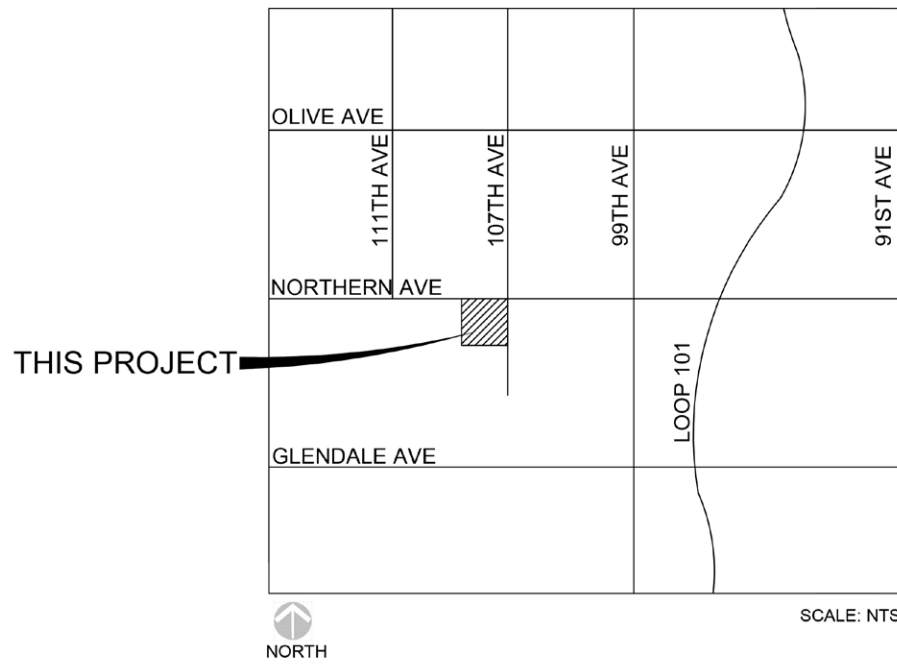


Figure 1: Vicinity Map.

## PART 2. SITE PHYSICAL FEATURES AND EXISTING CONDITIONS

The site is generally flat with a slight slope from the northwest to the southeast. There are no significant topographic or other natural features within the site area. In terms of flood risk, the site is located on FIRM Number 04013C1695L within Zone X shaded, defined as “areas of 0.2 percent annual chance flood; areas of one percent annual chance flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from one percent annual chance flood,” per FEMA.

For more information about the existing conditions of the site, see Figure 2: Site Conditions.



# NORTHERN107

**FIGURE 2:**  
SITE CONDITIONS



NORTH

SCALE: NTS

DATE: October 9, 2019

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Existing Land Use Designation: MDR 5



Proposed Land Use Designation: GC & HDR 20



# NORTHERN 107

**FIGURE 3:**  
EXISTING AND  
PROPOSED GENERAL  
PLAN LAND USE  
DESIGNATION



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# C. GENERAL PLAN CONFORMANCE

## PART 1. EXISTING GENERAL PLAN LAND USE DESIGNATION

The Glendale General Plan Land Use Diagram identifies the site as MDR 5 – Medium Density Residential which allows residential development at 3.5 to 5 dwelling units per acre. MDR designations, as defined in the General Plan, “provide for a suburban lifestyle with planned single family residential communities.” See Figure 3: Existing and Proposed General Plan Land Use Designation.

Per the City of Glendale Planning Division staff, a General Plan Amendment is not warranted for the proposed uses of this site. The City has indicated that following annexation, the General Plan Land Use Diagram shall be updated (time to be determined) to reflect the proposed land uses of the site. At that time, the following categories would be recommended: HDR 20 - High Density Residential and GC - General Commercial. HDR designations, as defined in the General Plan, “provide for multi-family dwellings that may include multi-story structures. [HDR] would allow for townhouses, condominiums and apartments.” A GC designation, as defined in the General Plan, “provides for commercial nodes on individual parcels. The intent of [GC] is to provide development types on a single site, which through sensitive and creative building design, orientation of buildings, access, lighting, signs, parking, landscaping and adherence to neighborhood scale, is compatible with adjacent neighborhoods.”

## PART 2. CONFORMANCE WITH PLAN VISION, GOALS, AND POLICIES

Per Envision Glendale 2040, development in the Western Area Plan growth area “will accommodate two-thirds of added population and jobs, and nearly half of the City’s commercial development by 2040.” The proposed density for this site would support projected growth for this area and create the potential for a healthy variety of housing options compatible with adjacent residential development density, which ranges from approximately 4 to 14 dwelling units per acre. The addition of two commercial parcels will create a new commercial node, providing convenience services for existing and future users in a residential area currently lacking basic commercial amenities at a walkable distance.

The following outlines the relationship between the requested zoning change to PAD and the Envision Glendale 2040 Goals and Policies. The proposed rezone meets or exceeds the following goals outlined in the General Plan:

### **Goal LU-1: Development is guided by sound growth management.**

- Policy LU-1.3: The City shall work with adjacent jurisdictions to promote compatible land use.

As previously mentioned in Section B, the proposed PAD is located at the intersection of three jurisdictions – City of Glendale to the east, City of Peoria to the north, and Maricopa County to the west and south. The proposed usage of the property is compatible with existing adjacent residential development in Maricopa County and Peoria. The proposed commercial component of the PAD is compatible with the zoning classification of the parcel to the north in Peoria,

currently vacant but zoned for “intermediate commercial” development.

### **Goal LU-2: There are transition and buffer areas between unrelated land uses.**

- Policy LU-2.4: The City shall ensure that adequate buffers between residential and non-residential uses are included, except in cases where the residential is a part of a mixed-use development where it relates to the adjacent use.

The proposed PAD plan includes appropriate walls and landscape buffering between the proposed commercial components and the multi-family residential component.

### **Goal HE-2: Glendale has a wide variety of housing types, styles and options.**

- Policy HE-2.2: The City shall foster a pleasing, comfortable blending of single family and multi-family housing units through use of compatibility techniques.

Northwest and south of the site are single family residential units averaging approximately 7000 square feet in lot size at approximately 4 dwelling units per acre. Northeast and west of the site are two high density (approximately 14 dwelling units per acre) clustered condominium/townhouse developments. The proposed PAD will add a comparable level of high density residential in a different site configuration. A larger buffer is proposed between the PAD residential development and the single family units to the south to produce a blend of compatible but diverse housing options.

# C. GENERAL PLAN CONFORMANCE

## Goal HE-6: Residential areas relate to work places.

- Policy HE-6.2: The City shall encourage housing in close proximity to designated employment areas.

To the west of the site is an area north of the Glendale Municipal Airport designated on the General Plan Land Use Diagram as BP – Business Park, a category which provides employment areas which are compatible with adjacent land uses. Much of the designated BP area is developed with light manufacturing, warehousing, distributing and similar uses. The two parcels closest to the site are available for future development and would be well supported by the addition of high density residential development in close proximity to an existing employment area.

## Goal GA-2: Glendale’s identified Growth Areas are supported with appropriate infrastructure.

- Policy GA-2.2: The City shall locate growth nodes where traffic capacities can expand, such as near freeway corridor intersections with major streets.

The proposal includes a commercial node at the intersection of 107th Avenue and Northern Avenue. Northern Avenue is transitioning to a higher capacity arterial parkway which will connect to Loop 101, thus easily accommodating both commercial and residential growth at this location.

- Policy GA-2.6: When determined to be cost-beneficial, the City shall work with land owners in Growth Areas to annex into the city.

An annexation request was submitted concurrently with the PAD process. The City is currently supporting the annexation of this parcel, located in the Western Area Plan growth area.

## Goal UD-1: Glendale supports visual identities and transitions between districts and neighborhoods to provide guidance for residents and visitors throughout Glendale.

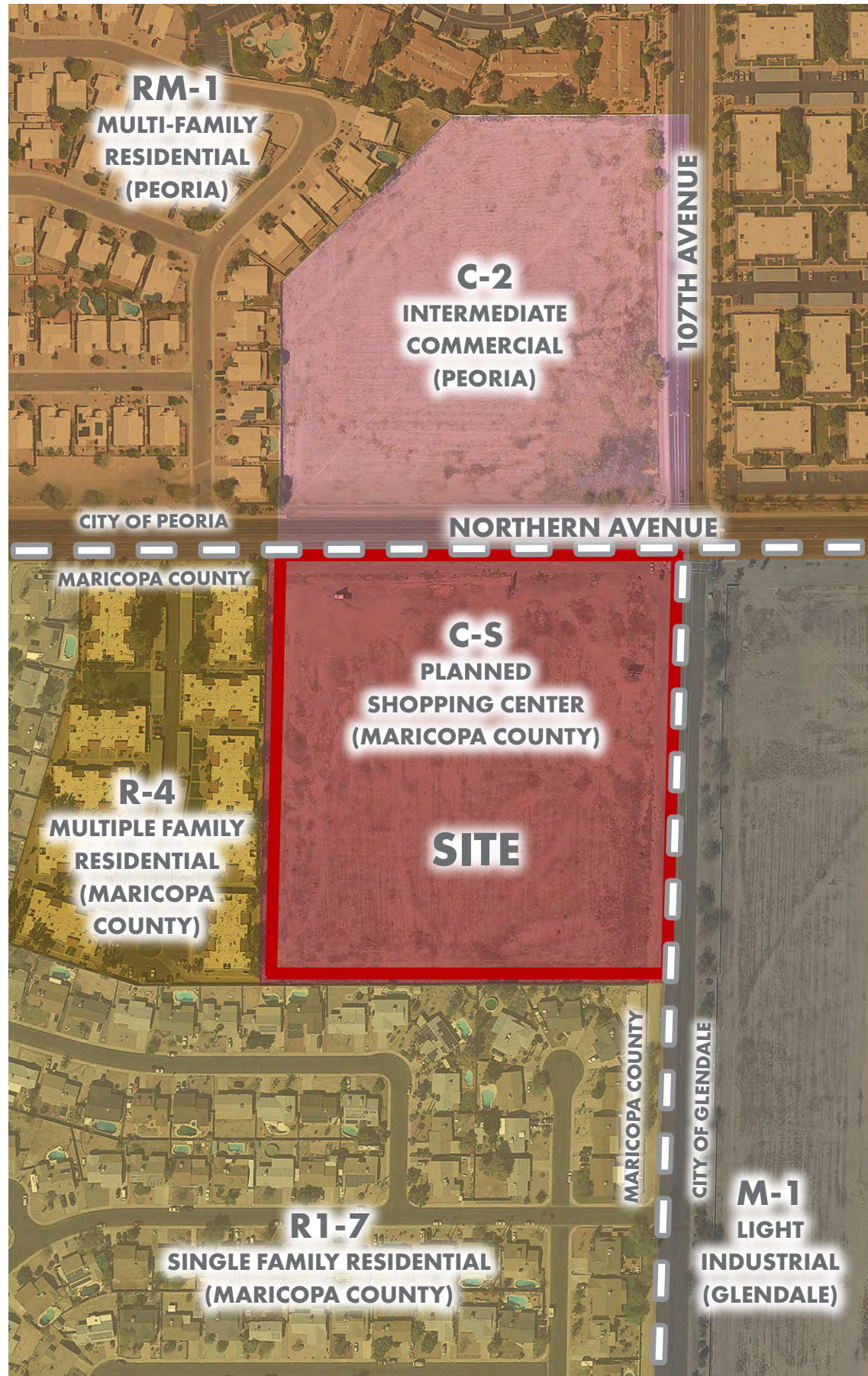
- Policy UD-1.1: The City should personalize pedestrian amenities (street furniture, street lighting, entry signage, etc.) to define individual neighborhoods.
- Policy UD-1.5: The City shall coordinate specifics of building design, site arrangements and intended uses.

The PAD will include design standards which require a degree of uniformity in design of buildings, pedestrian amenities, and landscaping, helping to define the development as an identifiable neighborhood.

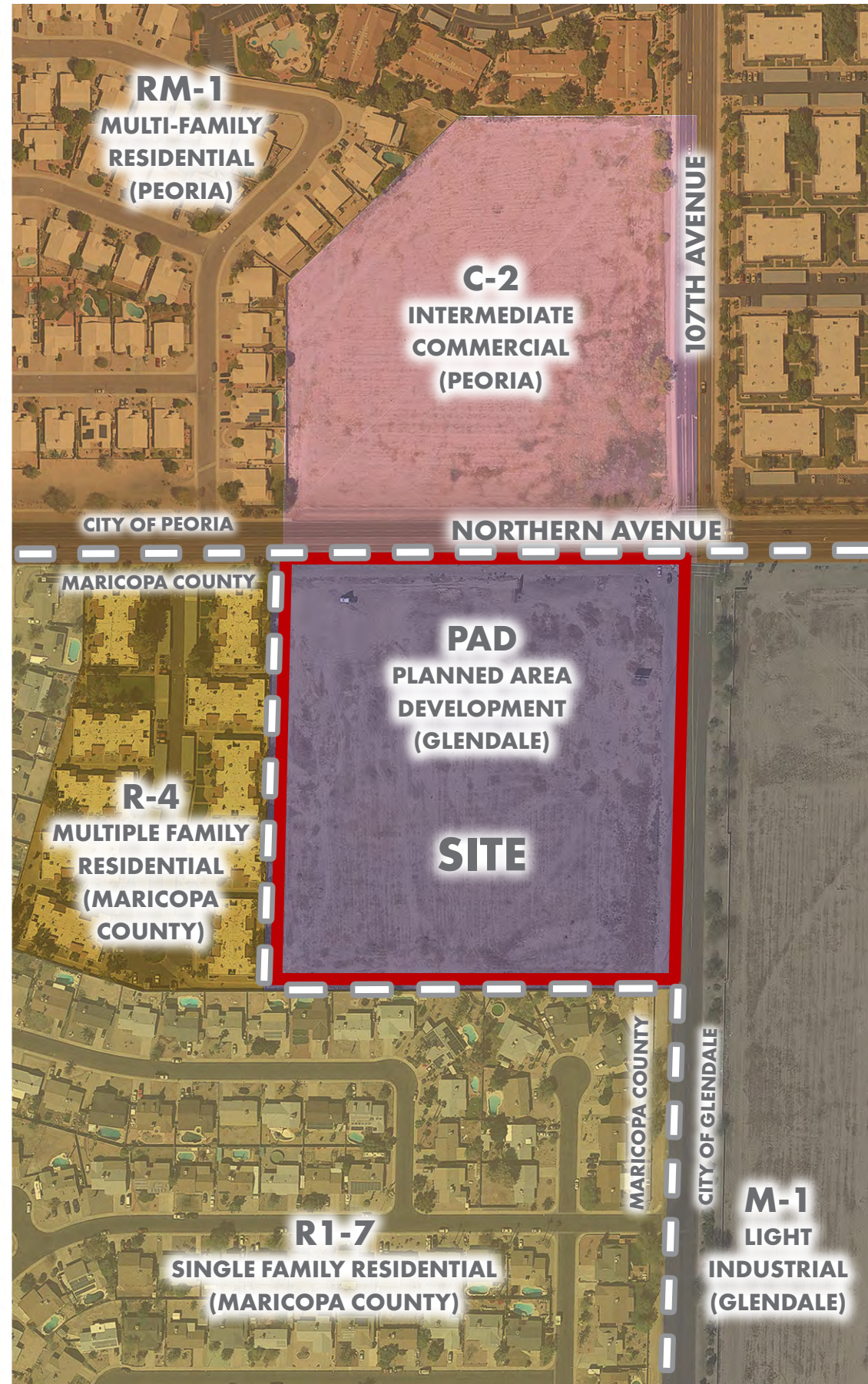
## Goal C-5: Foster a strong economy through transportation system connectivity and improvements.

- Policy C-5.3: The City shall promote and support timely and appropriate development adjacent to major transportation corridors.

Northern Avenue is transitioning to a higher capacity and higher speed arterial parkway which will connect to Loop 101. The proposed PAD will be appropriately sited along Northern Parkway with uses that generally complement major transportation corridors – commercial and high density residential.



Existing Zoning: C-S (Maricopa County)



Proposed Zoning: PAD (Glendale)



**NORTHERN107**

**FIGURE 4:**  
EXISTING AND  
PROPOSED ZONING



NORTH

SCALE: NTS

DATE: October 9, 2019

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# D. ZONING AND LAND USE COMPATIBILITY

## PART 1. EXISTING ZONING AND LAND USE

Table 1: Existing Zoning and Land Use

Location	General Plan Land Use	Existing Zoning	Existing Land Use
Site	MDR 5 – Medium Density Residential	C-S – Planned Shopping Center (Maricopa County)	Vacant
North	N/A	C-2 – Intermediate Commercial (Peoria), RM-1 – Multi-Family Residential (Peoria)	Vacant, Residential (Country Meadows Estates & Country Meadows Townhouses)
South	MDR 5 – Medium Density Residential	R1-7 – Single Family Residential Zoning (Maricopa County)	Residential (Country Meadows)
East	BP – Business Park	M-1 – Light Industrial (Glendale)	Light Industrial (Glen Harbor Air Business Park)
West	MDR 5 – Medium Density Residential	R-4 – Multiple Family Residential (Maricopa County)	Residential (Country Meadows Condominiums)

## PART 2. COMPATIBILITY

The Northern107 PAD proposes a level of residential density which, with appropriate buffering and site design, will be compatible with existing residential development surrounding the site. The commercial uses are compatible with the zoning classification of the parcel to the north in Peoria – currently vacant but zoned for “intermediate commercial” development – and will serve both existing and future users and residents in the area, as there is no convenience store, fuel station, car wash, or restaurant within one mile of the site. Finally, the addition of luxury rental residential development will support the adjacent Glen Harbor Air Business Park, a light industrial employment area with parcels available for future development.

Refer to Figure 4: Existing and Proposed Zoning.

## E. DEVELOPMENT PLAN

This request will rezone approximately 10 acres to PAD inclusive of three sub-parcels which are envisioned to include a convenience store with fuel station and accessory automated car wash, a fast food restaurant building pad site, and a luxury rental home development. All end users of the PAD will follow applicable design guidelines (see Section H of this document) to provide an attractive and cohesive identity to the development. See Figure 5: Conceptual Site Plan for a detailed depiction of the proposed conceptual development plan configuration and associated site elements.

The intent of this PAD is to provide a cohesively designed project character across each parcel. Design elements such as landscaping, street frontage system, screen walls & fences, building finish materials and colors shall all be complementary across the PAD parcel development, and shall conform the design elements contained in this PAD.

### PART 1. COMMERCIAL DEVELOPMENT PARCELS A & B

Parcel A will contain 3.18 gross acres and 2.01 net acres. Parcel A will be developed with a convenience store and fuel station facility, fronting toward Northern Avenue. An ancillary self-service automated carwash will be developed along the western edge of the convenience store building. Appropriate landscape buffering and screening walls will be placed along the southern edge of the parcel to mitigate noise adjacent to the proposed residential parcel.

Parcel B, containing 1.56 gross acres and 1.21 net acres, will be developed with a fast food restaurant up to 4,500 square feet in building footprint size. The restaurant will be oriented so that the parking will be adjacent to the multi-family residential development to the west and the drive-through lane is to the east, immediately adjacent to the proposed convenience store. Appropriate landscape buffering and screening walls will be developed along the western and southern edges of Parcel B to mitigate potential noise or visual impacts of the commercial development toward Parcel C.

### PART 2. RESIDENTIAL DEVELOPMENT PARCEL C

Parcel C, containing 6.99 gross acres and 6.26 net acres, will be developed with one-and two-story luxury rental home units. One-story units are required along the western and southern property lines to complement existing adjacent one-story residential development. The development is proposed with a unit range between 70-90 units, depending upon unit size blend. The proposed project density range is 10-13 dwelling units per gross acre. A gated entry along 107th Avenue serves as the primary access point to the community with a secondary exit-only gate to be located along Northern Avenue. A centrally located amenity area for residents is sited near the gated entry. A rental management office shall also be located within the project at a location convenient for potential tenants.

The luxury rental-home housing option has gained tremendous popularity in the recent years in response to housing market turmoil and the need to satisfy an underserved segment of the population. The vision for this community is to create a unique urban living environment that caters to a variety of lifestyles. The community aims to provide convenient access to services, employment opportunities and amenities while enjoying a lock-and-leave lifestyle. The proposed plan will create an intimate community designed to foster connections and caring relationships amongst other residents, and thus supporting the broader community.

A “pocket neighborhood” such as the one proposed here provides the setting for neighbors to develop meaningful relationships beyond family and housemates. The active rooms of the residential cottages, including front porches, face out instead of turning inward. Their scale encourages residents to enjoy the outdoor porch and common area where it's easy to engage in conversations with neighbors. These casual conversations help foster caring relationships and a meaningful sense of community, and ensure a safe community. The community design will allow for spontaneity, encourage connections, and lay the foundation for lasting friendships. To encourage safety we also encourage the developer to participate in the multi-family crime-free/ safe housing program.

The proposed homes have a residential scale that fits well with existing residential communities in the immediate area and is cohesive with the neighboring retail portion of the development.

# E. DEVELOPMENT PLAN

Further, this project offers multiple types of highly-stylized, mostly single-story residences, with some two-story units, all offering enhanced architectural elements and private rear yards for each resident. Individual covered patio entrances for each home accommodate patio areas that bring residents outside to interact with neighbors.

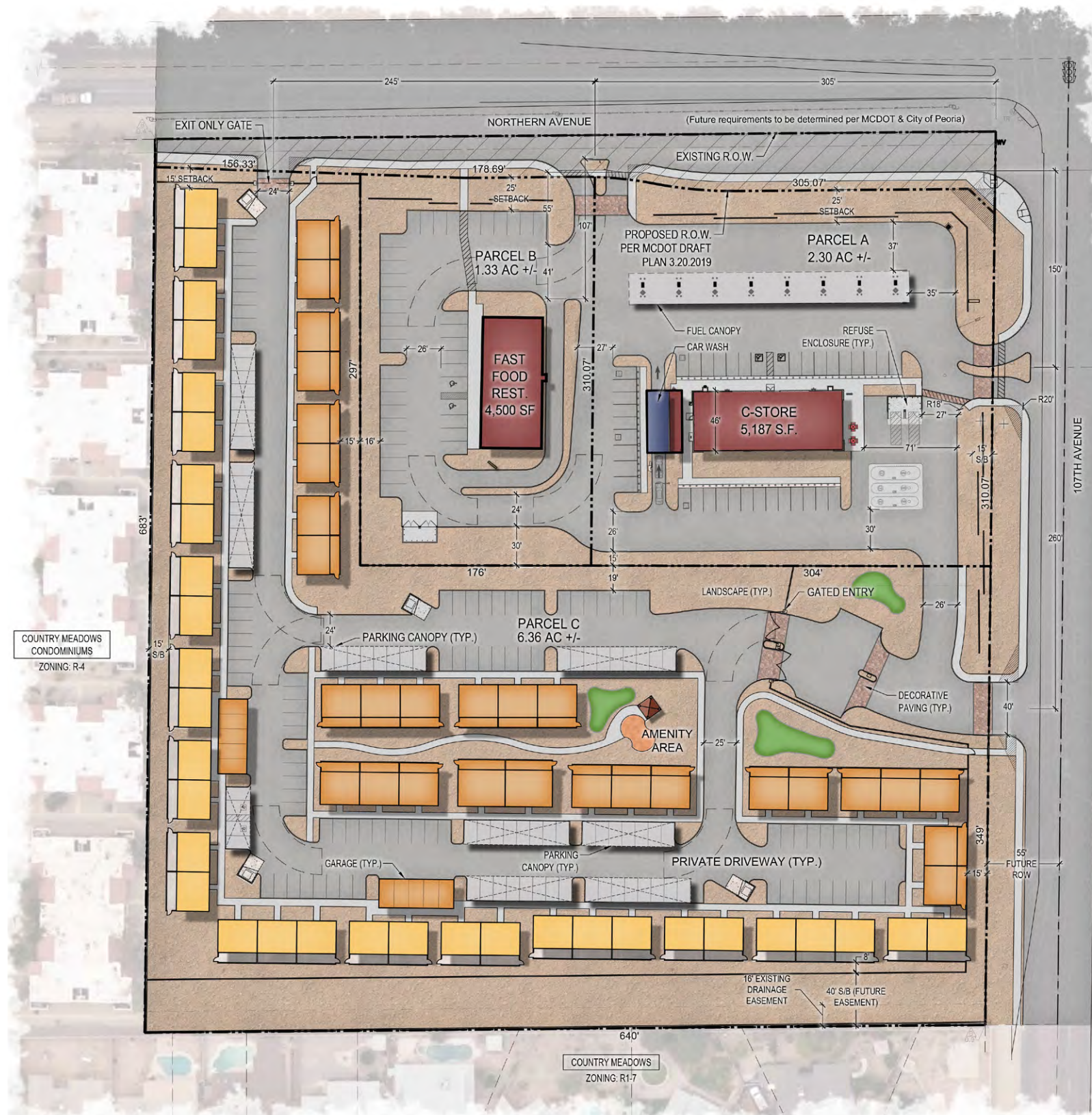
## PART 3. ACCESS & CIRCULATION

This property development shall take access from both Northern Avenue and 107th Avenue. As discussed in Section B of this report, this segment of Northern Avenue is currently in the planning stages to become an extension of the Northern Parkway. This will increase the right-of-way width to an unknown distance upon final planning determination of roadway width need. The future right-of-way for Northern Parkway depicted on Figure 5 was provided by the Maricopa County Department of Transportation and the City of Peoria as a worst-case future right-of-way dedication area for current design purposes. Future right-of-way dedication for 107th Avenue shall be provided as required to achieve a 55-foot half-street right-of-way.

A shared right-in / right-out only driveway access will lead into the two proposed commercial parcels, Parcels A and B as shown on Figure 5, from Northern Avenue. A secondary right-in / right-out only driveway cut access leads into Parcel A from 107th Avenue. A third driveway cut will provide the primary access to the proposed residential development, Parcel C, from 107th Avenue, which will also provide cross access to Parcel A in the future. The residential primary access may be gated and shall provide adequate turn-around area as required. Traffic from Parcel C may also exit-only onto 107th Avenue through the primary access point or onto a secondary exit-only driveway cut onto Northern Avenue. Each driveway will be constructed per applicable 2015 City of Glendale Engineering Standard Details. Right-hand turn deceleration lanes into the site shall be provided at applicable driveways as required by the approved Traffic Impact Analysis.

Parcels A and B are planned with cross-access between parcels. Parcel A will connect to Parcel C to allow for full-movement access onto 107th Avenue and the opportunity to then proceed west on Northern Avenue. Each development pad will provide accessible pedestrian connection to either Northern Avenue or 107th Avenue public sidewalks based on the site plan final design, and provide accessible connection between commercial buildings. The site plan shall be developed in accordance with 2010 ADA standard requirements.





**LEGEND**

- 1 STORY
- 2 STORY

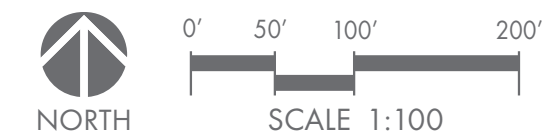
**CONCEPTUAL SITE PLAN DATA**

<b>TOTAL NET SITE AREA (PROPOSED):</b> 9.99 Ac +/-	
<b>PARCEL A</b>	
GROSS AREA:	3.18 ac +/-
NET AREA:	2.01 ac +/-
PROPOSED ZONING:	PAD
PROPOSED USE:	Convenience Store / Gas Station / Car Wash
BUILDING AREA:	6,458 sq. ft.
LOT COVERAGE:	7.4%
LANDSCAPE AREA:	0.61 ac or 30%
PARKING:	39 (Total) 2 (ADA)
<b>PARCEL B</b>	
GROSS AREA:	1.56 ac +/-
NET AREA:	1.21 ac +/-
PROPOSED ZONING:	PAD
PROPOSED USE:	Fast Food Restaurant
BUILDING AREA:	4,500 sq. ft.
LOT COVERAGE:	8.5%
LANDSCAPE AREA:	0.36 ac or 29%
PARKING:	39 (Total) 2 (ADA)
<b>PARCEL C</b>	
GROSS AREA:	6.99 ac +/-
NET AREA:	6.26 ac +/-
OPEN SPACE:	2.56 ac or 41%
PROPOSED ZONING:	PAD
PROPOSED USE:	Multi-Family (Rental)
BUILDING AREA:	61,380 sq. ft.
LOT COVERAGE:	22.5%
NUMBER OF UNITS:	91 (One- and Two-Story)
DENSITY:	13.02 du/ac (Gross Ac)
PARKING:	156 surface, 10 garage 166 (Total) 2 (ADA)



# NORTHERN 107

**FIGURE 5:**  
CONCEPTUAL SITE  
PLAN



DATE: April 1, 2020

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# F. LAND USES

## PART 1. RESIDENTIAL USES

Following are the lists of permitted uses, permitted uses with conditions, uses requiring a conditional use permit, and accessory uses which will apply to the residential parcel identified in the Northern107 PAD.

### Permitted Uses

1. Single residence dwelling.
2. Multiple residence dwelling.
3. Public school, parks, playgrounds.

### Permitted Uses with Conditions

1. Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or full-time employees related to the site.
2. Adult care homes, juvenile group homes, group homes for the disabled and supervisory care facilities, subject to administrative review as described in Sections 7.501 and 7.502 of the Zoning Ordinance.
3. Wireless communication facilities, subject to Section 7.506 and 7.600 of the Zoning Ordinance. This includes building mounted antennas (on buildings used for non-residential uses), wall mounted antennas (subject to applicable design guidelines), and alternative structure mounted antennas which utilize an existing light pole or electric utility pole (related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer).

### Conditional Use Permit Required

1. Child care center.
2. Shelter care facilities.
3. Boardinghouse.
4. Nursing homes.
5. Home occupations (class II) subject to Section 7.304 of the Zoning Ordinance.
6. Congregate care facility.

### Accessory Uses

1. Fences and walls.
2. Garage or enclosed structure.
3. Swimming pool.
4. Community clubhouse.
5. Satellite earth station.
6. Amateur radio tower.
7. Home occupations (class I): subject to Section 7.304 of the Zoning Ordinance.

## PART 2. COMMERCIAL USES

Following are the lists of permitted uses, permitted uses with conditions, uses requiring a conditional use permit, and accessory uses which will apply to the commercial parcels identified in the Northern107 PAD.

### Permitted Uses:

1. Restaurants (with or without drive-through).
2. Convenience uses as defined by Section 2.300 of the Zoning Ordinance.
3. Car wash (automated as accessory to convenience use).
4. Retail stores including general merchandising; variety and specialty stores; food; apparel and accessories; home and office furnishings; hardware stores.
5. Professional, administrative, and business offices.
6. Personal services including barbershops and beauty salons; small appliance repair shops; mortuaries; laundry, cleaning, and dry-cleaning establishments (maximum of one thousand (1,000) square feet of floor area to be occupied by or devoted to related machinery and retail service to individual customers only – no wholesaling of any commodity or service shall be permitted).
7. Automotive services including commercial parking lots (excluding overnight parking).
8. Indoor recreational facilities.
9. Veterinary clinics (all activities within an enclosed building).
10. Appliance, furniture, and household equipment rentals.
11. Child care center.
12. Medical or dental clinics.
13. Churches.
14. Business schools.
15. Financial institutions.
16. Bar or cocktail lounge.

### Permitted Uses with Conditions

1. Live entertainment facilities which include music by more than one (1) musician or dancing. Such facilities can be approved through administrative review under the Zoning Ordinance, if the entrances and exits to the building are located more than three hundred (300) feet from any residential use. The dance floor may not exceed one-eighth (1/8) of the total floor area. No adult entertainment uses permitted. The closing time of the dance floor shall be simultaneous with the closing of the bar or cocktail lounge.
2. Seasonal sales and special events subject to Sections 7.501 and 7.503 of the Zoning Ordinance.

## F. LAND USES

3. Wireless communication facilities, subject to Sections 7.506 and 7.600 of the Zoning Ordinance. This includes building mounted antennas, rooftop mounted antennas, and alternative tower structure mounted antennas which utilize an existing light pole or electric utility pole (related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer).

### Conditional Use Permit Required

1. Shelter-care facilities.
2. New or used automobile, motorcycle, boat, truck, and recreational vehicle sales and repair services.
3. Live entertainment facilities including nightclubs which include music performed by more than one musician or dancing. Exits and entrances to the structure are less than three hundred (300) feet from any existing or planned residential use. The closing time of the dance floor shall be simultaneous with the closing of the bar or cocktail lounge. No adult entertainment uses permitted.
4. Outdoor recreation facilities not to exceed three (3) acres in size.
5. Automotive truck/trailer or RV leasing and rental facilities where vehicles are stored on-site.
6. Self-storage warehouses. All storage shall be within an enclosed building, except that boats, trailers and motor vehicles may be placed in outdoor storage areas which are separate from the buildings and screened from the view of adjacent streets by walls and landscaping. Outside storage shall not exceed ten (10) percent of the gross site area and shall not count towards meeting parking requirements. All service storage warehouse facilities are to be used for storage purposes only.
7. Thrift stores. A storage area must be provided for all discarded items. All storage areas for individual items, including collection receptacles, shall be entirely enclosed or screened and not visible from the public right-of-way or from adjacent residential areas. All collection receptacles shall be secure from public access during nonbusiness hours. No material, goods, or merchandise may be stored outside of an approved collection receptacle unless it is within an approved screened area.
8. Donation centers.
9. Hotels and motels.
10. Pawn shops.
11. Lodges or fraternal associations.
12. Recreational vehicle storage facility.
13. Private recreational clubs, YMCA, YWCA.
14. Plant nurseries, limited to retail sales only.
15. Commercial parking lots which include overnight parking.
16. Emergency medical care facility twenty-four (24) hour operations.
17. Auto body repair.
18. Nursing homes.
19. Wireless communication facilities – new monopole or changes to existing tower subject to development standards in Table 3-A of the Zoning Ordinance.
20. Wireless communication facilities – alternative design tower.
21. Wireless communication facilities – alternative tower structure, otherwise not permitted under Section 7.506 of the Zoning Ordinance.
22. Minor auto repair including lubrication; tires; engine tune-up; washing and polishing; brakes, muffler, and maintenance of other similar accessories. This use does not include major engine repair; radiator repair; automotive painting and body repair; or transmission repair. All repair areas must be within an enclosed building. Service bays shall not be visible from a public street.
23. Any single retail use that is greater than seventy-five thousand (75,000) square feet of gross floor area.
24. Children's residential care facility.

### Accessory Uses

1. Fences and walls.

# G. DEVELOPMENT STANDARDS

## PART 1. RESIDENTIAL DEVELOPMENT STANDARDS

Inspired by various provisions contained within the City of Glendale Zoning Ordinance and other sections of City Code, the following PAD development standards have been prepared to acknowledge the unique setting of the project and respond to its contextual conditions.

The following standards shall apply to the residential parcel identified within the Northern107 PAD.

**Table 2: Residential Development Standards**

General Standards		
Minimum Net Lot Area	6,000 sf	
Minimum Width	60 ft	
Minimum Perimeter Setback	15 ft	
Principal Building Setback	20 ft from arterial and major arterial street ROW	
Dwelling Units (Minimum/Maximum)	Minimum of 62 units; maximum of 124 units	
Minimum Open Space %	30% exclusive of parking areas	
Minimum Private Open Space Per Unit	80 sf	
Maximum Structure Height	30 ft	Two story maximum for principal buildings measured to roof deck or mid-point of sloped roof
Maximum % Lot Coverage	50%	
Gross Parcel Area Per Dwelling Unit (Maximum)		
1 Residential Unit	5,000 sf per unit	
2-4 Residential Units	4,000 sf add./unit	
5-8 Residential Units	3,500 sf add./unit	
9 or more Residential Units	2,500 sf add./unit	
Landscape/Screening Standards		
Minimum % Landscaping Area	30% of total net site area; includes areas within required landscape buffers and parking area landscaped planters	
Street Frontage Minimum Landscape Buffer Width	15 ft along Northern Ave; 15 ft along 107th Ave	
Minimum Landscape Buffer Width Between Uses	15 ft between all uses	
Landscape Buffer Tree Spacing	1 screening tree spaced at 20 ft intervals	
Street Frontage Landscaping	Minimum 1 tree and 3 shrubs for every 25 feet of street frontage; 60% minimum vegetative groundcover in street frontage landscaped area	
At-Grade Parking Area Landscaping	1 landscaped planter at least 200 sf and 5 ft minimum width for every 10 parking spaces provided; 1 tree and 4 shrubs shall be required for each planter area; parking planter shrubs may not exceed 3 ft height; parking planter trees shall maintain 5 ft clearance between lowest branch and adjacent grade elevation	
Multi-Family Landscaping	Minimum 1 tree and 2 shrubs for each dwelling unit	

# G. DEVELOPMENT STANDARDS

Minimum Screening Wall Height	8 ft height along contiguous property lines separating residential and nonresidential uses or single-family residential and multi-family residential; 6 ft height along contiguous property lines separating residential uses.	
<b>Parking Standards</b>		
Parking (Single-Family)	2 per unit, 1 covered	
Parking (Multi-Family)	Studio/1 bedroom: 1 space	2 or more bedrooms: 2 spaces
Guest Parking	1 designated space for every 3 units	
Parking Space Size Minimum	10ft x 18ft	
Other Permitted/Conditional Uses	Defer to Section 7.403 of the Zoning Ordinance	
<b>Signage Standards</b>		
On-Site Advertising Sign	1 double-sided sign shall be permitted at the main entrance, not to exceed 24 square feet in copy area and 5 feet in height	
For all other signage standards, defer to residential district standards listed in Section 7.100 of the Zoning Ordinance.		

## PART 2. COMMERCIAL DEVELOPMENT STANDARDS

The following standards shall apply to the two commercial parcels identified within the Northern107 PAD.

**Table 3: Commercial Development Standards**

General Standards		
Minimum Front Building Setback	25 ft	
Minimum Rear Building Setback	60 ft to residential uses	15 ft to nonresidential uses
Minimum Side Building Setback	60 ft to residential uses	15 ft to nonresidential uses
Minimum Street Side Building Setback	25 ft	
Maximum Principal Structure Height	30 ft – 2 stories	
Maximum Accessory Structure Height	15 ft	
Maximum Floor Area Ratio	.5	
Landscape/Screening Standards		
Minimum % Landscaping Area	20% of total site area; includes areas within required landscape buffers and parking area landscaped planters	
Street Frontage Minimum Landscape Buffer Width	25 ft along Northern Ave; 15 ft along 107th Ave	
Minimum Landscape Buffer Width Between Uses	15 ft between nonresidential uses and residential uses; no buffer required between nonresidential uses	
Landscape Buffer Tree Spacing	1 screening tree spaced at 20 ft intervals	
Street Frontage Landscaping	Minimum 1 tree and 3 shrubs for every 25 feet of street frontage; 60% minimum vegetative groundcover in street frontage landscaped area	
Commercial Landscaping	Minimum 2 trees and 5 shrubs for every 3 parking spaces on site	
At-Grade Parking Area Landscaping	1 landscaped planter at least 200 sf and 5 ft minimum width for every 10 parking spaces provided; 2 trees and 5 shrubs shall be required for each 5 parking stalls; parking planter shrubs may not exceed 3 ft height; parking planter trees shall maintain 5 ft clearance between lowest branch and adjacent grade elevation	

# G. DEVELOPMENT STANDARDS

Minimum Screening Wall Height	8 ft height along contiguous property lines separating residential and nonresidential uses	6 ft height for refuse containers and loading docks/service bays to screen from street view and residential uses within 100 ft
<b>Parking Standards</b>		
Convenience Use Parking	1 space per 250 sf	
Freestanding Restaurant Parking	1 space per 100 sf	Drive-thru lane must accommodate storage for 6 vehicles (20 ft per vehicle) and must not encroach upon required parking or driveways
Parking Space Size Minimum	10ft x 20ft	
Other Permitted/Conditional Uses	Defer to Section 7.403 of the Zoning Ordinance	
<b>Signage Standards</b>		
Freestanding Sign	1 permitted per project per street frontage, not to exceed 48 square feet in copy area and 18 feet in height	
For all other signage standards, defer to commercial district standards listed in Section 7.100 of the Zoning Ordinance.		

## PART 3. LANDSCAPE STANDARDS OF GENERAL APPLICABILITY

The following standards shall apply to the development and maintenance of both commercial and residential uses:

1. All portions of a development site not occupied by buildings, driveways, storage, vehicle/truck maneuvering, and loading/unloading, shall be landscaped.
2. Future building pads and parcels shall be maintained weed-free in such a manner as may be approved by the City of Glendale Planning Administrator.
3. The minimum quantity of required trees, shrubs, and vegetative groundcover shall be distributed throughout required landscaped areas.
4. The amount of water-intensive plant materials not listed on the City's approved list shall be limited to no more than thirty (30) percent of the total required landscaped area. This standard is waived if the proposed development applies one hundred (100) percent of its landscape water demand from on-site generated effluent and/or reclaimed gray water sources. If a combination is used, only those areas irrigated by potable water shall be calculated toward the thirty (30) percent limitation.
5. Minimum Sizes for Trees, Shrubs, and Groundcover:
  - a. All required trees shall be a minimum of fifteen (15) gallons in size, eight (8) feet in height, four (4) feet in spread, and one and one-quarter (1.25) inches trunk caliper at the ground level. At least fifty (50) percent of required trees must be twenty-four (24) inch box or larger size, ten (10) feet in height, six (6) feet in spread, and two-inch trunk caliper at the ground level.
  - b. All required shrubs shall be a minimum of five (5) gallons in size. The installation of twenty (20) square feet of vegetative groundcover in any landscaped area shall substitute for one (1) required shrub, up to a maximum of thirty (30) percent of the required shrubs in any particular landscaped area.
  - c. All required groundcover shall be a minimum of one (1) gallon in size.
6. All landscape areas planted in trees, shrubs and groundcover shall receive an appropriate topping material to provide dust control, water conservation and appearance enhancement. These topping materials shall include, but not be limited to, decomposed granite (minimum half inch screened, two-inch minimum depth), fractured granite rip rap, river run rock or turf. A pre-emergent herbicide shall be applied to the ground prior to the placement of inert surface materials (decomposed granite, river run rock, etc.) in any landscaped area to prevent weed growth.
7. All landscape and hardscape materials installed within the public right-of-way, or on private property in proximity to a driveway or street intersection, shall be installed and maintained in compliance with the sight visibility requirements set forth by the City of Glendale.
8. Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed at-grade parking areas and along all driveways and vehicular access ways to protect landscape materials from vehicle damage.

# H. DESIGN GUIDELINES

The following section identifies the applicable design guidelines that will apply to the Northern107 PAD. Please see Figures 6 through 15 for more information regarding the conceptual character, landscaping, and materials proposed for the PAD.

## PART 1. RESIDENTIAL DESIGN GUIDELINES

The Northern107 PAD shall conform to the design guidelines contained within the City of Glendale Residential Design and Development Manual dated June 22, 2004 (Resolution 3767) with the following modifications or exceptions under Part 7 – Multi-Family Residential. These exceptions are necessary to implement the envisioned land use and development plan while ensuring high quality residential development.

**7.5.2:** Where buildings are located along arterial streets provide a building setback a minimum of 1:1 foot for every 1-foot of building height.

Proposed Modification: Delete standard. The Northern107 PAD proposes residential structures up to thirty (30) feet in height with a fifteen (15) foot building setback from Northern Avenue. This provision would be appropriate for taller structures but is not necessary for one- or two-story buildings.

**7.5.3:** Separation between buildings should be equal to the height of the tallest building, no less than 20 feet apart in order to provide adequate light and air, quality open spaces, and reduce noise transmission and “echoing” between buildings. This is a basic guideline, and there may be situations where the quality of open spaces on the site is improved by reducing this distance. Reducing the required building separation will be considered when it achieves one of the following objectives:

- a. Creating larger, more usable open spaces in another part of the site. Creating open space must not be done at the expense of building crowding.
- b. Creating private, protected, and intimate semi-public spaces such as gardens, arbors, and courtyards around which dwelling entries are grouped. Closely spaced buildings can provide the sheltering and space definition that these “outdoor rooms” require.

Proposed Modification: Separation between buildings should be a minimum of ten (10) feet apart along building sides, as permitted by building code.

**7.6.2:** Drives should end in focal points. These will typically consist of, landscaped areas, fountains, interesting building views, or other features that present a pleasing view. Drives should not end in views of trash dumpsters, storage areas, or parked cars.

Proposed Modification: Based on the conceptual site plan configuration, the residential entry, while not terminating in open space or an identifiable focal point, will provide excess open space, landscaping materials, and views on either side.

**7.11.2:** Dumpster enclosures must meet the following expectations:

- a. A 6-foot masonry wall and a gate must enclose all dumpsters. The design of the wall and gate must be consistent with buildings and screenwalls in the development.
- b. Dumpsters should be located away from adjacent residential uses and a minimum of 25 feet from residential buildings within the project.
- c. Avoid placing dumpsters at the end of drives so they don't become the focal point of the drive. Trash enclosures to be located in areas where landscaping can be provided on all three sides.

Proposed Modification: The unique configuration of the conceptual site plan may require dumpsters to be located closer than twenty-five (25) feet from each residential building within the project. The proposed standard shall be eighteen (18) feet minimum.

## PART 2. COMMERCIAL DESIGN GUIDELINES

The Northern107 PAD shall conform to the design guidelines contained within the City of Glendale Commercial Design Expectations adopted March 8, 1988.

# H. DESIGN GUIDELINES

## PART 3. GENERAL SITE DESIGN GUIDELINES

### STREETSCAPE / LANDSCAPE

The Northern107 PAD development parcels shall be required to provide a consistent landscape and hardscape design character along the Northern Avenue and 107th Avenue street frontage setback areas. The Conceptual Landscape Plan (Figure 6) depicts the intended landscape design pattern and approved planting materials for use within this PAD. The plant materials listed may be used in any appropriate combination and in quantities which are compliant with the PAD Development Standards contained in this narrative, or as approved by the Planning Administrator. Certification of low water/drought tolerant species shall be required as part of the future Design Review submittal(s). Screen walls located along perimeter street frontages shall be of common design and materials as defined by the following standards.

### WALLS & FENCES

Walls and Fences for Northern107 shall be of consistent design and materials across the multi-parcel development. Refer to Figure 7 (Wall and Fence Plan) for a depiction of wall types and heights required for this PAD. Refer to Figure 8 (Wall and Fence Character) for design and material requirements.

All commercial on-site parking areas shall be screened from street view by landscaped berm or screen wall not less than 4 feet in height, or a combination of the two.

### SCREENING / MISC.

All ground-mounted mechanical equipment and backflow preventers are required to be screened regardless of location. Screening elements shall be of complementary materials and/or color.

All refuse containers require decorative screen wall enclosures and solid gating. Refuse container enclosure solid walls shall follow the 6-foot screen wall design depicted on Figure 8 (Wall and Fence Character).

### OUTDOOR LIGHTING

All site lighting shall be shielded per the requirement of the Glendale Municipal Code Section 26.5-5. Lighting details, specifications and photometric designs shall be provided as part of the future Design Review process.

### SIGNS

All proposed signage shall comply with Zoning Ordinance Section 7.104.C. Monument sign design character has been provided as part of this PAD. Refer to Figure 9 (Monument Sign Character) for a depiction of the quality and material type expectations for monument sign structure design. Signage details and entry features shall be provided as part of the future Design Review process.

### ARCHITECTURE

The architectural character for Northern107 shall generally be consistent across the entire project building development. The architectural intent is to allow for commercial users to maintain familiar or proprietary identity features while implementing a high quality material and color palette to be complimentary for each development parcel.

# H. DESIGN GUIDELINES

Through the use of a neutral color palette that is modified for each building type, the developments elevations boast a soft, contemporary building style for both the residential and commercial buildings. A collection of renderings are shown to illustrate the potential building concepts. The building facades have been broken up through the use of architectural massing that consist of both strong projections and recesses to create a shadow play and visual interest.

Refer to Figures 10-15 for Conceptual Building Elevation Character for each parcel within the PAD, as well as building finish Materials and Color palette. While these guidelines are intended to promote collective design character, there shall be a reasonable amount of design flexibility permitted as the project evolves to the formal Design Review level. The following general guidelines shall be followed for building architecture,

## General Architectural Guidelines

- A blend of pitched and flat roof designs shall be encouraged. Buildings with flat roofs shall have pitched roof elements or vertical architectural building elements which break up the roof line elevation.
- Standing seam metal, architectural metal roof paneling or concrete roof tile are encouraged.
- Exterior building materials with high reflectivity are discouraged.
- Building main entry doors and address numbers should be visible from the street for commercial buildings or from a private drive lane for multi-family residential structures. Building plans which may have a front door located within an exterior courtyard shall be visible from the courtyard entry.
- The following building finish materials or combination of these elements should be incorporated into each Northern107 building elevation design:
  - 1) Composite or faux wood panels & accent elements
  - 2) Architectural metal panels (low-reflectivity)
  - 3) Wood beams
  - 4) Exposed steel beams, structural elements & accent elements
  - 5) Concrete stucco or EIFS (stucco finish, not to exceed 75% of the exterior wall surface area)
  - 6) Stone or stone veneer accent elements
  - 7) Decorative Concrete Masonry Units
  - 8) Cast in place concrete wall or decorative panels



# NORTHERN 107

## FIGURE 6: CONCEPTUAL LANDSCAPE PLAN



### COMMERCIAL LANDSCAPE SCHEDULE

#### TREES

- \*Mulga *Acacia aneura* or Chinese Elm *Ulmus parvifolia*
- Shoestring Acacia *Acacia stenophylla*
- Desert Willow *Chilopsis linearis*
- Desert Museum Palo Verde *Parkinsonia x Desert Museum*
- Texas Mountain Laurel *Sephora secundiflora*

#### SHRUBS

- Orange Jubilee *Tecoma 'Orange Jubilee'*
- Baja Ruelia *Ruellia pennsylvanica*
- Pink Fairy Duster *Calliandra eriophylla*
- Black Dalea *Dalea frutescens Sierra Negra™*
- Jojiba *Simmondsia chinensis*

#### ACCENTS

- Twin Flowered Agave *Agave gemmiflora*
- Desert Spoon *Dasylirion wheeleri*
- Red Yucca *Hesperaloe parviflora*

#### GROUNDCOVERS

- Desert Carpet *Acacia redolens*
- Yellow Lantana *Lantana x 'New Gold'*
- Purple Lantana *Lantana montevidensis*

\*If *Acacia aneura* is not available at nurseries, *Ulmus parvifolia* is an acceptable substitute.

### RESIDENTIAL LANDSCAPE SCHEDULE

#### TREES

- Monk's Pepper Tree *Vitex agnus-castus 'Montrose Purple'*
- Mulga *Acacia aneura*
- Thornless Cascalote *Caesalpinia cacalaco Smoothie®*
- Sweet Acacia *Acacia farnesiana*
- Desert Museum Palo Verde *Parkinsonia x Desert Museum*
- Seedless Desert Willow *Chilopsis linearis Art's Seedless*

#### SHRUBS

- Barbara Karst Bougainvillea *Bougainvillea 'Barbara Karst'*
- Desert Senna *Senna nemophila*
- Compact Texas Ranger *Leucophyllum frutescens 'Compacta'*
- Jojiba *Simmondsia chinensis*
- Yellow Bells *Tecoma stans v. stans 'Gold Star'*
- Baja Fairy Duster *Calliandra californica*

#### ACCENTS

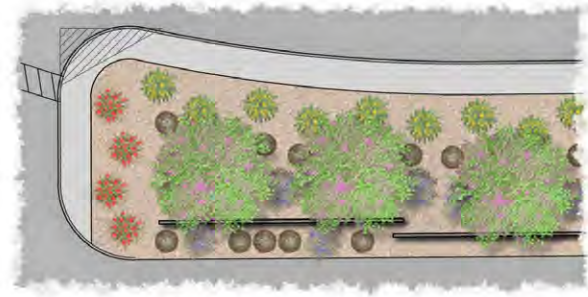
- Brakelights Yucca *Hesperaloe parviflora 'PERPA' Brakelights*
- Golden Barrel *Echinocactus grusonii*
- Medicinal Aloe *Aloe barbadensis*
- Copper Plant *Euphorbia rigida*
- Pale Leaf Yucca *Yucca pallida*
- Toothless Sotol *Dasylirion quadrangulatum*
- Parry's Agave *Agave parryi v. truncata*
- Twisted Leaf Yucca *Yucca rupicola*

#### GRASSES

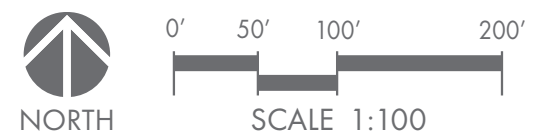
- Pink Muhly *Muhlenbergia capillaris*
- Deer Grass *Muhlenbergia rigens*

#### GROUNDCOVERS

- Yellow Lantana *Lantana x 'New Gold'*
- Purple Lantana *Lantana montevidensis*



TYPICAL STREETSCAPE SYSTEM

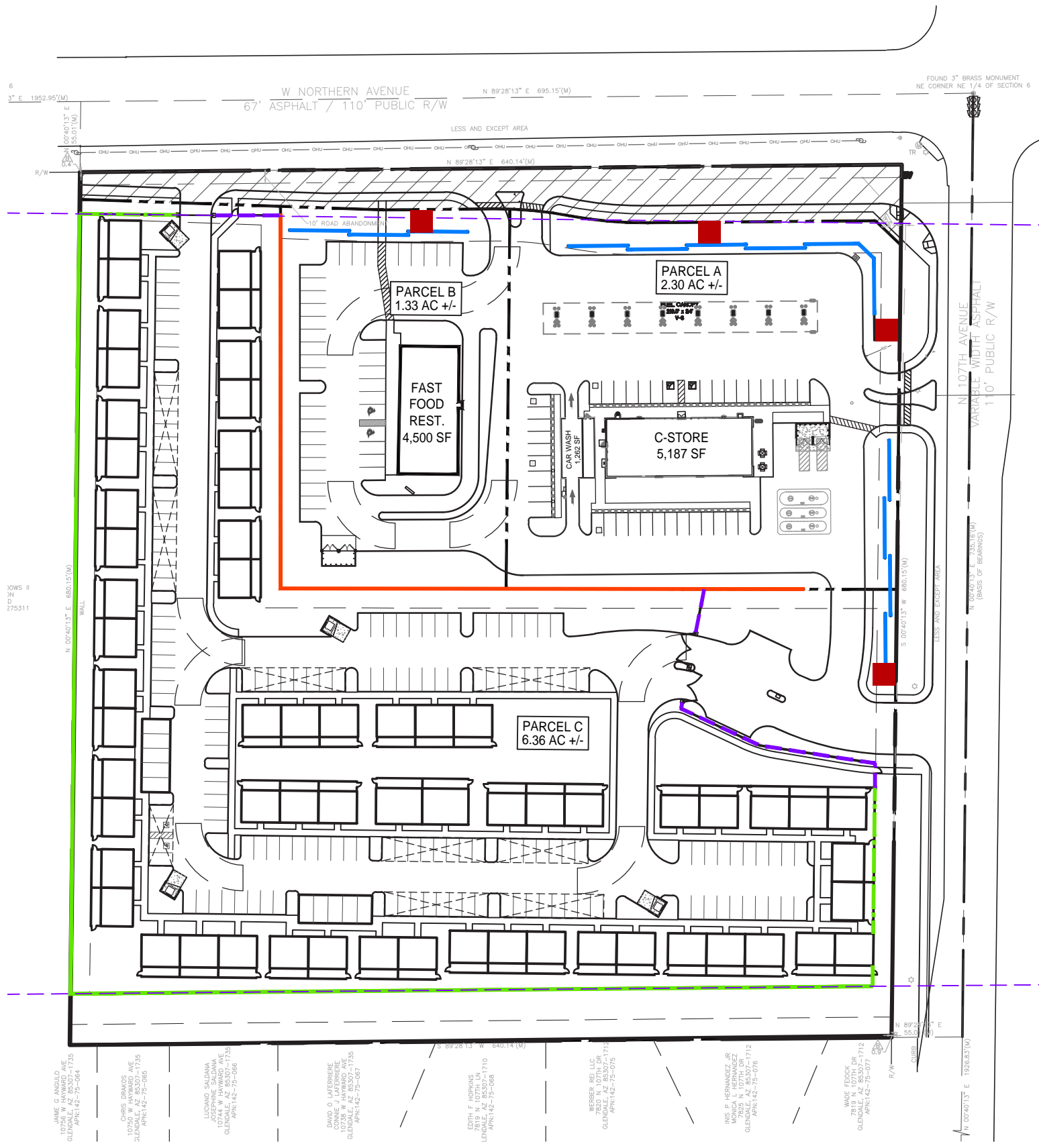


DATE: April 1, 2020

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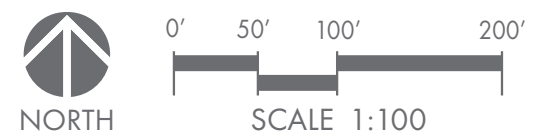
- Key
- 8' Decorative Wall\*
  - - - 6' Theme Wall
  - 6' Screen Wall
  - 4' Screen Wall
  - - - 6' View Fence
  - Signage / Monument



# NORTHERN 107

## FIGURE 7: WALL AND FENCE PLAN

\* 8' DECORATIVE WALL INSTALLATION TO BE DEFERRED TO DEVELOPMENT OF RESIDENTIAL PARCEL.



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4' Wall



6' Wall



8' Wall



8' Wall and Viewfence



**FIGURE 8:**  
WALL AND FENCE  
CHARACTER

SCALE: NTS

DATE: October 30, 2019

Key

- ① 4" x 8" x 16" CMU Block Wall
- ② 2" Cap
- ③ 4" x 8" x 16" Splitface CMU Block Wall - Integral Color
- ④ 4" x 8" x 16" CMU Blocks with Integral Color
- ⑤ 4" x 4" Wrought Iron Post
- ⑥ 2" x 4" Rails

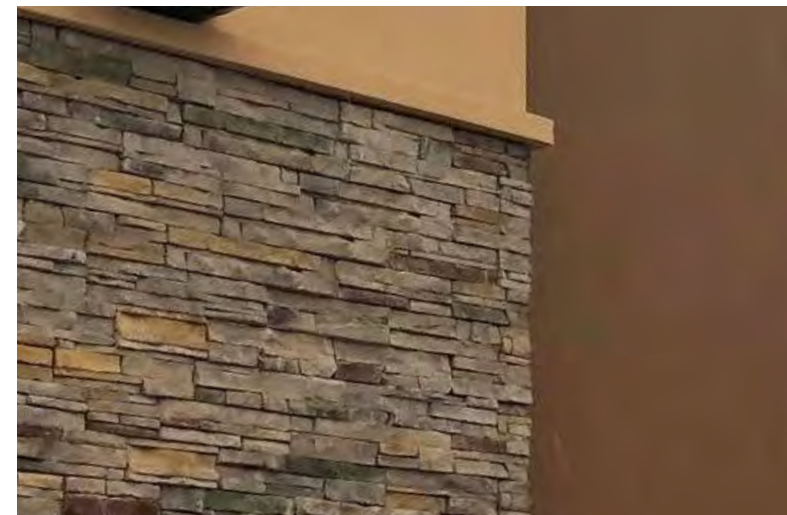
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*Signage Element Lapped on Base*



*Stacked Stone Column*



*Utilizing CMU Blocks as the Base*



**FIGURE 9:**  
MONUMENT SIGN  
CHARACTER

SCALE: NTS

DATE: October 30, 2019

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**FIGURE 10:**  
 PARCEL A -  
 CONCEPTUAL  
 ARCHITECTURAL  
 ELEVATIONS  
 (CONVENIENCE  
 STORE)

**GreenbergFarrow**  
 30 Executive Park, Suite 100  
 Irvine, CA 92614

**CIRCLE K STORES INC.**  
 1130 W. Warner Road, Building B  
 Tempe, Arizona 85284  
 t (602) 728-4850 f (602) 307-4850

**LAND DEVELOPMENT CONSULTANTS, LLC**  
 11811 N. Tatum Blvd. Ste.1051  
 Phoenix, Arizona 85028  
 Phone: (602) 850-8101; Fax: (602) 997-9807

SCALE: NTS

DATE: August 13, 2019

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 Phoenix, Arizona 85034  
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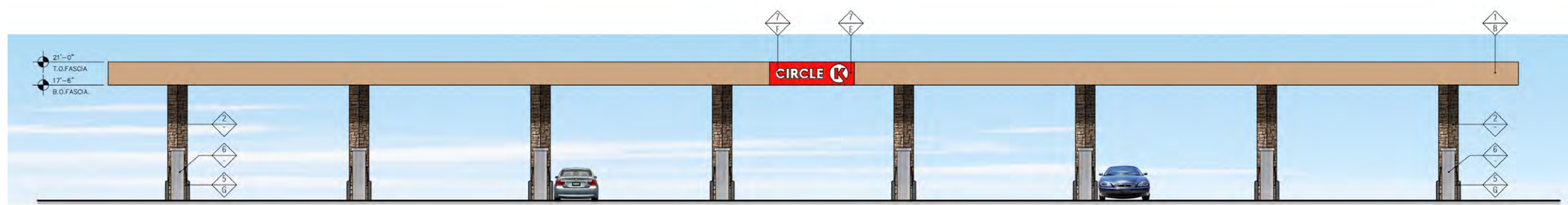


4 "SIDE" ELEVATION (EAST)

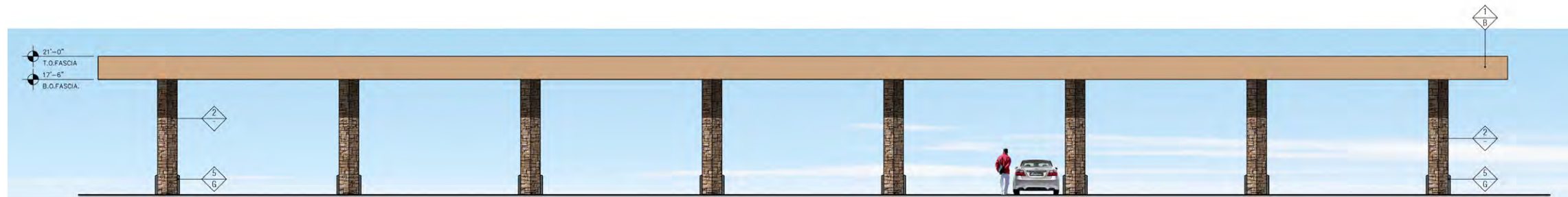
3 "SIDE" ELEVATION (WEST)

FINISH SCHEDULE	
▲ FINISH MATERIAL	
1	ACM PANEL "TEX-COTE" FINISH
2	STEEL COLUMN WITHIN
3	NOT USED
4	NOT USED
5	6" Ø BOLLARD, 36" HIGH
6	FUEL PUMP
7	INTERNALLY ILLUMINATED SIGN UNDERSEPARATED PERMIT - 36" DIA. BOX
8	NOT USED
9	STONE VENEER, INSTALL PER MFR. SPECS. INSTALL GROUTED. GROUT TO MATCH STONE COLOR
▼ FINISH COLOR	
A	NOT USED
B	SHERWIN WILLIAMS - SW6115 - TOTALLY TAN
C	NOT USED
D	CULTURED STONE CSV 20006 - CHARDONNAY COUNTRY LEDGESTONE
E	CIRCLE K RED #PMS 485
F	CIRCLE K WHITE
G	PVC BOLLARD SLEEVE "DARK GRAY"
H	CIRCLE K ORANGE #PMS 144

Notes:  
 1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.  
 2. The ACM panels are white and are the full length/height of the canopy fascia. The sign decals are installed onto the ACM panels then the CC masks the full sign and applies the tex-cote and paint.  
 3. All signs require a separate submittal.



2 "FRONT" ELEVATION (NORTH)



1 "REAR" ELEVATION (SOUTH)



**FIGURE 11:**  
 PARCEL A -  
 CONCEPTUAL  
 ARCHITECTURAL  
 ELEVATIONS  
 (FUEL CANOPY)

**GreenbergFarrow**  
 30 Executive Park, Suite 100  
 Irvine, CA 92614

**CIRCLE K STORES INC.**  
 1130 W. Warner Road, Building B  
 Tempe, Arizona 85284  
 t: (602) 728-4850 f: (602) 307-4850

**LAND DEVELOPMENT CONSULTANTS, LLC**  
 11811 N. Tatum Blvd. Ste.1051  
 Phoenix, Arizona 85028  
 Phone: (602) 850-8101; Fax: (602) 997-9807

SCALE: NTS

DATE: August 13, 2019

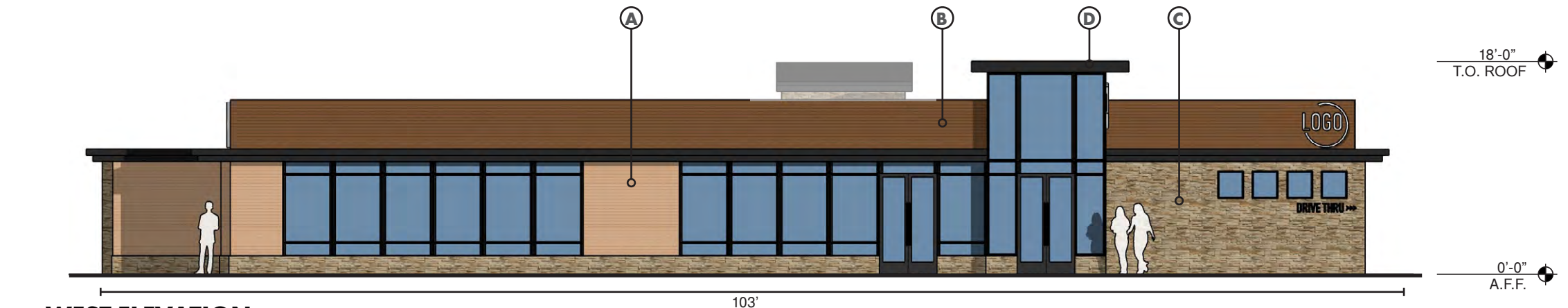
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**EXTERIOR FINISH SCHEDULE**

- A** STUCCO FINISH  
PAINT - TBD (SW 6115 SHOWN)
- B** STUCCO FINISH  
PAINT - TBD (SW 6095 SHOWN)
- C** CULTURED STONE CSV 20006  
CHARDONNAY COUNTRY LEDGESTONE
- D** TRIM  
PAINT - TBD (SW 6258 SHOWN)



**1 WEST ELEVATION**  
3/16" = 1'-0"



**2 EAST ELEVATION**  
3/16" = 1'-0"



**3 NORTH ELEVATION**  
3/16" = 1'-0"

**4 SOUTH ELEVATION**  
3/16" = 1'-0"



**FIGURE 12:**  
PARCEL B -  
CONCEPTUAL  
ARCHITECTURAL  
ELEVATIONS  
(FAST FOOD)

SCALE: AS NOTED

DATE: April 1, 2020

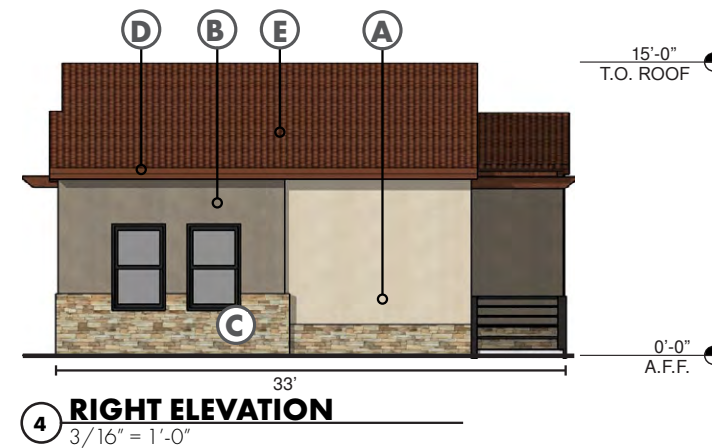
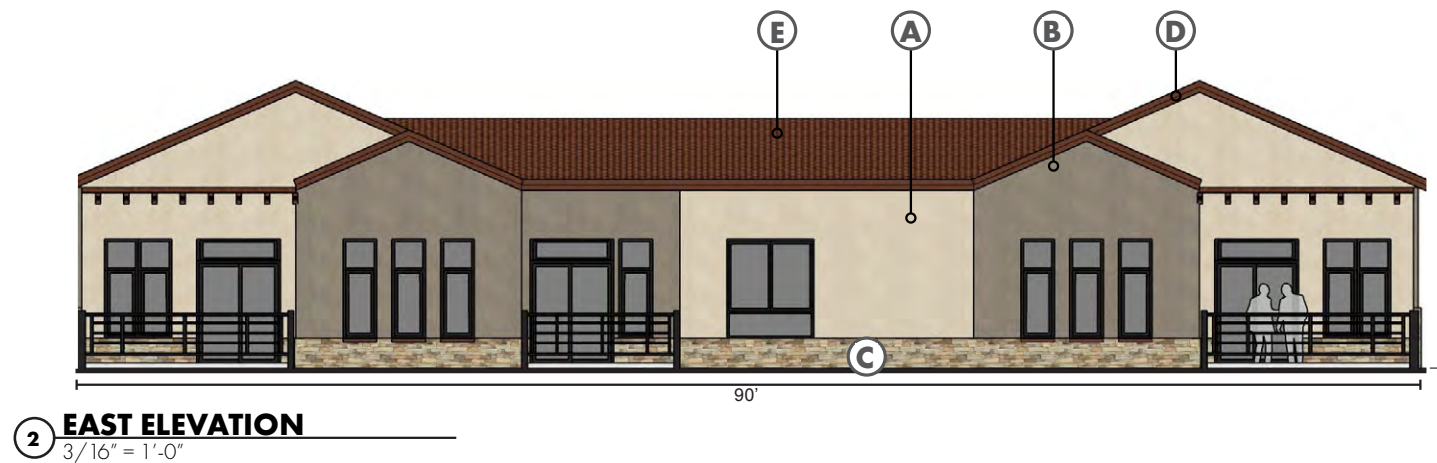
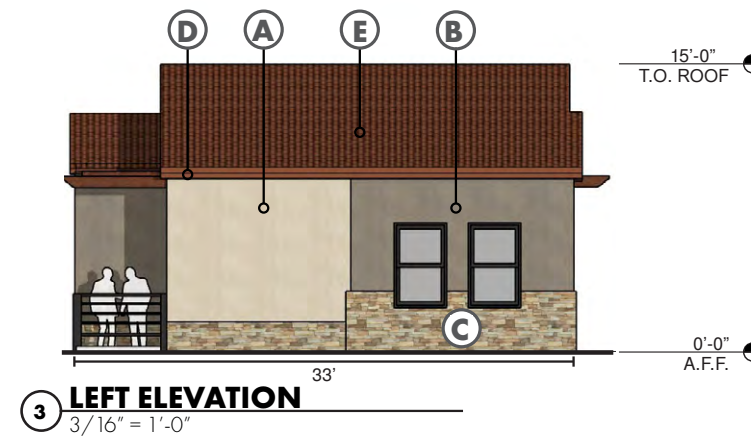
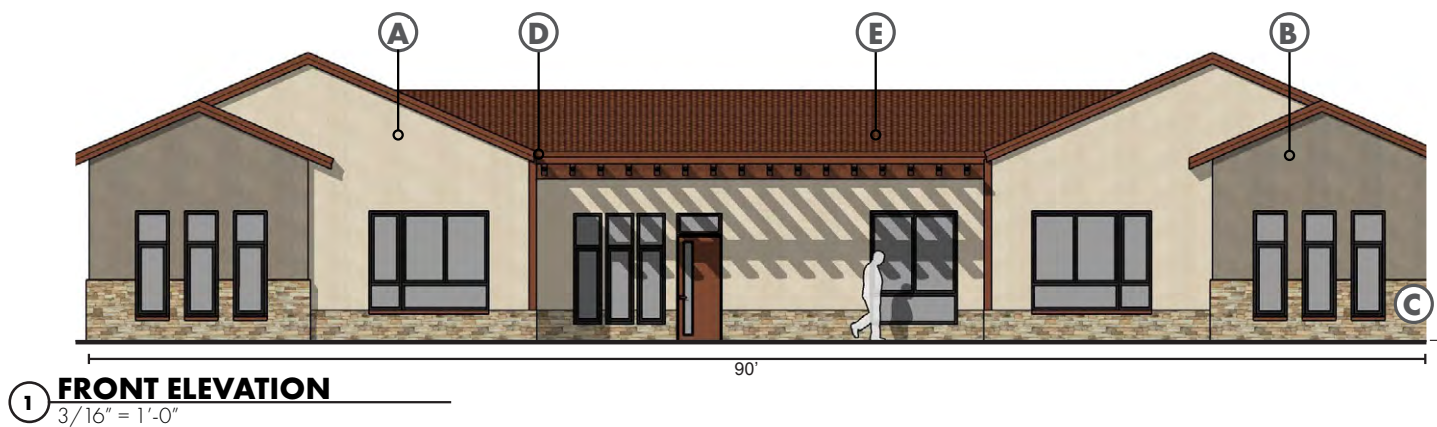
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PROVIDED FOR ARCHITECTURAL CHARACTER EXAMPLE ONLY - FINAL ELEVATION DESIGNS MAY DIFFER



**EXTERIOR FINISH SCHEDULE**

- A** STUCCO SIDING  
PAINT - TBD (SW 7554 SHOWN)
- C** STACKED STONE  
GOLDEN WHITE LEDGESTONE
- E** ROOF TILE  
CLAY BARREL ROOFING TILE
- B** STUCCO SIDING  
PAINT - TBD (SW 7021 SHOWN)
- D** TRIM  
PAINT - TBD (SW 7703 SHOWN)



**FIGURE 13:**  
PARCEL C -  
CONCEPTUAL  
ARCHITECTURAL  
ELEVATIONS  
(RESIDENTIAL  
SINGLE-STORY)

SCALE: NTS

DATE: March 23, 2020

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PROVIDED FOR ARCHITECTURAL CHARACTER EXAMPLE ONLY - FINAL ELEVATION DESIGNS MAY DIFFER



**EXTERIOR FINISH SCHEDULE**

- A** STUCCO SIDING  
PAINT - TBD (SW 7554 SHOWN)
- C** STACKED STONE  
GOLDEN WHITE LEDGESTONE
- E** ROOF TILE  
CLAY BARREL ROOFING TILE
- B** STUCCO SIDING  
PAINT - TBD (SW 7021 SHOWN)
- D** TRIM  
PAINT - TBD (SW 7703 SHOWN)



**NORTHERN 107**

**FIGURE 14:**  
PARCEL C -  
CONCEPTUAL  
ARCHITECTURAL  
ELEVATIONS  
(RESIDENTIAL  
TWO-STORY)

SCALE: NTS

DATE: March 6, 2020

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PROVIDED FOR ARCHITECTURAL CHARACTER EXAMPLE ONLY - FINAL ELEVATION DESIGNS MAY DIFFER

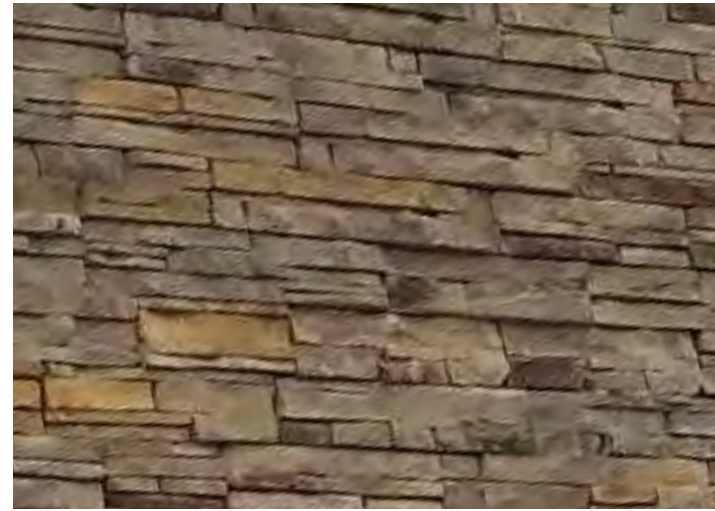




4" x 8" x 16" CMU Blocks



4" x 8" x 16" Splitface CMU Blocks - Integral Color



Stacked Stone



Stacked Stone and Stucco or EIFS



Wrought Iron Fence with Rails



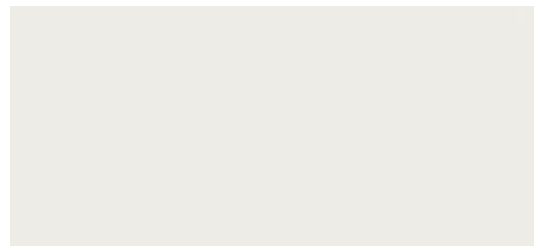
Stacked/Staggered CMU Blocks with Integral Color



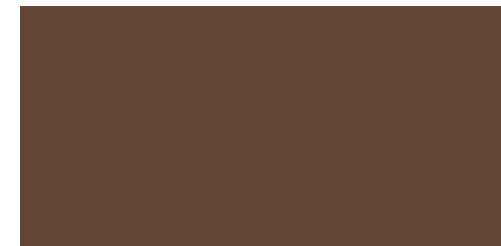
Color: Totally Tan (SW 6115)



Color: Toasty (SW 6095)



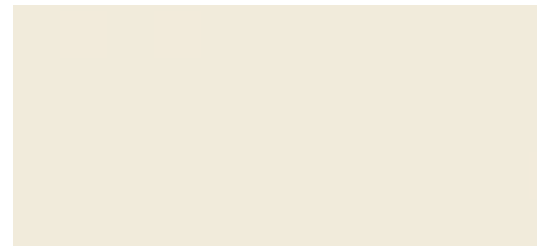
Color: Circle K White (SW 7005)



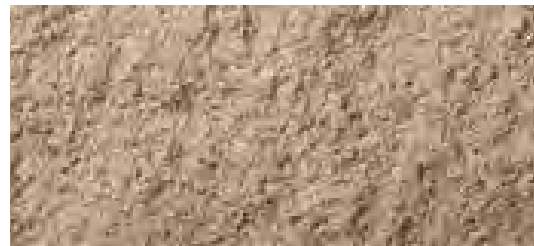
Color: Java (SW 6090)



Color: Gray



Color: White Balsa



Color: Pecan



Color: Black Walnut



**NORTHERN**107

**FIGURE 15:**  
MATERIALS AND  
COLOR

SCALE: NTS

DATE: October 30, 2019

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# I. UTILITY INFRASTRUCTURE

## PART 1. WATER

The City of Glendale will provide water to the site. The City of Glendale currently has an existing 8-inch water line on the south side of Northern Avenue and an existing 12-inch water line on the west side of 107th Avenue.

The water distribution system will be designed to conform to the City of Glendale and ADEQ (Arizona Department of Environmental Quality) standards which are in the Arizona Administrative Code (R18-5-502 Minimum Design Criteria: Water Distribution Systems). Water studies will need to follow the City of Glendale's design criteria which are available from the Water Services Department. The minimum waterline pipe diameter size of 8-inch DIP with a minimum of 36-inches of cover shall be provided. Fire hydrant spacing within the property shall be a maximum of 300 feet in commercial areas with at least one hydrant per 100,000 square feet of coverage. A right-of-way permit to conduct a flow test shall be obtained from the Development Services Center on the 2nd floor of City Hall at 5850 West Glendale Avenue.

## PART 2. SEWER

The City of Peoria will provide sewer to the site. The City of Peoria currently has an existing 8-inch force main that ties into a 12-inch sewer line on the south side of Northern Avenue. They also have an existing 6-inch force main on the west side of 107th Avenue that ties into a 10-inch sewer line that runs east along Northern Avenue. The sewage collection system will be designed to conform to City of Peoria Engineering Standards and ADEQ (Arizona Department of Environmental Quality) standards which are in the Arizona Administrative Code (R18-9-E301 4.01 General Permit: Sewage Collection Systems).

## PART 3. ELECTRIC, GAS, AND CABLE

The Arizona Public Service (APS) currently has existing overhead electric on the south side of Northern Avenue and existing underground electric on the west side of 107th Avenue. Southwest Gas currently has an existing 4-inch gas line on the west side of 107th Avenue. Cox Communications currently has existing cable lines on the south side of Northern Avenue and on the west side of 107th Avenue.

## PART 4. DRAINAGE

A Master Preliminary Drainage Plan shall be prepared for the Northern107 PAD which determines individual development pad stormwater retention storage requirements. Individual development pads shall be required to maintain individual stormwater retention systems as required to manage the run-off generated by that pad. A combination of surface and underground retention storage methods shall be permitted in accordance with City of Glendale code requirements.

The previously prepared Northern Parkway DCR depicted a retention basin at the southeast corner of the Northern107 PAD site to manage additional future off-site stormwater flows which may be generated by the Northern Parkway improvement project. It is uncertain if this drainage dedication requirement will be maintained under the current ongoing Northern Parkway design update process. If this drainage area is requested as a result of the ongoing Northern Parkway design efforts, Parcel C within Northern107 will be subject to the needed design change.

## PART 5. ACCESS AND CIRCULATION

A companion Traffic Impact Analysis (TIA) has been submitted for review concurrent with this PAD submittal. Future right-of-way dedications and roadway sections shall be in accordance with City of Glendale Standard Detail 300 Series. Future right turn deceleration lanes shall be provided in accordance with the approved TIA requirements and shall be accurately depicted at time of Design Review process.

# I. UTILITY INFRASTRUCTURE

Access/driveway widths shall be 30-foot minimum and designed in accordance with City of Glendale Standard Detail G-454. Six-foot wide minimum sidewalks shall be provided along public rights-of-way.

A future traffic signal interconnect conduit shall be required at the intersection of Northern Avenue and 107th Avenue.

A 40-foot future encumbrance is provided along the southern boundary of Parcel C. This area includes an existing 16-foot drainage and fire access easement which accepts runoff from Country Meadows Condominiums Unit 2 and provides emergency access to the adjacent development. The additional 24-foot encumbrance allows for the potential extension of public access connection along the southern edge of Parcel C to create access to Country Meadows Condominiums Unit 2. If, during the Northern Parkway design and construction process, it is determined that the future public access need not be extended, this 40-foot encumbrance shall be reduced to the existing 16-foot drainage and fire access easement, allowing the remaining area to be utilized for future development.

# J. PROJECT PHASING

It is anticipated that the Northern107 PAD will be constructed in three separate development phases. Following is the anticipated phasing order, which is subject to change pending end user plans and market conditions.

1. Convenience Store and Fuel Station: 2020-2021
2. Fast Food Pad: 2021-2022
3. Residential: 2022-2023

# K. APPENDICES

## APPENDIX A. PAD LEGAL DESCRIPTION

Maricopa County Tax Parcel # 142-75-001M

THE NORTH 735.00 FEET OF THE EAST 695.00 FEET OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIA, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 55.00 FEET THEREOF;

EXCEPT THE EAST 55.00 FEET THEREOF.

# K. APPENDICES

## APPENDIX B. RESERVED - CITIZEN PARTICIPATION PLAN REPORT

# K. APPENDICES

## APPENDIX C. RESERVED - PAD ORDINANCE





# NORTHERN 107

## K. APPENDICES: APPENDIX D. CONTEXT PLAN WITH PHOTOS



NORTH

SCALE: NTS

DATE: October 9, 2019

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1. Looking North



2. Looking East



3. Looking South



4. Looking West



5. Looking North



6. Looking East



7. Looking South



8. Looking West



9. Looking North



10. Looking East



11. Looking South



12. Looking West



13. Looking North



14. Looking East



15. Looking South



16. Looking West



17. Looking North



18. Looking East



19. Looking South



20. Looking West



21. Looking North



22. Looking East



23. Looking South



24. Looking West



25. Looking North



26. Looking East



27. Looking South



28. Looking West



29. Looking North



30. Looking East



31. Looking South



32. Looking West



# NORTHERN 107

## K. APPENDICES: APPENDIX D. CONTEXT PLAN WITH PHOTOS



NORTH

SCALE: NTS

DATE: October 9, 2019

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