"SPRINGER RANCH II"

CASE NO. Z99-08/P99-12

CITY OF PEORIA

AUGUST 9, 1999
REVISED: OCTOBER 15, 1999
REVISED: NOVEMBER 5, 1999
REVISED: DECEMBER 3, 1999

PLANNED AREA DEVELOPMENT APPROVAL

P/Z Commission Date
City Council Approval Date 2/1/00

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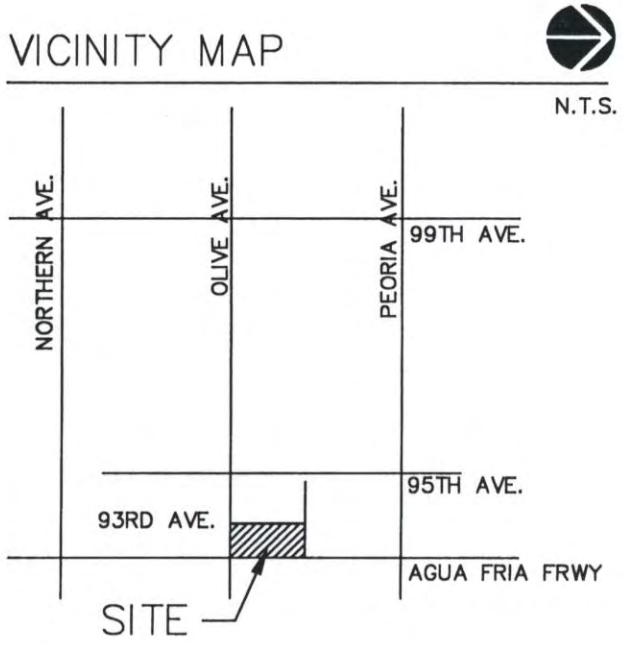
SPRINGER RANCH II
PROJECT NARRATIVE

Introduction

Stardust Development, Inc. is submitting this Planned Area Development Guide pursuant to Article 14-33 of the Peoria Zoning Ordinance for Springer Ranch II, a proposed Planned Area Development located on the northeast corner of 93rd Avenue and Olive Avenue. This Planned Area Development Guide provides an overview of the development proposal and presents specific architectural and development design standards for a single-family subdivision. The information contained herein establishes the basis for City Staff to review future submittals and ensure that construction is in compliance with the intent of this document.

Springer Ranch II is a contemporary infill plan that offers single-family home ownership opportunities in a small neighborhood that is identified by an entry monument, theme walls and open space/retention areas for passive and active recreational use. This concept is consistent with the City's Residential Guidelines for Planned Area Development, which encourages innovations in residential design to allow a more creative approach to utilize land characterized by special features, and to ensure compatibility with surrounding land uses.



Site Conditions

Springer Ranch II is a 13.76 acre infill site bounded by the Springer Ranch subdivision to the north, Loop 101 to the east, Olive Avenue to the south, and 93rd Avenue to the west.

This site was annexed into the City of Peoria as part of a larger annexed area in 1997. The current General Plan designation is Residential Medium Density (MD 4.0 to 8.0 dwelling units per acre).

The subject property is relatively flat with no significant topographic features. Access to the property is obtained from four points of entry off of 93rd Avenue. The property currently drains to the southwest. Storm water will be contained within the open space and retention area located adjacent to Olive Avenue. A landscaped buffer is provided adjacent to the Loop 101.

Project Description

Springer Ranch II is a single-family home ownership neighborhood. It is comprised of approximately 51 lots with active and passive open space areas totaling 1.67 acres and a maximum gross density of 3.7 units per acre.

Housing diversity is accomplished through a variety of home sizes, ranging from 1,200 square feet to 2,800 square feet, with one and two-story homes. The homebuilder will offer four different floor plans for the one product series and three elevations for each floor plan. The color palette offered will consist of at least four base colors and four trim color options. A minimum of two tile roof styles will be offered with a selection of at least three complimentary colors. No two single-family home elevations will be permitted adjacent to, or opposite from the same elevation design. No wood or asphalt shingles will be permitted.

All mechanical equipment shall be ground mounted and shall be screened by a masonry block wall to conform to the main building in style and color. Onsite landscaping will be required to be installed no later than ninety days after issuance of an occupancy permit. No artificial colored rock or artificial turf will be allowed.

A variety of architectural design features will be incorporated into each elevation to enhance visual diversity. The theme for the project will be Traditional. The primary exterior material will be stucco. All roofs will be surfaced with concrete tile. Masonry, brick, and stone may be used as accent materials.

A sense of neighborhood arrival will be accomplished through entry monumentation located at the corner of 93rd Avenue and Olive Avenue along with special landscaping and enhanced wall details at the 93rd Avenue entries. This will establish the character of Springer Ranch II, which continues in the design of the open space and recreational areas. The open space area features such amenities as a children's play area, ramada, picnic table and benches. An open space corridor combined with a sound attenuation wall will be placed along the east boundary, adjacent to the Loop 101, creating an attractive buffer.

A Springer Ranch II Homeowners Association will be established. The Association will maintain the entry

monument and landscaping in the open space and retention areas.

Springer Ranch II is an excellent example of quality neighborhood planning and design. Stardust Development has developed many residential projects in the Phoenix Metropolitan area and has utilized that experience in the design of Springer Ranch II. The relationship of the open spaces to the homes, lot sizes, entry treatment, theme wall and development standards combine to create a quality neighborhood that is integrated with the surrounding community.

Phasing

Springer Ranch II is anticipated to be developed in one (1) model phase and one (1) production phase. Specific phasing, however, will be determined as the project is engineered.

SPRINGER RANCH II
RESIDENTIAL DEVELOPMENT STANDARDS
Site Planning

Open Space & Circulation Planning

- Open space areas have been designed throughout the project, totaling 1.67 acres or 12%. Usable open space area is 1.52 acres or 11%. The minimum required open space is 11%.
- The large open space area adjacent to Olive Avenue has been designed for passive and active recreation with amenities for children and adults.
- A landscaped buffer has been designed along the east property line, adjacent to Loop 101 with meandering sidewalks.
- The street pattern emphasizes "U-shaped" streets.

Community Monumentation

- Entry monumentation will be constructed at the northeast corner of 93rd Avenue and Olive Avenue.

Perimeter Walls & Fencing

- Perimeter walls will be built as shown on the accompanying exhibits.
- Permanent chain link and wooden fencing will not be permitted, except for temporary construction fencing.
- Wrought iron and wood gates will be permitted.
- An 8-foot high sound barrier wall will be installed adjacent to Loop 101.

Exterior Storage Areas

- All stored items must be screened behind a six (6) foot high wall and must not be visible from neighboring property or common areas.

Waste & Refuse

- All refuse containers must be stored in garages or behind block walls.

Parking Requirements

- No permanent on-street parking will be allowed.
- Temporary on-street parking will be limited to twelve (12) hours.

Open Space Lighting

- Park lighting will be designed to minimize the amount of light affecting adjacent homes.

Open Space Lighting (continued)

- The maximum light height for park areas will be 16 feet. All lights shall comply with the Peoria Dark Sky Ordinance.

Signs

- Community identification signage will be incorporated into the entry monumentation.

Neighborhood Design

- A Homeowners Association will be formed. The association will maintain all entry features, open space and retention area landscaping.
- Mailbox areas will be located and designed in accordance with City guidelines.

SPRINGER RANCH II
RESIDENTIAL DEVELOPMENT STANDARDS
Architectural

Housing Product

- The theme for the project will be Traditional.
- Four (4) different floor plans will be offered.
- Three (3) elevations will be offered with each floor plan.
- No two (2) elevations will be permitted adjacent to or opposite from the same elevation design.

Exterior Colors

- Four (4) exterior base colors will be offered with each floor plan.
- Four (4) trim colors will be offered with each floor plan.
- Colors will be selected to create visual harmony within the project.

Exterior Materials

- Stucco will be the primary exterior material.

Architectural Design Features

- Architectural design features will be incorporated into each elevation.

Roof Materials

- Sloped roofs will be surfaced with concrete tile.
- A minimum of two (2) roof styles with three (3) complimentary colors will be used.

Ground Mounted Mechanical Equipment

- All mechanical equipment will be ground mounted.

Roof Vent Pipes

- All vent pipes extending through a roof will be painted to match the roof tile.
- All flashing will also be painted to match the roof tile.

SPRINGER RANCH II
RESIDENTIAL DEVELOPMENT STANDARDS
Landscaping

Landscaping Installation

- Either the builder or homeowner will install landscaping no later than ninety (90) days after issuance of a Certificate of Occupancy.

Plant Material

- Front yard landscaping shall have a minimum of two (2), 24" box trees.
- Shrubs shall be five (5) gallon in size, and will be planted in appropriate numbers to complement the placement of trees.

Landscaping Guidelines

- No artificially colored rock will be allowed.
- No artificial turf will be allowed.
- No two adjacent homes will have identical landscape packages.

SPRINGER RANCH II
DEVELOPMENT STANDARDS TABLE

	STANDARDS
Minimum Lot Area around knuckles	6,000 sf
Typical Minimum Lot Area	6,380 sf
Minimum Lot Width-Standard Lot	58'
Minimum Lot Depth	100'
Maximum Building Height	30'
Front Yard Setback – Living Areas	17' – 22'
Front Yard Setback – Turn-In Garages	15'
Back of Sidewalk to Vertical Garage Door – Minimum	18'
Side Yard Setback – Minimum	5'
Side Yard Setback – Aggregate	13'
Street Side Yard Setback – Minimum (93rd Avenue Only)	20'
Rear Yard Setback	15'
PAD Boundary Setback	20'
Lot Coverage – Single Story	50%
Lot Coverage – Two Story	45%
Minimum Distance Between Buildings	13'

NOTES:

1. All setbacks shall be measured from the property line excluding the vertical garage door.
2. Street side yard setbacks shall not apply to lots adjacent to landscape tracts.
3. Front yard setbacks shall stagger in accordance with Section 20-70-12B1.2 a minimum of 5 feet so that adjacent homes shall not be located on the same building plane.

CONCEPTUAL PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	TREES	
	ACACIA SP. ACACIA	15 GAL.
	DALBERGIA SISSOO SISSOO TREE	15 GAL.
	* FRAXINUS SP. ASH	24" BOX
	OLEA EUROPAEA 'SWAN HILL' SWAN HILL OLIVE	24" BOX
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	18'-20' HT.
	PROSOPIS CHILENSIS THORNLESS CHILEAN MESQUITE	15 GAL.
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	SHRUBS	
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.
	CASSIA SP. CASSIA	5 GAL.
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	5 GAL.
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL.
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.
	LEUCOPHYLLUM SPP. SAGE SPP.	5 GAL.
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.
	RUELLIA SP. RUELLIA	5 GAL.
	TECOMA STANS YELLOW BELLS	5 GAL.
	ACCENTS	
	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL.
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL.
	YUCCA SP. YUCCA	5 GAL.
	GROUNDCOVERS	
	BACCHARIS CENTENNIAL CENTENNIAL HYBRID BROOM	1 GAL.
	*CYNODON DACTYLON COMMON BERMUDA	SEED
	DALEA GREGGI PROSTRATE INDIGO BUSH	1 GAL.
	LANTANA MONTEVIDENSIS 'NEW GOLD' LANTANA	1 GAL.
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL.
	MALEPHORA LUTEA ROCKY POINT ICE PLANT	1 GAL.
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL.
	MATERIAL	
	DECOMPOSED GRANITE "SPANISH GOLD"	1/2" MINUS 2" DEPTH
	WEATHERED GRANITE BOULDERS SURFACE SELECT	1/2 - 2 TON 1 TON AVG.

* NOT TO BE PLANTED IN RIGHT OF WAY

NOTE: LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS.

VICINITY MAP

LAND USE DATA

PROPOSED ZONING	PAD
GROSS AREA	13.76 ACRES
NET AREA (LESS OLIVE & 93rd)	12.46 ACRES
TYPICAL LOT SIZE	58' x 110'
YIELD	51 UNITS
GROSS DENSITY	3.71 DU/AC
OPEN SPACE PROVIDED	1.67 ACRES

CITY OF PEORIA CALCULATIONS

REQUIRED NO. OF TREES ALONG STREET FRONTAGE	17
24" BOX TREES REQUIRED	4
24" BOX TREES PROVIDED	4
15 GAL.TREES REQUIRED	13
15 GAL. TREE PROVIDED	13
REQUIRED NO. OF SHRUBS ALONG STREET FRONTAGE	51
5 GAL. SHRUBS REQUIRED	51
5 GAL. SHRUBS PROVIDED	51
SQ. FT. OF LANDSCAPING IN THE RIGHT OF WAY	±2,445 SQ. FT.

NOTE: SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND MAY BE MODIFIED IN ACCORDANCE WITH PRELIMINARY PLAT REVIEW

GENERAL NOTES

1. FINAL LOT SITE CONFIGURATIONS MAY VARY AT THE TIME OF FINAL PLAN APPROVAL.
2. LANDSCAPE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH 100 COVERAGE.
3. ALL NON-TURF AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE
4. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
5. LANDSCAPE AND STRUCTURES WITHIN SIGHT TRIANGLES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'-0".
6. FINAL PLANT SPECIES, THEIR LOCATION, SIZES, AND QUANTITIES MAY VARY AT THE TIME OF FINAL PLAN APPROVAL FROM THE CITY OF PEORIA.
7. AT MATURITY, ALL SHRUBS WILL BE 5'-0" FROM THE REAR OF A FIRE HYDRANT AND NO MATERIAL, OTHER THAN GROUNDCOVER MAY BE PLACED BETWEEN THE STREET OR ROADWAY AND 15'-0" EITHER SIDE OF A FIRE HYDRANDT.
8. TOT LOT LAYOUT MAY CHANGE DUE TO FINAL GRADING CHANGES
9. ADDITIONAL PLANT MATERIALS MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THE PROJECT.
10. LANDSCAPE TRACTS AND OPEN SPACE TO BE MAINTAINED BY HOA.
11. COMMON LANDSCAPE TRACT CONSTRUCTION WILL BE PHASED AND SIMILAR TO THAT REPRESENTED ON THE PLAN.
12. PLANT TYPES AND QUANITIES WILL CONFORM TO THE CITY'S LANDSCAPE AND STREETSCAPE GUIDELINES.
13. THE RETENTION SHOWN ON THE PLAN IS CONCEPTUAL IN NATURE. SEE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.

NORTH
1"=50'-0"
12/1/99
99008.3

0' 25' 50' 100' 150'

CONCEPTUAL SITE/LANDSCAPE PLAN

SPRINGER RANCH II

PREPARED FOR: STARDUST DEVELOPMENT

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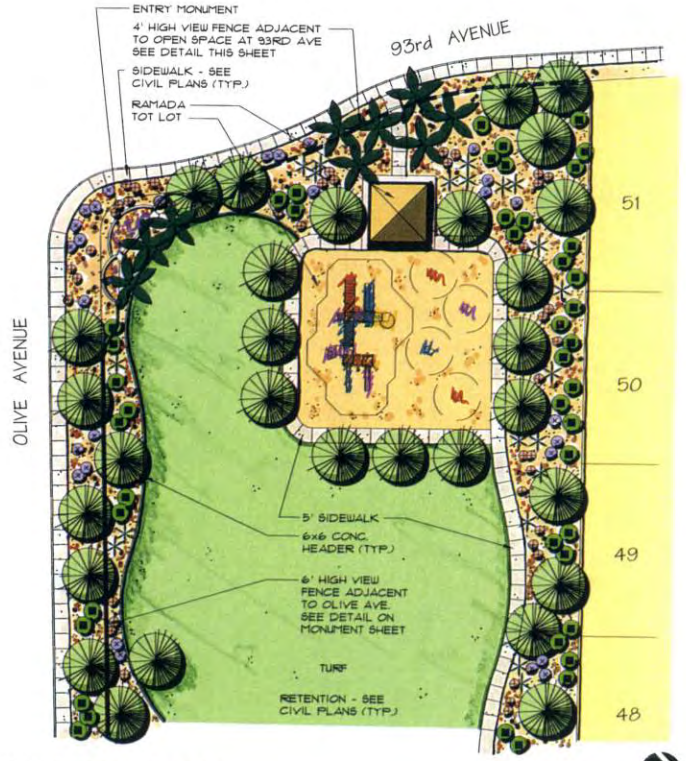
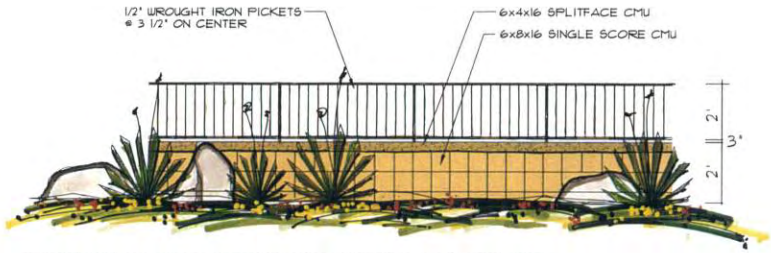


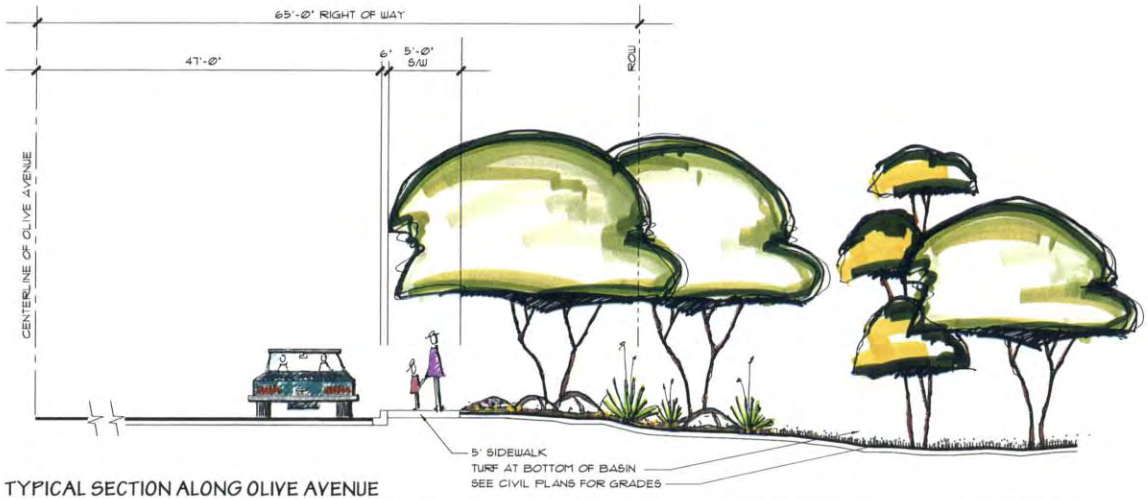
TOT LOT ENLARGEMENT

1"=20'-0"



VIEW FENCE ADJACENT TO OPEN SPACE AT 93RD AVE

±1/2" = 1'-0"



TYPICAL SECTION ALONG OLIVE AVENUE

±1/4" = 1'-0"

OPEN SPACE/VIEW FENCE ELEVATION

SPRINGER RANCH II

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NORTH
11/10/99
99008.3

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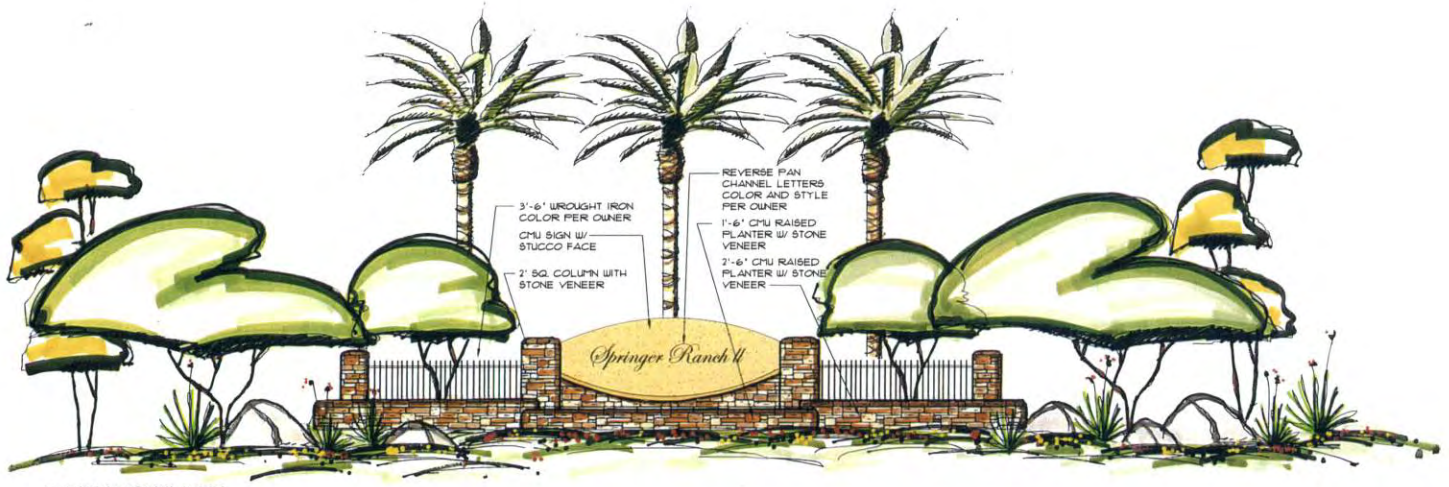
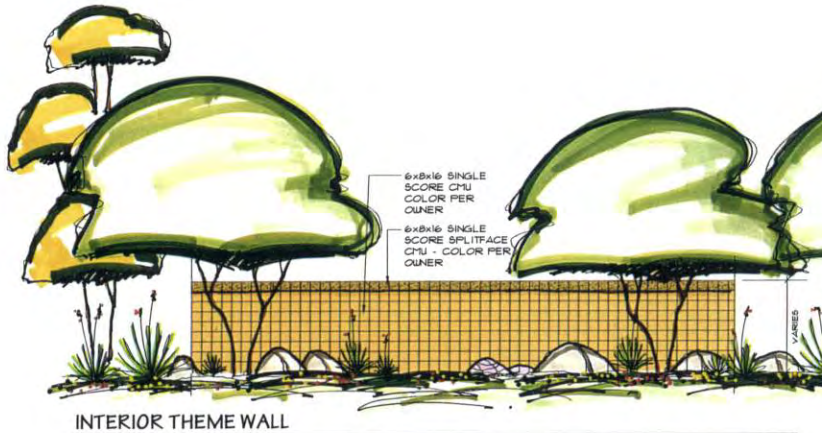


ENTRY MONUMENT

±1/4" = 1'-0"



INTERIOR THEME WALL

±1/4" = 1'-0"

VIEW FENCE ADJACENT TO OPEN SPACE AT OLIVE AVE

±1/4" = 1'-0"

ENTRY MONUMENT/THEME WALL ELEVATIONS

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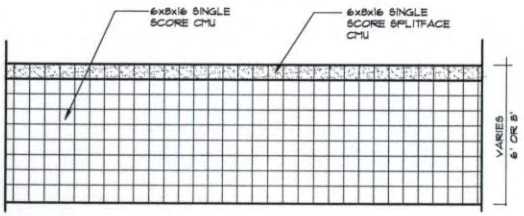
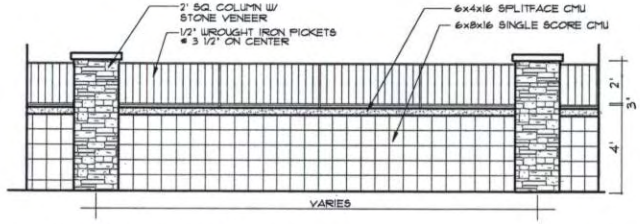
LEGEND

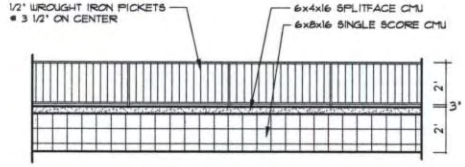
- 8' HIGH THEME WALL - SEE DETAIL A
- 6' HIGH THEME WALL - SEE DETAIL A
- 6' HIGH VIEW FENCE ALONG OLIVE AVE. SEE DETAIL B
- 4' HIGH VIEW FENCE ADJACENT TO OPEN SPACE AT 93RD AVE. SEE DETAIL C



A THEME WALL NTS



B VIEW FENCE ALONG OLIVE AVENUE NTS



C VIEW FENCE ADJACENT TO OPEN SPACE AT 93RD AVE NTS

CONCEPTUAL MASTER WALL PLAN

SPRINGER RANCH II

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NORTH
1"=50'-0"
12/1/99
992083

0' 25' 50' 100' 150'

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SPRINGER RANCH II
PLANT LIST

Trees:	Acacia	Acacia species
	Sissoo Tree	Dalbergia sissoo
	Ash	Fraxinus species
	Swan Hill Olive	Olea europaea
	Mexican Fan Palm	Washingtonia robusta
	Thornless Chilean Mesquite	Prosopis chilensis
	Evergreen Elm	Ulmus parvifolia
Shrubs:	Red Bird of Paradise	Caesalpinia pulcherrima
	Cassia	Cassia species
	Bush Morning Glory	Convolvulus cneorum
	Baja Fairy Duster	Calliandra californica
	Petite Pink Oleander	Nerium oleander
	Sage species	Leucophyllum species
	Deer Grass	Muhlenbergia rigens
	Ruellia	Ruellia species
	Yellow Bells	Tecoma stans
Accents:	Agave	Agave species
	Desert Spoon	Dasylirion wheeleri
	Red Yucca	Hesperaloe parviflora
	Yucca	Yucca species
Groundcover:	Centennial Hybrid Broom	Baccharis centennial
	Prostrate Indigo Bush	Dalea greggi
	New Gold Lantana	Lantana montevidensis
	Purple Trailing Lantana	Lantana montevidensis
	Rocky Point Ice Plant	Malephora lutea
	Dwarf Rosemary	Rosmarinus officinalis

SPRINGER RANCH II
COMMUNITY AMENITIES LIST

- Ramada with Two Tables
- Children's Play Structure
- Playground Equipment (Spring Riders)
- Shielded Lighting for Play Area
- Bike Rack
- Benches
- Barbecue Grill