

July 2, 2017



CASE: Z13-0008

**STANDARDS AND
GUIDELINES REPORT for**

**PLANNED AREA
DEVELOPMENT (PAD)**

City of Peoria, Arizona



**Standards and Guidelines Report for
Planned Area Development (PAD)**

Planned Area Development (PAD) Standards and Guidelines Report

For Hidden Paradise Estates

City of Peoria, Arizona

July 2, 2017

Case: Z13-0008

Owner

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Applicant

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1. Introduction

Purpose of Request

The purpose of this request is to obtain Planned Area Development zoning for the Hidden Paradise Estates development. Hidden Paradise Estates is as a detached single family residential neighborhood in the City of Peoria. PAD zoning is requested in order to encourage more creative and efficient utilization of a site that contains the New River Wash, a challenging geological feature that consumes a large portion of the site's eastern edge. PAD zoning is also requested to provide flexibility in lot sizing and to maintain the detached single family residential character of the surrounding subdivisions.

Existing Conditions

Hidden Paradise Estates is an undeveloped 77.68 acre site including approximately 15 acres of the New River Wash Channel. The site is located at the northwest corner of the 79th Avenue and the Williams Road alignments, one quarter of a mile south of Pinnacle Peak Road. It is bordered on the north by residential land, on the south by a PAD planned community, on the southwest by an R1-10 subdivision, on the west by residential land in Maricopa County, and on the east by a PAD planned community in the City of Glendale (*See Existing Conditions Map - Exhibit D*). Access will be provided from 77th Avenue, connecting to Pinnacle Peak Road, and a secondary future access from Patrick Lane at the northwest corner of the property. The site is currently zoned R1-35 with a Residential/Estate general plan designation.

Surrounding Property Ownership

The existing properties surrounding Hidden Paradise Estates are primarily privately owned parcels or lots (*See Adjacent Properties Map - Exhibit G*). The following properties are adjacent to the Hidden Paradise Estates site:

- North of the site is vacant residential land zoned SR-43 and R1-35 and a PAD planned community.
- South of the site is Fletcher Heights, a PAD planned community.
- Southwest of the site is Deer Valley Estates, an R1-10 subdivision.
- East of the site is Hillcrest Ranch, a PAD master planned community in the City of Glendale.

- West of the site are large-lot and mobile home sites zoned RU-43 in Maricopa County.

History

The property was initially zoned as General Agricultural (AG). The property was rezoned from AG to R1-35 as zoning case Z04-03 in 2004. A formal submittal to rezone and a Minor General Plan Amendment were submitted in November 2011. The rezoning case, Z11-0008, proposed to rezone the property from R1-35 to R1-10. The Minor General Plan Amendment, GPA11-0015, proposed an amendment from Residential/Estate to Low Density Residential. The submittal was administratively withdrawn.

2. Preliminary Development Plan

The Hidden Paradise Estates development is designed to be consistent with the surrounding character of the area. Currently, there are three subdivisions adjacent to the Hidden Paradise Estates property. The average lot sizes of these subdivisions range from 5,359 s.f. to 10,000 s.f. with densities ranging from 2.2 to 4.7 DU/AC. The conceptual development plan for Hidden Paradise Estates proposes up to 114 single family residential lots; 9 lots are a minimum of 12,000 s.f., 68 lots are a minimum of 13,600 s.f., and 37 lots are a minimum of 18,000 s.f. Lots will range in size from 12,000 s.f. to approximately 24,000 s.f. with an average lot size of 15,214 s.f. The site contains a gross area of 77.68 acres and will generate a dwelling unit density of 1.47 DU/AC (*See Site Plan - Exhibit E*). The plat is proposed to provide approximately 28 acres (36%) of open space which will include about 15 acres of preserved area within or adjacent to the New River Channel. The remaining 13 acres of open space will be utilized for drainage and retention facilities, landscaped open spaces, landscaped buffer, and recreational amenities. A minimum of six (6) acres of the open space shall be useable open space as defined in the City of Peoria Design Review Manual.

The proposed preliminary plat addresses all relevant site issues, restraints, challenges, and requirements such as site access, site vehicular circulation and traffic impact, site drainage and retention, site utilities, site open space, landscaping and walls, site pedestrian trails and circulation, and all other required site improvements. (*See Site Plan – Exhibit E*).



3. Permitted, Conditional, and Accessory Uses

All permitted principal uses, permitted conditional uses, and permitted accessory uses shall be in the conformance with sections 14-5-2, 14-5-3 & 14-5-4 of the City of Peoria Zoning Ordinance.

4. Project Phasing and Development Schedule

Hidden Paradise Estates will be developed in one phase. The single phased project is projected to begin construction in the 1st quarter of the year 2018 with total build-out projected for the 2nd quarter of the year 2019. These are best estimate projections which can be affected by many factors and are therefore subject to revision.

5. Project Development Standards

The property development standards in the comparison table below shall apply in the proposed PAD zoning district. The table compares the development standards of the proposed PAD and the similar R1-12 zoning district.

Property Development Standards	Hidden Paradise Estates PAD	R1-12
Minimum Lot Area (s.f.)	12,000	12,000
Minimum Lot Width (ft)	80	70
Minimum Lot Depth (ft)	150	100
Maximum Lot Coverage (%)	45%	40%
Maximum Building Height (ft)	30	30
Front Setback - Side-entry garage* (ft)	10**	10**
Front Setback - Front-facing garage*** (ft)	20	20
Interior Side Setback (min/total ft)	5/13	5/15
Rear Setback (ft)	15	15

Notes:

* Side entry garages shall be prohibited on corner lots

** Not more than 60% of the total front elevation shall occur at the 10' setback

*** With front-facing garages, the 10' front setback can apply to the livable portion of the home provided not more than 60% of the total front elevation occurs at the 10' setback

Lot Size Variation

Size	Number of Lots
< 13,600 s.f.	≤ 9
> 18,000 s.f.	≥ 37
Total Maximum # of Lots	114

The following development standards and requirements shall be maintained or exceeded without deviation from any of the applicable City of Peoria zoning, engineering or design review standard, requirement or provision for the proposed PAD district.

- Accessory Use Standards
- Lighting Standards
- Roadway Standards
- Parking Requirements
- Signage Standards
- Landscape Requirements

The property will be developed in accordance with the City of Peoria Design Review Manual.

Lighting Standards

All non-wash / drainage channel trails and active open space areas shall receive a low level lighting fixture that will comply with the Dark Sky Ordinance per City of Peoria Zoning Ordinance Section 14-3-2F.

Parking Requirements

All proposed residential, local streets shall allow on-street parking, and each single-family residential unit shall be provided a required 2 off-street spaces/unit within a garage or car port. All parking requirements shall conform to the parking standards contained within Article 14-23 of the Peoria Zoning Ordinance.



6. Project Signage Standards

Signage shall conform to the standards in Article 14-34 of the Peoria Zoning Ordinance. A permanent Subdivision Identification Sign will be located at the community entry. The entry monumentation signage shall conform to Article 14-34-8; A; 28 of the Peoria Zoning Ordinance. The primary identity sign will use complimentary materials to help announce the arrival into the community (*See Entry Feature and Wall Elevations - Exhibit I*).

7. Project Landscape Standards

Amenities

All homes are within easy walking distance to the open space areas provided within this project. The main park is centered along the southern boundary of the community. Amenities within this main park include a picnic ramada, BBQ grills, an open play turf area, a community gathering area, and a covered tot lot. A dog park is centrally located in the community and contains shaded benches, dog waste stations, and an open play turf area. Two additional minor parks provide open play turf areas and picnic tables (*See Amenities & Recreational Facilities - Exhibit J*). The open space areas along the eastern and western boundaries provide the community the opportunity to immerse themselves in the natural landscape and to explore native plant material and wildlife. The trails, walls, landscaping, and entry features will be themed to provide the development a sense of cohesion and to complement the surrounding natural landscape. Each of the open space areas is designed to work together to help create a neighborhood destination, and encourage community interaction (*See Landscape Plan - Exhibit H*).

The wall elements framing the main entry at 77th Avenue include natural tone smooth face CMU block with a “split face” accent block. The wall is periodically punctuated by theme columns with similar materials to break up the length of the project walls. A steel two rail ranch fence is used as an accent at key locations in the community, including the entry and the park areas. All walls and fencing shall conform to the City of Peoria Zoning Ordinance Section 14-3-5.



Plant materials will be low-water use, with informal tree planting adjacent to the sidewalks. The open space areas adjacent to the wash will use native plant material to complement the surrounding character. Common areas, retention basins, and other developed areas will be maintained by the Hidden Paradise Estates Home Owners Association including the channel and trail on the Williams Road Alignment from the west property line to New River. All vegetation used in screening shall conform to the City of Peoria Zoning Ordinance 14-3-4.

Open Space

A total of 28.48 acres (36.7% of gross acreage) of total open space has been provided within Hidden Paradise Estates, approximately 15 acres of which is made up of the New River Wash Channel. Of the 28+/- acres of Open Space provided, 6 +/- acres (~9.6% net site excluding preserved wash) is to be designated and developed as useable open space. All Open Space improvements will conform to the City of Peoria Zoning Ordinance Section 14-35.

8. Infrastructure/Utilities

Existing water, sewer, and roadway connectivity is available to the project from the north, west and south. An access proposed by the River Walk project to the north for 77th Avenue will provide the main connection for this project. This connection will provide vehicular traffic to the north allowing for easy connection to Pinnacle Peak Road. Patrick Lane exists to the west of the project as a full improved half street and provides access to 83rd Avenue. A secondary future access from Patrick Lane is proposed at the northwest corner of the property at 79th Avenue. Access to the northwest corner of this project is proposed as a future long term access point. Improvements and connection to the 79th Avenue and Patrick Lane intersection will take place when adequate right of way is dedicated by the property owner to the north or west. 79th Avenue, although shown on the City Circulation Map as connecting from Patrick Lane to Williams, is being removed as a collector road by the City Traffic Engineering Department. An emergency fire access is proposed at the southwest corner of this project which will provide fire access to Williams Road. The proposed local streets for this project will be constructed as public streets in accordance with the typical standard City of Peoria details.





Sunrise Water Company provides water service to this project. The system will be designed to meet the City of Peoria’s design standards for water infrastructure and will also meet Sunrise Water Company’s (SWC) standards. In the southwest corner there is a parcel owned by Sunrise Water Company that includes a storage tank and pump system. A well is located within the water campus and an additional Sunrise Water Company well is located to the east of the Patrick Lane and 79th Avenue intersection. An existing 12-inch water distribution line is located to the north and west of this project. This project will connect to the existing main and loop an internal 8-inch water main through the interior local streets. A fire flow test has been performed on the existing Sunrise Water system which has concluded the existing system meets the fire flow demands for this project. In addition a water model has been prepared which verifies the future water mains to be constructed with this project will also meet fire flow demands. Please refer to the Water Master Plan for this project for more information.

Sewer service for this project will be provided by the City of Peoria. The proposed sewer system will convey wastewater from Hidden Paradise Estates to the southwest and will not require upgrades to the existing sewer system.

The sewer flow from the neighborhood will exit at the southwestern corner of the Hidden Paradise Estates site and travel west in a new offsite sewer main in Williams Road which connects to an existing city main at 81st Avenue. The flow depth throughout this route ranges from 0 to 80 percent full according to the 2007 Wastewater Master Plan by Carollo. Please refer to the Wastewater Master plan for this project for more information.

Dry utilities will be provided by Southwest Gas, Cox Communications, Century Link, and Arizona Public Service.

Fire, police and sanitation services will be provided by the City of Peoria.

Onsite and Offsite Drainage

The Federal Emergency Management Agency (FEMA) and National Flood Insurance Program (NFIP) issued the Flood Insurance Rate Map (FIRM) for Maricopa County, Arizona and Incorporated Areas, Map Numbers: 04013C1255L, Map Revised: October 16, 2013. The site property is located within the Zone X,

Zone A, and Zone AE. The site is impacted by existing flood plain on east from New River and from a localized flooding area to the north fed by Rock Springs Wash. Storm water from the north will be conveyed through a proposed drainage channel along the northern edge of this project. This flow will outlet to New River. The flood plain from New River on the east will be improved, moving the flood plain to the east by adding fill material to the proposed project site.

Offsite runoff from the southwest of the property will be routed through the project site along the southern boundary (along the Williams Rd. alignment).

Onsite runoff for the gross site area will be managed to flow in the local streets to onsite retention basin open space areas. The rainfall used to calculate the basin volume will be based on the NOAA Atlas 14, Volume 1, Version 5, Point Precipitation Frequency Estimates (PPFE) with 90% confidence interval. The proposed retention basins will be designed to retain the on-site runoff for the 100-year, 2-hour storm event. The designed side slope of 6:1 adjacent to public rights-of-way or pedestrian access, and 4:1 adjacent to the lot walls, fences and hedges. The retention basins will have a maximum ponding depth of 3 feet with a minimum bottom slope of 0.1% for positive drainage toward discharge points. The retention basins will be designed to drain within 36 hours. However, certain variations in the geological characteristics make-up of the property may result in a slower drain time. If this occurs, additional dry wells will be installed as necessary to ensure the retention basins drain properly and within the allocated 36 hour period. Retention basins adjacent to New River will have bleed off pipes installed to allow storm water to drain at a metered rate.



11. Legal description

PARCEL NO. 1:

The North half of the South half of the Northeast quarter of Section 14, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO 2:

The South half of the South half of the Northeast quarter of Section 14, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the West 1,960 feet of the South 40 feet of the South half of the South half of the Northeast quarter of Section 14, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; and

EXCEPT the West 200 feet of the South 310 feet of the South half of the South half of the Northeast quarter of Section 4, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; and

EXCEPT the South 40 feet thereof; and

EXCEPT the West 40 feet thereof.



PINNACLE PEAK ROAD

79TH AVENUE

77TH AVENUE ALIGNMENT

Residential/Estate

PATRICK LANE

County

Residential/Estate

WILLIAMS ROAD

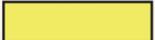
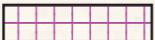
Residential/Low (LDR)



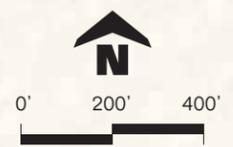
Existing City of Peoria General Plan

Exhibit A

Legend

-  Residential/Estate
-  Residential/Low (LDR)
-  Water
-  Park/Open Space
-  County Island
-  County Boundary

City of
Glendale
Residential/
Medium



PINNACLE PEAK ROAD

79TH AVENUE

77TH AVENUE ALIGNMENT

PATRICK LANE

WILLIAMS ROAD



Proposed City of Peoria General Plan

Exhibit B

Residential/Estate

**Residential/Low
(LDR)**

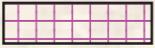
**Residential/Estate
0 - 2.0 du/ac**

**City of
Glendale
Residential/
Medium**

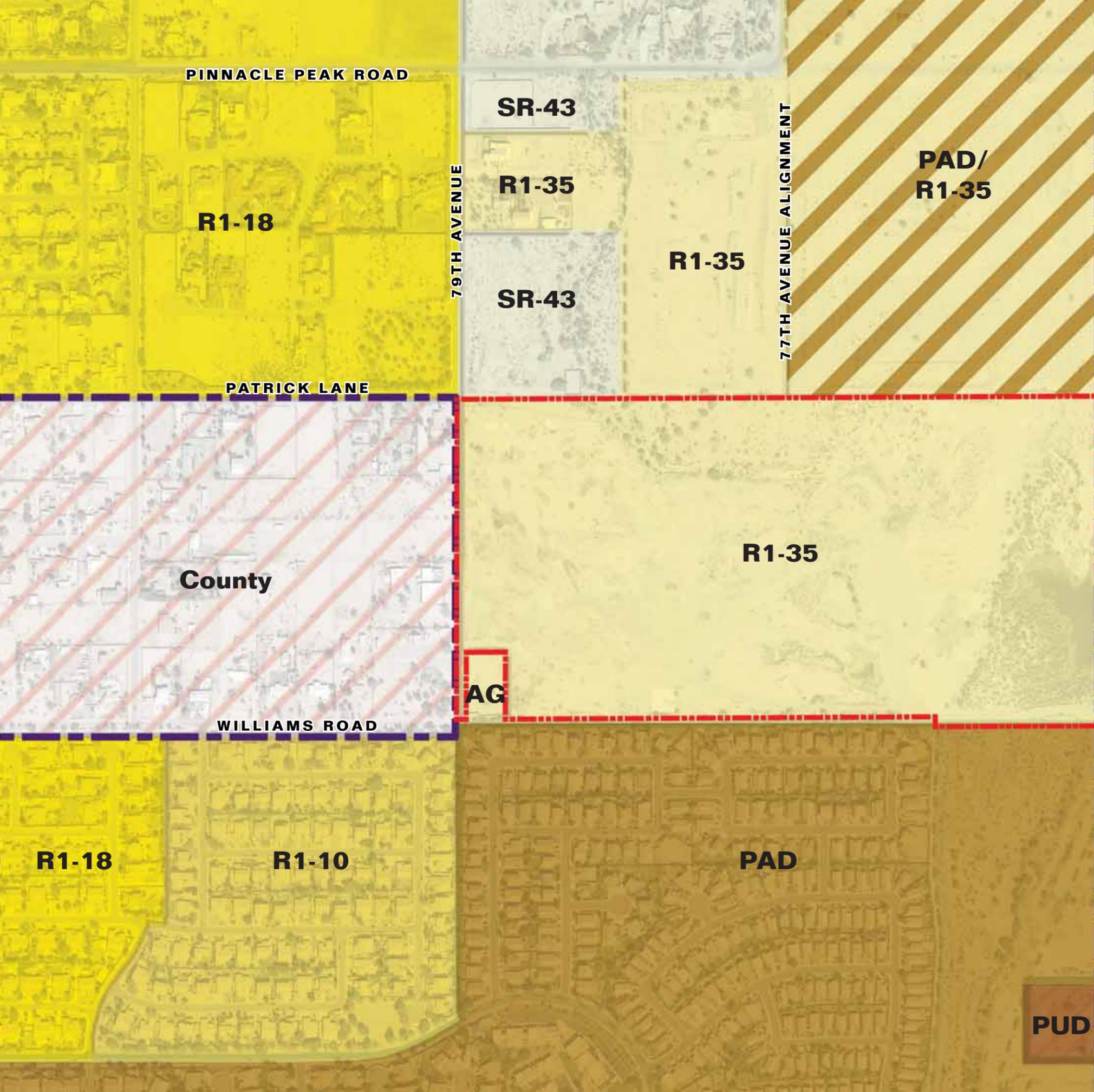
County

**Residential/Low
(LDR)**

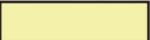
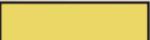
Legend

-  Residential/Estate
0 - 2.0 du/ac
-  Residential/Low (LDR)
2.0 - 5.0 du/ac
-  Water
-  Park/Open Space
-  County Island
-  County Boundary

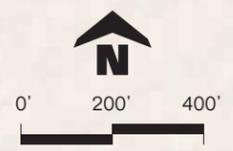




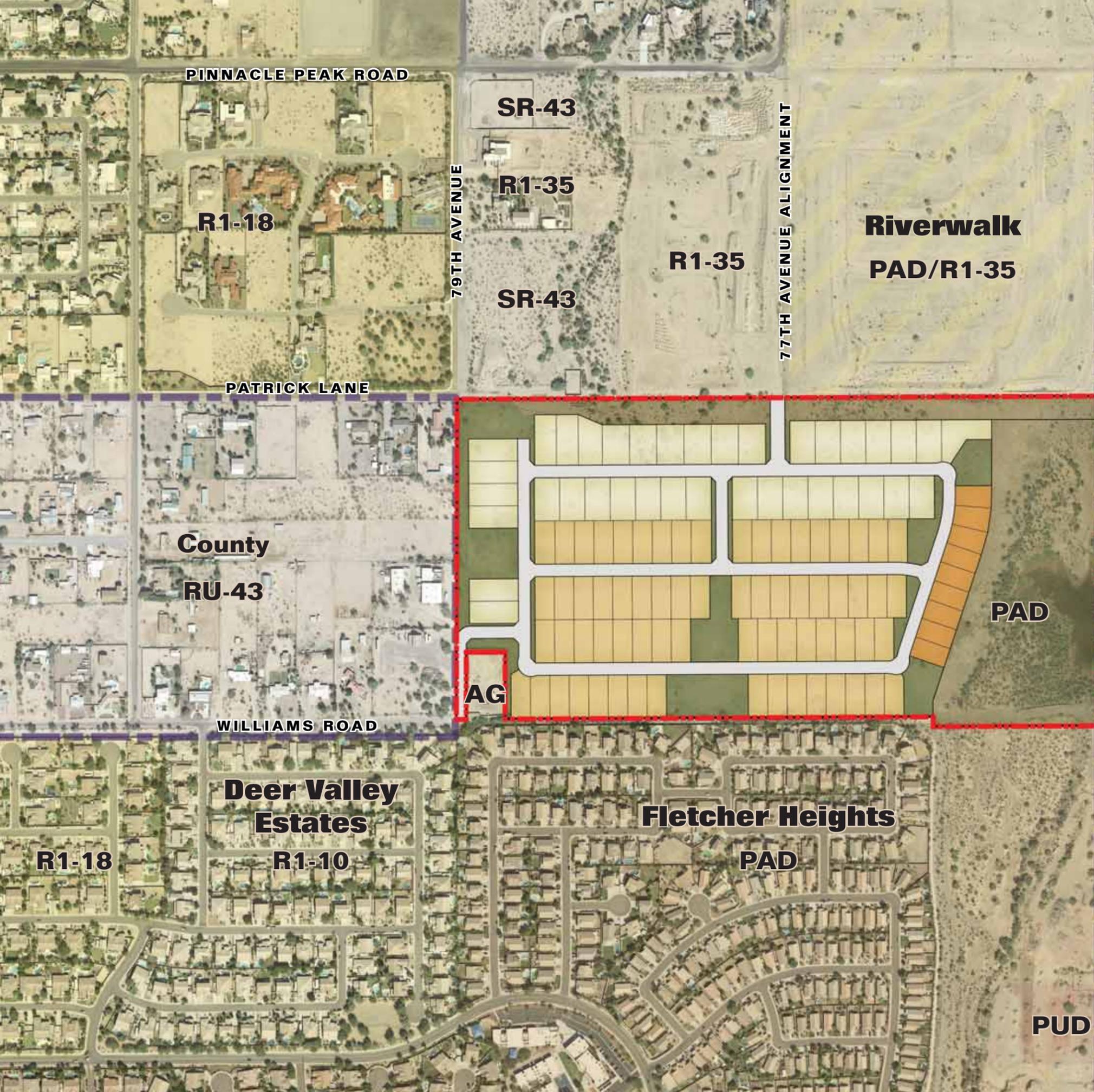
Legend

	SR-43
	R1-35
	R1-10
	R1-18
	PAD
	PUD

**City of
Glendale
PAD**



Existing Conditions Map
Exhibit D



**Hillcrest
Ranch**
**City of
Glendale
PAD**

Site Data:

Gross Area	77.68 acres
Yield	
18,000 SF Lots	37
80' x 174' Lots	68
80' x 150' Lots	9
Total Yield	114
Gross Density	1.47 lots/acre

AG

PAD

**Fletcher Heights
PAD**

PUD



Site Data:

Gross Area	77.68 acres
Yield	
18,000 SF Lots	37
80' x 174' Lots	68
80' x 150' Lots	9
Total Yield	114
Gross Density	1.47 lots/acre

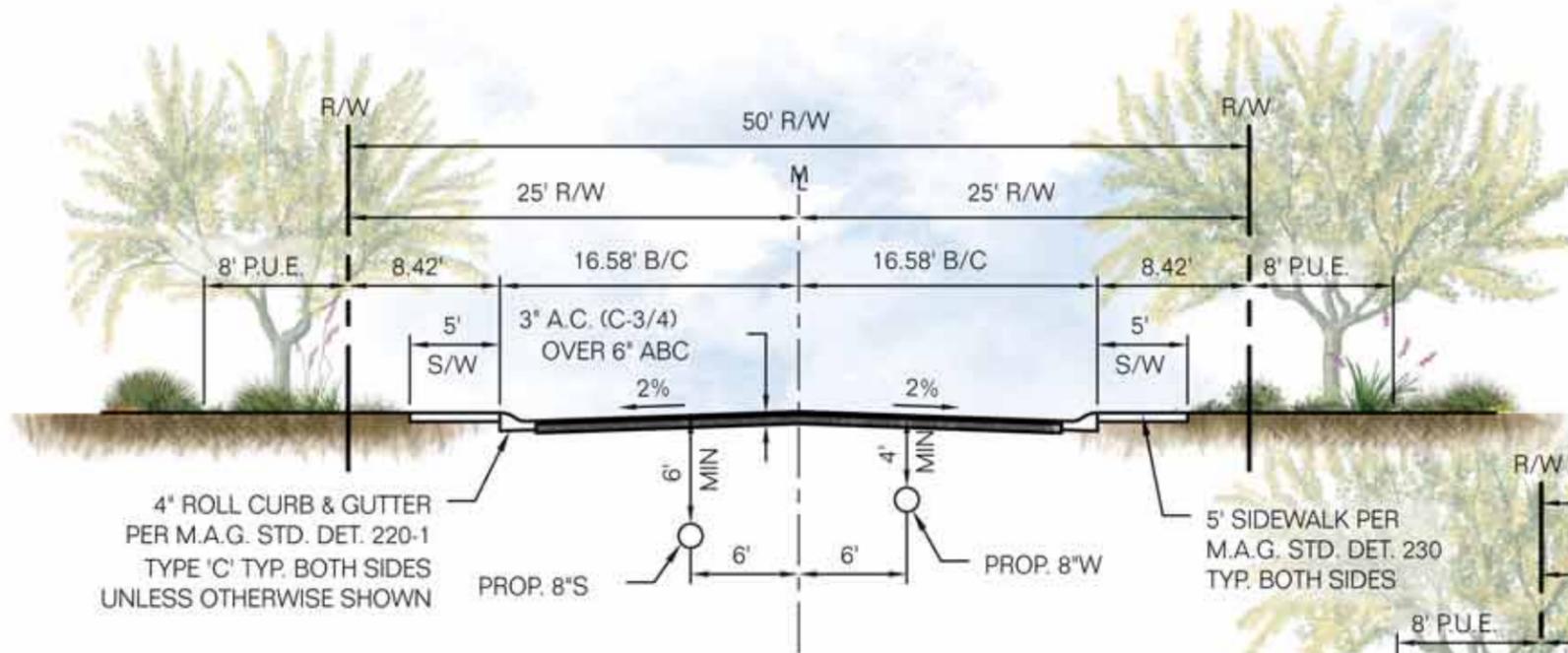
Site Plan

Exhibit E



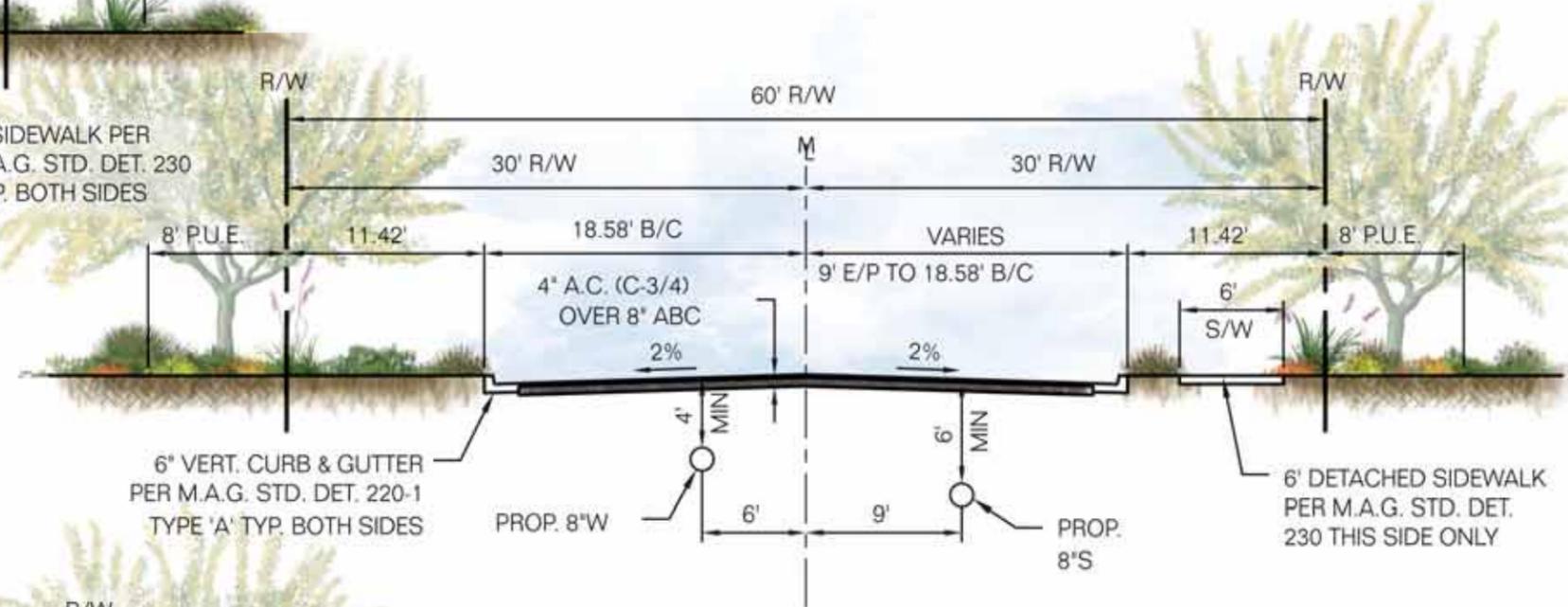
Proposed Street Sections

Exhibit F



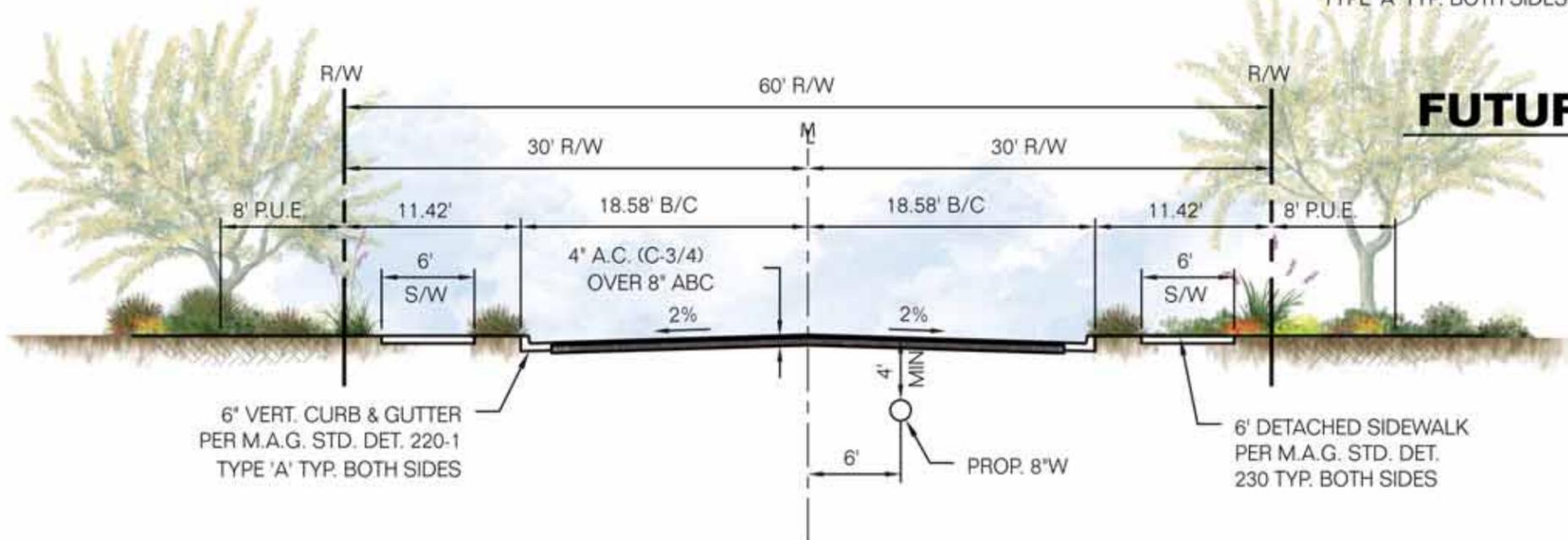
TYPICAL LOCAL STREET LOOKING NORTH AND WEST

N.T.S.



FUTURE PATRICK LANE LOOKING EAST

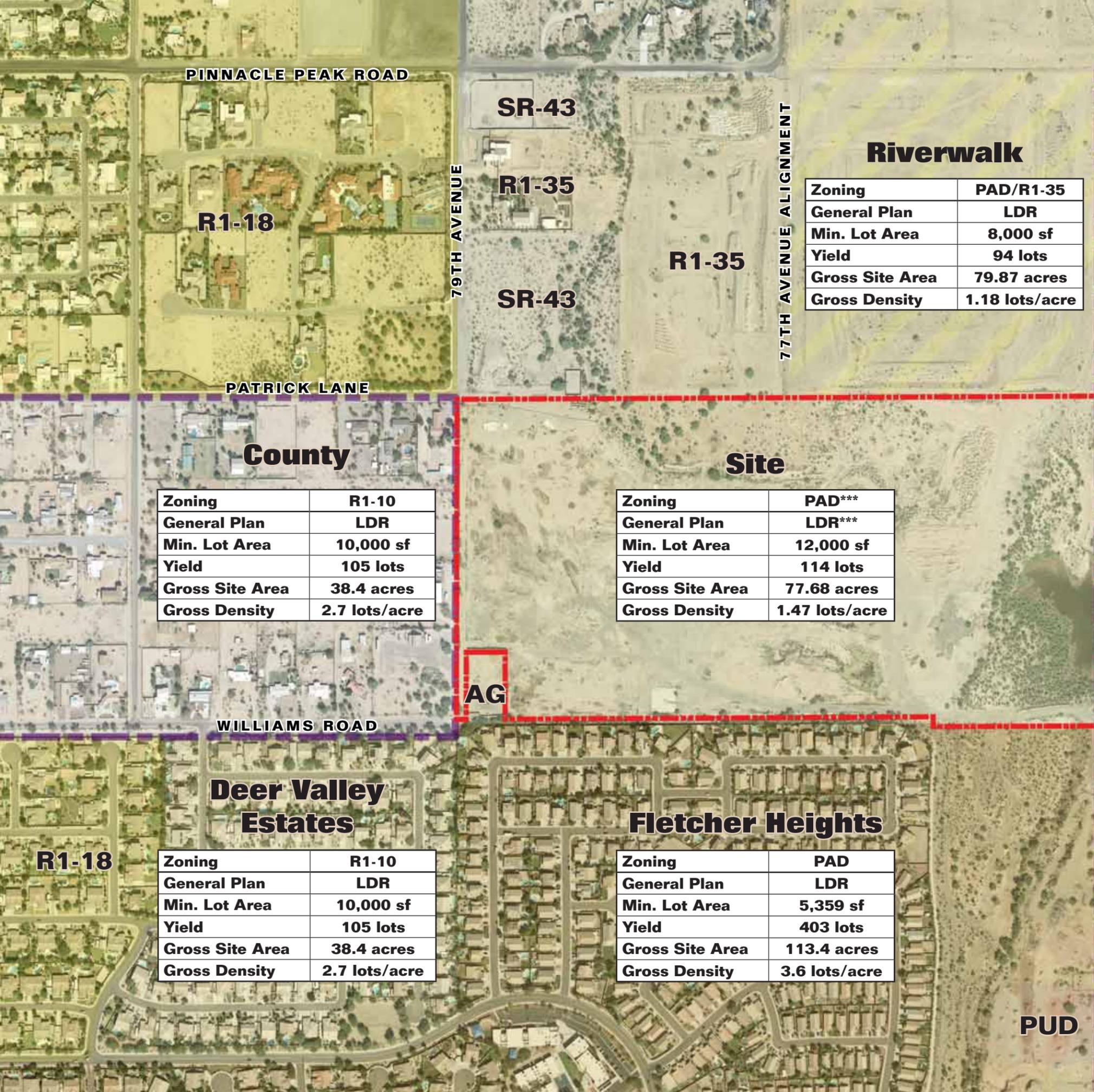
N.T.S.



77th AVENUE LOOKING NORTH

N.T.S.

Adjacent Properties Map
Exhibit G



Zoning	PAD/R1-35
General Plan	LDR
Min. Lot Area	8,000 sf
Yield	94 lots
Gross Site Area	79.87 acres
Gross Density	1.18 lots/acre

Zoning	R1-10
General Plan	LDR
Min. Lot Area	10,000 sf
Yield	105 lots
Gross Site Area	38.4 acres
Gross Density	2.7 lots/acre

Zoning	PAD***
General Plan	LDR***
Min. Lot Area	12,000 sf
Yield	114 lots
Gross Site Area	77.68 acres
Gross Density	1.47 lots/acre

Zoning	PAD
General Plan	MDR*
Min. Lot Area	8,050 sf
Yield	195 lots
Gross Site Area	64 acres**
Gross Density	3.0 lots/acre

Zoning	R1-10
General Plan	LDR
Min. Lot Area	10,000 sf
Yield	105 lots
Gross Site Area	38.4 acres
Gross Density	2.7 lots/acre

Zoning	PAD
General Plan	LDR
Min. Lot Area	5,359 sf
Yield	403 lots
Gross Site Area	113.4 acres
Gross Density	3.6 lots/acre

Notes:

- * City of Glendale General Plan designation MDR or Medium Density Residential, allows 2.5 to 5.0 DU/AC.
- ** Approximate acreages.
- *** Proposed and in the review and approval process.



Landscape Plan

Exhibit H



Wall Legend

-  Partial View Wall
-  Theme Wall
-  Entry Monument
-  Mailbox



Entry Feature & Wall Elevations

Exhibit I



- Single Score CMU Entry Monument Sign Wall
- Signage Area
- Concrete Cap
- Rail Fence Column Single Score CMU
- Rail Fence 2" X 8" TB Steel

Entry Monument



- 5/8" Steel Pickets @ 4" O.C.
- Posts, Top and Bottom Rails
1-1/2" Sq. Tubular Steel
- 24" Sq. Decorative
Column With Single Score
CMU & Concrete Cap

- Single Score CMU
- Splitface CMU Accent

Theme Wall

Partial View Wall

Extra Heavy-Duty Recycled Plastic Picnic Tables
Patterson-Williams Athletic MFG. Co.



Copper Cove Playground C
Playworld Systems



**Amenities & Recreational
Facilities**

Exhibit J

**Cluster Box Unit
Mailbox**
Salsbury Industries



Ramada
Classic Recreation Systems "Denver" CMU Color to match Walls



Rainbow Bench
Patterson-Williams Athletic MFG. Co.



Square Litter Receptacle
Patterson-Williams Athletic MFG. Co.



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