
ARROWHEAD MALL PAD

Address: 7700 W Bell Rd

Case #: 2-89-09

Project: WESTCOR PARTNERS

EXHIBIT A

LAND USE INTENSITY

PARCEL	LAND USE	ACRES	UNITS PER ACRE	MAXIMUM DEVELOPMENT UNITS	F.A.R.	BUILDING AREA (SQ. FEET)
1	Shopping Center	14.6			3	191,709
2	Light Industrial	51.7			3	675,555
3	Multifamily	53.8	21-26	1,136-1,399		
4	Neighborhood Park	11				
5	Light Industrial*	12.3			3	161,148
6	General Commercial	26.4			3	345,467
7	Multifamily	26.4	20-26	528-686		
8	Regional Center	95.9			3	1,253,454
9	General Commercial	7.6			3	99,357
10	General Commercial	3.9			3	51,974
11	General Commercial	12.8			3	168,022
12	General Commercial	15.1			3	198,201
13	General Commercial	4.0			3	52,707
14	Limited Commercial	6.6			3	86,402
15	Shopping Center	14.7			3	192,230
16	Business Park	25.0			3	327,876
17	General Office	16.3			8	568,116
18	Shopping Center	22.4			3	292,828
22	Business Park	22.4			3	292,311
29	Shopping Center	18.8			3	243,588
30	Limited Office	<u>22.6</u>			.25	<u>219,756</u>
	TOTAL	484.1		1,664-2,085		5,420,721

* 7.4 Acres West of 83rd Avenue in Floodway

Acreages subject to adjustment with final street alignments.

Z-89-09

Land Use Parcel Identification



Prepared by: City of Glendale Planning Department
Glendale, Arizona

11-9-89

North Valley Specific Area Plan

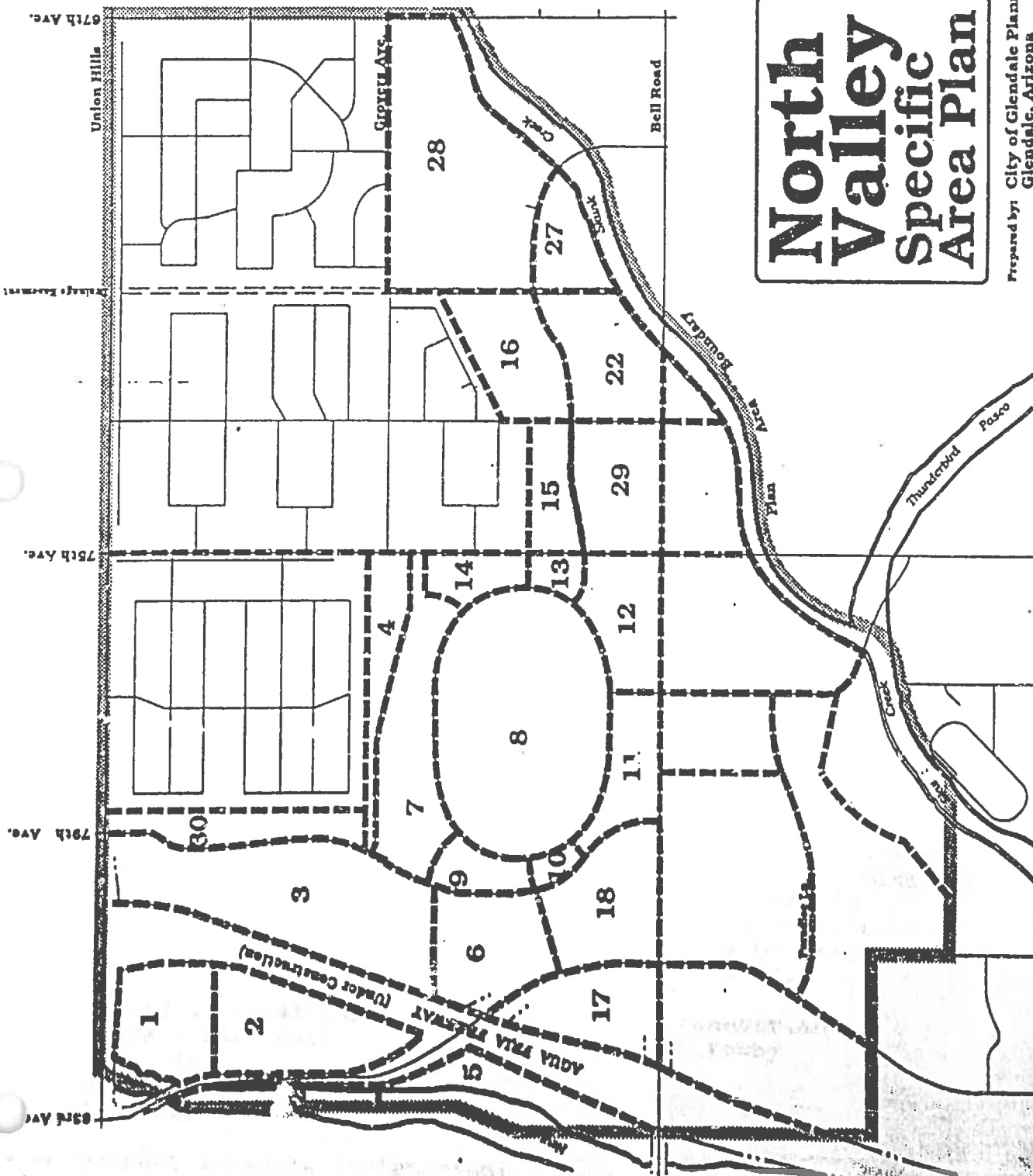


Exhibit A

Dedication, Improvement Phases

- Phase One
- Secondary Phases



Prepared by: City of Glendale Planning Department
Glendale, Arizona

North Valley Specific Area Plan

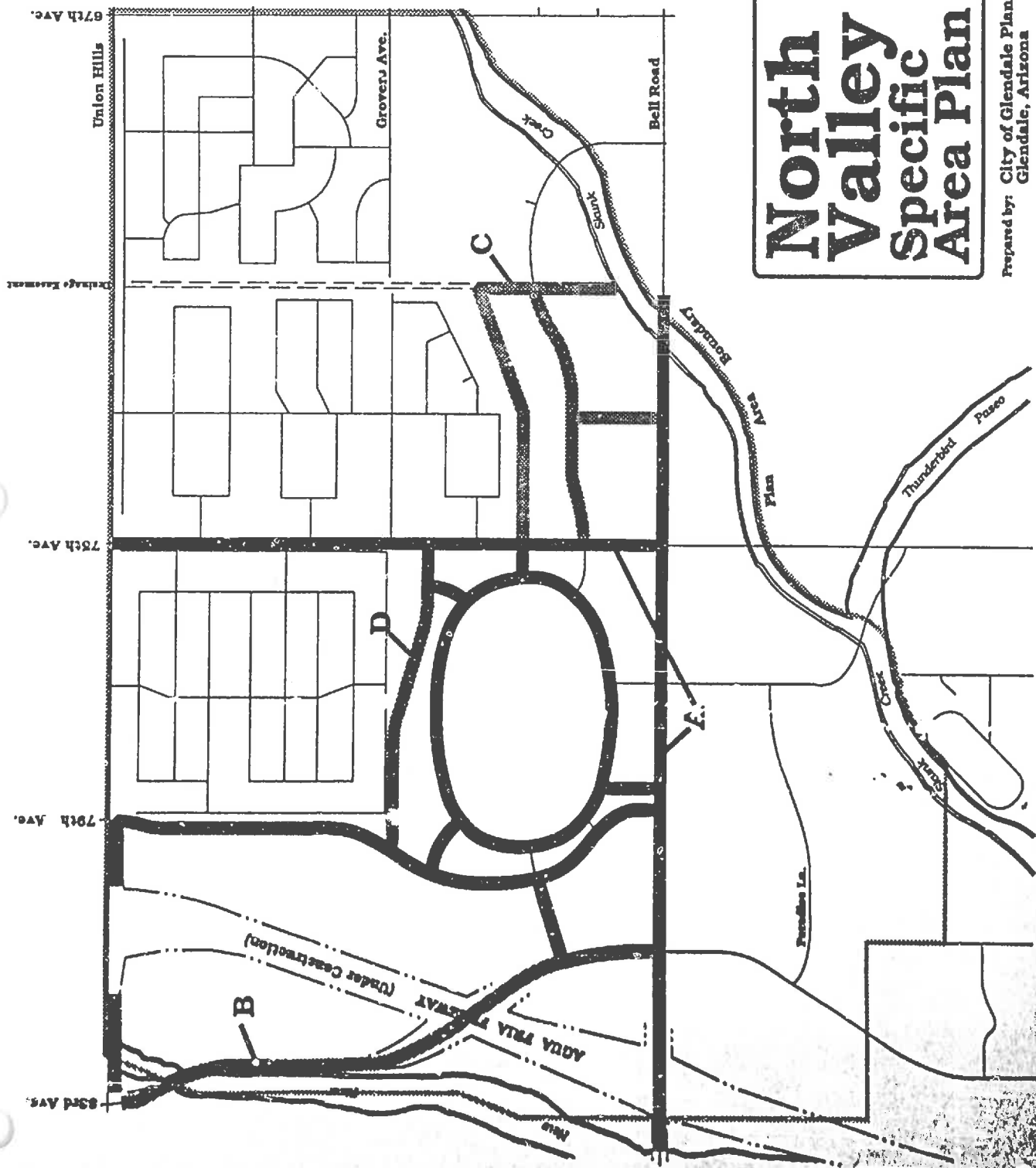


Exhibit B

Parcel Access Plan

- Full Movement
- Right Turn In & Out
- ⊙ Right Turn In & Out
Left Turn In Only
- * Tentative access
subject to A.D.O.T.
approval



North Valley Specific Area Plan

Prepared by: City of Glendale Planning Department
Glendale, Arizona
11-9-89

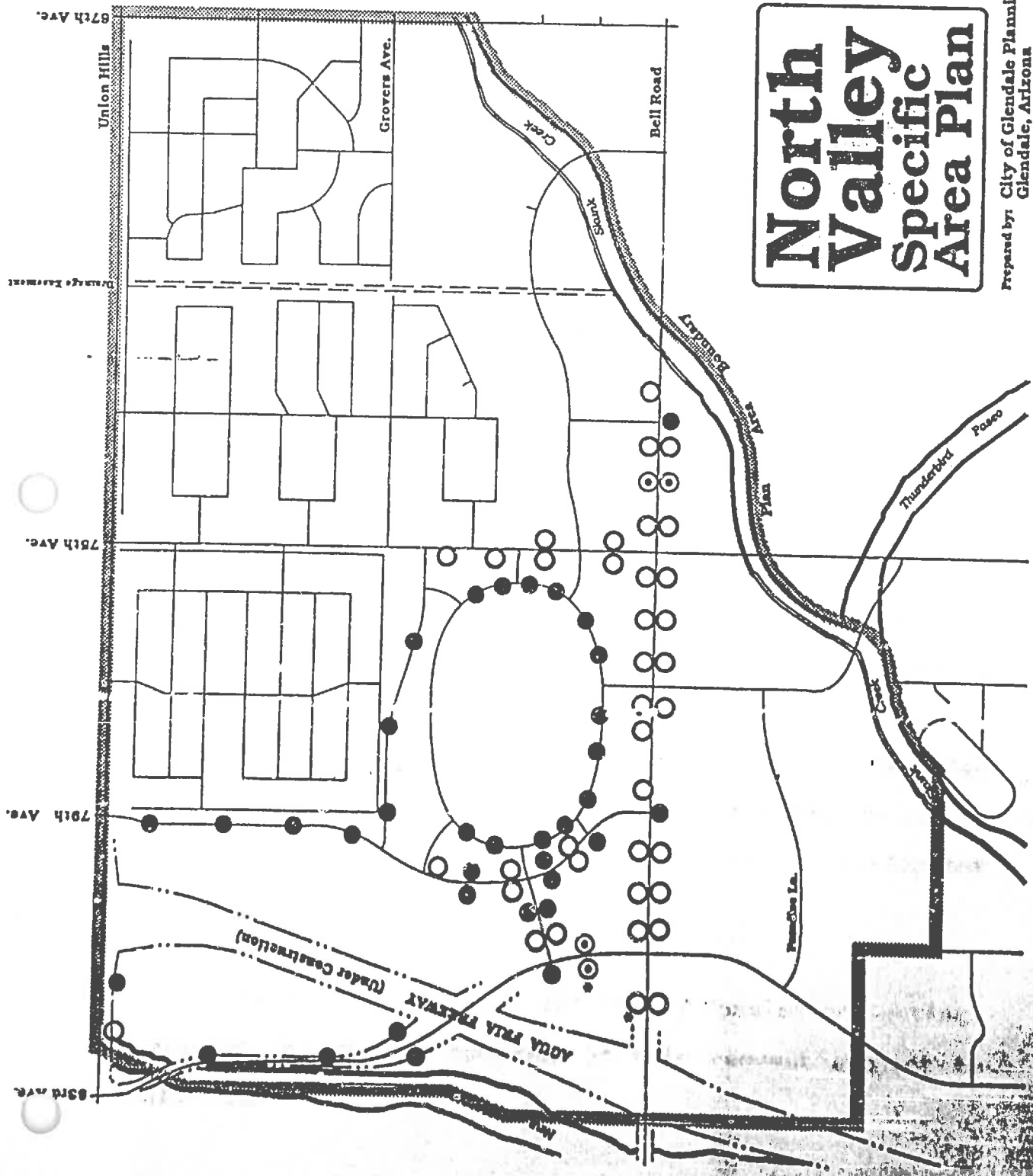


Exhibit C

EXCERPT

FROM THE MINUTES OF A REGULAR MEETING OF
THE COUNCIL OF THE CITY OF GLENDALE
MARICOPA COUNTY, ARIZONA, HELD AT
7:00 P.M., TUESDAY THE 12TH DAY OF
DECEMBER, 1989.

Rezoning Application Z-89-09: North Side of Bell Road
Between Skunk Creek and the New River

This request is to rezone 567 acres from C-2, R-3 and R1-6 PRD to PAD. The applicant proposes to develop a mixed-use planned area development including 261 acres of commercial retail uses, 28 acres of office, 47 acres of business park, 64 acres of industrial and 80 acres of multifamily residential use in addition to an 11-acre neighborhood park.

The request is in conformance with the land uses and densities established in the General Plan as amended by the North Valley Specific Area Plan. The proposed PAD development includes a maximum of 2,085 dwelling units and a potential maximum building area of 5.4 million square feet. The proposed regional shopping center at 1.3 million square feet represents approximately one-fourth of the total proposed building area. Detailed development information will need to be submitted prior to development plan approval for the various phases of development within the project.

At the November 9, 1989 Planning and Zoning Commission meeting, the Commission recommended approval of this request subject to the following 23 stipulations:

1. Development shall be in conformance with preliminary development plan entitled the "North Valley Specific Area Plan" dated November 9, 1989, and the land use intensity data contained in Exhibit A included herewith.
2. The following information shall be submitted to and approved by the Community Development Group with development plan submission for any portion of the property:
 - a) Master pedestrian, bikeway and equestrian plan.
 - b) Master sign plan and design criteria for each land use category. Plan shall include design elements, materials, sign types, and relationship to landscape plans.
 - c) Master conceptual landscape plans for all landscape features, public and private streetscapes and open space areas.

- d) Master Public Art Plan, including provisions for public art in the development of Parcels 2, 6, 8, 15, 16, 17, 18 and 22.
3. Dedication of Parcel 4 for the neighborhood park site to the City of Glendale by Special Warranty Deed, and construction of the neighborhood park within the first phase of development, with acceptance by the City prior to occupancy approval of any building within the P.A.D. property. If the construction of the park and related improvements is included in a legally established improvement district, the completion prior to occupancy approval requirement is waived.
4. Undergrounding of all utilities less than 69 kv on the property or in contiguous rights-of-way in the first phase of development.
5. Any existing billboard shall be removed at the time of development of the parcel on which it is located.
6. Construction of the landscape buffers including the screen walls adjacent to Hidden Manor Subdivision on the west and south in the first phase of development, with final approval of the installation prior to the occupancy approval of any building within the P.A.D. property. If the construction of the buffer and screen walls is included in a legally established improvement district, the completion prior to occupancy approval requirement is waived.
7. Prior to occupancy approval for any building on Parcels 15, 16 or 22, each parcel shall construct that portion of the landscape buffers adjacent to the Secluded Acres and Secluded Estates Subdivisions, including the screen walls, equestrian trail and bike path that is adjacent to each respective property. Dedication of easements for the equestrian trail and bike path shall be completed within 180 days of City Council action.
8. Dedication to the City of Glendale of open space areas which includes both the 25 feet adjacent to and all the designated floodway of the New River and Skunk Creek. Dedication of easements for Skunk Creek to be completed within 180 days of City Council action. Dedication of right-of-way for New River and Skunk Creek at time of development of the adjacent property.

Excerpt of City Council Minutes

December 12, 1989

Z-89-09

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9. All development plan approvals within Parcels 3, 7, 8, 14, 15, 16 and 30 shall require City Council approval at a public meeting.
10. Parcels 1, 6, 8, 9, 10, 11, 12, 13, 15, 18 and 29 shall be developed in general accordance with the uses in the C-2 zoning district. No freestanding outdoor sales or storage, unless ancillary to a permissible use, shall be permitted within these parcels.
11. Parcels 3 and 7 shall be developed with multifamily uses with a maximum density of 26 units per net acre. Nursing homes, congregate care centers, and group homes will be permitted and may have densities over 26 units per acre subject to a use permit. Approval of multifamily residential density over 21 units per net acre requires a public hearing before the Planning and Zoning Commission.
12. Parcels 2 and 5 shall be developed in accordance with the business park zoning district uses including assembling manufacturing and distribution of materials and goods, warehousing and wholesaling.
13. Parcels 16 and 22 shall be developed in accordance with the Business Park zoning district uses and development standards.
14. Parcel 14 shall be developed in accordance with the C-1 zoning district uses, with the exception that the following uses shall be prohibited: convenience uses, vehicle repair or service facilities, cocktail lounges, restaurants, outdoor sales or storage, and processing of any materials for wholesale sales.
15. Parcel 17 shall be developed in accordance with the C-O Commercial Office district uses.
16. Maximum building height for Parcels 1, 2, 5, 6, 9, 10, 11, 12 and 18 is 56 feet. Maximum building height for Parcel 8 is 80 feet. Maximum building height for Parcel 17 is 150 feet. Maximum building height for Parcels 7, 13, 15, 16, 22 and 29 is 35 feet. Maximum building height for Parcel 14 is 30 feet. Maximum building height for Parcel 3 is 42 feet. Maximum building height for parcel 30 is 25 feet. Buildings on Parcels 3, 7, 13, 14, 15 and 16 shall not exceed 30 feet within 200 feet of residential property.

- 1 Dedication of all street rights-of-way and the construction of all street improvements, street landscaping, bike paths, and sidewalks consistent with the North Valley Specific Area Plan as identified in Exhibit B included herewith.
18. Dedication of all drainage, landscape, pedestrian, bikeway, and equestrian easements, as identified in Exhibit B included herewith.
 19. Westcor or its designated representative shall submit a working agreement outlining responsibilities and activities of the North Valley Transportation Management Association. This shall be approved by City Council prior to the approval of occupancy of any portion of the site.
 20. All uses developed on Parcels 11, 12, 13 and 14 shall have pedestrian and vehicular access to the mall ring road either by direct frontage or cross-access easements.
 21. Lease to the City of Glendale, or its designated representative, of a three-acre parcel of land located west of 83rd Avenue for a park-n-ride facility. The timing, configuration and location of the site to be determined by the City's Transportation Director and mutually agreeable to Westcor.
 22. Construction of a bus stop and all related improvements prior to occupancy approval of the mall structure.
 23. Driveway access to Bell Road, 75th Avenue, 83rd Avenue, 79th Avenue and the outside edge of the mall ring road shall be limited to the number and type of access as defined by Exhibit C included herewith.

Mayor Renner opened the public hearing and asked if anyone present wished to speak to this item. No one wished to speak so he closed the public hearing.

Mr. Gary Fulk stated this is the rezoning for the properties Westcor controls in the North Valley Specific Area Plan. The applicant has agreed with all 23 stipulations.

It was moved by Falbo, seconded by Tolby, to approve Rezoning Application Z-89-09 subject to the 23 stipulations as recommended. Motion carried unanimously.

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council
FROM: City Manager
SUBJECT: REZONING APPLICATION Z-89-09: NORTH SIDE OF BELL ROAD
BETWEEN SKUNK CREEK AND THE NEW RIVER

SUMMARY

This request is to rezone 567 acres from C-2, R-3 and R1-6 PRD to PAD. The applicant proposes to develop a mixed-use planned area development including 261 acres of commercial retail uses, 28 acres of office, 47 acres of business park, 64 acres of industrial and 80 acres of multifamily residential use in addition to an 11-acre neighborhood park.

The request is in conformance with the land uses and densities established in the General Plan as amended by the North Valley Specific Area Plan. The proposed PAD development includes a maximum of 2,085 dwelling units and a potential maximum building area of 5.4 million square feet. The proposed regional shopping center at 1.3 million square feet represents approximately one-fourth of the total proposed building area. Detailed development information will need to be submitted prior to development plan approval for the various phases of development within the project.

At the November 9, 1989 Planning and Zoning Commission meeting, the Commission recommended approval of this request subject to 23 stipulations.

SUBJECT: REZONING APPLICATION 2-89-09: NORTH SIDE OF BELL ROAD BETWEEN SKUNK CREEK AND THE NEW RIVER

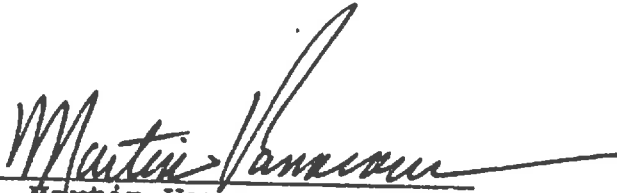
PAGE NO. 2

CC NO.: 9 - 162

DATE 12/12/89

RECOMMENDATION

Conduct a public hearing and approve Rezoning Application 2-89-09 subject to 23 stipulations.


Martin Vanacour
City Manager



CITY OF
GLENDALE
MEMORANDUM

DATE: December 12, 1989

TO: Martin Vanacour, City Manager

FROM: Bob Coons, Planning Director
Ray B. Jacobs, Senior Planner

SUBJECT: REZONING APPLICATION Z-89-09: NORTH SIDE OF BELL ROAD
BETWEEN SKUNK CREEK AND THE NEW RIVER

REQUEST:

Rezoning from C-2 (General Commercial), R-3 (Multifamily Residential), and R1-6 (Single-Family Residential) to P.A.D. (Planned Area Development); and the approval of a preliminary development plan within the P.A.D. district.

PARCEL SIZE: 567 acres

LOCATION: North side of Bell Road between Skunk Creek and the New River.

APPLICANT: Westcor Partners

OWNER: Westcor Partners,
Ralph Bodine, and
Dick Henes

STAFF RECOMMENDATION:

Approval subject to stipulations.

GENERAL PLAN:

General Plan Amendment GP-89-04, the North Valley Specific Area Plan, includes the proposed land use mixture for this request.

PARCEL HISTORY:

Rezoned from County Rural 43, to C-2, R-3 and R-1 PUD in rezoning case Z-80-12, on March 11, 1980. The original five-year time limit included in that approval was subsequently extended to complete this planning process. The area located east of 75th Avenue, north of Bell Road was rezoned P.A.D. as part of rezoning case Z-85-08 after the adoption of the Bell Road Corridor Plan. That rezoning action was a Planning and Zoning Commission initiative, and no preliminary development plan was approved for that P.A.D. area.

December 12, 1989

Martin Vanacour, City Manager

ZONING APPLICATION Z-89-09: NORTH SIDE OF BELL ROAD
BETWEEN SKUNK CREEK AND THE NEW RIVER

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EXISTING LAND USE:

The major existing use is citrus groves west of 75th Avenue. Portions of the area are undeveloped east of 75th Avenue and adjacent to the Agua Fria Freeway Corridor.

SURROUNDING LAND USE AND ZONING:

- North: Vacant land and single-family subdivisions within Arrowhead Ranch, zoned R1-6 PRD.
- East: Vacant land, zoned SR-12; single-family residential in the Secluded Estates Subdivision, zoned SR-17; and vacant land, zoned SR-12 east of the 71st Avenue alignment.
- South: Vacant land in the City of Peoria, zoned C-2 PC-2 and PUD. Small parcel east of 73rd Avenue south of Bell Road, zoned C-2, developed as a nursery within the City of Glendale.
- West: New River flood plain with single-family residential development to the west of that within the City of Peoria.

SUMMARY OF FACTS:

1. The applicant proposes to develop 68 acres of shopping center, 63 acres of general commercial, 6.1 acres of limited commercial retail, 53 acres of light industrial, 47 acres of business park, 100 acres of regional center, 80 acres of multi-family residential (20-26 dwelling units per acre), 10 acres of limited office, 17 acres of general office, three acres of private open space, and a 11-acre neighborhood park. The maximum number of dwelling units proposed is 2,085. The base density in the multifamily area is 21 units per acre, with a maximum of 26 units per acre.
2. The North Valley Specific Area Plan includes the detailed discussions regarding the land use, circulation system, urban design and infrastructure requirements for the area of the P.A.D. request, and is the preliminary development plan for the P.A.D.
3. The request includes property owned by several partnerships involving Westcor Partners, Ralph Bodine, and Dick Henes. Westcor is representing all the property owners within this rezoning request.
4. The initial development phase for the area of the rezoning will include the development of the Regional Mall. All major arterial and collector streets will be developed within this phase including Bell Road, 83rd Avenue, 75th Avenue, 79th Avenue, Campo Bello Drive west of 75th Avenue, and Union Hills from 83rd to 79th Avenue. The development of the street system

December 12, 1989

Martin Vanacour, City Manager

ZONING APPLICATION Z-89-09: NORTH SIDE OF BELL ROAD
BETWEEN SKUNK CREEK AND THE NEW RIVER

Page 3

east of 75th Avenue will occur when that property is developed. The neighborhood park located at the southwest corner of 75th Avenue and Grovers Avenue alignment will be developed within the first development phase.

5. The North Valley Specific Area Plan defines the circulation system for all public streets within the area of the request. It also includes the pedestrian/bikeway/equestrian system. Specific delineation of these systems on the mall parcel and adjacent properties will be completed in conjunction with the future development review process associated with the mall development.

ANALYSIS AND CONCLUSIONS:

This P.A.D. zoning request includes the majority of the North Valley Specific Area plan. The land use mix and density of the proposed development are in conformance with the General Plan, as amended by the North Valley Specific Area Plan. The plan describes the character of the proposed development as it relates to surrounding residential areas. Circulation and landscape systems established from the plan will require specific definition prior to individual development plan review. The applicant has addressed the need to provide an appropriate transition between new development and the existing residential area. These transition areas include buffers which will be installed in the initial development phase.

The North Valley Specific Area Plan establishes the need for a Transportation Management Association to implement future transportation management programs. The level of action required by the Transportation Management Association can only be determined after the evaluation of future traffic analysis.

Staff believes that this P.A.D. request provides the appropriate implementation for the development of the north valley planning area.

PLANNING AND ZONING COMMISSION ACTION:

At their meeting of November 9, 1989, the Planning and Zoning Commission recommended approval of the request subject to 23 stipulations.

December 12, 1989

Martin Vanacour, City Manager

REZONING APPLICATION Z-89-09: NORTH SIDE OF BELL ROAD
BETWEEN SKUNK CREEK AND THE NEW RIVER

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- ATTACHMENTS:**
1. Vicinity Map
 2. Planning Commission Action of November 9, 1989
 3. Planning Commission Minutes, August 31, 1989
 4. Planning Commission Minutes, November 9, 1989



Department Head Approval



Deputy City Manager Approval

BC/RBJ/ame

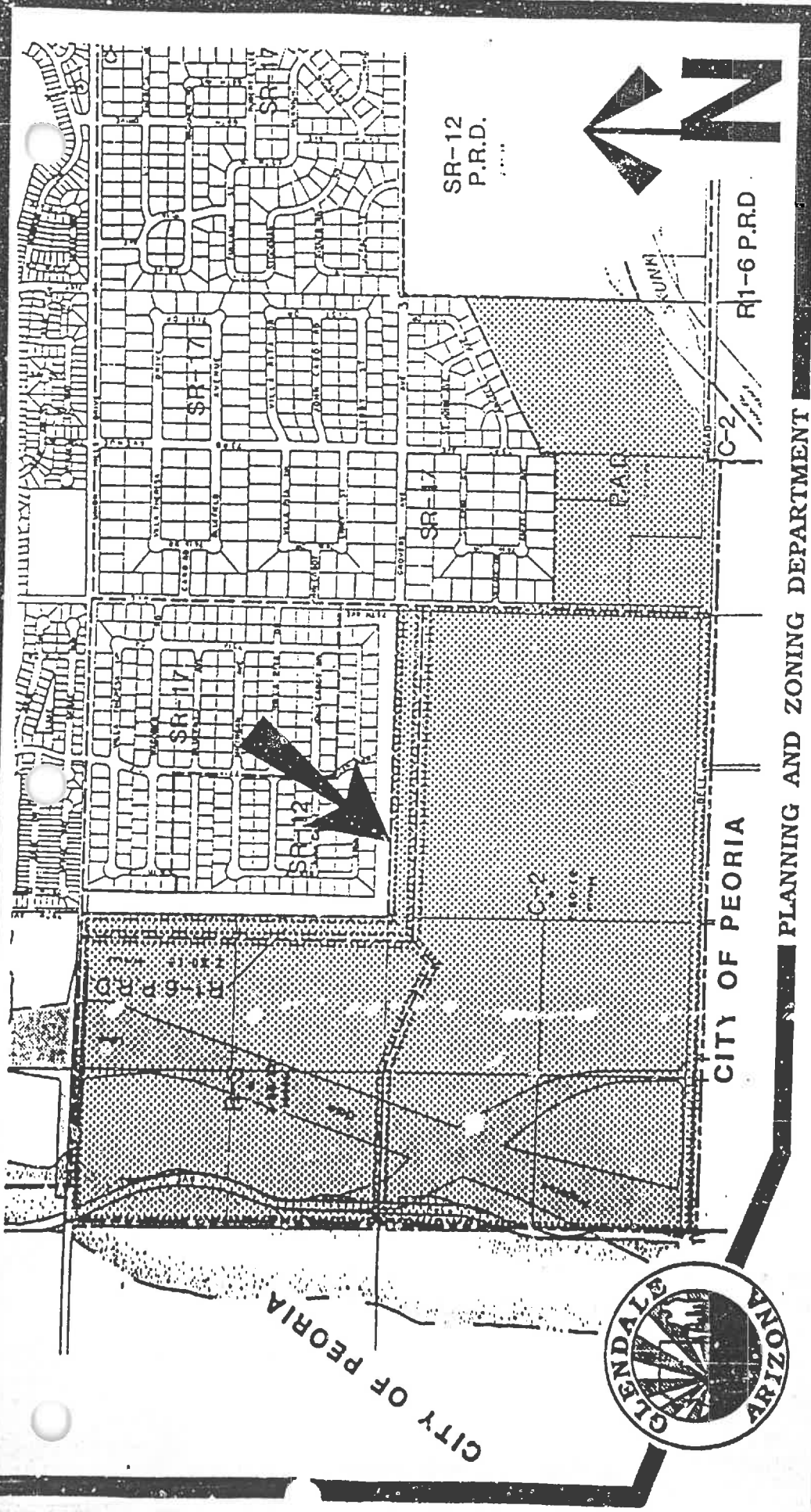
CITY OF PEORIA
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DEC 13 1989



FILE NUMBER
Z-89-09

EXAMINATION

1300 W. BELL RD.



CASE NUMBER

Z-89-09

LOCATION

7300-8300 W. BELL RD.

REQUEST

**WESTCOR PARTNERS -
C-2, R-3, R1-6 TO P.A.D.**

CITY OF GLENDALE
PLANNING AND ZONING COMMISSION

PLANNING COMMISSION ACTION
REZONING APPLICATION Z-89-09

I. FINDINGS:

- A. An application was filed by Westcor Partners on May 9, 1989 to rezone from R-3 and C-2 to PAD and approve conceptual land use plan in the PAD district. The request includes 567 acres north of Bell Road between Skunk Creek and New River.
- B. On August 31, 1989 and November 9, 1989, the Planning and Zoning Commission conducted noticed public hearings on this request.
- C. The Planning and Zoning Commission finds that the request is in conformance with the General Plan as amended by the North Valley Specific Area Plan.
- D. The Planning and Zoning Commission finds that there has been extensive public citizen participation process included in the North Valley Specific Area Plan process which is being implemented through this rezoning action.
- E. The Planning and Zoning Commission finds that the preliminary development plan is in conformance with the PAD district purposes and standards.
- F. The Planning and Zoning Commission finds that additional detail studies and design information are needed prior to actual development of the property.

II. ACTION:

- A. The Planning and Zoning Commission recommended approval of Z-89-09, subject to the following stipulations:
 - 1. Development shall be in conformance with preliminary development plan entitled the "North Valley Specific Area Plan" dated November 9, 1989, and the land use intensity data contained in Exhibit A included herewith.
 - 2. The following information shall be submitted to and approved by the Community Development Group with development plan submission for any portion of the property:

- a) Master pedestrian, bikeway, and equestrian plan.
 - b) Master sign plan and design criteria for each land use category. Plan shall include design elements, materials, sign types, and relationship to landscape plans.
 - c) Master conceptual landscape plans for all landscape features, public and private streetscapes, and open space areas.
 - d) Master Public Art Plan, including provisions for public art in the development of Parcels 2, 6, 8, 15, 16, 17, 18 and 22.
3. Dedication of Parcel 4 for the neighborhood park site to the City of Glendale by Special Warranty Deed, and construction of the neighborhood park within the first phase of development, with acceptance by the City prior to occupancy approval of any building within the P.A.D. property. If the construction of the park and related improvements is included in a legally established improvement district, the completion prior to occupancy approval requirement is waived.
 4. Undergrounding of all utilities less than 69 kV on the property or in contiguous rights-of-way in the first phase of development.
 5. Any existing billboard shall be removed at the time of development of the parcel on which it is located.
 6. Construction of the landscape buffers including the screen walls adjacent to Hidden Manor Subdivision on the west and south in the first phase of development, with final approval of the installation prior to the occupancy approval of any building within the P.A.D. property. If the construction of the buffer and screen walls is included in a legally-established improvement district, the completion prior to occupancy approval requirement is waived.
 7. Prior to occupancy approval for any building on parcels 15, 16, or 22, each parcel shall construct that portion of the landscape buffers adjacent to the Secluded Acres and Secluded Estates.

Subdivisions, including the screen walls, equestrian trail and bike path that is adjacent to each respective property. Dedication of easements for the equestrian trail and bike path shall be completed within 180 days of City Council action.

8. Dedication to the City of Glendale of open space areas which includes both the 25 feet adjacent to and all the designated floodway of the New River and Skunk Creek. Dedication of easements for Skunk Creek to be completed within 180 days of City Council action. Dedication of right-of-way for New River and Skunk Creek at time of development of the adjacent property.
9. All development plan approvals within Parcels 3, 7, 8, 14, 15, 16 and 30, shall require City Council approval at a public meeting.
10. Parcels 1, 6, 8, 9, 10, 11, 12, 13, 15, 18 and 29 shall be developed in general accordance with the uses in the C-2 zoning district. No freestanding outdoor sales or storage unless ancillary to a permissible use, shall be permitted within these parcels.
11. Parcels 3 and 7 shall be developed with multifamily uses with a maximum density of 26 units per net acre. Nursing homes, congregate care centers, and group homes will be permitted and may have densities over 26 units per acre subject to a use permit. Approval of multi family residential density over 21 units per net acre requires a public hearing before the Planning and Zoning Commission.
12. Parcels 2 and 5 shall be developed in accordance with the business park zoning district uses including assembling manufacturing and distribution of materials and goods, warehousing and wholesaling.
13. Parcels 16 and 22 shall be developed in accordance with the Business Park zoning district uses and development standards.
14. Parcel 14 shall be developed in accordance with the C-1 zoning district uses, with the exception that the following uses shall be prohibited: convenience uses, vehicle repair or service

facilities, cocktail lounges, restaurants, outdoor sales or storage, and processing of any materials for wholesale sales.

15. Parcel 17 shall be developed in accordance with the C-0 Commercial Office district uses.
16. Maximum building height for Parcels 1, 2, 5, 6, 9, 10, 11, 12, and 18 is 56 feet. Maximum building height for Parcel 8 is 80 feet. Maximum building height for Parcel 17 is 150 feet. Maximum building height for Parcels 7, 13, 15, 16, 22, and 29 is 35 feet. Maximum building height for Parcel 14 is 30 feet. Maximum building height for Parcel 3 is 42 feet. Maximum building height for parcel 30 is 25 feet. Buildings on parcels 3, 7, 13, 14, 15, and 16 shall not exceed 30 feet within 200 feet of residential property.
17. Dedication of all street rights-of-way and the construction of all street improvements, street landscaping, bike paths, and sidewalks consistent with the North Valley Specific Area Plan as identified in Exhibit B included herewith.
18. Dedication of all drainage, landscape, pedestrian, bikeway, and equestrian easements, as identified in Exhibit B included herewith.
19. Westcor or its designated representative shall submit a working agreement outlining responsibilities and activities of the North Valley Transportation Management Association. This shall be approved by City Council prior to the approval of occupancy of any portion of the site.
20. All uses developed on Parcels 11, 12, 13 and 14 shall have pedestrian and vehicular access to the mall ring road either by direct frontage or cross-access easements.
21. Lease to the City of Glendale, or its designated representative, of a three-acre parcel of land located west of 83rd Avenue for a park-n-ride facility. The timing, configuration and location of the site to be determined by the City's Transportation Director and mutually agreeable to Westcor.

November 9, 1989

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22. Construction of a bus stop and all related improvements prior to occupancy approval of the mall structure.
23. Driveway access to Bell Road, 75th Avenue, 83rd Avenue, 79th Avenue and the outside edge of the mall ring road shall be limited to the number and type of access as defined by Exhibit C included herewith.

B. The above-referenced action was taken on a motion by Commissioner McSheffrey; seconded by Commissioner Kellar;

AYES: Garland, McSheffrey, Fleming, Kellar and Petty

NAYS: 0

ABSTAIN: 0

ABSENT: Wilson and Eggleston

C. Effective date: November 9, 1989

Certification

by Dean J. Srobona
Bob Coons
Planning Director

RJ/ld

Attachments: Exhibit A - Land Use Intensity Table and Map
Exhibit B - Dedication and Major Improvements
Schedule and Map
Exhibit C - Parcel Access Plan Map