107th Avenue & Palm Tree Drive

PAD Standards and Guidelines Report

May 5, 2006

Z 05-14

Prepared by:

A & B Homes
8826 W. Alice Avenue
Peoria, AZ 85345
623-412-9044
623-374-3936

PLANNED AREA DEVELOPMENT APPROVAL

P/Z Commission Date 6/1/06
City Council Approval Date 6/20/06

Planner

Prepared for:

CITY OF PEORIA
Community Development Department
Planning & Zoning Division
8401 W. Monroe Street
Peoria, AZ 85345

TABLE OF CONTENTS

I. Introduction

II. Legal Description of Property

III. Consistency with General Plan

IV. General Site Information and Existing Site Conditions

V. Surrounding Land Uses and Conditions

VI. Preliminary Development Plan

VII. Permitted, Conditional and Accessory Uses

VIII. Project Phasing and Development Schedule

IX. Project Development Standards

X. Project Signage Standards

XI. Project Landscaping Standards

XII. Slope Analysis

XIII. Infrastructure / Utilities

EXHIBITS

A. Legal Description/ALTA
B. Site Plan/Plat
C. Building Elevations
D. Conceptual Landscape Plan
E. Exterior Colors and Materials Palette

107th Avenue & Palm Tree Drive

PAD Standards and Guidelines Report

I. INTRODUCTION

The subject 3.21 net acre (4.00 acre gross) site is located at the northwest corner of 107th Avenue and Palm Tree Drive. The property is currently zoned C-2. The proposal is to rezone the property to PAD for fourteen (14) residential lots. Single-family detached homes are proposed. The residential unit count is anticipated to be fourteen (14). The color for the residential buildings are planned to be muted earthtones with several different roof tile colors and roof styles. Proposed along the property's Palm Tree Drive frontage of the property are landscaped open space areas.

The subject property is currently zoned C-2. Because a gas line easement crosses the parcel the property has not been able to develop with a commercial use. With the surrounding residential development and the difficulty to develop a commercial use on the property due to the location of the gas line easement, creates the most logical development for the property as residential. The existing gas line easement does hinder designing the lot layout of a residential development in a standard format. Therefore, the most practical residential development option for the property is the PAD. The Zoning Ordinance, however, specifies that PADs need to have a minimum of 10 acres. Since the subject property is only 4.00 gross acres, a waiver to allow this site to be developed as a PAD must be approved by the City. The justification for the City to approve the waiver includes not only the gas line easement location but that the subject site has been landlocked by surrounding development, therefore, hindering the ability to provide enough land to efficiently design a residential subdivision that would meet City Code (Standard R1-6 for instance) in a more standard fashion. We are requesting the PAD waiver to be able to efficiently use this infill vacant site.

This PAD Standards and Guidelines Report ("Report") provides an overview of the development proposal, design considerations, and infrastructure information to confirm that this proposal addresses the objectives of the City. Final development plans will be in substantial conformance with the Report and all other City codes, standards, and requirements.

II. LEGAL DESCRIPTION OF PROPERTY

The legal description of the property is attached as Exhibit A.

III. CONSISTENCY WITH GENERAL PLAN

The Land Use Plan designation for the subject property is "Low 2 to 5 du/ac". The residential proposal of fourteen (14) detached single-family units provides a density of 3.50 DU/AC. This is only slightly higher than the surrounding development and completes this portion of the residential neighborhood.

The proposed residential development furthers goals, policies and objectives of the Peoria General Plan's Land Use Element. Specifically, it furthers Policy A-3g which states:

> *The City shall encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas.*

The site for the proposed residential development is an infill site. All the property around the subject site is developed residentially. This is the last vacant parcel in the area. All municipal services, utilities, transportation facilities, schools, and shopping are currently available in the area. No new facilities will be needed to serve this development.

IV. GENERAL SITE INFORMATION AND EXISTING SITE CONDITIONS

The subject site is a generally flat vacant parcel of land that is surrounded by development. The property is adjacent to two public streets, 107th Avenue and Palm Tree Drive.

Most existing improvements on 107th Avenue adjacent to the property do not include curb and gutter. There is curb, gutter, sidewalks, and landscaping along the west side of 107th Avenue, north of the subject site. However, there is no curb, gutter, sidewalk or landscaping south of the subject site along 107th Avenue. The street frontage for the existing residential developments south of the site, and the east and west sides of 107th Avenue include block walls with no landscaping between the walls and the 107th Avenue pavement.

Palm Tree Drive is fully developed with curb and gutter. Landscaping is along the street frontages of the existing development. There is a landscaped median in the center of Palm Tree Drive. There are no sidewalks on the north or south side of Palm Tree Drive.

A major development constraint is a thirty (30) foot gas line easement that crosses the property. The development has been designed so as to cross the gas line easement once in a perpendicular fashion by the development's roadway.

V. SURROUNDING LAND USES AND CONDITIONS

The subject site is surrounded by residential development. East of 107th Avenue is the Sun City Willowbrook Golf Course and residential development. South of the subject property is a developed mobile home park subdivision zoned RMH-2. A fairly new single-family detached residential subdivision zoned RM-1 is located west and north of the subject property. The proposed residential subdivision is consistent with and compatible to the residential character that exists in the area.

VI. PRELIMINARY DEVELOPMENT PLAN

The existing gas line easement dictated the design parameters of the site. An "L" shaped street providing access to both Palm Tree Drive and 107th Avenue providing ease of access for emergency purposes, as well as residents, was the original layout of the site. This site plan was shown to El Paso Natural Gas. They stated that their preference is not to have any street "parallel" or on top of the gas line easement. Therefore, we had to redesign the residential subdivision to incorporate the design constraints dictated by El Paso Natural Gas.

The development plan now proposes a cul-de-sac street that intersects with 107th Avenue. A row of homes are on each side of the cul-de-sac street consisting of single-family detached homes. The gas line easement is left open and is only crossed perpendicularly by the proposed street.

Open space and retention areas are proposed along Palm Tree Drive on the south side of the property. These areas will provide landscape buffers along the Palm Tree Drive street frontage and abut the El Paso Natural Gas easement, thereby, creating an aesthetic amenity for the surrounding residential developments.

VII. PERMITTED, CONDITIONAL AND ACCESSORY USES

Single-family detached residential homes are permitted.

Gazebos, ramadas or other like structures will be permitted if:

- They are not for storage purposes,
- The roof is constructed of lattice material or shall match roof material on principal building,
- The structure is open on all sides. No walls shall be permitted.

Play structures, barbecues, chimney's not attached to the principal building, sport courts and other like structures are permitted in the rear yards with a maximum height of 14'.

Accessory structures in excess of 8' or more in height and/or 300 square feet or more in area shall substantially conform to the principal structure in terms of color, exterior building materials and architectural style.

Home occupations will be permitted under Article 14-3 or the Peoria Zoning Ordinance.

VIII. PROJECT PHASING AND DEVELOPMENT SCHEDULE

Because of the small size of the residential development, there is only one phase. The applicant anticipates beginning the marketing of this development upon approval of the PAD zoning. Construction of the residential development is projected to be a two-year time frame.

IX. PROJECT DEVELOPMENT STANDARDS

Lot Coverage

Lot Coverage will be a maximum of 50%.

Setbacks

The front setback is proposed to be a minimum of Eighteen (18) feet. The rear setback is proposed to be a minimum of fifteen (15) feet. Side yard setbacks are proposed to be five (5) feet. See the following chart.

PALM TREE ESTATES

Zoning	PAD
USE	Detached SFR
Min. Lot Size	5,000 sq. feet
Min. Lot Width	48 feet
Min. Lot Depth	100 feet
Max Bldg. Height	20 feet (1-story)
Front Setback	18 feet
Rear Setback	15 feet
Side Setback	5'/10' *
Max Lot Coverage	50%

*Note for Side Setback: Lot 10 may have a 3 foot side setback with a total of 8 feet.

Minimum Lot Size(s)

Each single-family detached lot is a minimum forty-eight (48) feet wide. There is also a sixty (60) foot wide lot.

The majority of the lots are a minimum of 110 feet deep. The location of the gas line easement provided a challenging scenario for lot depth and width on the west

side of the site. The lots to the west of the easement are a minimum of 100 feet deep.

The lot areas range from the smallest at 5080 square feet to the largest lot of 7244 square feet.

Building Heights
The residential buildings are proposed to be one-story with a maximum height of twenty (20) feet.

Accessory Use Standards
Conforming to Article 14-3 or the Peoria Zoning Ordinance.

Open Space Requirements
Passive open space is proposed to exceed approximately 18% of the gross site area.

Lighting
Standard public street lighting is proposed. Lighting within the common open space area is not anticipated, but will be determined at the time of final landscape design.

Screening, Fencing and Walls
All walls shall be in accordance with Article 14-3 of the Peoria Zoning Ordinance. There is an existing six (6) feet tall block wall on the north and west sides of the subject property. A decorative wall will be placed on the perimeter exposures along Palm Tree Drive and the western lots east lot lines.

Roadway Standards
The development's internal road will be a 50 foot wide public street developed to public street standards. The cul-de-sac is designed to accommodate the turning radius of a standard fire engine and garbage truck. The existing half street right-of-way for 107th Avenue adjacent to the subject property is thirty-three (33) feet. The planned half street right-of-way for 107th Avenue is fifty-five (55) feet. Therefore, a right-of-way dedication of twenty-two (22) feet will be provided with the final plat.

Parking
Parking shall be in accordance with Article 14-23-3.B of the Peoria Zoning Ordinance.

X. PROJECT SIGNAGE STANDARDS

All signage shall be in accordance with Section 14-34 (Signs Permitted for Residential Uses)

XI. PROJECT LANDSCAPING STANDARDS

All landscape shall be provided per Article 14-35.

XII. SLOPE ANALYSIS

The subject site is relatively flat with a northeast to southwest slope, with the site sloping more rapidly at the southwest corner.

XIII. INFRASTRUCTURE / UTILITIES

Grading / Drainage / Retention

Small landscaped open space areas are planned along the South side of the property. A large landscaped open space area is proposed along the frontage adjacent to Palm Tree Drive and on just west of the El Paso Gas easement. These open space areas will be designed to fulfill the development's on-site retention requirements while providing open space for the development.

Water / Wastewater

Water service will be provided by the City of Peoria. There is a twelve (12) inch water line located in 107th Avenue that the project can tap into for service. An eight (8) inch water line is proposed to be located within the proposed cul-de-sac street.

Sewer service will be provided by the City of Peoria from an eight (8) inch sewer line located in 108th Avenue. Service to the subject site is available through an existing twenty (20) foot easement located between two lots of the adjacent subdivision. An eight (8) inch sewer line currently extends through this easement to the western side of the subject project. The proposal is to extend this sewer easement and line to the subject project's cul-de-sac street. The sewer line would then continue east within the cul-de-sac's right-of-way to service the homes within the proposed project.

Electric Power / Natural Gas / Telephone Service

The subject property is located within the service area of APS. There is an El Paso Natural Gas line that crosses the development from north to south which cannot be utilized if desired (without the installation of a major regulator station). Telephone service will be available from a variety of vendors such as Qwest, Cox and AT&T. All utilities will be required to be two (2) vertical feet away from the gas line.

Exhibit A

See enclosed ALTA.

Exhibit B

See enclosed preplat layout.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20060852291 06/26/2006 09:22
ELECTRONIC RECORDING

062663-5-1-1--
Esquivela

ORDINANCE NO. 06-18

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA REZONING PROPERTY FROM INTERMEDIATE COMMERCIAL (C-2) TO PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT; AMENDING THE ZONING MAP AND PROVIDE FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a public hearing on June 1, 2006 for zoning case Z 05-14 in the manner prescribed by law for the purpose of considering an amendment to the district boundaries of property within the City of Peoria, Arizona to provide for rezoning of a parcel of property as described below from Intermediate Commercial (C-2) to Planned Area Development (PAD) zoning district as provided in Article 14-39 of Chapter 14 of the Peoria City Code (1977 edition);

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Arizona Business Gazette on May 11, 2006; and

WHEREAS, the City of Peoria Planning and Zoning Commission has recommended to the Mayor and the Council of the City of Peoria, Arizona, the rezoning of property as aforesaid and the Mayor and the Council of the City of Peoria, Arizona desires to accept such recommendation and rezone the property as described below as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. An area of land in Peoria, Maricopa County, Arizona as accurately described herein and further illustrated on Exhibit A, attached hereto:

ASSESSOR PARCEL NUMBER 200-35-229-Z

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 PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 30;

THENCE SOUTH 89 DEGREES 39 MINUTES 29 SECONDS WEST, A DISTANCE OF 476.87 FEET;

THENCE NORTH 145 FEET TO A POINT OF TANGENCY WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND CENTRAL ANGLE OF 22 DEGREES 00 MINUTES 00 SECONDS ALONG SAID CURVE A DISTANCE OF 95.99 FEET TO A POINT OF REVERSE CURVATURE, SAID REVERSE CURVE HAVING A RADIUS OF 250.00 FEET AND CENTRAL ANGLE OF 22 DEGREES 00 MINUTES 00 SECONDS ALONG SAID REVERSE CURVE A DISTANCE OF 95.99 FEET;

THENCE NORTH A DISTANCE OF 43.79 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 29 SECONDS EAST A DISTANCE OF 440.46 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 30;

THENCE SOUTH A DISTANCE OF 375.87 FEET ALONG THE EAST LINE OF SAID SECTION 30 TO THE POINT OF BEGINNING.

EXCEPT ONE–HALF OF THE GAS, OIL AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED OCTOBER 24, 1960 IN DOCKET 3463, PAGE 160, RECORDS OF MARICOPA COUNTY, ARIZONA.

is hereby conditionally rezoned from Intermediate Commercial (C-2) to Planned Area Development (PAD) zoning district.

SECTION 2. That the rezoning herein provided be conditioned and subject to the following:

1. The development shall conform to the *107th Avenue & Palm Tree Drive* Planned Area Development (PAD) Standards Report dated 05/05/06.

2. The Developer shall install the necessary improvements to ensure that the wall height adjacent to finished grade (on PAD side) along the western lots and tract is a minimum of 6'- 0" (maximum height of 6'-8"). The wall height shall be field verified by the Community Development Department prior to issuance of a certificate of occupancy for the western lots.

3. A Final Drainage Report shall be submitted with the Civil Improvement Plans.

4. Streetlights are required to be installed by the Developer. A Streetlight Plan shall be submitted with Civil Improvement Plans. The streetlights shall also be indicated on the paving or grading plan.

5. The Developer will be responsible to underground any overhead utilities rated less than 69 kV, which are adjacent to the development.

6. The Developer shall dedicate ROW on 107th Avenue to encompass a total half-street of 55 feet.

7. The Developer shall dedicate an 8' PUE outside of the required ROW on 107th and Palm Tree Drive.

8. The Developer shall construct the half-street for 107th and Palm Tree Drive including curb, gutter, sidewalks, and streetlights.

9. The Developer shall dedicate a 30-foot by 30-foot ROW chamfer at the intersection of 107th and Palm Tree.

SECTION 3. Amendment of Zoning Map. The City of Peoria zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

SECTION 4. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona this 20th day of June, 2006.

John C. Keegan, Mayor

6-22-06

Date Signed

ATTEST:

Mary Jo Kief, City Clerk

CITY OF PEORIA

APPROVED AS TO FORM:

Stephen J. Burg for
Stephen M. Kemp, City Attorney

Published in the Arizona Business Gazette: Pub. Dates: June 22 and 29, 2006

Effective Date: July 23, 2006

EXHIBIT A

IS ON FILE IN THE

CITY OF PEORIA

CITY CLERK'S OFFICE