

# SONORAN PLACE

City of Peoria, Arizona

## Planned Area Development (PAD) Development Standards and Guidelines Report

SEC of Dixileta Parkway and Upcountry Way (Parcel #503-52-034A)

Case Number: Z17-02

SR-6 PAD Single Residence Planned Area Development



Submitted to:  
City of Peoria  
Planning and Community Development  
9875 North 85<sup>th</sup> Avenue  
Peoria, Arizona 85382

# Project Team

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602-335-8511



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## 1. Introduction

On behalf of Ashton Woods Homes, this application is requesting to rezone a 39.58 acre residential property generally located at the Southeast corner of Dixileta Parkway and West Upcountry Way from Suburban Ranch (SR-43) to Planned Area Development (PAD SF-6) to allow for the development of Sonoran Place, a new residential subdivision contemplating 122 single-family lots with a density of 3.08 du/acre and 11.45 acres (29%) of open space. This application is being processed concurrent with a preliminary plat subdivision application. A Vicinity Map of the project and surrounding area is provided below as **Exhibit A**.



**Exhibit A – Vicinity Map**

## **2. PAD Request**

In accordance to the City of Peoria's Zoning Ordinance, the PAD is intended to provide an alternative zoning district to the conventional zoning and development process in order to achieve the following goals:  
(City of Peoria Zoning Ordinance Section 21-601)

- 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 development so that greater opportunities for better housing 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 the 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 Sonoran Place residential development meets and achieves all the above goals for a PAD district designation as outlined in this application request.

The City of Peoria 2010 General Plan designates the site as Low Density Residential affording an allowable density range of 2-5 du/ac with a target density of 3.0 du/ac. The proposed maximum residential density in the PAD for this project is 3.08 du/ac, which is within the range permitted in the General Plan. Further, in accordance with General Plan Chapter 2 - land use density exceeding the target density may be granted for development projects that exhibit superior quality and design, and/or which provide amenities, dedications or improvements beyond the minimum City Standards. The following objectives are set forth by the City and achieved by the approval of this application.

- Efficient and appropriate utilization of the development site.
- Significant and measurable water conservation measures, and/or additional renewable water resources in a quantity sufficient to offset demand above the target density.
- Substantial variation in product types and lot sizes.
- Incorporation of open space and/or amenities above the required minimum standards.
- Integration of plans to retain, replace or salvage native desert vegetation.
- Enhance main entry offering a split entry with landscaped median, stamped asphalt detail at the main and secondary entries, and enhanced permanent monument signage.

- A trail system accessible to the general public along the southern and eastern boundaries of Sonoran Place encouraging future continuation to the south and west as well as internal community connectivity.
- Exceeding the overall total and useable open space requirements
- Centralized Open Space inclusive of a higher level of amenities than typical for a 122-lot community.
- Providing 5 different lot sizes provides a lot diversity promoting an aesthetically pleasing and diverse streetscape.
- Ashton Woods Homes will offer 5 to 6 homes with three distinctive front elevations within the product offering at Sonoran Place.

A full discussion of the Plan and how these objectives are achieved can be found in the Narrative Statement/Project Justification letter.

### **3. Legal Description of Property**

The Northeast quarter of the Southeast quarter of Section 27, Township 5 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that part Dedicated as Public Roadway to The City of Peoria in Recording No. 2016027634, described as follows:

BEGINNING at the Maricopa County Aluminum Cap marking the East quarter corner of said Section 27, from which the G.L.O. Brass Cap marking the Southeast corner of said Section 27 bears South 00 degrees 14 minutes 36 seconds West, a distance of 2,639.35 feet;

Thence South 00 degrees 14 minutes 36 seconds West, along the East line of the Southeast quarter of said Section 27, a distance of 55.00 feet to a point on a 1,200.00 foot radius non-tangent curve, whose center bears North 00 degrees 17 minutes 05 seconds East;

Thence Westerly, along said curve, through a central angle of 09 degrees 10 minutes 36 seconds, a distance of 192.20 feet;

Thence North 80 degrees 32 minutes 19 seconds West, a distance of 152.14 feet to the beginning of a tangent curve of 1,200.00 foot radius, concave Southerly;

Thence Westerly, along said curve, through a central angle of 09 degrees 10 minutes 44 seconds, a distance of 192.24 feet to a point on the North line of the Southeast quarter of said Section 27;

Thence South 89 degrees 43 minutes 03 seconds East along said North line, a distance of 532.95 feet to the POINT OF BEGINNING.

#### **4. Preliminary Development Plan**

Ashton Woods seeks to provide a valuable addition to the residential character of the City of Peoria while providing future residents a community they will be proud to call home. The physical planning, architectural expression and proposed developed site amenities of the community strategically positioned as to be the central core of the project cultivating neighborhood interaction have been thoughtfully crafted to include residential lot diversity, integrated architectural character and a variety of passive and active recreational opportunities. The trail network along the eastern and southern boundary has been designed to encourage and allow pedestrian connectivity throughout the community with an amenity area at the Crestvale Drive terminus along the eastern boundary that connects to the centrally located park. The central park is an aesthetic terminus to the community entry sequence and creates a safe and engaging gathering space that acts as the heart of the community. Please reference **Exhibit B**, the Conceptual Site Plan on the next page.

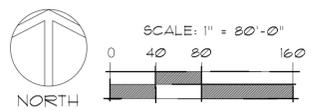


# SITE SUMMARY

NUMBER LOTS	122	
AREA (GROSS)	1,724,241.28 SF	39.58 AC
AREA (NET)	1,581,663.42 SF	36.31 AC
OPEN SPACE	498,928.11 SF	11.45 AC
OPEN SPACE %	28.94%	
USABLE OPEN SPACE	393,926.26 SF	9.04 AC
USABLE OPEN SPACE %	22.85%	
UNDISTURBED NATURAL OPEN SPACE	243,404.5 SF	5.6 AC
UNDISTURBED NATURAL OPEN SPACE %	14.0%	
RE-VEGETATED NATURAL OPEN SPACE	52,964.3 SF	1.22 AC
RE-VEGETATED NATURAL OPEN SPACE %	3.0%	
TOTAL NATURAL OPEN SPACE	296,368.8 SF	6.80 AC
TOTAL NATURAL OPEN SPACE %	17.0%	
ARTERIAL ROAD ROW	142,517.86 SF	3.21 AC
EXISTING ZONING	SR-43	
PROPOSED ZONING	PAD SF-6	
DENSITY (GROSS)	3.08 DU/AC	
DENSITY (NET)	3.35 DU/AC	
MIN LOT AREA	5,898 SF	
MAX LOT AREA	13,152 SF	
55'x110' LOTS	●	24
55'x115' LOTS	●	20
55'x120' LOTS	●	25
55'x125' LOTS	●	23
60'x125' LOTS	●	1
60'x130' LOTS	●	23

# CONCEPTUAL SITE PLAN SONORAN PLACE

ASHTON WOODS HOMES - P17-01 AND P17-02



JULY 13, 2017



EXHIBIT B

## **5. Permitted, Conditional and Accessory Uses**

All permitted principal, conditional, and accessory uses shall be maintained as described and without deviation within Section 21-415 “Single Family Residential Districts” of the City’s zoning ordinance for the proposed PAD district.

## **6. Project Phasing and Development Schedule**

Sonoran Place will be developed in two phases. Development of the project is anticipated to begin in the 1st quarter of 2018 with a mass grading of the entire site effort. Build-out of phase 1 and 2 is projected to be completed by the 4th quarter of 2020. Lots located within the flood plain are included in Phase 2 affording time to complete the CLOMR/LOMR process. Close attention is afforded within the land plan to the treatment of the open space adjacent to the adjacent private-ownership property and the wash located farther east of the community.

Phase 1 will include Lots 1-70. The following streets will be constructed in phase one including all water, sewer and drainage structures corresponding to each street:

- Dixileta Parkway
- Dysart Road
- Roy Rogers Road West of 132nd Drive
- Dale Lane
- Crestvale Drive West of Phase Line
- Auburn Drive West of Phase Line
- 132nd Drive north of Dale Lane

Phase 1 will also include tracts A, B, C, D, E, F, and I. The landscape, amenities and retention facilities will be constructed in each corresponding tracts as well.

Phase 2 will include Lots 71-122. The following streets will be constructed in phase two including all water, sewer and drainage structures corresponding to each street:

- Roy Rogers Road East of 132nd Drive
- Crestvale Drive East of Phase Line
- Auburn Drive East of Phase Line
- 132<sup>nd</sup> Drive
- 131st Drive

Phase 2 will also include tracts D, G, H, I, and J. The landscape, amenities and retention facilities will be constructed in each corresponding tracts as well.

## 7. Project Development Standards

The following PAD Development Standards Table shall apply to all lots within the property. In the event of a conflict between the PAD development standard modifications of this application and the Peoria Zoning Ordinance R1-6 zoning district development standards, the more restrictive shall apply.

Property Development Standards	Detached Single Family
Minimum Lot Area (sf)	6,000
Minimum Lot Width (ft)	55
Minimum Lot Depth (ft)	110
Maximum Lot Coverage (percentage)	45% (1)(2)
Maximum Building Height (ft)	30
Front Setback (ft)- Side-entry garage (4)	10 (3)(5)
Front Setback (ft)- Front-facing garage (3)	20 (5)
Interior Setback (min/total ft)	5/8/13
Rear Setback (ft)	15
Corner Setback (ft)	10 (6)
Maximum # of lots	125

- 1) Calculated on an individual lot basis and applies to single and two story homes.
- 2) Lots 79 through 87, and Lots 114 and 115 shall have a maximum lot coverage of 55%
- 3) Not more than 60% of the total front-facing elevation shall occur at the 10-foot setback.
- 4) Where front-facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback.
- 5) The front setback is to be calculated from the back of sidewalk.
- 6) The side tract may be counted as meeting the corner setback requirement

### Additional Provisions:

- A structure which is a primary front entryway or porch may extend into a required front yard setback a maximum of ten (10) feet provided that a minimum of ten (10) feet remain in the front yard setback dimension and that such structures are not fully enclosed and are not more than 60% of the front-facing elevation.
- Building projections, such as bay windows shall conform to Section 21-802.C.6.e of the Peoria Zoning Ordinance.

### ACCESORY BUILDINGS

When not part of the principal building, accessory buildings shall be subject to the limitations contained in Section 21-418 of the Peoria Zoning Ordinance and as otherwise set forth in the Peoria City Code.

### OPEN SPACE REQUIREMENTS

Sonoran Place will provide Useable Open Space in accordance with the Peoria Design Review Manual and Natural Open Space in accordance with the Peoria Desert Lands Conservation Ordinance. The minimum amount of usable open space provided will be 9% of the gross project area. The current land plan exceeds that standard at 22.85%. The minimum amount of natural open space provided will be 16.94%. Please reference **Exhibit F** and **G**, the Open Space Amenity Plan and Desert Conservation Overlay, which demonstrates compliance with the stipulations mentioned above.

### LIGHTING

The lighting in Sonoran Place will be in accordance with the City of Peoria Subdivision Regulations and Design Review Manual (20-78-3.II.B.2)

### SCREENING, FENCING AND WALLS

The walls in Sonoran Place will be in accordance with the City of Peoria Subdivision Regulations and Design Review Manual (20-78-3.II.B.1). Enhanced monument entry signage, perimeter walls, stamped asphalt at both entries and other appurtenances in community owned areas will be consistent with the thematic character of Sonoran Place through the use of common integrative elements such as colors, materials, and architectural style. Please reference **Exhibit C**, Conceptual Entry Monument on the following page. Perimeter walls will be constructed of decorative masonry block intended to create an organic yet contemporary vernacular compatible with that of the residential architectural styles. The walls adjacent to arterial streets shall exceed the minimum requirements by providing color accents, wrought iron, decorative pilasters and masonry pillars with caps. Perimeter walls adjacent to local or collector streets will exceed the minimum requirements by providing color accents, wrought iron, decorative pilasters and masonry pillars with caps.

The walls adjacent to residential lots will have a maximum retaining difference of three (3) feet. This condition will be mitigated with a retaining wall, a waiver as required or with a backyard slope and slope easement.

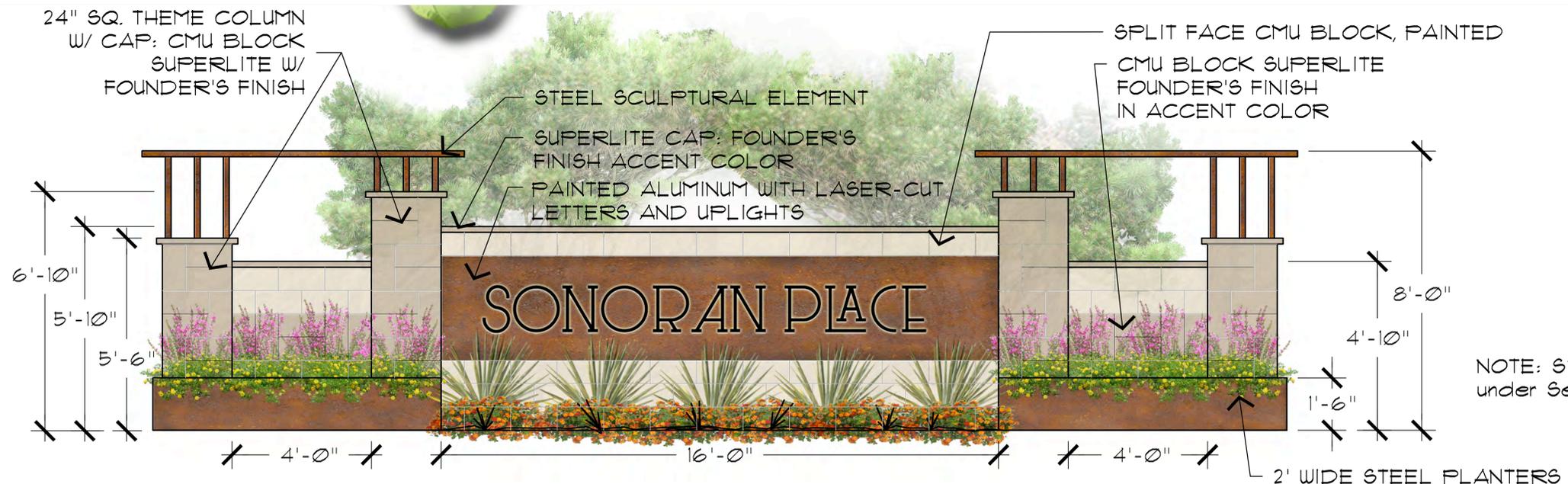
Walls adjacent to retention areas, trails, parks, and useable open space areas will incorporate various materials including wrought iron view fencing. Please reference **Exhibit D**, the Conceptual Wall Plan on the next page, which demonstrates compliance with the stipulations mentioned above.

### ROADWAY STANDARDS

The streets and roadways in Sonoran Place will be in accordance with the City of Peoria Subdivision Regulations and Zoning Stipulations



① ENTRY MONUMENT - PLAN



② ENTRY MONUMENT - ELEVATION

CONCEPTUAL ENTRY MONUMENTATION  
**SONORAN PLACE**

ASHTON WOODS HOMES - P17-01



COLLABORATIVE V  
 DESIGN STUDIO INC.  
 7116 EAST 1ST AVENUE,  
 SUITE 103  
 SCOTTSDALE, ARIZONA  
 85251  
 OFFICE: 480-347-0590  
 FAX: 480-656-6012

JUNE 13, 2017

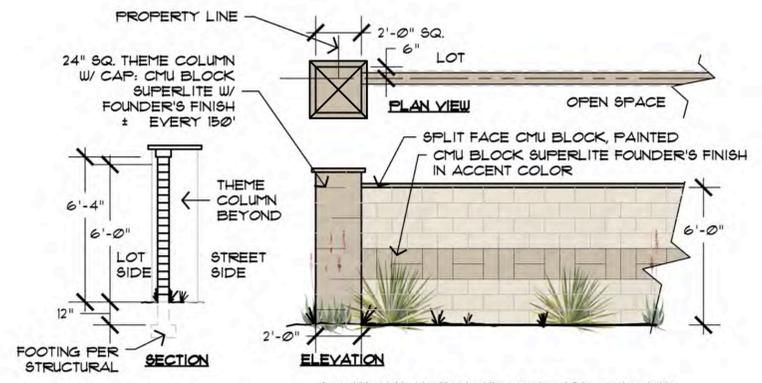
EXHIBIT C



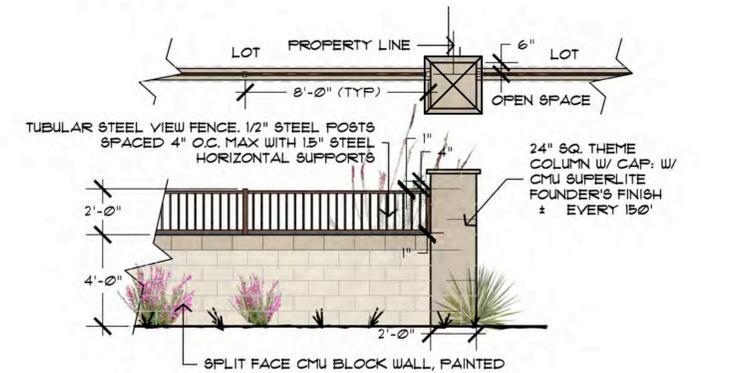
### WALL SCHEDULE

SYMBOL	DESCRIPTION
	PROPOSED THEME WALL LOCATION (REFERENCE DETAIL 1)
	PROPOSED PARTIAL VIEW FENCE LOCATION (REFERENCE DETAIL 2)
	PROPOSED FULL VIEW FENCE LOCATION (REFERENCE DETAIL 3)
	PROPOSED THEME COLUMN (REFERENCE DETAIL 1)

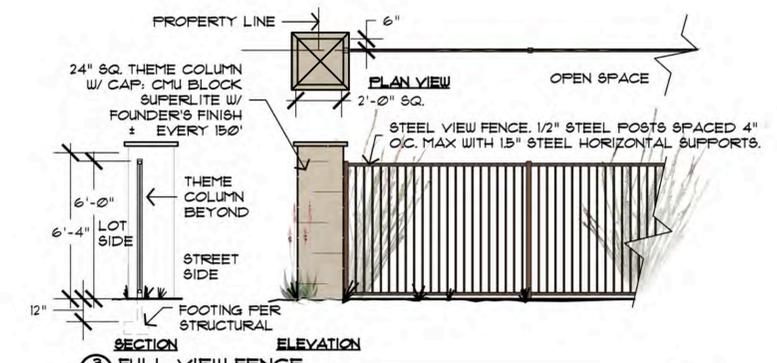
NOTE: ALL PROPOSED WALLS TO MEET MARICOPA COUNTY AND CITY OF PEORIA CODES.



1 THEME WALL  
SCALE: 1/4"=1'-0"



2 PARTIAL VIEW WALL  
SCALE: 1/4"=1'-0"

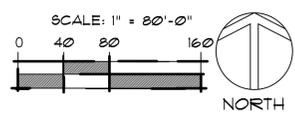


3 FULL VIEW FENCE  
SCALE: 1/4"=1'-0"

# CONCEPTUAL WALL PLAN

# SONORAN PLACE

ASHTON WOODS HOMES



JUNE 13, 2011



EXHIBIT D

## **8. Project Signage Standards**

Signage shall conform to the standards in Section 21-827 of the Peoria Zoning Ordinance. A permanent monument sign will be located at the community entry along Dixileta Parkway. The entry monument signage shall conform to Section 21-853 of the Peoria Zoning Ordinance.

## **9. Project Landscaping Standards**

The landscape standards for Sonoran Place shall be in accordance with Section 21-815 – Landscape Requirements of the Peoria Zoning Ordinance. Please reference **Exhibit E**, the Conceptual Landscape Plan on the following page.



### PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/CALIFER	QTY	COMMENTS
<b>TREES/PALMS</b>					
	Acacia aneura	Mulga	24" Box/15" Cal.	65	Standard Trunk Dense Canopy
	Cassia alata	Cascadote	24" Box/15" Cal.	43	Multi Trunk Dense Canopy
	Cercidium hybrid 'Desert Museum'	Desert Museum	24" Box/10" Cal.	63	Standard Trunk Dense Canopy
	Ebenopsis ebano	Texas Ebony	24" Box/15" Cal.	22	Standard Trunk Dense Canopy
	Fraxinus velutina	Arizona Ash	24" Box/15" Cal.	33	Standard Trunk Dense Canopy
	Olneya tesota	Desert Ironwood	24" Box/15" Cal.	82	Multi Trunk Dense Canopy
	Prosopis x 'Rio Salado'	'Rio Salado' Mesquite	24" Box/15" Cal.	45	Multi Trunk Dense Canopy
	Quercus virginiana 'Heritage'	Southern Live Oak	24" Box/15" Cal.	22	Standard Trunk Dense Canopy
	Tipuana tipu	Tipu Tree	24" Box/15" Cal.	33	Standard Trunk Dense Canopy
<b>ACCENTS</b>					
	Agave weberi	Weber Agave	15-Gal	18	As Per Plan
	Hesperaloe parviflora	Giant Hesperaloe	5-Gal	22	5 Pad Min.
	Carnegiea gigantea	Saguaro	Salvaged	28	No Scars or Bores
	Dasylirion quadrangulatum	Toothless Spoon	5-Gal	48	As Per Plan
	Dasylirion wheeleri	Desert Spoon	5-Gal	45	As Per Plan
	Echinocactus grusonii	Golden Barrel Cactus	18" Dia.	25	As Per Plan
	Ferocactus wislizeni	Fishhook Barrel Cactus	Salvaged	45	Size Per Plan
	Fouquieria splendens	Cocotillo	8'-12'	25	12 Cane Min.
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5-Gal	55	As Per Plan
	Muhlenbergia capillaris	Pink Muhly Grass	5-Gal	60	As Per Plan
<b>SHRUBS</b>					
	Calliandra californica	Baja Fairy Duster	5-Gal	71	As Per Plan
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5-Gal	110	As Per Plan
	Eremophylla hydropaphana	Bluebells	5-Gal	95	As Per Plan
	Leucophyllum frutescens 'Heavenly Cloud'	Heavenly Cloud Sage	5-Gal	93	As Per Plan
	Ruellia penninsularis	Baja Ruellia	5-Gal	78	As Per Plan
	Tecoma x 'Bells of Fire'	Bells of Fire	5-Gal	106	As Per Plan
	Tecoma stans 'Orange Jubilee'	Orange Jubilee	5-Gal	101	As Per Plan
	Tecoma stans	Yellow Bells	5-Gal	89	As Per Plan
<b>GROUND COVERS</b>					
	Eremophila glabra 'Mingeneu Gold'	Mingeneu Gold	1-Gal	131	As Per Plan
	Lantana hybrid 'Dallas Red'	Dallas Red Lantana	1-Gal	120	As Per Plan
	Lantana hybrid 'Dallas Red'	Dallas Red Lantana	1-Gal	160	As Per Plan
	Lantana hybrid 'New Gold'	New Gold Lantana	1-Gal	160	As Per Plan
	Lantana montevidensis	Purple Trailing Lantana	1-Gal	155	As Per Plan
	Wedelia trilobata	Wedelia	1-Gal	117	As Per Plan
	Seasonal Annuals	Seasonal Annuals	4" Pots		8" O.C. Per Plan
<b>MISCELLANEOUS</b>					
	Decomposed Granite - Size: 4" Minus Color: Express Brown or Approved Equal				2" depth in all planting areas (Typ.) - 1242,954 SQ. FT.
	Pedestrian Path - Stabilized Decomposed Granite - Size: 1/4" Minus Color: Express Brown or Approved Equal				6" depth (Typ.) - 19,002 SQ. FT.
	Hybrid Mid Iron Bermuda Sod - 149,657 SQ. FT. with Concrete Header - 1651 LF.				

NOTE: ROOT BARRIERS TO BE PROVIDED FOR ALL TREES ADJACENT TO ANY FUE ALONG 132ND LANE, 132ND DRIVE AND 131ST DRIVE.

### PRELIMINARY PLAT PLANTING DATA SHEET

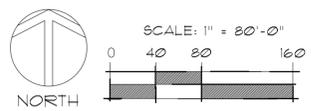
LANDSCAPE AREAS	REQUIRED	PROVIDED
<b>A. Street Frontage Areas (14-35-4.A1)</b>		
1. Adjacent to Arterial Streets (15 feet)	36,450 sq.ft.	74,050 sq.ft.
2. Adjacent to Local Streets (8 feet)**	22,104 sq.ft.	36,180 sq.ft.
**Requirement applied along lot side and rear frontage areas		
<b>B. Required Drainage Retention/Detention Areas (14-35-4.A.6)</b>	92,315 sq.ft.	92,315 sq.ft.
<b>C. Usable Open Space Areas (Design Review Manual 20-10-12.C)</b>		
1. Lots less than 10,000 square feet (9% of gross project area)	155,404 sq.ft.	393,926 sq.ft.
<b>PLANT QUANTITIES</b>		
<b>Street Frontage Landscape Areas (14-35-4.A.2)</b>		
D. Trees: 1 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	198 trees	201 trees
E. Shrubs: 5 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	990 shrubs	1005 shrubs
<b>Drainage Retention / Detention + Usable Open Space Areas (14-35-4.A.1)</b>		
F. Trees: 1 per 1,000 square feet	164 trees	202 trees
G. Shrubs: 5 per 1,000 square feet	818 shrubs	818 shrubs
Notes: Usable Open Space areas may occupy the same areas as drainage (i.e. improved basins). Does not include undisturbed Natural Open Space square footage in plant calculations.		
<b>TOTALS</b>		
Total Landscape Areas (A + B + C)	309,410 sq. ft.	498,928 sq. ft.
Total Usable Open Space Percent	99.3%	99.3%
Total Trees (D + F)	362 trees	403 trees
Total 24" Box Trees (50% of total required trees)	181 trees	202 trees
Total Shrubs (E + G)	1,011 shrubs	1,823 shrubs

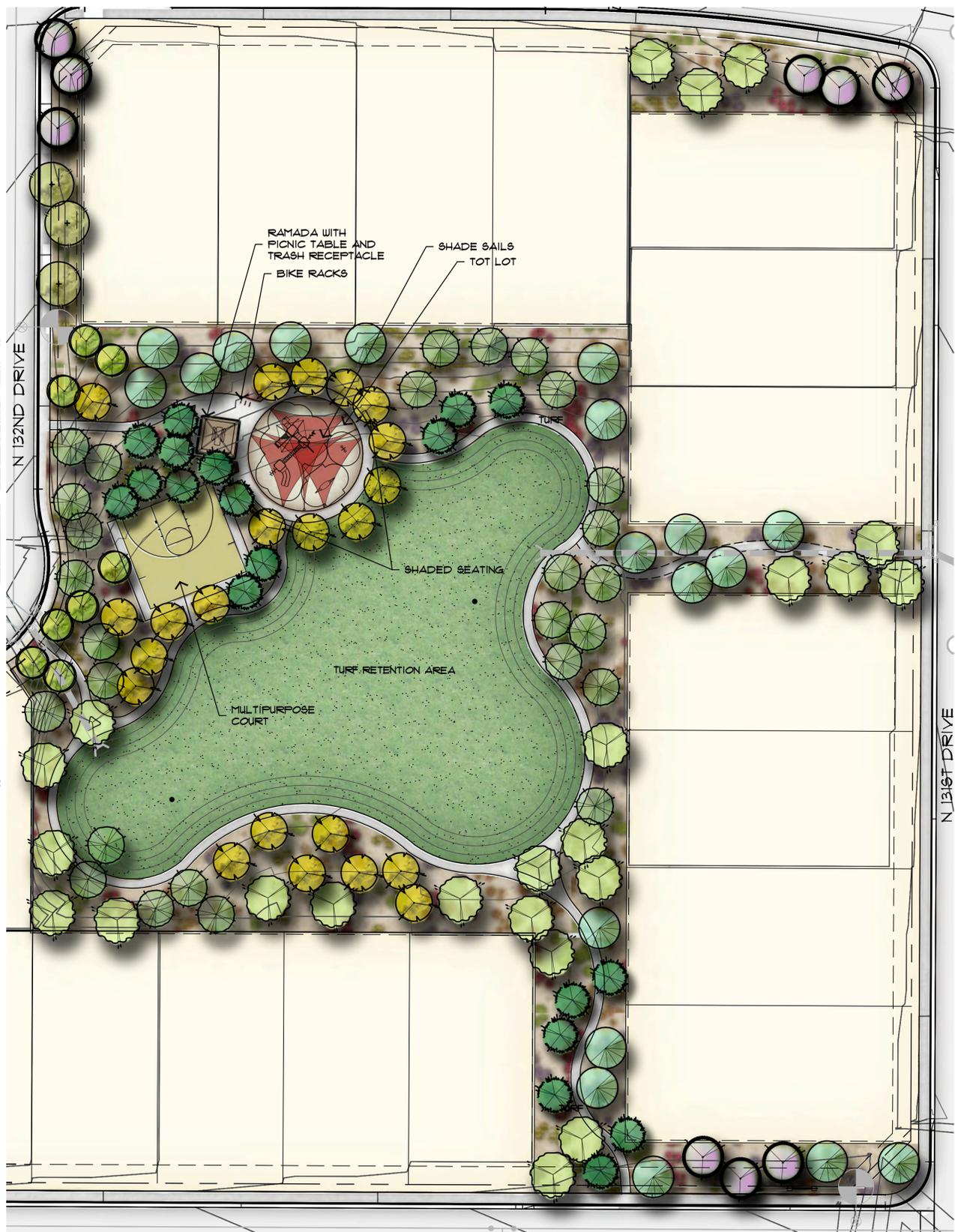
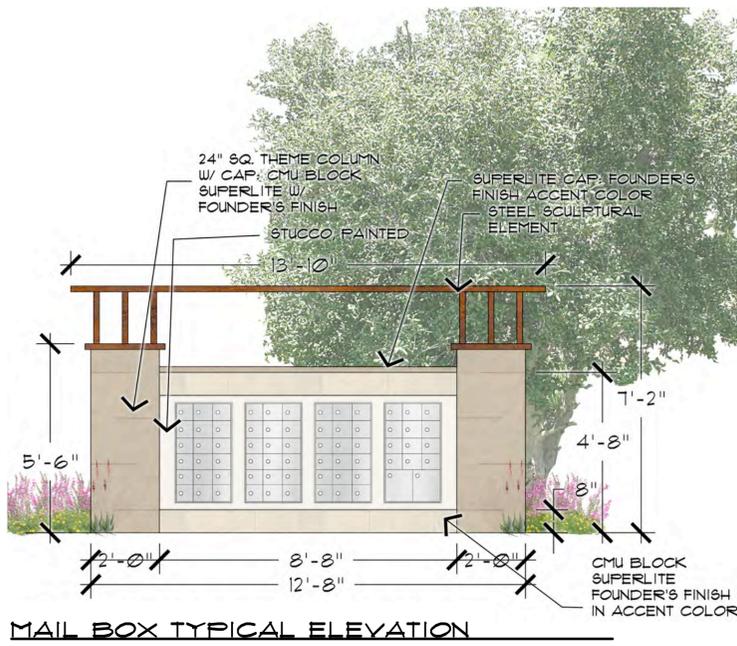
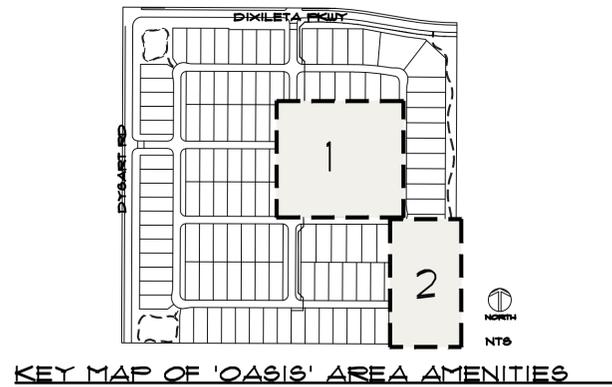
### GENERAL NOTES

- Turf (lawn) is limited to a maximum of 20% of the site area.
  - A development may substitute a 36" box or larger tree in place of a 15 gallon tree at a substitution rate of 15 trees for every required (15) gallon tree.
  - All landscaped areas shall be supported by an automatic irrigation system which may be spray, flood or drip system.
  - Plant materials utilized in landscaped areas in the ROW must be included on the most recent edition of the Phoenix Active Management Area Low Water Use / Drought Tolerant Plant List.
  - The Property Owner and/or Lessee shall be responsible to install/maintain all landscaping within the Right-of-Way (landscaping within ROW will count towards Street Frontage Buffer Planting requirements).
  - A 3 foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach when mature.
- NOTE: All ROW landscaping shall be installed with Phase 1.

# CONCEPTUAL LANDSCAPE PLAN

# SONORAN PLACE



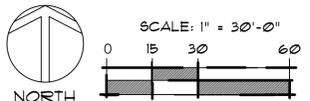


① CENTRAL AMENITY



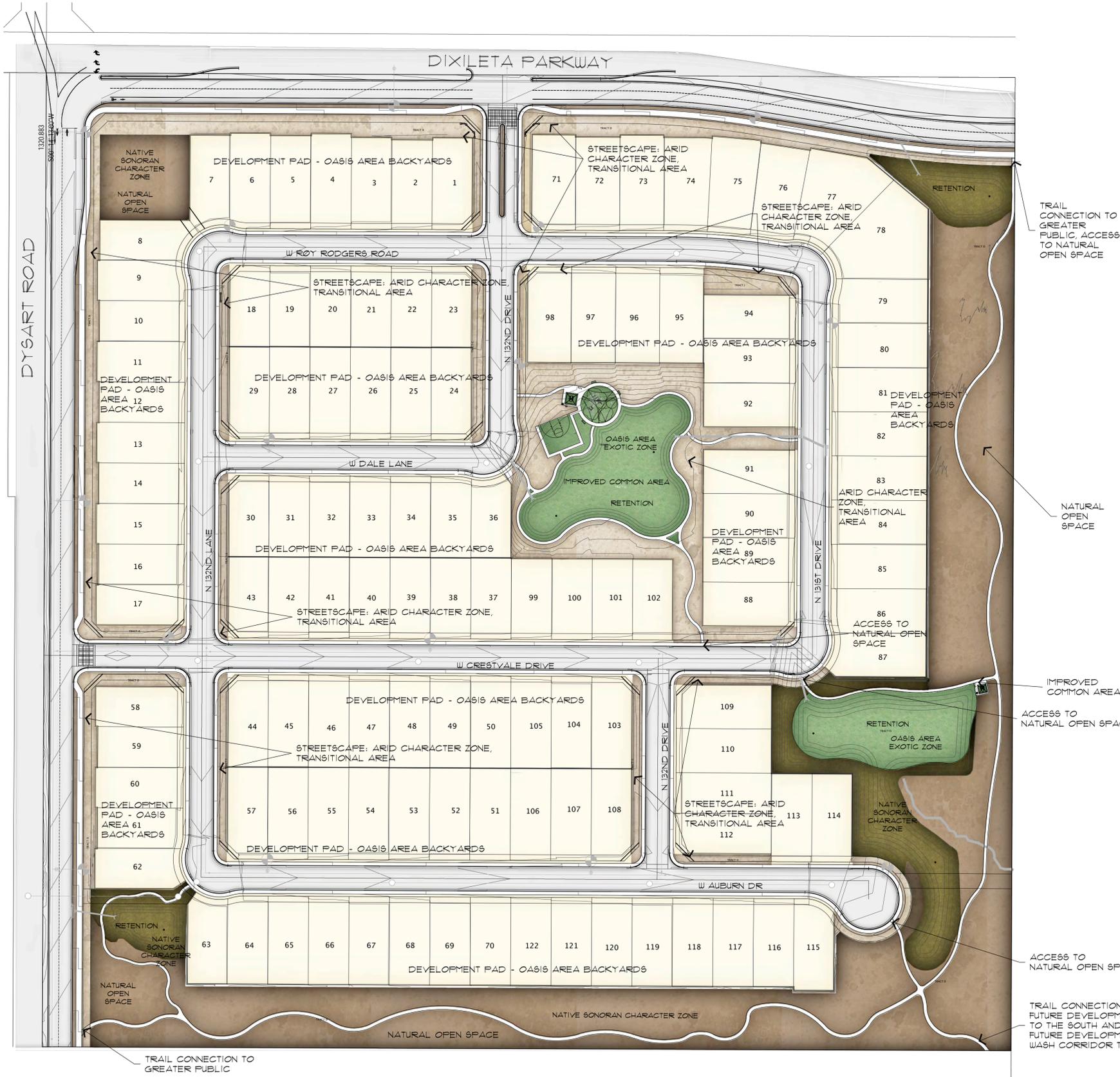
② SOUTHEAST AMENITY

OPEN SPACE AMENITY PLAN  
**SONORAN PLACE**  
 ASHTON WOODS HOMES

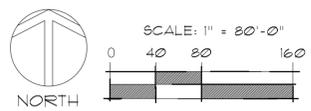


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OPEN SPACE %	28.94%	
USABLE OPEN SPACE	393,926.26 SF	9.04 AC
USABLE OPEN SPACE %	22.85%	
UNDISTURBED NATURAL OPEN SPACE	241,905.96 SF	5.55 AC
UNDISTURBED NATURAL OPEN SPACE %	14.03%	
RE-VEGETATED NATURAL OPEN SPACE	50,105.95 SF	1.15 AC
RE-VEGETATED NATURAL OPEN SPACE %	2.91%	
TOTAL NATURAL OPEN SPACE	292,011.90 SF	6.70 AC
TOTAL NATURAL OPEN SPACE %	16.94%	
ARTERIAL ROAD ROW	142,577.86 SF	3.27 AC
EXISTING ZONING	SR-43	
PROPOSED ZONING	PAD SF-6	
DENSITY (GROSS)	3.08 DU/AC	
DENSITY (NET)	3.35 DU/AC	
MIN LOT AREA	6,002 SF	
MAX LOT AREA	13,152 SF	
55'x120' LOTS	24	
55'x125' LOTS	29	
55'x130' LOTS	33	
55'x135' LOTS	4	
60'x140' LOTS	32	



-  NATURAL OPEN SPACE AREA  
NATIVE SONORAN CHARACTER ZONE
-  RE-VEGETATED NATURAL OPEN SPACE AREA  
NATIVE SONORAN CHARACTER ZONE
-  TRANSITIONAL AREA - ARID CHARACTER ZONE
-  OASIS AREA - EXOTIC CHARACTER ZONE



NOTE: ENTIRE SITE IS UNDER THE DESERT FLOOR LANDFORM TYPE UMBRELLA

JUNE 13, 2017

