

WEST POINTE ESTATES

Planned Area Development

Standards and Guidelines Report

Southwest Corner of 71st Avenue and Olive Avenue
Peoria, Arizona

Case #Z13-0011A.2

Revised: January 2019

Z13-0011 Approved 6/17/14

Z13-0011A.1 Approved 5/24/2017 – Modified Lot Width on Specific Lots

Z13-0011A.2 Approved 1/30/18 – Modified Lot Coverage

PLANNING & ZONING

Planned Area Development Approval

P/Z Commission Date: N/A

City Council Approval Date: N/A

Planner: Cody Gleason

Administrative Approval Date: 1/30/19

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1.0 Introduction.

The information contained in this Standards and Guidelines Report shall serve to establish the design standards and guidelines for the future development of West Pointe Estates. The proposed Planned Area Development (PAD) provides for a single family residential and community commercial development that is in accordance with the General Plan for the Property.

2.0 Purpose

2.1 Property. The real property which is the subject of this application is located in Section 36, Township 3 North, Range 1 East of the Gila & Salt River Base & Meridian, Maricopa County, Arizona. The project consists of approximately 39.18 gross acres (36.3 net acres) bounded by 71st Avenue on the east, vacant land to the east, Olive Avenue on the north and Grand Avenue right-of-way on the west & south, as shown on the map included as Attachment "1" ("Property"). The legal description and boundary survey are included as Attachment "2".

2.2 Planning & Development History. At present the Property is zoned C-2, Intermediate Commercial and C-4, General Commercial. The General Plan designation of the Property is for Medium Density Residential (5-8 du /ac) and Community Commercial.

2.3 Proposed PAD Zoning and Plat. So as to accommodate the unique development challenges of the Property, the Applicant is requesting a Planned Area Development (PAD) zoning designation and a Preliminary Plat for the Property. The proposed PAD will provide for the development of 172 residential lots for single family dwellings on 36.61 gross acres (34.49 net acres), with the remaining 2.57 gross acres (1.81 net acres), located at the immediate southwest corner of 71st Avenue & Olive, being retained for its current land use designation of C-2, Intermediate Commercial. The proposed PAD zoning is intended to facilitate the Property being developed in response to current market conditions to provide for a single family land use which are compatible with the existing single family land uses to the north and east and a small scale commercial land use that is compatible and complimentary to the local community.

3.0 Site Conditions

3.1 Existing Conditions. As shown on the aerial photograph attached hereto as Attachment "1", the Property consists of fallow and de-vegetated soil. The Property is not located within a floodplain and will not be required to convey any offsite hydrologic flows through or past the site boundaries, as no offsite flows currently exist.

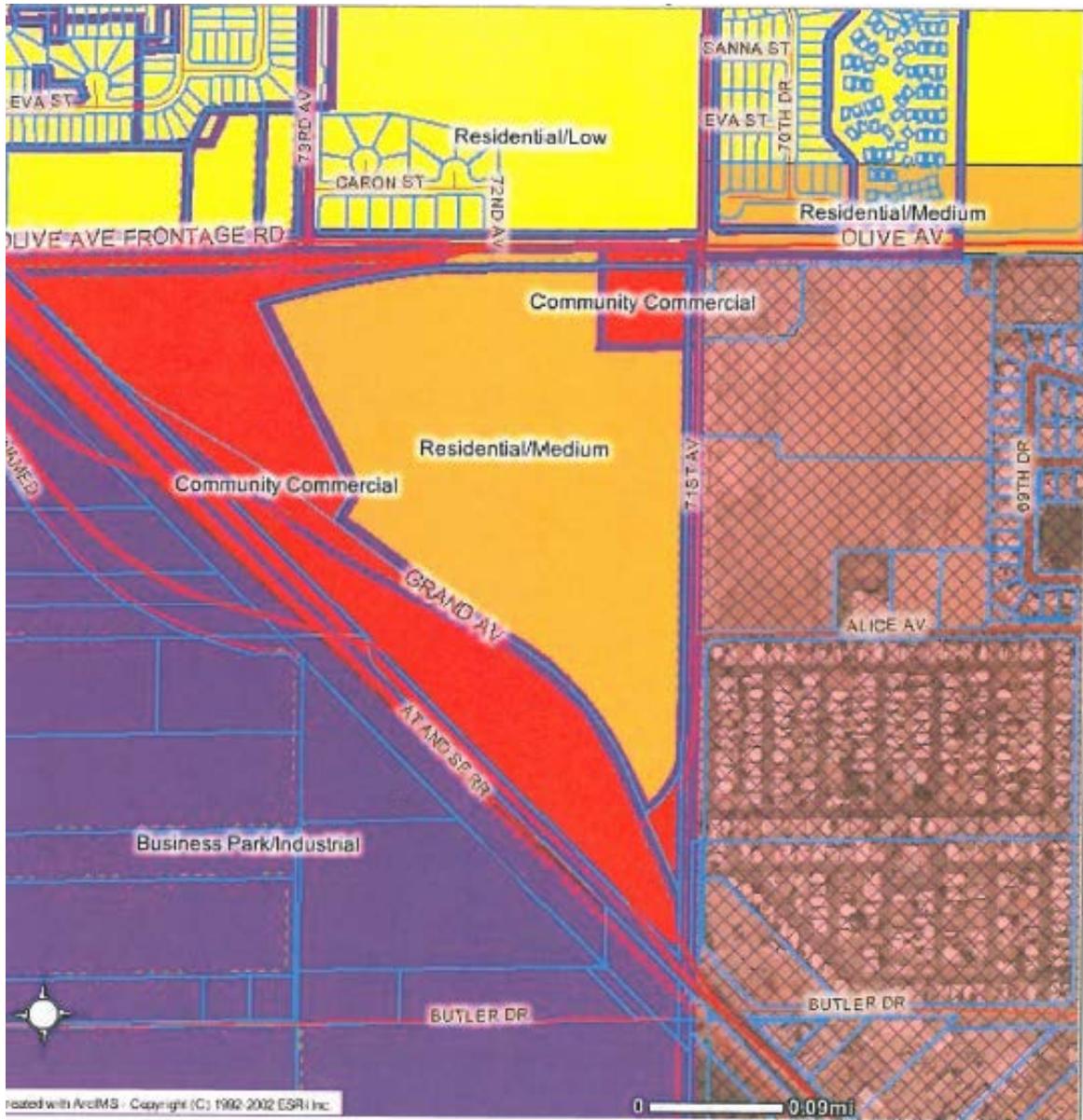
The roadways adjacent to the Property are:

- 71st Avenue - which is presently unpaved, but will be fully developed as part of the first phase of development of the proposed residential project for the southeast corner of 71st & Avenue & Olive in the City of Glendale;
- Olive Ave – which is located in the City of Peoria and is developed as a five lane arterial paved street with vertical curb on both north and south sides;
- Alice Avenue which is a half street paved without curb or gutter on either

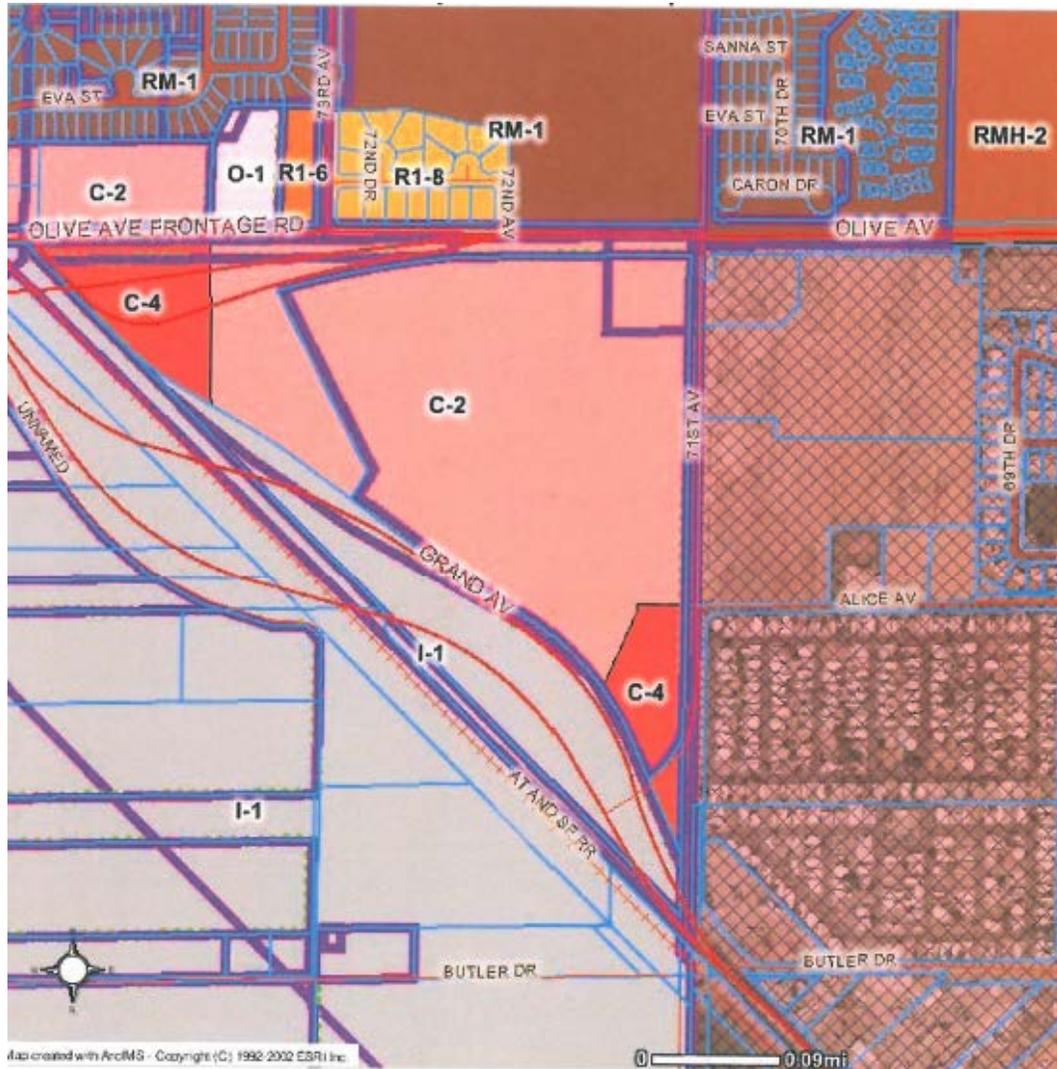
north or south side.

- Grand Avenue which is fully developed 6-lane, separated roadway. There is no access between the Property and Grand Avenue.

3.2 Existing General Plan Designation. The existing General Plan designation for the Property is Medium Density Residential (5-8 du /ac) with a small portion of the northeast quadrant of the larger tract being designated for Community Commercial. The General Plan designations of the Property and the surrounding area shown on the map provide below.



3.3 Existing Zoning. The existing zoning for the Property is C-2 Intermediate Commercial and C-4 General Commercial. The approved zoning of the Property and the surrounding area is shown on the map provided below.



3.4 Flood Designation As noted on the Preliminary Plat, the western portion of the site is located within Flood Zone “AH” with the balance of the Property being located within Flood Zone “X”, as shown on Flood Insurance Rate Map (FIRM) No. 04013C1630H, effective September 30, 2005. The general delineation of the separate Flood Zones is depicted on the Preliminary Grading Plan included in Attachment “4”.

3.5 Location. West Pointe Estates is located in close proximity to major thoroughfares which supports the long-term sustainability of this development. The availability of essential utilities in the area has also added to the feasibility of developing the commercial and residential parcels within the Property. Proximity to a community college, numerous retail developments, and other aged residential developments nearby are all additional indicators of the need and opportunity to provide a great community which meets the needs of Peoria residents.

3.6 Accessibility. West Pointe Estates is situated just northeast of Grand Avenue, a major northwest/southeast thoroughfare, and is bordered on the north by Olive Avenue, another major thoroughfare. The development can also be accessed from Alice Avenue on the south via 67th Avenue to the east.

4.0 Relationship to Surrounding Properties

4.1 Surrounding Conditions. An aerial photo of the Property and surrounding area is provide as Attachment “3” and the following descriptions include the zoning and General Plan designations for land adjacent to and surrounding Property:

NORTH of Olive Avenue is the City of Peoria. There is an existing single-family subdivision called "Olive Park", zoned R1-8, a condominium called "Olive Square", zoned RM-1, Sunnyslope Park, and the Peoria Mobile Estates, zoned RM-1. The General Plan designations are Residential/Low and Residential/Medium.

EAST of the Property there is vacant land under the jurisdiction of the City of Glendale which has been approved for PAD zoning to accommodate commercial, multi-family, and single family land uses.

SOUTH of the Property is the right-of-way of Grande Avenue and to the southeast of Alice Avenue there is an existing single-family subdivision under the jurisdiction of the City of Glendale, called "Paradise Groves". Its existing zoning is Glendale R-4.

WEST of the Property is the right-of-way of Grand Avenue and further to the west is undeveloped land zoned I-1 in the City of Peoria.

5.0 General Description of West Pointe Estates.

The vision for the development is to create a community that is attractive to homeowners by offering nearby neighborhood retail conveniences in a setting proximate to desirable transportation corridors. The proposed plan of development for West Points Estates provides for 172 single family residential lots with each being generally 45 x 110 feet in area. Based upon the development of 36.61 gross acres (34.49 net acres) of the larger tract for this land use, the proposed development will provide for a density of 4.74 dwelling units per net acre. Additionally, the residential component of this PAD includes 5.52 net acres of useable open space which equates of 14.08% useable open space for the residential development.

The residential lots are intended to accommodate single-family, two-story, detached homes with side yards. The community will not be gated and pedestrian and vehicular access will be provided from Olive Avenue and 71st Avenue, as more clearly depicted on the Site Plan, attached hereto as Attachment “4”. The proposed housing product will provide private side and rear yards as well as adequate front and rear building setbacks to ensure an aesthetically pleasing street and yard scape. However, because the Applicant has not secured a final builder for the single family development at this time, greater detail regarding the final design of the single family buildings will need to occur separately, and will be subject to the City's design review process.

The commercial portion of the Property is approximately 2.57 gross acres (1.81 net acres) and is planned to serve the residents of West Pointe Estates, the existing residents neighboring the development, as well as commuters frequently traveling along Olive Avenue. The architectural and design theme of the commercial parcel will be generally consistent with the single family parcel. However, because the Applicant has not secured a user(s) for the commercial parcel at this time, greater detail regarding the design of the commercial building will need to occur separately, and will be subject to the City's design review process.

6.0 Compliance with P.A.D. Zoning. As discussed herein, the Applicant is requesting Planned Area Development (“PAD”) zoning for the property, pursuant to Article 14-33 of the Peoria Zoning Ordinance. The intent of PAD zoning, as stated in the ordinance, includes the following goals:

- To enhance the City’s development growth in order that the public health, safety, and general welfare be enhanced as Peoria increasingly urbanizes;
- To encourage innovations in residential, commercial and industrial development so that greater opportunities for better housing, recreation, shopping, and employment may extend to all citizens and residents of Peoria;
- To reflect changes in the technology of land development;
- To encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic, and desirable development which may be characterized by special features of geography, topography, size, or shape of a particular property; and
- To provide a compatible and stable developed environment in harmony with that of the surrounding area.

The proposed development includes both single family residential and commercial uses in support of the aforementioned goals. As noted in the various development, engineering and other related reports included as part of this submittal, the Property has unique challenges for development, including the natural grade of the Property, the lack of adequate public utilities in close proximity, and the limitations associated with the location of the Property to Grand Avenue. The proposed development plan provides for 172 single family homes and a small commercial parcel designed to overcome these development challenges and provide a quality, sustainable living environment to accommodate the growing residential needs of the City, as well as providing limited commercial land uses in support of the community. The proposed development is designed to provide a quality and sustainable housing product with sufficient open space and amenities to afford the residents a vibrant live and play environment, in close proximity to transportation corridors.

While there has been in recent years a variety of housing product designs which have been put forth in the metro area, including attached and detached products from other geographic areas of the country, many of these developments have failed as they are simple not desirable relative to larger housing market in the metropolitan area. The proposed housing for West Pointe Estates is of a nature that has proven sustainability in the market. The residential lots are of a size that provides

ample space for young growing families as well as more established family units. The proposed plan and residential concept encourages the development of stable, sustainable homeownership in the community in support of the PAD goal to provide greater opportunities for better housing to all citizens and residents of Peoria.

Additionally, West Pointe Estates provides for a residential density compatible with the current General Plan for the Property while providing nearly 50% increase in usable open space. This extensive open space provides for not only aesthetic quality within the development, but also affords connectivity through the larger development to the community areas. The community areas include playgrounds, shaded recreation/gathering areas and large turf areas. The design of the West Pointe Estates locates the community areas along the western boundary of the larger tract to provide additional buffer from Grand Avenue, but also provides connectivity through a lighted pathway between the distinct community areas for the use and enjoyment of the residents. The location and design of these community areas afford special features in support of a quality living environment, as well as provide a creative use of the land to buffer the residences from Grand Avenue.

Finally, the proposed design of the residential and commercial development will blend well with the existing developments surrounding the Property. The existing developments to the south are residential in character and the proposed development east of the Property is for single family homes, including the construction of 71st Avenue. The installation of this new roadway will provide increased ease of access for the residents of West Pointe Estates, as well as those residents to the south and east. The new roadway will provide connectivity within the community and alleviates the separation that now exists, which inhibits a cohesive community. Additionally, the limit character of the commercial development will afford commercial activities that are compatible and support to the adjoining residential areas without any adverse impacts.

Based upon the foregoing, the requested PAD zoning for the Property supports the goals and intent of the Peoria PAD zoning ordinance and allows for the development of a quality, sustainable residential development with limited commercial uses in support of the needs of the community.

7.0 Development Standards & Guidelines

7.1 Developments Standards. The following development standards and requirements shall be maintained or exceeded without deviation for the residential and commercial components of West Pointe Estates:

		Development Standards							
	Minimum Lot area	Minimum Width	Minimum Depth	Minimum Building Setbacks				Structure Height	% Lot Coverage
				Front	Rear	Side	Street Side		
Single Family	4,780	45'	110' ⁽²⁾	20'	15'	5' ⁽¹⁾	10'	30'	50%
Commercial	n/a	n/a	n/a	20'	25'	25'	20'	35'	n/a

(1) The 5 foot side setback is in addition to an 8 foot PUE provided along all streets within the development

(2) Lots 7, 19, 26, 51, 54, 65, 97, 161, & 162 have a minimum depth of 105'

7.1.1 Open Space. The open space proposed for West Pointe Estates is a significant component of what helps make a successful, sought out and attractive community. As depicted on the Site Plan, 14.08% of the total residential land area is allocated as useable open space for landscaping, retention, and community space, which will provide areas for private parks, dedicated recreation areas and retention basins. These areas are depicted on the attached Preliminary Plat included as Attachment “4” and the Landscape Plans included as Attachment “4”.

7.1.2 Amenities. As illustrated on the Landscape Plans, included as Attachment “4”, there are a number of amenities within West Pointe Estates, such as street-side landscape buffers, private recreation areas, a community playground, shaded seating areas, and significant open space. These amenities are meant to enhance the sense of place and livability of West Pointe Estates by providing a completely sustainable community that is integrated into the surrounding environment and overall region as a whole.

7.1.3 Signage. All signage within West Pointe Estates shall comply with Article 14-34 of the City of Peoria Zoning Ordinance, shall be subject to final design review approval, and shall be approved under a separate permit.

7.1.4 Lighting. The lighting scheme for West Pointe Estates shall comply with all provisions of Chapters 20-60 through 20-67 of the City of Peoria's Code and be subject to final design review. Any identification signs for West Point Estates may be externally illuminated in accordance with the Zoning Ordinance. Street lights shall be installed along all public streets in accordance with plans and specifications approved by the City of Peoria. Low level lighting shall be provided in recreation areas, community playgrounds, community seating areas and elsewhere within the development where people may congregate. All lighting provided within West Pointe Estates shall be in compliance with the requirements of the Dark Sky Ordinance.

7.1.5 Parking. Parking space dimensions will be a minimum nine & one-half feet (9.5) wide by twenty feet (20) long and all drive aisles shall be designed in accordance with City of Peoria Code. The minimum allocation of parking spaces provided at West Pointe Estates shall be as follows:

Single Family Residential	2 garage spaces per residence Street/Guest Parking – 1 space per 2 DU
Commercial	1 space per 250 s.f. of building area or as otherwise required by the City of Peoria Zoning Code

Within the single family portion of the development, each residence will contain a standard-size two (2) car garage. Additionally, temporary guest parking will be available on the street at a minimum ratio of one guest space per every two dwelling units.

All parking designs and configurations, including loading and delivery areas within West Pointe Estates, shall comply with City of Peoria Zoning Ordinance.

7.1.6 Structure Theming. The overall theme for West Pointe Estates will be determined by the final builder of the residential development and user(s) for the commercial component of the development, but in all instances the theme shall generally consist of muted earth tones and complemented by a thoughtful use of accent stone and decorative wrought iron. Greater detail regarding the final design of the separate residential and commercial developments will need to occur once a final builder has been secured for the separate developments, all of which being subject to the City's design review process. However, all portions of the development shall be developed in accordance with the provision of the City of Peoria Design Review Manual and include, at a minimum, the following:

- a. 4-sided architecture;
- b. Inclusion of similar architectural design and accent elements on all buildings;
- c. Limiting the extent of single-plane elevations on buildings;
- d. Avoiding solid-mass building design;
- e. Incorporating a diversity of colors, materials and accent elements on all buildings;
- f. All structures shall incorporate CPTED crime deterrent principals;
- g. Perimeter walls consisting for decorative block and other accent designs;
- h. Provide for architectural variation between contiguous buildings;
- i. Avoid the use of highly reflective materials and surfaces on all buildings;
- j. Inclusion of pedestrian amenities and public spaces;
- k. Trash facilities on commercial developments shall be oriented away from arterial streets and/or fully screened from view;
- l. Provide for façade articulation in commercial buildings; and
- m. Provide for variable heights in roof planes

7.1.7 Landscape Theming. In an effort to promote water conservation practices in the desert environment, the "front yards" within the single family parcel will consist of Xeriscape landscaping. To further promote water conservancy, the plant palette for the entire project will consist of water conscious species of trees, shrubs, and groundcover that will provide a variety of size, color, and texture throughout the community.

The landscaping will also provide functional purposes such as architectural screening and shade. All landscape areas, excluding turf, will have a decorative decomposed granite cover measuring ¾-inch minus and shall be 2" deep. All landscape will be watered with a fully automatic irrigation system consisting of spray heads and/or rotor sprinklers for the lawn areas and drip emitters for the trees, shrubs, and ground cover.

7.1.8 Walls and Fencing. As a design aspect that is seen throughout the community, the walls and fences will be designed to enhance the overall visual aesthetics of the development by making use of materials and a color palette appropriate to the theming and environment. An example of the walls and fencing proposed throughout West Pointe Estates are illustrated on the Landscape Plan included as Attachment "5".

The perimeter theme wall will be installed along the exterior boundaries of the project, excluding those portions of the Property where existing masonry walls are present.

The perimeter theme wall will be comprised of 6" CMU integral color block with a split-face CMU integral color block design pattern integrated into the wall. The wall between the single family parcel and commercial parcel will be comprised of an eight foot (8') high, eight inch (8") thick decorative block wall along the southern and western boundaries of the commercial parcel.

In addition, the Project will be required to provide a noise buffering sound wall along the boundary with Grand Avenue and the Olive Avenue ramp. The final design and construction details for this noise wall shall be based upon a noise study to be completed by the project developer concurrent with the preparation of construction documents. The noise wall study and the design of the noise shall be subject to review and approval by the City of Peoria.

7.1.9 Architecture. The detailed architectural style will be determined by the residential builder and commercial user(s) at the time of and during the design review process for the single family homes. Once those standards have been established, the basic guidelines will be carried throughout the commercial portion of the development to ensure a common vision and complimentary design. The actual elevations, color palette and materials to be used will be subject to the City of Peoria final product design as established in the design review process.

7.1.10 Covenants, Conditions & Restrictions (CC&R's). The Applicant will establish covenants, conditions and restrictions ("CC&R's") for West Pointe Estates to set forth the rules and regulations which will govern single family homeowners' rights and responsibilities as they pertain to their real property, as well as limitations and restrictions upon the commercial component of the development. These CC&R's will list items that are allowed within the community as well as any restrictions and/or prohibitions as related to a homeowner's lot, dwelling unit, or amenities within the common areas.

7.1.11 Homeowners Association. A Homeowners Association will be formed, pursuant to the CC&R's and given the responsibility of maintaining open spaces under its control and enforcing the CC&R's of the community. The Homeowners' Association will be funded by dues from each homeowner within West Pointe Estates.

7.1.12 List of Permitted Uses. Subject to compliance with all the standards and requirements herein provided and further in compliance with the requirements of the City of Peoria Design Review Manuel, the following uses shall be permitted upon the Property:

7.1.12.1 RESIDENTIAL USES

7.1.12.1.1 Permitted Principal Uses:

- a. One detached single-family dwelling per lot
- b. Publicly-owned and operated parks and recreation areas and centers.

- c. 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) of the Peoria Zoning Ordinance.
- d. 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.
- e. Churches, synagogues, temples, chapels, or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer.
- f. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited.

7.1.12.1.2 Permitted Conditional Uses. 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 the applicable provisions of the City of Peoria Zoning Ordinance.

- a. 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.
- b. Non-commercial recreational uses, provided that all direct vehicular access is from an arterial or collector street.
- c. Day Care Group Homes with five (5) or more children, in accordance with all applicable provisions of City of Peoria Zoning Ordinance.
- d. Group Care Facility or Community Residential Setting Facility in accordance with all applicable provisions of the City of Peoria Zoning Ordinance.
- e. Preschool centers or day care centers in accordance with State Department of Health Care Services regulations and all applicable provision of the City of Peoria Zoning Ordinance and Code.

7.1.12.1.3 Permitted Accessory Uses

- a. Any accessory use customarily incidental to a permitted principal

use.

- b. Off-street parking serving a permitted principal use, in accordance with all applicable provision of the City of Peoria Zoning Ordinance.
- c. Private garage or carport for storage or parking of vehicles.
- d. 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.
- e. Storage or parking of recreational vehicles and utility trailers, in accordance with all provision of the City of Peoria Zoning Ordinance and Code.
- f. Guest house or servant's quarters in accordance with all provision of the City of Peoria Zoning Ordinance and Code.
- g. Home occupation, in accordance with in accordance with all provision of the City of Peoria Zoning Ordinance and Code.
- h. Day care for four (4) or less children

7.1.12.2 COMMERCIAL USES. All those principally permitted uses, conditionally permitted uses, and accessory uses as are allowed under the provisions of the Article 14-9 of the City of Peoria Zoning Ordinance, as amended from time to time, and subject to all restrictions and limitations related thereto, for zoning districts known as Convenience Commercial (C-1) and Intermediate Commercial (C-2).

In addition all the foregoing standards and requirements, all portions of West Pointe Estates shall be developed in accordance with the City of Peoria's Design Review Manuel.

7.1.13 Grading/Drainage/Retention. The drainage and retention design are provided in the Preliminary Drainage Report for West Pointe Estates, dated October 9, 2013 included as part of this submittal. As detailed in the Preliminary Drainage Report, the Project shall provide for on-site retention of the 100-year, 2-hour storm event. The location and design of the various retention basins are depicted on the included plans.

8.0 Timing of Development/Project Phasing. The Applicant intends to begin the final engineering of the development expeditiously should the PAD Zoning and Preliminary Plat be approved. Timing for construction of the development will be based on numerous factors, such as market demand and absorption levels, as well as the ability of Applicant to find a suitable builder/developer for the parcels. As noted on the Preliminary Plat, included as Attachment "4" the Applicant intends that the residential component of the project be built as Phase I and the commercial component will be constructed as Phase II. However, it is not the intent of this Report to limit or mandate the completion of the residential phase prior to or as a condition of the

commencement of the commercial phase.

9.0 Public Utilities & Services

9.1 Water. There is an existing 12" water line in Olive Avenue, along the northern boundary of the Property. Additionally, concurrent with the development and installation of 71st Avenue, a new 8-inch public water line will be installed in 71st Avenue from Olive Avenue to Alice Avenue. The water lines for the single family property will be looped with tie-ins on Olive Avenue and 71st Avenue. A more detailed discussion of the water service design is provided a separate Water Report for West Pointe Estates, which has been submitted concurrently with this Report. The preliminary Water Plans are depicted on the Preliminary Plat included as Attachment "3".

9.2 Sewer. To provide sanitary sewer to the project site, a sewer extension is proposed from the project site westward under Grand Avenue and the railroad right-of-way to its ultimate connection point in 75th Avenue. Based upon the location of the proposed sewer line, approvals from both ADOT and BNSF railroad will be required. At the present time, the Applicants engineer is engaged in discussions with both parties regarding the preliminary design and construction limitations related to the sewer. A more detailed discussion of the sewer design is provided a separate Wastewater Study for West Pointe Estates, which has been submitted concurrently with this Report. The preliminary Sewer Plans are included as Attachment "4".

9.3 Solid Waste. Solid waste removal service will be secured prior to final plat and is anticipated to be provide by the City of Peoria. The location of all refuse receptacles will be in conformance with the requirements of the City.

9.4 Electrical Service. Electric service will be provided by Salt River Project (SRP).

9.5 Natural Gas. Natural gas service will be provided by Southwest Gas.

9.6 Telephone. Telephone service will be provided by Century Link.

9.7 Law Enforcement. Law enforcement will be provided by City of Peoria Police Department.

9.8 Fire Protection. Fire Protection will be provided by City of Peoria.

9.9 Cable. Cable television and internet services will be provide by Cox.

10.0 Maintenance of Streets and Common Areas

10.1 Public Streets. All street improvements proposed as part of this development will be dedicated as public streets and will be designed and constructed in accordance with City of Peoria requirements. As designed, the streets within the single family development provide for a 50 foot right-of-way, as shown on the Site Plan. Public right-of-way will also be dedicated along Olive Avenue, as needed, and 71st Avenue. Improvements will be made to these streets in conformance with City of Peoria and the City of Glendale requirements, the designs provided for in the approved Traffic Impact Analysis and shall include any required modifications to the traffic signal at the intersection of 71st Avenue & Olive Avenue. Once these improvements have been accepted by the City, the City will be responsible for maintenance of the dedicated rights-of-way.

Typical Street Sections are provide on the Preliminary Plat, included as Attachment “4”.

10.2 71st Avenue Construction. The design and engineering plans, as well as a Traffic Impact Analysis for 71st Avenue, have been submitted to the City of Glendale for review and comment. These improvements include the relocation and construction of the existing SRP irrigation facilities, installation of new pavement for 71st Avenue from Olive Avenue to Alice Avenue and then continuing southward to Grand Avenue, and the installation of a new traffic signal at the intersection of 71st Avenue and Olive Avenue. All improvements to Olive Avenue will be coordinated and approved by the City of Peoria and improvements to 71st Avenue and Alice Avenue will coordinated and approved by the City of Glendale. These infrastructure improvements will provide significant benefit to the Property, the adjoining developments, and the nearby community. In the event 71st Avenue has not been completed prior to commencement of construction of West Point Estates, the developer of West Pointe Estates shall complete the construction of 71st Avenue concurrent with the development of the Property.

10.3 Common Areas. Common areas within the development will be comprised of open space, community recreation areas, and landscape tracts. All of these areas within the single family parcel will be owned and maintained by a Homeowners' Association and within the commercial parcel by the commercial property owner(s).

11.0 Conclusion.

The Applicant’s proposed PAD Zoning and Preliminary Plat will create a community that is attractive to homebuyers while offering a desirable quality of life and sustainable community. The Applicant believes this development will be a welcome addition to the neighboring community and the City of Peoria at large.

ATTACHMENT "I"

Location Map



ATTACHMENT "2"

LEGAL DESCRIPTION

That part of the Northwest quarter of Section 36, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point 33 feet South and 287 feet East of the Northwest corner of Section 36, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

THENCE East parallel to the North line of said Section, a distance of 3013 feet to a point;

THENCE South a distance of 1287 feet to a point;

THENCE West a distance of 660 feet to a point;

THENCE South a distance of 1136 feet to a point;

THENCE Northwesterly along the Northwesterly or Northerly boundary line of the right of way of Grand Avenue, a distance of 3377 feet to the POINT OF BEGINNING;

EXCEPT the East 660 feet of the North 1287 feet; and

EXCEPT the North 7 feet; and

EXCEPT that part lying Southwesterly of the following described line:

COMMENCING at the center quarter corner of said Section 36;

THENCE North 1 degree 10 minutes 36 seconds West along the North-South midsection line thereof, a distance of 154.48 feet;

THENCE from a Local Tangent Bearing of North 41 degrees 39 minutes 36 seconds West along the arc of a curve to the right having a radius of 2291.83 feet, a distance of 223.84 feet;

THENCE North 53 degrees 56 minutes 09 seconds East 117.96 feet to the Point of Beginning on the existing West right of way line of 71st Avenue;

THENCE North 23 degrees 55 minutes 05 seconds West 511.45 feet;

THENCE from a Local Tangent Bearing of North 28 degrees 21 minutes 38 seconds West along the arc of a curve to the left having a radius of 1096.74 feet, a distance of 516.40 feet;

THENCE North 60 degrees 20 minutes 53 seconds West 282.04 feet;

THENCE North 59 degrees 51 minutes 42 seconds West 461.39 feet;

THENCE North 53 degrees 54 minutes 03 seconds West 293.07 feet;

THENCE along the arc of a curve to the left having a radius of 1180.82 feet, a distance of 123.67 feet;

THENCE North 59 degrees 54 minutes 03 seconds West 394.79 feet;

THENCE along the arc of a curve to the right having a radius of 1110.92 feet, a distance of 268.60 feet;

THENCE North 46 degrees 02 minutes 51 seconds West 499.95 feet to the POINT OF ENDING on the

existing South right of way line of Olive Avenue; and

EXCEPT that portion condemned in Final Order of Condemnation by the State of Arizona recorded March 5, 2004 in Document No. 2004-0228034.

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NW 1/4, SECTION 36, T.3N., R.1E. OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

Close Engineering, Inc.
ENGINEERS & SURVEYORS
1412 E. Camelback Rd., Phoenix, Arizona 85016
Tel: 928-262-4222 Fax: 928-262-4210

ALTA/ACSM LAND TITLE SURVEY
SW CORNER 71ST & OLIVE AVENUES

1 of 1
Date: 11-11-12
Per: BJB
Job No.: 121007



NORTHERN AVENUE
SEC 36, T 3 N, R 1 E
VICINITY MAP
N.T.S.

- ### SCHEDULE "B" EXCEPTIONS
- 1. ROADWAY AS SHOWN IN BOOK 13 OF MAPS, PAGE 14, M.C.R. (PLOTTED)
 - 2. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 3. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 4. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 5. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 6. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 7. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
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 - 9. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 10. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 11. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 12. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 13. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 14. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 15. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 16. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 17. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 18. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 19. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)
 - 20. EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES (PLOTTED)

NOTES

- 1) THIS SURVEY WAS PREPARED BASED ON INFORMATION CONTAINED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY CLARK TITLE COMPANY OF ARIZONA, ORDER NO. 10-2008A, DATED OCTOBER 24, 2012.
- 2) THE SURVEY IS BASED ON THE SURVEY MADE BY THE SURVEYOR AND THE SURVEYOR'S FIELD NOTES AND PLANS, AND THE SURVEYOR'S FIELD NOTES AND PLANS ARE THE BASIS OF THIS SURVEY. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE ADJACENT PROPERTIES.
- 3) THE SURVEY IS BASED ON THE SURVEY MADE BY THE SURVEYOR AND THE SURVEYOR'S FIELD NOTES AND PLANS, AND THE SURVEYOR'S FIELD NOTES AND PLANS ARE THE BASIS OF THIS SURVEY. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE ADJACENT PROPERTIES.
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- 20) THE SURVEY IS BASED ON THE SURVEY MADE BY THE SURVEYOR AND THE SURVEYOR'S FIELD NOTES AND PLANS, AND THE SURVEYOR'S FIELD NOTES AND PLANS ARE THE BASIS OF THIS SURVEY. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE ADJACENT PROPERTIES.

CERTIFICATION

I, THE SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA. I HAVE READ THE SURVEY AND THE PLANS AND I AM Satisfied THAT THE SURVEY IS CORRECT AND ACCURATE AND THAT THE PLANS CORRECTLY REPRESENT THE SURVEY. I HAVE ALSO READ THE RECORDS OF THE COUNTY CLERK OF MARICOPA COUNTY, ARIZONA, AND I HAVE FOUND THAT THE SURVEY IS CORRECT AND ACCURATE AND THAT THE PLANS CORRECTLY REPRESENT THE SURVEY.

ROBERT J. BLAKE
REGISTERED LAND SURVEYOR NO. 42075
DATE OF PLAT OF MAP: NOVEMBER 16, 2012

DESCRIPTION

THE SURVEY IS A PORTION OF THE NW 1/4, SECTION 36, T.3N., R.1E. OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA. THE SURVEY IS BASED ON THE SURVEY MADE BY THE SURVEYOR AND THE SURVEYOR'S FIELD NOTES AND PLANS, AND THE SURVEYOR'S FIELD NOTES AND PLANS ARE THE BASIS OF THIS SURVEY. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE ADJACENT PROPERTIES.

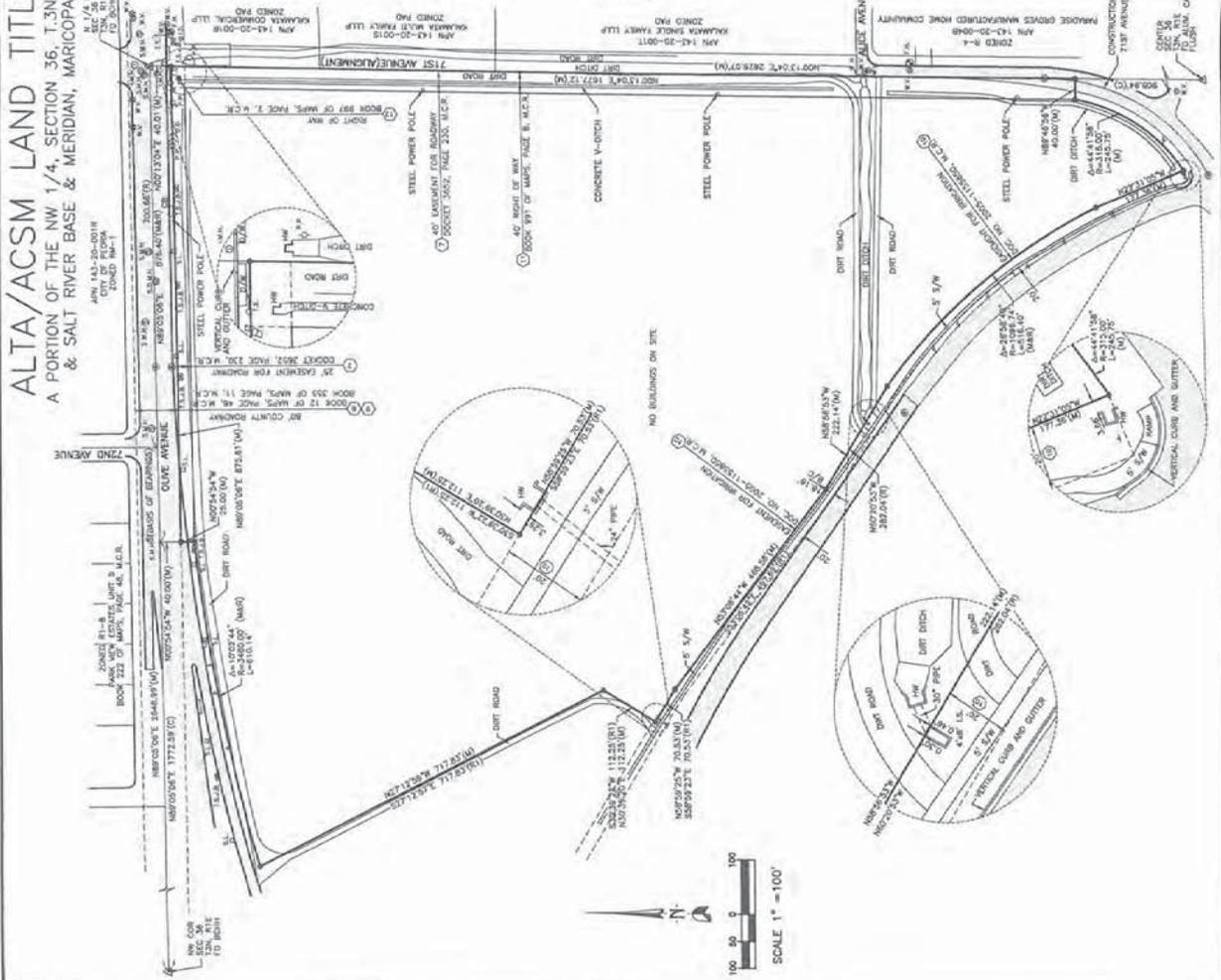
EXCEPT THE EAST 600 FEET OF THE NORTH 1287 FEET; AND EXCEPT THE NORTH 7 FEET; AND EXCEPT THAT PORTION COMPREHENDED IN FINAL ORDER OF CONDEMNATION BY THE STATE OF ARIZONA RECORDED MARCH 5, 2004 IN DOCUMENT NO. 2004-02200A.

REFERENCE DOCUMENTS

- R1 FINAL ORDER OF CONDEMNATION DOC. NO. 2004-02200A, M.C.R.
- R2 WARRANTY DEED DOC. NO. 2004-02200A, M.C.R.
- R3 WARRANTY DEED DOC. NO. 2004-02200A, M.C.R.

LEGEND

- 1. SCHEDULE "B" ITEM
- 2. STREET LIGHT
- 3. DOWN DUT STRUCTURE
- 4. CATCH BASIN
- 5. METER MANHOLE
- 6. FIRE HYDRANT
- 7. FIRE HYDRANT CONNECTION BOX
- 8. SINKER MANHOLE
- 9. BRASS CAP
- 10. BRASS CAP
- 11. BRASS CAP
- 12. BRASS CAP
- 13. BRASS CAP
- 14. BRASS CAP
- 15. BRASS CAP
- 16. BRASS CAP
- 17. BRASS CAP
- 18. BRASS CAP
- 19. BRASS CAP
- 20. BRASS CAP



SCALE 1" = 100'
NO BUILDINGS ON SITE.

ATTACHMENT "3"
Surrounding Conditions



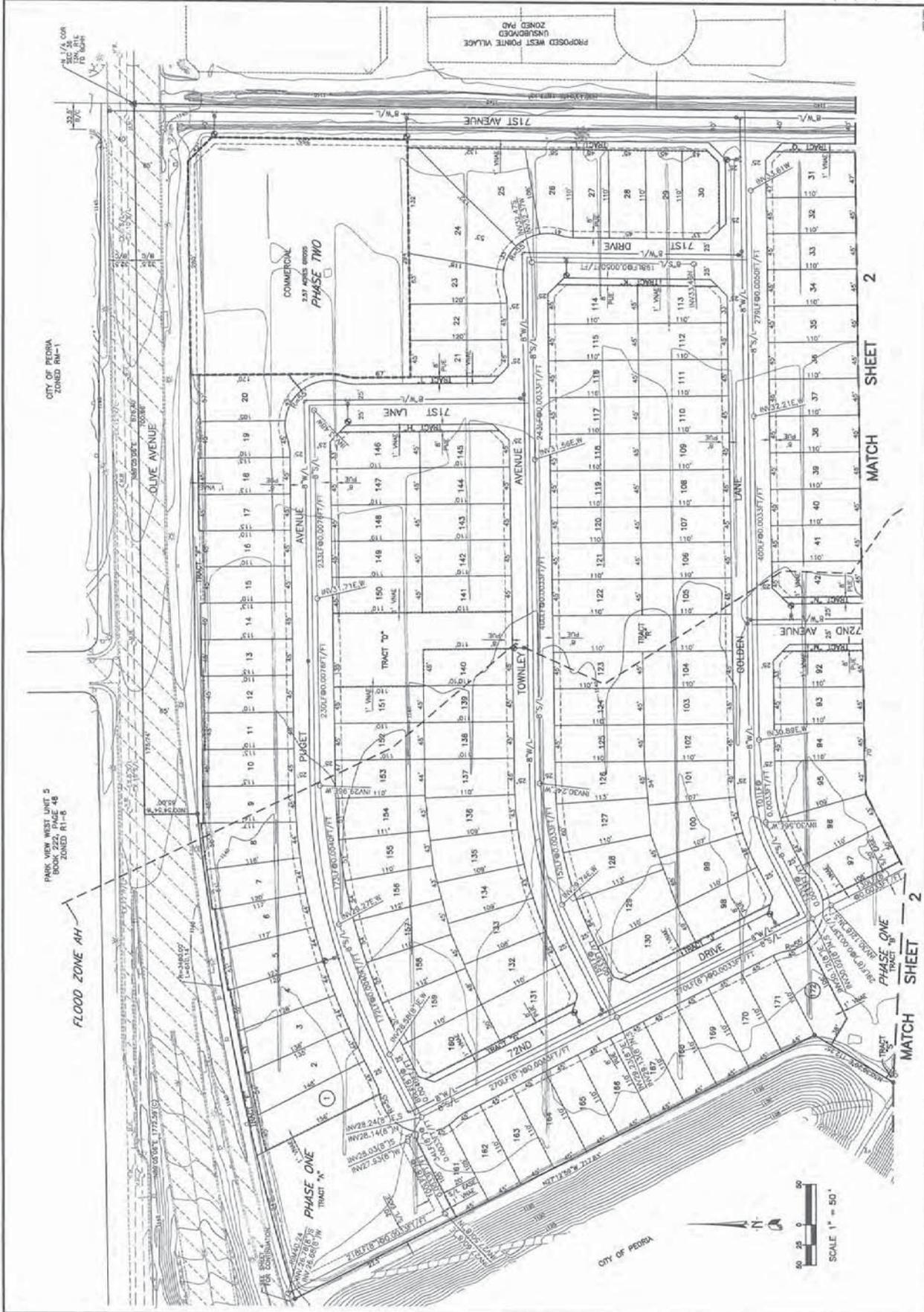
ATTACHMENT "4"

Proposed Site Plan

PRELIMINARY PLAT
 WEST POINTE ESTATES
 71ST AVENUE & OLIVE AVENUE

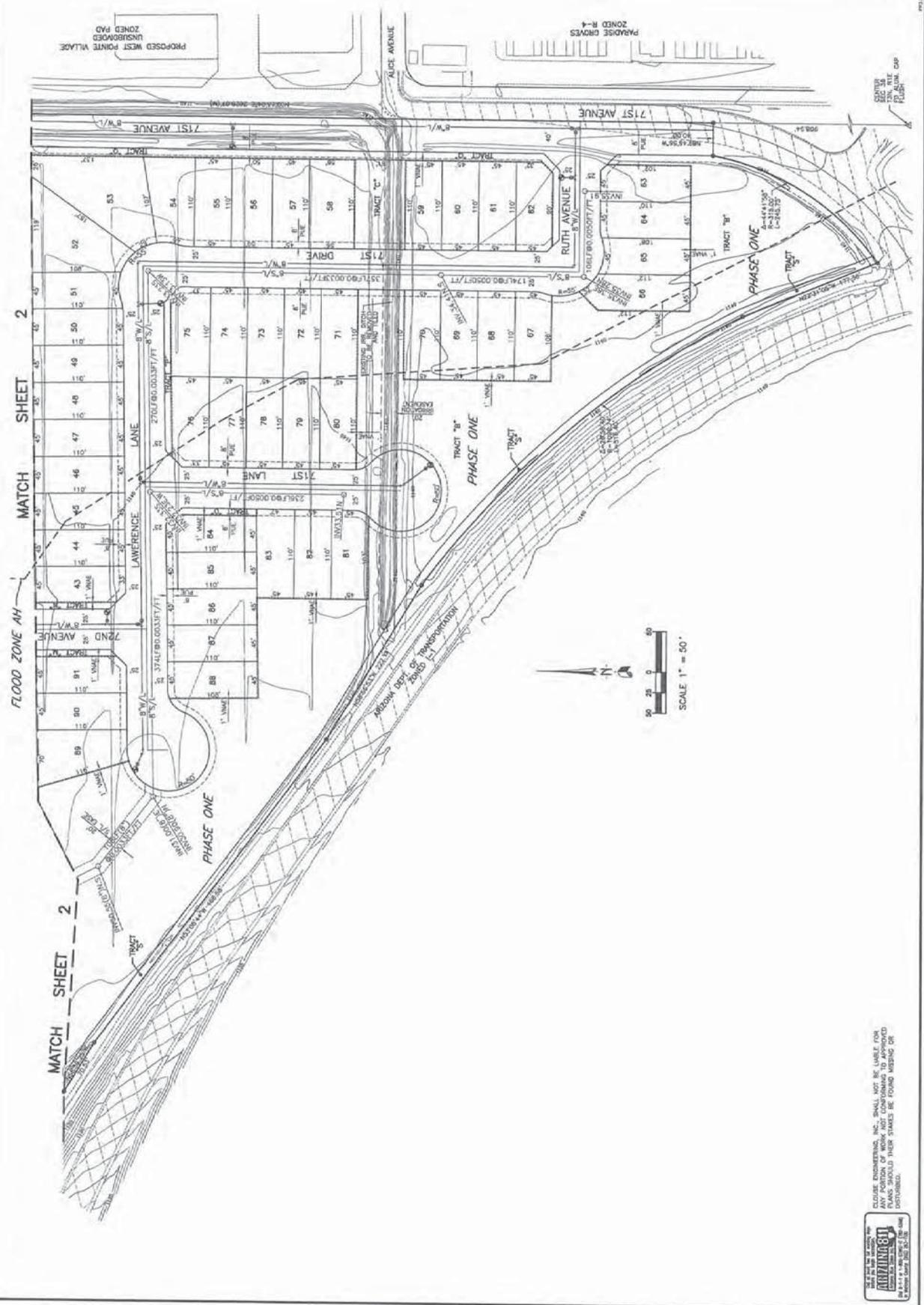
Revised
 10-09-13
 15-14

DWM
 B-1-13
 A-1-MULT
 121007



PRELIMINARY PLAN
WEST POINTE ESTATES
 71ST AVENUE & OLIVE AVENUE

Project No. 10-09-13
 Date 2-13-14
 Job No. 121007
 Scale 1"=50'
 Sheet 3 of 4



PRELIMINARY PLAT

 WEST POINTE ESTATES

 71ST AVENUE & OLIVE AVENUE

PC829A

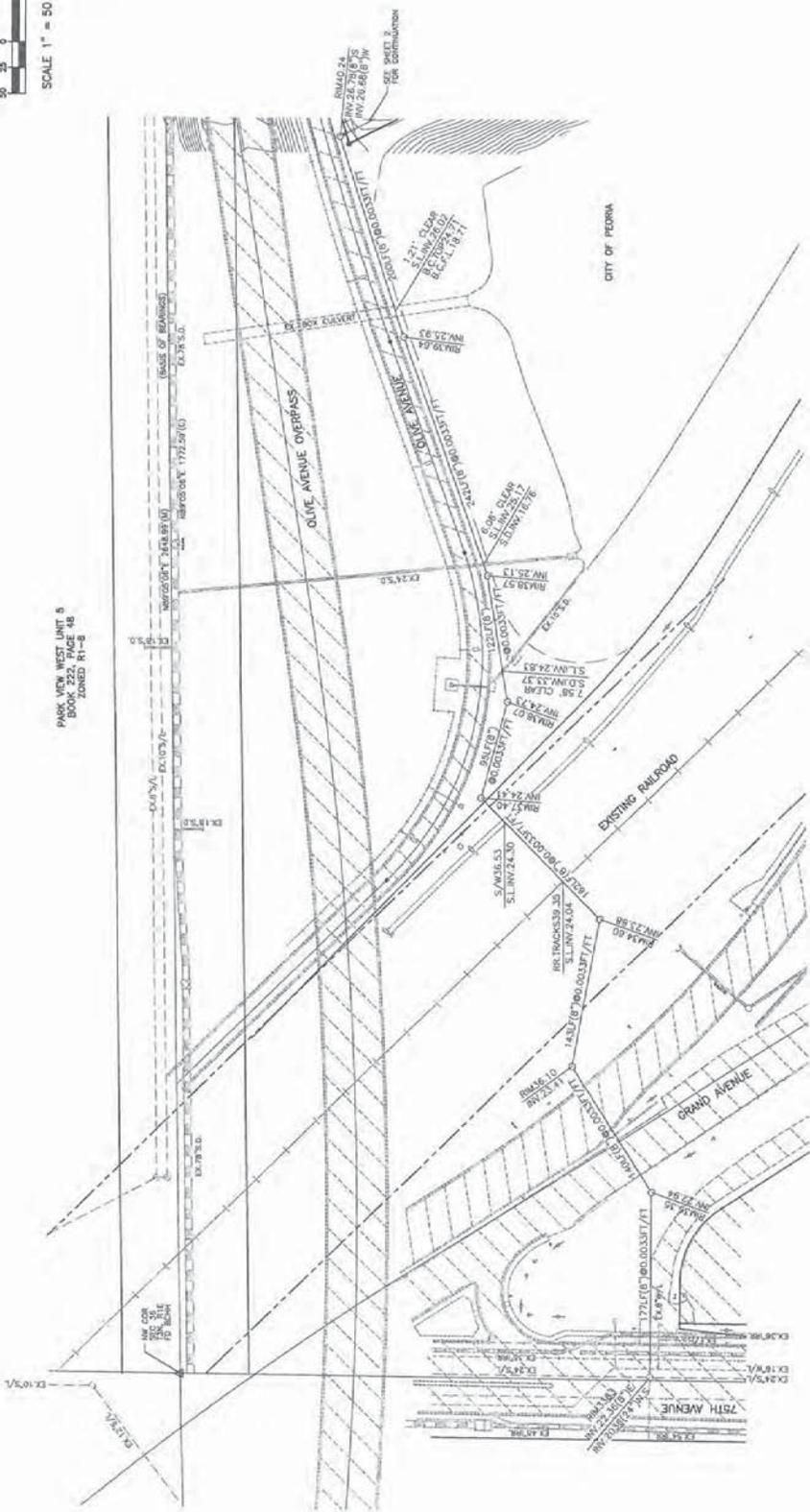
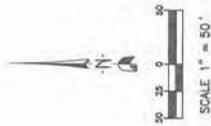
Revised

Date: 2-13-14

 As-Built:

 Job No.: 1211007

 4 OF 4



PARK VIEW WEST LANE 5

 BLOCK 232 TRACT 418

 ZONED R1-8

CITY OF OMAHA

EXISTING RAILROAD

GRAND AVENUE

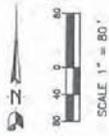
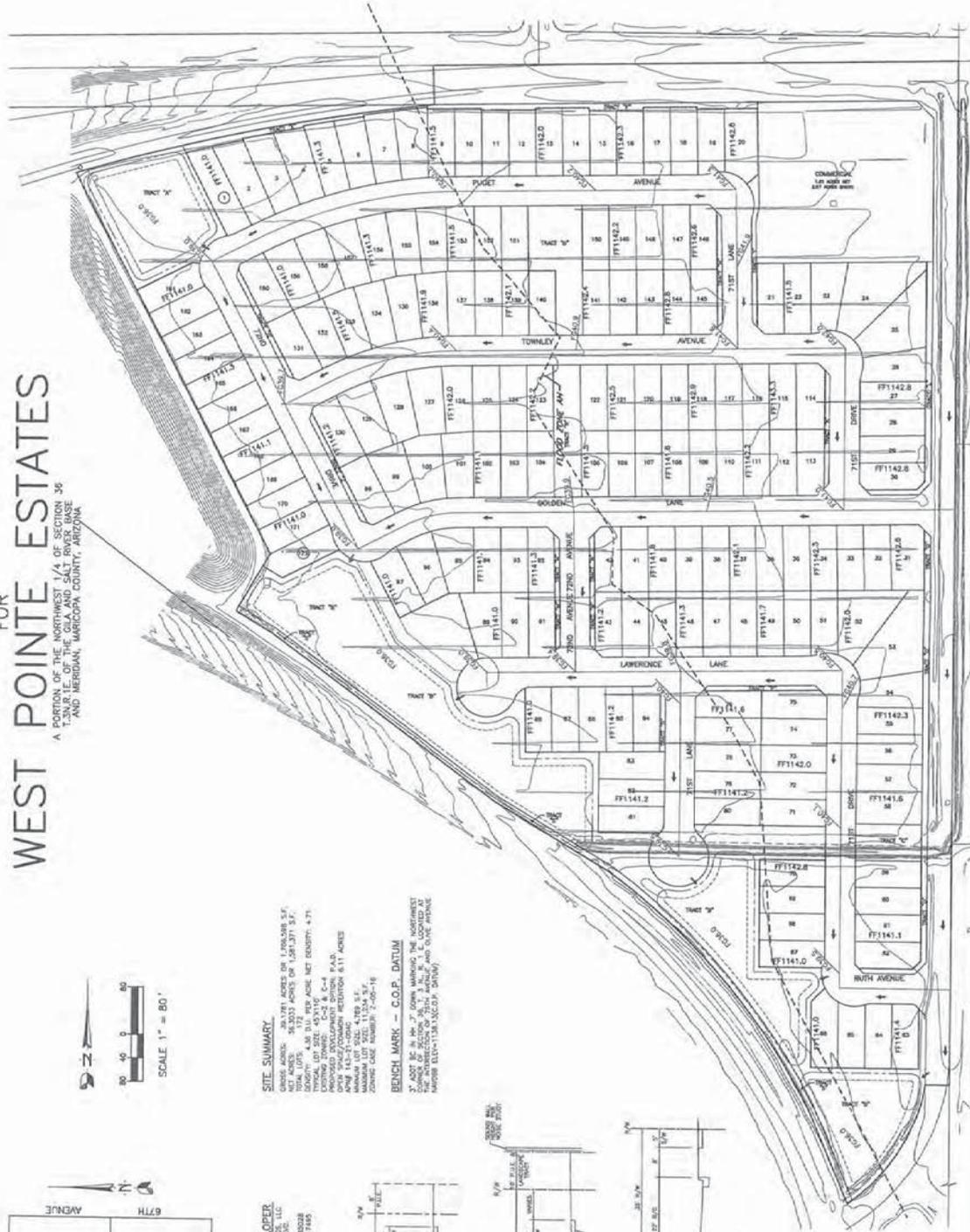
75TH AVENUE

1211007



PRELIMINARY GRADING AND DRAINAGE PLAN
FOR
WEST POINTE ESTATES

A PORTION OF THE NORTHWEST 1/4 OF SECTION 36
T.33N.R.1E. OF THE GILA AND SALT RIVER BASIN
AND MERRIDAN, MARICOPA COUNTY, ARIZONA



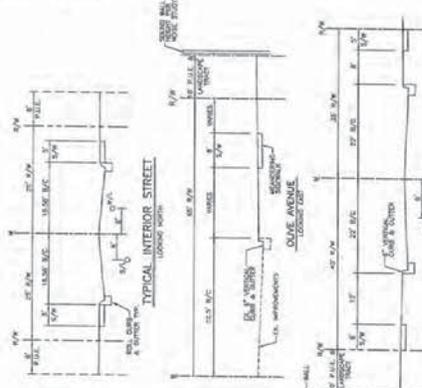
SITE SUMMARY
 TOTAL AREA: 18.232 ACRES ± (1,382,949 S.F.)
 TOTAL LOTS: 172 (172 PER LOT NET DESPT. 6.7)
 TYPICAL LOT SIZE: 9,310 S.F.
 PROPOSED DEVELOPMENT: RESIDENTIAL
 DRAINAGE: 100% PERFORATED RETENTION 6.11 ACRES
 MANHOLE (OT) SIZE: 48" Ø S.E.
 ZONING CASE NUMBER: 2-09-18

BENCH MARK — C.O.P. DATUM
 37' ADJUSTED DOWN MARKING THE NORTHWEST
 CORNER OF THE INTERSECTION OF TOWNLEY AND OLIVE AVENUE
 ABOVE ELEVATION (C.C.P. DATUM)



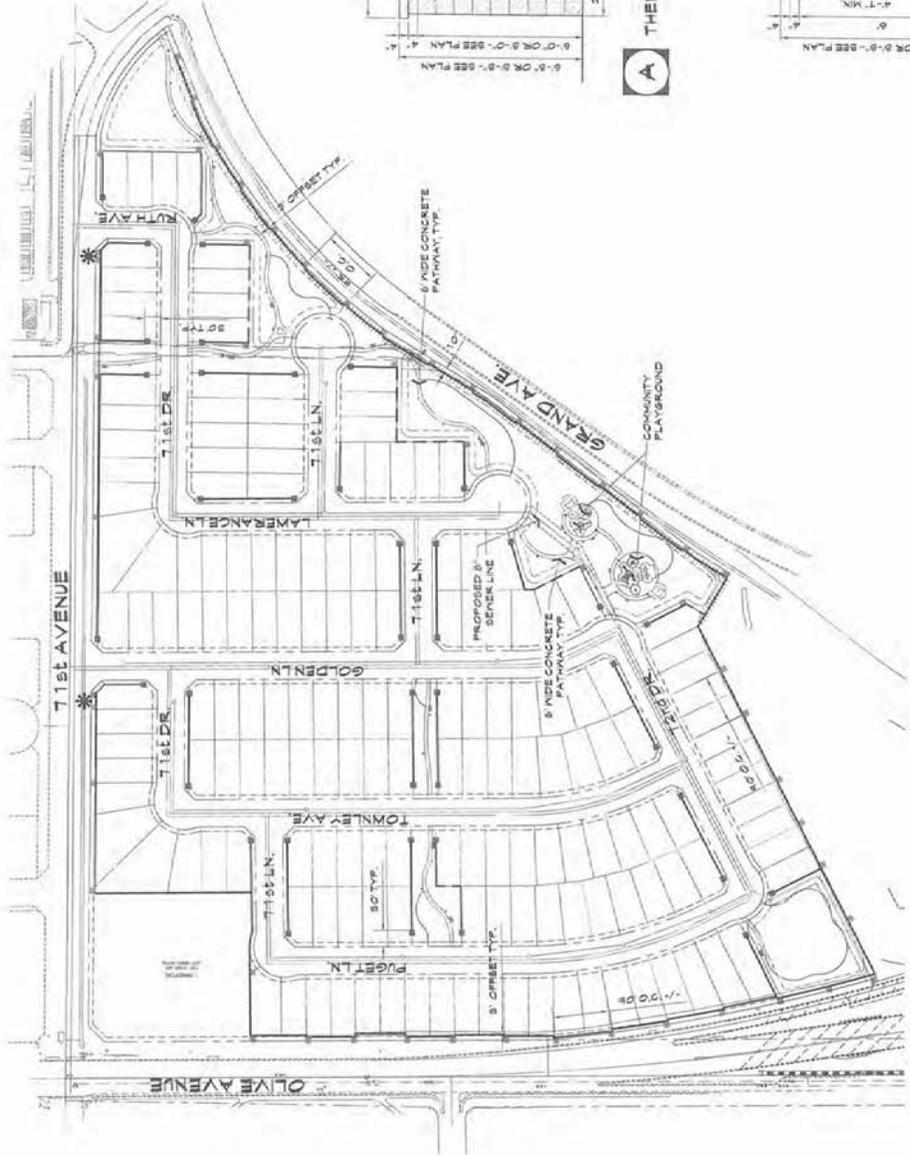
ENGINEER
 CLOUSE ENGINEERING, INC.
 1422 E. QUINNWOOD AVENUE
 PHOENIX, ARIZONA 85028
 PHONE: (602) 358-4300
 FAX: (602) 358-4310

OWNER/DEVELOPER
 NORTHWEST VALLEY REALTY, LLC
 13171 N. 101ST AVENUE
 PHOENIX, ARIZONA 85028
 PHONE: (602) 970-1455



ATTACHMENT "5"

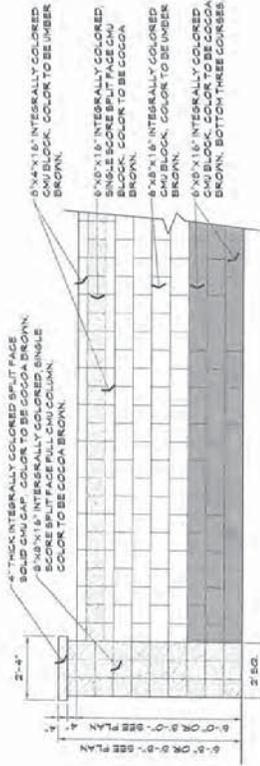
Landscaping Plan



PROJECT WALL KEY

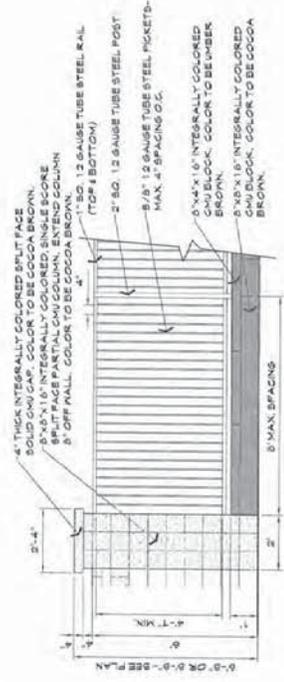
- 6" HIGH PROJECT THEME WALL (SEE ELEVATION A, SHEET PLS-2)
- 8" HIGH PROJECT THEME WALL (SEE ELEVATION A, SHEET PLS-2)
- PROJECT VIEW WALL (SEE ELEVATION B, SHEET PLS-2)
- PROJECT THEME COLUMN (FULL) (SEE ELEVATION A, SHEET PLS-2)
- PROJECT THEME COLUMN (HALF) (SEE ELEVATION B, SHEET PLS-2)
- PROJECT WALL SIGNAGE (SEE ELEVATION C, SHEET PLS-3)

NOTE:
ALL COLUMNS AND WALLS SHALL BE LOCATED OUT OF RIGHT VISIBILITY TRIANGLES AND P.J.W.S.



A THEME WALL & COLUMN ELEVATION

SCALE: 1/8"=1'-0"



B VIEW WALL & PARTIAL COLUMN ELEVATION

SCALE: 1/8"=1'-0"

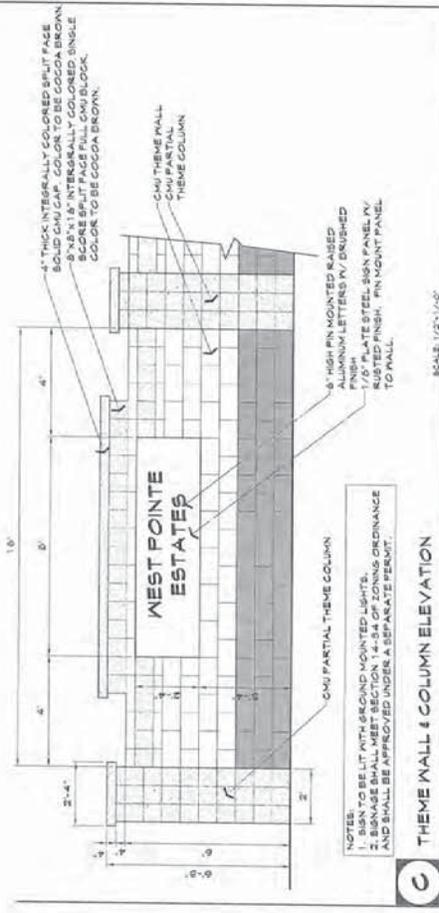


PRELIMINARY WALL PLAN
WEST POINTE ESTATES

T 1st AVENUE & OLIVE - PEORIA, AZ

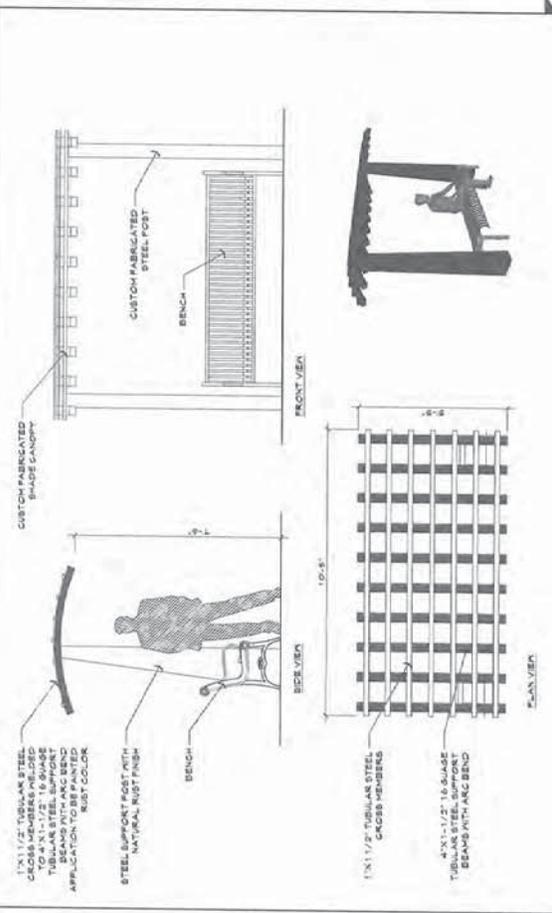
PLS-2



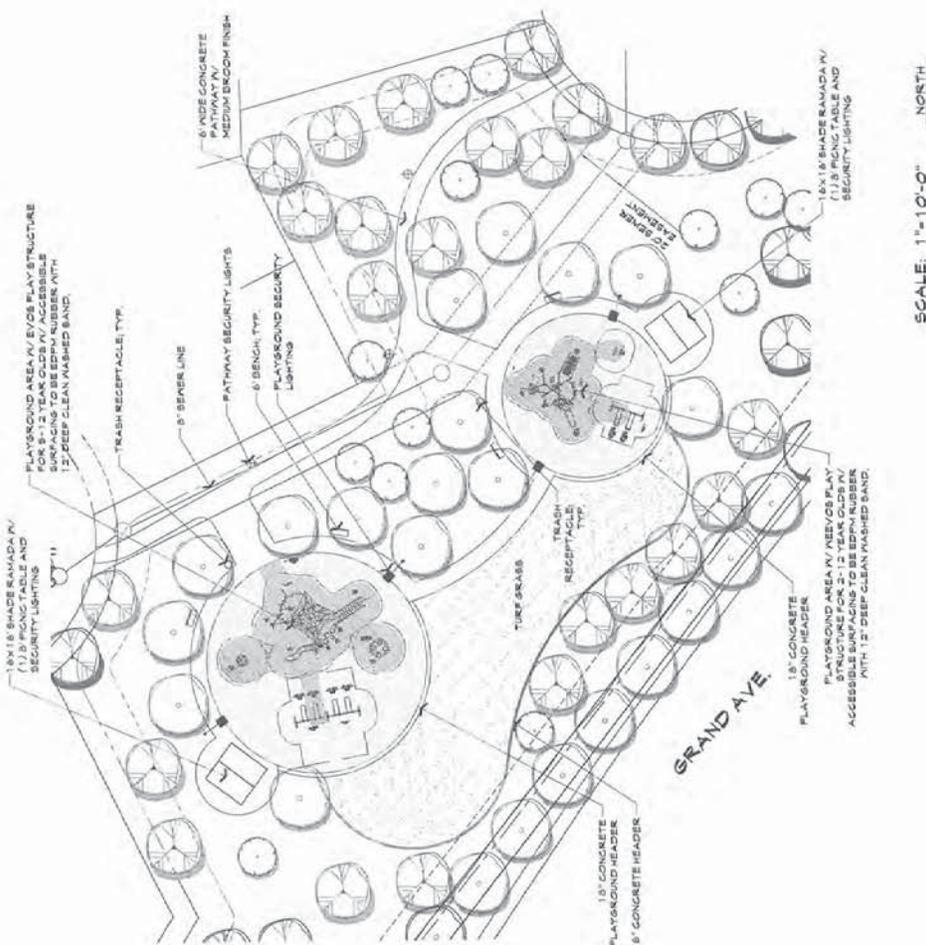


NOTES:
 1. SIGN TO BE LIT WITH GROUND MOUNTED LIGHTS.
 2. SIGNAGE SHALL MEET SECTION 14-34 OF ZONING ORDINANCE AND SHALL BE APPROVED UNDER A SEPARATE PERMIT.

C THEME WALL & COLUMN ELEVATION
 SCALE: 1/2"=1'-0"

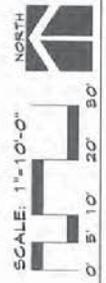


D SEATING NODE W/ CUSTOM FABRICATED SHADE CANOPY
 SCALE: 1/2"=1'-0"



E RECREATION AREA
 SCALE: 1"=10'-0"

NOTE: ALL MATERIALS & EQUIPMENT BOARD FOR MANUFACTURER AND COLOR INFORMATION FOR ALL SITE FURNISHING AND RECREATION EQUIPMENT.



PRELIMINARY DETAILS & ENLARGEMENTS
WEST POINTE ESTATES

71st AVENUE & OLIVE - PEORIA, AZ

PLS-3

PROJECT MATERIALS

WALLS, FENCES & SIGNAGE



INTEGRALLY COLORED CMU BLOCK
COLOR- UMBER BROWN



INTEGRALLY COLORED SPLIT FACE CMU BLOCK
COLOR- COCOA BROWN



INTEGRALLY COLORED CMU BLOCK
COLOR- COCOA BROWN



CONCRETE PATHWAY
COLOR- NATURAL GRAY



STEEL FENCE & SIGNAGE BACKGROUND
COLOR- TEXTURED RUST



RAISED PIN MOUNTED LETTER
COLOR- BRUSHED ALUMINUM

LIGHTING



PATHWAY LIGHTING- MAX 12 HT
COLOR- DARK BRONZE



PLAYGROUND LIGHTING- MAX 20' HT.
COLOR- DARK BRONZE



MONUMENT LIGHTING- COLOR- WEATHERED BRASS

RECREATION AMENITY EQUIPMENT

SITE FURNISHINGS



6' BENCH- ANOVA HORIZON L1806
COLOR: NAVY



40 GAL TRASH RECEPTACLE- ANOVA HORIZON L1595
COLOR: NAVY



6' RECTANGULAR PICNIC TABLE- ANOVA P2005
TABLE COLOR: NAVY
FRAME COLOR: BLACK



IN-GROUND BIKE RACK- ANOVA METRO LBR5PYCNG
COLOR: NAVY



SHADE RAMADA- CLASSIC RECREATION SYSTEMS
16' SQ. MESA MODEL
ROOF COLOR: COOL REGAL BLUE
POST COLOR: CREAM



COOL REGAL BLUE
CREAM

PLAYGROUND EQUIPMENT



LANDSCAPE STRUCTURES KEYHOLE PLAY STRUCTURE AGES (2-5)
COLOR: PALETTE N

LANDSCAPE STRUCTURES EYOS PLAY STRUCTURE AGES (5-12)
COLOR: PALETTE N

COLOR PALETTE "N"
METALLIC SILVER
DENIM
TANGIERE



LANDSCAPE STRUCTURES 5' ARCH SWING WITH ADDITIONAL BAY AND BELT SEATS
COLOR: PALETTE N



LANDSCAPE STRUCTURES 5' ARCH SWING (BUCKET SEATS)
COLOR: PALETTE N



LANDSCAPE STRUCTURES FLYWHEEL SPINNER
COLOR: PALETTE N



LANDSCAPE STRUCTURES TUFF RIDER (HORSE)
COLOR: AS SHOWN



LANDSCAPE STRUCTURES OMNISPIN SPINNER
COLOR: DENIM