

Crossings at Arrowhead

***Minor General Plan Amendments and
PAD Rezoning requests***

Application Numbers: GPA09-04, GPA09-05 & ZON09-06

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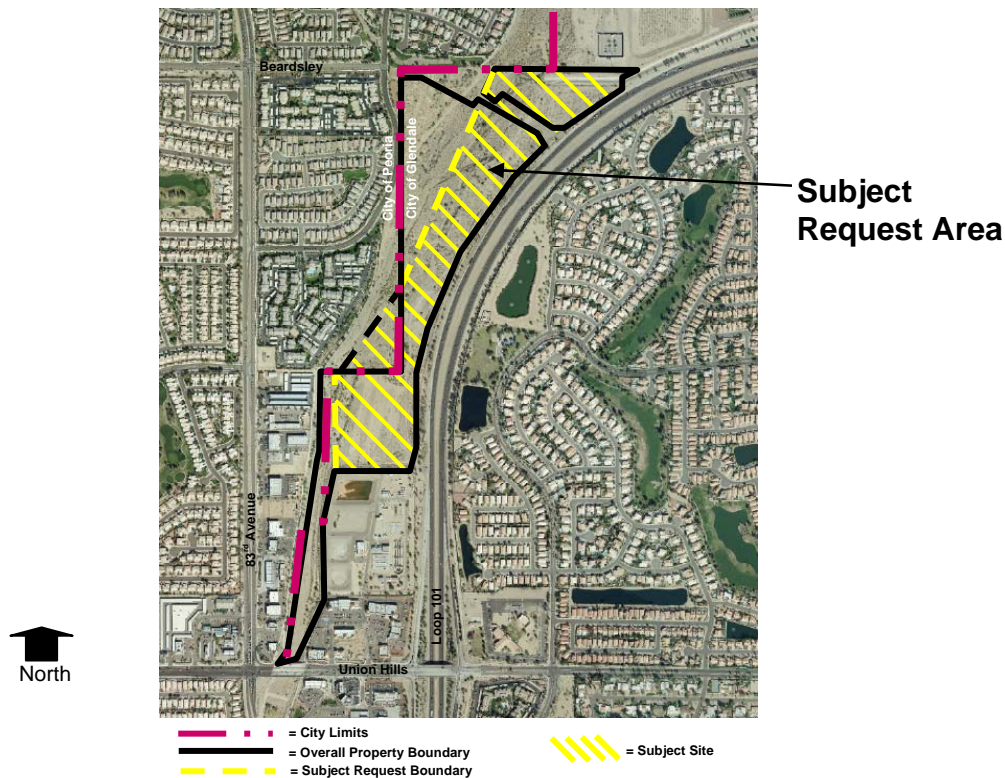
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Crossings at Arrowhead
General Plan Amendment and Planned Area Development
NARRATIVE

I. Introduction

The overall property stretches from Union Hill Drive to Beardsley Road alignment and is bifurcated by the New River Wash and is located within two municipalities. The majority of the overall property is located within the City of Glendale city limits with only a small portion being situated within the City of Peoria city limits. The subject General Plan Amendment and rezoning request is only for a portion of the overall property.

The subject property is bounded by: the Aqua Fria Freeway (“Loop 101”) right-of-way along the property’s eastern property line; the Beardsley Road alignment along the northern property line; the New River Wash along the western property line; and the City’s Arrowhead Water Reclamation Facility along the south boundary. That portion of the property that is located within the City of Glendale is an undeveloped approximate 54-acre site and is zoned A-1 (Agricultural), R1-6 PRD (Single Residence Planned Residential Development), R-4 (Multiple Residence) and PAD (Planned Area Development).



Vicinity Map

The current city limit lines for the City of Glendale and the City of Peoria are such that they extend across the New River Wash which results in portions of this uniquely shaped property within two jurisdictions. This unusual situation presents challenges as how best to serve utilities across a wash and how best to develop the site under one set of standards. Due to this unusual circumstance and the challenges associated with providing adequately services across the wash both municipalities have agreed to annex/de-annex portions of the property so that all of the property east of the wash is located within the City of Glendale city limits and all the remaining property west of the wash is located within the City of Peoria city limits. In the end, the proposed annexation/de-annexation will establish new city limit boundary lines which will traverse down the center of the wash and ultimately place property in the appropriate municipally.

Prior to the Loop 101 being built in this area this parcel was part of a larger parcel within Arrowhead Ranch. However, with the construction of the Loop 101 by Arizona Department of Transportation (“ADOT”) this property became a remnant parcel with limited access to public streets. Recently the City of Peoria with the cooperation of the City of Glendale and Arizona Department of Transportation (“ADOT”) approved the “Beardsley Road Connector” project, which now provides direct access to this property.

Now that direct access has been provided to this site, Cherokee Partners LLC is proposing Minor General Plan Amendments and a companion rezoning application on this property. Two requests are being filed concurrently. The first request is for a Minor General Plan Amendment (“GPA”) which is divided into two parts. The first part of the Minor General Plan amendment is to change approximately 13 acres of LDR and HDR land use designations to “CCC” (Corporate Commerce Center) and the second part consists of approximately 16 acres from “P/OS” (Parks and Open Space) to “CCC” (Corporate Commerce Center).

The companion rezoning request seeks to rezone the property from A-1 (agricultural), R1-6 PRD (Single Residence Planned Residential Development), R-4 (Multiple Residence), and Planned Area Development (PAD) to PAD (Planned Area Development) to allow the property the opportunity to develop with office, hotel, retail and/or multi-family residential uses within the context of common circulation, landscape and design themes.

It is believed that the “P/OS” designation was placed on this property since there was no direct access to any streets and the fact that the property is adjacent to the New River wash. Although the City’s General Plan designates a portion of the property as P/OS, as noted in the City’s General Plan, Arizona Law does not permit municipalities to designate private land as parks and open space unless the municipality receives the written consent of the landowner or provides an alternative, economically viable designation in either the General Plan or Zoning Ordinance. Now that access is being provided to this site, P/OS is no longer the appropriate land use designation for this property and therefore the request for a Minor General Plan Amendment.

The intent of the Minor General Plan Amendments and companion rezoning is to allow this property the ability to bring together employment, office, variety of retail commercial, hotel uses

and/or a multi-family residential element in a cohesively planned setting. The unique site location and recently approved access frontage road provides this site with the opportunity to attract businesses, corporate offices, hotels, multi-family residential as well as to serve the needs of the traveling public.

The proposed potential mix of uses in the zoning request could include office space for all types of tenants from “Class A” corporate headquarters to smaller, single use tenants who are looking for freeway accessibility and visibility; lodging opportunities to capitalize on the nearby shopping and entertainment area of Arrowhead Mall, Jobbing.com arena, Westgate and the University of Phoenix Stadium; retail commercial to support the proposed office, businesses, travel industry in the surrounding area, as well as the urban style multi-family residential and nearby residents. No single family housing of is proposed as this would not be an appropriate location for such a use. The employment/office and/or multi-family residential components of the development will generate the need for amenities such as restaurants, retail shops, and support services. The project is designed to create a sustainable and unique high end, development that provides for the opportunity for employment, retail, travel services and/or urban style apartments. This unique shaped property has several design constraints ranging from access (due to the curve of the Loop 101 Freeway) and an irregular developable area due to the adjacent wash. For these reasons, the Minor General Plan Amendments and PAD zoning district is the favorable zoning option and best land use solution.

II. Description of Property and Relationship to Surrounding Properties

The property is an irregular shaped, undeveloped site bounded by: the Loop 101 Freeway right-of-way along the property's eastern property line; the Beardsley Road alignment along the northern property line; the New River Wash along the western property line; and the City's Arrowhead Water Reclamation Facility along the south boundary. This site will have convenient access from both the recently approved Beardsley Road as well as new freeway access at 75th Avenue interchange. The property is zoned A-1 (Agricultural), R1-6 PRD (Single Residence Planned Residential Development), R-4 (Multiple Residence) and PAD.

The subject site is generally level with a gentle slope to the southwest. At present the site remains in its natural desert condition with moderate growth of typical low-lying desert vegetation, including shrubs, bushes and trees. The New River Wash exists along the Westside of the property. No other encumbrances or structures are on the property.

The General Plan Land Use designations, Land Uses, and existing Zoning for the properties surrounding the subject site are as follows:

General Plan Land Use Designation:

North: Office
South: Public Facility
East: Beyond the Loop 101, Parks and Open Space, and Medium Density Residential
West: Beyond the New River Wash, the City of Peoria, Business Park/Industrial, Residential/High, and Residential/Low

Existing Land Use:

North: Vacant undeveloped land
South: City of Glendale's Arrowhead Water Reclamation Facility
East: Loop 101 Freeway
West: New River, vacant undeveloped land

Existing Zoning:

North: R1-6 (Single Residence) and PAD (Planned Area Development)
South: M-1 (Limited Industrial District)
East: Beyond the Loop 101 Freeway, R1-7 PRD
West: A-1 (Agricultural)

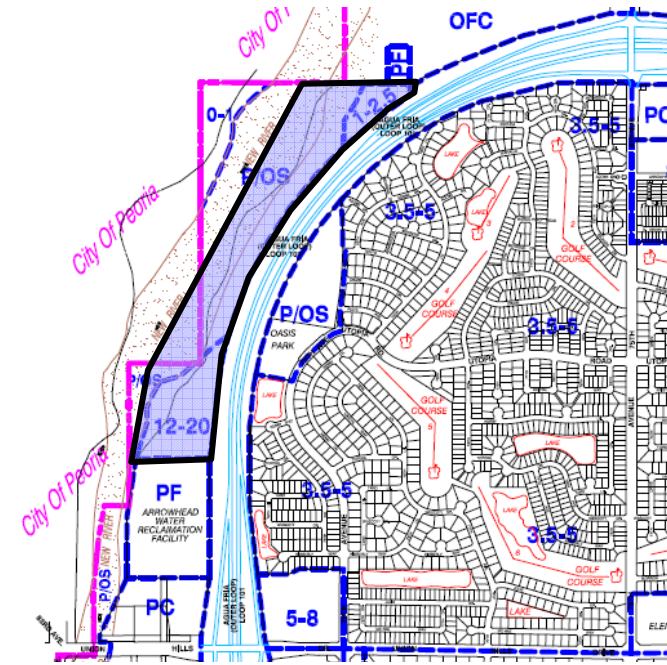
III. REQUESTS

MINOR GENERAL PLAN AMENDMENT REQUESTS

As previously mentioned the overall property stretches from Union Hill Drive to Beardsley Road alignment and is bifurcated by the New River Wash and located within two municipalities. The subject General Plan Amendments and rezoning request is only for a portion of the overall property.

The areas of the subject Minor General Plan Amendments are approximate 30-acres (in total) and bounded by: the “Loop 101” right-of-way along the east; the Beardsley Road alignment along the north; the New River Wash along the west; and the City’s Arrowhead Water Reclamation Facility along the south.

The northern portion of the property is currently designated in the City of Glendale’s Glendale 2025 The Next Step Land Use Map as “P/OS” (Parks and Open Space) with a small portion designated Low Density Residential (1-2.5). The southern portion of the property is designated as High Density Residential (12-20).



Existing General Plan and Subject Area

The Minor General Plan Amendments are divided into two parts in accordance with the City’s General Plan amendment Table 1. The first part of the Minor General Plan amendment is to change approximately 13 acres of LDR and HDR land use designations to “CCC” (Corporate Commerce Center). The second part of this Minor General Plan Amendment consists of approximately 16 acres from “P/OS” (Parks and Open Space) to “CCC” (Corporate Commerce Center).

While the City’s General Plan designates a portion of the property as P/OS, Arizona Law does not permit municipalities to designate private land as parks and open space unless municipality receives the written consent of the landowner or provides an alternative, economically viable designation in either the General Plan or Zoning Ordinance. Up until recently the site has had access challenges. Now with the recently approved Beardsley Road connector the site’s P/OS and LDR designations are no longer appropriate land use designations for this property.

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The intent of the General Plan Amendment is to provide a more compatible land use designation of “CCC” to allow the implementation of the companion rezoning case. This category is the best category to enable uses such as employment, office, retail, hotel uses, or multi-family residential.

The proposed amendments will be compatible with the existing Arrowhead Water Reclamation Facility to the south and the adjacent freeway. Additionally, the sites proximity to Union Hill Drive, Beardsley Road, and 75th Avenue makes the proposed CCC land use designation a more consistent and compatible land use for the area. Furthermore, the CCC designation creates a transition between the adjacent existing freeway and the existing water reclamation facility and the multi-family and single family across the New River wash in the City of Peoria. The proposed CCC designation is an ideal use in this area and provides a practical and useful land use solution to a vacant site.

As proposed, the “CCC” designation helps create additional employment, retail and housing opportunities for the area residents. The increased income generated by the new jobs should increase expendable income which translates into retail sales tax when employees shop at local retail stores. There is a tax base and economic benefit derived by this amendment.

The proposed amendments will better meet the Goals and Objectives set forth in the General Plan. The General Plan Goals being met are as follows:

- Land Use Goal 1 – Relate residential areas with work places.
*The **Crossings at Arrowhead** is a project which provides the opportunity for office, retail and/or high quality rental housing options to this area. The site location will not have any adverse impacts on lower density developments since there is no single family housing adjacent to the site. The site is adjacent to the Loop 101 freeway frontage road and the New River wash. The new access road that is adjacent to this site is ideal for retail services since it can capture “way home” and “way to” travelers. Additionally, the site location is also an ideal location for multi-family residential since it provides easy access to the Loop 101 freeway.*
- Land Use Goal 2 – Promote sound growth management methods.
These minor amendments and the companion rezoning request will allow the ability for a development which can provide jobs, housing, shopping and open space. Retail uses result in a significant revenue gain for the City of Glendale and reduced vehicle trips for residents living in this part of the City. The planned retail area allows for a combination of sit down restaurants, entertainment, and neighborhood retail and other small ancillary services to provide amenities for employment and the surrounding area.
- Land Use Goal 3 – Create transition and buffer areas.
These amendments and the companion rezoning request will establish a land use that is compatible with the existing Water Reclamation Facility and adjacent freeway and one that creates a transition to the neighborhoods across the New River Wash in the City of Peoria. When the site is developed the buildings will help provide a noise buffer to the development to the west. The proposed applications will allow the ability for a

development which is consistent with the surrounding area and can provide jobs, housing, shopping and open space.

- Land Use Goal 4 – Ensure compatibility between land uses and transportation.
The proposed Minor General Plan Amendments and companion PAD zoning request at this location is compatible with the existing and emerging development in the immediate area that includes an existing The Church of Joy to the north, the Loop 101 to the east, multi-family and single-family residential across the New River wash, and the existing water reclamation facility to the south. In this setting, the minor amendments to the General Plan to allow a small retail center on the north end of the property and retail, office, mini-storage, or multi-family opportunities on the balance of the property is a logical land transitional use adjacent to a freeway frontage and to the future intersection of streets.
- Land Use Goal 5 – Encourage infill development.
Up until now this site has not had street access. The recently approved Beardsley Connector has now made this site developable. The proposed PAD will create an attraction for potential employers by providing conveniently located quality housing for their employees. Many employers desire this geographic relationship between housing in Arrowhead Ranch and employment. This infill site is a logical location for the types of uses proposed by the PAD application.
- Circulation Goal 7 – Integrate land use and transportation.
The recently approved frontage road and the proposed PAD uses make this site a good land use solution. Most viable commercial sites are those located at the intersection of major transportation routes; such as, arterial streets or an arterial and a freeway interchange. These locations increase visibility and traffic flow critical for successful retail businesses. This PAD designation is proposed at the intersection that provides good visibility and access. The proposed PAD designation will provide the opportunity for a neighborhood/convenience-oriented retail center. The intent of this commercial site is for smaller scale users such as a neighborhood grocery store, restaurants, retail commercial, personal services, to business support services. Additionally, by allowing the proposed land use designation, it buffers and provides an excellent transition to the area.
- Redevelopment Goal 2 – Consider infill development a top priority.
The change in land use designations at this location is an overall improvement to the existing land use map because it provides another quality multi-family opportunity or opportunity for a retail and/or office development which will accommodate a range of neighborhood convenience needs on an infill lot. These amendments also constitute an overall improvement to the Plan, because it helps provides a commercial employment opportunity for small businesses to start or expand in an infill site.
- Redevelopment Goal 4 – Improve the image of deteriorating neighborhoods.

We believe this proposed minor amendment is consistent with the overall intent and goals of the Plan and will be beneficial to the surrounding area. The proposed amendments do not adversely impact any portion of the surrounding area but does achieve the opposite. The proposed amendments and rezoning allows the opportunity for development in an area that has had limited access and as a result has remained vacant for years. The proposed request will allow development of a vacant property with a high quality standards that provides an innovative site design, buildings, landscaping, a trail along the wash, clear and prominent entries, and architectural focal points which will improve the image of the area. We believe this new development will be a benefit to the area.

- Economic Development Goal 2 – Encourage business growth for in-City job opportunities.

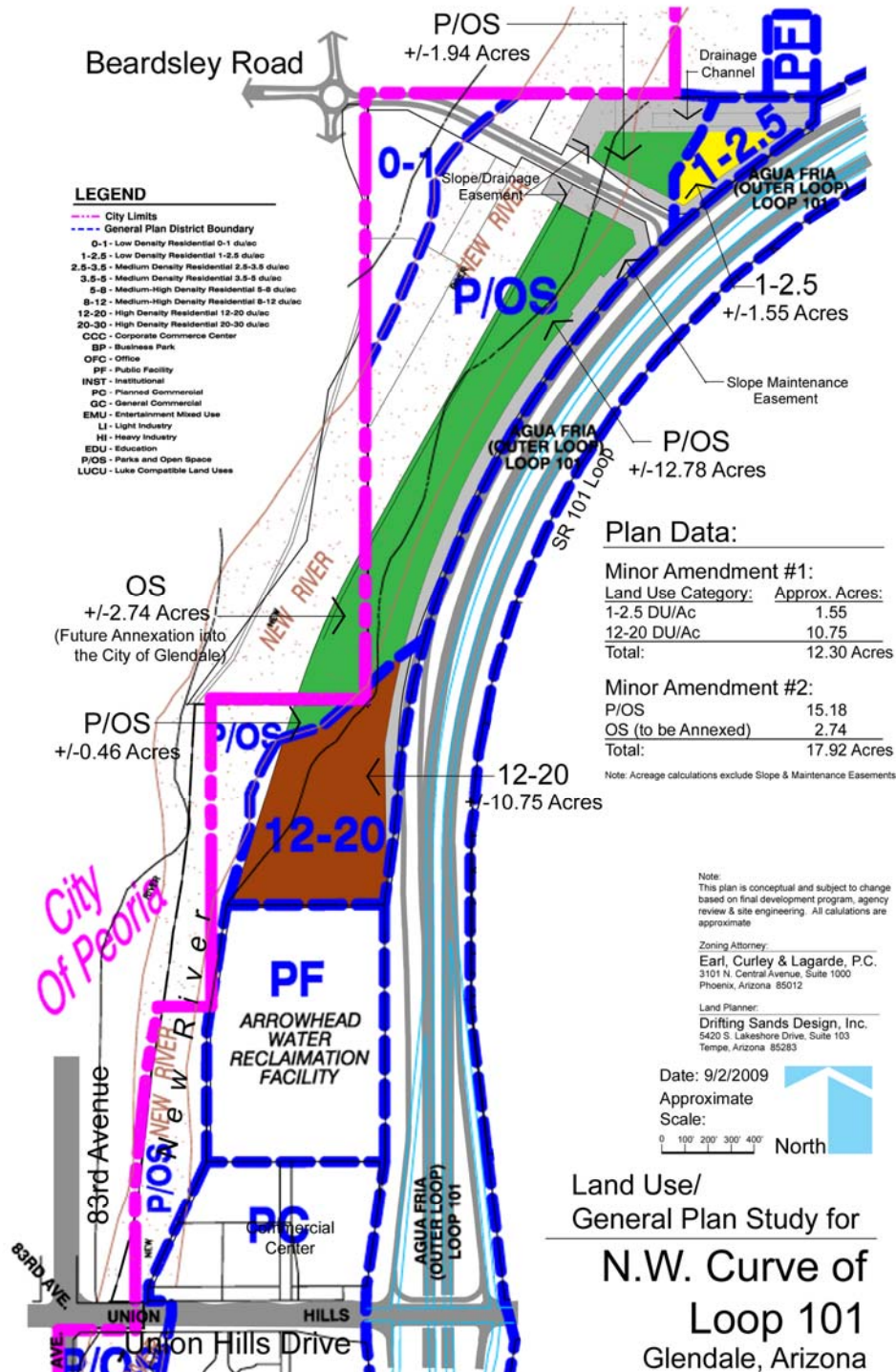
*As previously mentioned, the potential mix of uses in the zoning request could include office space for all types of tenants from “Class A” to smaller, single use tenants who are looking for freeway accessibility and visibility; lodging opportunities to capitalize on the near-by shopping and entertainment area; retail commercial to support the proposed office, businesses, travel industry in the surrounding area, as well as the urban style multi-family residential. The **Crossings at Arrowhead** PAD could help increase jobs ratio desired by the City. It is recognized that the City vision is to encourage new employment uses. In order to provide the potential to capture employers in this unique area of the City, the PAD specifically allows various employment type uses. This flexible approach is necessary to keep the **Crossings at Arrowhead** project competitive in a market place where employers with specific parcel needs seek properties with existing development rights, rather than those properties where development rights can only be achieved through a rezoning process. To these employers, rezoning can be perceived as an uncertain process and can encourage potential employment uses to gravitate to sites with existing development rights allowing their use. All of the proposed PAD uses encourage new business opportunities and the potential for existing businesses to remain in the area within the City of Glendale.*

The proposed amendments achieve each of these Goals while improving the land use mix in the area. As stated previously, the site is an ideal location for office, retail, and/or multi-family residential development due to parcel size, its proximity to the adjacent freeway and area commercial services as well as access to Union Hills and 75th Avenue, which are identified as arterial streets. This development will provide a logical land use for this small, underutilized parcel. Therefore, the identified reasons provide support for the requested Minor GPA to the CCC designation.

Based upon the analysis provided above, we believe these proposed minor amendments as being consistent with the overall intent and goals of the General Plan and will be beneficial to the surrounding area. The proposed amendments do not adversely impact any portion of the planning area but does the opposite. The proposed amendments provide a better land use designation within the area and provides an appropriate office, commercial and/or multi-family residential land use designation which can be supported by the surrounding residential land uses. The proposed requests do not adversely impact or affect the livability of the area or health and

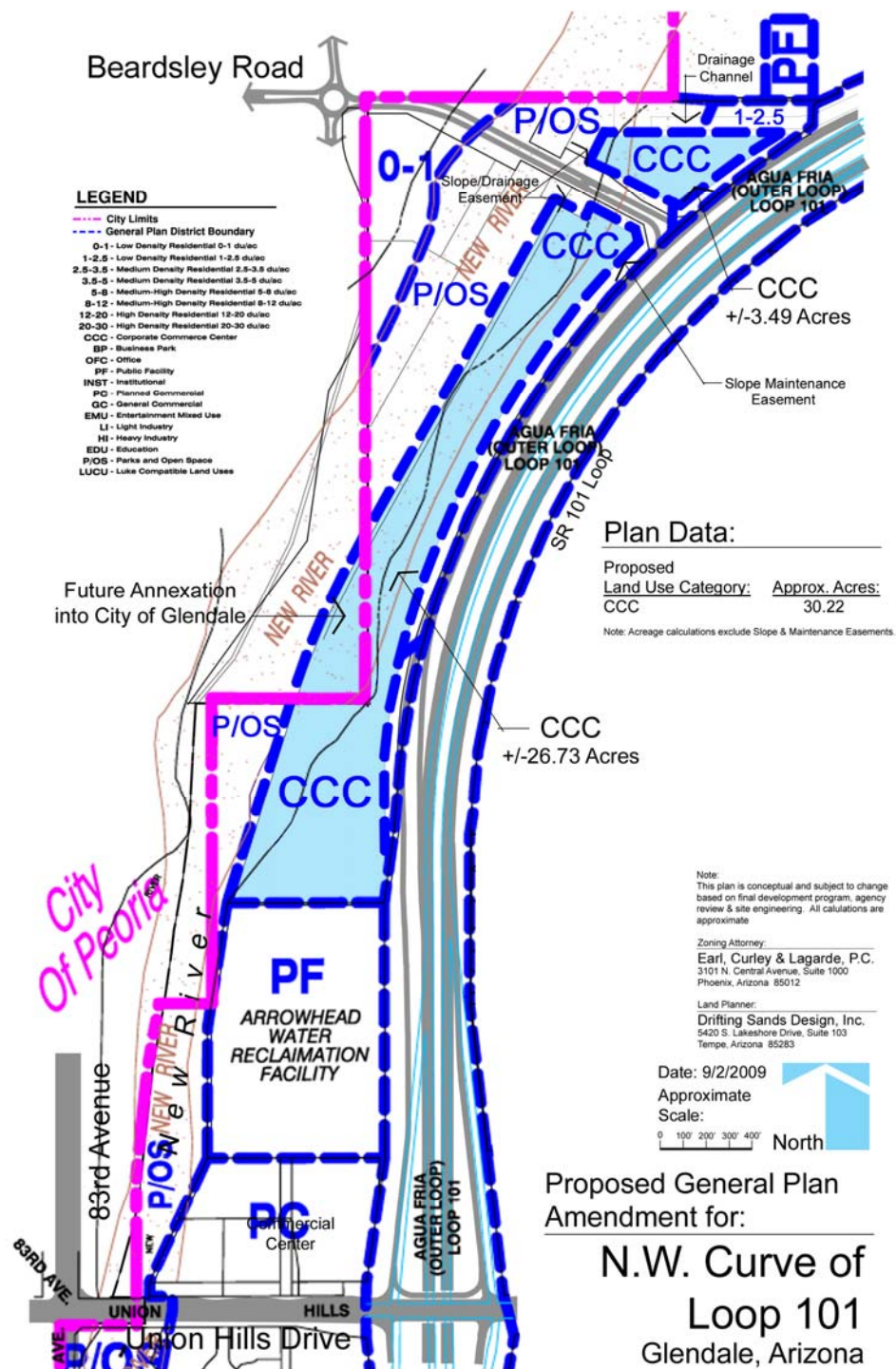
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safety of present and future residents since these proposed uses are not intense nor are they a detriment to the area.



Crossings at Arrowhead Existing General Plan Land Use Map

Crossings at Arrowhead



Crossings at Arrowhead Proposed General Plan Land Use Map

REZONING REQUEST

The site is currently zoned A-1 (Agricultural), R1-6 PRD (Single Residence Planned Residential Development) which is a single-family residential zoning district, R-4 (Multi-Family Residential) which is multi-family residential zoning district, and PAD. The rezoning request seeks to rezone approximately 54-acres from A-1, R1-6 PRD, R-4, and PAD to PAD (Planned Area Development) to allow the property the opportunity to develop with office, retail, hotel, and/or multi-family residential uses within the context of common circulation, landscape and design themes.

In order to provide the greatest potential for success, the ***Crossings at Arrowhead PAD*** allows the development of the property to be all office, retail, hotel, and/or multi-family residential uses or in any combination thereof and furthermore provides the flexibility to locate the uses throughout the property. This flexible land use approach is necessary to keep the ***Crossings at Arrowhead*** project competitive in a market place where users seek properties with existing development rights, rather than those properties where development rights can only be achieved through a rezoning process. To these users, rezoning can be perceived as an uncertain process and can encourage potential employment and other uses to gravitate to sites outside the City where existing development rights are in place allowing their use.

The existing single-family residential zoning district on the property is no longer the appropriate zoning district because the parcel is next to the City's water reclamation facility and the adjacent freeway. With the approval of the GPA to "CCC", the proposed rezoning to PAD will be in conformance with the General Plan designation on the property. For many of the same reasons outlined for the GPA, the rezoning request is appropriate. The site provides an appropriate transition between the area's land uses and will lend itself to increasing quality employment, retail, mini-storage and/or multi-family opportunities as desired per the General Plan.

The PAD appropriately identifies those uses that can fit well with the existing adjacent uses and constraints. Multi-Family residents are often attracted to urban environments such as these because they prefer active 24 hour settings and want to live close to work with a full range of nearby open space, hospitality, retail, and travel amenities. Additionally, this proposal embraces the City's primary emphasis to attract broad range employment uses. The internal network of buildings, vehicles and pedestrian destinations will be linked together to establish a unique setting. Given its strategic location, the ***Crossings at Arrowhead*** is well positioned to present a high quality retail, multi-family residential, and/or office environment with innovative site designs, buildings, landscape buffers along the frontage road, clear and prominent entries, pedestrian pathways linking all these uses and architectural focal points.

The proposed PAD zoning for this site is an ideal solution for this parcel because of its limited street access and its adjacency to the City's water reclamation facility and the New River wash, which separates this site from any near by residential. It provides a compatible land use solution and a transition from the City's water reclamation facility to the south and the adjacent freeway to the east. This request seeks to rezone this parcel to allow compatible land uses which are complementary to other uses in the surrounding area. The site access and existing site constraints, coupled with the size of the parcel, severely limits the types of uses and development

that can realistically occur under the existing R1-6 PRD and R-4 zoning. The proposed land uses for the PAD are listed below.

LAND USE

The intent of this PAD Zoning District is to accommodate office, retail, hotel, and/or multi-family residential uses in any combination on this property. The purpose of this PAD district is to allow for a development which may combine multi-family residential and/or non-residential land uses in whatever combination and wherever on the property is desired or to allow the development of the property under a single land use. The following uses are permitted within the ***Crossings at Arrowhead PAD***.

Permitted Uses.

- All permitted uses under the following zoning districts: Neighborhood Shopping Center (“NSC”), Shopping Center (“SC”), Neighborhood Commercial (“C-1”), General Commercial (“C-2”) and Community Shopping Center (“CSC”), of the Glendale Zoning Ordinance.
- Multiple-residence dwellings.
- Accessory uses that are incidental to the principle use of the property such as fences, walls, garages, swimming pools, and satellite earth stations.
- Nursing homes.
- Congregate care facilities.
- Health clubs.
- Music or dance schools.
- Indoor recreational facilities.
- Restaurants, including outdoor seating.
- Restaurants, including drive-thru facilities.
- Retail stores.
 - General merchandising including variety and specialty stores.
 - Convenience uses, subject to the definition in Section 2.300 of the Zoning Ordinance.
 - Convenient Store with Gas Station.
 - Food.
 - Apparel and accessories.
 - Home and office furnishings.
 - Hardware stores.
- Professional, administrative and business offices.
- Retail stores integrated into office building.
- Personal services.
 - Barber shops and beauty salons.
 - Small appliance repair shops.
 - Laundry, cleaning and dry-cleaning establishments for retail customers only limited to a maximum of 1,000-square feet of floor to be occupied by or devoted to machinery to be used for laundry, cleaning, dying and finishing work.
 - Mortuaries.

- Indoor recreation facilities.
- Self-storage facilities.
- Recreational vehicle storage facility.
- Private recreational clubs, YMCA, YWCA.
- Veterinary clinics with all activities within an enclosed building.
- Appliance, furniture and household equipment rentals.
- Childcare center.
- Medical, dental and/or clinics.
- Emergency Medical Care facility, including 24-hour operations.
- Business trade schools, colleges or universities provided that all facilities are within fully enclosed structures.
- Financial institutions, real estate and insurance offices, including drive-thrus service.
- Live entertainment facilities including nightclubs that include music performed by more than one musician, or dancing. Exits and entrances to the structure shall be more than 300-feet from any existing or planned residential use. The closing time of the dance floor shall be simultaneous with the closing of the bar or cocktail lounge. No adult entertainment uses are permitted.
- Data centers and Call centers.
- Business support services.
- Laboratories for research and product development.
- Hotel and motels.
- Any similar uses to above permitted uses as determined by the Planning Director.

Uses Subject to Conditions:

Uses Subject to Conditions shall comply with the “Uses Subject to Conditions” as outlined in the following zoning districts: Multiple Residence (“R-5”), Neighborhood Shopping Center (“NSC”), Shopping Center (“SC”), Neighborhood Commercial (“C-1”), General Commercial (“C-2”) and Community Shopping Center (“CSC”), except as modified by this PAD.

Uses Subject to Conditional Use Permit:

Uses Subject to Conditional Use Permit shall comply with the “Uses Subject to Conditional Use Permit” as outlined in the following zoning districts: Multiple Residence (“R-5”), Neighborhood Shopping Center (“NSC”), Shopping Center (“SC”), Neighborhood Commercial (“C-1”), General Commercial (“C-2”) and Community Shopping Center (“CSC”), except as modified by this PAD.

Accessory Uses:

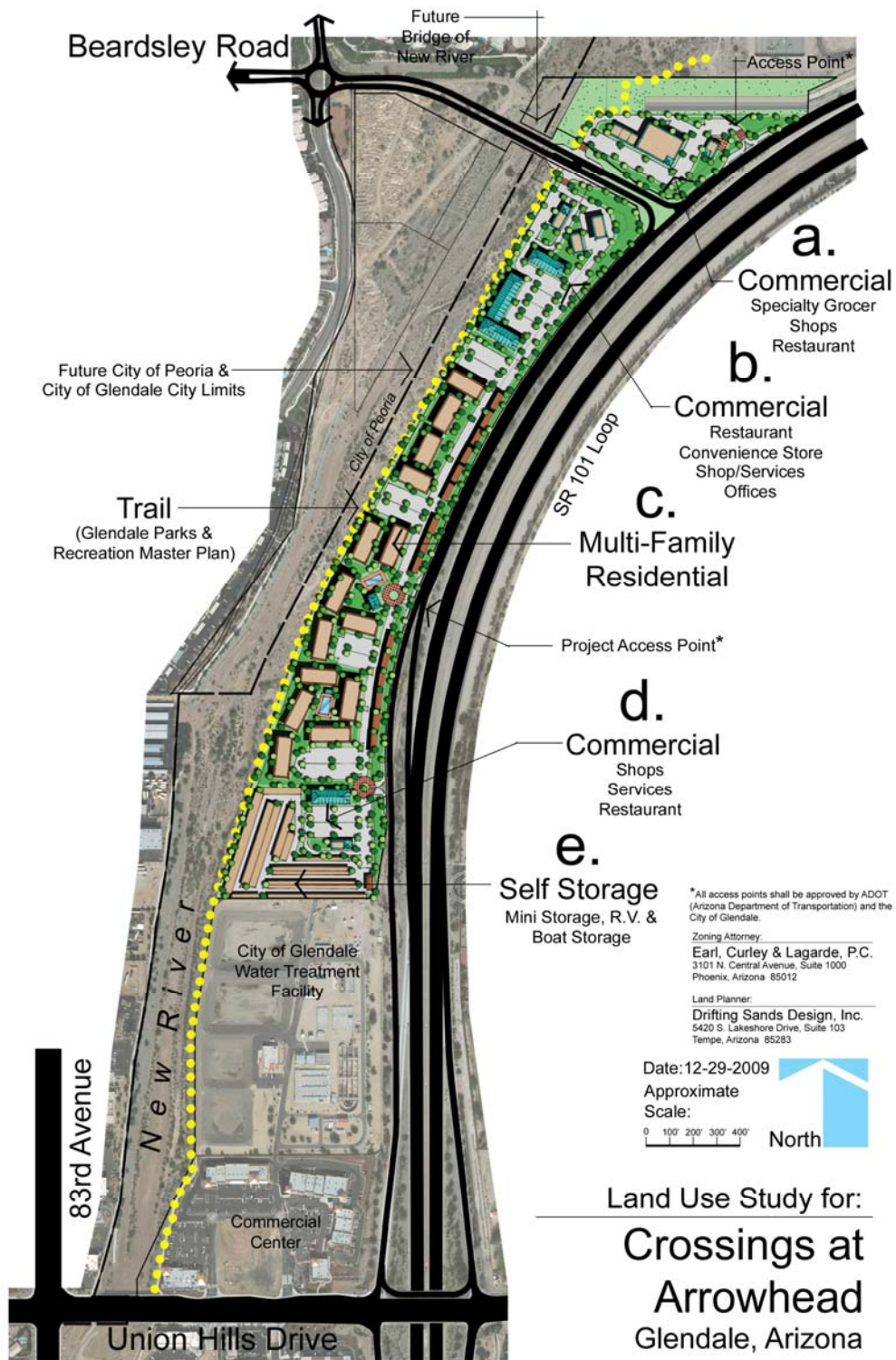
Accessory Uses shall comply with the “Accessory Uses” as outlined in the following zoning districts: Multiple Residence (“R-5”), Neighborhood Shopping Center (“NSC”), Shopping Center (“SC”), Neighborhood Commercial (“C-1”), General Commercial (“C-2”) and Community Shopping Center (“CSC”), except as modified by this PAD.

Prohibited Uses:

- Adult oriented land uses.

- Check Cashing Facilities.
- Pawn shops.
- Piercing studio.
- Tattoo shops/parlor.

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Crossings at Arrowhead Illustrative Master Site Plan

Development Standards

As previously mentioned the property is an irregular shaped property with no residential homes immediately adjacent to the site and situated between the Loop 101 Freeway right-of-way and the New River Wash. The requested development standards are intended to allow this property the ability to bring together employment, office, variety of retail commercial, hotel uses and/or a multi-family residential element in a cohesively planned urban setting. Multi-Family residents are often attracted to urban environments such as these because they want to live close to work.

The freeway and wash constraints create an unusually narrow property circumstance that requires deviation from the traditional development standards. Since no residential homes exist next to this site the need of the large building setbacks are not necessary to provide compatibility between uses. The existing wash acts as separation between existing and proposed uses and provides large building setbacks. Additionally, since development in a wash is virtually impossible, more open space than is typically provided will be provided with this project. The constraints of the wash and the narrowness of the property make it more difficult to develop this site in the traditional manner. To make this property equitable with properties that do not have development constraints it is necessary to build upwards and/or move the density to that portion of the site that can be developed verses in an outward fashion and/or distributing the dwelling units per acre over the entire site. Additional density in highly urbanized areas, near employment and retail centers is very appropriate and desirable. The additional height adjacent to the freeway provides an opportunity for buildings to act as a noise barriers to the development across the wash. The additional height provides the ability to raise executive level floors and to allow for greater flexibility in the selection of structural systems and telecommunications infrastructure required by today's office users. The existing height does not allow for this flexibility. In order to allow the ability to accommodate office, retail, hotel, and/or multi-family residential uses in any combination on this property this PAD proposed amended Development Standards as listed below.

Development Standard		Proposed Development Standard
Min. Area	N/A for Retail 43,560 for R-5 Multiple Residence	N/A for Retail 43,560 for Multi-Family Residential
Min. Width	N/A for Retail and Multi-Family Residential	N/A for Retail and Multi-Family Residential
Min. Depth	N/A for Retail and Multi-Family Residential	N/A for Retail and Multi-Family Residential
Max. Density/Gross Ac.	30 du/ac for R-5	30 du/ac for Residential
Max. F.A.R	.3 for Retail .3 for Office	.35 for Retail .50 for Employment/Office

Development Standards (continued)

	Development Standard	Proposed Development Standard
Min. Open Space* %	10% for Retail 25% for Multi-Family	10% for Retail 20% for Multi-Family Residential
Min. Perimeter Setback	20-feet for R-5 (Multi-Family)	15-feet adjacent to New River wash 15-feet on Loop 101 Frontage Road 15-feet on Beardsley Road alignment
Front Setback	20-feet for Retail 20-feet for Multi-Family	15-feet on Loop 101 Frontage Road 15-feet on Beardsley Road alignment
Side Setback	15-feet to nonresidential uses 20-feet perimeter	15-feet on Beardsley Road alignment N/A for Multi-Family Residential
Street Side Setback	25-feet for Retail 20-feet for Multi-Family	15-feet on Loop 101 Frontage Road 15-feet on Beardsley Road alignment
Distance Between Structures	N/A for Retail and Office N/A for Multi-Family Residential	N/A for Retail and Office N/A for Multi-Family Residential
Rear Setback	15-feet to nonresidential (Retail) 20-feet perimeter for Multi-Family	15-feet adjacent to New River wash
% Coverage	See FAR for Retail and Employment 55% for Multi-Family Residential	See FAR for Retail and Employment 55% for Multi-Family Residential
Building Height	30-feet for Retail and Office 30-feet for Multi-Family	50-feet for Retail/Employment/Office 50-feet for Multi-Family Residential

** Open Space is defined as: An area that is intended to provide light and air and is designed for either environmental, scenic, or recreational purposes. Open space may include, but is not limited to lawns, decorative planting, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, and water courses.*

Performance Standards

- Off-street parking requirements shall comply with the “Off-Street Parking” Section of the Zoning Ordinance.
- All landscaping, buffering, and walls shall comply with the “Landscaping, Buffering, Walls” Section of the Zoning Ordinance, unless otherwise noted in this PAD.
- All accessory buildings and uses shall comply with the “Accessory Buildings and Uses” Section of the Zoning Ordinance.
- All outdoor sales and displays for retail properties shall comply with the “Performance Standards” Section for General Commercial zoning district of the Zoning Ordinance.
- All employment/office, retail and multi-residence uses are subject to Design Review approval as outlined in the “Design Review” Section of the Zoning Ordinance.

- All employment/office and retail uses will follow the design standards found in the City of Glendale's Commercial or Industrial Design Expectations.
- All lighting shall comply with Section 26.5 Outdoor Lighting Controls of the City of Glendale's Municipal Code.
- All lighting on the site must be completely shielded. Parking lot fixtures and wall lights shall not exceed 25-feet in height.
- Multi-family residential complexes must meet the design standards in the City of Glendale's Multiple Residence Housing Design Guidelines, except as modified by this PAD.

LANDSCAPE AND DESIGN

These landscape guidelines are intended to provide the framework for the development of the overall landscape character for the ***Crossings at Arrowhead***. The guidelines include all areas of the site including perimeter treatments, open spaces and parking areas. The objective of these guidelines is to unify the project.

Specific Perimeter Treatments

The perimeter shall be developed to have a consistent look. It is encouraged that the perimeter shall have a themed street tree landscape appearance. The perimeter of the site shall incorporate the use of flowering desert shrubs and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. Drought tolerant shade trees, and architecturally themed perimeter screen walls shall be incorporated along all site edges.

Site Entrances

The entries into the site shall be clearly identified as project entry points with the use of enhanced landscape materials. These shall include increased plant massings, themed plant species as well as architecturally themed monument signage and site walls. These may include palms, with shrub accent and groundcover plantings site walls and directional signage.

Hardscape

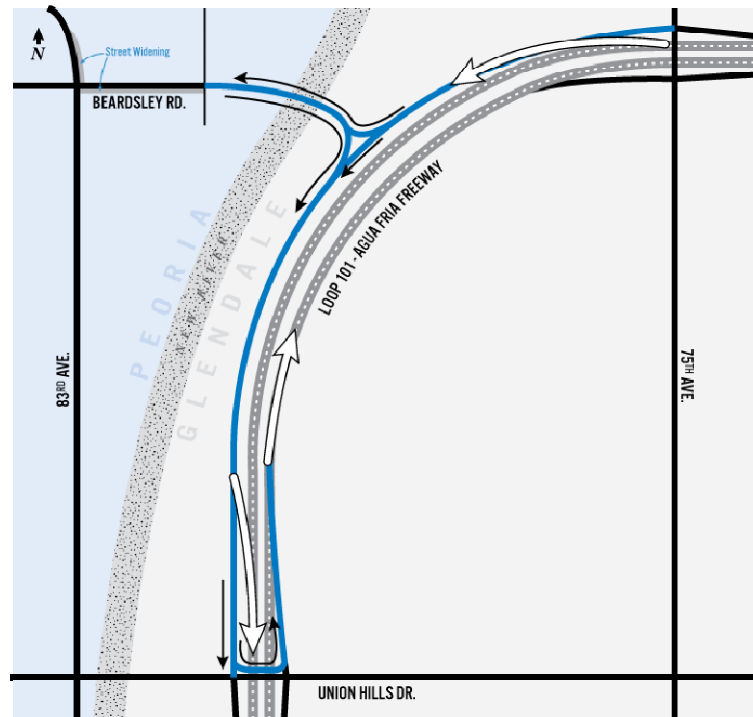
A mixture of different hardscape and paving materials shall be integrated into the site to emphasize key focus areas. These areas may include major vehicular entrances, pedestrian crossings, and/or pedestrian plazas. Architecturally themed signage, screen walls and decorative elements shall be selected to integrate with the overall character of the development.

CIRCULATION

The vehicular circulation for ***Crossings at Arrowhead*** incorporates direct access from the recently approved Loop 101 Frontage Road and Beardsley Road connector. Freeway Loop 101 interchange at the 75th Avenue interchange provides regional access to the site. The main entrances are off Loop 101 Frontage Road and Beardsley Road. These driveways will be right-in/right-out entrances. All site access points shall be reviewed and approved by "ADOT" (Arizona Department of Transportation) and the City of Glendale.

Crossings at Arrowhead

The *Crossings at Arrowhead* PAD envisions several minor access (driveways) off Beardsley Road connector and the frontage road. It is anticipated that right-turn deceleration lanes and, at some locations, will be constructed to serve these site access points. All site access drives require ADOT approval.



Beardsley Connector

ARCHITECTURAL DESIGN

It is the intent of the PAD to create an attractive, high quality, mixed-use development incorporating a variety of architectural styles. Styles may, and should, vary while maintaining some common threads, which create compatibility between buildings and land uses. The representative images are for illustration purposes only, intended to communicate a general level of quality and design vocabulary and do not represent any specific buildings in *Crossings at Arrowhead*.

Building Materials

Buildings within the *Crossings at Arrowhead* PAD will use the following approved materials:

- Common clay brick.
- Architectural metal panels.
- Poured in place, tilt-up or precast concrete provided that surfaces must be painted or have exposed aggregate finish (color and texture of exposed aggregate must be approved through the Design Review process).
- Stucco or EIFS (exterior insulated finish systems) type systems provided that finishes must be smooth or sand finish.
- Integrally colored concrete block, smooth face and/or split-face block units.

- Granite, marble or other natural stone.
- Ceramic tile.
- Sloped roofs may be flat concrete tile or architectural metal.
- Any roof access ladders shall be located inside the building.
- All roof drainage shall be interior roof drains or architecturally integrated into the building design.

Color Palette

Colors and light materials should be used to create visual harmony within ***Crossings at Arrowhead***. The approved colors are as follows:

- Desert hues and other “earth tones”.
- Muted shades of blues, greens and reds found in the natural desert color vocabulary.
- Colors appearing in natural stone utilized in buildings.

Prohibited Materials

There are some materials that should not be used in the ***Crossings at Arrowhead*** PAD. Those materials include:

- Wood, except for very limited amounts of trim.
- Corrugated metal and pre-engineered metal-sided buildings.

PHASING

Crossings at Arrowhead will be constructed on a parcel by parcel basis depending on market demand. All needed off-site and on-site improvements will be constructed at the time each parcel is developed with a specific user. When a parcel is developed it will include needed street improvements to provide proper access to a street/frontage road, water and sewer connections into the City system, on-site storm water retention, and perimeter streetscape improvements adjacent to the parcel.

PUBLIC UTILITY AND SERVICES

All street improvements, which include pavement, driveway curb cuts, attached sidewalks, landscaping, and streetlights adjacent to this site have been installed. No further off-site improvements are necessary at this time.

Sewer:	City of Glendale
Water:	City of Glendale
Electricity:	Arizona Public Service
Telephone:	Qwest Communications
Cable TV:	Cox Communications
Gas:	Southwest Gas Company
Refuse:	City of Glendale
Fire and Emergency:	City of Glendale
Police:	City of Glendale

CONCLUSION

The proposed General Plan Amendments and companion PAD Zoning are appropriate land use solution for this very challenging site. Now that access is being provided to this site, P/OS is no longer the appropriate land uses designation for this property and therefore a General Plan Amendment and PAD zoning district is a favorable zoning option. The Minor General Plan Amendments and companion rezoning request will allow this site the ability to provide, either employment, office, variety of retail commercial, hotel uses and/or a multi-family residential element in a master planned setting.

The proposed potential mix of uses in the zoning request could include office space for all types of tenants from “Class A” corporate headquarters to smaller, single use tenants who are looking for freeway accessibility and visibility; lodging opportunities to capitalize on the near-by shopping and entertainment area of Arrowhead Mall, Jobbing.com arena, Westgate and the University of Phoenix Stadium; retail commercial to support the proposed office, businesses, travel industry in the surrounding area, as well as the urban style multi-family residential. The surrounding properties are zoned R1-6, PAD and M-1. For all the reasons identified in this narrative the proposed General Plan Amendment and rezoning makes this request an appropriate and compatible land use with the surrounding development and uses.

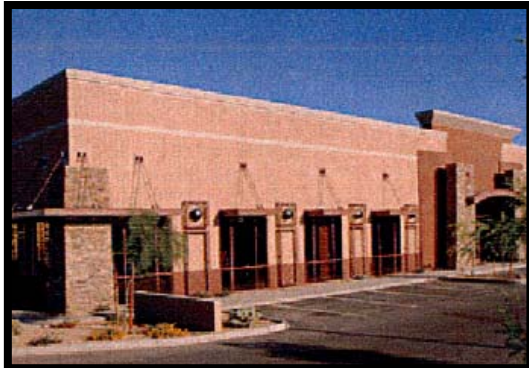
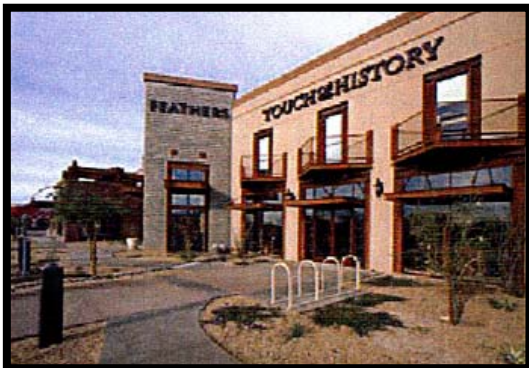
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Crossings at Arrowhead



**Multi-Family Residential
Illustrative Examples**

Crossings at Arrowhead



**Office
Illustrative Examples**