April 25, 2017

K. HOVNANIAN'S®

FOUR SEASONS

An Active Adult Community

AT VENTANA LAKES

City of Peoria, Arizona

Planned Area Development (PAD) Standards & Guidelines Report

PLANNING & ZONING

Planned Area Development Approval

P/Z Commission Date: 6/1/2017

City Council Approval Date: 6/27/2017

Planner: *Sean Allen*

Administrative Approval Date: 5/11/2017

CVL CONSULTANTS

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Planned Area Development (PAD) Standards & Guidelines Report

for

Four Seasons at Ventana Lakes

April 25, 2017

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Wall/Fence Plan . . . . . Exhibit D

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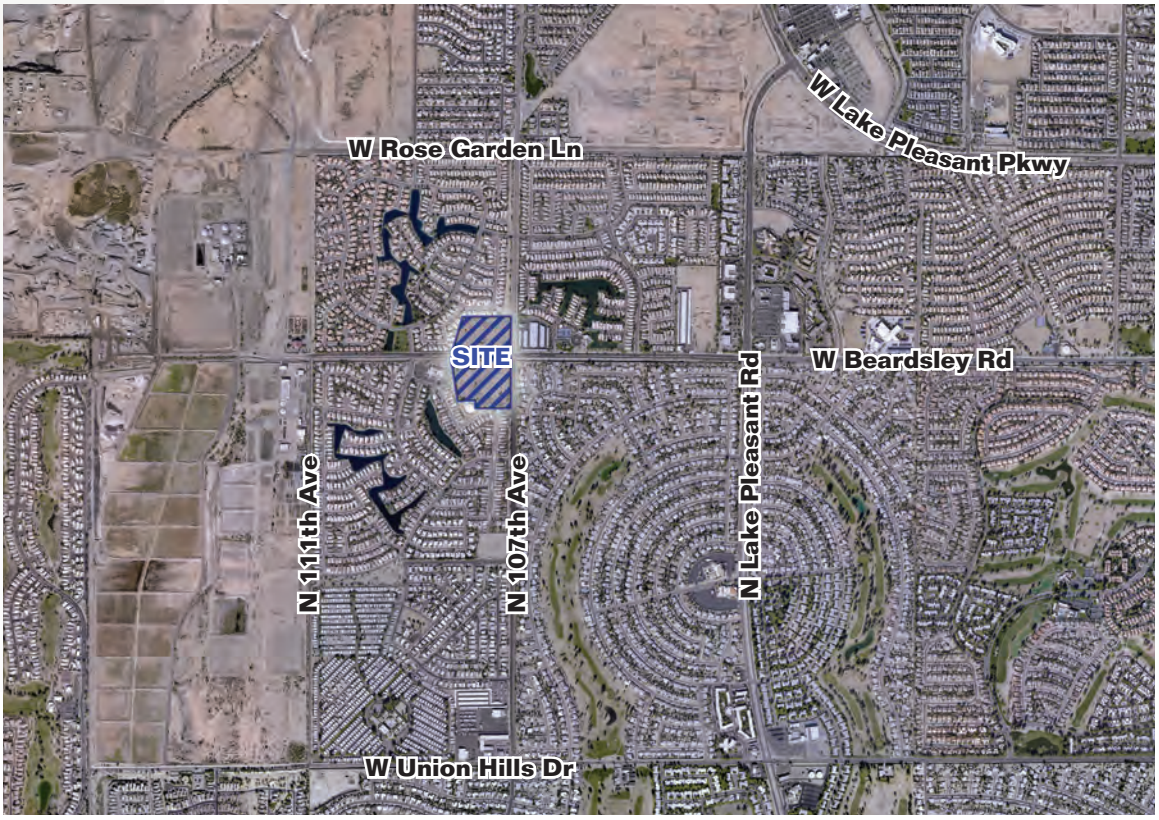
1. Project Information

The north portion of the project is located in a portion of the Southwest Quarter of Section 19, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. More generally, the parcel is in the City of Peoria on the northwest corner of North 107th Avenue and West Beardsley Road and is conceptually planned for 31 single family lots. The parcel is vacant and approximately 7.12 acres. The easterly portion of the lot is occupied by a Kinder-Morgan (El Paso) Natural Gas Main leaving little buildable area to the east of the gas main easement.

The south portion of the Project is located in a portion of the Northeast Quarter of Section 30, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. More generally, the parcel is in the City of Peoria on the southwest corner of North 107th Avenue and West Beardsley Road and is conceptually planned for 38 single family lots. The parcel is vacant and approximately 10.18 acres. Similarly to the north parcel there is a Kinder-Morgan (El Paso) Natural Gas Main on the easterly portion of the lot which aligns with the median of N 107th Drive to the south (Exhibit A, Vicinity Map).

A. Vicinity Map



B. Property Zoning

Current Zoning: C-2 (Intermediate Commercial)

Proposed Zoning: R1-6 PAD (Single-Family Residential)

2. Introduction

The proposed application is a request for rezoning two parcels of land from the existing C-2 district to R1-6 PAD to allow K. Hovnanian Homes ("K. Hov") to build 69 single story homes on approximately 17.30 gross acres. The two parcels are located at the northwest and southwest corners of West Beardsley Road and 107th Avenue. The property currently zoned as commercial has sat vacant for many years, even after Ventana Lakes' construction was completed in 2002. As the past 14 years have proven, this site is just not suitable for a successful commercial project. As it stands, the property is a constrained infill project (Exhibit B, Existing Conditions Map) with a Kinder Morgan gas line easement cutting through both parcels, a city water tank, well site and city water line easement on the southern parcel.

Both parcels are currently commercially zoned C-2 but the City of Peoria General Plan indicates these areas to be Low Density Residential. The parcels were created by being exceptions to the adjacent residential subdivisions, the north parcel being adjacent to Lakeside Unit 2 at Ventana Lakes in 1994 and the south parcel being adjacent to Greystone Heritage Unit Two at Ventana Lakes in 2000. The proposed residential use would be in conformance with the surrounding residential densities.

The Four Seasons at Ventana Lakes development proposal is intended to be developed as an extension to the Ventana Lakes Master Planned Community. As such, the proposed subdivision has already been vetted by hundreds of surrounding neighbors and approved by an overwhelming 93% vote by the general membership for annexation into their existing community (955 residents voted in support of this annexation on March 18, 2017). Future residents will have access to and be permitted to participate in all the extensive and currently underutilized amenities already existing within the Ventana Lakes Master Planned Community. Additionally, this project will provide nearly 3 acres of useable open space (17%) which includes lighted walking/biking paths with shade trees and seating areas throughout both parcels. The pathway circulation was thoughtfully designed to provide connectivity between the existing and new communities by establishing direct pedestrian access to the existing Ventana Lakes Yacht Club from the southern parcel. These pedestrian connections also serve as an additional passive recreation opportunity for the homeowners by linking parcourse fitness stations along the route and providing

shaded seating nodes for rest opportunities whether they are taking an afternoon stroll, walking the dog, practicing on the putting green, or meeting a friend at the clubhouse. Further, the streetscape landscaping has been designed to provide a sense of arrival at each parcel's roadway entries, with design elements including entry monuments, formal massing of shade trees for a grove effect for each parcel.

These pedestrian trails and paths will provide the essential connectivity between the existing Ventana Lakes community and the proposed 69 homes.

The Planned Area Development ("PAD") zoning district is requested to allow flexibility in the development standards in order to provide a development that is compatible and consistent with the surrounding area. As previously mentioned this property is riddled with easements which creates design challenges for any future development. The R1-6 development standards will be modified by the PAD to allow a minimum lot size of approximately 4,725 square feet, 55% lot coverage, and 5'/5' interior setbacks in an effort to maintain similar lot sizes and character to the adjacent Ventana Lakes developments (Exhibit C, Conceptual Site Plan). Justifications will be discussed in this narrative for the waivers requested.

Furthermore, there are physical constraints on the property itself that are such that development under the standard provisions of the Zoning Ordinance would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.

In addition the property is an infill piece and the use of the PAD concept will facilitate use of otherwise constrained property, particularly in this case of small undeveloped parcels surrounded or partially surrounded by developed property.

3. Preliminary Development Plan

K. Hov is a nationally reputable and award-winning home builder and community partner that have built numerous residential communities across Arizona. Most recently, K. Hov completed construction of the Four Seasons at The Manor in Sun City which is an age-restricted residential community on what was a vacant tract of land remnant from the development of the original Sun City Masterplan. K. Hov's community in Sun City has been very well-received and sales have been impressive. At this location in Peoria, K. Hov seeks to replicate the success experienced in Sun City and convert these long-vacant parcels of land into a vibrant residential community consisting of 69 single story, age restricted homes that has recently been approved by 955 surrounding neighbors to be annexed into the Ventana Lakes Master Planned Community.

A. Site Circulation

The north parcel of the proposed community is accessed from the south via West Beardsley Road and the south parcel is accessed from the east via North 107th Avenue. Beardsley Road and 107th Avenue are classified as major collector roadways. Proposed improvements for these roads are to be determined per City of Peoria standards and staff recommendation.

Proposed interior traffic circulation, both vehicular and pedestrian, will be integrated with the existing facilities in the area. Due to its size and existing constraints, the north parcel of the Four Seasons at Ventana Lakes community proposes two access points off of Beardsley Road to form a loop with an emergency fire lane extending east to 107th Ave, from the loop's northeast corner. The south parcel proposes two accesses with a knuckle at each end completing the circulation. The development proposes local streets with 50' right-of-way and 8' public utility easements on either side per City of Peoria design standards.

B. Drainage

No washes including restricted 404 washes exist on the property. The entire site is located in a Zone X flood designation by the National Flood Insurance Program as depicted on the Flood Insurance Rate Map Number 04013C2660L. The Zone X flood designation is for "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood".

Grading, drainage, and retention for the project will comply with City of Peoria Standards & Requirements. For detailed information regarding the proposed drainage concept please refer to the preliminary drainage report.

C. Architecture

The proposed community's design concept is meant to improve its livability with a range of housing in quality neighborhoods that provide a mix of lot sizes and home sizes that are well integrated and compatible with the surrounding area. Additionally, over 200 surrounding neighbors previewed the proposed lot sizes and potential floor plans during a series of Open Houses held by the project team at the Ventana Lakes Yacht Club. An overwhelming 93% approval on the annexation of the proposed project serves as evidence that the surrounding neighbors have no concerns. All architectural features will be subject to and abide by the design guidelines regulated by the Ventana Lakes Master Community. Architecture will comply with Chapter 3 of the City's Design Standards Manual.

D. Lot Design

The project is a single family residential neighborhood with typical lot sizes of 45' x 105' and 50' x 105' and a total of 69 homes. The development proposes an overall density of 3.98 dwelling units per acre, maintaining consistency with the City of Peoria's General Plan designation of Low Density Residential. The Low Density Residential designation allows 2-5 dwelling units per acre (du/a) with a target density of 3 du/a. Even though the project exceeds the target density identified in the General Plan, the slight increase is justified by the monumental support and overall excitement for this project by the immediate neighbors in the Ventana Lakes Community. This project takes two parcels that have remained vacant dirt lots for over 14 years and transforms them into 69 highly demanded age restricted, single story homes. This project also creates an appropriate entrance into the Ventana Lakes Community that has been long overdue. Four Seasons at Ventana Lakes will have elegant monument entry signs on both parcels that will welcome visitors to this established community. Additionally, this project offers well-lit walking/biking paths with shade trees and seating areas that will connect the existing and new communities. Nearly 3 acres will be provided as useable open space. The developer will also be enhancing the landscaping in and around the property as well as within the Kinder Morgan gas line, as allowed. View fencing and themed walls will also be utilized and enhanced. There will be plenty of safe open areas for future residents to connect with nature as well as one another.

Specifically, both parcels have existing sidewalks along Beardsley Road and 107th Avenue that will remain as they connect the surrounding communities. The project will also offer a generous 8 foot walking and bike path that meanders through the landscaped gas line easement and connects to the existing sidewalks on both parcels. In addition to the connecting sidewalks throughout the development a well-lit pedestrian path is proposed along the western boundary of the northern parcel in the rear of Lots 11-15. In an attempt to create a sense of balance between the two parcels, the southern parcel will offer a pedestrian connection between Lots 67 and 68 that will provide access to the Ventana Lakes Yacht Club and further connect the existing and new communities.

Interestingly, the current density of the established Ventana Lakes Community is 3.73 du/a and the adjusted density based on the annexation of the Four Seasons at Ventana Lakes project into the existing Ventana Lakes Community remains at density of 3.73 du/a. Thus, the addition of the proposed 69 homes will not increase the existing density in the area. For all of the reasons stated above, the developer believes that these are reasonable justifications for the city to allow the slight increase in overall target density.

The rezoning request proposes a rezoning of the site from the existing C-2 district to R1-6 PAD zoning. The PAD zoning district is requested to allow flexibility in the development standards in order to provide a development that is compatible and consistent with the surrounding area. As you will see the average lot size proposed is over 5,000 square feet which is definitely compatible with the average size of the surrounding lots. In fact, per staff's comments, the average lot size in the vicinity is 4,900 square feet. Additionally, the project site is riddled with constraints and the flexibility in design standards is necessary in order to allow for a quality but economically beneficial project at this location. Again, this property has sat vacant for over 14 years due to developmental constraints combined with politically active neighbors. The PAD allows these infill parcels to develop to their highest and best potential.

4. List of Permitted, Conditional, and Accessory Uses

A. Permitted Principal Uses

1. One detached single-family dwelling per lot. (Ord. No. 93-12)
2. Parks and recreation areas and centers
3. Group Homes, in accordance with provisions of Article 14-3, General Provisions Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities and Community Residential Setting Facilities," Subsection 14-3-12(A). (Ord. No. 02-85)
4. Public/Charter Schools and Private Schools, provided that the facility shall have direct vehicular access to an arterial or collector street and that facilities for repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 99-89).
5. Churches, synagogues, temples, chapels, or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer. (Ord. No. 02-19)
6. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited. (Ord. No. 04-207)

B. Permitted Conditional Uses

1. Any of the following uses may be permitted as principal uses subject to approval by the Commission of site development plans prepared in accordance with provisions of this Article

2. Public buildings providing cultural, educational, administrative, fire and police protection services to district residents; provided that all vehicular access shall be restricted to public streets.
3. Non-commercial recreational uses, provided that all direct vehicular access is from an arterial or collector street. (Ord. No. 93-12)
4. Day Care Group Homes with five (5) or more children, in accordance with provision of Article Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (B), "Day Care Group Homes" and upon a finding by the Planning and Zoning Commission, that such homes will be operated in a manner that is compatible with and not detrimental to, adjacent properties or the neighborhood in general: (Ord. No. 02-85)
5. Group Care Facility or Community Residential Setting Facility in accordance with provision of Article 14-3, General Provision, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (C) "Group Care Facilities and Community Residential Setting Facilities. (Ord. No. 02-85)
6. Preschool centers or day care centers in accordance with State Department of Health Care Services regulations provided that: (Ord. No. 02-19)

C. Permitted Accessory Uses

1. Any accessory use customarily incidental to a permitted principal use.
2. Off-street parking serving a permitted principal use, in accordance with Article 14-23.
3. Private garage or carport for storage or parking of vehicles.
4. Garden house, tool house, ramada, outdoor swimming pool and similar home recreational facilities; provided that such facilities are used solely by occupants of the premises and their guests.
5. Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of the Peoria City Code (1992 Edition). (Ord. No. 98-18)
6. Guest house or servant's quarters; subject to 14-5-9B.
7. Home occupation, in accordance with Article 14-3, General Provision, Section 14-3-8, "Homes Occupations," of this Ordinance. (Ord. No. 02-85)
8. Day care for four (4) or less children. (Ord. No. 93-25)

5. Project Phasing and Development Schedule

The Four Seasons at Ventana Lakes subdivision, both the north and south parcels, will be developed as one phase. It is estimated that the construction will be initiated in late summer of 2017 with a two year buildout completion.

6. R1-6 PAD Amended Project Development Standards

A. Development Standards Table

Lot Coverage	55% *
Front Setback (livable and side-entry garage**)	10 ft.
Front Setback (front-facing garage***)	20 ft. from back of sidewalk
Interior Side Setback	5 ft min. 10 ft. total*
Rear	15 ft.
Corner Setback****	10 ft.
Minimum Lot Size	4,725 sf.*
Max. Building Height	30 ft.

* PAD Amended standard

** Side-entry garages shall be prohibited on corner lots.

*** Front-facing garage is 20 feet from back of sidewalk.

****Additional corner setback shall not apply when adjacent to a common area tract a minimum 8' in width.

B. Property Development Standards for Accessory Buildings

When not part of the principal building, accessory buildings shall be subject to the limitations contained in this Section 14-5-7 and as otherwise set forth in the Peoria City Code. Accessory buildings attached to the principal building shall be subject to all applicable provisions of the Peoria City Code which would be applicable to the Principal building. Nothing herein is intended to relax the building code or other applicable City standards.

- Maximum Height. The height of an accessory building shall not exceed twenty (20) feet in height. (Ord. No. 04-187)
- No accessory building shall be located in any front yard.
- A detached accessory building, less than eight (8) feet in height and with a total floor area or projected roof area which does not exceed two hundred (200) square feet, may be located in the required side or rear yard adjacent to the property line provided the structure is not served by utilities and is screened from public view. (Ord. No. 04-187)

- A detached accessory building between eight (8) and nine (9) feet in height or greater than two hundred (200) square feet in area, may be located a minimum of three (3) feet from the side or rear property line provided the structure is screened from public view. (Ord. No. 05-51)
- Accessory buildings exceeding nine (9) feet in height and/or three hundred (300) square feet in area shall meet the required setbacks of the respective zoning district. Accessory buildings exceeding nine (9) feet in height and located along property lines abutting golf courses, water tanks, well sites, utility substations, water treatment plants and similar land uses as determined by the Planning Manager shall be allowed a three (3) foot side or rear setback provided that the height of the structure shall not exceed the height of the principal building. (Ord. No. 04-187)
- Accessory buildings nine (9) feet in height or greater OR three hundred (300) square feet or greater shall conform to the City of Peoria Design Review Manual. (Ord. No. 04-187)
- All structures shall be located in accordance with any applicable City building and/or fire code. (Ord. No. 04-187)

C. Open Space Requirements

City code requires 9% useable open space for this project. The developer is exceeding that requirement by providing 13% which is nearly 3 acres of useable open space for existing and future residents to enjoy. The pathway circulation throughout both parcels will provide a constant flow of connectivity between the existing and new communities as well as serve as an additional passive recreation opportunity, linking parcourse fitness stations along the route and providing shaded seating nodes for rest opportunities.

The project will also include a landscaped path (as allowed by Kinder Morgan) that meanders through the gas line easement that runs along 107th Avenue of both parcels. Additionally, each parcel has been designed with pedestrian walkways along their western boundaries; the southern parcel provides direct pedestrian access to the existing Ventana Lakes Yacht Club.

D. Lighting

Lighting will comply with Article 14-3 of the City of Peoria Zoning Ordinance.

E. Screening, Fencing and Walls

Most of the Screening, Fencing and Walls will comply with Articles 14-3-4 & 14-3-5 of the City of Peoria Zoning Ordinance and Chapter 3 of the City's Design Standards Manual. However, the PAD will allow for entry monument features to be located as close to the 107th Avenue and Beardsley Road intersection rather than the individual subdivision entrances as required by code. Additionally, the PAD will allow for the retention side of wall to exceed 8 feet in height as the topography prohibits the walls from conforming. Finally, the theme wall column will have the maximum height of 7 feet (6.8 feet is required by code). Please see the specific Wall/Fence Plan provided as Exhibit D. Furthermore, the project is proposing view fencing to activate narrow corridors as well as theme walls as design enhancements to the community.

F. Roadway Standards

Roadway Standards will comply with City of Peoria Standards & Requirements.

G. Parking

A minimum of two off-street parking spaces per residential unit will be supplied with an attached two-car garage. Typical garage sizes of 20' x 20', 20'-4" x 20', and 20' x 20'-6" will be provided with additional options for 2' and 4' extensions depending on the product. Driveways will be a maximum of 30' in width or fifty percent (50%) of the lot width, whichever is less. Each space will be independently accessible and all parking requirements shall conform to the parking standards contained within Article 14-23 of the Peoria Zoning Ordinance.

H. Enhanced Design Review Standards

Enhanced Design Review Standards will comply with City of Peoria Standards & Requirements.

I. Project Signage Standards

Per Article 14-34 of the City of Peoria Zoning Ordinance. This project was recently approved for annexation into the existing Ventana Lakes community by an overwhelming 93% (955 current homeowners). The Ventana Lakes Property Owners Association ("VLPOA") is very much looking forward to finally getting the entrance into their community that they deserve by replacing two vacant dirt lots with 69 carefully designed homes. Additionally, the VLPOA is intent on having proper signage on the corners of both of these parcels that proudly announces their community to passersby and visitors alike. Two monument entry signs are being

requested on the northwest and southwest corners of Beardsley Road and 107th Avenue.

J. Project Landscape Standards

Per Article 14-35 of the City of Peoria Zoning Ordinance and Chapter 3 of the City's Design Standards Manual. The proposed landscape design for the north and south parcels shall meet the requirements of Article 14-35 of the City of Peoria Zoning Ordinance and Chapter 3 of the City's Design Standards Manual for Single Family Residential. This project is designed to exceed the city's minimal landscape requirements. Specific aspects of the proposed landscape enhancements include pedestrian circulation throughout both parcels and pedestrian connectivity between the existing and the new developments, streetscape, increased useable open space, thematic form of monuments and walls, and materials and colors for the hardscaping and built forms (Exhibit E, Conceptual Elevations & Materials Palette). Pedestrian circulation is an integral element of design for the proposed community's active senior living demographic as it is being annexed into the established Ventana Lakes Community. Paved ADA pathways through each parcel's open space tracts provide a shaded walking route further offset from the street in addition to attached sidewalks throughout the development. The pathway circulation is designed to also provide direct pedestrian access to the existing Ventana Lakes Yacht Club and serve as an additional passive recreation opportunity, linking parcourse fitness stations along the route and providing shaded seating nodes for rest opportunities. The streetscape landscaping has been designed to provide a sense of arrival at each parcel's roadway entries, with design elements including entry monuments, formal massing of shade trees for a grove effect for each parcel.

As previously mentioned the required useable open space for this project is 9%. This development is exceeding the required amount of useable open space by providing 13% which is nearly 3 acres of localized amenities. Proposed useable open space includes a paved pathway with parcourse fitness stations through both parcels and a putting green adjacent to the existing Yacht Club, to be located in the south parcel (Exhibit F, Open Space/Amenities).. The community's monument and wall design references the existing VLPOA theme walls and signage design elements while also providing an attractive, modern enhancement to the subject parcels. Proposed monument and wall materials include a light color palette with CMU and stucco wall material to match the surrounding community's built forms.

Proposed useable open space includes a paved pathway with parcourse fitness stations through both parcels and a putting green adjacent to the existing Yacht Club, to be located in the south parcel (Exhibit F, Open Space/Amenities). Useable open space

for each parcel shall exceed the minimum requirement of 9% of gross area (refer to planting data sheet on landscape plan). The community's monument and wall design references the existing POA theme walls and signage design elements while also providing an attractive, modern enhancement to the Four Seasons parcels. Proposed monument and wall materials include a light color palette with CMU and stucco wall material to match the surrounding community's built forms.

K. Slope Analysis

Not Applicable

7. Infrastructure/Utilities

A. Water/Wastewater Analysis

Four Seasons at Ventana Lakes water and wastewater service will be provided by the City of Peoria. The proposed systems will be designed to meet requirements presented in the City of Peoria Integrated Water Utilities Master Plan, dated May 2015, and the City of Peoria Infrastructure Design Guidelines, dated March 2016. Approximate water demands and sewer flows based on the above stated design standards for the proposed 69 unit development may be seen in the table below.

Water Demands	
Average Day Demand	21 gpm
Max Day Demand	31 gpm
Peak Hour Demand	67 gpm
Wastewater Flows	
Average Daily Flow	10,554 gpd
Peak Daily Flow	33,140 gpd

Existing water infrastructure adjacent to the proposed development includes existing 12" waterlines in Beardsley Road and 107th Avenue. For the north parcel, proposed tie in locations include 2 connections to the existing 12" line in Beardsley Road. These connections will create a looped system for the parcel. The south parcel will be served by a looped connection from 2 connections to the existing 12" line in 107th Avenue. Onsite waterlines will consist of 8" waterlines and provide water service to meet domestic and fire flow demands.

Existing wastewater infrastructure adjacent to the proposed development consists of an existing 30" sewer line in Beardsley Road and an existing 18" sewer line in 107th Avenue. The north and south parcel will be served by connections to the existing 30" sewer line in Beardsley Road. Depths in the existing 30" sewer line in Beardsley Road

are approximately 19'. The ultimate outfall for the 30" sewer line is the Beardsley Water Reclamation Facility located at 111th Avenue and Beardsley Road.

B. Electric/Gas/Telephone Services

Per City of Peoria Standards & Requirements

8. Homeowners Association

When the developer first approached the Ventana Lakes Property Owners Association to discuss the potential development of the two vacant dirt lots on the northwest and southwest corners of Beardsley Road and 107th Avenue, the Board of Directors were skeptical of the compatibility of a future project adjacent to their established community. Upon learning that the project consisted of rezoning both vacant commercial parcels to residential in order to allow the construction of 69 age restricted, single story homes, the Board of Directors became interested in learning more. They were even more excited to learn that the developer was hopeful to annex the 69 proposed homes into their existing community. Per Article XIV of the Covenants, Conditions and Restrictions of the VLPOA there is an annexation process in which 50% of the voting membership in good standing of the Association would need to agree on the proposed annexation. Per a meeting with the VLPOA Board, there was positive feedback on the concept of the annexation of the project into the overall VLPOA with the understanding that no additional financial burdens be absorbed by the VLPOA.

The developer held two Open House Meetings at Ventana Lakes Yacht Club which the entire community was invited to attend. Over 200 homeowners participated in learning more about the project. On March 18, 2017, Ventana Lakes successfully annexed this project into their existing community with a 93% vote by the general membership (955 homeowners voted to support the annexation). The VLPOA has many amenities that require maintenance and upkeep and the additional dues are welcome, but not additional burdens.

The existing amenities the VLPOA currently maintain for the Ventana Lakes Master Community which are in close proximity and will be shared with this new development include:

- The Ventana Lakes Yacht Club
- Lakes with fishing opportunities
- Handball court and tennis courts
- Billiards and cards room
- Ballroom
- Crafts and quilting room

- Pools and spas that are heated during winter months
- Library and television room
- Recreation room and fitness center with sauna and steam room
- Water aerobics
- Activities and clubs for residents
- Facilities for bocce ball, shuffleboard, pickle ball, basketball, volleyball, horseshoes, and croquet

The existing amenities provided by the Ventana Lakes Master Community are extensive for that community and will provide residents of Four Seasons at Ventana Lakes with an abundance of amenities in addition to the localized amenities described as a part of this development. Additional project enhancements such as a putting green proposed with connection to the adjacent Ventana Lakes Yacht Club, a decomposed granite path along Beardsley Road, and parcourse fitness stations with a concrete pedestrian path connecting the north and south parcels are proposed for the Four Seasons at Ventana Lakes community (Exhibit F, Open Space/Amenities).

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FOUR SEASONS

An Active Adult Community

AT VENTANA LAKES

Vicinity Map

Exhibit A

N

0' 600' 1200'

20 April 2017

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FOUR SEASONS
An Active Adult Community
AT VENTANA LAKES
Existing Conditions Map
Exhibit B
N 109TH LN
W RUNION DR
Lakeside at Ventana Lakes
Zoning: RM-1
W TONOPAH DR
N VERDANA DR EAST
Lakeside Unit 2 at Ventana Lakes
Zoning: RM-1
N 107TH DR
W TONOPAH DR
N 106TH LN
Shores at Ventana Lakes
Zoning: RM-1
W YUKON DR
N 107TH AVE
N 108TH LN
Lakeside Unit 2 at Ventana Lakes
Zoning: RM-1
N 108TH LN
W YUKON DR
200-12-002B
Zoning: C-2
Proposed Zoning:
R1-6 PAD
StorQuest Self Storage
200-14-001R
Zoning: C-2
W BEARDSLEY RD
N 109TH AVE
Ventana Lakes Yacht Club
200-35-275
Zoning: RM-1
200-35-229U
Zoning: C-2
Proposed Zoning:
R1-6 PAD
N 106TH DR
Sun City 47
Zoning:
R1-6
Landings at Ventana Lakes
Zoning: RM-1
City of Peoria
200-35-235J
200-35-229W
Zoning: RM-1
W CHINO DR
N 108TH AVE
N 107TH DR
N CALYPSO LN
Greystone Heritage Unit 2 at Ventana Lakes
Zoning: RM-1
N
0' 50' 100' 200'
20 April 2017
N:\01\0291901\Graphics\Exhibits\4Seasons@VL - mGPA exhibits.indd
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Four Seasons at Ventana Lakes	North Parcel		South Parcel		Total	
Assessors Parcel Number (APN)	200-12-002B		200-35-229U			
Gross Area	310316 sq ft	7.124 ac	443437	10.180 ac	753753	17.30 ac
Net Area	306283 sq ft	7.031 ac	381370	8.755 ac	687653	15.79 ac
Public Streets						
Local Street	53618 sq ft	1.231 ac	67718 sq ft	1.555 ac	121337 sq ft	2.786 ac
Arterial Street	4032 sq ft	0.093 ac	62067 sq ft	1.425 ac	66100 sq ft	1.517 ac
Total Tract Area*	2.14 ac	30%	2.56 ac	25%	4.70 ac	27%
Useable Open Space	1.77 ac	25%	1.22 ac	12%	2.99 ac	17%
Yield	31		38		69	
Density	4.35 du/ac		3.73 du/ac		3.98 du/ac	

Existing Zoning	C-2
Proposed Zoning	R1-6 PAD

* Indicates total tract area including useable open space

20 April 2017
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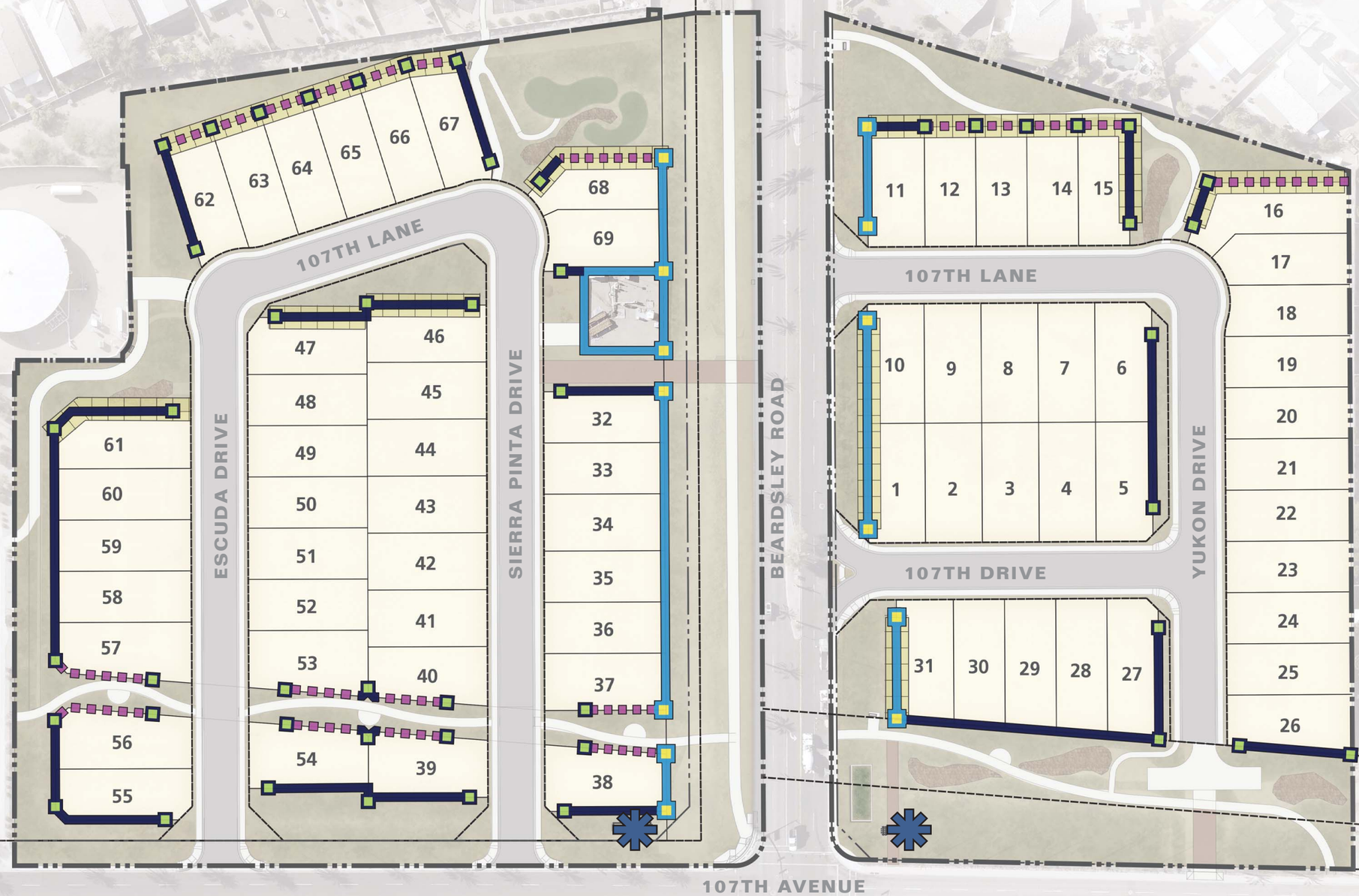
FOUR SEASONS

An Active Adult Community

AT VENTANA LAKES

Wall / Fence Plan

Exhibit D



Legend

- Theme Wall
- 8' Theme Wall
- Partial View Wall
- **Retention Condition Requiring Waiver** Retaining conditions exceed 8' on retention side
- **Theme Column** Wall Waiver Location: 7' Columns
- **8' Theme Column** Wall Waiver Location: 8'-8" Columns
- **Entry Monument** Proposed Monument Waiver Location to meet VLPOA Master Design Intent for Community

N

0' 50' 100'

16 May 2017

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Proposed Community Monuments

South Parcel (L), North Parcel (R)

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AT VENTANA LAKES

Conceptual Elevations & Materials Palette

Exhibit E

Steel trellis, color to compliment walls

Logo per VLPOA

CMU with Stucco Finish and Color to compliment walls

12"x8x16" fluted CMU accent for column base

South Parcel Monument

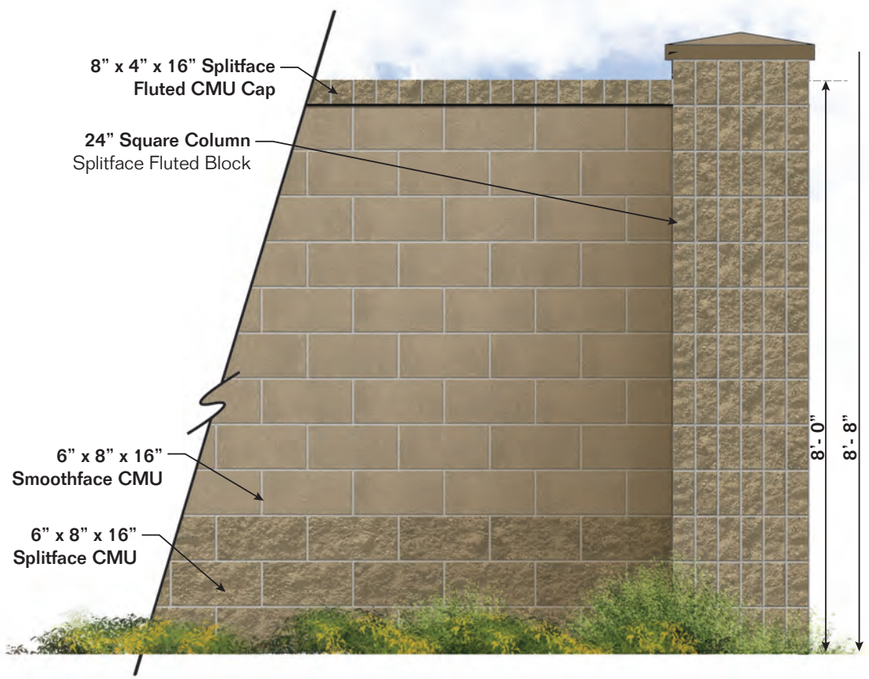
North Parcel Monument

Raised planter: 1'-3" in height
Fluted splitface CMU with cap

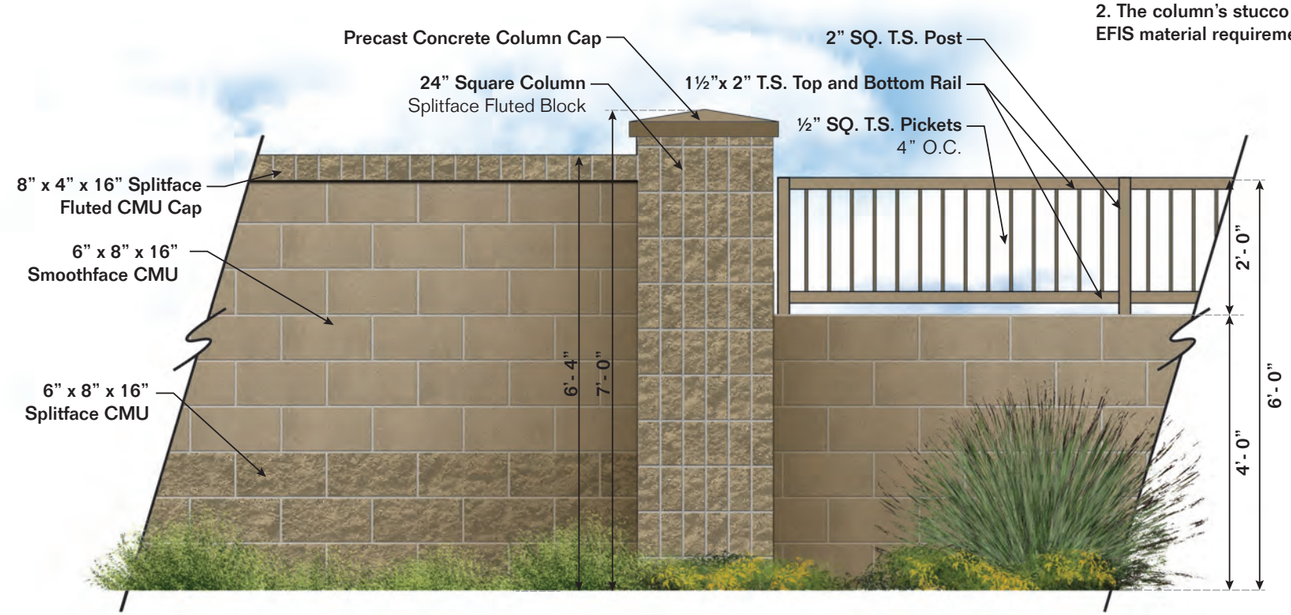
Accent groundcover massing at base of planter with concrete header

Monument notes:

1. Recessed down lighting shall be provided to illuminate the sign panels.
2. The column's stucco finish shall meet EFIS material requirements.



8' Theme Wall and Column



Theme Wall and Column

Partial View Wall

See preliminary landscape plan cover sheet wall note for colors.

3 May 2017

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AT VENTANA LAKES

Open Space/ Amenities

Exhibit F

20 April 2017

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SWALLOWTAIL

PLAN 4018 — 2,100 SQUARE FEET

2 BEDROOMS ◦ DEN ◦ 2 BATHROOMS ◦ 2-CAR GARAGE

ELEVATION A - SPANISH

ELEVATION B - COTTAGE

ELEVATION C - RANCH

PRELIMINARY

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FOUR SEASONS
An Active Adult Community

GOLDFIELD

PLAN 3503 — 1,875 SQUARE FEET

2 BEDROOMS ◦ DEN ◦ 2 BATHROOMS ◦ 2-CAR GARAGE

ELEVATION A - SPANISH

ELEVATION B - COTTAGE

ELEVATION C - RANCH

PRELIMINARY

K. HOVNANIAN'S®
FOUR SEASONS
An Active Adult Community

FIRETAIL

PLAN 3502 — 1,653 SQUARE FEET

2 BEDROOMS ◦ DEN ◦ 2 BATHROOMS ◦ 2-CAR GARAGE

ELEVATION A - SPANISH

ELEVATION B - COTTAGE

ELEVATION C - RANCH

PRELIMINARY

K. HOVNANIAN'S®
FOUR SEASONS
An Active Adult Community

Desert Star

Plan 3501 — 1,626 square feet

2 Bedrooms ◦ Den ◦ 2 Bathrooms ◦ 2-Car Garage with Storage

Elevation A - Spanish

Elevation B - Cottage

Elevation C - Ranch

PRELIMINARY

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