



## PLANNING AND ZONING COMMISSION REPORT

**Meeting** April 3, 2025

**Date:**

**Agenda Item:** 4R

**Case Name:** Evergreen Commercial Business Park: Minor General Plan  
Amendment (GPA24-04)

### **General Application Information**

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*Proposal:*

Request to amend amend the General Plan Land Use designation from Urban Residential to Office and Local Commercial on approximately 5.6 acres.

*Location:*

South of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive

*Project Acreage:*

5.6 Acres

*Applicant:*

Adam Baugh of Withey Morris Baugh, PLC

### **Key Items For Consideration:**

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*This request has been proposed in combination with the associated rezoning request Case Z24-01. These cases may be presented together, but will be considered in separate actions.*

*Please note that the associated staff report, exhibits, and findings are contained within Case Z24-01 to avoid redundancy.*

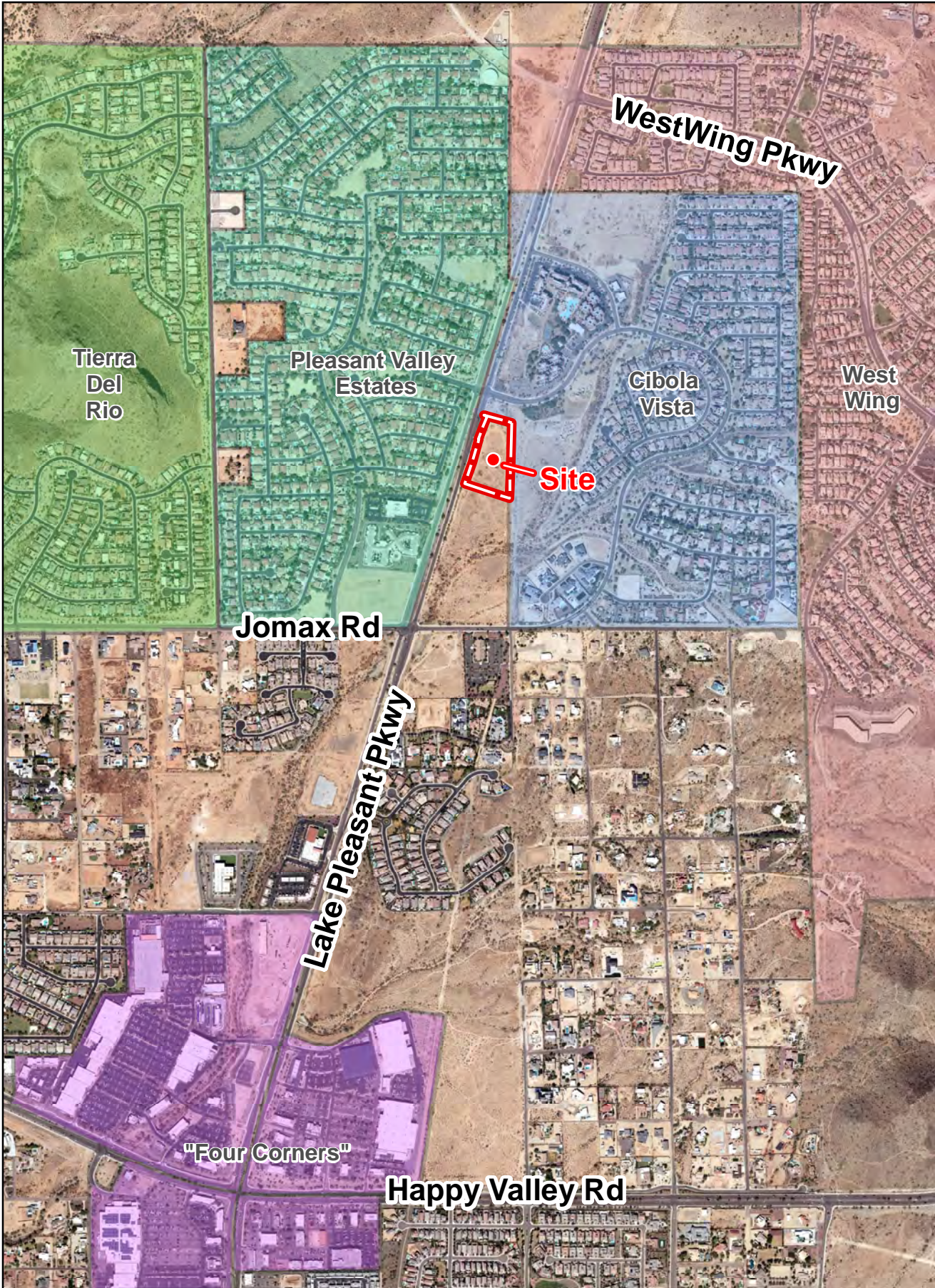
### **ATTACHMENTS:**

Description

Exhibit 1 - Vicinity Map

# Evergreen Business Park: GPA24-04 & Z24-01

South of Southeast Corner Lake Pleasant Parkway & Pinnacle Vista





## PLANNING AND ZONING COMMISSION REPORT

**Meeting** April 3, 2025

**Date:**

**Agenda Item:** 5R

**Case Name:** Evergreen Commercial Business Park: Rezone (Z24-01)

### **General Application Information**

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*Proposal:*

Request to rezone approximately 5.6 acres from General Agriculture (AG) to Planned Area Development (PAD).

*Location:*

South of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive

*Project Acreage:*

5.6 Acres

*Applicant:*

Adam Baugh of Withey Morris Baugh, PLC

### **ATTACHMENTS:**

**Description**

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Context Map

Exhibit 4 - General Plan Land Use Map

Exhibit 5 - Zoning Map

Exhibit 6 - Project Narrative

Exhibit 7 - PAD Standards and Guidelines Report

Exhibit 8 - Citizen Participation Report



# PLANNING & ZONING COMMISSION

## STAFF REPORT

Meeting Date: 4/3/2025

Agenda Item(s): 4R & 5R

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**TO:** Planning and Zoning Commission  
**THROUGH:** Chris M. Jacques, AICP, Planning Director  
**FROM:** Lorie Dever, Deputy Planning Director  
**SUBJECT:** Evergreen Business Park: Minor General Plan Amendment (GPA24-04) & Rezone (Z24-01)  
South of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive

### ***PROPOSAL***

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The applicant has submitted a Minor General Plan Amendment (4R) and Rezoning application (5R) to facilitate the development of a commercial business park.

### ***APPLICATION INFORMATION***

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**Case Numbers** GPA24-04 and Z24-01

**Applicant** Adam Baugh of Withey Morris Baugh, PLC

**Request(s)**

- 1) **Minor General Plan Amendment (GPA24-04):** Request to amend the General Plan Land Use designation from Urban Residential (12+ dwelling units per acre) to Office and Local Commercial on approximately 2.5 acres.
- 2) **Rezone Request (Z24-01):** Rezone approximately 5.6 gross acres from General Agriculture (AG) to Planned Area Development (PAD).

### ***BACKGROUND AND CONTEXT***

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The subject site is approximately 5.6 gross acres and generally located south of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive, as shown in more detail in **Exhibit 2**.

#### **CONTEXT:**

The subject site is irregularly shaped due to the alignment of Lake Pleasant Parkway and currently consists of two parcels. From a broader contextual perspective, the subject property is predominantly surrounded by single-family residential and some commercial properties within the area (**Exhibit 3**). More specifically, north and east of the site are vacant parcels associated with the Cibola Vista development. South of the site are four vacant parcels associated with the former "Prestige Homes" rezoning request, which has since been withdrawn. Directly west of the subject site, across Lake Pleasant Parkway, are single-family residential homes within the Pleasant Valley Estates community.

### ***APPLICANT'S PROPOSAL***

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The applicant has submitted a General Plan Amendment and Rezoning application to allow for the development of a multi-tenant commercial business park on the site. Within the Project Narrative, the applicant outlines how the proposed land use table, along with customized operational limitations and development standards, are specifically tailored to offer flex-office, medical, retail, and business park type-uses which are compatible with the area. (**Exhibit 6**) As contemplated, there would be one building, approximately 62,500 square feet in size, with up to ten (10) tenant spaces ranging from 3,000 square feet to 15,000 square feet in size.

**DEVELOPMENT INFORMATION:**

Existing Use:	Vacant parcels
Existing General Plan Land Use:	Urban Residential (12+ dwelling units per acre)
Proposed General Plan Land Use:	Office and Local Commercial
Existing Zoning District(s):	General Agriculture (AG)
Proposed Zoning Districts(s):	Planned Area Development (PAD)
Site Area:	Approximately 5.6 acres (gross)

**STAFF ANALYSIS**

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**ZONING HISTORY AND PROPERTY HISTORY:**

The subject site was part of a larger annexation approved by the City Council on November 14, 1989 (*Ordinance #89-34*) and was granted the initial zoning designation of General Agriculture (AG) on July 10, 1990 (*Ordinance #90-23*). (**Exhibit 5**)

On November 12, 2019, the City Council approved a comprehensive update to the Peoria General Plan (*Resolution #2019-134*). As part of that effort, there were several changes to the Future Land Use Map, including the modification of the subject site from *Residential Low* (2-5 du/ac) to *Urban Residential* (12+ du/ac). Upon approval by the City Council, the 2040 General Plan was forwarded to and ratified by the voters in the fall of 2020. (**Exhibit 4**)

**GENERAL PLAN AMENDMENT:**

As with any request to amend a General Plan land use category, is important to note that staff evaluates the appropriateness of the amendment not only against the physical features of the site, but also the availability of infrastructure around the site, the needs of the community, the development and character of the area, and for compatibility with the City Council priorities which function as a proxy for the will of the citizens.

Land Use Perspective:

Prior to the General Plan update in 2019, the subject site had a designation of *Residential Low* with an associated density range between two (2) to five (5) dwelling units per acre, which is associated with single-family subdivisions. However, during the update to the General Plan, the designation was modified to *Urban Residential* (12+ dwelling units per acre) to account for the site’s physical constraints. These constraints included traffic access, limited pedestrian connectivity, fractured ownership, adjacency to a limited access parkway, and a midblock location. Of these, the lack of coordinated traffic access between the parcels and the midblock location presented the greatest challenges to the developability of this site.

From an access perspective, the Lake Pleasant Parkway corridor is designated as the City’s highest, most intense roadway classification possible, known as a “Limited Access Parkway”. The City’s General Plan defines parkways as major roadways that provide connectivity between adjacent communities by moving large volumes of traffic though maintained access control measures. From an access management standpoint, greater limitations are placed on properties along designated parkways to maintain the street’s efficiency in moving traffic safely. These restrictions can take the form of greater spacing between intersections and driveways, along with concerted efforts to minimize conflicting turning movements or quick reductions in speed at driveway locations. Given their higher trip volumes, parkways such as Lake Pleasant are not ideal for providing direct access to single family residential subdivisions, which is reflected

in the City's Access Management Guidelines. Therefore, having the previous *Residential Low* single-family designation along Lake Pleasant was not ideal from a traffic management standpoint.

Considering the access and physical constraints, along with the existing infrastructure in the surrounding area, the category of *Urban Residential* (12+ dwelling units per acre) was proposed during the General Plan update. In part, this category was selected because it had the potential to retain some semblance of the residential disposition and character of the surrounding community while allowing a range of housing products that could better respond to the physical constraints onsite. This land use category was also seen as a better transition and buffer between the more intense arterial/parkway intersection and the lower intensity of the single-family community east of the subject site. As noted above, the General Plan land use change was approved by Council and later ratified by the voters in November 2020.

While the *Urban Residential* land use category was thoughtfully selected, there has since been direction from City Council to refocus efforts on building up the economic footprint within the city, including along Lake Pleasant Parkway where the infrastructure is already in place to support commercial and employment development. These efforts directly correlate with the continued commercial and retail growth seen within the area, and particularly along the Lake Pleasant corridor. In this regard, the *Urban Residential* category is seen as no longer aligned with the vision and direction for the City and thus would not have been selected for the site using today's lense.

Office and Local Commercial:

The *Office and Local Commercial* category selected by the applicant is described within the Peoria General Plan as "supporting low-intensity commercial development consisting of a variety of small to moderate in scale professional offices, medical and legal services, and ancillary retail uses. Office buildings and complexes are characteristic of this category, providing services and employment to the larger community area. Office and Local Commercial areas provide convenient access to goods and services such as office and locally oriented neighborhood uses." In looking at the physical constraints of the site, the level of intensity associated with the *Office and Local Commercial* category would make it an appropriate selection for a midblock location, such as this, along Lake Pleasant Parkway. In particular, the business types associated with this category provide the commercial and employment opportunities sought after by City Council, while at the same time maintaining a lower level of intensity that is respectful of the surrounding residential communities. In this regard, the *Office and Local Commercial* category is the more appropriate General Plan land use classification compared to the existing *Urban Residential* category.

At first glance at the specific land uses proposed within the Evergreen Business Park project, flex-office, medical, retail, and business park type-uses may not appear to be fully aligned with the intensity of the *Office and Local Commercial* category. However, staff believes the added specificity of land use types and the companion operational limitations found within the rezoning application appropriately control the project's intensity to levels that are compatible with the predominately residential communities within the immediate area. A more in-depth discussion regarding these limitations is provided within the rezoning analysis section. In summary, staff finds the proposal is in alignment with the *Office and Local Commercial* category selected because of the intentional restrictions within the Planned Area Development Standards and Guidelines Report.

## ZONING AND DEVELOPMENT STANDARDS

The existing AG zoning on the site does not accommodate the proposed range of uses, hence a rezoning is necessary to allow the proposed development to occur. In this case, the applicant seeks to rezone the property from the current General Agricultural (AG) Zoning District to a Planned Area Development (PAD) zoning district. A PAD is an alternative to the city's traditional zoning districts wherein development standards can be tailored to respond to site or topographical conditions, contextual circumstances in the area. PADs can otherwise promote a creative and efficient approach to land development. More specifically, an applicant may propose a tailored list of permitted uses or development standards based on site and land use needs.

### Land Uses / Target Businesses

The site is envisioned as a multi-tenant building, approximately 62,500 square feet in size. There would be up to ten (10) tenant spaces, ranging from 3,000 to 15,000 square feet. As noted by the applicant, tenant space in this size range is often difficult to find; however, it is highly sought after for startup businesses. Within the land use matrix, the allowed and conditionally permitted uses selected are geared to smaller scale commercial and retail uses, and specialty type of industrial users for this site. In particular, the land use classifications of "*artisan/ makerspace*" and "*light design/production and assembly*" have been added. **(Exhibit 7)** While these categories are not directly found within the Peoria Zoning Ordinance, they are commonly used descriptors or industry classifications for niche or small-scale businesses operated by entrepreneurs. In this regard, cultivating entrepreneurship and increasing the ability to attract a diverse range of businesses is directly aligned with the goals and policies of the Peoria General Plan. Furthermore, makerspace and light production shops are typically lower in intensity compared to most industrial types of uses and are often found in a variety of zoning districts within other communities. Given their reliance on hand tools and small-scale equipment, they are easily compatible with adjacent residences, especially when required to operate within the confines of the building, such as in this case. Similar to the small-scale industrial uses, the proposed commercial and retail uses are more limited in size and are required to have all operations occur within the building.

Lastly, to address access and traffic concerns associated with the midblock location, the applicant has specifically excluded those commercial and retail uses in the land use table that are higher vehicle trip generators, such as drive-through restaurants.

### Development Standards

While Planned Area Development (PAD) zoning designation allows customization of development standards for the project, it is often the case that applicants will use one or more zoning districts from the Peoria Zoning Ordinance and make alterations from there to have some consistency and familiarity. In this case, the applicant has selected the Business Park Industrial (BPI) Zoning District as the basis for the standards and altered key items accordingly. **(Exhibit 7)** One notable and intentional deviation is the maximum building height. Within the BPI District, the maximum building height is 48 feet; however, to maintain greater consistency with the adjoining neighborhood, the proposed maximum building height is 39 feet. The building itself is envisioned as single-story, with key treatments along the windows and corner treatments to deemphasize the rectangular nature of these types of buildings. While architectural details

will be finalized through the site plan application process, the imagery and color and materials palette are included within the PAD to illustrate the architectural vision for the site.

#### Operational Limitations

Within the general provisions of the PAD Standards and Guidelines Report, all business operations shall take place in the enclosed building. More specifically, the applicant has identified that no outdoor use or storage of items are permitted, and roll up doors are to remain closed during operations. These measures are put into place to address potential noise concerns.

To further address compatibility, there are specific provisions limiting the quantity and/or size of key business types. The following summarizes key provisions:

- Powersport vehicle dealerships, and similar types of uses, are limited to one (1) business, with a maximum 15,000 square feet gross lease area.
- For makerspace and light production uses, a maximum of two such businesses may operate at one time, and there is a maximum of 10,000 square feet lease area. The size may be expanded to 15,000 square feet lease area if a conditional use permit is obtained.
- Wholesaling, warehousing, and distribution uses are limited to a maximum of one business within the center. Additionally, the business is limited to a maximum of 7,500 square feet lease size, unless a conditional use permit is obtained, then it may be increased up to 10,000 square feet in size.

These limitations ensure a balanced mix of uses within the center given its irregular shape and midblock location along a limited parkway. As proposed, staff believes the operational limitations, in concert with the targeted smaller-scale types of businesses allowed within the land use matrix, result in a business park proposal that is in keeping with the level of intensity expected by the General Plan. As such, no additional mitigation measures are being recommended.

#### Traffic:

Within the land use discussion above, staff noted the irregular shape of the site, along with the previously fractured ownership and numerous parcels prevailing along the eastern side of Lake Pleasant Parkway, between Jomax Road and Pinnacle Vista (to the north). Given this disjointed parcelization and awkward shape of these parcels, having more strategic and shared approach to provide access to this area was paramount.

The applicant has been working with the property to the south, formerly known as “Prestige” to provide a shared access between the two sites. If shared access cannot be ultimately accommodated, the access would be located wholly on the subject property. More specifically, that shared access easement would extend from Lake Pleasant Parkway to the vacant Cibola Vista parcel to the east. The shared access easement from Lake Pleasant Parkway would then provide access to the subject site, as well as the adjacent referenced Prestige site and Cibola Vista project. This proposed shared access easement to Lake Pleasant Parkway would accommodate a left-in left-out (LILO) within the Lake Pleasant Parkway median, which would provide full turning movements to the three (3) referenced sites. Refer to **Exhibit 1**, Conditions of Approval, which outlines the necessary improvements for shared access between the various projects.

*Water/Sewer:*

Water and sewer facilities exist adjacent to the site and are sized appropriately with available capacity to serve the property as a multi-family use.

***COMMUNITY INVOLVEMENT***

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*Public Noticing:*

The application was properly noticed pursuant to the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times prior to the Public Hearing.

*Neighborhood Meeting:*

There were two neighborhood meetings held for this project. The first meeting was held on June 25, 2024, at 6:00pm. No members of the public were in attendance. The only people in attendance were from the applicant team, Planning Staff, the City Council Member, as well as the City Council Assistant (**Exhibit 8**). The second meeting was held virtually on August 14, 2025 at 6:00pm. No members of the public were in attendance.

*Support / Opposition:*

At the time of this writing, Staff has not received any written comments.

***KEY FINDINGS***

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1. The proposal is in conformance with the Peoria General Plan, and in particular the economic goals by cultivating entrepreneurship opportunities and increasing the ability to attract a diverse range of businesses.
2. When operated in alignment with the proposed Planned Area Development (PAD) standards, the development will provide for a context sensitive transition from the adjacent single family to Lake Pleasant Parkway.
3. When operated in accordance with the recommended conditions of approval, the use is not expected to have an impact on adjacent properties.

***RECOMMENDATION***

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Staff recommend that the Planning and Zoning Commission take the following action:

**Recommend APPROVAL of Zoning Case Z24-01 to the City Council, subject to attached Exhibit 1 Conditions of Approval.**

***STAFF CONTACT***

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Lorie Dever  
Deputy Planning Director  
623-773-5168  
Lorie.Dever@peoriaaz.gov



# Exhibit 1 | Conditions of Approval

## EVERGREEN BUSINESS PARK REZONE (Z24-01)

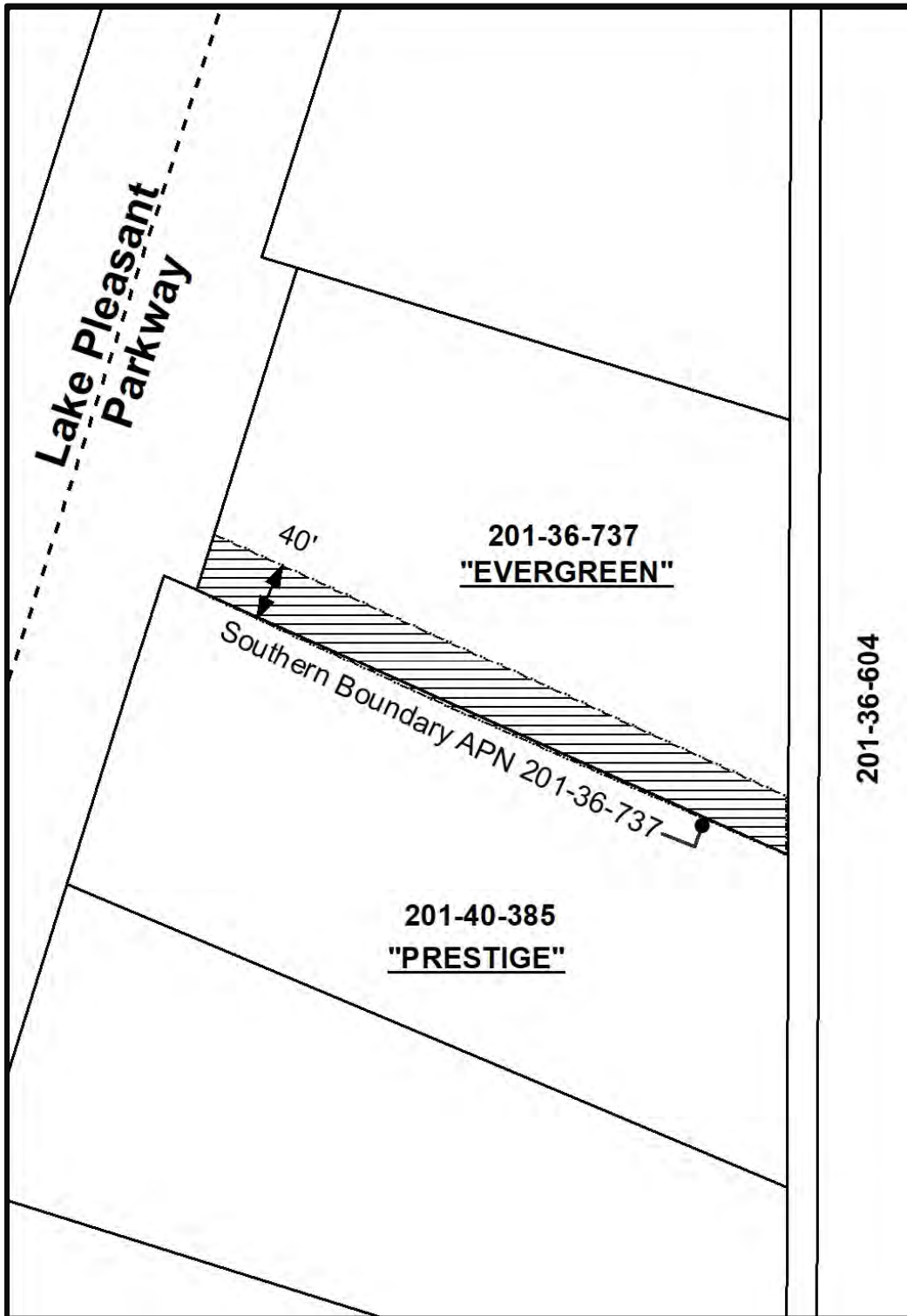
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The rezoning request for the above-mentioned property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, and the City of Peoria:

1. Development and use of the subject site shall substantially conform to the Evergreen Business Park Planned Area Development (PAD) Standards and Guidelines Report (Exhibit 5) as contained in the staff report to the Planning and Zoning Commission dated April 3, 2025, except as follows.
2. Developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.
3. Architectural elevations, color and materials, and wall details provided therein shall be for illustrative purposes only, and may be refined during the Site Plan application process.
4. Required path and trail dedications and improvements along Lake Pleasant Parkway shall be as follows, unless otherwise approved by the City Engineer, and City Parks and Recreation Director:
  - a. Developer shall dedicated a minimum twenty (20) foot wide public trail easement along Lake Pleasant Parkway.
  - b. Within the Lake Pleasant Parkway public trail easement, the Developer shall design and construct a ten (10) foot wide concrete sidewalk and adjoining four (4) foot wide soft surface trail in conformance with the Peoria Engineering Standards Manual (PESM) and Standard Details.
5. The Developer shall construct a Left-in / Left-out (LILO) turn diverter and modify associated landscaping within the Lake Pleasant Parkway median at the shared driveway access location, unless otherwise approved by the City Engineer.
6. Access along the southern boundary of Evergreen shall be designed, dedicated, and constructed by the Developer as follows, unless otherwise approved by the City Engineer:
  - a. A minimum forty (40) foot wide public access easement from the western-most edge of site adjacent to Lake Pleasant Parkway to the eastern boundary shall be dedicated on subject site as shown in Exhibit A.
    - i. The final dimensions and geometry of the easement immediately adjacent to Lake Pleasant Parkway may be refined at the time of final engineering. However, at a minimum, the easement shall encompass all necessary improvements for the access driveway to meet the Peoria Engineering Standards Manual and Peoria Access Management Guidelines.
    - ii. If the driveway improvements are shifted southward to split between Parcel 201-40-385 (aka Prestige) and Parcel 201-36-737 (aka Evergreen), the Developer shall:
      - i. Dedicate the balance of the easement on Parcel 201-36-737 required to complete the necessary public access improvements.

- ii. Provide documentation or cause through joint dedication by Final Plat that the reciprocal portion of the required access easement is dedicated on Parcel 201-36-385 prior to City approval of final engineering plans.
- b. The Developer shall be responsible for the following improvements relative to the public access easement, unless otherwise agreed to by the City Engineer:
  - i. Paving, curb, gutter, sidewalk, lighting, landscaping, and striping extending from Lake Pleasant Parkway to the eastern end of the driveways serving Parcel 201-40-385 (aka Prestige) and Parcel 201-36-737 (aka Evergreen).

**Exhibit A**



# Evergreen Business Park: GPA24-04 & Z24-01

South of Southeast Corner Lake Pleasant Parkway & Pinnacle Vista

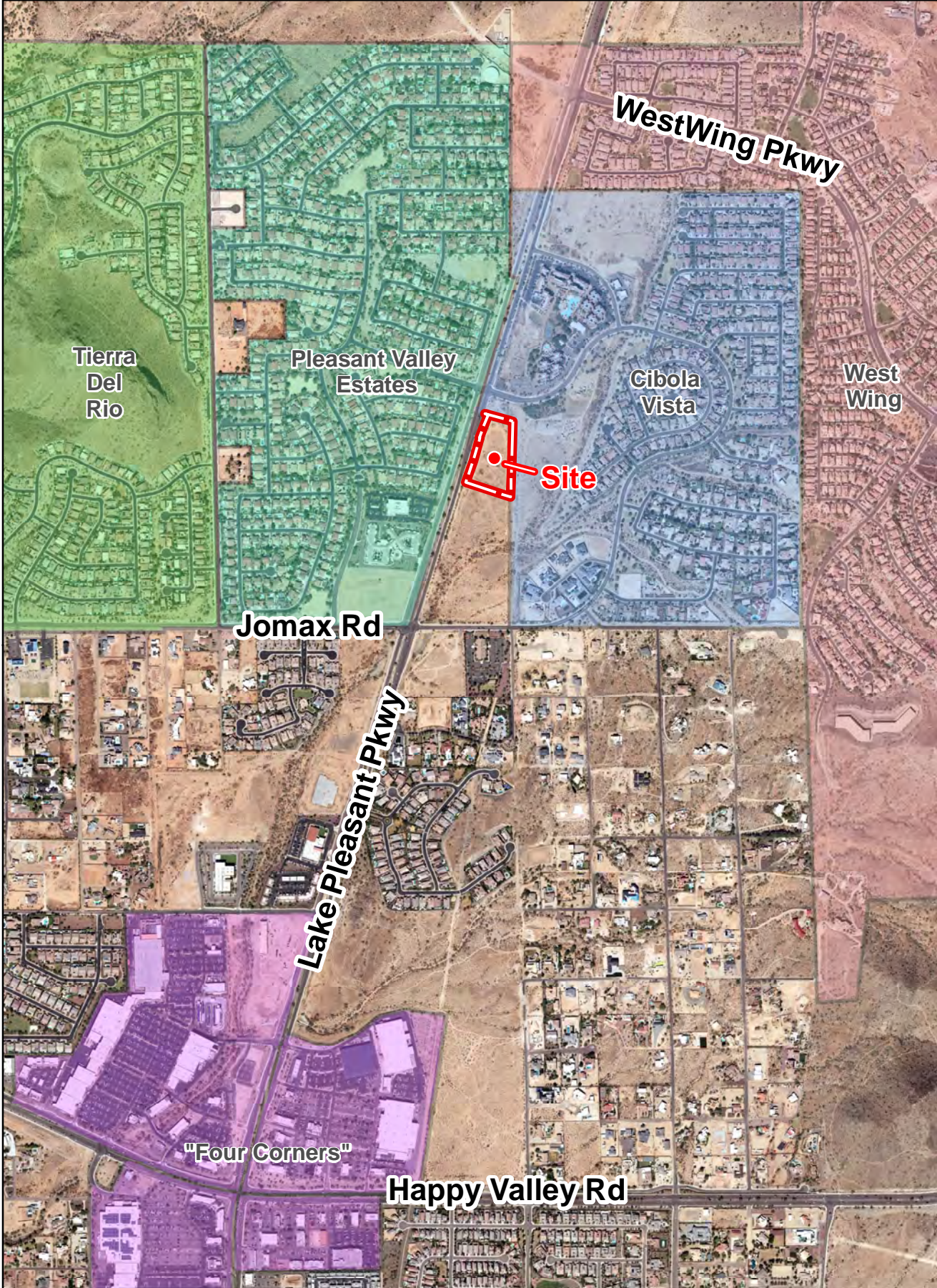
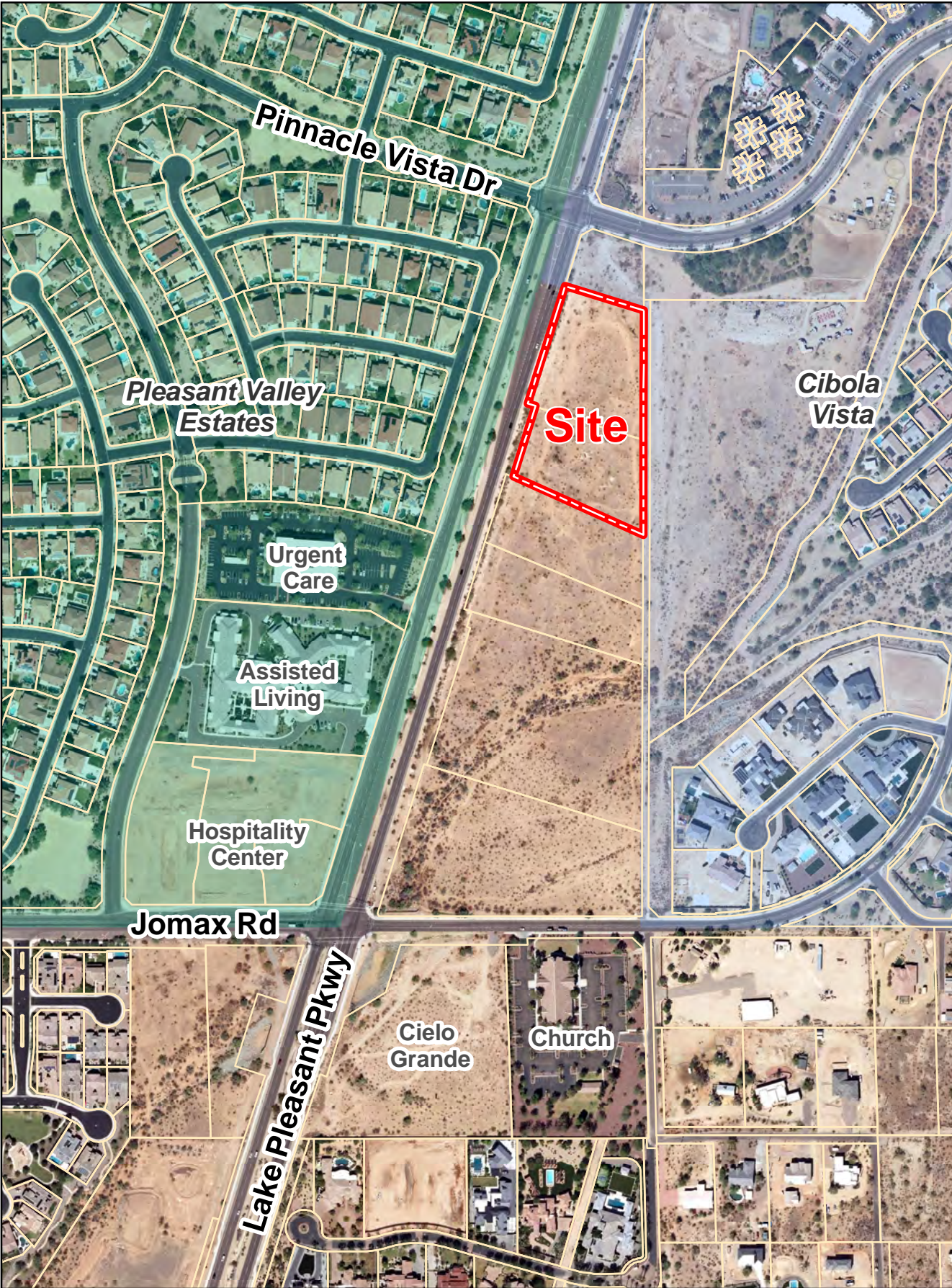


Exhibit 2 | Vicinity Map

# Evergreen Business Park: GPA24-04 & Z24-01

South of Southeast Corner Lake Pleasant Parkway & Pinnacle Vista





# Evergreen Business Park: GPA24-04 & Z24-01

South of Southeast Corner Lake Pleasant Parkway & Pinnacle Vista



# Evergreen Commercial Business Park

Planned Area Development (PAD) Project Narrative

Case No. Z24-01

Submittal: February 2025



WITHEY  
MORRIS  
BAUGH

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Site Vicinity Map	A
Conceptual Site Plan	B

Development Team

Property Owner:	Evergreen Investment Company, LLC 271 Winslow Way, Suite 10727 Bainbridge Island, Washington 98110
Architect:	On Point Architecture Nicole Posten-Thompson 1140 E. Greenway Street Mesa, Arizona 85203 Phone: 480-227-5259 Email: nicole@onpointarchitecture.com
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Applicant / Legal Representative:	Withey Morris Baugh, PLC Attorney: Adam Baugh Planner: Hannah Bleam, AICP 2525 East Arizona Biltmore Circle, Suite A-212 Phoenix, Arizona 85016 Phone. 602-230-0600 Email. adam@wmbattorneys.com

A. Introduction

This narrative has been prepared to support the rezoning of the approximately 5.59-acre property located south of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive in Peoria, otherwise commonly known as Maricopa County Assessor’s Parcel Number (APN) 201-36-737 and 201-36-736 (the “Property”) (Appendix A) from General Agricultural (AG) to Planned Area Development (PAD) District to accommodate development of a proposed commercial business park development (the “Project”).

B. Context / Location

The Property is vacant and undeveloped. The proposed development is well positioned along a major arterial, Lake Pleasant Parkway, to support the intended uses for the site. The surrounding uses include:

- North: Undeveloped Land (AG)
- East: Undeveloped Land (Cibola Vista PAD)
- West, across Lake Pleasant Parkway: Single-family residential (Pleasant Valley PAD)
- South: Undeveloped Land (AG)

C. Development Proposal

The proposed rezone is in support of a proposed development consisting of a 62,541 square foot building that will offer flex-office, medical, retail, light industrial and business park type-uses. The Project building is divisible, with up to 10 tenant suites, to accommodate small scale users of varying sizes. Expected tenant spaces will range from 3,000 to 15,000 sf. This size of tenant space is difficult to find and will be prime for a startup business to utilize. It also creates flexible options for a variety of uses such as medical and professional office, commercial, shops and warehousing, and other general business uses expected along this regional transportation corridor. This proposal is ideal and appropriate given its location near major transportation arteries and its character as a transitional parcel.

The property will be accessed via two access points along Lake Pleasant Parkway. The southern access drive is common access shared with the owner to the south. This access also involves a Left In Left Out (LILO) to be constructed in the Lake Pleasant Parkway median. The shared access will also serve the Cibola Vista property to the east of our Property. Circulation is provided onsite and around the building. Employee and customer parking is provided on the front and both sides of the building with the rear area designated for delivery trucks as needed. Approximately 152 parking spaces are required and 172 are provided, which equates to approximately 1 space per 363 square feet of building area. The overall open space is 20.6% (whereas 10% is required). See site plan at Appendix B.

The design for the Project will provide for context-sensitive architecture that will complement the **area’s character and maintain a pedestrian scale. For example, to promote human-scale** architecture, buildings along Lake Pleasant Parkway will provide for horizontal and vertical façade breaks, with varying building setbacks and horizontal banding which will be achieved using color variations and concrete reveals which will accentuate the building plain, as represented on the enclosed conceptual renderings. A variety of material enhancements are included with the use of concrete stamping to replicate wood paneling and striated concrete to provide textural enrichment to the façade. Accents are also provided at

key locations, including metal canopy features and vertical trellis elements, to achieve enhanced building design and visual interest.

The overall design concept for the Project represents a contemporary/modern architectural expression with a blend of textures, colors and building materials that will complement the existing structures. The Project's streetscape will also be enhanced through the use of various earth tone colors, simplistic forms, and high-quality materials.

In addition, the site has been analyzed regarding its hillside applicability and it is not considered a hillside development, as noted on the ALTA survey and seen on the site photos both of which are apart of the submittal package.

## D. PAD Application Justification

The City of Peoria's Rezoning Process Guide application requires detailed justifications for a PAD, as outlined below.

1. What type of development and uses are proposed by the rezoning request?

The proposed PAD will provide many employment and business opportunities including flex-office, medical, retail, light industrial and business park type-uses. Please find the proposed use matrix below:

<b>P = Permitted Use</b>	
<b>C = Permitted Conditional Use. Conditional Use Permit required. See Section 21-155.</b>	
<b>A = Accessory use</b>	
<b># = Subject to performance criteria as specified in Section G within this document, or where none stated, as specified within Section 21-505 of the Peoria Zoning Ordinance)</b>	
<b><u>Land Use Classification</u></b>	<b>P, C, A</b>
<b>Administrative &amp; Financial</b>	
Banks and Financial Institution	P
Professional, Administrative or Business Offices	P
<b>Automobile Related</b>	
Auto Parts and Accessory Store	P
Auto Sound System Installation, Auto Glass Tinting and Repair and similar uses #	P
Automobile Showroom/Dealerships, UTV, Powersport vehicles, or Motorcycle Sales, Indoor Only#	P
Parking Space with Electric Vehicle Charging Equipment	A
<b>Eating &amp; Drinking Establishments</b>	
Catering Establishment	P
Outdoor Dining and Seating Areas	P

Restaurants	P
Restaurants, Drive Through or Drive-Up#	
Tavern, Bar, Lounge#	C

<b>Entertainment and Recreation</b>	
Dance, Theatrical, Art, Music Studio and similar uses	P
Health and Exercise Center#	P
Indoor Recreation/Entertainment	P
Resorts	P
Outdoor Recreation including Tennis, Racquet Clubs, Miniature Golf and similar uses	C
Theater, indoor	P
Wedding and Reception Center#	C
Recreation and Social Clubs #	P
<b>General Industrial &amp; Manufacturing</b>	
Research Laboratories #	P
<b>Artisan / Makerspace #*</b>	P
<b>Light Design/Production/Assembly. #*</b>	P
<b>Wholesaling, Warehousing, Distributing</b>	P
<b>General Retail</b>	
Antiques, Crafts, and Collectibles Sales	P
Bait and Tackle Shops	P
Book, Stationery and Greeting Card Store	P
Candy and Ice Cream Store	P
Carpet and Floor Covering Store	P
Copy Center	P
Donation Center#	P
Florist	P
Gift, Novelty and Souvenir Shop	P
Hobby, Stamp and Coin Shop	P
Permissible Consumer Fireworks Sales#	P
Pet Shop#	P
Plumbing, Heating, and Air-conditioning Sales and Service	P
Retail Sales of New and Used Merchandise, Indoor. Excludes Sale of Automobile, Boats RVs and Motorcycles	P
Retail Liquor Store #	P
Tobacco Retailer	P
Water and Ice Store	P

<b>Institutional</b>	
Art Gallery	P

Cultural Institutions	P
Day Care Centers or Pre-school Centers #	P
Libraries and Museums	P
Non-profit Social services #	P
Nursing or Convalescent Home, Long term Care Facility #	C
Public Buildings#	P
Public/Private Schools, Charter Schools, College and University Facilities excluding College and University Campuses#	P
Religious Institutions and similar places of worship#	P
<b>Intense Retail</b>	
Appliance, Furniture, and Household Equipment Sales and Rentals	P
Commercial Service Establishments combining retail, showroom with workshop#	P
Hardware and Home Improvement Store	P
Monument Sales and Engraving Shop	P
Office Supply and Machine Sales & Service	P
Outdoor Sales and Display Area#	A
Retail Sales of lumber and Building Materials # (Indoor)	P
Swimming Pool and Spa Sales	P
Upholstery Shop	P
Wholesale Produce Storage or Market	P
<b>Lodging</b>	
Hotel or Motel #	P
<b>Medical</b>	
Emergency Medical Care Facility#	C
Medical, Dental, Optician or Health, Clinics and Laboratories	P
Veterinary Hospital#	P
Veterinary Offices and Clinics, excluding animal boarding#	P
<b>Personal Services</b>	
Appliance Repair	P
Auction Houses and Estate Sales	P
Cabinet and Carpentry Shop	P
Custom Dressmaking, Furrier, Millinery or Tailor Shop #	P
Employment Agencies, not including Day Labor Hiring Centers	P
Locksmith	P
Massage Establishment #	P
Messenger Delivery Service	P
Pest Control Service	P
Pet Grooming Shop#	P
Photographic Developing and Printing	P
Photographic Studio	P
Remote Mail Service	P

Shoe Service & Clothing Alteration	P
Tanning Salon, Nail Salon, Barber Shop, Beauty Parlor and similar uses	P
Recording Studio	P
<p><b><u>Performance Criteria</u></b></p> <p>A. General Provisions All Businesses: The following performance criteria shall apply as follows:</p> <ul style="list-style-type: none"> <li>a. All operations shall take place in an enclosed building. No outdoor use or storage shall be permitted.</li> <li>b. Roll up doors shall remain closed during operations</li> <li>c. No processing of raw materials or food products</li> </ul> <p>B. Specific Provisions: The following performance criteria shall apply to those employment businesses types as noted below:</p> <ul style="list-style-type: none"> <li>a. Automobile Showroom/Dealerships, UTV, Powersport vehicles, or Motorcycle Sales, Indoor Only: <ul style="list-style-type: none"> <li>i. Limited one (1) business of this type within the project, and the business is limited to a maximum of 15,000 sf gross lease building area.</li> </ul> </li> <li>b. Artisan / Makerspace and Light Design/Production and Assembly: <ul style="list-style-type: none"> <li>i. Production and fabrication activities limited to no more than 85% gross leased floor area.</li> <li>ii. Maximum 10,000 Sq Ft per leased space unless a conditional use permit is approved, then max 15,000 Sq Ft per leased space.</li> <li>iii. Max of two such business shall operate at one time within the center</li> </ul> </li> <li>c. Wholesaling, Warehousing, and Distribution <ul style="list-style-type: none"> <li>i. Max 7,500 square feet, unless a conditional use permit is obtained, then max 10,000 Sq Ft.</li> <li>ii. No more than one such business shall operate at one time within the center</li> </ul> </li> </ul>	

2. State how your proposal is consistent with the Land Use Plan and other goals, policies and objectives (list each goal, policy and objective and how they are met) of the Peoria General Plan.

The Peoria General Plan Land Use Map currently designates the property as “Urban Residential”; however, the Property is better suited for business park/commercial uses along the major arterial road. Therefore, concurrent with the rezoning application, a Minor General Plan Amendment will also be requested for Office and Local Commercial to align with the proposal.

The proposed development is consistent with many of the Peoria 2040 General Plan goals as outlined below:

Economic Prosperity, 2.6 Goals:

# Exhibit 6

A Robust and Sustainable Economy: Cultivation of a diverse range of enterprises and ventures that support a robust, stable, and sustainable economy that offer a range of employment, shopping, and cultural opportunities for residents and visitors.

The proposed development will provide spaces for growing businesses to flourish within Peoria to help to grow the economy to make them more competitive regionally.

Business Expansion and Retention: Grow the economy and employment base by supporting efforts to expand, scale and retain local businesses.

Culture of Entrepreneurship: Embracing a culture of entrepreneurship to encourage and support local business start-ups.

The proposed development includes 10 smaller office/flex-warehouse spaces ranging from 3,000 square feet to 15,000 square feet which provide a good base for local, small businesses to office. In particular this size of office is difficult to find and will be prime for a local business to utilize. It also creates flexible options for a variety of uses such as medical and professional office, commercial, shops and warehousing, and other general business uses expected along this regional transportation corridor.

## Smart Growth, 2.8 Goals:

Balanced Land Uses: Promote a balanced mix of land uses that support a broad range of housing and lifestyle choices, business and employment opportunities and cultural and entertainment spaces.

The proposed land use will help balance the existing land uses in the area which include resort, commercial, residential. This use will provide additional amenity options and employment opportunities for this area.

- 3. Discuss the proposal's compatibility with the surrounding land use and zoning patterns.** Include a list of surrounding zoning designations, land uses and conditions.

As noted in Section II above, the Property is vacant, never developed and is well positioned along a major arterial (Lake Pleasant Parkway) which will support the intended business park and commercial uses for the site. The surrounding uses include:

North: Undeveloped Land (Cibola Vista PAD)

East: Undeveloped Land (Cibola Vista PAD)

West, across Lake Pleasant Parkway: Single-family residential (Pleasant Valley PAD)

South: Undeveloped Land (AG)

The proposed development will activate an undeveloped parcel with a quality development which will offer employment and local business opportunities. The scale, design, and massing is sensitive and cohesive with the adjacent properties.

- 4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.**

The General Agriculture (AG) district is **intended to be a “holding” zoning district until the time is** appropriate for more intensive development. As such, the AG zoning district is not intended to be long-term zoning on the property. This project is responding to the market needs in the area, particularly with TSMC nearby, and proposes a business park/commercial development. This proposal will be a benefit to the City of Peoria and bring additional employment and local business opportunities.

5. Describe any proposed unique design considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.

We will be meeting the standards outlined in the Zoning Ordinance, and the design for the Project will provide for context-**sensitive architecture that will complement the area’s character** and maintain a pedestrian scale. For example, to promote human-scale architecture, buildings along Lake Pleasant Parkway will provide for horizontal and vertical façade breaks, with varying building stepbacks and horizontal banding which will be achieved using color variations and concrete reveals which will accentuate the building plain.

The request for a PAD district allows specific design standards and tailored uses for the site to align with the adjacent developments and have a cohesive vision for the development. Within the PAD Standards and Guidelines Report it outlines design standards including:

Building Articulation: The visual impact of a building depends on its relationship between its height, length and width, including such features as prominent entries, windows, color and materials.

Building articulation shall be required, with appropriate details and elements to recognize the pedestrian scale. A combination of the following design themes shall be incorporated into the building design in order to architecturally distinguish one building from the other and maintain a pedestrian scale:

- Changes in the vertical wall plane
- Variation in the roof lines and form
- Use of vertical elements on or in front of expansive blank walls
- Use of vertical accents and focal points
- Change in the use of materials or color to provide a clear distinction between roof, body and base of building
- Other form of building facade articulation as approved by Planning and Development Department

Materials: Approved materials shall include the following list, unless otherwise approved by the Planning and Community Development:

- Concrete masonry unit (provided that surfaces are integrally colored, painted, stained or have attractive exposed aggregate which must be approved as to color and texture)

# Exhibit 6

- Stucco or plaster
- Metal panel and/or trim projections
- Metals (polished and rusted)
- Metal cladding and reveals
- Vertical trellis element

Please find the development standard table including proposed deviations for same:

Development Standards		
Minimum Size of Lot by Use	Business Park Industrial District (BPI) Zoning District	PAD
<i>Area (acreage)</i>	No Minimum Requirement	No Minimum Requirement
<i>Width (ft)</i>	<b>80'</b>	<b>80'</b>
Minimum Setbacks for Principal Buildings		
<i>Front Setback (ft) (Lake Pleasant Road)</i>	<b>30'</b>	<b>30'</b>
<i>Least Side Setback (ft)</i>	<b>20'</b>	<b>20'</b>
<i>Total Side Setback (ft)</i>	<b>40'</b>	<b>40'</b>
<i>Interior Setback (ft)</i>	N/R	N/R
<i>Rear Setback (ft)</i>	<b>25'</b>	<b>25'</b>
<i>Setback from Residential Zoning Districts (ft)</i>	<b>30'</b>	<b>30'</b>
Maximum Lot Coverage		
<i>Percentage – by all buildings</i>	N/R	N/R
Maximum Building Height		
<i>Principal Building Height</i>	<b>48'</b>	<b>39'</b>
<i>Accessory Building Height and Setbacks</i>	-	-
Multiuse Path Connection	Two 6-foot-wide hard-surfaced connections (concrete, pavement, etc.) from the proposed building frontage to the proposed multi-use path.	One 6-foot-wide hard-surfaced connections (concrete, pavement, etc.) from the proposed building frontage to the proposed multi-use path.*

\*Multiuse Path Connection deviation: The deviation for the multiuse path is proposed due to the extreme slope along Lake Pleasant Parkway which cannot accommodate a second pedestrian connection from the multiuse path.

6. Provide general site information and describe unusual physical features or characteristics of the site which present opportunities or constraints for development.

The site is located along Lake Pleasant Parkway, a major arterial road in Peoria. Along Lake Pleasant Parkway there is a 20-foot drainage easement. In addition, the southern access drive is common access shared with the owner to the south, which is required by Peoria. These are two considerations that constrained the site and design.

7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e., site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?

In addition to the rezoning and general plan amendment, a site plan will be pursued prior to building permits.

### **C. General Plan Conformity**

A concurrent Minor General Plan Amendment is requested to amend the Future Land Use Map designation for the Property from Urban Residential to Office and Local Commercial. As noted in Section IV.2 above, this proposal meets several of the Goals and Policies of the Peoria General Plan.

### **D. Summary**

We are thrilled to bring a high-quality office/business park development along Lake Pleasant Parkway that is in scale with the area. This development will provide additional amenity options and employment opportunities and may bring new or expanding businesses to Peoria.

# Appendix A

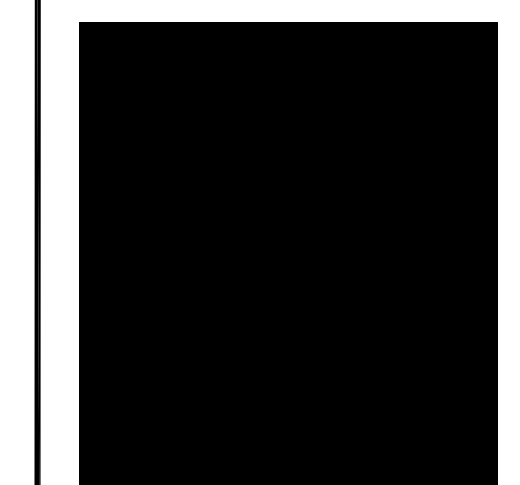
# Map



# Map



# Appendix B



**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

**PROJECT DATA**

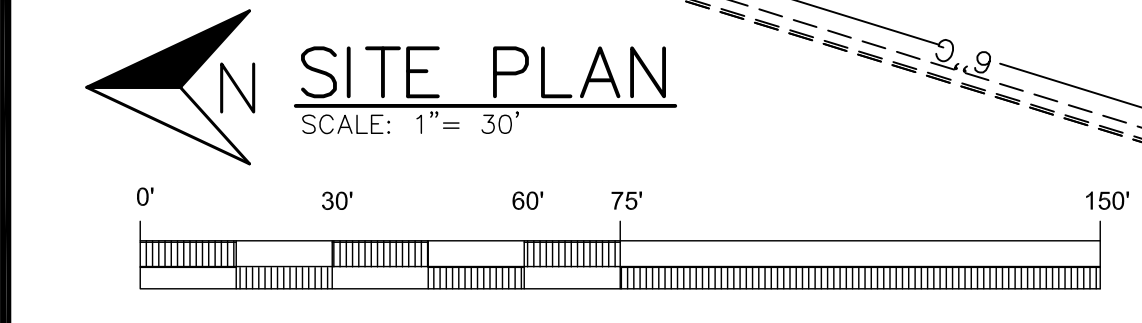
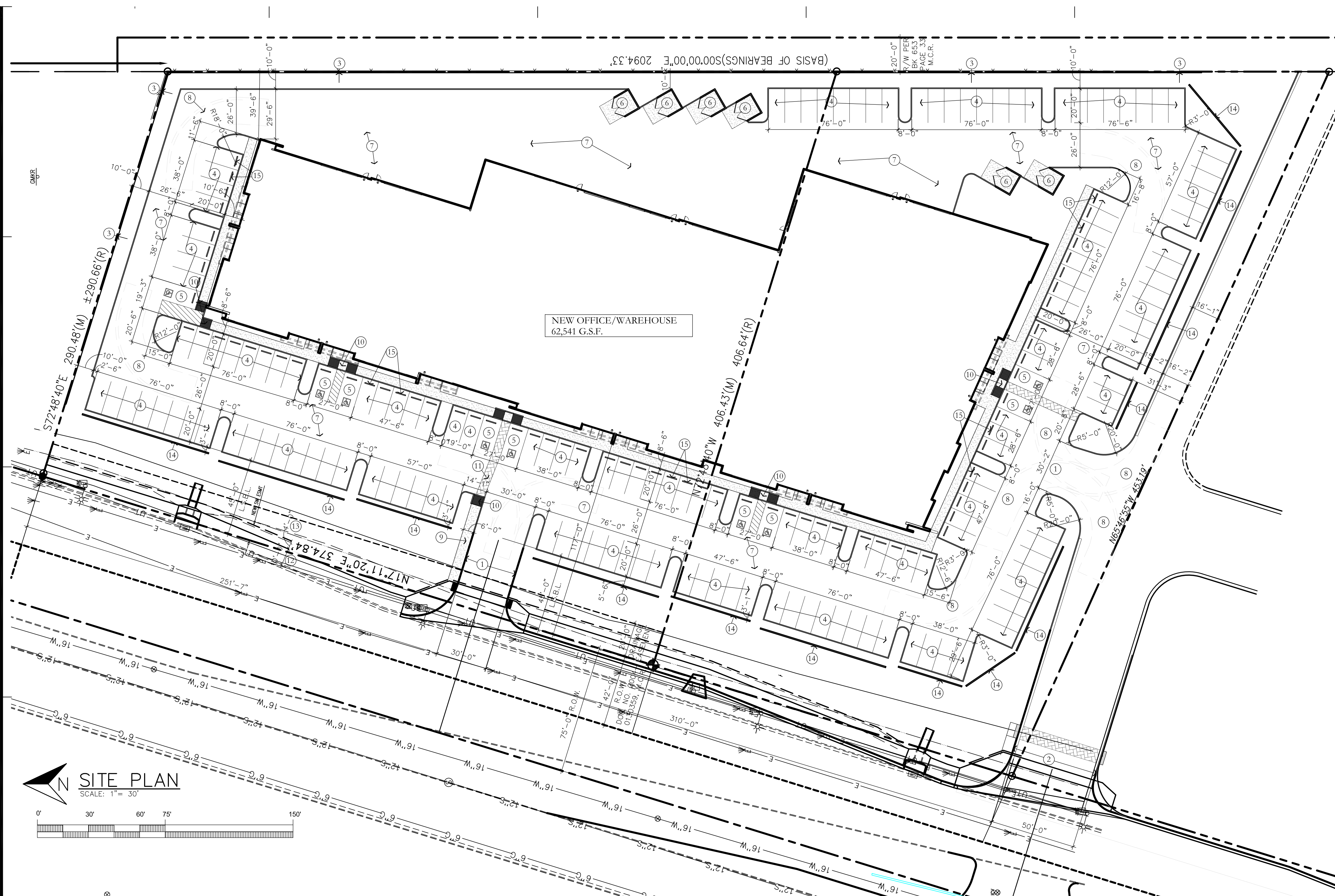
APN:	201-36-736 & 201-36-737
PROJECT ADDRESS:	NOT YET ASSIGNED
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	OFFICE WAREHOUSING
GROSS ACREAGE:	259,376 SF (5.59 ACRES)
NET ACREAGE:	214,728 SF (4.93 ACRES)
EXISTING ZONING:	AG
ZONING REQUEST:	PAD FOR OFFICE WAREHOUSING FOR A NEW OFFICE/WAREHOUSE RENTAL FACILITY
BUILDING AREA:	62,541 SF
LOT COVERAGE:	62,541 SF / 214,728 SF= 29.1%
BUILDING SETBACKS PROVIDED:	FRONT: 116' REAR: 40' SIDE (NORTH): 63.5' SIDE (SOUTH): 107.5'
LANDSCAPE SETBACKS PROVIDED:	FRONT: 45' REAR: 5' SIDE (NORTH): 10' SIDE (SOUTH): 31'
PARKING REQUIRED:	PER PEORIA ZONING ORDINANCE
PARKING PROVIDED:	168 PARKING SPACES (INCLUDES 9 ADA PARKING SPACES)
PROVIDED PARKING RATIO:	62,541/172= 1 SPACE PER 363 SF
PERCENTAGE OF LANDSCAPE:	REQUIRED: 10% OF NET SITE AREA = 21,472.8 SF PROVIDED: 44,228 SF= 20.6%

**PROJECT TEAM**

OWNER:	LAKE PLEASANT EVERGREEN LLC/ CLARKSON STREET LLC 600 WINSLOW WAY E, STE. 247 BAINBRIDGE ISLAND, WA 98110 contact: BRUCE GALLOWAY p. 206-207-8000 ext101 bruce@evergreeninvestco.com
DEVELOPER:	EVERGREEN INVESTMENT COMPANY 600 WINSLOW WAY E, STE. 247 BAINBRIDGE ISLAND, WA 98110 contact: STEFAN SKALBANIA p. 206-999-0395 stefan@evergreeninvestco.com
ARCHITECT:	ON POINT ARCHITECTURE, LLC 1152 E GREENWAY ST., STE. 5 MESA, ARIZONA 85203 contact: NICOLE POSTEN, RA p. 480-227-5259 nicole@onpointarchitecture.com
CIVIL ENGINEER:	HELIIX ENGINEERING, LLC 3240 E. UNION HILLS DR., STE. 113 PHOENIX, ARIZONA 85050 contact: STEVE BOWSER, PE p. 602-757-8016 sb@hixeng.com
LANDSCAPE ARCHITECT:	MCGOUGH ADAMSON 535 E. McKELLIPS RD. STE. 131 MESA, ARIZONA 85203 contact: NICK ADAMSON, LA p. 480-202-4782 nicka@mg-az.com
ELECTRICAL ENGINEER:	KCL ENGINEERING 7975 N. HAYDON RD., STE. C250 SCOTTSDALE, ARIZONA 85258 contact: GREG LARSON, PE p. 602-312-4131 glarson@kclengineering.com

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DATE	ITEM
01/05/24	OWNER REVIEW
02/05/24	OWNER REVISION
06/12/24	REZONE SUB2



**KEY NOTES: #**

- NEW 30 FOOT WIDE COMMERCIAL ACCESS DRIVE
- NEW SHARED DRIVE ACCESS
- 6' HIGH MASONRY SCREEN WALL
- 9.5' X 20' PARKING SPACES
- ADA PARKING SPACE WITH UNLOADING AREA
- REFUSE ENCLOSURE
- ASPHALT DRIVE
- 20' WIDE FIRE ACCESS (25' INNER WHEEL & 41.5' OUTER WHEEL TURNING RADIUS)
- 6' WIDE ADA ACCESS TO FRONTAGE
- ADA RAMP
- 5' WIDE STRIPED PEDESTRIAN CROSSWALK
- 10' WIDE CONCRETE MULTI-USE PATH- SEE CIVIL
- 4' WIDE SOFT SHOULDER- SEE CIVIL
- 4' HIGH MASONRY SCREEN WALL
- CONC. WHEEL STOP CENTERED IN PARKING SPACE, SET AT 2.5' FROM FACE OF CURB (LOCATED AT ALL PARKING SPACES THAT ABUT SIDEWALKS)

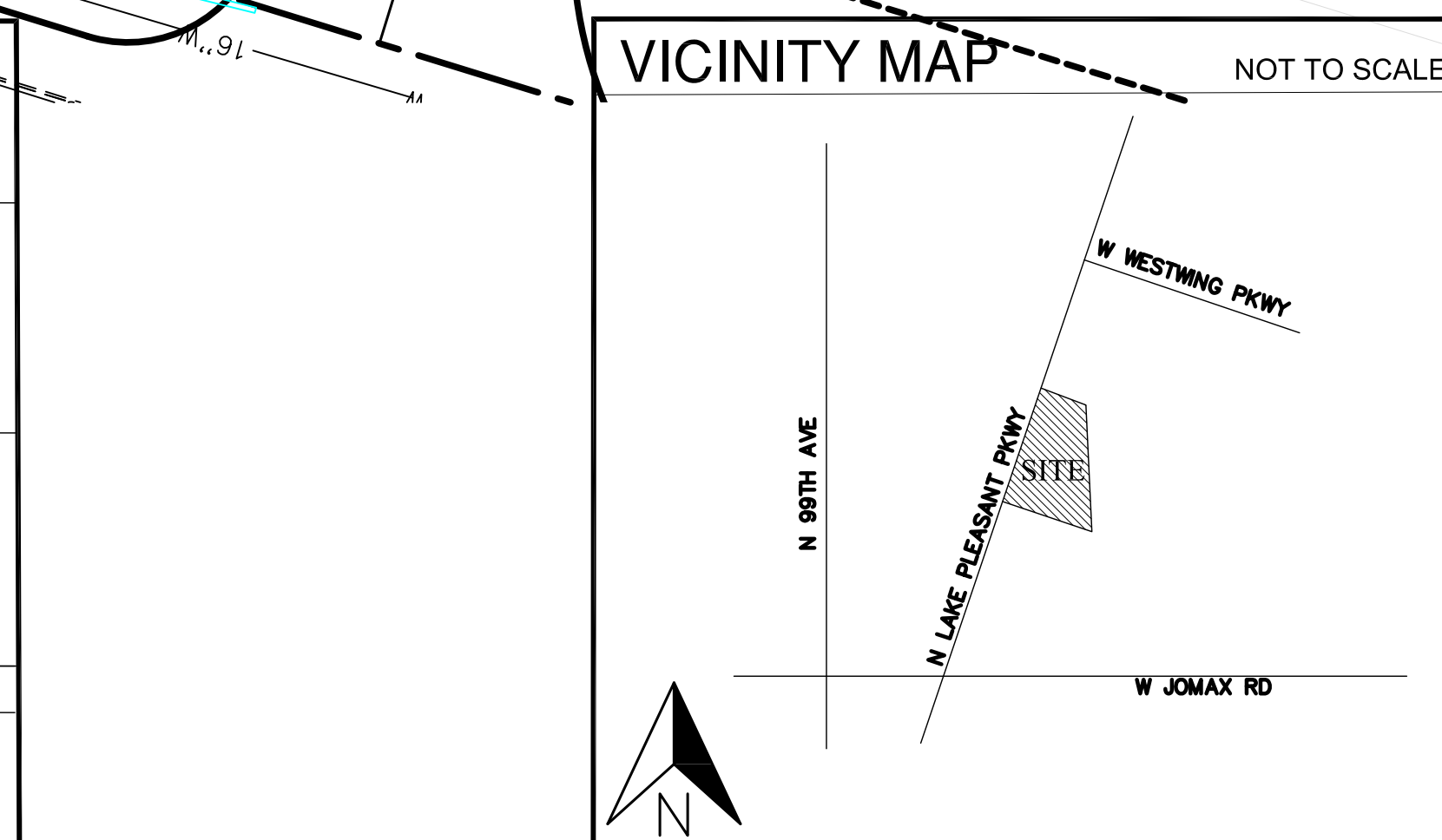
**SITE ZONING TABLE**

APN	201-36-736 & 201-36-737
ADDRESS	NOT YET ASSIGNED
GROSS ACREAGE	259,376 SF (5.59 ACRES)
NET ACREAGE	214,728 SF (4.93 ACRES)
EXISTING ZONING	AG
EXISTING LAND USE	VACANT
REQUESTED ZONING	PAD
PROPOSED LAND USE	COMMERCIAL
SCHOOL DISTRICT:	PEORIA UNIFIED
REQUEST:	ZONE CHANGE FROM AG TO PAD FOR A NEW OFFICE/WAREHOUSE RENTAL FACILITY

**UTILITY COMMITMENT TABLE**

SEWER	PUBLIC
WATER	PUBLIC
REFUSE	PRIVATE
POLICE	PEORIA
FIRE	PEORIA
TELEPHONE	CENTURY LINK/COX
ELECTRIC	APS

DEVELOPMENT STANDARD	BP ZONING DISTRICT REQUIREMENT	PROPOSED PAD DEVELOPMENT STANDARD
BUILDING SETBACKS		
FRONT	30- FEET	30- FEET
REAR	25- FEET	25- FEET
LEAST SIDE	20- FEET	20- FEET
TOTAL SIDES TO RESIDENTIAL	40- FEET	40- FEET
	30- FEET	30- FEET
LANDSCAPE SETBACKS		
FRONT	45- FEET	45- FEET
REAR (EAST)	0- FEET	10- FEET
SIDE (NORTH)	0- FEET	10- FEET
SIDE (SOUTH)	0- FEET	0- FEET
PERCENTAGE OF SITE	10%	10%
LOT COVERAGE	N/R	N/R
MAXIMUM HEIGHT	48 FEET	48 FEET



PAD Standards and Guidelines Report  
for  
Evergreen Commercial Business Park

Z24-01

South of the Southeast Corner of  
Lake Pleasant Parkway and Pinnacle Vista Drive  
Peoria, Arizona

Submitted By: Withey Morris Baugh PLC  
December 2024



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Context Map & Aerial Overlay	A
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Site Plan	C
Conceptual Renderings & Materials Board	D
Conceptual Landscape Plan	E
Conceptual Wall Plan	F

## Development Team

Property Owner:	Evergreen Investment Company, LLC 271 Winslow Way, Suite 10727 Bainbridge Island, Washington 98110
Architect:	On Point Architecture Nicole Posten-Thompson 1140 E. Greenway Street Mesa, Arizona 85203 Phone: 480-227-5259 Email: nicole@onpointarchitecture.com
Engineering:	Helix Engineering, LLC Steve Bowser 3240 E. Union Hills Drive #113 Phoenix, Arizona 85050 Phone: 602-788-2616 Email: sb@hxeng.com
Applicant / Legal Representative:	Withey Morris Baugh, PLC Attorney: Adam Baugh Planner: Hannah Bleam, AICP 2525 E. Arizona Biltmore Circle, Suite A-212 Phoenix, Arizona 85016 Phone. 602-230-0600 Email. adam@wmbattorneys.com

## A. Introduction

This Standards and Guidelines Report has been prepared to support the rezoning of the approximately 5.59-acre property located south of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive in Peoria, otherwise commonly known as Maricopa County Assessor's Parcel Number (APN) 201-36-737 and 201-36-736 (the "Property") (Appendix A) from General Agricultural (AG) to Planned Area Development (PAD) District to accommodate development of a proposed commercial business park development (the "Project").

The Project proposes flex-office, medical, retail, and business park type-uses for small business users in Peoria.

## B. Legal Description

The Property is not subject to a subdivision plat and is known by a metes and bounds legal description. See Appendix B for the legal description.

## C. Conceptual Development Plan

The development is a 62,541 square foot building that offers flex-office, medical, retail, light industrial and business park type-uses. The Project building is divisible, with up to 10 tenant suites, to accommodate small scale users of varying sizes. Expected tenant spaces will range from 3,000 to 15,000 sf.

The property is accessed via two access points along Lake Pleasant Parkway. The southern access drive is common access shared with the owner to the south. Circulation is provided onsite and around the building. Employee and customer parking is provided on the front and both sides of the building with the rear area designated for delivery trucks as needed.

## D. Omnibus Clause

Standards not specifically regulated by this PAD are governed by the City of Peoria Zoning Ordinance. In the event of a conflict between the provision of this PAD and the City of Peoria Zoning Ordinance, the PAD standard shall apply. All site plans, building square footages, building footprints and arrangements, landscape plans, etc. within this Application are preliminary and conceptual, are intended to be illustrative of the character and quality of the Project, and may be modified during the final design and site plan review approvals. The images do not necessarily convey final design concepts, colors and materials. All parcels and lot lines are conceptual and illustrative and may be changed by the Subdivision Plat or Minor Land Division process. Specific plans for individual components of the Project may be processed through the City of Peoria's review process.

## E. Land Use Classifications

Within the Evergreen project, the following land use classifications are defined as follows:

Artisan / Makerspace. Small-scale production of goods by hand manufacturing or assembly, involving the use of hand tools and small-scale equipment. This classification includes artisan studios used by artists for the creation of art.

Indoor Recreation/Entertainment include Bowling Alleys, Game Rooms, Video Arcades, Ice & Roller Skating Rinks, Shooting Ranges, Pool & Dance Halls, Bingo Halls, and similar uses. Excludes Adult Uses; Taverns Bars, and Lounges

Light Design/Production/Assembly. Design, production, fabrication and assembly of finished products or assemblies taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. Includes research and design of products, or putting together, fabricating, or making minor modifications to pre-manufactured items as a last step for items intended to be sold as finished products.

**F. Land Use Matrix**

Land Uses contemplated within the Evergreen project are noted within the Land Use Matrix as follows:

Table1: Land Use Matrix

<b>P = Permitted Use</b>  <b>C = Permitted Conditional Use. Conditional Use Permit required. See Section 21-155.</b>  <b>A = Accessory use</b>	
<b># = Subject to performance criteria as specified in Section G within this document, or where none stated, as specified within Section 21-505 of the Peoria Zoning Ordinance)</b>	
<b><u>Land Use Classification</u></b>	<b>P, C, A</b>
<b>Administrative &amp; Financial</b>	
Banks and Financial Institution	P
Professional, Administrative or Business Offices	P
<b>Automobile Related</b>	
Auto Parts and Accessory Store	P
Auto Sound System Installation, Auto Glass Tinting and Repair and similar uses #	P
Automobile Showroom/Dealerships, UTV, Powersport vehicles, or Motorcycle Sales, Indoor Only#	P
Parking Space with Electric Vehicle Charging Equipment	A
<b>Eating &amp; Drinking Establishments</b>	
Catering Establishment	P
Outdoor Dining and Seating Areas	P
Restaurants	P
Restaurants, Drive Through or Drive-Up#	
Tavern, Bar, Lounge#	C

<b>Entertainment and Recreation</b>	
Dance, Theatrical, Art, Music Studio and similar uses	P
Health and Exercise Center#	P
Indoor Recreation/Entertainment	P
Resorts	P
Outdoor Recreation including Tennis, Racquet Clubs, Miniature Golf and similar uses	C
Theater, indoor	P
Wedding and Reception Center#	C
Recreation and Social Clubs #	P
<b>General Industrial &amp; Manufacturing</b>	
Research Laboratories #	P
<b>Artisan / Makerspace #*</b>	P
<b>Light Design/Production/Assembly. #*</b>	P
<b>Wholesaling, Warehousing, Distributing</b>	P
<b>General Retail</b>	
Antiques, Crafts, and Collectibles Sales	P
Bait and Tackle Shops	P
Book, Stationery and Greeting Card Store	P
Candy and Ice Cream Store	P
Carpet and Floor Covering Store	P
Copy Center	P
Donation Center#	P
Florist	P
Gift, Novelty and Souvenir Shop	P
Hobby, Stamp and Coin Shop	P
Permissible Consumer Fireworks Sales#	P
Pet Shop#	P
Plumbing, Heating, and Air-conditioning Sales and Service	P
Retail Sales of New and Used Merchandise, Indoor. Excludes Sale of Automobile, Boats RVs and Motorcycles	P
Retail Liquor Store #	P
Tobacco Retailer	P
Water and Ice Store	P

<b>Institutional</b>	
Art Gallery	P
Cultural Institutions	P
Day Care Centers or Pre-school Centers #	P
Libraries and Museums	P
Non-profit Social services #	P
Nursing or Convalescent Home, Long term Care Facility #	C

Public Buildings#	P
Public/Private Schools, Charter Schools, College and University Facilities excluding College and University Campuses#	P
Religious Institutions and similar places of worship#	P
<b>Intense Retail</b>	
Appliance, Furniture, and Household Equipment Sales and Rentals	P
Commercial Service Establishments combining retail, showroom with workshop#	P
Hardware and Home Improvement Store	P
Monument Sales and Engraving Shop	P
Office Supply and Machine Sales & Service	P
Outdoor Sales and Display Area#	A
Retail Sales of lumber and Building Materials # (Indoor)	P
Swimming Pool and Spa Sales	P
Upholstery Shop	P
Wholesale Produce Storage or Market	P
<b>Lodging</b>	
Hotel or Motel #	P
<b>Medical</b>	
Emergency Medical Care Facility#	C
Medical, Dental, Optician or Health, Clinics and Laboratories	P
Veterinary Hospital#	P
Veterinary Offices and Clinics, excluding animal boarding#	P
<b>Personal Services</b>	
Appliance Repair	P
Auction Houses and Estate Sales	P
Cabinet and Carpentry Shop	P
Custom Dressmaking, Furrier, Millinery or Tailor Shop #	P
Employment Agencies, not including Day Labor Hiring Centers	P
Locksmith	P
Massage Establishment #	P
Messenger Delivery Service	P
Pest Control Service	P
Pet Grooming Shop#	P
Photographic Developing and Printing	P
Photographic Studio	P
Remote Mail Service	P
Shoe Service & Clothing Alteration	P
Tanning Salon, Nail Salon, Barber Shop, Beauty Parlor and similar uses	P
Recording Studio	P

## G. Performance Criteria

1. General Provisions All Businesses: The following performance criteria shall apply as follows:
  - a. All operations shall take place in an enclosed building. No outdoor use or storage shall be permitted.
  - b. Roll up doors shall remain closed during operations
  - c. No processing of raw materials or food products
  
2. Specific Provisions: The following performance criteria shall apply to those employment businesses types as noted below:
  - a. Automobile Showroom/Dealerships, UTV, Powersport vehicles, or Motorcycle Sales, Indoor Only:
    - i. Limited one (1) business of this type within the project, and the business is limited to a maximum of 15,000 sf gross lease building area.
  
  - b. Artisan / Makerspace and Light Design/Production and Assembly:
    - i. Production and fabrication activities limited to no more than 85% gross leased floor area.
    - ii. Maximum 10,000 Sq Ft per leased space unless a conditional use permit is approved, then max 15,000 Sq Ft per leased space.
    - iii. Max of two such business shall operate at one time within the center
  
  - c. Wholesaling, Warehousing, and Distribution
    - i. Max 7,500 square feet, unless a conditional use permit is obtained, then max 10,000 Sq Ft.
    - ii. No more than one such business shall operate at one time within the center.

## H. Enhanced Design Review Standards

The proposed development shall comply with the applicable requirements of the City of Peoria. The buildings will be designed in a contemporary/modern aesthetic while incorporating quality finishes that are **consistent with surrounding projects and provides Class 'A' facilities to suit the needs of the development.**

## I. Development Standards

Development of the Project will be in accordance with Section 21-506 of the City of Peoria Zoning Ordinance for the Business Park Industrial District (BPI) Zoning District, except:

Minimum Size of Lot by Use	PAD
<i>Area (acreage)</i>	No Minimum Requirement
<i>Width (ft)</i>	80 feet
Minimum Setbacks for Principal Buildings	
<i>Front Setback (ft) (Lake Pleasant Road)</i>	30 feet
<i>Least Side Setback (ft)</i>	20 feet
<i>Total Side Setback (ft)</i>	40 feet
<i>Interior Setback (ft)</i>	N/R

<i>Rear Setback (ft)</i>	25 feet
<i>Setback from Residential Zoning Districts (ft)</i>	30 feet
Maximum Lot Coverage	
<i>Percentage by all buildings</i>	N/R
Maximum Building Height	
<i>Principal Building Height</i>	39 feet
<i>Accessory Building Height and Setbacks</i>	-
Multiuse Path Connection	Provide one 6-foot-wide hard-surfaced connections (concrete, pavement, etc.) from the proposed building frontage to the proposed multi-use path.

#### J. Parking Standards

Parking Standards	
<i>Parking Standards</i>	Per City of Peoria Zoning Ordinance Section 21-900

#### K. Lighting Standards

Lighting Standards	
<i>Lighting Standards</i>	All lighting shall comply with the City of Peoria Lighting Standards and Dark Sky Ordinance set forth in the City Code, Chapter 20, Sections 20- 60 through 20-67, and all amendments thereof.

#### L. Screening, Fencing and Wall Standards

Screening, Fencing and Wall Standards	
<i>Screening, Fencing and Walls</i>	Per City of Peoria Zoning Ordinance Sections 21-311 and 21-312: <ul style="list-style-type: none"> <li>a. Screen walls along the Southern access drive will serve as perimeter walls when adjacent to the residential uses to the south.</li> </ul>

**M. Sign Standards**

Sign Standards	
<i>Sign Standards</i>	Per City of Peoria Zoning Ordinance Sections 21-827

**N. Landscape Standards**

The landscape standards for the Project shall be in accordance with the requirements of Ordinance Section 21-818, as noted below.

Landscape Buffers				
	Front (Lake Pleasant Pkwy)	Rear (east)	Side (south)	Side (north)
Landscape Setback	45 feet required  This includes the 15 feet Non- Residential arterial buffer required under Section 21-818.A.1, and the 30 feet additional landscape buffer required by Section 21-819	5 feet	30 feet	10 feet

# Appendix A



# Appendix B

**LEGAL DESCRIPTION: (TR #20000275-040-BN1-RLC) (APN 201-36-736)**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED WITHIN THE CITY OF PEORIA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 33;  
THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33. A DISTANCE OF 78S.61 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SECTION 33, A DISTANCE OF 392.35 FEET TO A POINT;  
THENCE NORTH 72 DEGREES 48 MINUTES 40 SECONDS WEST A DISTANCE OF 406.61 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE "RIDGE ROUTE" (LAKE PLEASANT) ROAD;  
THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED ROAD, A DISTANCE OF 374.84 FEET, MORE OR LESS, TO A POINT WHICH IS 735.57 FEET SOUTHERLY OF THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SAID "RIDGE ROUTE" (LAKE PLEASANT) ROAD WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 (AS MEASURED ALONG SAID EASTERLY RIGHT OF WAY LINE);  
THENCE SOUTH 72 DEGREES 48 MINUTES 40 SECONDS EAST A DISTANCE OF 290.66 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 AND THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF PEORIA IN SPECIAL WARRANTY DEED, RECORDED IN RECORDING NO. 2004-130359 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE PARCEL DESCRIBED IN THE MARICOPA COUNTY RECORDER'S OFFICE DOCUMENT NO. 97-473235, LOCATED IN SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEING 42.00 FEET WIDE AND LYING NORTHWESTERLY TO THE FOLLOWING DESCRIBED RIGHT OF WAY LINE:

**LINE DESCRIPTION:**

COMMENCING AT A BRASS CAP, STAMPED WITH R. L. S. 6177, MARKING THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA FROM WHICH A BRASS CAP, MARKING THE WEST QUARTER CORNER OF SAID SECTION 33, BEARS NORTH 01 DEGREES 26 MINUTES 14 SECONDS WEST, 2636.47 FEET;  
THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECONDS EAST, 2307.85 FEET, ALONG THE SOUTH LINE OF SAID SECTION 33 TO THE POINT OF BEGINNING;  
THENCE NORTH 00 DEGREES 01 MINUTES 59 SECONDS EAST, 50.00 FEET TO A LINE PARALLEL WITH AND 50.00 FEET MEASURED PERPENDICULAR NORTHERLY TO THE SOUTH LINE OF SAID SECTION 33;  
THENCE NORTH 89 DEGREES 58 MINUTES 01 SECONDS WEST, 468.90 FEET, ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD, AS SHOWN ON THE UNRECORDED RECORD OF SURVEY PREPARED FOR THE CITY OF PEORIA, BY TBE GROUP, INC., PROJECT "LAKE PLEASANT PARKWAY", AND SEALED ON JANUARY 08, 2001;  
THENCE NORTH 17 DEGREES 21 MINUTES 30 SECONDS EAST, 468.66 FEET, ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;  
THENCE SOUTH 72 DEGREES 38 MINUTES 21 SECONDS EAST, 10.00 FEET TO A PARALLEL LINE WITH AND 85.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;  
THENCE NORTH 17 DEGREES 21 MINUTES 30 SECONDS EAST, 411.63 FEET, ALONG SAID LINE PARALLEL WITH AND 85.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 72 DEGREES 38 MINUTES 30 SECONDS WEST, 10.00 FEET TO A LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 17 DEGREES 21 MINUTES 30 SECONDS EAST, 3230.55 FEET, ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 16 DEGREES 58 MINUTES 51 SECONDS EAST, 419.95 FEET, CONTINUING ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE SOUTH 73 DEGREES 01 MINUTES 09 SECONDS EAST, 20.00 FEET TO A LINE PARALLEL WITH AND 95.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 16 DEGREES 58 MINUTES 51 SECONDS EAST, 482.54 FEET, ALONG SAID LINE PARALLEL WITH AND 95.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 73 DEGREES 01 MINUTES 09 SECONDS WEST, 20.00 FEET TO A LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 16 DEGREES 58 MINUTES 51 SECONDS EAST, 492.60 FEET ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD, TO A TANGENT CURVE CONCENTRIC WITH AND 75.00 FEET SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE 15.87 FEET, NORTHERLY ALONG SAID CONCENTRIC TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4508.66 FEET AND A CENTRAL ANGLE OF 0 DEGREES 12 MINUTES 06 SECONDS, TO THE POINT OF TERMINATION ON THE NORTH LINE OF SAID SECTION 33, FROM WHICH AN ALUMINUM CAP, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 33, BEARS NORTH 89 DEGREES 31 MINUTES 32 SECONDS WEST, 803.65 FEET, AND FROM WHICH A M. C. D. O. T. BRASS CAP, MARKING THE NORTHEAST CORNER OF SAID SECTION 33, BEARS SOUTH 89 DEGREES 31 MINUTES 32 SECONDS EAST, 1841.72 FEET.

NOTE: IT IS BELIEVED THAT THE ABOVE LEGAL DESCRIPTION CONTAINS A TYPOGRAPHICAL ERROR. PARAGRAPH 3 CONTAINS A DISTANCE OF 785.62 FEET. THIS DISTANCE SHOULD BE 788.61 FEET.

*LEGAL DESCRIPTION: (TR #20000457-040-BN1) (APN 201-36-737)*

THE LAND REFERRED TO HEREIN BELOW IS SITUATED WITHIN THE CITY OF PEORIA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, SAID POINT BEING NORTH 1175.35 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE CONTINUING NORTH 288.83 FEET TO A POINT;

THENCE NORTH 72 DEGREES 48 MINUTES 40 SECONDS WEST, 406.43 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE ON LAKE PLEASANT ROAD;

THENCE SOUTH 17 DEGREES 11 MINUTES 20 SECONDS WEST, 215.29 FEET TO A POINT;

THENCE SOUTH 65 DEGREES 46 MINUTES 55 SECONDS EAST, 495.51 FEET TO POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PEORIA RECORDED IN DOCUMENT NO 2004-0320828 DESCRIBED AS FOLLOWS:

THAT PORTION OF THE PARCEL DESCRIBED IN THE MARICOPA COUNTY RECORDER'S OFFICE DOCUMENT NO. 00-0010097, LOCATED IN SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, BEING 42.00 FEET WIDE AND LYING NORTHWESTERLY TO THE FOLLOWING DESCRIBED RIGHT OF WAY LINE:

LINE DESCRIPTION:

COMMENCING AT A BRASS CAP, STAMPED WITH R.L.S. 6177, MARKING THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, FROM WHICH A BRASS CAP, MARKING THE WEST QUARTER CORNER OF SAID SECTION 33, BEARS NORTH 01°26' 14" WEST, 2636.47 FEET;

THENCE SOUTH 89°58'01" EAST, 2307.85 FEET, ALONG THE SOUTH LINE OF SAID SECTION 33 TO THE POINT OF BEGINNING;

THENCE NORTH 00°01'59" EAST, 50.00 FEET TO A LINE PARALLEL WITH AND 50.00 FEET MEASURED PERPENDICULAR NORTHERLY TO THE SOUTH LINE OF SAID SECTION 33;

THENCE NORTH 89°58'01" WEST, 468.90 FEET, ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD, AS SHOWN ON THE UNRECORDED RECORD OF SURVEY PREPARED FOR THE CITY OF PEORIA, BY TBE GROUP, INC., PROJECT "LAKE PLEASANT PARKWAY", AND SEALED ON JANUARY 8, 2001;

THENCE NORTH 17°21'30" EAST, 468.66 FEET, ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE SOUTH 72°38'21" EAST, 10.00 FEET TO A PARALLEL LINE WITH AND 85.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 17°21'30" EAST, 411.63 FEET, ALONG SAID LINE PARALLEL WITH AND 85.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 72°38'30" WEST, 10.00 FEET TO A LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 17°21'30" EAST, 3230.55 FEET, ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 16°58'51" EAST, 419.95 FEET, CONTINUING ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE SOUTH 73°01'09" EAST, 20.00 FEET TO A LINE PARALLEL WITH AND 95.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 16°58'51" EAST, 482.54 FEET, ALONG SAID LINE PARALLEL WITH AND 95.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 73°01'09" WEST, 20.00 FEET TO A LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 16°58'51" EAST, 492.60 FEET, ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD, TO A TANGENT CURVE CONCENTRIC WITH AND 75.00 FEET SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE 15.87 FEET, NORTHERLY ALONG SAID CONCENTRIC TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4508.66 FEET AND A CENTRAL ANGLE OF 0°12'06" TO THE POINT OF TERMINATION ON THE NORTH LINE OF SAID SECTION 33, FROM WHICH AN ALUMINUM CAP, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 33, BEARS NORTH 89°03'32" WEST, 803.65 FEET, AND FROM WHICH A M.C.D.O.T. BRASS CAP, MARKING THE NORTHEAST CORNER OF SAID SECTION 33, BEARS SOUTH 89°31'32" EAST, 1841.72 FEET.

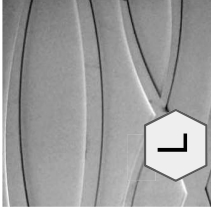
# Appendix C



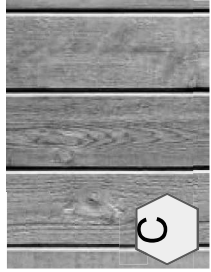
# Appendix D

**MATERIAL KEY**

- (A) PAINTED CONCRETE: SMOOTH UNIFORM FINISH: EIDER WHITE SW7014 BY SHERWIN WILLIAMS
- (B) PAINTED CONCRETE: SMOOTH UNIFORM FINISH: WORLDLY GRAY SW7043 BY SHERWIN WILLIAMS
- (C) PAINTED CONCRETE: FORMLINER BY FITZGERALD FORMLINER: PATTERN: 16926 5" CEDAR PLANK COLOR: MINK SW6004 BY SHERWIN WILLIAMS
- (D) PAINTED CONCRETE: FORMLINER BY FITZGERALD FORMLINER: PATTERN: 14342 FLUTED RIB COLOR: PROPER GRAY SW6003 BY SHERWIN WILLIAMS
- (E) STEEL TRELLIS: PAINTED, COLOR: MERLOT SW2704 BY SHERWIN WILLIAMS
- (F) STEEL FENCING: PAINTED, COLOR: MERLOT SW2704 BY SHERWIN WILLIAMS
- (G) H/M WINDOW/DOOR FRAMES: PAINTED, COLOR: MINK SW6004 BY SHERWIN WILLIAMS
- (H) ALUMINUM WINDOW FRAMES: ANODIZED ALUMINUM, COLOR: CLEAR ANODIZED
- (J) ROLL UP DOORS: COLOR: SILHOUETTE GRAY BY DBCI
- (K) METAL SOFFIT: ARTISAN SOFFIT BY MBCI, COLOR: POLAR WHITE
- (L) PAINTED CONCRETE: FORMLINER BY FITZGERALD FORMLINER: PATTERN: 15007A & B ALOHA WAVE COLOR: MINK SW6004 BY SHERWIN WILLIAMS & COLOR: PROPER GRAY SW6003 BY SHERWIN WILLIAMS

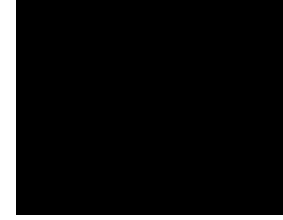


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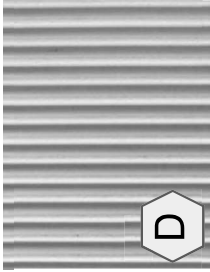
C

**CEDAR PLANK**



D

**FLUTED RIB**



**EIDER WHITE**

A

**WORLDLY GRAY**

B

**MINK**

C G

**PROPER GRAY**

D

**MERLOT**

E F

**CLEAR ANODIZED**

H

**SILHOUETTE GRAY**

J

**POLAR WHITE**

K

**Material Board**

OFFICE WAREHOUSE

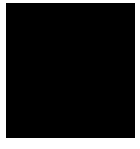
for

EVERGREEN AT PINNACLE VISTA

APN: 201-36-736 & 201-36-737  
PEORIA, ARIZONA

JOB NO: 2326





OFFICE WAREHOUSE  
For  
EVERGREEN AT PINNACLE VISTA  
APN: 201-36-736 & 201-36-737  
PEORIA, ARIZONA



VIEW FROM SOUTHWEST CORNER OF SITE LOOKING NORTHEAST

THIS 3D RENDERING IS AN ARTIST'S CONCEPT AND DOES NOT REPRESENT AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. IT IS NOT A CONTRACT. IT IS FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS 3D RENDERING. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS 3D RENDERING. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS 3D RENDERING.

DATE	ITEM
01/28/24	OWNER REVIEW
02/29/24	ISSUING SET 2

3D RENDERING

DWG NO:  
**A3.0**



VIEW FROM NORTHWEST CORNER OF SITE, LOOKING SOUTHEAST



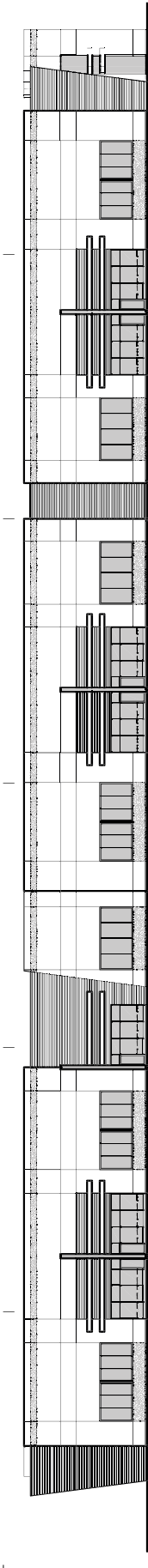
THIS 3D RENDERING IS AN ARTISTIC REPRESENTATION OF A PROPOSED PROJECT. IT IS NOT A CONTRACT DOCUMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.

DATE	ITEM
01/28/24	OWNER REVIEW
02/29/24	ISSUING SET

3D RENDERING

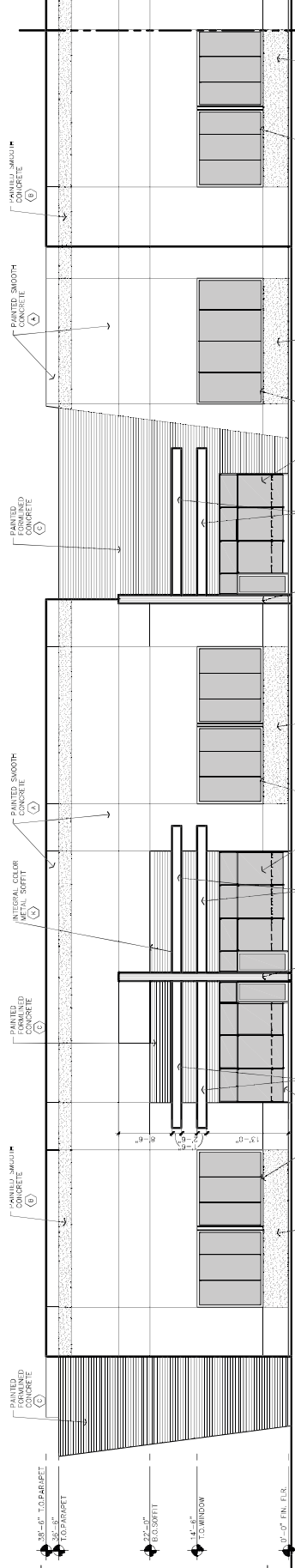
DWG NO:

**A3.01**



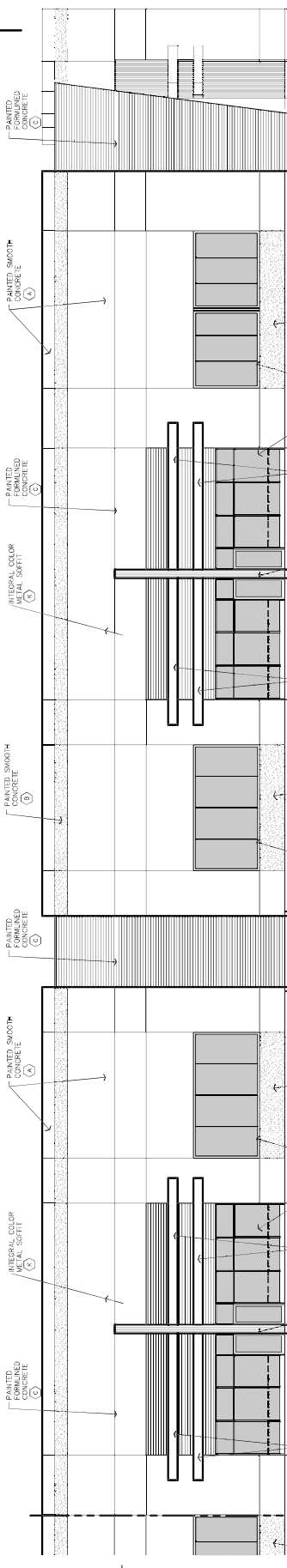
WEST ELEVATION - OVERALL

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



WEST ELEVATION - PARTIAL

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



WEST ELEVATION - PARTIAL

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

**MATERIAL KEY**

- (A) PAINTED CONCRETE
- (B) PAINTED CONCRETE
- (C) PAINTED CONCRETE
- (D) PAINTED CONCRETE
- (E) STEEL TRUSS
- (F) STEEL FRAMING
- (G) 4" WINDOW DOOR FRAMES
- (H) WINDOW WINDOW FRAMES
- (I) ROLL UP DOORS
- (J) METAL SOFFIT

**PAINT SPECIFICATIONS:**  
SMOOTH UNIFORM FINISH, EBERHART SW60 BY SHERWIN WILLIAMS  
SMOOTH UNIFORM FINISH, WOLFEY V GRAY SW90 BY SHERWIN WILLIAMS  
FORMLINER BY FITZGERALD FORMLINER  
COLOR: ARK SW90 BY SHERWIN WILLIAMS  
FORMLINER BY FITZGERALD FORMLINER  
PATTERN: ORNAMENTAL  
PAINTED, COLOR: MIGHT SW70 BY SHERWIN WILLIAMS  
PAINTED, COLOR: MIGHT SW70 BY SHERWIN WILLIAMS  
ANODIZED ALUMINUM COLOR: CLEAR ANODIZED  
COLOR: SILHOUETTE GRAY BY DECI  
ARTISAN SOFFIT BY MBL COLOR: POLAR WHITE

**GENERAL NOTES:**  
ALL ROOF TOP MECHANICAL EQUIPMENT MUST BE FULLY SCREENED BY BUILDING PARAPET WALLS EQUAL TO, OR EXCEEDING, THE HEIGHT OF THE MECHANICAL EQUIPMENT, OR OTHER APPROVED MEANS.

**PAINT SPECIFICATIONS:**  
ALL EXPOSED CONCRETE TO BE PRIMED AND PAINTED. CONCRETE THAT PANELS TO RECEIVE A SMOOTH UNIFORM FINISH, UNO.  
**PRIMER & PAINT:**  
APPLY 1 COAT OF CONCRETE PRIMER COMPATIBLE WITH CONCRETE. APPLY 1 COAT OF WOLFEY V GRAY OR MIGHT LATEX PAINT (MINIMUM 1.1 DRY MILES PER COAT). APPLY PRIMER AND PAINT IN ACCORDANCE WITH MFR. PRINTED INSTRUCTIONS.

DATE	ITEM
01/28/24	CONCRETE REVIEW
3/29/24	ZONING PERMITS

BUILDING ELEVATIONS

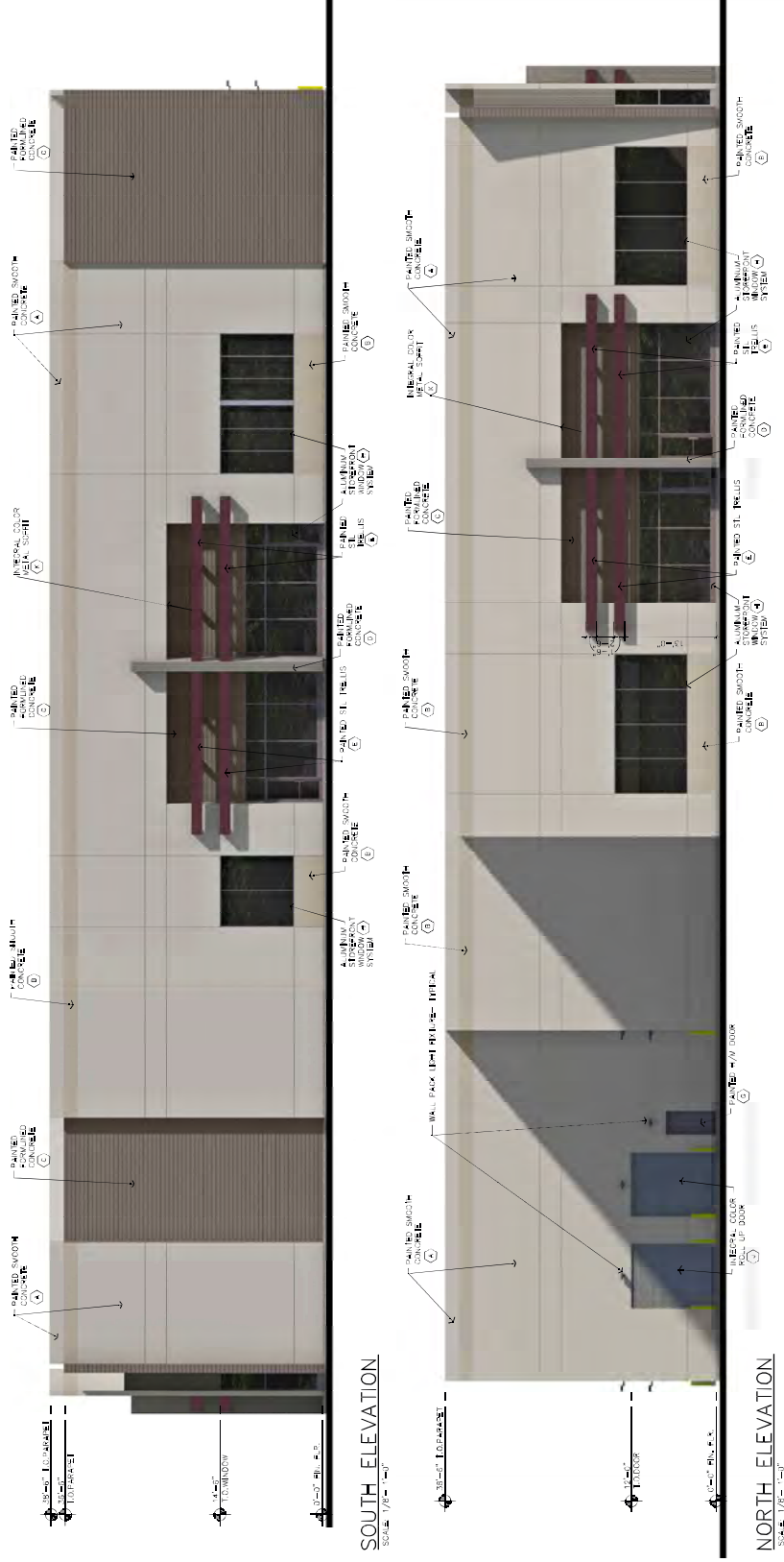
DWG NO.:

A3.1









**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

DATE	ITEM
03/24/24	CONSTRUCTION REVIEW
08/29/24	ZONING PERMIT

BUILDING ELEVATIONS FINISH COLOR	
(A)	PAINTED CONCRETE
(B)	PAINTED CONCRETE
(C)	PAINTED CONCRETE
(D)	PAINTED CONCRETE
(E)	PAINTED CONCRETE
(F)	PAINTED CONCRETE
(G)	PAINTED CONCRETE
(H)	PAINTED CONCRETE
(I)	PAINTED CONCRETE
(J)	PAINTED CONCRETE
(K)	PAINTED CONCRETE

MATERIAL KEY	
(A)	PAINTED CONCRETE
(B)	SMOOTH UNIFORM FINISH BEEK WHITE SW700 BY SHERWIN WILLIAMS
(C)	SMOOTH UNIFORM FINISH WOBBLY GRAY SW900 BY SHERWIN WILLIAMS
(D)	FORMLINER BY PITZGERALD FORMLINER
(E)	COLOR: ANNE SW900 BY SHERWIN WILLIAMS
(F)	FORMLINER BY PITZGERALD FORMLINER
(G)	CUTTING BOARD FINISH
(H)	CUTTING BOARD FINISH BY SHERWIN WILLIAMS
(I)	PAINTED, COLOR: MELLOT SW724 BY SHERWIN WILLIAMS
(J)	PAINTED, COLOR: MELLOT SW724 BY SHERWIN WILLIAMS
(K)	PAINTED, COLOR: MINK SW900 BY SHERWIN WILLIAMS
(L)	ANODIZED ALUMINUM, COLOR: CLEAR, ANODIZED
(M)	COLOR: SILVERHETHE GRAY BY PRCI
(N)	ARTISAN SMOOTH BY MBL, COLOR: POLAR WHITE

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ON POINT ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF ON POINT ARCHITECTURE IS PROHIBITED. CONTACT: 480.271.8259



# Appendix E



# Appendix F



Citizen Participation Report  
for  
Evergreen Commercial Business Park

Z24-01 & GPA24-04

South of the Southeast Corner of  
Lake Pleasant Parkway and Pinnacle Vista Drive  
Peoria, Arizona

Submitted By: Withey Morris Baugh PLC  
December 2024



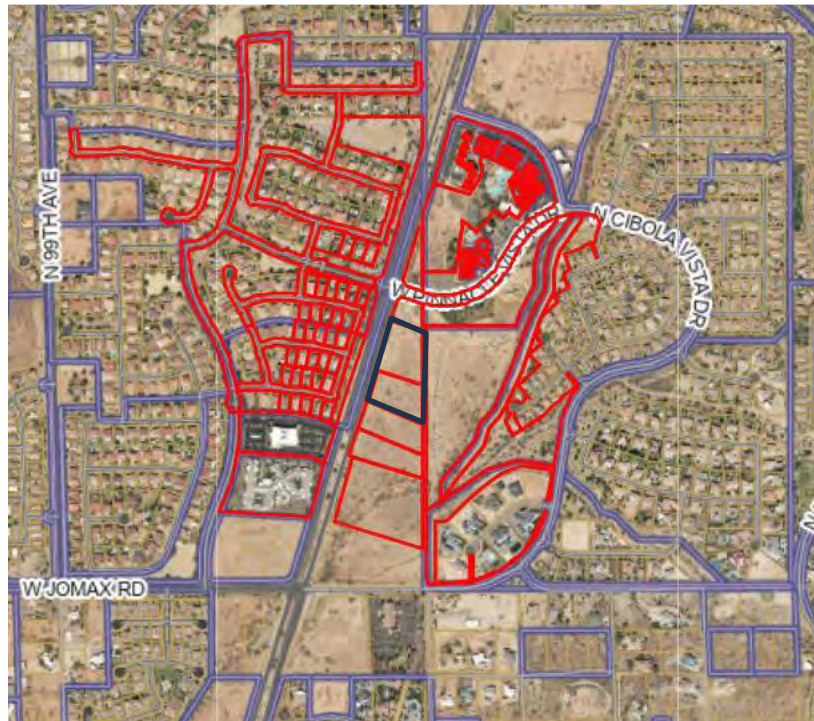
### A. Project Description/Request

Evergreen Investment Company (the “Applicant”) has requested a rezoning and general plan amendment of the approximately 5.59-acre property located south of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive in Peoria, otherwise commonly known as Maricopa County Assessor’s Parcel Number (APN) 201-36-737 and 201-36-736 (the “Property”) from General Agricultural (AG) to Planned Area Development (PAD) District to accommodate development of a proposed commercial business park development (the “Project”). The Project proposes flex-office, medical, retail, and business park type-uses for small business users in Peoria.

### B. Outreach/Notification Timeline

- June 7, 2024: Neighborhood meeting notice letters mailed to all property owners within 600 feet of the Property and all registered neighborhood associations within one (1) mile.
- June 25, 2024: First Neighborhood meeting for the proposed Project held in person.
- July 30, 2024: Additional neighborhood meeting notice letters mailed to all property owners within 600 feet of the Property and all registered neighborhood associations within one (1) mile.
- August 14, 2024: An additional neighborhood meeting was held in a virtual format via Zoom. There were no attendees to this meeting.

### C. Project Owner Notification Map (600 feet)



#### **D. Notification Letters & Mailing Lists**

See Attachment A.

#### **E. Meeting Dates & Locations**

- June 25, 2024 at 6:00 PM: Neighborhood meeting held at Village Inn located at 9800 W. Happy Valley Road, Peoria, AZ 85383.
- August 14, 2024 at 6:00 PM: An additional virtual neighborhood meeting for proposed project held via Zoom.

#### **F. Neighborhood Meeting Summary**

Our in-person neighborhood meeting on June 25, 2024 took place at the Village Inn located at 9800 W. Happy Valley Road, Peoria, AZ 85383 at 6:00pm. No neighbors or property owners attended the meeting. The only people in attendance were the development team, city planning staff, and the Councilman and his chief of staff. Exhibits showing the site, and the proposal were displayed around the room.

We also conducted an additional meeting on August 14th via Zoom at 6:00pm. There were no attendees at this meeting.

#### **G. Comment Evaluation and Mitigation**

There has been no feedback from adjacent neighbors.

# ATTACHMENT A

June 7, 2024

Re: General Plan Amendment and Rezoning – South of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive, Peoria - **(Cases GPA24-04 & Z24-01)**

Dear Neighbor or Interested Party:

On behalf of Evergreen Investment Company, LLC, we have recently filed an application with the City of Peoria Planning Department for a General Plan Amendment and Rezoning to accommodate the development of a commercial business park. The purpose of this letter is to provide a brief overview of the request and provide a means of contacting our team or the City should you have any questions or comments. Specifically, these requests apply to the vacant 5.59-acres located south of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive (the “Property”) as seen in the enclosed exhibits.

The proposed development is an approximately 60,000 square foot building that offers flex-office, medical, retail, and other business park type uses. The Project building is intended to be divided, up to 10 tenant suites, to accommodate small scale users of varying sizes. Expected tenant spaces will range from 3,000 to 15,000 sf. This size of tenant space is difficult to find and will be prime for a startup and local business to utilize. It also creates flexible options for a variety of uses such as medical and professional office, commercial, shops and warehousing, and other general business uses expected along Lake Pleasant Parkway, the key regional transportation corridor. The conceptual site plan and elevations are attached.

The specific requests needed to accommodate this development includes: 1) General Plan Amendment from Urban Residential to Office and Local Commercial, and 2) rezoning request from General Agricultural (AG) to Planned Area Development (PAD) District.

If you have any questions or want to meet the development team, we have scheduled the following open house meeting:

Date: Tuesday, June 25, 2024  
Time: 6:00 pm  
Location: Village Inn  
9800 W. Happy Valley Road, Peoria, AZ 85383

In the meantime, we would be happy to answer any questions you may have regarding this proposal. You may reach Hannah Bleam in our office at 602-230-0600 or [hannah@wmbattorneys.com](mailto:hannah@wmbattorneys.com). You may also contact the City Staff member assigned to this request: Senior Planner Robert Kuhfuss, at 623-773-7643 or [robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov). Please reference the case number noted above to help expedite a response.

Very truly yours,  
WITHEY MORRIS BAUGH, P.L.C.

By   
Adam Baugh

Enclosures: aerial, conceptual site plan and elevations



VIEW FROM SOUTHWEST CORNER OF SITE LOOKING NORTHEAST



EW FROM SOUTHWEST CORNER OF SITE LOOKING NORTHEAST



# Map







July 30, 2024

Re: General Plan Amendment and Rezoning – South of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive, Peoria - **(Cases GPA24-04 & Z24-01)**

Dear Neighbor or Interested Party:

On behalf of Evergreen Investment Company, LLC, we have filed an application with the City of Peoria Planning Department for a General Plan Amendment and Rezoning to accommodate the development of a commercial business park. These requests apply to the vacant 5.59-acres located south of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive (the "Property") as seen in the enclosed exhibits. You may recall receiving previous correspondence from our office regarding this application and inviting you to attend an in-person open house to discuss the request. The purpose of this follow-up letter is simply to inform you that we will be conducting a 2nd open house to provide additional opportunities for discussion. The 2nd open house will be conducted virtually via Zoom. Here are the meeting details:

Date: Wednesday, August 14, 2024  
Time: 6:00 pm  
Location: Virtual via Zoom at the following link: <https://tinyurl.com/4uraxw28>  
Or you may call in at: 1-669-900-9128; Meeting ID: 889 7045 6648  
Passcode: 470343

At the virtual meeting, our team will make a presentation and then open the meeting up for questions via the chat feature, or by video/phone, depending upon meeting attendance and the most efficient way for all to interact.

As you may know, the proposed development is an approximately 60,000 square foot building that offers flex-office, medical, retail, and other business park type uses. The Project building is intended to be divided, up to 10 tenant suites, to accommodate small scale users of varying sizes. Expected tenant spaces will range from 3,000 to 15,000 sf. This size of tenant space is difficult to find and will be prime for a startup and local business to utilize. It also creates flexible options for a variety of uses such as medical and professional office, commercial, shops and warehousing, and other general business uses expected along Lake Pleasant Parkway, the key regional transportation corridor. The conceptual site plan and elevations are attached.

The specific requests needed to accommodate this development includes: 1) General Plan Amendment from Urban Residential to Office and Local Commercial, and 2) rezoning request from General Agricultural (AG) to Planned Area Development (PAD) District.

We look forward to speaking with you. In the meantime, we would be happy to answer any questions you may have regarding this proposal or the meeting. You may reach Hannah Blead in our office at 602-230-0600 or [hannah@wmbattorneys.com](mailto:hannah@wmbattorneys.com). You may also contact the City Staff member assigned to this request: Senior Planner Robert Kuhfuss, at 623-773-7643 or [robert.kuhfuss@peoriaaz.gov](mailto:robert.kuhfuss@peoriaaz.gov). Please reference the case number noted above to help expedite a response.

Very truly yours,  
WITHEY MORRIS BAUGH, P.L.C.

By   
Adam Baugh 

Enclosures: aerial, conceptual site plan and elevations





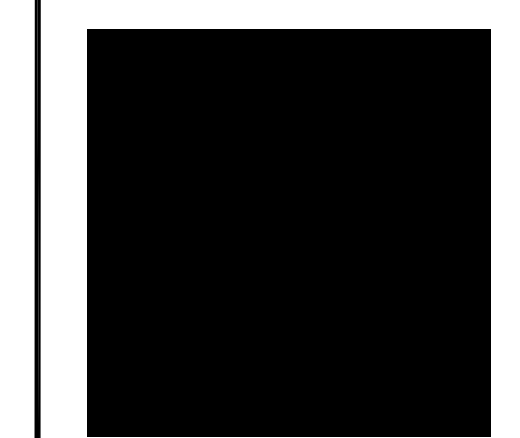
**Exhibit 8**



VIEW FROM SOUTHWEST CORNER OF SITE LOOKING NORTHEAST



EW FROM SOUTHWEST CORNER OF SITE LOOKING NORTHEAST



**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

**PROJECT DATA**

APN:	201-36-736 & 201-36-737
PROJECT ADDRESS:	NOT YET ASSIGNED
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	OFFICE WAREHOUSING
GROSS ACREAGE:	259,376 SF (5.59 ACRES)
NET ACREAGE:	214,728 SF (4.93 ACRES)
EXISTING ZONING:	AG
ZONING REQUEST:	PAD FOR OFFICE WAREHOUSING FOR A NEW OFFICE/WAREHOUSE RENTAL FACILITY
BUILDING AREA:	62,541 SF
LOT COVERAGE:	62,541 SF / 214,728 SF= 29.1%
BUILDING SETBACKS PROVIDED:	FRONT: 116' REAR: 40' SIDE (NORTH): 63.5' SIDE (SOUTH): 107.5'
LANDSCAPE SETBACKS PROVIDED:	FRONT: 45' REAR: 5' SIDE (NORTH): 10' SIDE (SOUTH): 31'
PARKING REQUIRED:	40% WAREHOUSING: 25,016/1000= 25 15% LIGHT INDUSTRIAL: 9,381/500=18.7 35% RETAIL: 21,890/250=87.56 10% OFFICE: 6,254/ 300= 20.8 TOTAL 152 PARKING SPACES
PARKING PROVIDED:	172 PARKING SPACES (INCLUDES 9 ADA PARKING SPACES)
PROVIDED PARKING RATIO:	62,541/172= 1 SPACE PER 363 SF
PERCENTAGE OF LANDSCAPE:	REQUIRED: 10% OF NET SITE AREA =21,472.8 SF PROVIDED: 44,228 SF= 20.6%

**PROJECT TEAM**

OWNER:	LAKE PLEASANT EVERGREEN LLC/ CLARKSON STREET LLC 600 WINSLOW WAY E, STE. 247 BAINBRIDGE ISLAND, WA 98110 contact: BRUCE GALLOWAY p. 206-207-8000 ext101 bruce@evergreeninvestco.com
DEVELOPER:	EVERGREEN INVESTMENT COMPANY 600 WINSLOW WAY E, STE. 247 BAINBRIDGE ISLAND, WA 98110 contact: STEFAN SKALBANIA p. 206-999-0395 stefan@evergreeninvestco.com
ARCHITECT:	ON POINT ARCHITECTURE, LLC 1152 E GREENWAY ST., STE. 5 MESA, ARIZONA 85203 contact: NICOLE POSTEN, RA p. 480-227-5259 nicole@onpointarchitecture.com
CIVIL ENGINEER:	HELIIX ENGINEERING, LLC 3240 E. UNION HILLS DR., STE. 113 PHOENIX, ARIZONA 85050 contact: STEVE BOWSER, PE p. 602-757-8016 sb@hixeng.com
LANDSCAPE ARCHITECT:	MCGOUGH ADAMSON 535 E. McKELLIPS RD. STE. 131 MESA, ARIZONA 85203 contact: NICK ADAMSON, LA p. 480-202-4782 nicka@mg-az.com
ELECTRICAL ENGINEER:	KCL ENGINEERING 7975 N. HAYDON RD., STE. C250 SCOTTSDALE, ARIZONA 85258 contact: GREG L. LARSON, PE p. 602-312-4131 glarson@kclengineering.com

2024 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ON POINT ARCHITECTURE, LLC. ANY USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF ON POINT ARCHITECTURE, LLC IS PROHIBITED.

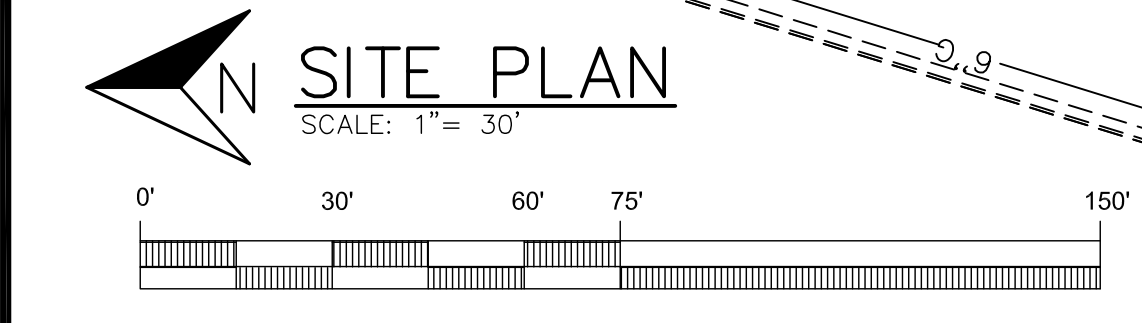
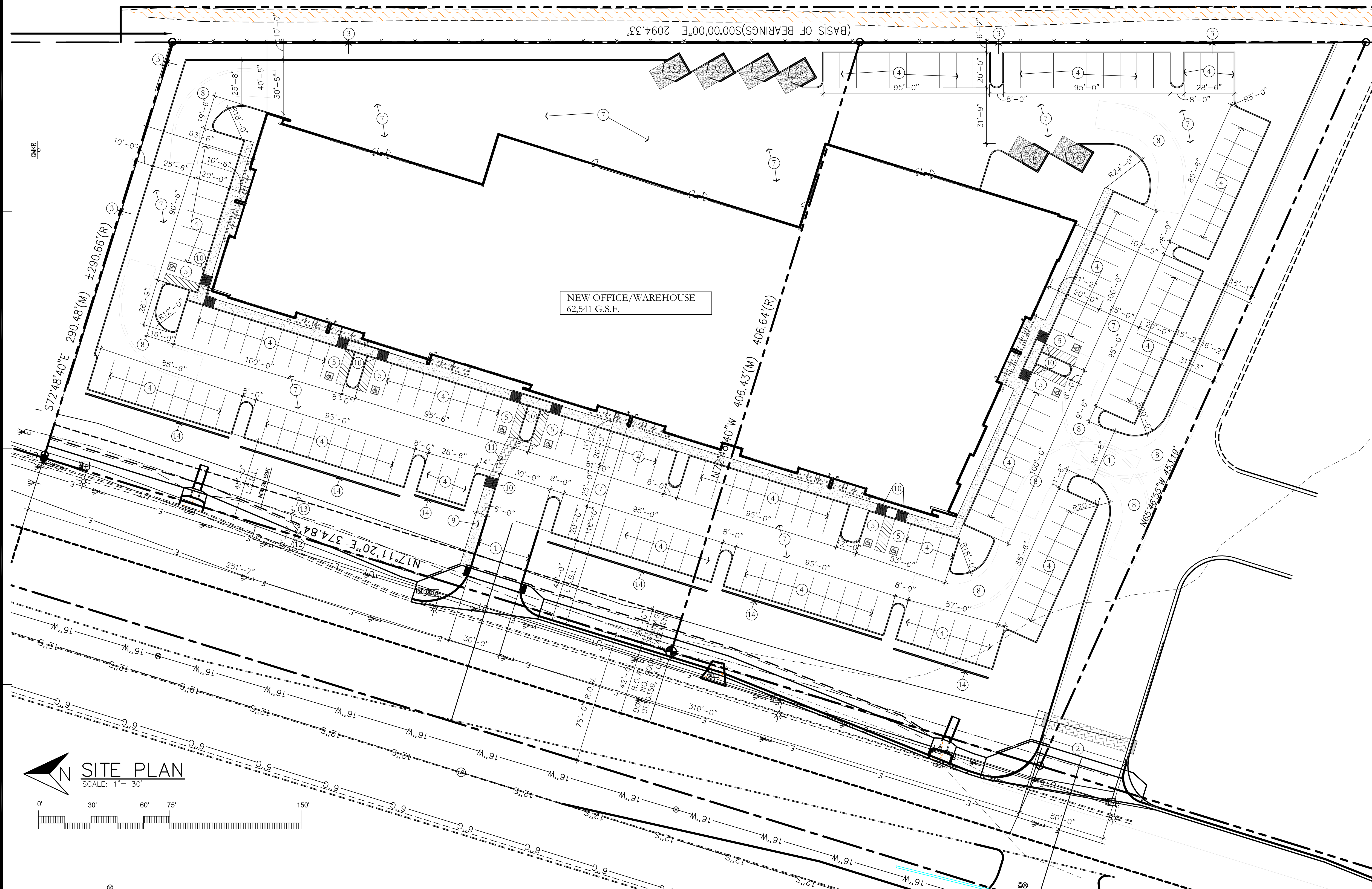
DRAWING SCALES INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNED CONDITIONS. WRITTEN DIMENSIONS SHALL GOVERN.

DATE	ITEM
01/05/24	OWNER REVIEW

SITE PLAN & PROJECT DATA

DWG NO:

**A1.1**



**KEY NOTES: #**

- NEW 30 FOOT WIDE COMMERCIAL ACCESS DRIVE
- NEW SHARED DRIVE ACCESS
- 6' HIGH MASONRY SCREEN WALL
- 9.5' X 20' PARKING SPACES
- ADA PARKING SPACE WITH UNLOADING AREA
- REFUSE ENCLOSURE
- ASPHALT DRIVE
- 20' WIDE FIRE ACCESS (25' INNER WHEEL & 41.5' OUTER WHEEL TURNING RADIUS)
- 6' WIDE ADA ACCESS TO FRONTAGE
- ADA RAMP
- 5' WIDE STRIPED PEDESTRIAN CROSSWALK
- 10' WIDE CONCRETE MULTI-USE PATH- SEE CIVIL
- 4' WIDE SOFT SHOULDER- SEE CIVIL
- 4' HIGH MASONRY SCREEN WALL

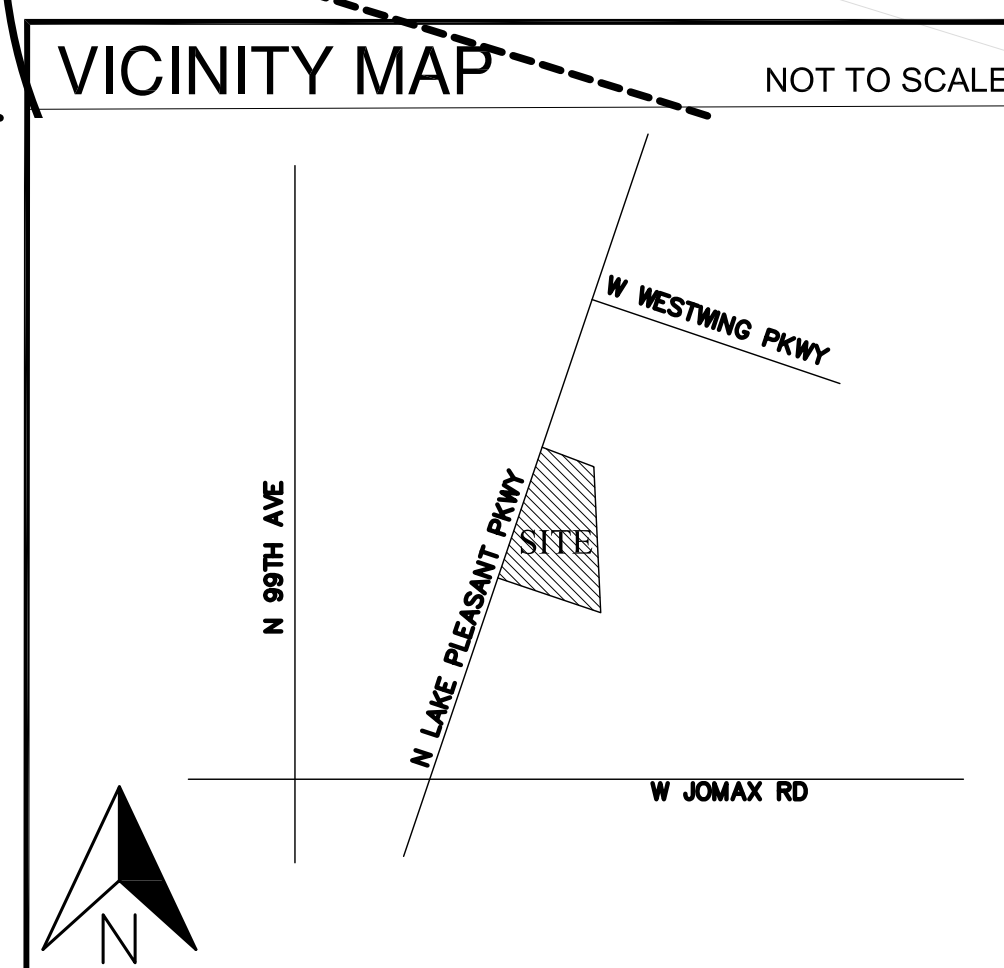
**SITE ZONING TABLE**

APN	201-36-736 & 201-36-737
ADDRESS	NOT YET ASSIGNED
GROSS ACREAGE	259,376 SF (5.59 ACRES)
NET ACREAGE	214,728 SF (4.93 ACRES)
EXISTING ZONING	AG
EXISTING LAND USE	VACANT
REQUESTED ZONING	PAD
PROPOSED LAND USE	COMMERCIAL
SCHOOL DISTRICT:	PEORIA UNIFIED
REQUEST:	ZONE CHANGE FROM AG TO PAD FOR A NEW OFFICE/WAREHOUSE RENTAL FACILITY

**UTILITY COMMITMENT TABLE**

SEWER	PUBLIC
WATER	PUBLIC
REFUSE	PRIVATE
POLICE	PEORIA
FIRE	PEORIA
TELEPHONE	CENTURY LINK/COX
ELECTRIC	APS

DEVELOPMENT STANDARD	BP ZONING DISTRICT REQUIREMENT	PROPOSED PAD DEVELOPMENT STANDARD
<b>BUILDING SETBACKS</b>		
FRONT	30- FEET	30- FEET
REAR	25- FEET	25- FEET
LEAST SIDE	20- FEET	20- FEET
TOTAL SIDES TO RESIDENTIAL	40- FEET	40- FEET
	30- FEET	30- FEET
<b>LANDSCAPE SETBACKS</b>		
FRONT	45- FEET	45- FEET
REAR (EAST)	0- FEET	0- FEET
SIDE (NORTH)	0- FEET	0- FEET
SIDE (SOUTH)	0- FEET	0- FEET
PERCENTAGE OF SITE	10%	10%
LOT COVERAGE	N/R	N/R
MAXIMUM HEIGHT	48 FEET	48 FEET



AAA IP-19 LLC/RAEES INVESTMENTS LLC  
PO BOX 86272  
PHOENIX, AZ 85080



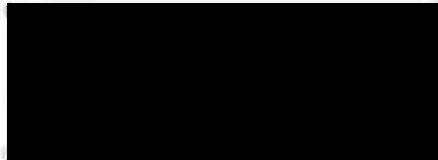
CIBOLA VISTA COMMUNITY ASSOC  
PO BOX 5878  
PEORIA, AZ 85385

CIBOLA VISTA COMMUNITY  
ASSOCIATION  
PO BOX 5878  
PEORIA, AZ 85385

CIBOLA VISTA RESORT & SPA LLC  
15150 N HAYDEN RD STE 210  
SCOTTSDALE, AZ 85260

CIBOLA VISTA RESORT & SPA LLC  
3838 N CENTRAL AVE STE 1010  
PHOENIX, AZ 85012

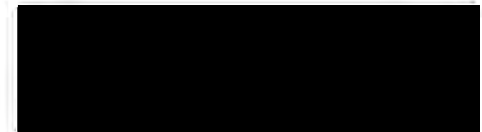
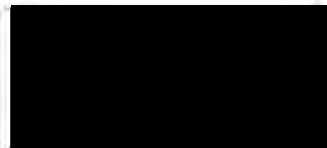
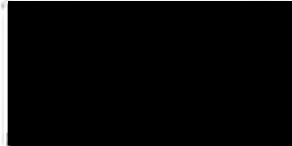
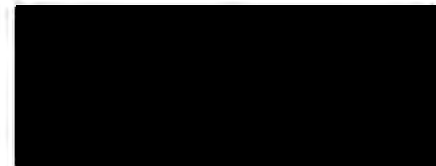
CIBOLA VISTA RESORT & SPA LLC  
4960 CONFERENCE WY N STE 100  
BOCA RATON, FL 33431



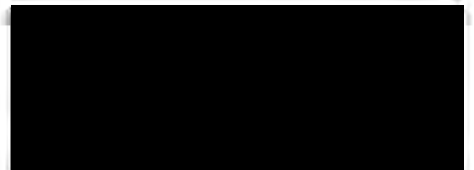
HC MED 1 2016 L L C  
125 CAMELOT DR  
FOND DU LAC, WI 54935



IP AVANTI PEORIA LLC  
2219 SAWDUST RD 1903  
THE WOODLANDS, TX 77380



LAKE PLEASANT EVERGREEN  
LLC/CLARKSON STREET LLC  
271 WINSLOW WAY STE 10727  
BAINBRIDGE ISLAND, WA 98110



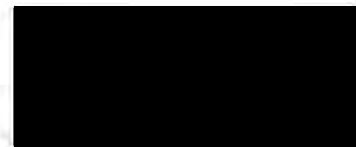


PLEASANT VALLEY HOMEOWNERS  
ASSOC INC  
PO BOX 4171  
MESA, AZ 85211

PLEASANT VALLEY HOMEOWNERS  
ASSOCIATION INC  
6720 N SCOTTSDALE RD STE 261  
SCOTTSDALE, AZ 85253



THE OMALLEY FAMILY REVOCABLE  
TRUST  
9537 W PINNACLE VISTA DR  
PEORIA, AZ 85383



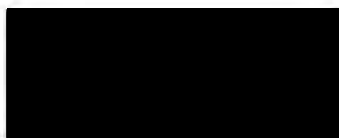
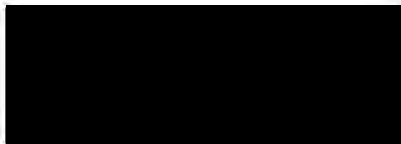
TIERRA DEL RIO NORTH COMMUNITY  
ASSOCIATION  
17235 N 75TH AVE STE H-100  
GLENDALE AZ USA 85308

STONEBRIDGE RANCH HOMEOWNERS  
ASSOCIATION  
601 N SCOTTSDALE RD 225  
SCOTTSDALE AZ USA 85253



PLEASANT VALLEY HOMEOWNERS  
ASSOCIATION INC  
20783 N 83RD AVE STE 103-456  
PEORIA, AZ 85382

RAPIDO LANDS LLC  
PO BOX 86272  
PHOENIX, AZ 85080



WESTWING MOUNTAIN  
HOMEOWNERS ASSOCIATION  
4645 E COTTON GIN LOOP  
PHOENIX AZ USA 85040

Florenza HOA  
4645 E COTTON GIN LOOP  
PHOENIX AZ USA 85040



PLEASANT VALLEY HOMEOWNERS  
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20783 N 83RD DR 103-456  
PEORIA, AZ 85382

RAPIDO LANDS LLC  
PO BOX 86272  
PHOENIX, AZ 85080



QUERENCIA COMMUNITY  
ASSOCIATION  
1600 W BROADWAY RD 200  
TEMPE AZ USA 85282

La Strada Del Lago Homeowners  
Association, Inc.  
21448 N. 75th Ave., Ste. 11  
Glendale, AZ 85308