

THE SHOPS AT
LAKE PLEASANT

DESIGN GUIDELINES - MAY 2021



Vestar



PROJECT DESCRIPTION

This new retail shopping center is an 803,650 square foot (18.45-acres) site located on the northwest corner of Happy Valley Road & Lake Pleasant Parkway. It is just east of the existing, adjacent Lake Pleasant Towne Center that was developed 14 years ago. The site is vacant, undeveloped property that is zoned PAD and follows the design criteria of Lake Pleasant Towne Center PAD. A natural wash bisects the site east to west and then the existing bridge crossing entry drive into Lake Pleasant Towne Center also bisects the site north to south. The developer of this site, Vestar, requests planning approval on the proposed 58,189 SF +/- of commercial use on the property.

Vestar is pursuing lease agreements with many varied users, but the leasing is not completed. While there is the potential for medical, automotive care and more restaurants these uses are not yet confirmed. Pads A & B in Phase I are proposed for quick serve restaurants with drive-thrus and these users are in lease negotiations stage. The remaining pads reflected on the site plan are potentially retail, quick service restaurants, automotive and medical offices use until such time as Vestar has confirmation of their intended uses. Vestar would provide minimal site improvements to the parcels depending on the development agreements with the future tenants, but some of the users would pursue their own approvals once they are confirmed and their design elevations are approved by Vestar to move forward with the city for DR. Because the actual tenants are not determined at this time, the development will occur in phases, Phases I, II and III. That way as tenants are confirmed the site areas they reside in can be developed per the development agreements with each tenant. Vestar proposes that the screen walls along the perimeter of Lake Pleasant Parkway and along Yearling be provided and installed by the future tenants when they develop their parking fields. This application proposes two new entry drives along Yearling and three new entry drives along Lake Pleasant Parkway as illustrated in the Traffic Impact Analysis provided by Civtech.

SUMMARY

This proposed project provides additional options for residents and workers in the area for food and retail (and potentially for medical care and automotive repairs). The proposed uses are compliant with the existing property zoning and the surrounding uses. Please find attached the Design Review/Site Plan Application documents required for your review.

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Developed by:



2425 E. CAMELBACK RD.
SUITE 750
PHOENIX, AZ 85016
TELL: 602.856.0900
FAX: 602.955.2288

Architect:



4850 E. COTTON CENTER BLVD
SUITE 100
PHOENIX, AZ 85040

SITE PLAN / ELEVATIONS

Developed by:



Vestar

2425 E. CAMELBACK RD.
SUITE 750
PHOENIX, AZ 85016
TELL: 602.866.0900
FAX: 602.955.2298

Architect:



4650 E. COTTON CENTER BLVD
SUITE 100
PHOENIX, AZ 85040

SITE DATA		LEGEND		VICINITY MAP:	
PARCEL NUMBER: 201-08-196A EXISTING ZONING CLASSIFICATION: PAD TOTAL LOT SITE AREA (GROSS): 1,128,758 S.F. (25.91 AC) TOTAL LOT SITE AREA (NET): 803,650 S.F. (18.44 AC) PROPOSED CONSTRUCTION TYPE: VB W/ A.F.E.S. PROPOSED USES: RESTAURANT, AUTO SERVICES, MEDICAL, FUEL & RETAIL PROPOSED GROSS BUILDING AREA: PAD A - 3,181 S.F. PAD B - 3,885 S.F. PAD C - 13,000 S.F. PAD D - 3,600 S.F. PAD E - 4,000 S.F. SHOPS F - 14,440 S.F. PAD F - 1,858 S.F. PAD G - 2,650 S.F. PAD H - 4,890 S.F. PAD J - 5,200 S.F. PAD K - 1,495 S.F. TOTAL 58,189 S.F. PROPOSED LOT COVERAGE (3 LOTS): 58,189 S.F. / 803,650 S.F. = 7.24% STATE LAND B AND STATE LAND C PARKING REQUIRED 58,189 S.F. / 250 = 233 TOTAL PARKING REQUIRED: 233 SPACES	PARKING PROVIDED: RESTAURANT 'PAD A' = 53 RESTAURANT 'PAD B' = 121 MEDICAL 'PAD C' = 44 RESTAURANT 'PAD D' = 51 RETAIL 'PAD E' = 16 RESTAURANT AND RETAIL 'SHOPS F' = 64 RESTAURANT 'PAD F' = 9 RETAIL 'PAD G' = 29 RETAIL 'PAD H' = 35 RETAIL 'PAD J' = 30 RETAIL 'PAD K' = 2 TOTAL PARKING PROVIDED: 454 SPACES PARKING RATIOS: = 7.8 SPACES / 1,000 S.F.	EXISTING FLOODWAY EXISTING FLOODPLAIN / FLOODWAY 25' PRESERVATION BUFFER EROSION SETBACK ENHANCED DRIVE ENTRIES (PAVERS TO MATCH EXISTING) LIGHT POLES PEDESTRIAN SCALE TRAIL LIGHTS	W JOMAX RD PROJECT LOCATION W HAPPY VALLEY PKWY N LAKE PLEASANT PKWY N 107TH AVENUE N 		
NOTE: 24 FEET BUILDING HEIGHT EXCLUDING ARCHITECTURAL TREATMENTS AND EMBELLISHMENTS UP TO 30 FEET.		NOTE: ALL SITE LIGHTING SHALL MEET PEORIA'S DARK SKY ORDINANCE (CHAPTER 20-60 THROUGH 20-67 OF MUNICIPAL CODE) AND WITH THE LIGHTING REGULATIONS OF SECTION 21-802.E OF THE ZONING ORDINANCE.			

CONCEPTUAL SITE PLAN (DR)
SCALE: 1" = 80'-0"



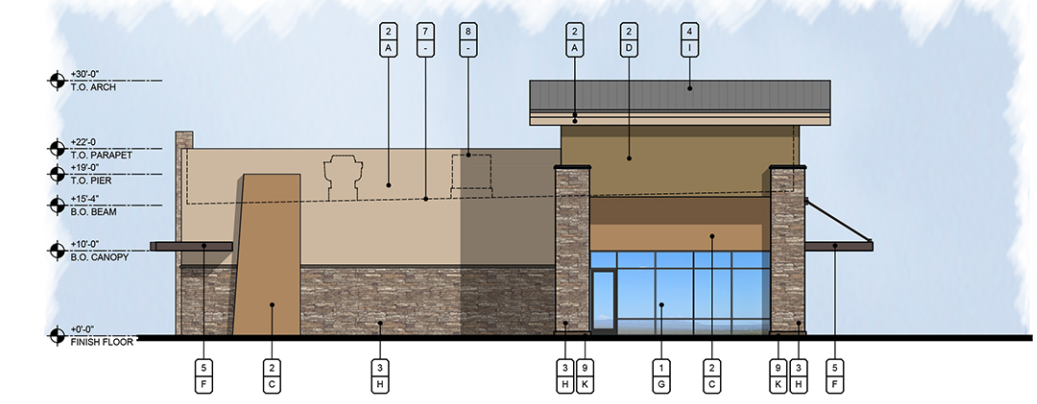
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602.395.1000 www.verticaldesignstudios.com



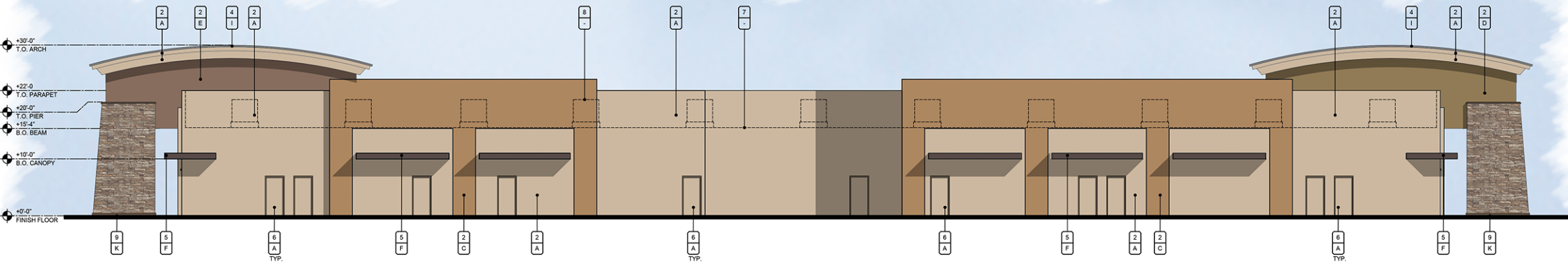
1 WEST ELEVATION
SCALE: 3/32"=1'-0"



2 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



3 NORTH ELEVATION
SCALE: 3/32"=1'-0"



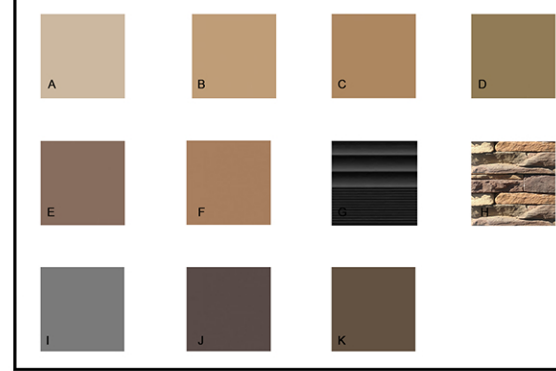
4 EAST ELEVATION
SCALE: 3/32"=1'-0"

MATERIAL/COLOR SCHEDULE

- MATERIALS**
1. ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" INSULATED LOW-E, CLEAR GLAZING
 2. INTEGRAL COLOR E.I.F.S. - FINE SAND TEXTURE
 3. STONE VENEER
 4. METAL ROOFING SYSTEM
 5. STEEL AWNING AND THE RODS - PAINTED
 6. HOLLOW METAL DOOR AND FRAME - PAINTED
 7. DASHED LINE OF ROOF BEYOND
 8. DASHED LINE OF ROOF TOP MECHANICAL UNIT BEYOND - FULLY SCREENED BY BUILDING PARAPET
 9. CONCRETE BASE AT PILASTER
 10. LIGHT FIXTURE

MATERIAL/COLOR SCHEDULE

- COLORS**
- by Dunn Edwards (or Equal):
- A. DE6129 "RUSTIC TAUPE"
 - B. DE6137 "TAN PLAN"
 - C. DE6138 "DARK SEPIA"
 - D. DE6202 "COCONUT SHELL"
 - E. DE6076 "WANDERING ROAD"
 - F. DE6399 "MOLASSES"
 - J. DE6111 "SMORES"
- by Coronado Stone (or Equal):
- H. EASTERN MOUNTAIN LEDGE "HAPPY VALLEY BLEND"
- by ATAS (or Equal):
- I. CHARCOAL GRAY
- Old Castle Aluminum Storefront:
- G. "DARK BRONZE"
- By Davis Colors:
- K. INTEGRAL COLOR CONCRETE BASE "KAHLUA"
- | MATERIAL # | FINISH | X |
|------------|--------|---|
|------------|--------|---|



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BUILDING MATERIALS

Developed by:



2425 E. CAMELBACK RD.
SUITE 750
PHOENIX, AZ 85018
TELL: 602.868.0900
FAX: 602.955.2288

Architect:



4650 E. COTTON CENTER BLVD
SUITE 100
PHOENIX, AZ 85040

PRIMARY E.I.F.S. COLORS - BY DUNN EDWARDS



DE6129
"RUSTIC TAUPE"
LRV - 47



DE6137
"TAN PLAN"
LRV - 35



DE6138
"DARK SEPIA"
LRV - 26



DE6202
"COCONUT SHELL"
LRV - 20

STONE VENEER - CORONADO STONE



EASTERN MOUNTAIN LEDGE
"HAPPY VALLEY BLEND"
LRV - 20



DE6076
"WANDERING ROAD"
LRV - 16



DE6399
"MOLASSES"
LRV - 7



DE6111
"S'MORES"
LRV - 23

METAL ROOFING - BY ATAS



"CHARCOAL GRAY"
LRV - 17

STOREFRONT - BY OLDCASTLE ALUMINUM STOREFRONT



"DARK BRONZE"
LRV - 7

BY DAVIS COLORS



"KAHLUA"
LRV - 7