STANDARDS AND GUIDELINES REPORT
PLANNED AREA DEVELOPMENT

RIVERWALK

NEC & SEC OF 77TH AVENUE AND
PINNACLE PEAK ROAD
PEORIA, ARIZONA

PLANNING & ZONING
Planned Area Development Approval
P/Z Commission Date: N/A
City Council Approval Date: N/A
Planner: *Cody Gleason*
Administrative Approval Date: 11/15/2017

MELCOR DEVELOPMENTS ARIZONA, INC

Amended PAD Approved: November 15, 2017
PAD Approved February 18, 2014
Case: Z 12-0001A.1

November 14, 2017

DEVELOPMENT TEAM

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RIVERWALK

Planned Area Development

1. Introduction

Melcor Developments Arizona, Inc. ("Melcor") owns and plans to develop approximately 80 acres located generally between 77th Avenue and 75th Avenue, north and south of Pinnacle Peak Road in the City of Peoria, Arizona. Melcor Developments Arizona Inc. is a wholly owned subsidiary of Melcor Developments Ltd., Edmonton, Alberta. Melcor Developments Ltd. and its predecessor companies have operated in the real estate and development industry in Canada since 1923 and Melcor Developments Arizona Inc. has been active in the United States since the late 1970s. Melcor has enjoyed 94 years of longevity in the real estate industry including land development, ownership and management of investment properties, and commercial development. Melcor Developments Arizona Inc. manages all of Melcor's United States operations and is active in Arizona, Colorado, and Texas.

Melcor had previously requested and received a zone change and a concurrent Minor General Plan Amendment on February 18, 2014 to a Planned Area Development ("PAD") on approximately 68.5 acres (the "Site") to enable development of the Site as a single-family residential community. Subsequent to receiving rezoning approval, the Riverwalk project was delayed on Referendum Serial Number REF 14-01, filed by Peoria Citizens Committee in Opposition to the Passage of Ballot Measure for Ordinance No. 2014-08.

The terms of the settlement agreement to Referendum Serial Number REF 14-01 are reflected in this amendment to the previously approved PAD. The Outside of this Amended PAD request, an additional approximately 11.3 acres (located north of the Site and east of 77th Avenue) will be developed under the current R1-35 zoning with 6 lots.

The use of a Planned Area Development (PAD) Zoning District, comprised of 88 lots, will provide for the development of compatible land uses that create a gradual, rather than abrupt, change in residential densities, thus bridging the gap between existing developments, while providing a range of housing options.

a. Site and Surrounding Area

The Site is shown on the Aerial/Vicinity Maps (Exhibit 1). The Riverwalk PAD is a 68.5± acre property located north and south of the alignment for Pinnacle Peak Road, between 77th Avenue on the west and 75th Avenue alignment on the east. The Site is bounded on the north by the Avenida del Sol alignment. It is bounded on the south by the alignment for Patrick Drive. Single family homes are located north of Pinnacle Peak Road and west of the site. Undeveloped Campanos Estates is located across 77th Avenue to the west of the Site south of Pinnacle Peak Road. The Middle New River and the boundary line for the City of Glendale are located to the east of the Site. The Site has been annexed into Peoria and is currently vacant.

The Aerial/Vicinity Maps (Exhibit 1) shows the use and general condition of the Site and adjacent land within one mile. The area surrounding the Site is predominantly residential uses or vacant land.

b. Consistency with General Plan

The Site is currently zoned PAD. Melcor's previous minor General Plan Amendment ("GPA") modified the Land Use designation from Residential Estate (0-2 du/acre) to Residential Low (2-5 du/acre) on approximately 40 acres south of Pinnacle Peak Road; whereas, the General Plan north of Pinnacle Peak Road will remain Residential Estate. Those land use designations correspond to the Preliminary Development Plan of this PAD (Exhibit 2). As modified by the previous minor GPA, the Riverwalk PAD conforms to the General Plan.

c. Project Overview

Riverwalk is a master-planned, single-family detached residential community. The community has been designed to provide a range of lot sizes with a decrease in density going from the perimeter of the site to the middle of the southern half. This density change affords a transition to the lower density residential uses existing or planned to the north and west of the Site.

The Riverwalk PAD is comprised of three development areas:

(1) At least seventeen (17) lots with a minimum lot size of 18,000 sq. ft. for the PAD lots north of Pinnacle Peak Road;

(2) At least twenty-seven (27) lots with a minimum lot size of 15,000 sq. ft. south of Pinnacle Peak Road.

and

(3) No more than forty-four (44) lots with a minimum lot size of 12,500 sq. ft. south of Pinnacle Peak Road

The densities of the development units range from approximately 0.59 du/ac (north of Pinnacle Peak Road) to approximately 1.71 du/acre (south of Pinnacle Peak Road), with an average community density of 1.18 du/acre. In addition to a diverse variety of densities, Riverwalk will provide HOA parks and other open spaces, trails and amenities distributed throughout the development.

2. Legal Description

The legal description of this approximate 68.5 acre rezoning Site is at Exhibit 7.

3. Preliminary Development Plan

The Preliminary Development Plan (Exhibit 2) shows the land use and distribution of the development units, lots and open spaces within Riverwalk. The community is designed to be generally consistent with the existing and proposed uses and densities surrounding the Site, and does not exceed the densities provided by the General Plan (as modified by the minor GPA). The community design utilizes open space buffers as a further transition to surrounding development.

The community design incorporates elements and amenities such as enhanced Pinnacle Peak Road and entry features, curvilinear and looped streets with cul-de-sacs, furtherance of the New River Trail system with pedestrian connectivity throughout the Site, varied lot sizes and shapes, abundant natural and maintained open space, compatible buffers and transitions, and private streets.

4. Principal, Conditional, and Accessory Uses

Permitted Principal, Conditional and Accessory Uses shall conform to those set forth in Section 21-400 et seq.(Sections 21-416 Permitted Principal Uses, 21-417 Permitted Conditional Uses, and 21-418 Permitted Accessory Uses) of the Peoria Zoning Ordinance.

5. Project Phasing

Riverwalk will consist of one final plat and will be constructed in one phase, including the infrastructure. It is generally anticipated that development of infrastructure will begin approximately 18 months following the City's approval of this application; home construction will commence approximately six months after that; and substantial build out is expected to occur by the end of 2020. The Site as proposed will give the owner/developer the opportunity to bring to market three different lot sizes which will in turn respond to three different home sizes and price ranges.[1] This balance of sizes and price ranges will allow an increased pace of overall absorption, thereby reducing the timeframe required for the "construction phase" of the community.

6. Project Development Standards

Table 1 below sets forth the Development Standards for minimum lot area, width and depth, maximum building height and stories, minimum setbacks, and maximum lot coverage for lots included in this rezoning application. The homes may be one and two stories, not to exceed 30' in building height as measured from adjacent finished grade.

Table 1 – Development Standards

Neigh-borhood	Min. Lot Size	Min. Lot Width	Min. Lot Depth	Max. Bldg. Height	Minimum Yard Setbacks				Max. Lot Coverage
					Front*	Rear	Side Min./Total	Street Side	
A	18,000	90	117	30	20	15	5/15	10	**35%**
B	15,000	80	121	30	20	15	5/15	10	**45%**
C	12,500	70	115	30	20	15**	5/15	10	**45%**

* *Front setbacks will be a minimum 10' for side entry garages. Front setbacks will be a minimum 10' to the livable one-story elements of the home, a minimum 15' to second story pop-out architectural features of the home and balconies, and a minimum 20' to two story elements of the home for forward facing garages. The front setback to a forward facing garage shall always be maintained at a minimum of 20'.*

[1] The six lots north of Pinnacle Peak Road that are to remain R1-35 and are not part of this rezoning case will add a fourth lot size to the overall development.

** *The minimum rear setback shall be 15 feet to the building wall or 10 feet to a covered patio.*

a. Open Space Requirements and Landscape Theme

As shown on the Preliminary Development Plan (Exhibit 2) and Conceptual Landscape Plan (Exhibit 5), the Site will include a minimum of 16.9+/- acres of HOA owned and maintained parks, usable and natural area open space, and bank protected channel which is more than the 15.5± acres required. Of this, at least 10.8± acres will be maintained as natural open space.

Public trails along Pinnacle Peak Road and the Middle New River alignment, in accordance with City design requirements, will be provided in either the public right-of-way or by trail easements, as necessary. The HOA parks, trails, retention areas, and other open spaces will be improved with a low water consumptive palette and provide numerous opportunities for walking, jogging, biking, and other forms of active and passive recreation. The pedestrian trails and bike paths will accommodate pedestrian and bicycle access between and among the residential and park uses within Riverwalk and residential uses surrounding it, as well as providing a connection to Peoria's regional trail system.

Riverwalk will designate a substantial amount of the overall Site as Usable Open Space, specifically running north and south throughout the middle portion of the development and in turfed areas. Usable Open Space will be provided in general conformance with the Conceptual Landscape Plan (Exhibit 5), which identifies the required "Useable Open Space," as defined below, and total open space. "Useable Open Space" is defined and calculated per the City's Design Review Manual (Section 20-78-3.II.A.5), the Settlement Agreement and shown on the Conceptual Landscape Plan at (Exhibit 5) as:

Required Usable Open Space = 6.06 ac

Provided Usable Open Space = 6.56 ac

All plant material will conform to the low water use plant requirements of the Arizona Department of Water Resources.

b. Lighting

Lighting shall conform to Section 21-802 of the Peoria Zoning Ordinance governing exterior lighting for residential development.

c. Screening, Fencing, Walls

The standards for fencing and walls shall be as presented in Section 21-805 of the Peoria Zoning Ordinance. Screening shall conform to the standards set forth in Section 21-804 of Peoria Zoning Ordinance. Conceptual entry and community walls are shown in Exhibit 3. The Community Entry Concept Plan (for the Pinnacle Peak frontage) is set forth at Exhibit 4. Walls are designed to complement the community identity established by the entry monumentation and blend with the adjacent subdivisions. Community theme walls will be provided along the arterial streets and residential walls will be used interior to the subdivision (except where view fencing is used adjacent to

open space). The Master Walls Plan is provided at Exhibit 6. The community theme will be emphasized by a consistent use of materials and simple detailing.

d. Roadway Standards and Circulation

Riverwalk will be characterized by desert appropriate landscaping at the community entries and along open space corridors connecting the neighborhoods while providing buffers to the surrounding uses. The plant material for the street environment will draw from the same plant palette utilized for the entries and parks.

Pinnacle Peak Road will have a dry crossing at Rock Springs Wash to the west of the Site. The crossing at Rock Springs Wash will be improved to an all-weather crossing as part of the site improvements for Riverwalk. Riverwalk will have access Pinnacle Peak Road which, at this time, constitutes a single point of access. As a condition of approval, Riverwalk will stipulate that all homes built within the subdivision be equipped with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3 to mitigate this single point of access. This single point of access will be further mitigated as future development occurs to the north and south of Riverwalk.

Within the community, curvilinear streets and cul-de-sacs provide a looped road circulation system which results in diverse street scenes and traffic calming within the neighborhood areas. The Preliminary Development Plan (Exhibit 2) depicts the proposed street alignments serving Riverwalk and connecting the neighborhoods within the community. A Traffic Impact Report has been separately submitted to City Staff.

Roadway standards for dedication of right-of-way and construction of private streets shall be provided as depicted in the preliminary plat[2]. As is generally depicted on the Entry Concept Sketch and Sequence Plan (Exhibit 4), Pinnacle Peak Road will be improved with partial improvements as a collector up to the community entries to Riverwalk[3]. Future homebuyers will be provided with notice that the future ROW of Pinnacle Peak Road is intended to someday be dedicated as public street ROW at no cost to the City. A bond or other assurance mutually acceptable to the City and Melcor, assuring the future completion of improvements to Pinnacle Peak Road along Riverwalk's frontage, shall be provided to the City prior to the Recordation of the Final Plat of Riverwalk.

77th Avenue will be improved as a collector road adjacent to the project. Right-of-way for 77th Avenue south of Pinnacle Peak Road will be dedicated for future half street improvements An in-lieu payment or other assurance mutually acceptable to the City and Melcor, assuring the future completion of improvements to 77th Avenue along Riverwalk's western boundary, shall be provided to the City prior to the Recordation of the Final Plat of Riverwalk.. Pedestrian circulation is accomplished by sidewalks along streets and a network of pedestrian trails through the open space areas creating connections to

[2] The proposed preliminary plat includes both the acreage that is included in this Amended PAD submittal and additional acreage that is not being rezoned as a part of this Application but will be platted as part of Riverwalk.

[3] Construction of Pinnacle Peak Road improvements east of the entries to Riverwalk (prior to extending Pinnacle Peak Road through Middle New River) would result in an undesirable dead-end "roadway to nowhere" and an unintended invitation to dumping and other inappropriate activities at the east end of the dead-end.

the community amenities and between the individual neighborhoods.

e. Parking

Parking requirements shall conform to the parking standards contained with 21-823 et seq. of the Peoria Zoning Ordinance.

f. Enhanced Design Review Standards

The site will be developed in accordance with the City of Peoria's Design Review Manual. The project will include enhanced entry features, curvilinear and looped streets with cul-de-sacs, furtherance of the New River Trail system with pedestrian connectivity throughout the Site, varied lot sizes and shapes, abundant natural and maintained open space, compatible buffers and transitions.

7. Project Signage Standards

Signage for Riverwalk shall conform to the standards contained in Section 21-827 et seq. of the Peoria Zoning Ordinance. As shown on the Entry Monumentation and Community Wall & Fencing Concepts (Exhibit 3) and the Community Entry Concept Sketch and Sequence Plan (Exhibit 4), signage announcing arrival at Riverwalk is planned for at the northeast and southeast corners of 77th Avenue and Pinnacle Peak Road. An additional entry sign, consistent with but on a smaller scale than the Pinnacle Peak Road entry monuments, may be provided at the neighborhood entry from 77th Avenue.

8. Project Landscaping Standards

Landscaping for Riverwalk shall conform to the requirements set forth in Section 21-815 et seq. of the Peoria Zoning Ordinance.

9. Slope Analysis

Slope analysis is inapplicable.

10. Infrastructure / Utilities

a. Grading / Drainage / Retention

The Site has been graded and the topography is generally flat, sloping from the north to the south. Retention facilities will be constructed as necessary to handle on-site retention requirements. A landscaped swale is proposed to convey offsite flows through the property. A Master Drainage and Hydrology Report has been separately submitted to City Staff.

b. Water

Water services will be provided by Sunrise Water Company. Public infrastructure currently exists adjacent to the Site with adequate capacity to serve the proposed use. A Master Water Report has been separately submitted to City Staff. A Hydrological Analysis was applied for and received a Certificate of Assured Water Supply from the Arizona Department of Water Resources.

c. Wastewater

Wastewater services will be provided by the City of Peoria. Public infrastructure currently exists adjacent to the Site with adequate capacity to serve the proposed use. A Master Sewer System Report has been separately submitted to City Staff.

d. Electric Power / Natural Gas / Telephone

Electric service will be provided by Arizona Public Service. Southwest Gas provides natural gas service in the area. Telephone and Internet service will be available from both Qwest (aka Century Link) and Cox Cable.

11. Miscellaneous

a. Schools

Riverwalk is in the Peoria Unified School District ("PUSD").

Frontier Elementary School (K-8)
21258 N. 81st Avenue
Peoria. AZ 85382

Enrollment- 1,125+/-
Capacity-1,200+/-

Sunrise Mountain High School (9-12)
21200 N. 83rd Avenue
Peoria, AZ 85382

Enrollment-1,600+/-
Capacity-1,800+/-

We have been in contact with the Peoria Unified School District. A school site for K-8 grades has been donated in the area north of Happy Valley, South of Jomax and East of 83rd Avenue. As the area develops with residential developments in the coming years, the District will continue to balance the enrollment at each school by shifting the boundaries to be able to accommodate enrollment of all school age children in the Peoria school system.

b. HOA

A homeowners' association ("HOA") will be created to maintain the community amenities, private streets, open space areas, and other community improvements. The HOA will also create and implement private design review guidelines to assure quality and consistent architectural design throughout the Site.

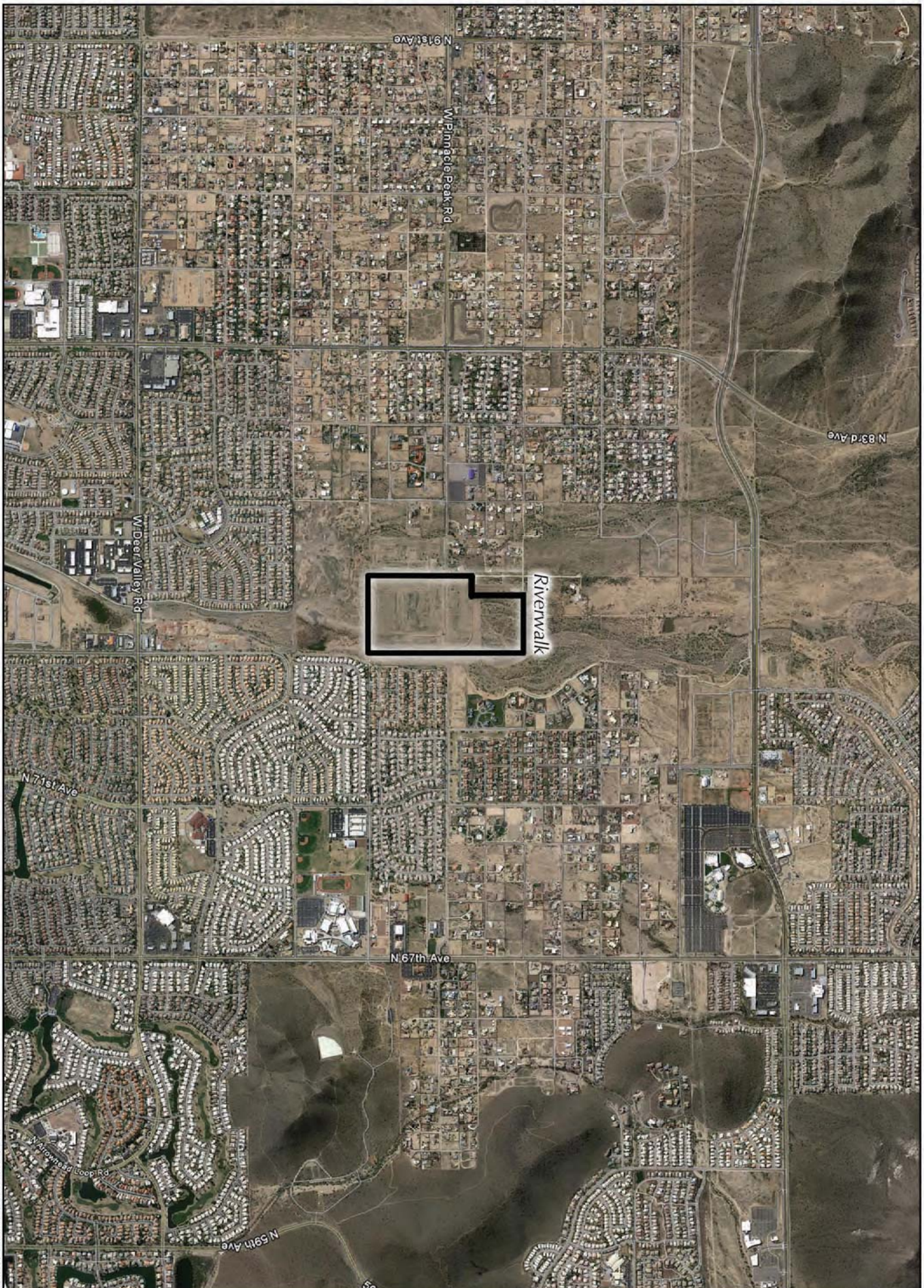
c. Desert Lands Conservation Overlay

A portion of the Site is north of Pinnacle Peak Road and thus within the Desert Lands Conservation Overlay District. A Desert Lands Conservation Report has been submitted to the City of Peoria.

12. Conclusion

The Riverwalk PAD is consistent with the goals and overall intent of the General Plan and the surrounding residential development. With eye-catching entry features, diverse transitional lot sizes, significant internal open spaces, and appropriate extensions of the regional trail system, Riverwalk is designed as four diverse but integrated neighborhoods that will be compatible with each other and neighboring properties.

EXHIBIT 1



PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

RICK ENGINEERING COMPANY
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rickengineering.com

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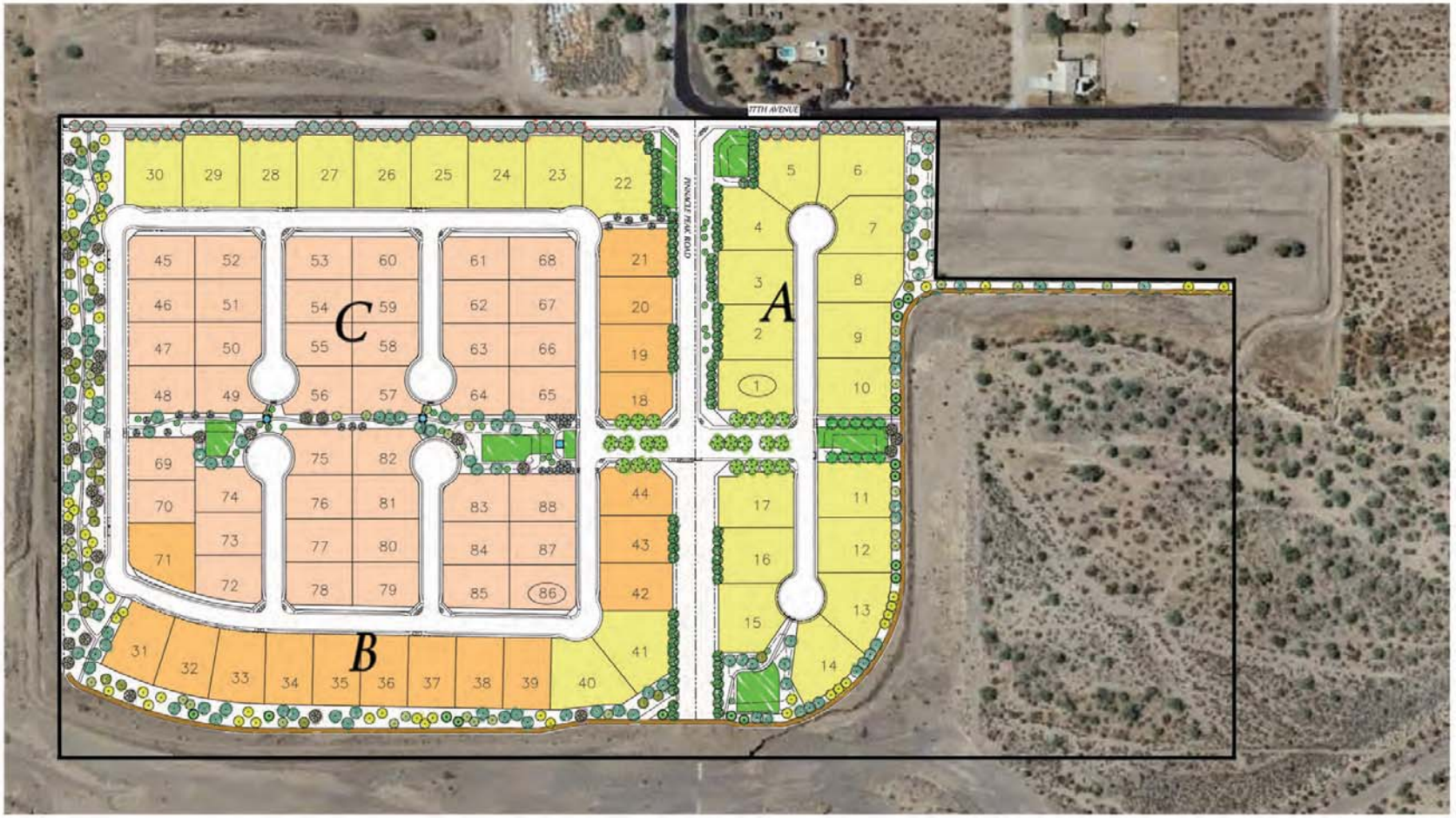
RIVERWALK

Aerial/Vicinity Map

EXHIBIT 2



LEGEND

A - 18,000 S.F. MINIMUM LOT SIZE

B - 15,000 S.F. MINIMUM LOT SIZE

C - 12,500 S.F. MINIMUM LOT SIZE

100 50 0 100
HORIZ: 1"=100'

RIVERWALK
PRELIMINARY DEVELOPMENT PLAN

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EXHIBIT 3

ENTRY MONUMENTATION CONCEPT (UPGRADED & STANDARD COMMUNITY WALLS)

COMMUNITY WALL & FENCING CONCEPT (VIEW WALL/FENCE)

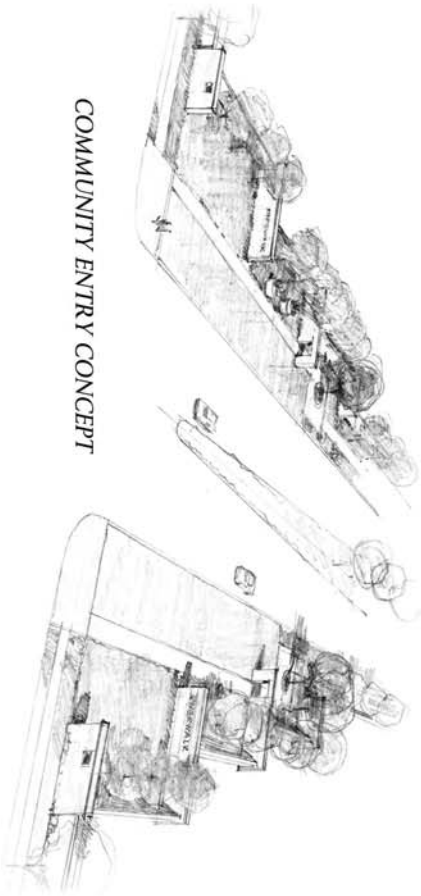
RIVERWALK

PEORIA, ARIZONA

GREEY|PICKETT
7051 East 5th Avenue
Suite 200
Scottsdale, AZ 85251
480.609.0009
www.greeypickett.com

EXHIBIT 4

COMMUNITY ENTRY CONCEPT



77TH AVENUE

PINNACLE PEAK ROAD

COMMUNITY ENTRY SEQUENCE

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RIVERWALK
COMMUNITY ENTRY CONCEPT & SEQUENCE

EXHIBIT 5

ENHANCED /ARID CHARACTER LANDSCAPE ZONE

TURF

SONORAN CHARACTER LANDSCAPE ZONE

NATIVE SONORAN CHARACTER LANDSCAPE ZONE

ENHANCED /ARID CHARACTER TREES

SONORAN CHARACTER TREES

NATIVE SONORAN CHARACTER TREES

COMMUNITY TRAIL

TOTAL OPEN SPACE REQUIRED= 16.9 ACRES

TOTAL OPEN SPACE PROVIDED= 30.9 ACRES

PROVIDED USEABLE OPEN SPACE= 6.56 ACRES

REQUIRED USEABLE OPEN SPACE= 6.06 ACRES

USEABLE OPEN SPACE INCLUDES:
TRACT A
TRACT B
TRACT D
TRACT F
TRACT G
TRACT I
TRACT P
TRACT Q
TRAILS 20' WIDE MULTI-USE

RIVERWALK

DESERT LAND CONSERVATION PLAN (DLCO)
PARKS & OPEN SPACE PLAN

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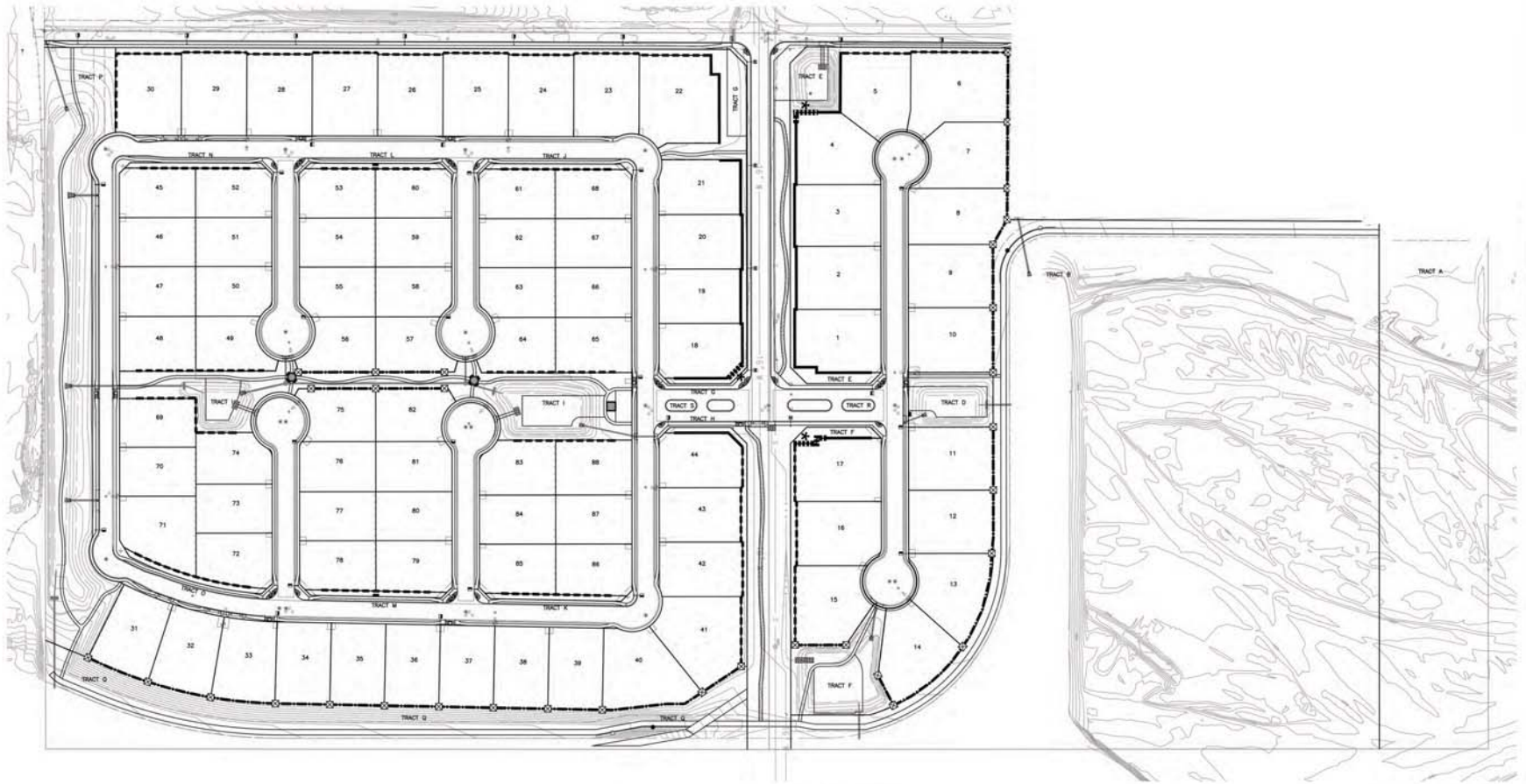
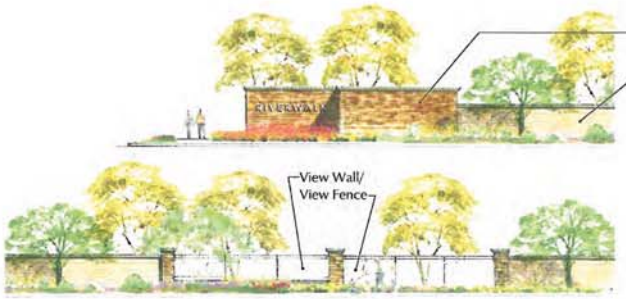
EXHIBIT 6

RIVERWALK
MASTER WALL PLAN





Upgraded Community Wall

Standard Community Wall

WALL LEGEND

- UPGRADED COMMUNITY WALL (8' HEIGHT)
- UPGRADED COMMUNITY WALL (6' HEIGHT)
- STANDARD COMMUNITY WALL (6' HEIGHT)
- PARTIAL VIEW FENCE (OVERALL 6' HEIGHT)
- COLUMN AT VIEW FENCE
- * WALL SIGN LOCATION, SEE FINISH SCHEDULE (FOR REFERENCE ONLY - SIGNAGE TO BE REVIEWED AND PERMITTED SEPARATELY)

100' 50' 0' 100'
GRAPHIC SCALE: 1"=100'

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EXHIBIT 7

July 25, 2013
Rick No. 4196
DSR

PARCEL DESCRIPTION RIVERWALK

Situated in the Southeast quarter of the Southeast quarter of Section 11 and the Northeast quarter of the Northeast quarter of Section 14, Township 4 North, Range 1 East of the Gila and Salt River Meridian, being more particularly described as follows;

COMMENCING at a found Aluminum Cap marking the Northeast corner of the Northeast quarter of Section 14, from which the Southeast corner being a found Brass Cap, bears South 00 degrees 02 minutes 08 seconds West, 2654.62 feet;
THENCE South 00 degrees 02 minutes 08 seconds West, along the East line of said Northeast quarter of the Northeast quarter of Section 14, a distance of 1327.31 feet to a point marking the Southeast corner of the Northeast quarter of the Northeast quarter of Section 14;
THENCE South 89 degrees 53 minutes 25 seconds West, along the South line of said Northeast quarter of the Northeast quarter of Section 14, a distance of 1318.13 feet to a point marking the Southwest corner of the Northeast quarter of the Northeast quarter of Section 14;
THENCE North 00 degrees 09 minutes 53 seconds East, along the West line of said Northeast quarter of the Northeast quarter, a distance of 1328.11 feet to a point marking the Northwest corner of the Northeast quarter of the Northeast quarter of Section 14, also marking the Southwest corner of the Southeast quarter of the Southeast quarter of Section 11;
THENCE North 00 degrees 17 minutes 59 seconds East, along the West line of the Southeast quarter of the Southeast quarter of Section 11, a distance of 440.23 feet;
THENCE South 89 degrees 42 minutes 01 seconds East, 340.00 feet;
THENCE North 00 degrees 17 minutes 59 seconds East, 682.57 feet;
THENCE North 89 degrees 58 minutes 14 seconds East, 968.38 feet to a point on the East line of the Southeast quarter of the Southeast quarter of Section 11;
THENCE South 00 degrees 02 minutes 41 seconds East, along the East line of said Southeast quarter of the Southeast quarter of Section 11, a distance of 1119.77 feet to the POINT OF COMMENCEMENT, said point marking the Northeast corner of the Northeast quarter of Section 14, also marking the Southeast corner of the Southeast quarter of Section 11, as shown on Exhibit "A" attached herewith as page 2 of 2. Subject parcel comprising 68.547 Acres, more or less, and subject to all easements of record.

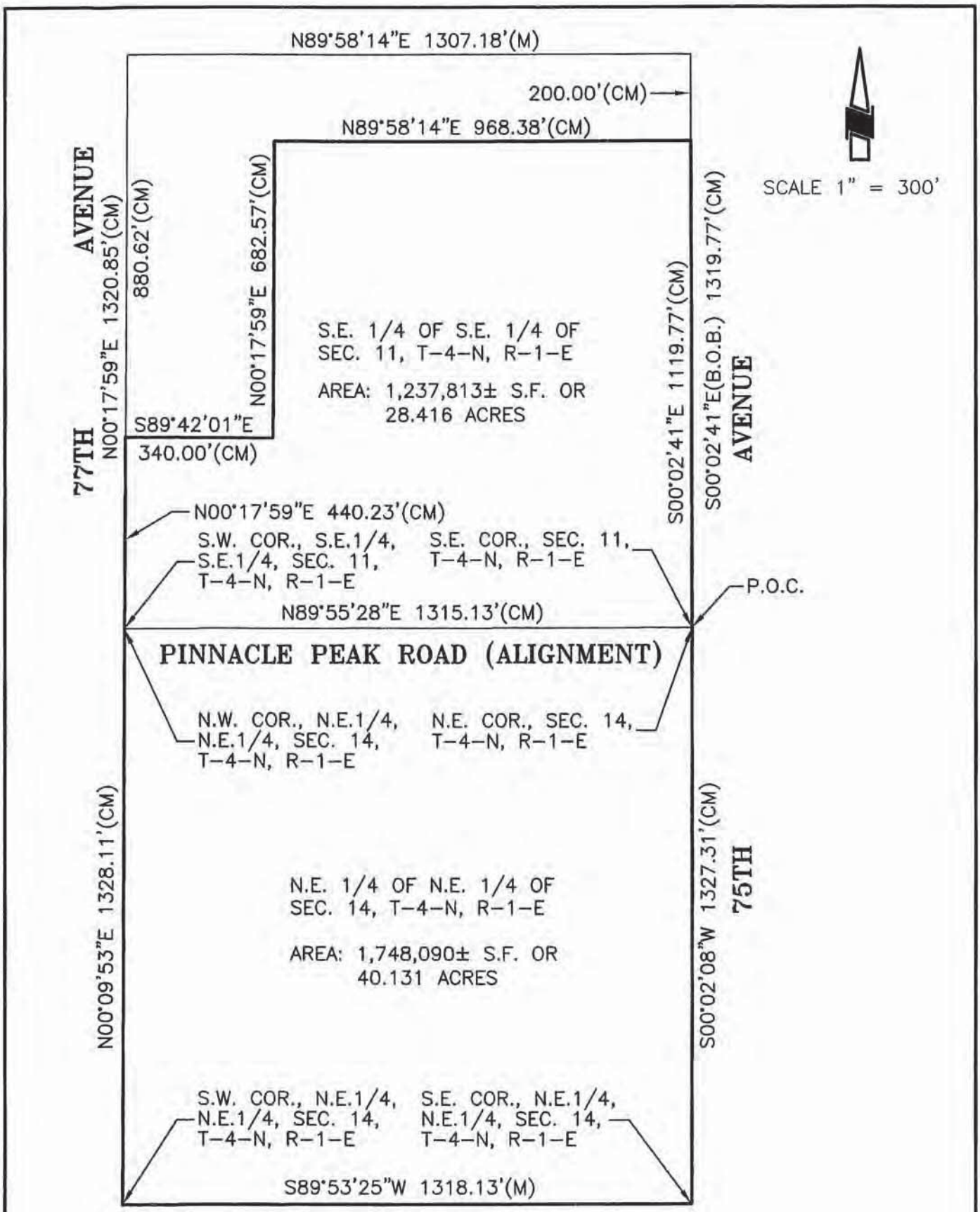

EXHIBIT "A"

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