

Peoria & 303 PAD

Planned Area Development

Case No. ZON24-05

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PLANNING DIVISION
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Peoria & 303 PAD

A. PAD Introduction

This Planned Area Development (“PAD”) request, which is referred to herein as the Peoria & Glendale PAD, is for approximately 72.16 gross acres located at the southwest corner of Sarival Avenue and Peoria Avenue, which is otherwise commonly known as Maricopa County Assessor (“Assessor”) Parcel Numbers 501-06-011D and -012B (the “Property”). See Aerial Map attached at **Tab 1**. The Property consists of vacant land that is located along a freeway growth corridor with frontage along the Loop 303 Freeway, as well as Peoria and Sarival Avenues, both arterial roadways. To the north of Peoria Avenue is vacant commercial land within the City of Surprise. To the East is a County RU-43 residential subdivision. To the south is vacant county land (zoned RU-43); and, vacant land zoned Glendale PAD (designated as Light Industrial by the General Plan). To the west is the Loop 303 freeway.

The Property is a long-time vacant site, and is currently subject to a dated PAD (Glendale 303 PAD) which contemplated the Property as a power center and/or auto dealerships. Given the national trends of retail since approval of the Glendale 303 PAD in 2005 (i.e. the decline of brick and mortar and shift toward online shopping), the applicant proposes a rezoning of the Property to further diversify the land use mix at the site and create an opportunity for viable development while maintaining the intent of the existing entitlement. This proposed rezoning furthers the goals of the area as Regional Mixed Use while diversifying the land use pattern for the Property. Notably, Walmart owns land within the Glendale 303 PAD area, and in an effort to facilitate increasingly viable development for both the Walmart site and the subject Property, a land exchange was recently completed to ‘clean up’ the site boundaries. That said, no changes to the existing entitlement for the Walmart site are proposed. The Walmart parcel is not subject to this PAD.

The goal of this PAD is to provide a framework for development of the Property with a mixed employment and commercial development, close to major transportation arteries, which will provide for new job opportunities in the area, while maintaining flexibility for a commercial element to the plan, as has always been contemplated. This request is consistent with other planned and existing industrial development in the surrounding area. This PAD aligns with the City’s RMU general plan designation and will follow the land use trends along the 303 corridor.

B. Request

The applicant is requesting to rezone the subject Property from PAD to PAD with underlying C-2 and M-1 light industrial uses.

C. General Plan Consistency

The Glendale General Plan land use map designates the Property as Regional Mixed Use (RMU). The RMU land use designation encourages a cohesive, large-scale, mixed-use planned development fostering urban,

multi-modal opportunities. Per the General Plan, “RMU developments accommodate a variety of complementary uses, both physically and functionally integrated, including commercial, employment, residential, open space, and other supportive land uses.”

In this instance, the proposed development includes light industrial and commercial uses with arterial frontage and freeway access. This PAD precisely fits the definition and intent of the RMU, and thus, the proposed development conforms with the RMU designation.

D. PAD Overview

The purpose of the Peoria & 303 PAD is to create a regulatory framework for development of the Property with a flexible mix of uses intended to attract a range of targeted industry including technology, light manufacturing, finance and other office and industrial uses, as well as commercial / retail uses. In addition to employment uses, this PAD permits retail, consistent with the existing entitlement, to serve the larger area. Specific users, building locations, building design, and overall layout will be refined as future users materialize. Once specific users are identified, a design review application (site plan, building architecture, landscaping, signage, grading, etc.) will be submitted for administrative review by Glendale staff.

This PAD establishes land uses and design principles for the proposed development. The goals and objectives of the Peoria & 303 PAD are to:

- Establish entitlement flexibility to attract mixed employment and commercial development on the Site to benefit the region and City as a whole.
- Establish development standards to ensure a high quality of design and land use compatibility.

This PAD encourages complementary land use types. The flexibility in design enabled by the PAD offers a desirable improvement over conventional zoning standards and directly promotes the appropriate and efficient use of land and infrastructure. The PAD establishes the foundation for a superior development that will provide future end users with a cohesive environment comprised of a variety of related and compatible uses.

E. PAD Permitted Uses

Uses permitted in the M-1 (Glendale Unified Development Code Section 2.500-1) and C-2 (Glendale Unified Development Code Section 2.700-1) zoning districts, are generally permitted, as modified below in Table 1, Table of Permitted Uses:

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Table 1: Table of Permitted Uses

Specific Use Type	P = Permitted Use X = Prohibited	
	PAD	Supplemental Use Regulations
Agriculture Use Category		
Urban Agriculture, Noncommercial	P	
Residential Use Category		
Dwelling, Live/Work	X	
Dwelling, Mixed-Use Residential	X	
Group Care Home	X	
Residential Care Center	P	<ol style="list-style-type: none"> 1. All establishments must obtain a business license as well as a certificate of occupancy as required by City building codes. 2. If State licensing is required, proof of such licensure shall be provided to the Planning Division within the Development Services Department. 3. No such home or center shall be located on a lot with a property line within 1,200 feet of another such residential care home, residential care center or group care facility. 4. The establishment must meet the minimum off-street parking requirements as set forth in Section 35.4.000. 5. An individual required to register as a sex offender and classified as a Level II or Level III community risk (intermediate to high risk) is not permitted to live in a residential care home or residential care center. 6. An administrative record of each Residential Care Home, Residential Care Center or Group Care Facility shall be maintained with the Planning Division within the Development Services Department. 7. The City reserves the right to revoke authorization to operate.
Senior Care, Assisted Living, and Memory Care Facilities	P	
Short-term or Vacation Rental	X	

Public/Semi-Public Use Category		
Business or Trade School	P	
Cemetery or Mausoleum	X	
Child Care, Center	P	
Community Playfields and Parks	P	
Community Recreation Center	P	
Conference or Convention Center	P	
Country Club	X	
Cultural Facility or Museum	P	
Funeral Home or Crematorium	X	
Golf Course	X	
Government Offices and Civic Buildings	P	
Place of Worship	P	<ol style="list-style-type: none"> 1. All vehicular access to the facility shall be onto an arterial or collector road. 2. Wherever an off-street parking area is adjacent to a residential use, a continuous obscuring wall, fence and/or landscaped area at least six (6) feet in height shall be provided.
Private Schools, Colleges, and Universities; without Dormitories	P	<ol style="list-style-type: none"> 1. Located at the intersection of two (2) collector streets or fronting or siding on an arterial street.
Social Club or Lodge	P	
Social Service Facility	P	
Utility Facility, Minor	P	
Wireless Facility (Including Tower and Supporting Facilities)	P	Per Sec. 35.3.105.D of the Unified Development Code
General Commercial and Professional Office Use Category		
Adult Business	X	
Alcoholic Beverages, Retail Sales	P	

Animal Supply and Feed Store	P	Animal supply and feed stores shall be limited to indoor sales only.
Animal Pet Day Care Facility	P	<ol style="list-style-type: none"> 1. When located adjacent to a residential or agricultural district, every building shall be set back at least fifty (50) feet from the closest residential or agricultural lot line. The space shall be designed so the average sound level emitted from the interior of the facility shall not exceed forty-five (45) decibels at any point fifty (50) feet from the exterior walls and roof of the facility. Building plans submitted for a pet day care facility shall include a certified statement from registered architect or engineer that a building will meet the forty-five (45) decibel requirement. 2. The facility shall be constructed so that direct unaccompanied access by animals to outside areas of the building is not allowed. 3. Animals must be accompanied by a facility employee or pet owner at all times when outside the building. 4. Use of the facility for overnight boarding shall require a CUP in accordance with the Unified Development Code. 5. e. All outdoor recreation and/or boarding areas shall require a CUP in accordance with the Unified Development Code.
Animal Pet Store	P	<ol style="list-style-type: none"> 1. The facility shall be constructed so that direct unaccompanied access by animals to outside areas of the building is not allowed. 2. Animals must be accompanied by a facility employee or pet owner at all times when outside the building.
Antique Shop	P	
Art Gallery/Studio	P	
Automotive, Commercial Parking Lot	P	Overnight parking is not permitted unless the lot is completely enclosed, locked and limited to passenger vehicles only
Automotive, Parking Structures	P	As accessory to a permitted use.
Automotive and Recreational Vehicle Rentals	P	<ol style="list-style-type: none"> 1. When ancillary to a Permitted principal use, six (6) or fewer vehicles may be made available for rent; for-rent vehicles shall not occupy required parking spaces. 2. 2. On-site storage, maintenance, and washing of rental vehicles shall occur no closer than 150 feet from a residential use and shall not be conducted between any

		adjacent street and the front of the principal building.
Automotive and Recreational Vehicle Sales, Including Auto Auction	P	<ol style="list-style-type: none"> 1. All repairs and tuning activities shall occur indoors. 2. Automotive rental facilities associated with a dealer shall be considered an allowed accessory use.
Automotive Refueling Station	P	<ol style="list-style-type: none"> 1. There shall be no outdoor service or repair operations, other than the dispensing or installation of gasoline, vehicle charging or other minor services, such as tire inflation, for customers as related to such dispensing, installation or charging; 2. There shall be no sale, rental, display, long-term parking, or storage of vehicles, boats, trailers, machinery or other similar equipment; or 3. There shall be no outdoor storage or display of vehicle components and parts, supplies or equipment, except within an area defined on the project approved site plan and which extends no more than ten (10) feet beyond the principal building. 4. All fuel pumps and/or pump islands shall be covered by a canopy that matches or complements the design of the main structure. 5. Electric charging stations may count towards required parking spaces. 6. The placement of more than two such facilities per intersection of arterial or collector roadways is discouraged. 7. Facilities located on the same side of a street shall be no less than 500 feet from a similar facility. 8. Refueling pumps and associated equipment shall be no less than 150 feet from a single-family residential use. 9. Canopy lights shall be flush mounted, and the light source shall not be visible from any property line. 10. A use may combine a refueling station with a convenience store, restaurant, drive through facility, car wash and/or automotive repair, minor
Automotive Repair and Service, Major	P	<ol style="list-style-type: none"> 1. Outdoor repair areas shall be paved with concrete, asphalt, pavers, or gravel as approved by the Transportation Department. 2. Service bays shall be oriented away from public view and shall be no closer than 150 feet from a residential property. 3. Vehicle and equipment storage shall be within a building or fully screened within a solid, permanent enclosure. 4. Outdoor service or repair of vehicles shall be prohibited

		<p>except in areas fully screened from public right-of-way and no closer than 150 feet from a residential property.</p> <ol style="list-style-type: none"> 5. Accessory uses may include assembly and repair buildings, machine shops, paint facilities, fueling and supply facilities, parking areas, and incidental retail sales associated with the principal uses. 6. A major automotive repair use may be combined with automotive sales, outside storage or service stations.
Automotive Repair and Service, Minor	P	<ol style="list-style-type: none"> 1. All services shall be conducted within an enclosed building. 2. Service bays shall be oriented away from the view from public right-of-way and shall be no closer than 150 feet from a residential property. 3. A use may combine an automotive repair, minor use with a refueling station, convenience store, restaurant - limited service, drive through and/or car wash
Bar or Cocktail Lounge	P	<ol style="list-style-type: none"> 1. Use shall be located no closer than 1,000 feet from a state-designated local alcohol reception center. 2. Use shall be located no closer than 100 feet from a property zoned for single-family residential use, excluding rights-of-way. 3. Outdoor seating and patio spaces shall be no closer than 200 feet from a property zoned for residential use, excluding rights-of-way.
Car Wash	P	
Coffee Shop, Café or Bakery	P	
Commercial Entertainment, Indoor	P	Subject to the approval of a development plan.
Commercial Entertainment, Outdoor	P	Subject to the approval of a development plan.
Convenience Store	P	A use may combine a convenience store with a refueling station, restaurant - limited service, drive through, car wash and/or automotive repair, minor
Deferred Presentment Companies	X	
Donation Centers	P	<ol style="list-style-type: none"> 1. All donated items shall be stored in an enclosed building
Drive-Through (Principal Use)	P	<ol style="list-style-type: none"> 1. Drive throughs shall be located a minimum of 150 feet from residentially zoned property, including rights-of-way. 2. Menu boards shall not be placed facing the primary street. In addition, every effort shall be made to avoid

		<p>placing payment and/or pick-up windows adjacent to public streets.</p> <ol style="list-style-type: none"> 3. Drive through aisles that face or are adjacent to public streets shall be screened from public view by a minimum three (3) foot tall masonry wall that matches the primary structure. 4. No drive-through aisles shall exit directly onto a public right-of-way. 5. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access point to the facility that is located adjacent to a drive-through lane(s) 6. A drive-through lane with a minimum of two hundred and forty (240) linear feet for queuing, measured from drive-through entrance to the point of service, shall be provided. A combined total of at least four (4) stacking spaces from the drive through entry to the first stop (i.e. menu/order board) shall be provided in one (1) or more drive-through lanes and a combined total of at least eight (8) stacking spaces from the menu board to the point of service (i.e. pickup window) shall be provided. Where warranted, the Transportation Director may require a queuing memorandum or study be prepared to establish the required drive through queuing length. 7. Drive-through queuing shall not encroach upon or block driveways or parking spaces.
Financial Institution	P	<ol style="list-style-type: none"> 1. Drive throughs shall be located a minimum of 150 feet from residentially zoned property, including rights-of-way. 2. Every effort shall be made to avoid placing payment and/or pick-up windows adjacent to public streets. 3. Drive through aisles that face or are adjacent to public streets shall be screened from public view by a minimum three (3) foot tall masonry wall that matches the primary structure. 4. No drive-through aisles shall exit directly onto a public right-of-way. 5. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access point to the facility that is located adjacent to a drive-through lane(s) 6. A drive-through lane with a minimum of eighty (80) feet of queuing per drive-through lane, measured from drive-through entrance to point of service shall be provided. Where warranted, the Transportation Director may require a queuing memorandum or study be

		<p>prepared to establish the required drive through queuing length.</p> <p>7. Drive-through queuing shall not encroach upon or block driveways or parking spaces.</p>
Health and Fitness Centers	P	
Hotels and Motels	P	
Household Appliance, Furniture, and Small Equipment Rentals.	P	<p>1. No outside display or storage is allowed</p> <p>2. Any use with seventy-five thousand (75,000) square feet or greater of gross floor area shall be considered Retail, Large.</p>
Laundry, Commercial	P	
Massage and Spa Establishments	P	
Medical, Offices and Clinics	P	
Medical, Urgent Care	P	
Medical, Hospitals	X	
Microbrewery, Craft Distillery or Tasting Room	P	<p>1. Use shall be determined by Arizona State Liquor License type.</p> <p>1. Building shall be located no closer than 1,000 feet from a state-designated local alcohol reception center.</p> <p>2. Outdoor dining and patio spaces shall be no closer than 200 feet from a property zoned for residential use, including rights-of-way.</p>
Nightclub and Live Entertainment	P	<p>1. No adult entertainment uses permitted.</p> <p>2. The closing time of the dance floor shall be simultaneous with the closing of the bar or cocktail lounge.</p> <p>3. The area devoted to patron dancing shall not exceed seven and one half (7-1/2) percent of the total gross floor area.</p> <p>4. Shall be located a minimum of 300 feet from any residential use.</p>
Office, Business or Professional	P	
Pawn Shops	P	<p>1. The use shall be a minimum of three hundred (300) feet from any agricultural or residentially- zoned property located in the City of Glendale or in an adjoining city or county, measured from property lines.</p> <p>2. The use shall be a minimum of one thousand three</p>

		hundred twenty (1,320) feet from any other pawn shop located in the City of Glendale or in an adjoining city or county, measured from the property lines.
Personal Services	P	<ol style="list-style-type: none"> 1. Maximum of one thousand (1,000) square feet of floor area to be occupied by or devoted to machinery to be used for laundry, cleaning, dyeing, and finishing work. 2. Retail service to individual customers only and no wholesaling of any commodity or service shall be permitted;
Recreation, Indoor	P	
Restaurant	P	
Retail, General	P	1. No outside storage is allowed
Retail, Large	P	
Retail, Smoke and Vape Shop	P	
Shooting Range, Indoor	X	
Shopping Center, Community	P	<ol style="list-style-type: none"> 1. The shopping center must include plazas containing a total of at least one thousand (1,000) square feet per net acre of the site. The plazas shall include shade trees, seating areas, tables, and trash receptacles. At least fifty percent (50%) of the area of plazas required shall be constructed in the first phase of development. 2. Outdoor sales and displays are prohibited, except when the following conditions are present: <ol style="list-style-type: none"> A. Products and services displayed outdoors are customary, accessory, and incidental to those sold and displayed in a primary business being conducted in the permanent building on the property. B. Outdoor sales and displays do not interfere with pedestrian access ways, fire lanes, required parking spaces, driveways, landscape area, or traffic visibility at driveway entries and street intersections. 3. Prior to a certificate of occupancy of any building on the site, the developer shall provide certification that the noise level from mechanical equipment does not exceed 55 dBA (normal speaking voice) at the property line. 4. A Master Development Plan shall be reviewed through the design review process. Consideration shall be given to the conformance of the proposed plan with the General Plan, the commercial design expectations,

		and the stated purpose of the Neighborhood Shopping Center district.
Shopping Center, Neighborhood	P	<ol style="list-style-type: none"> 1. The shopping center must include plazas containing a total of at least one thousand (1,000) square feet per net acre of the site. The plazas shall include shade trees, seating areas, tables, and trash receptacles. At least fifty percent (50%) of the area of plazas required shall be constructed in the first phase of development. 2. Outdoor sales and displays are prohibited, except when the following conditions are present: <ol style="list-style-type: none"> A. Products and services displayed outdoors are customary, accessory, and incidental to those sold and displayed in a primary business being conducted in the permanent building on the property. B. Outdoor sales and displays do not interfere with pedestrian access ways, fire lanes, required parking spaces, driveways, landscape area, or traffic visibility at driveway entries and street intersections. 3. Prior to a certificate of occupancy of any building on the site, the developer shall provide certification that the noise level from mechanical equipment does not exceed 55 dBA (normal speaking voice) at the property line. 4. A Master Development Plan shall be reviewed through the design review process. Consideration shall be given to the conformance of the proposed plan with the General Plan, the commercial design expectations, and the stated purpose of the Neighborhood Shopping Center district. 5. The frontages and corner setback area shall include a minimum of twenty (20) feet of landscaping, broken only by necessary driveways and screen walls. No parking shall be permitted within this area.
Tattoo and Piercing Studio	P	Use shall not be located within one thousand (1,000) feet of another Tattoo or Piercing Studio, a Pawn Shop or Non-Chartered / Non-Traditional Financial Institution, Liquor Store, or Adult Business.
Thrift Stores	P	<ol style="list-style-type: none"> 1. 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.

		<ol style="list-style-type: none"> 2. All collection receptacles shall be secure from public access during non-business hours. 3. No material, goods, or merchandise may be stored outside of an approved collection receptacle unless it is within an approved screened area.
Veterinary Clinic	P	<ol style="list-style-type: none"> 1. Noise attenuation walls shall be installed between suites to prevent noise transmission above 45dB. 2. Odor control and air filtration measures shall be taken to contain all odors within the subject suite. 3. Outdoor uses shall be prohibited unless otherwise stated below. 4. If veterinarian clinic has a kennel or animal training associated with it, then it shall comply with the requirements for those use categories as provided herein.
Veterinary Hospital, Emergency	P	<ol style="list-style-type: none"> 1. Noise attenuation walls shall be installed between suites to prevent noise transmission above 45dB. 2. Odor control and air filtration measures shall be taken to contain all odors within the subject suite. 3. 3. Outdoor uses shall be no less than one hundred (100) feet to any residential use.
Industrial Use Category		
Animal Kennel / Animal Shelter	P	<ol style="list-style-type: none"> 1. All animals must be kept indoors, and no outside runs are permitted unless otherwise stated below. 2. The kennel structure must not be any closer than one hundred (100) feet to any residential or agricultural zone. 3. The kennel structure shall be designed, constructed, and maintained so that sound emitted to exterior walls and roofs shall not exceed forty-five (45) decibels. Building plans submitted for a kennel/shelter shall include a certified statement from a registered architect or engineer that the building will meet the forty-five (45) decibel requirement. <p>Outdoor uses shall be no less than one hundred (100) feet from any residential use and shall not be in use between 9:00 p.m. and 7:00 a.m, unless amended through the Conditional Use Permit process in accordance with the Unified Development Code.</p>
Animal Training, Outdoor	P	<ol style="list-style-type: none"> 1. Outdoor uses shall be no less than one hundred (100) feet from any residential use and shall not be in use between 9:00 p.m. and 7:00 a.m, unless amended through the Conditional Use Permit process.

Automotive Wrecking and Salvage Yards	X	
Building Material Sales	P	
Commercial Aviation Business	X	
Distribution Center, Indoor	P	
Distribution Yard, Outdoor	X	
Heavy Equipment Sales and Rental	P	
Manufacturing and Assembly, Minor	P	Per Section 35.3.104.F of the Unified Development Code
Manufacturing and Assembly, Major	P	<ol style="list-style-type: none"> 1. Outdoor activity shall be no closer than 300 feet from any residential use. 2. Outdoor activity and storage shall be screened from public rights-of-way by a solid wall or fence of no less than ten (10) feet in height. 3. Retail sale of merchandise shall be prohibited. 4. Vehicle, equipment, and material storage shall occur on improved dustproof surfaces. 5. Manufacturing of flammable, hazardous, or explosive materials such as pyrotechnics, rubber products, and chemicals or allied products shall be prohibited
Nursery, Retail	P	
Product Processing	P	<ol style="list-style-type: none"> 1. Use shall be located on a property that is no closer than 500 feet from any residential use or 250 feet from any retail commercial use. 2. Processing of meat, poultry, and seafood canning, curing, and byproduct processing; rendering or refining of fats and oils; and dyeing and finishing of textile products shall be prohibited.
Recycling Center	P	
Research Laboratory	P	
Storage, Recreational Vehicles	P	<ol style="list-style-type: none"> 1. Excludes services such as mechanical maintenance, washing, and detailing. 2. Outdoor recreational vehicle storage facilities shall be screened from the view of adjacent streets by a solid wall or fence of no less than ten (10) feet in height and landscaping.
Storage, Self-service	P	<ol style="list-style-type: none"> 1. 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

		<p>buildings and screened from the view of adjacent streets by a solid wall or fence of no less than ten (10) feet in height and landscaping.</p> <p>2. Outside storage shall not exceed ten (10) percent of the gross site area and shall not count towards meeting parking requirements.</p> <p>3. All storage warehouse facilities are to be used for storage purposes only.</p>
Towing Business, with Impound Yard	P	
Travel Plaza/Truck Stop	X	
Waste Facility, Landfill	X	
Waste Facility, Transfer Station	X	
Wholesale, Warehouse	P	

The Zoning Administrator may administratively interpret a land use analogous to those uses listed herein, as authorized by Glendale Unified Development Code Section 35.6.07.

F. Site Plan and Landscaping

A conceptual site plan is attached at **Tab 2**. The conceptual site plan illustrates a possible site design for the Property; however, the ultimate site plan layout will be per market demand and approved via the Design Review process. As noted, the Property has a unique geometry and configuration, and thus requires creative site planning. The enclosed conceptual site plan features six (6) flex buildings ranging from 77,252 square feet to 187,200 square feet, for a total of approximately 956,932 square feet of building area. The various building sizes are intended to accommodate a range of future potential users, and they have been designed such that buildings can accommodate multi or single tenant spaces. Buildings along the Loop 303 frontage are designed with the narrow end of buildings facing the freeway to help break-up long uninterrupted massing's. Along Sarival Avenue, Building F is oriented in a north/south direction so that the front of the building faces Sarival Avenue rather than truck docks and trailer parking. Ultimately, future uses and site layout will be determined by market demand and specific user needs.

The conceptual site plan proposes two (2) new driveways on Sarival Avenue (one full access and one right-in-/right-out access) and one new driveway on Peoria Avenue (three-quarter access). There is potential for a second driveway (full access) on Peoria Avenue as part of a shared access agreement with the adjacent Walmart parcel. Right-turn deceleration lanes are proposed at each driveway access. Pedestrian, vehicular and refuse circulation plans are provided herein.

Landscaping will be designed to complement the building architecture and overall design theme for the Property. All materials will comply with the City's low water plant palette. The street frontage landscaping will provide an enhanced attractive public edge to the Property while perimeter site boundaries will define the Property and provide a pleasing common boundary with adjacent sites. A variety of tree species, combined

with a colorful combination of shrubs and groundcovers, will provide an overall landscape composition of appropriate scale to enhance the overall development and its visual impact on its surroundings. Landscape enhancements are planned at the intersection corner of the Project to complement the architecture and potential signage. Additionally, the commercial frontage along Peoria Avenue will feature an enhanced landscaped entry including accent paving at the entry drive and character plantings to provide a sense of arrival. Along the Project's Sarival Avenue frontage, enhanced tree landscaping is provided including 24" box (50%), 36" box (25%) and 48" box (25%) plantings, exceeding Code requirements. Additional trees internal to the Project shall be twenty-four (24) inch box, consistent with Table 4.100-5 of the Glendale Unified Development Code. More specific details regarding plantings, types, locations and quantities will be a part of the future design review application where they will address the actual size and building design. Finally, decorative parking screen walls will be provided, as appropriate, along project frontages. See **Tab 3**, Conceptual Landscape Plan.

All future site plans will be subject to the Design Review process, including any future commercial retail plans.

G. Development Standards

Development standards for the Project shall comply with the Glendale Unified Development Code Section 5.840 (M-1 District standards), except as otherwise modified in Table A – Development Standards, or the Permitted Permanent Sign section below. Where this PAD is silent on a development standard, the Glendale Unified Development Code shall apply. The standards for Automotive and Recreational Vehicle Sales, Including Auto Auction uses, are grandfathered from the Glendale 303 PAD, as referenced herein.

Table A: Development Standards

	M-1	PAD	Automotive and Recreational Vehicle Sales, Including Auto Auction (PAD)
Maximum Building Height	56'	56'	45'
Maximum FAR / Lot Coverage	N/A	50%	.5 (40% lot coverage)
Minimum Perimeter Building Setbacks	Front: 25' Side: 15' Street Side: 25' Rear: 15'	Front: 25' Side: 15' Street Side: 25' Rear: 15'	Front (Adjacent to r-o-w): 25' Side: 10' except 0' between motor vehicle parcels 60' adjacent to single-family residentially zoned property Rear: 10' except 60' when adjacent to

			single-family residentially zoned property
Parking Stall Dimensions	Standard Spaces: 10' x 20'; Low turnover uses may utilize a minimum parking space width of nine (9) feet and length of eighteen (18) feet.	No Change	10' x 20' for 90 degree parking; may reduce to 9' x 20' for angled parking.
Landscaped Areas			
Building Base	An average 5-foot-wide landscape area shall be required between the principal building and nearest parking area and/or drive aisle for 50% of the principal building front elevation and 25% of each side elevation. Rear elevations are exempt from this requirement.	No Change	No Change
Use Buffer	A minimum fifteen (15) foot wide landscape buffer shall be required along property lines of permitted non-residential uses when contiguous with, or separated by an alley, from any residential development (except multi-family, live/work, for rent community, mixed-use residential) or undeveloped parcel in a residential zoning district. This buffer shall be increased to twenty-five (25) feet where any loading docks and service drives abut residential zoning districts.	No Change	15' adjacent to commercial and 25'-0" adjacent to residential.
Street Frontage	Arterial Roads – Minimum twenty (20) foot wide	No Change	20'-0" except 10'-0" adjacent to Loop 303 Freeway,

Parking Areas	A minimum of 1 landscape island every 10 spaces shall be required.	No Change	No Change; see Section I for specific requirements.
	Each island shall be no less than 8 feet wide (inside, curb-to-curb dimension) for the length of the adjacent parking space(s)	No Change	No Change
	A minimum of 1 landscape median for every two hundred (200) parking spaces shall be required.	No Change	No Change; see Section I for specific requirements.
	Landscape medians shall extend the length of the parking area and shall be a minimum eight (8) feet wide (inside, curb-to-curb dimension) and provide one, ADA compliant pedestrian sidewalk or crossing that leads to the principal building entrance or on-site primary pedestrian circulation system.	No Change	No Change
Minimum on-site landscaping as a percentage of total site area	10% minimum	10%	5%

Permitted Permanent Signs

All signs will be subject to the requirements of City of Glendale Unified Development Code Sign Code, Section 35.4.300, except as modified herein. Signage will be established via the Design Review process.

- A. Wall, fascia, mansard, parapet, awning, and single identification signs.
 1. The sign area for each business shall not exceed 1.75 square foot for each linear foot of the business wall elevation on which the sign is displayed along the Loop 303 frontage and arterial street frontages (Sarival Avenue and Peoria Avenue).
 2. The maximum aggregate sign area is one hundred fifty (150) square feet per business, if located within a multi-tenant building. The maximum aggregate sign area is seven hundred and fifty (750)

square feet for a single, dual or multi-tenant building. This aggregate sign area may be increased by fifty percent subject to approval of a Comprehensive Sign Plan.

3. For elevations facing Sarival Avenue, wall, fascia, mansard, parapet, awning, and single identification signs shall be internally lit, halo-lit or indirect, or a combination thereof.

B. Freestanding Monument Signs

1. One (1) freestanding monument sign shall be permitted per 200 linear feet of street frontage.
2. Monument signs shall not exceed a height of sixteen (16) feet. A maximum of four (4) additional feet may be devoted to architectural embellishments. The architectural embellishment cannot include any signage.
3. The base shall have an aggregate width of at least fifty (50) percent of the width of the sign.
4. The maximum sign area for each freestanding sign is one hundred fifty (150) square feet.
5. Each sign may identify the name of the building complex, or center and the names of a maximum of ten (10) tenants within the complex. Such sign shall not include any advertising copy.
6. The height of letters used in identification of individual tenants shall be a minimum of four (4) inches.
7. All multi-tenant signs shall be reviewed for compliance with the multi-tenant freestanding identification sign design guidelines.

C. Freestanding Freeway Pylon Signs

1. The maximum sign area for each freestanding freeway pylon sign is four hundred fifty (450) square feet.
2. All multi-tenant signs shall be reviewed for compliance with the multi-tenant freestanding identification sign design guidelines.

D. Billboards, Digital (Electronic)

Digital billboards are permitted at the Property, in accordance with Section 35.4.310.B of the Unified Development Code.

Industrial/Commercial Signage Deviation: The Property is an irregularly shaped and large parcel with vast frontage along the Loop 303, Peoria and Sarival Avenues. Given the vast frontage of the Property, the mixed-use nature of the PAD, and the number of possible tenants on-site, orderly signage which adequately conveys tenants is important for the Project's success. Accordingly, the requested sign deviations will help facilitate wayfinding and appropriate visibility for the multi-building development which features both a commercial component and a light industrial component.

H. Architectural Design

The light industrial building design, colors and materials will have a cohesive palette that maintains consistency throughout both the site and building elevations while complementing the surrounding area. The character of this development will display modern and elegant architecture which will meet additional

architectural standards per the City of Glendale's design review standards. Signage will be in harmony with the character, scale and context of the building reflecting the appropriate size, materials, color, location, and illumination. The building design deploys a desert inspired color palette and integrates large steel shade canopies and formliner at each of the building entrances. Formliner is also used in key locations to enhance the elevations and create visual interest and contrast with the building façade. The finished paint pattern of the building design helps to break down the overall massing while introducing horizontal movement and interest across each of the building facades. A glazing pattern is also incorporated into the design to create architectural interest and undulation of the façade. See **Tab 4**, Conceptual Elevations and Material Board, and **Tab 5**, Conceptual Renderings. All downspouts will be internalized within the buildings, and all roof mounted equipment will be screened by a parapet. Additionally, ground mounted equipment will be screened and placed in a landscape buffer, as applicable. Site lighting will be pointed away from residential to the east of the Property, shielded and pointed downward.

Parking screen walls will consist of stacked CMU which will be painted to carry forward the color theme of the building elevations. Trash enclosures will also be architecturally integrated. See **Tab 6**, Wall Plan and **Tab 7**, Architectural Details.

The commercial building design will be subject to the City of Glendale Design Review process. Commercial building design shall comply with the City of Glendale design standards.

I. Parking

The enclosed conceptual site plan represents a flex development on approximately 63.71 net acres. Given the flex nature of the development, the conceptual site plan applies a parking ratio of one (1) space per 2,000 square feet of warehouse area and/or 5,000 square feet of yard related area, and one space per 350 square feet of office area. The proposed conceptual site plan provides 1,339 parking spaces, exceeding the minimum required (649 spaces). Except as modified herein, all other uses shall comply with the Unified Development Code.

Parking for Automotive and Recreational Vehicle Sales, Including Auto Auction, shall meet the following minimum parking ratios:

***Retail Floor Area:** 1:250 square feet

Storage Area: 1:500 square feet

One Vehicle per bay

Automotive and Recreational Vehicle Sales, Including Auto Auction. Parking shall comply with Ordinance standards, except as modified herein.

*"Retail Floor Area" shall be defined as the enclosed (interior) areas of the dealership building(s), not including any covered building area on the exterior of the dealership building(s). Parking structures and/or roof top parking shall be permitted. Screening for parking structures shall be provided on the top level(s) so vehicles are screened from eye level at adjacent properties and non-elevated roadways. Screening for roof top parking shall be provided on the top level(s) equivalent to the height of the vehicles parked thereon.

Parking spaces for the required customer and employee parking shall be 10'-0" X 20'-0" for 90 degree parking (angle parking the width may reduce to 9'-0"). All other parking spaces for the motor vehicle use (i.e. displays, inventory storage, in-service storage, etc.) shall not be required to comply with City standards including, but not limited to, minimum space size, minimum drive aisles and landscape islands. Display and storage areas may include tandem parking.

J. Screening

An 8-foot-tall wall enclosing the industrial truck courts shall be provided to screen truck loading and dock areas adjacent to public-right-of way (not including the Loop 303) or residential uses, except as provided herein. To the extent that the adjacent RU-43 property to the southeast of the Property develops as industrial, then truck dock and perimeter screen walls will not be required adjacent to that site. However, if that site is maintained as a Residential Use, a 6 to 8-foot-tall wall will be required along impacted portions of the shared property line in order to mitigate impacts on the RU-43 site. Where perimeter property walls are required, the walls may be reduced from 8' to 6' provided that truck dock and storage areas are screened with 8' tall dock screen walls.

Screening Required for Select Uses:

1. **Parking Area Screens.** All off-street parking areas adjacent to any street shall be screened from street views according to the provisions as set forth below. This standard can be met through the use of the following screening methods, which may be used individually or in combination:
 - a. All on-site parking areas shall be screened from street view by a landscaped berm or decorative wall. In order to provide variation, parking screen walls shall be varied to include three (3) to four (4) foot tall screen walls. The required height of the berm or wall shall be measured from the highest finished grade of the adjacent on-site parking area or adjacent finished grade of the street, whichever is greater.
 - a. Walls shall be designed to undulate and avoid straight segments longer than 100 feet.
 - b. Open areas or portals for natural surveillance and pedestrian access to the site shall be provided as required by the Development Services Department.
2. **Refuse Area Screens.** All trash, rubbish or garbage, including recyclable materials in common storage areas, shall be completely enclosed via a solid six (6) foot wall and view obstructing gate and located on a concrete surface. Refuse collection areas shall be readily accessible to collection vehicles, without substantially encumbering adjacent parking and vehicular access.
3. **Loading Area Screens.** All non-passenger loading, delivery and service bays shall be screened from public view by a building, a decorative screen wall a minimum eight (8) feet in height, a solid opaque evergreen landscape screen or any combination thereof.

4. Mechanical Equipment Screens. All mechanical equipment, either ground-mounted or located on a rooftop, shall be screened from the view of a person standing on the property line on the far side of an adjacent public street. Individual screening of rooftop mechanical equipment is discouraged. Rooftop units should either be grouped together and screened or screened with a parapet wall the entire length of the building. Such a parapet wall shall be designed to be integral to the overall architecture of the building.
5. Automotive and Recreational Vehicle Sales, Including Auto Auction / Vehicle Display Areas: The "vehicle display area" of each dealership shall not be required to provide any screening for parking. The "vehicle display area" is defined as any area of the dealership which is used for display purposes adjacent to Peoria Avenue, Sarival Avenue, Loop 303, and any other public or private roads passing by or through the project. Screen walls shall be 6'-0" high and provided at employee parking and service holding parking. Any required CMU boundary walls shall be decorative and will be required to be of a textured material or finish (i.e. splitface, stucco, EIFS, stone accents) and painted with a graffiti resistant paint product.

K. Grading and Drainage Concept

The Property and area surrounding it generally drains to the southeast. Historic flows for the area west of the Property have since been severed due to the construction of the Loop 303 Freeway and largely developed land to the north of the Property.

The Maricopa County, Arizona Flood insurance Rate Map, map number 04013C1660L with an effective date of October 16, 2013 indicates that the site is located within a Shaded Zone X, defined by FEMA as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

The Property will be designed to provide retention for the 100-year, 2-hour storm stormwater event for both onsite and adjacent half street runoff. Retention volume will be provided via a combination of aboveground and underground storage as needed. Drywells will be provided where needed to ensure retained storm water is disposed of within 36 hours.

L. Circulation and Access

The Property is well situated from a regional access perspective; it is visible from the 303 Freeway and is easily accessible from the surrounding arterial street network.

Existing Conditions

Loop 303 is a north-south freeway that primarily serves the western and northern portions of Maricopa County. Near Peoria Avenue, Loop 303 provides three through lanes in each direction. There is space available between the northbound and southbound sides of Loop 303 to accommodate widening for future through lanes and potentially an HOV lane in each direction. Overhead roadway lighting is present along

both sides of Loop 303 and the posted speed limit is 65 miles per hour (mph).

Peoria Avenue is an east-west roadway classified as an “arterial” according to the Envision Glendale 2040 General Plan (September 2016). Between Cotton Lane and Sarival Avenue, the roadway provides one lane in each direction and is separated by a double yellow line. Curb, gutter, sidewalk, roadway lighting, and bike lanes are not currently present between Cotton Lane and Sarival Avenue, with the exception of the portion constructed by the Arizona Department of Transportation (ADOT) at Loop 303. East of Sarival Avenue, the roadway facilitates a five-lane cross section with two through lanes in each direction separated by a center two-way left-turn lane. Curb, gutter, sidewalk, and bike lanes exist on both sides of the roadway. Agricultural irrigation channels and overhead utilities exist intermittently on the north and south sides of Peoria Avenue in the corridor limits. The posted speed limit on Peoria Avenue is 45 mph.

Sarival Avenue is a north-south roadway providing two northbound through lanes and one southbound through lane separated by a center two-way left-turn lane in the study area. North of Peoria Avenue, Sarival Avenue has a “major arterial” classification by the Surprise Roadway Plan, while south of Peoria Avenue the roadway has an “arterial” classification by the Envision Glendale 2040 General Plan (September 2016). In the project vicinity, curb, gutter, and sidewalk exist on the east side of Sarival Avenue, while overhead utilities parallel the west side of the roadway. Additionally, roadway lighting is present on the east side, north of Peoria Avenue, while irrigation infrastructure is present on the west side, south of Peoria Avenue. The posted speed limit on Sarival Avenue is 45 mph. Coordination with the City of Surprise and Maricopa County is underway.

Proposed Street Improvements

Both Sarival and Peoria Avenues will be widened to an arterial road cross section which will accommodate half streets with improvements.

The conceptual site plan proposes two (2) new driveways on Sarival Avenue (one full access and one right-in-/right-out access) and one new driveway on Peoria Avenue (three-quarter access). There is potential for a second driveway (full access) on Peoria Avenue as part of a shared access agreement with the adjacent Walmart parcel. Right-turn deceleration lanes are proposed at each driveway access.

Site triangles will be maintained per the City of Glendale’s standards.

M. Infrastructure and Utilities

Water and wastewater service for the Property will be provided by EPCOR. There is an existing 16-inch water line which extends along the Sarival Avenue frontage to the intersection of Sarival and Peoria Avenue. The Waterline will be extended west along the Peoria Avenue frontage as part of this project. There is currently no sewer main adjacent to the Property, thus the project will require an extension of the existing sewer line within Sarival Avenue starting at the intersection with Olive and continuing north up to the site frontage.

The existing irrigation structures and facilities owned by MWD, adjacent Peoria Avenue, will need to be relocated to accommodate the half street improvements and additional right-of-way along Peoria Avenue. In

preliminary meetings with MWD it was discussed that all relocations will need to be coordinated with MWD, and additional easements will need to be provided as required for all relocations. Overhead power lines on Peoria Avenue and Sarival Avenue will be placed underground.

Electric service and telecom service are available from APS and Cox Communications, respectively. The City of Glendale will provide fire protection and police services.

Refuse collection will be provided by Waste Management or other similar refuse collection vendors.

N. Phasing

Development of buildings is anticipated to be phased per market demand.

O. PAD Findings

This request meets the criteria for approval of a PAD as follows:

1) Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

The proposed development demonstrates effective use of land, circulation and site arrangement, while ensuring context appropriate and sensitive development, with an emphasis on arterial streetscapes and buffers. Further, eight-foot-tall truck dock screen walls are incorporated into the plan to mitigate site impacts. While tenants will be determined per market demand, the project has been designed to accommodate a range of uses including mixed commercial and employment. There are two (2) access drives per arterial street frontage, along an existing road system, which provides for emergency access and effective traffic flow. The site plan also incorporates pedestrian connectivity.

2) Encourage residential development to provide a mixture of housing types and designs.

Not applicable, as residential uses are not part of this request.

3) Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

The existing PAD is limited to commercial uses. This PAD expands uses at the Property to include employment (M-1 industrial) uses to diversify the site's land use mix and promote a balance of uses. Due to local and State regulations surrounding Luke Air Force Base, no new residential uses are permitted at the Property.

4) Provide a process which relates the urban design and scale of project to the unique

characteristics of the site.

This PAD includes architectural renderings and elevations that reflect high-quality architecture, including pedestrian scale elements to buildings. The design guideline framework will be a guiding tool in achieving appropriate scales.

- 5) Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.**

The development, as outlined in this narrative, will have access to adequate utilities, transportation, drainage and common open spaces to serve the development.

- 6) Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.**

As discussed in Section C of this PAD, the proposed development is consistent with the policies and guidelines established in the General Plan, including:

Policy ED-1.1 The City should attract and retain a variety of industries that will provide employment opportunities for residents with a wide range of skill and educational levels.

Goal ED-2 Promote locations that are appropriate for future commercial, office, and industrial development.

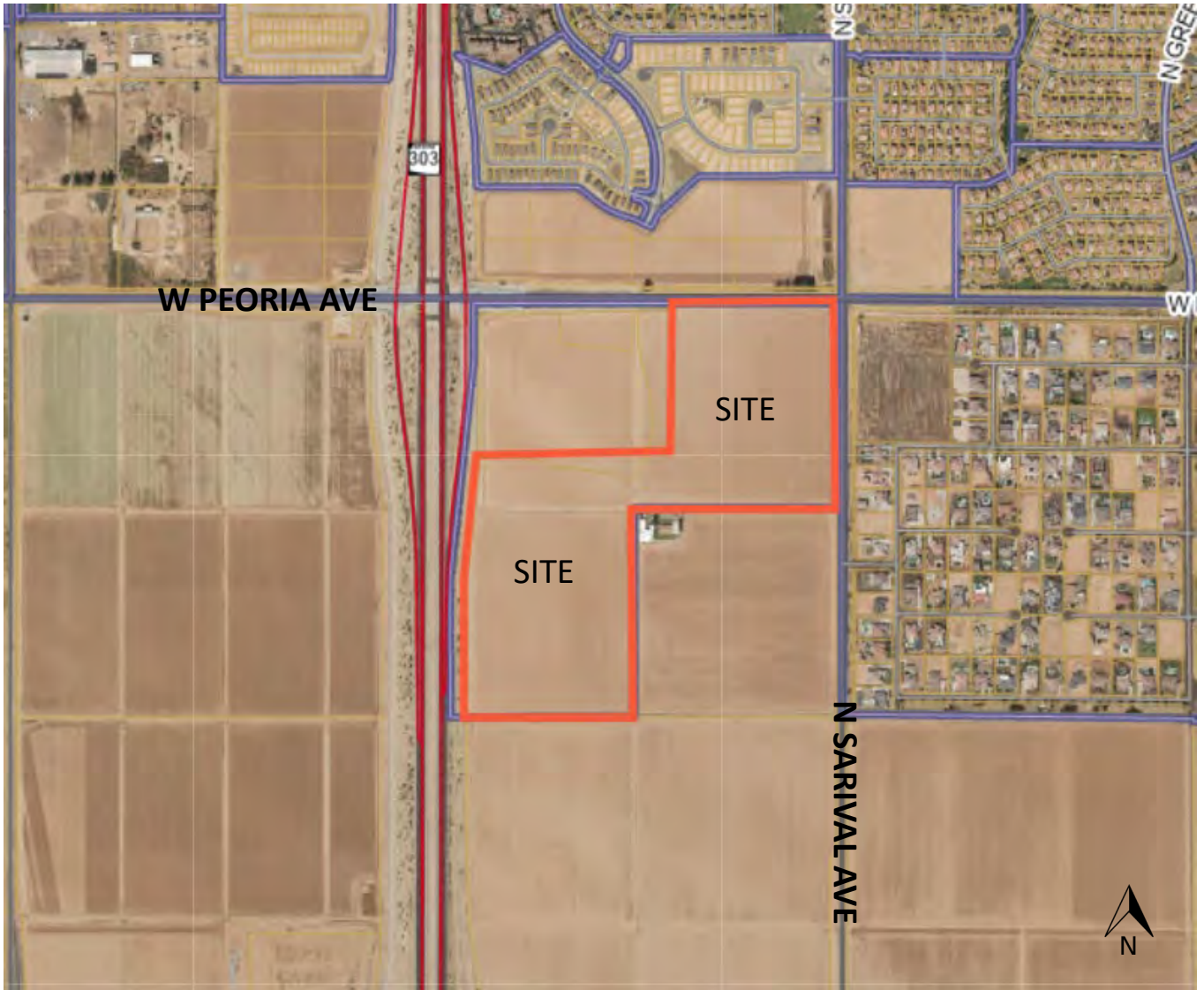
Policy ED-2.3 The City should continue to maximize freeway, major arterial, and transit service access as opportunities for employment sites.

P. Conclusion

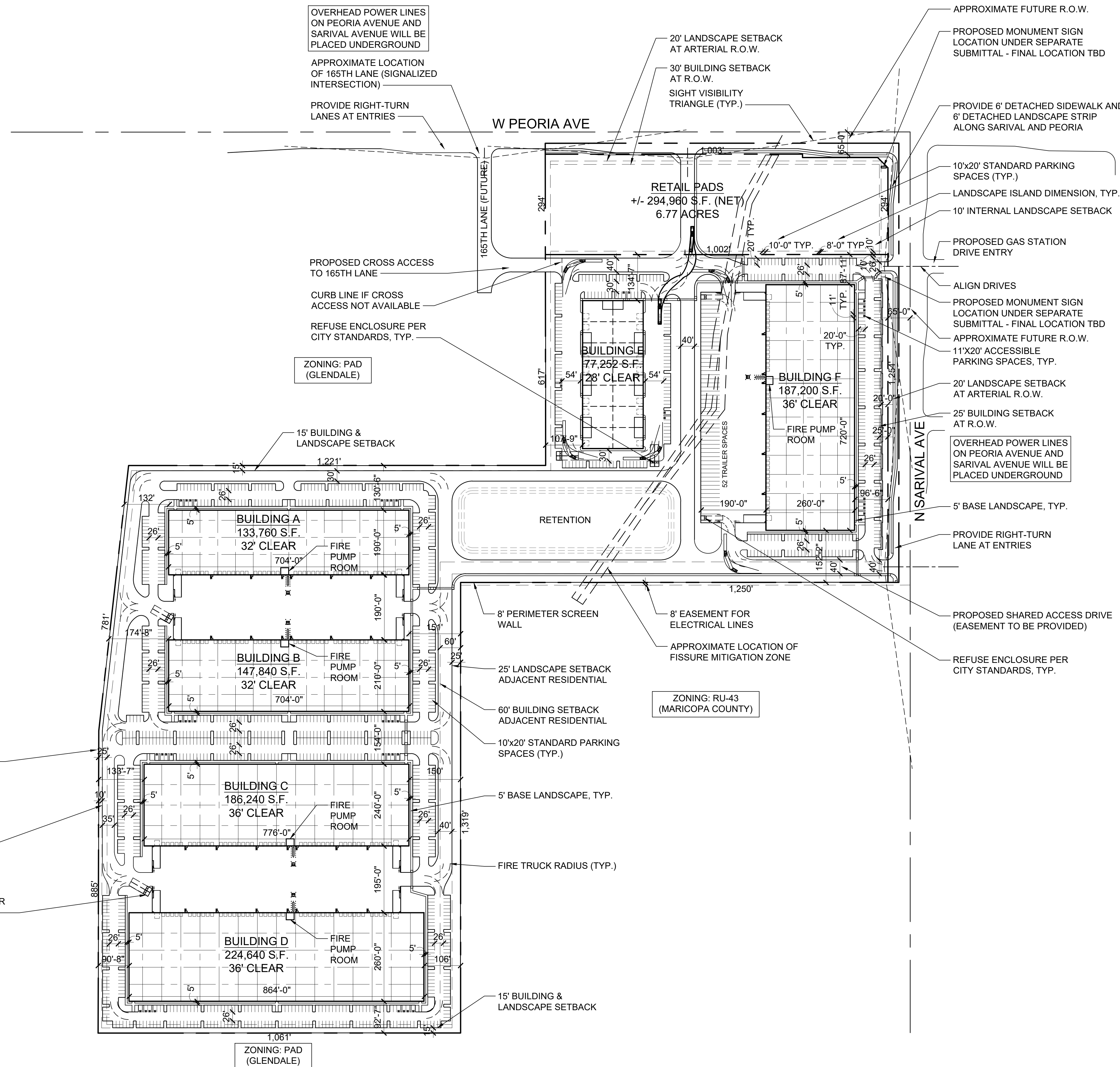
The Peoria & 303 PAD provides a framework for the development of mixed employment and commercial development. The proposed development has been designed to meet soaring demand for high quality commercial and light industrial facilities adjacent to Loop 303 in proximity to other existing and future employers and commercial uses. This PAD conforms to Glendale's long-term goals for the region, and it is anticipated to provide a robust, sustained contribution to the City's economic growth. The development will complement the surrounding area and provide economic benefits and employment opportunities to the City of Glendale. Finally, given the land use trends occurring within the context of the larger regional area, this rezone provides the highest and best use for this long-time vacant site.

TAB 1

EXHIBIT A: SITE AERIAL MAP



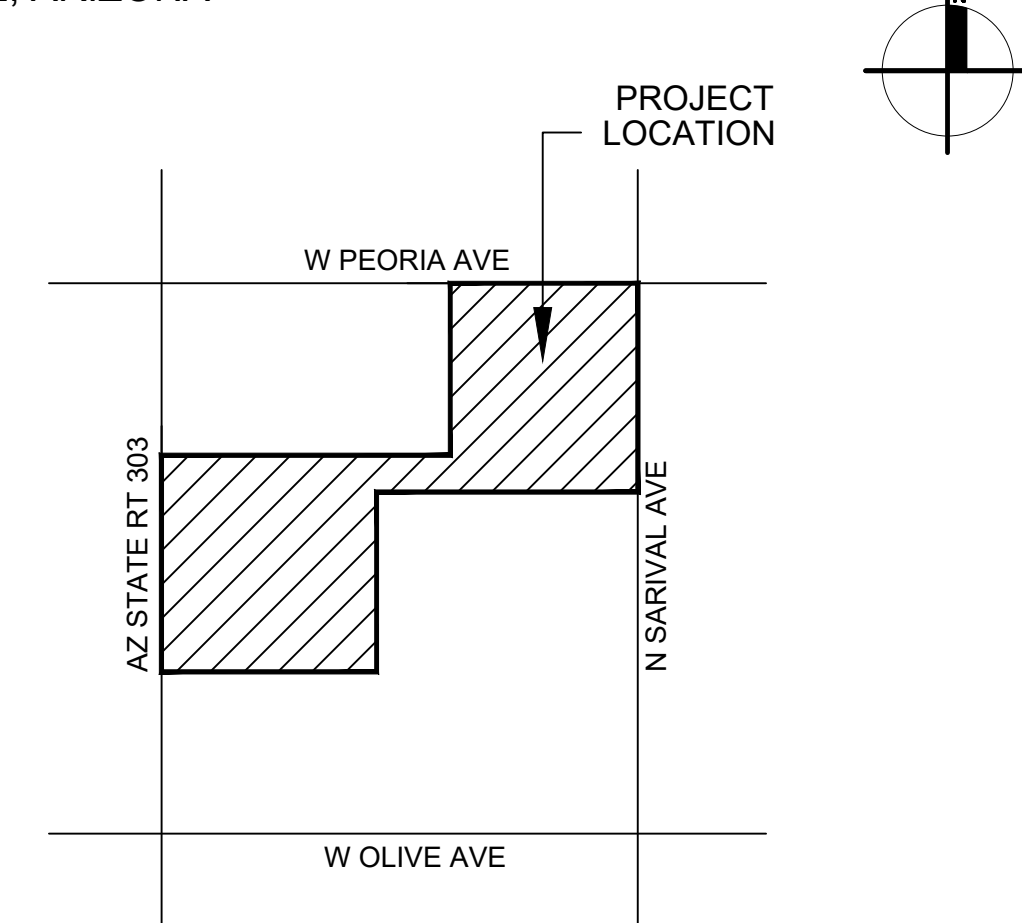
TAB 2



PROJECT DATA:

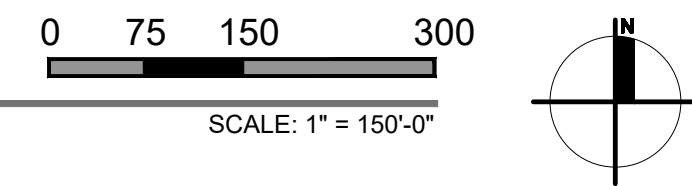
PROJECT NAME:	PEORIA & 303		
PROJECT ADDRESS:	SWC PEORIA AND SARIVAL AVE GLENDALE, AZ		
ARCHITECT:	LGE DESIGN GROUP 1200 NORTH 52ND STREET PHOENIX, AZ 85008 CONTACT: CARLOS ELIAS, DESIGN MANAGER PHONE: 480.966.4001 E-MAIL: CARLOSE@LGEDESIGNBUILD.COM		
PROJECT SCOPE:	SIX NEW INDUSTRIAL (OFFICE/WAREHOUSE) BUILDINGS		
ASSESSOR PARCEL NO.:	501-06-011D 501-06-012B		
CURRENT ZONING:	PAD		
PROPOSED ZONING:	PAD		
SITE AREA:	+/- 3,143,494 S.F. GROSS (72.16 ACRES) (INCLUDES FUTURE R.O.W.)		
LOT AREA:	+/- 2,775,255 S.F. (63.71 ACRES)		
LOT COVERAGE:	34.5%		
STORIES:	1		
BUILDING S.F.:	BUILDING A: 133,760 S.F. BUILDING B: 147,840 S.F. BUILDING C: 186,240 S.F. BUILDING D: 224,640 S.F. BUILDING E: 77,252 S.F. BUILDING F: 187,200 S.F. TOTAL: 956,932 S.F.		
BUILDING HEIGHTS:	BUILDING A: TOP OF PARAPET = 42'-0" BUILDING B: TOP OF PARAPET = 42'-0" BUILDING C: TOP OF PARAPET = 46'-0" BUILDING D: TOP OF PARAPET = 46'-0" BUILDING E: TOP OF PARAPET = 38'-0" BUILDING F: TOP OF PARAPET = 46'-0"		
BUILDING SETBACK REQUIRED:	25'-0" AT R.O.W. 15'-0" REAR/SIDE		
BUILDING SETBACK PROVIDED:	BUILDING A: 128'-6"(SIDE), 131'(SIDE) BUILDING B: 150'(SIDE), 175'-8"(SIDE) BUILDING C: 150'(SIDE), 133'-7"(SIDE) BUILDING D: 106'(SIDE), 90'-8"(SIDE), 91'-7"(REAR) BUILDING E: 134'-7"(SIDE), 107'-9"(SIDE) BUILDING F: 86'-11"(SIDE), 96'-6"(FRONT), 153'-2"(SIDE)		
LANDSCAPE SETBACK:	20'-0" AT R.O.W. 15'-0" REAR/SIDE 10'-0" INTERNAL		
OPEN SPACE REQUIRED:	10%		
OPEN SPACE PROVIDED:	366,897 (11%)		
OCCUPANCY:	B/ S-1		
CONSTRUCTION TYPE:	V-B W/ E.S.F.R.		
SPRINKLERS:	YES/ FULLY SPRINKLED		
REQUIRED PARKING CALCULATIONS:			
USE	SQUARE F.T.	FACTOR	TOTAL
OFFICE	+/- 72,000 S.F.	1/350 S.F.	206 SPACES
WAREHOUSE	+/- 884,932 S.F.	1/2000 S.F.	443 SPACES
TOTAL PARKING REQUIRED			649 SPACES
ACCESSIBLE PARKING REQUIRED (2% OF TOTAL):			13 SPACES
ACCESSIBLE PARKING PROVIDED:			44 SPACES
REGULAR PARKING SPACE DIMENSION:	10'X20'		
ACCESSIBLE PARKING SPACE DIMENSION:	11'X20'		
TOTAL CAR PARKING PROVIDED:	1,339 SPACES		
TOTAL TRAILER SPACES PROVIDED:	52 SPACES		

VICINITY MAP
GLENDALE, ARIZONA



CITY APPROVALS

OVERALL SITE PLAN



NUMBER	REVISION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE:	OVERALL SITE PLAN
ISSUE DATE:	08/08/2024
DRAWN BY:	
CHECKED BY:	
PROJECT No.:	
SHEET:	

A1.1.1

REZONE SUBMITTAL 08/14/2024

TAB 3

Peoria and Sarival INDUSTRIAL SITE

Landscape Plan

Exhibit A

PEORIA AVE

SARIVAL AVE

ENHANCED ENTRY EXPERIENCE WITH ACCENT PAVING AT ENTRY DRIVE AND SPECIALTY PLANTING

ENHANCED CORNER LANDSCAPING TO COMPLIMENT ARCHITECTURE AND POTENTIAL SIGNAGE

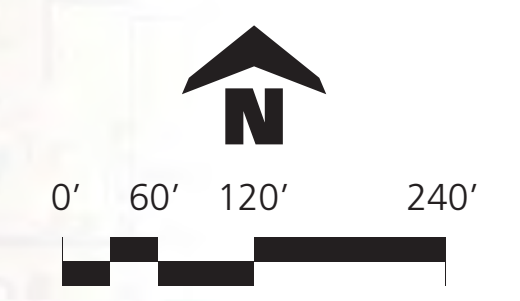
FUTURE RETAIL

FUTURE RETAIL

ON SITE RETENTION AREA

PLANT SCHEDULE

	Mulga	<i>Acacia Aneura</i>
	Thornless Cascalote	<i>Caesalpinia Cacalaco Smoothie™</i>
	Bubba Desert Willow	<i>Chilopsis Linearis 'Bubba'</i>
	Texas Ebony	<i>Ebenopsis Ebano</i>
	Blue Palo Verde	<i>Parkinsonia Florida</i>
	Pistache	<i>Pistacia X 'Red Push'</i>
	Honey Mesquite	<i>Prosopis Glandulosa 'Maverick'™</i>
	Southern Live Oak	<i>Quercus Virginiana</i>
	Texas Mountain Laurel	<i>Sophora Secundiflora</i>
	True Green Elm	<i>Ulmus Parvifolia 'True Green'</i>
	Chaste Tree	<i>Vitex Agnus-Castus</i>
	Chitalpa	<i>X Chitalpa Tashkentensis</i>



8 August 2024

N:\01\0416001\Graphics\Exhibits\LS Plan.indd

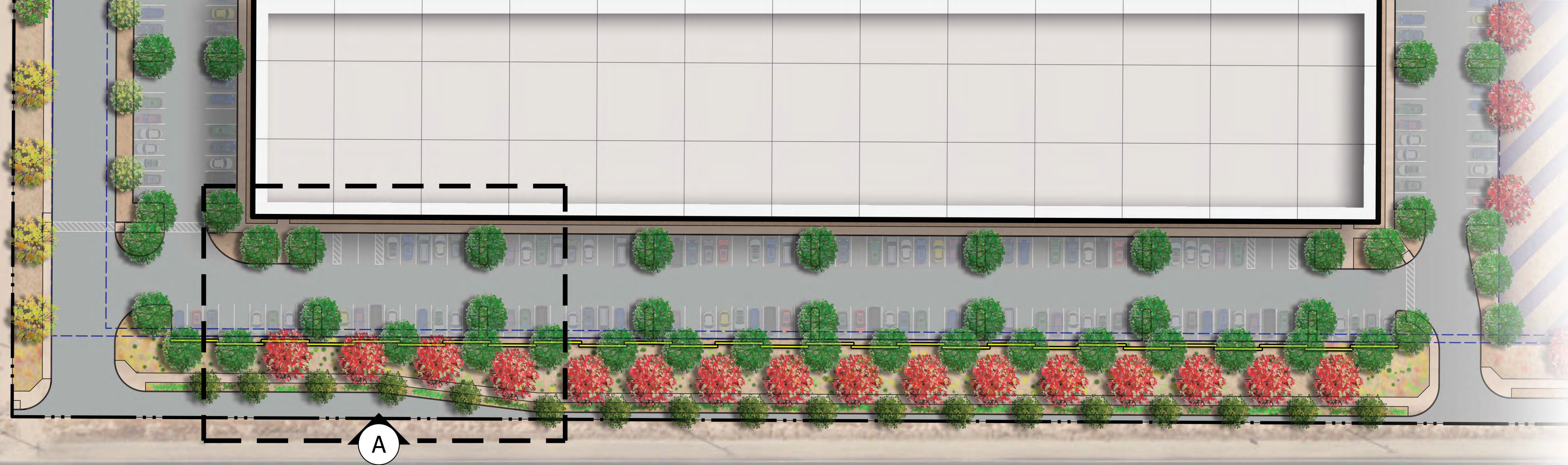


Peoria and Sarival

INDUSTRIAL SITE

Streetscape Elevation

Exhibit C



SARIVAL AVE - PLAN VIEW ENLARGEMENT



Building Beyond
Vegetative Screening
3'-0" Tall Parking Screen Wall
4'-0" Tall Parking Screen Wall



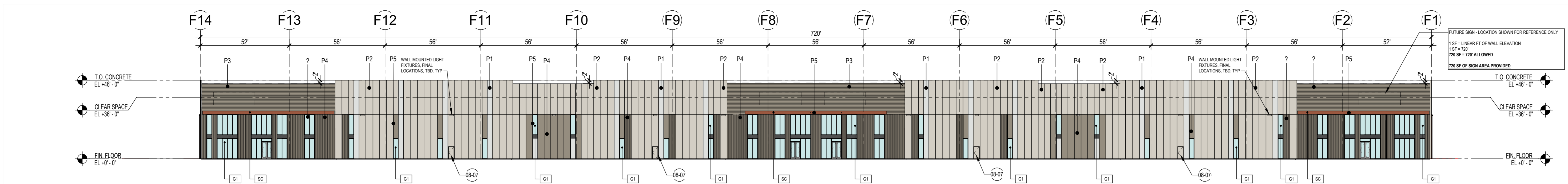
SARIVAL AVE - ELEVATION A

TAB 4

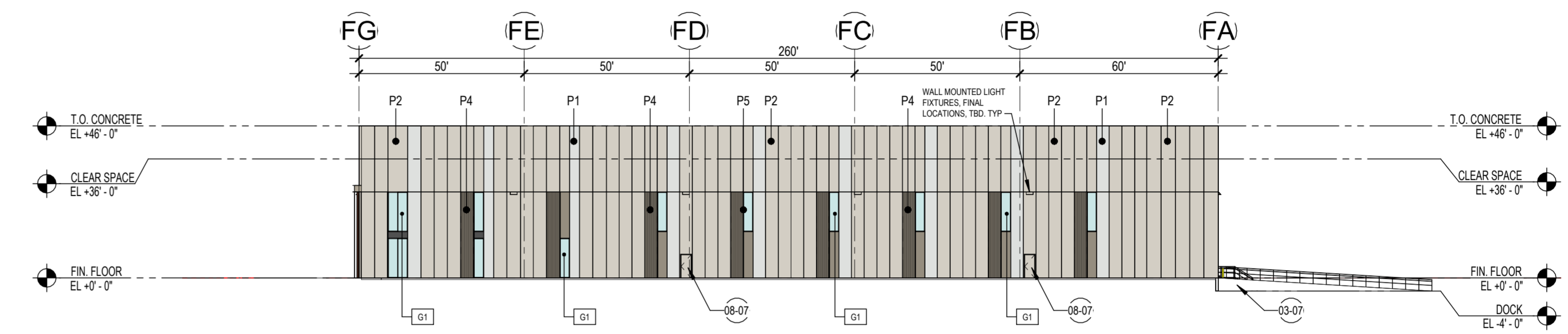
#	REVISION	DATE

NOT FOR CONSTRUCTION

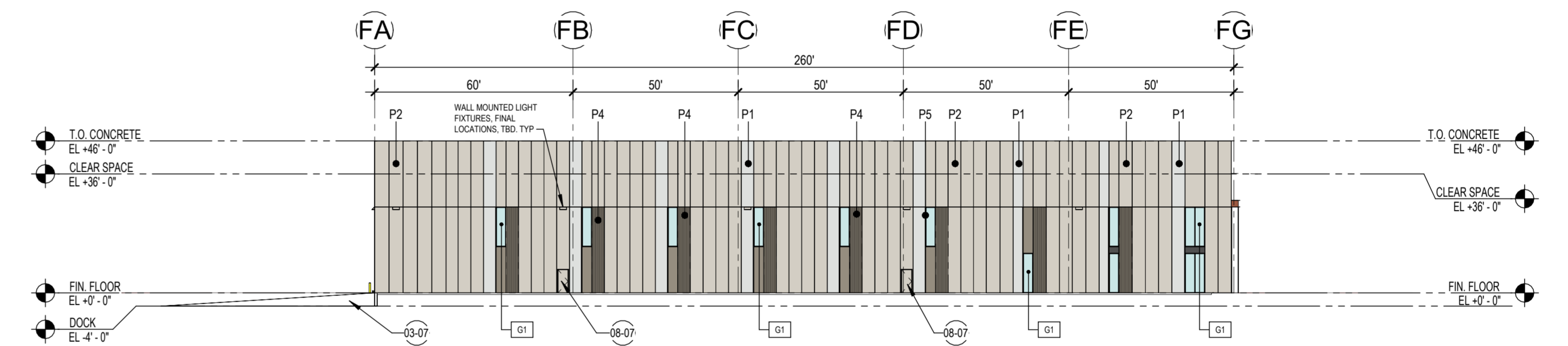
SHEET TITLE:
 EXTERIOR BUILDING ELEVATIONS
 ISSUE DATE: 08/14/24
 DRAWN BY: LGE DESIGN GROUP
 CHECKED BY: --
 PROJECT No: --



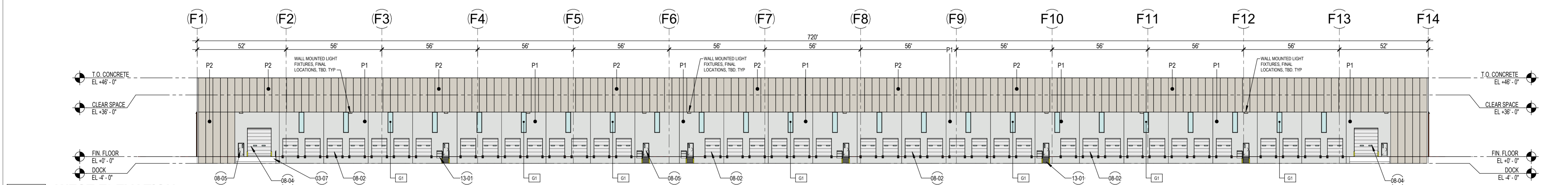
1 EAST ELEVATION
 1" = 30'-0"



2 NORTH ELEVATION
 1" = 30'-0"



3 SOUTH ELEVATION
 1" = 30'-0"



4 WEST ELEVATION
 1" = 30'-0"

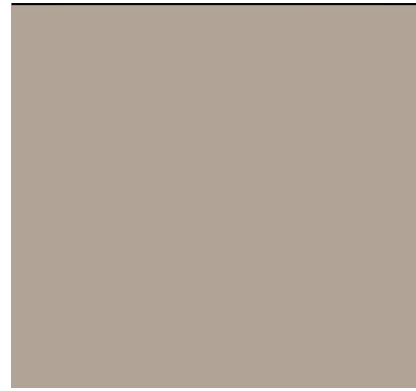
MATERIALS		REFERENCE KEYNOTES	GENERAL DRAWING NOTES
<p>MISC. ARCHITECTURAL ELEMENTS</p> <p>SC STEEL CANOPY - STL FRAMING W/ STL FASCIA BEAMS & OPEN TRELIS TO MATCH ARCHITECTURAL BATTENS -CANOPY STEEL FRAMING TO BE PAINTED [P3]</p>		<p>03-07 CONCRETE DOCK RAMP. REFER TO SITE DETAILS, AND COORDINATE WITH STRUCTURE & CIVIL DRAWINGS. ALL LOCATIONS TO RECEIVE (2) BOLLARDS ALIGNED WITH CENTERLINE OF HANDRAIL AT BASE OF RAMP FOR PROTECTION</p> <p>08-02 9'-0"x10'-0" HIGH LIFT OVERHEAD DOOR. REFER TO DOOR SCHEDULE FOR MORE INFO.</p> <p>08-04 14'-0"x16'-0" HIGH LIFT OVERHEAD DOOR. REFER TO DOOR SCHEDULE FOR MORE INFO. OVERHEAD DOORS TO RECEIVE (2) BOLLARDS ON INTERIOR SIDE, AND (2) BOLLARDS ON EXTERIOR SIDE OF DOOR, ALIGNED WITH DOOR OPENING FOR PROTECTION.</p> <p>08-05 EXTERIOR 2' X 4 1/2" STOREFRONT WINDOW SYSTEM. REFER TO WINDOW SCHEDULE FOR MORE INFO.</p> <p>08-07 EXTERIOR DOOR & FRAME. REFER TO DOOR SCHEDULE FOR MORE INFO.</p> <p>13-01 EXTERIOR STAIRS W/ LANDING, 42" HIGH GUARDRAIL, & 36" HIGH HANDRAILS. ALL STAIRS IN TRUCK COURT LOCATIONS TO RECEIVE (2) BOLLARDS ALIGNED WITH CENTERLINE OF HANDRAIL FOR PROTECTION.</p>	<p>A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.</p> <p>B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.</p> <p>C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.</p> <p>D. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS</p> <p>E. REFER TO A9.2.X SERIES DRAWINGS FOR DOOR, GLAZING & LOUVER SCHEDULES, ELEVATIONS & DETAILS</p>
<p>EXTERIOR WALLS</p> <p>CT CONCRETE TILT PANEL W/ VERTICAL REVEALS - PAINTED. REFER TO TILT WALL COORDINATION PLAN AND A5.3.1 FOR TYPICAL DETAILS</p> <p>FL FORMLINER (WHERE OCCURS) - REFERENCE FORMLINER & REVEAL KEY</p> <p>*FORMLINER PATTERN TBD*</p>			
<p>GLAZING / LOUVERS</p> <p>GLAZING KEY:</p> <p>MATERIAL: DESCRIPTION:</p> <p>FRAMES 2"x8", 2"x4-1/2" BLACK ANODIZED (A8-B) ALUMINUM STOREFRONT</p> <p>GLAZING</p> <p>G1 SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY (OR SOLARBROWN TBD)</p> <p>NOTE: ALL GLAZING TO COMPLY WITH IBC 2406. GLAZING ELEVATION KEY.</p> <p>LOUVER KEY:</p> <p>LV</p>			
<p>PAINT</p> <p>PAINT KEY:</p> <p>KEY: DESCRIPTION:</p> <p>P1 SHERWIN WILLIAMS (LIGHT TAN) 'DIRT OF MIST' #SWDC800</p> <p>P2 SHERWIN WILLIAMS (MED. TAN) 'GOSSAMER VEIL' #SW9165</p> <p>P3 SHERWIN WILLIAMS (TAN) 'GRAY AREA' #SW7052</p> <p>P4 SHERWIN WILLIAMS (DARK TAN) 'STUDIO CLAY' #SW9172</p> <p>P5 SHERWIN WILLIAMS (TERRACOTA) 'ROCKWOOD TERRA COTTA' #SW2803</p> <p>PAINTING NOTES:</p> <p>1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED</p> <p>2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.</p> <p>3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.</p> <p>4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.</p> <p>5. COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS</p>			



P1 - Sherwin Williams
"Drift of Mist" SW9166



P2 - Sherwin Williams
"Gossamer Veil" SW9165



P3 - Sherwin Williams
"Gray Area" SW7052



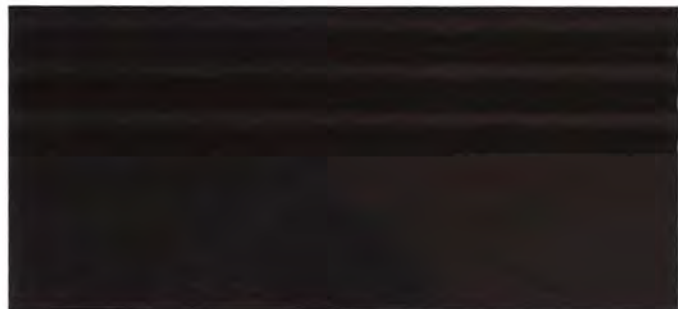
P4 - Sherwin Williams
"Studio Clay" SW9172



P5 - Sherwin Williams
"Rookwood Terra Cotta"
SW2803



G1 - Solarban 60 1" Insulated Low-E
Solarcool Solargray Glazing



Anodized Aluminum Storefront
Black (AB-8)



Rendering View

TAB 5



SOUTHEAST CORNER



NORTHEAST CORNER



EAST VIEW



SOUTHEAST CORNER

#	REVISION	DATE

NOT FOR CONSTRUCTION

SHEET TITLE:	RENDERINGS
ISSUE DATE:	08/14/24
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT No:	..

TAB 6

PEORIA AVE

Peoria and Sarival INDUSTRIAL SITE

Conceptual Wall Plan

Exhibit B
*Refer to PAD for screening requirements

SARIVAL AVE

OPTIONAL SITE WALL

FUTURE RETAIL

FUTURE RETAIL

ON SITE RETENTION AREA

SITE WALL
(IF REQUIRED; REFER TO PAD FOR SCREENING OPTIONS)
STAGGERED LANDSCAPE SCREEN WALLS
WITH VARYING HEIGHTS. 4'-0" MAX.

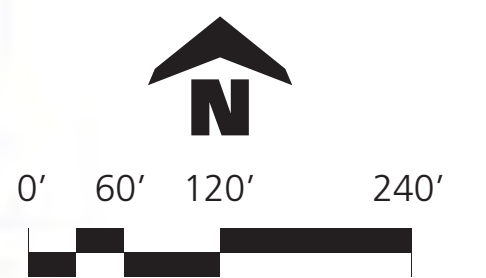


TYPICAL PARKING SCREEN WALL



TYPICAL SITE WALL (IF REQUIRED)

8' TRUCK DOCK SCREENING (IF REQUIRED)



TAB 7



WDGE4 LED
Architectural Wall Sconce

Specifications
 Depth (D1): 10"
 Depth (D2): 2"
 Height: 4"
 Width: 25"
 Weight: 30.5 lbs

WDGE LED Family Overview

Model	Depth (D1)	Depth (D2)	Height	Width	Weight
WDGE4 LED	10"	2"	4"	25"	30.5 lbs

Ordering Information

EXAMPLE: WDGE4 LED P3 40K 70CRI R3 MVCLT SRM DDBXD

Model	Depth (D1)	Depth (D2)	Height	Width	Weight
WDGE4 LED	10"	2"	4"	25"	30.5 lbs

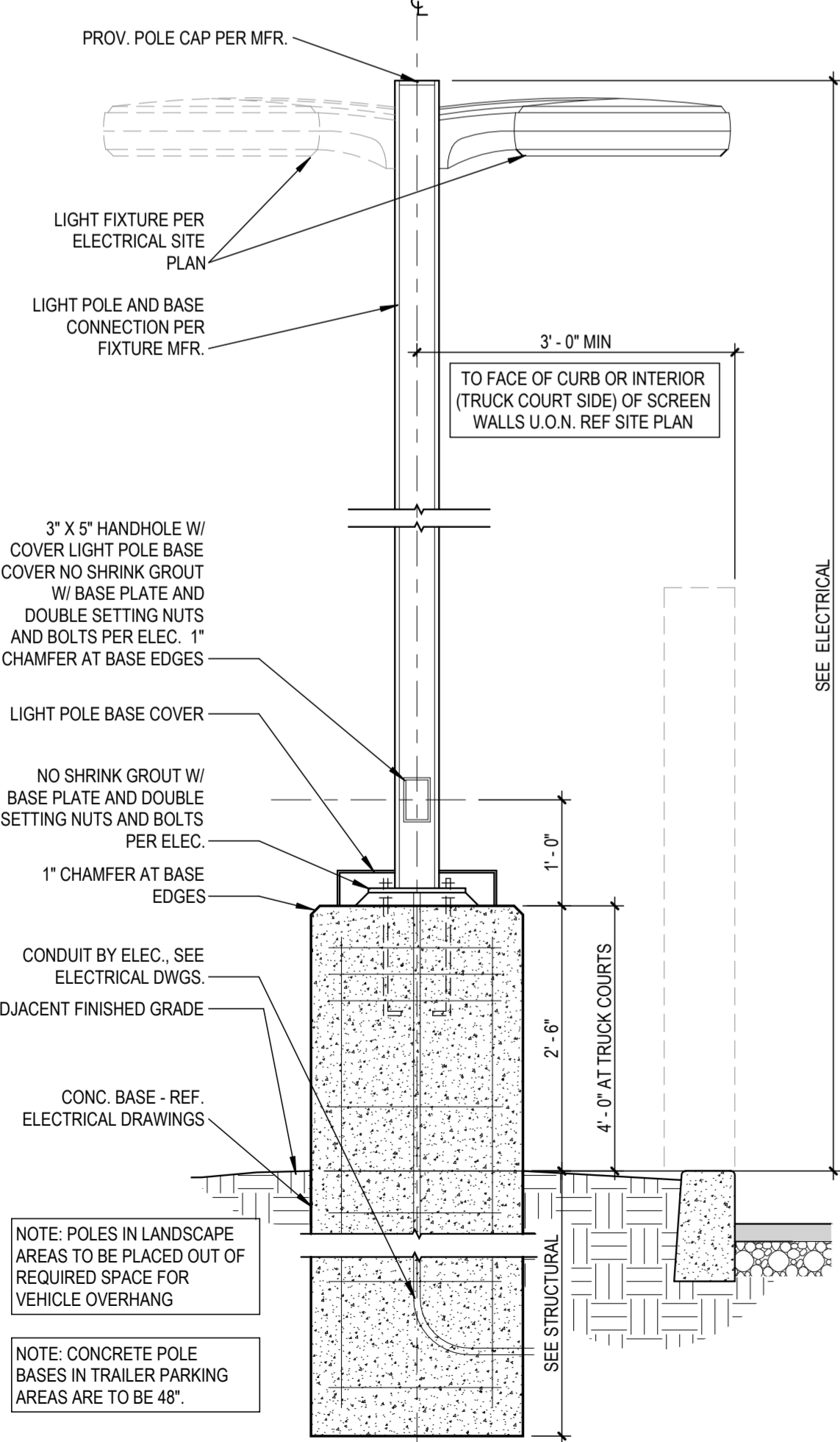
Accessories

Accessories	Description
WDGE4 LED	LED wall sconce with adjustable beam spread
WDGE4 LED	LED wall sconce with adjustable beam spread

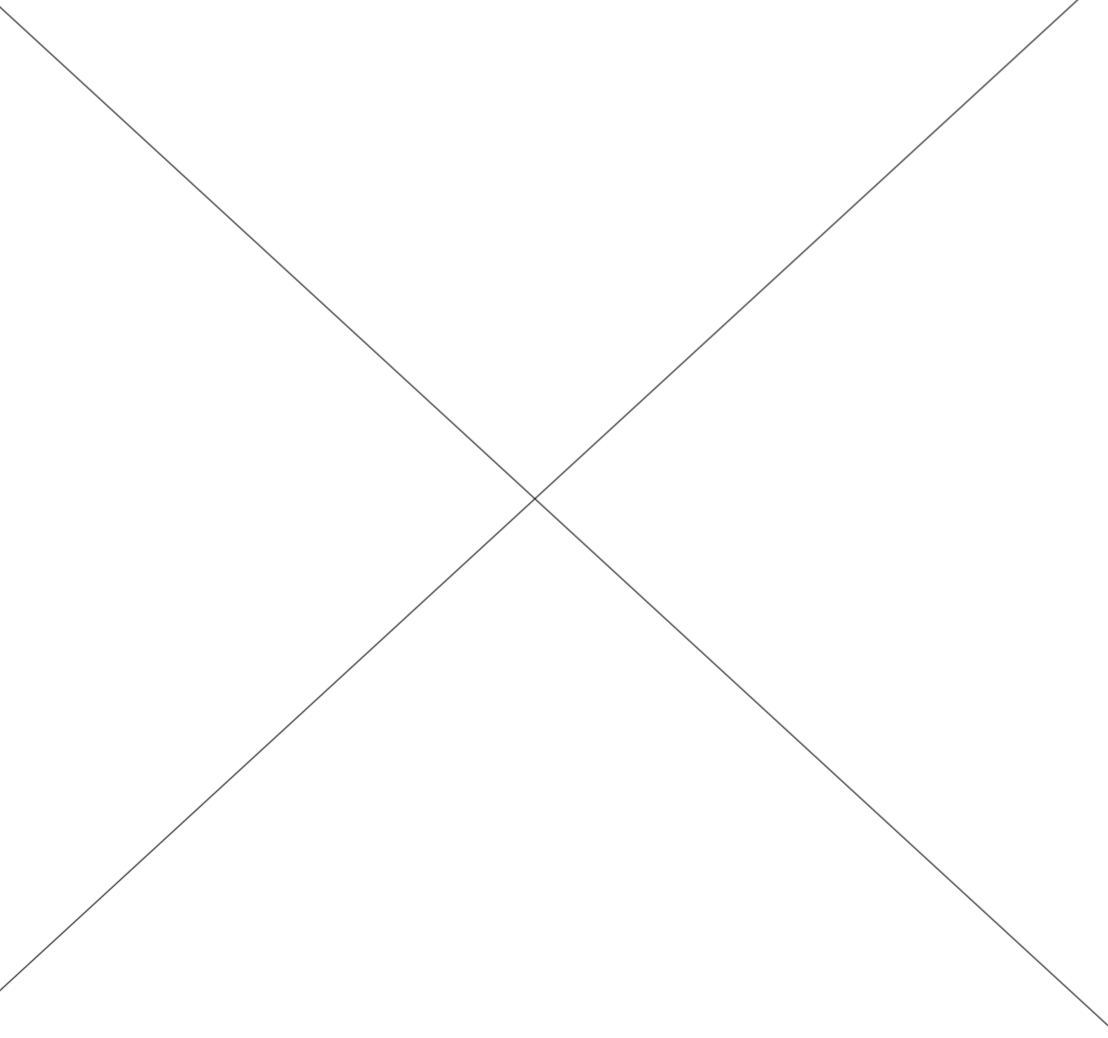
Quantity: _____
 Notes: _____
 Date: _____

Introduction
 The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, recessive design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with rugged, wireless controls, the WDGE family provides additional energy savings and code compliance.

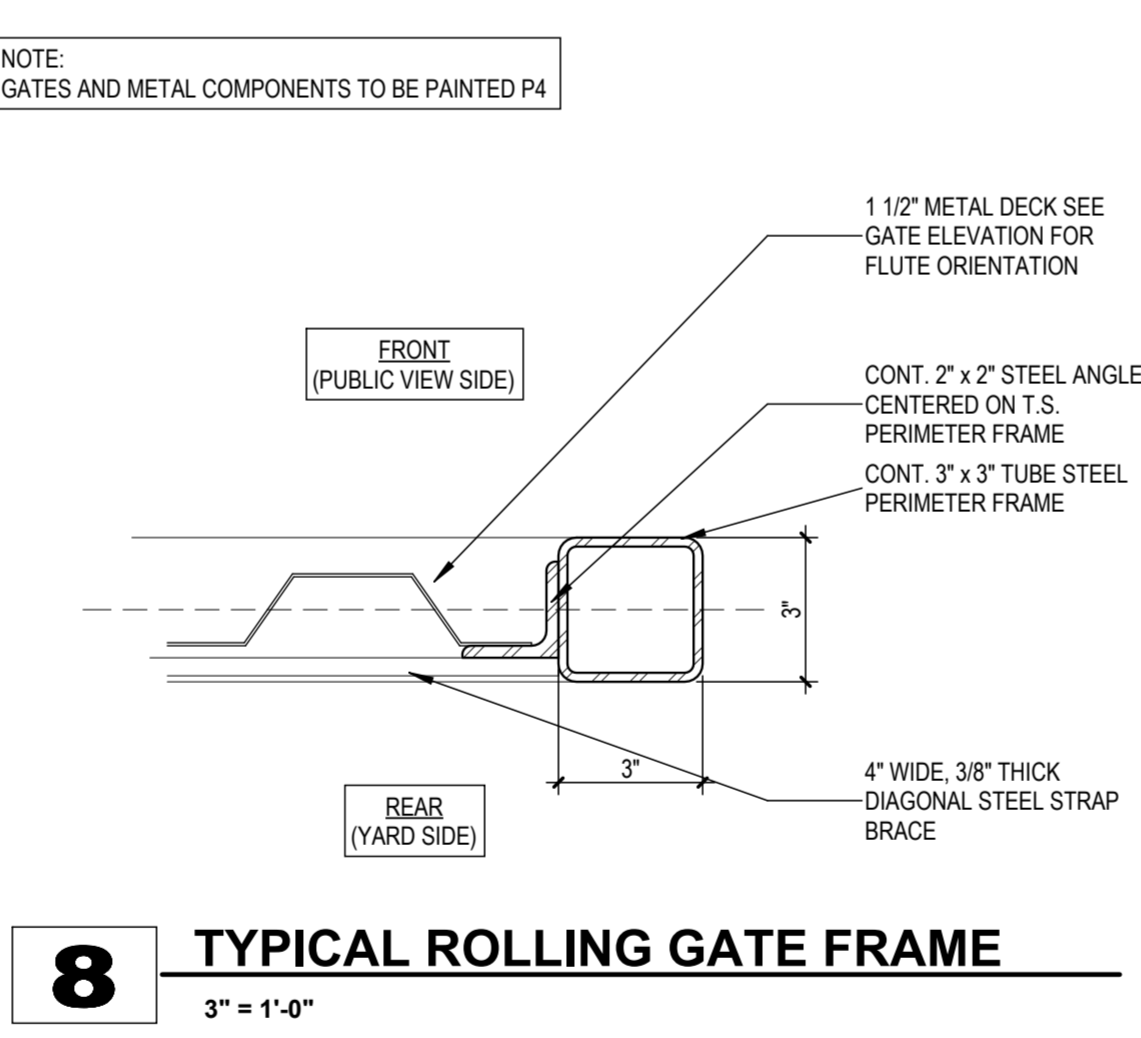
WDGE4 has been designed to deliver up to 25,000 lumens through a precision reflective lens with wide distribution, perfect for augmenting the lighting from pole-mounted luminaires.



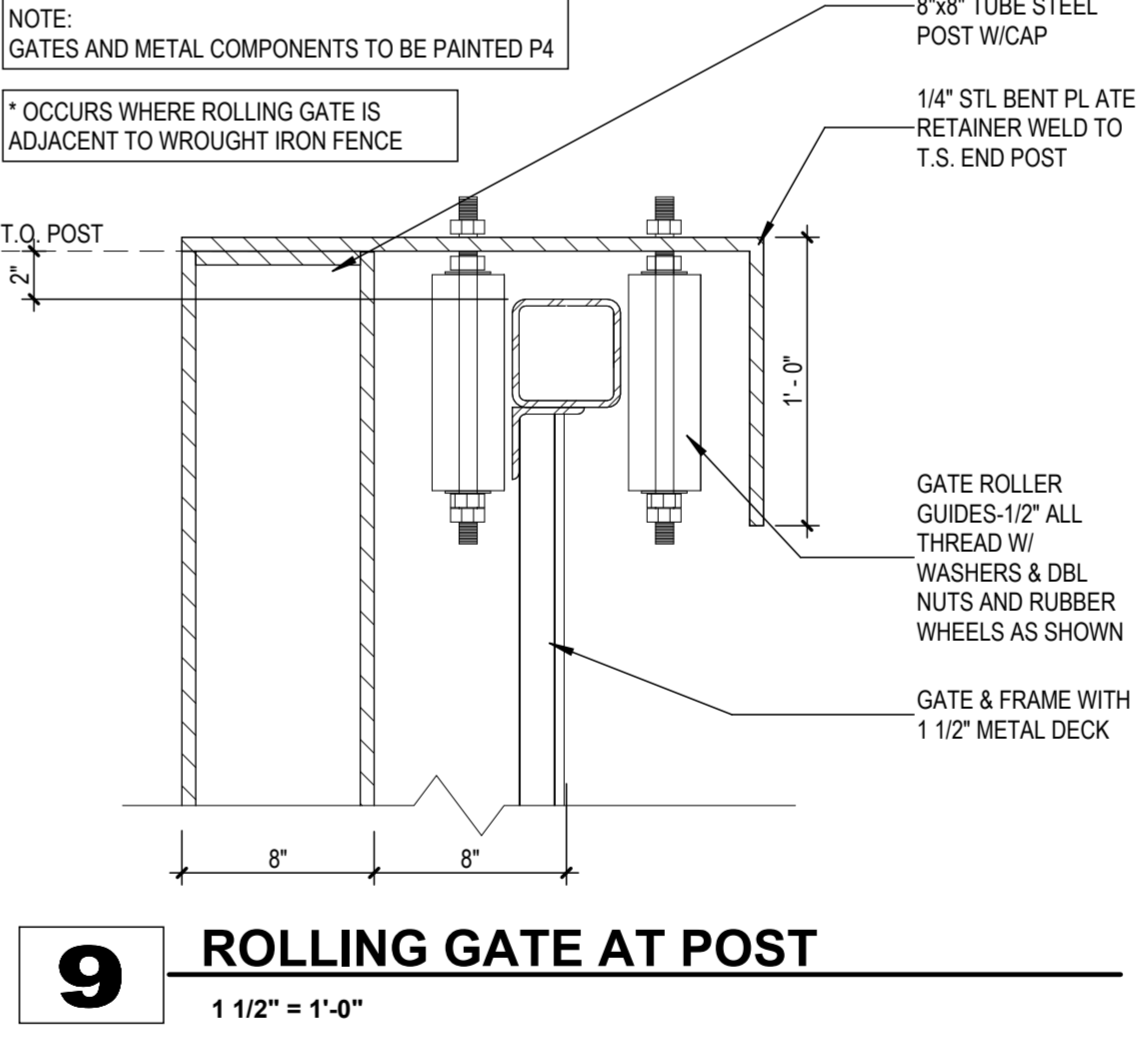
4 LIGHT POLE DETAIL 1
3/4" = 1'-0"



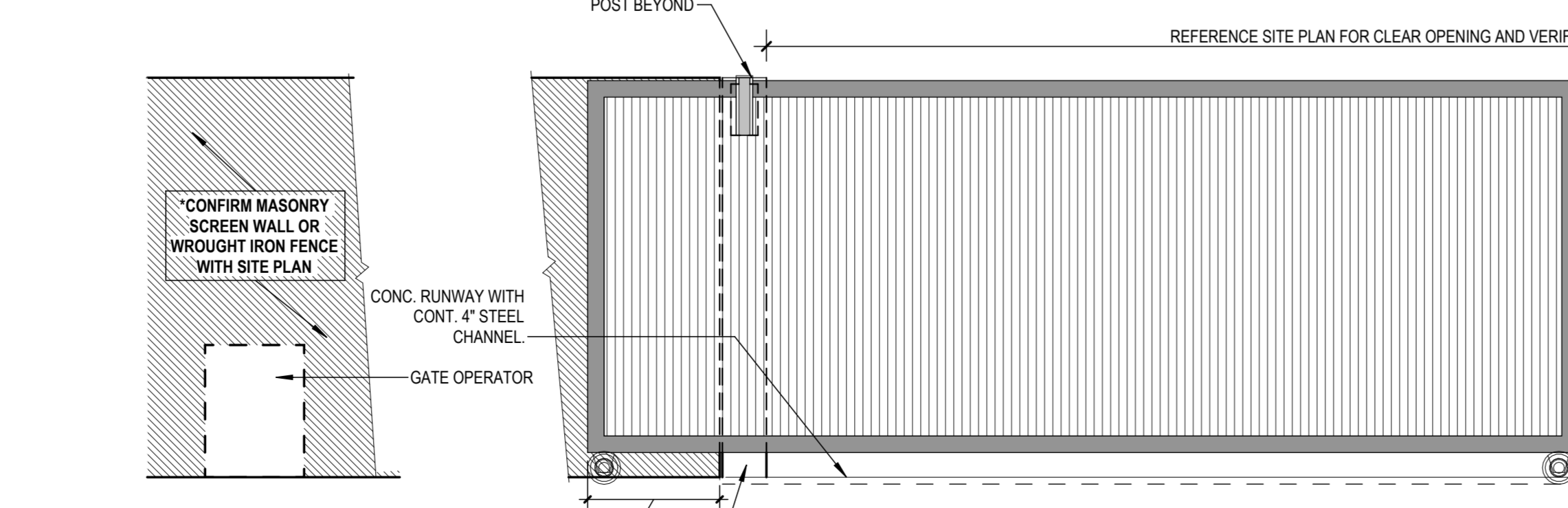
8 TYPICAL ROLLING GATE FRAME
3" = 1'-0"



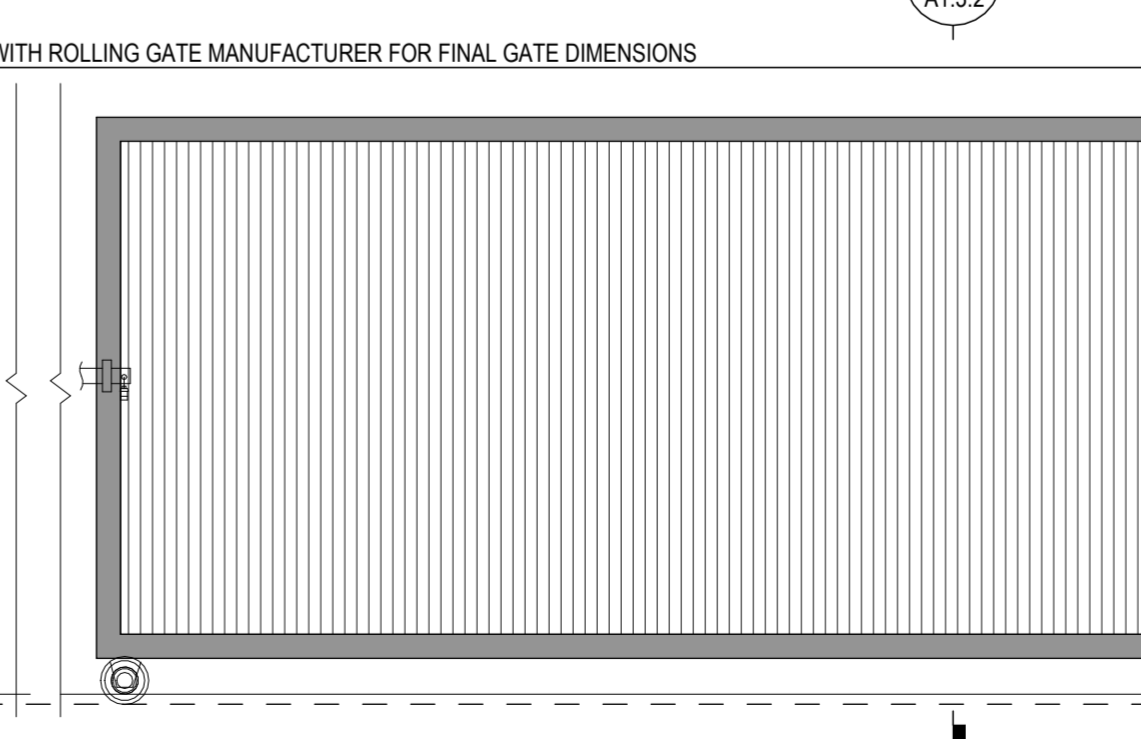
9 ROLLING GATE AT POST
1 1/2" = 1'-0"



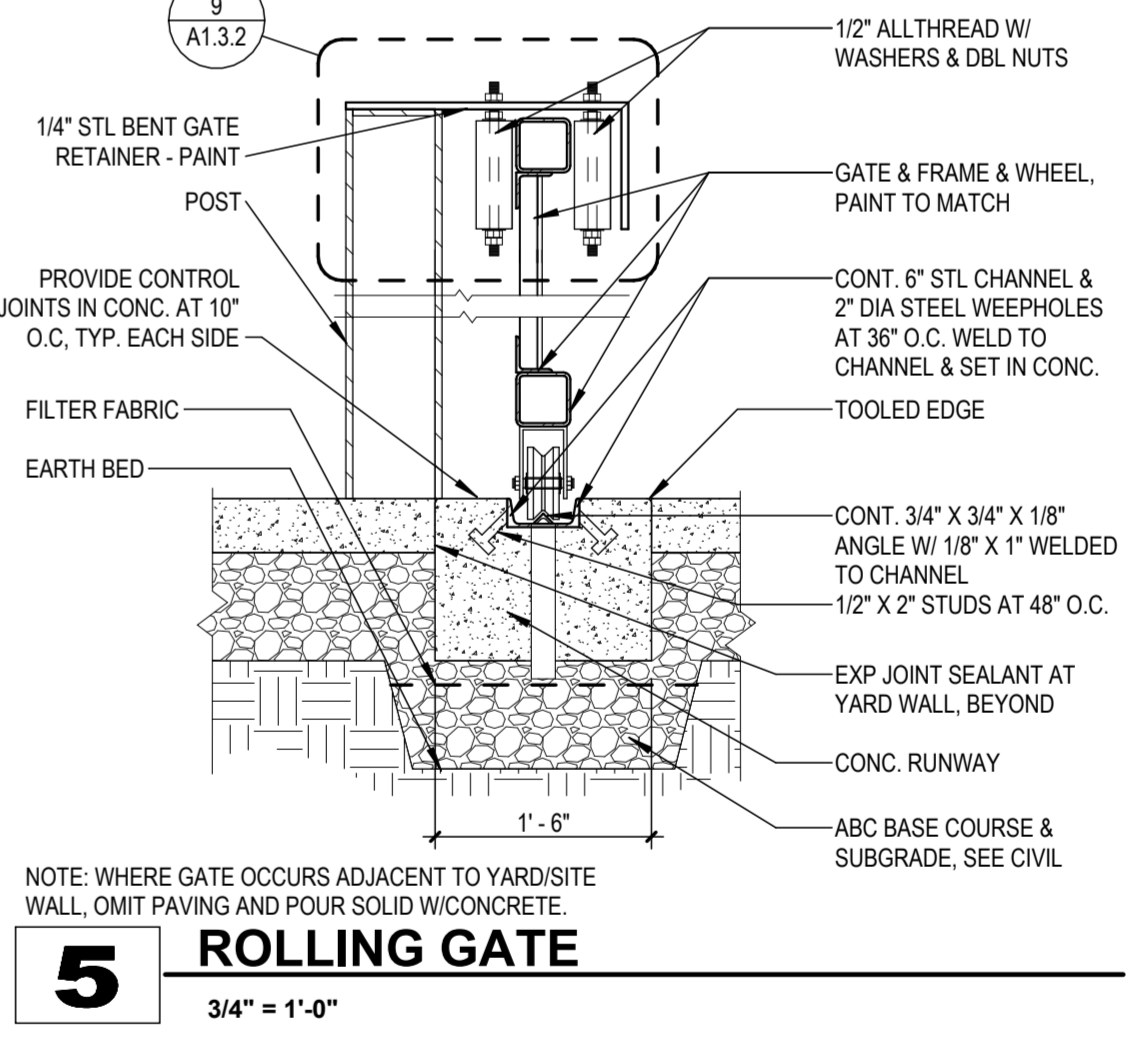
1 TYPICAL TRASH ENCLOSURE
1/4" = 1'-0"



10 DOUBLE GATE ELEVATION
1/2" = 1'-0"



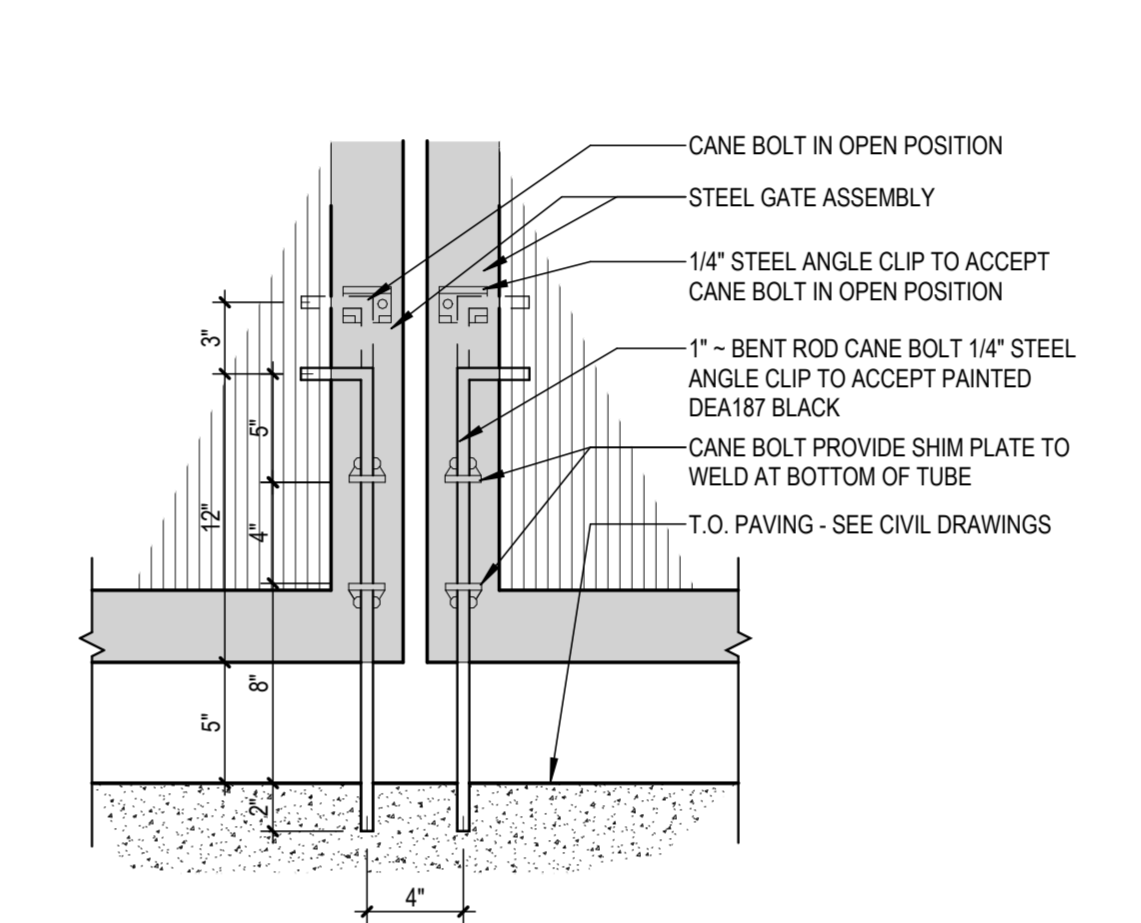
5 ROLLING GATE
3/4" = 1'-0"



3 CANE BOLT DETAIL
1 1/2" = 1'-0"

2 GATE HINGE
1 1/2" = 1'-0"

1 TYPICAL TRASH ENCLOSURE
1/4" = 1'-0"



3 CANE BOLT DETAIL
1 1/2" = 1'-0"

1 TYPICAL TRASH ENCLOSURE
1/4" = 1'-0"

#	REVISION	DATE

SHEET TITLE: SITE DETAILS
 ISSUE DATE: 8/8/24
 DRAWN BY: LGE DESIGN GROUP
 CHECKED BY: --
 PROJECT No: --

NOT FOR CONSTRUCTION