



PEORIA & 303 PAD ZON24-05

City Council Voting Meeting – January 28, 2025





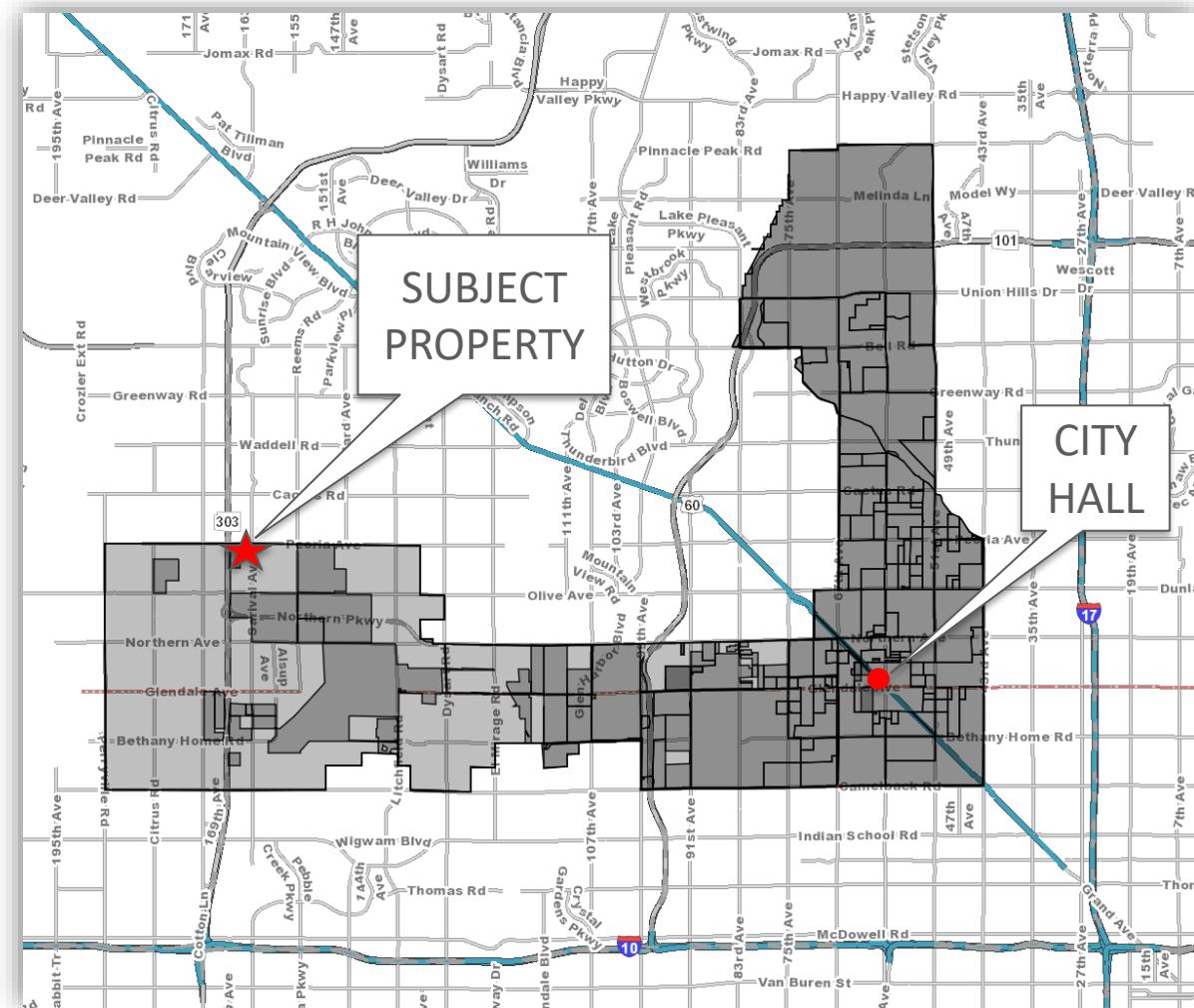
Rezone from PAD (Planned Area Development) to PAD (Planned Area Development).

Applicant/ Owner:

Jason Morris, Withey Morris Baugh, PLC, CNI 303 & Peoria LLC ET AL

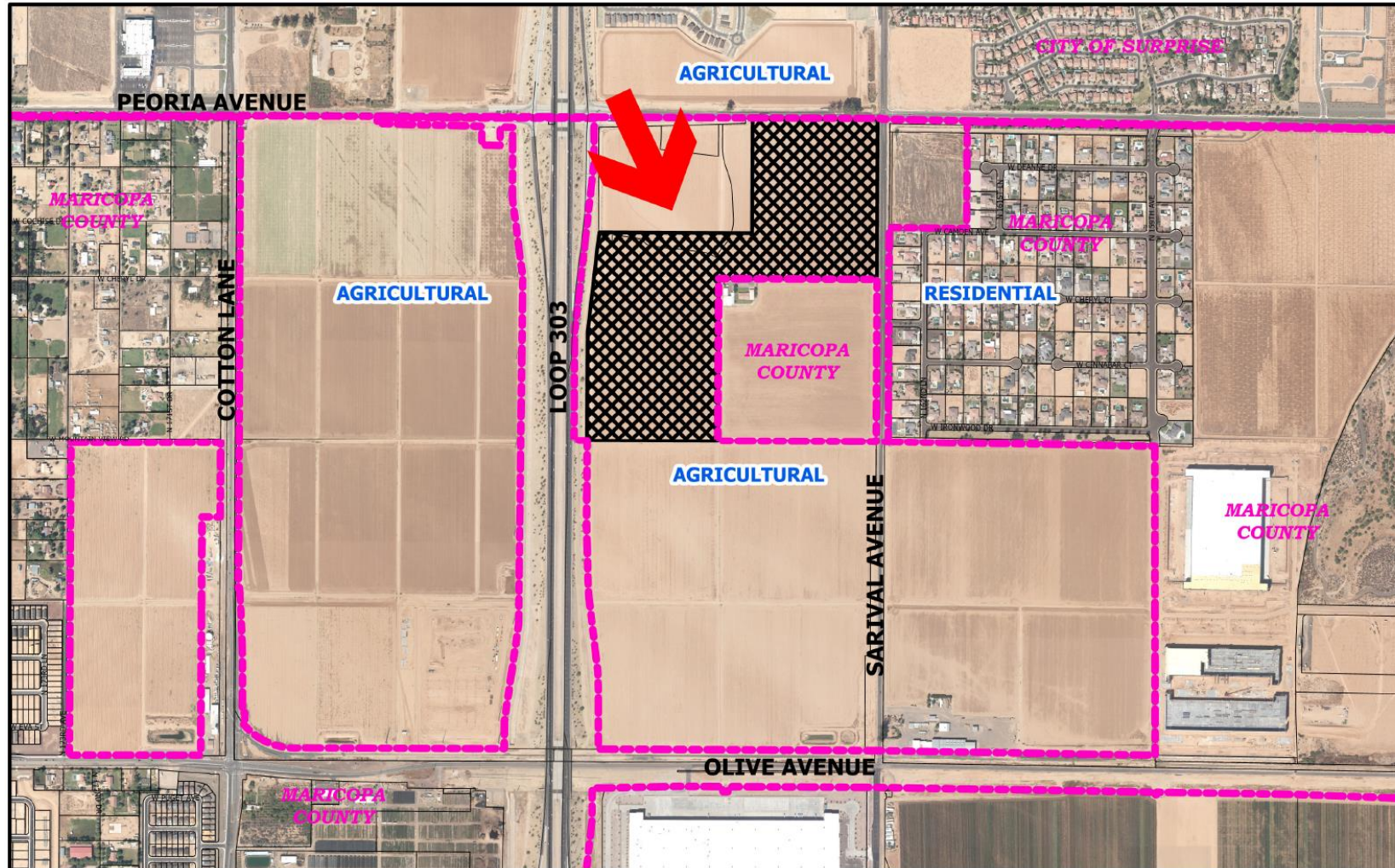
Vicinity Map

Located at the Southwest corner of Sarival and Peoria Avenues

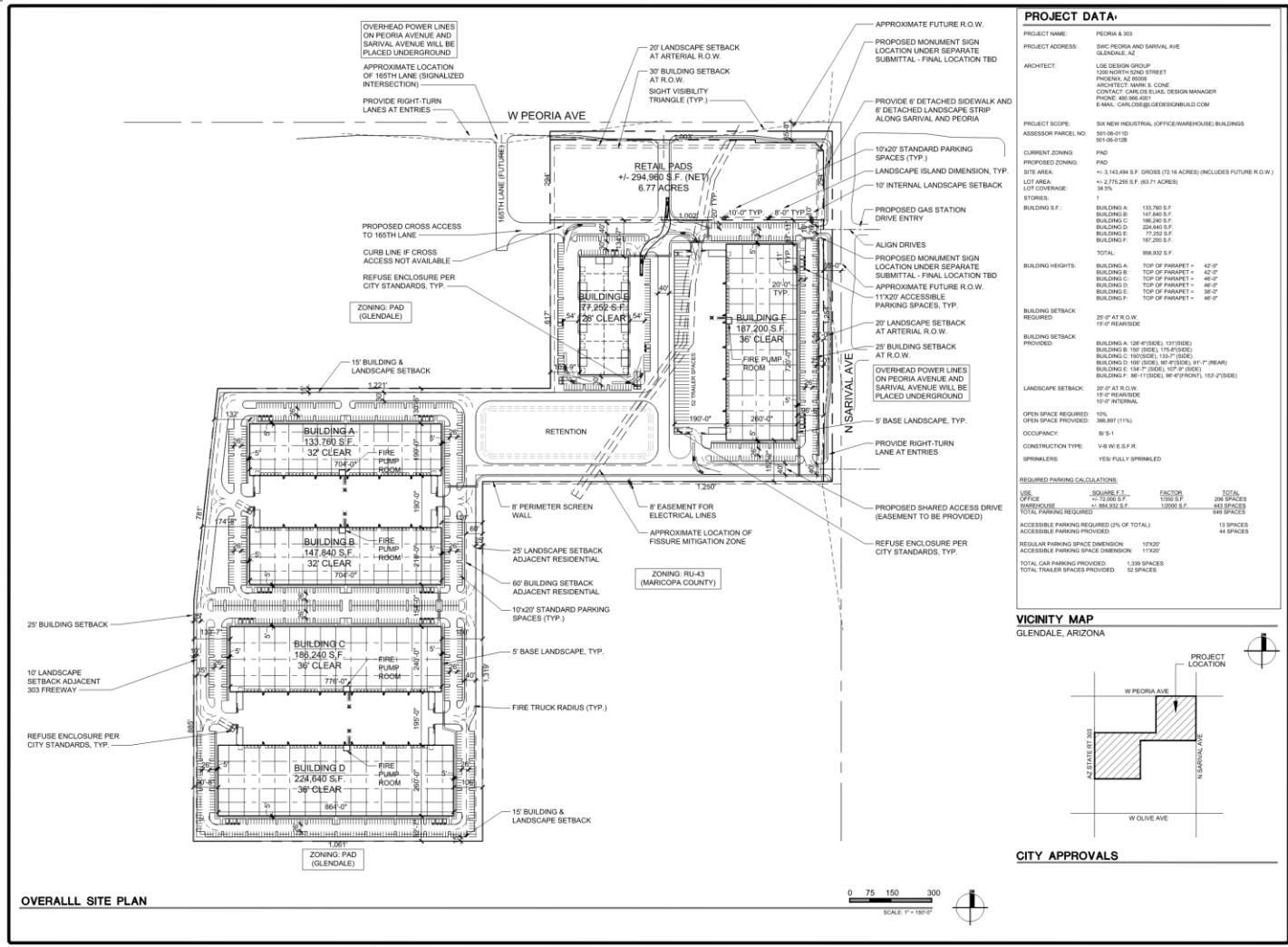




Aerial Photograph



Site Plan





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Stipulations as Recommended by Planning Commission

1. Development shall be in substantial conformance with the Peoria & 303 PAD Narrative, date stamped November 5, 2024.
2. A 55-foot half street right-of-way will be required along the property frontage on Sarival Avenue. An additional 10-foot right-of-way (for a total of 65 half street right of way) will be required on the west side of Sarival Avenue between the Peoria Avenue intersection and Driveway B. (Refer to Traffic Impact Analysis map for location of Driveway B)



Stipulations as Recommended by Planning Commission

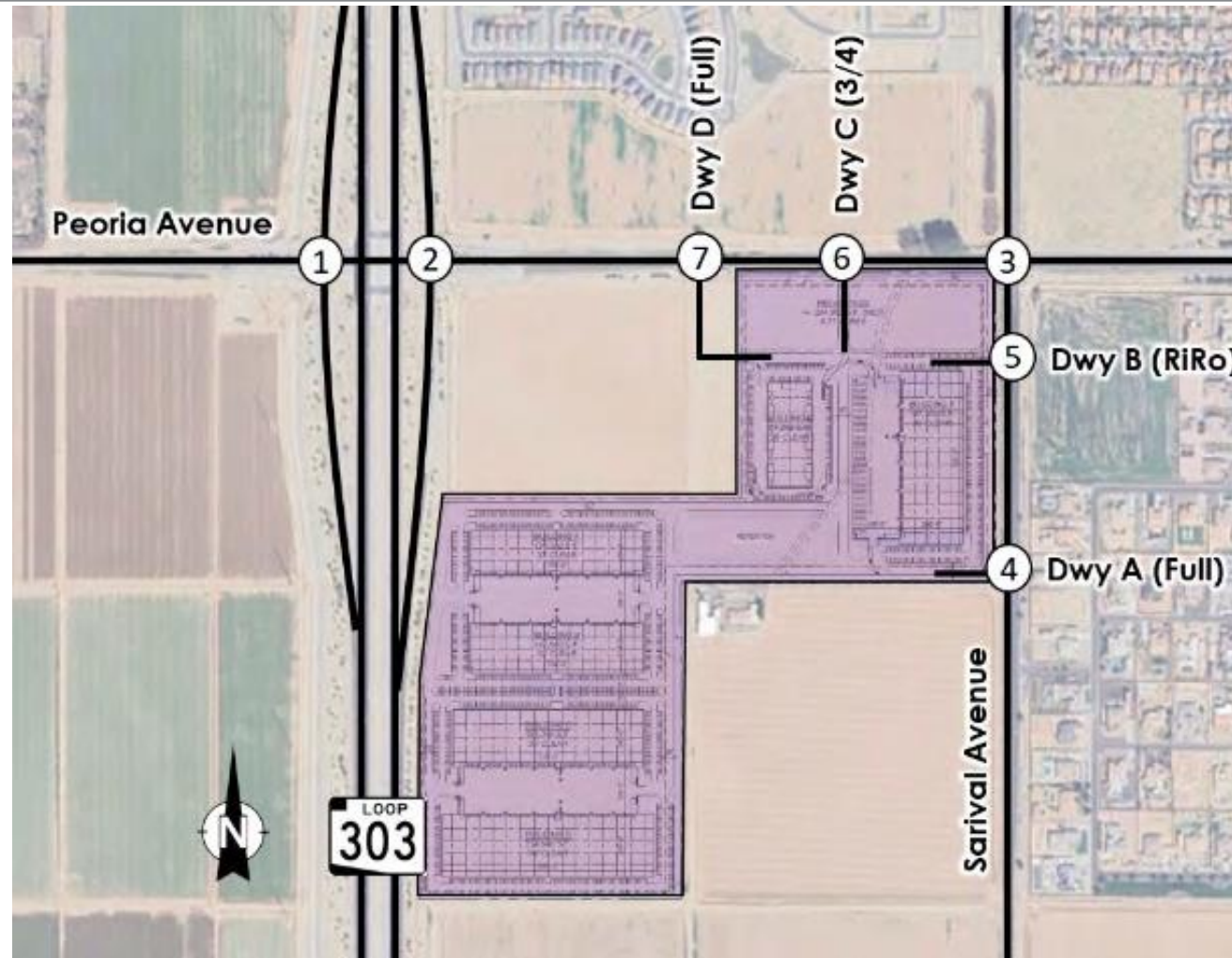
3. Both proposed driveway on Sarival Avenue will require 150 feet of storage and a 100-foot taper to meet City of Glendale guidelines.
4. The Developer may be required to provide additional right-of-way in advance of Driveway A along the right turn lane to ensure that the sidewalk is constructed within public right-of-way.(Refer to Traffic Impact Analysis map for location of Driveway A)



Stipulations as Recommended by Planning Commission

5. The Developer will be required to complete all off-site improvements which includes the construction of the half street roadway, turn lanes, sidewalk and landscaping along Sarival Avenue per City of Glendale regulations.
6. Dedication of right-of-way and all required off-site improvements along Peoria Avenue shall be reviewed and approved by the City of Surprise and/or Maricopa County.

TIA Driveway Map





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