

**PLANNING & ZONING**

Planned Area Development Approval

P/Z Commission Date: 4/7/2016

City Council Approval Date: 5/3/2016

Planner: Sean Allen

Administrative Approval Date: 3/17/2016

Original Effective date: 6/9/2016

# Bungalows on Olive

Southeast Corner of 83<sup>rd</sup> and Olive Avenues

## Planned Area Development Standards and Guidelines Report



Submitted: October 7, 2015  
Revised: January 6, 2016  
Revised: March 3, 2016  
Revised: March 17, 2016

Z15-0010A.1 - Increase in wall heights (sound & internal walls), page 13.

**APPROVED**

**4/9/2018**

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### Exhibits

- A – Existing Zoning Map
- B – Proposed Zoning Map
- C – Preliminary Site Plan
- D – Preliminary Landscape Plan
- E – Preliminary Elevations
- F – Preliminary Colors and Materials

## **Development Team**

### **Owner**

Cook Charitable Trust  
c/o Dave Cavan and 83<sup>rd</sup> Ave. & Olive LLC  
15300 North 90<sup>th</sup> Street, #200  
Scottsdale, AZ 85260

### **Developer**

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### **Civil Engineering and Site Planning**

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### **Architect**

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### **Traffic Engineering**

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### **Attorney**

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Paul Gilbert  
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Phoenix, AZ 85008

## **Legal Description**

Lot 2 of the Final Plat of 83<sup>rd</sup> and Olive Promenade, according to the map recorded in book 1022 of Maps, page 49, records of Maricopa County, Arizona.

## **Introduction**

The Development Team is submitting this request for Planned Area Development (PAD) zoning in order to develop the Bungalows on Olive, which consists of approximately 14.57 gross acres located at the southeast corner of 83<sup>rd</sup> Avenue and Olive Avenue.

The property was zoned C-2 (Intermediate Commercial) in 2006 and was originally planned for commercial development as part of project known as 83rd and Olive Promenade. A Circle K convenience store and gas station was constructed on the immediate intersection corner in 2011, but the remainder of the property has remained vacant.

In 2013, the City of Peoria took the property directly south of the subject parcel and invested around 26 million dollars in the creation of Pioneer Park. This 85 acre regional community park is a significant undertaking by the City to transform the area south of Old Town Peoria and provide recreation amenities for its existing and future residents. Pioneer Park includes softball and soccer fields, a five acre urban fishing lake, playgrounds, picnic ramadas, and a dog park.

This proposed amendment seeks to rezone the subject property to allow for medium-high density residential housing in lieu of the current commercial zoning. Given the market shift away from brick and mortar retail stores and the breadth of existing commercial located in the surrounding area, residential is an appropriate and desirable use for the property. Residential would also take advantage of and compliment the City's expenditure in the creation of Pioneer Park. The infusion of the area with residents and providing them with easy and convenient access to the park will create a walkable and integrated neighborhood befitting the goals and objectives of the City of Peoria for lasting and timeless development.

## Relationship to Surrounding Development

An aerial of the surrounding development, located below, shows the details of the adjacent land uses and development. The subject property is located in southern Peoria surrounded by Old Town Peoria to the north and newer residential projects, but in recent years properties in this area have been skipped over as development demand focused on larger tracts of land in northern Peoria and further west in Glendale.

### North -

To the immediate north across Olive Avenue is vacant Mixed-Use zoned property, as well as the Roundtree Ranch single-family community and neighborhood park.

### West -

The west of the subject property, across 83<sup>rd</sup> Avenue is a vacant 28 acre parcel zoned C-2.

### South -

To the immediate south is the aforementioned Pioneer Park.

### East -

To the immediate east is the community garden portion of Pioneer Park along with the Park's Olive Avenue entrance. Further east are existing industrial businesses.



## **General Plan Conformance**

The subject property is currently designated within the General Plan for Business Park/Industrial (BP/I) which supports zoning for Business Park or Industrial to allow offices, warehouse, and manufacturing. A “residential” land use element is not included within the current land use designation above; therefore to ensure compliance with the City’s General Plan, a Minor General Plan amendment is needed to re-designate the property for Medium-High Density Residential (MHDR) which will allow for the requested residential within a density range of 8-15 du/ac. This land use designation of the property is suitable to allow for an appropriate land use adjacent to Pioneer Park, by adding gated pedestrian connections to allow a greater number of residents the ability to use the Park. That Minor General Plan Amendment has been filed and reviewed concurrently with this PAD Amendment.

## **PAD/Project Justification**

### **1. What type of development and uses are proposed by the rezoning?**

The proposed use is residential with a gross density of up to 12 units per acre. A Minor General Plan Amendment will also be needed to re-designate the property for Medium-High Density Residential.

### **2. State how your proposal is consistent with the Land Use Plan and other goals, policies and objectives (list each goal, policy and objective and how they are met) of the Peoria General Plan.**

Although a Minor General Plan Amendment is required, the requested amendment (filed concurrently with this PAD) is supported by the General Plan based on the following goals, policies and objectives contained within that plan.

### **LAND USE ELEMENT (Chapter 2)**

#### **Infill Development**

##### ***Objective 1.H***

*Encourage the development or redevelopment of vacant or underutilized infill sites within the City.*

#### **Residential Communities**

##### ***Objective 1.M:***

*Provide a diversity of housing types to meet the needs of persons of all income levels and ages.*

##### ***Objective 1.N:***

*Support healthy residential environments that provide for safe and convenient access, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.*

##### ***Policy 1.N.2:***

*Require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.*

##### ***Policy 1.N.5:***

*Require new residential developments to provide pedestrian linkages to parks, schools and other appropriate public facilities.*

##### ***Objective 1.O:***

*Support well - designed, high - quality multifamily residential development in appropriate areas which maintains compatibility between adjacent developments.*

**Policy 1.O.3:**

*Encourage multi-family housing units adjacent to community level parks and public open space areas.*

**Section 2.c/Tables 2-1 and 2-2**

*The Medium-High Density Residential (MHDR) General Plan designation, as described in Section 2.c, supports zoning with a density range of 8-15 dwelling units per acre. The proposed request is within this range, and does not exceed the Target Density of 12 dwelling units per acre set by Table 2-1.*

The proposed development addresses the Land Use Element goals and objectives by the following:

- Will allow for development on a parcel of land that has sat vacant for years.
- Stimulate development on other vacant parcels of land in the area
- Will promote a product that will exhibit superior quality and design while providing amenities, dedications, and improvements above and beyond the minimum city standards.
- Will include a plethora of open space being directly adjacent and have gate access to Pioneer Park.
- Will have access to many public schools and safe access from the road with access to inner roads inside the community. Also as a gated development, the added security, along with other design and site layout elements, will promote safety in the community.
- Will provide more affordable housing than that which is in the surrounding area.

**HOUSING ELEMENT (Chapter 7)**

**Objective 1.A:**

*Promote quality residential development through diversity in housing type.*

**Policy 1.A.2:**

*Evaluate zoning incentives and regulations that encourage the development of diverse housing types including attached single-family units, townhomes, condominiums, multi-family units, smaller, affordable detached single-family units.*

The proposed development addresses the Housing Element goals and objectives by the following:

- Will provide affordable diverse housing of different types that are made of high quality materials and design.

**3. Discuss your proposal's compatibility with surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.**

The current site is designated for Business Park/Industrial. Parcels zoned residential and PAD are prevalent in the surrounding area of the site. Given the land use designation and the current zoning patterns in the area, including the proximity to Pioneer Park, the property is appropriate for rezoning.

**4. Indicate why current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.**

The subject property is zoned commercial and has been vacant for many years with no market demand as it currently sits. Land uses in the immediate area of the site are residential and PAD. The additional multi-family will bring about vibrancy and additional residents to the area. Pioneer Park provides abundant open space for current and new residents and will bring about higher utilization of the park and a community feel to this area. This would not be the case if the site were to remain commercial. Clearly this site is better suited for a residential zoned district. The proposed rezoning will conform to the current and future trends of development in this area.

**5. Describe any proposed unique considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.**

The property is zoned for commercial uses; however, this property does not need to remain commercial as there is a plethora of existing vacant, commercial, and industrial developed land in close proximity. As already discussed, the land uses in the same vicinity to the site are residential and PAD. To the immediate south is Pioneer Park, which will have direct gated connectivity to the proposed development. Pioneer Park will provide ample open space for a host of activities and gathering spots of nearby residents. The current roadway network serving the existing commercial will be utilized and incorporated in the multi-family layout. The proposed rezoning will create compatibility with current land use designations.

**6. Provide general site information and describe unusual physical features of characteristics of the site which present opportunities or constraints for development.**

Site is flat having previously been farmed with public roadway network and infrastructure already in place that will support the proposed development.

**7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e. variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?**

A Minor General Plan Amendment is being processed concurrent with this Planned Area Development Zoning request. Administrative site plan/design review and all applicable permits are required before construction commences.

## **Preliminary Development Plans**

The preliminary development plans, included as a part of this PAD application, propose a multi-family project to be known as Bungalows on Olive. (see Exhibit C for Site Plan, Exhibit D for Landscape Plan, Exhibit E for Building Elevations, and Exhibit F for Colors and Materials) While multi-family in nature, with multiple dwelling units on a single parcel, Bungalows on Olive functions more like a grouping of attached and detached single-family building and is akin to a compact single family subdivision with centralized amenities. The 153 rental homes consist of a mixture of one bedroom, two bedroom, and three bedroom units and are all single-story.

The Bungalows will fill a niche market for those renters who don't need the size of a single-family home or that don't want the maintenance that comes along with a yard, but also don't want the traditional apartment experience with a loud neighbor above or below them. Each unit with the project offers a small private back yard, similar to a single-family home, but that will be maintained by the site manager, just like the remainder of the property.

As demonstrated by the preliminary development plans (Exhibits C, D, E & F), Bungalows on Olive contains a small community center which includes the rental office, restrooms, and mailboxes along with four amenities for the residents as required in the Design Guidelines Manual. These amenities include a 60' pool with cool deck, a spa and ramada, a grass open play area for active recreation, and a separate second ramada with bbqs and benches for those residents towards the western portion of the project.

In addition to the above referenced amenities and private backyards, Bungalows on Olive will provide considerable passive open space and landscaping for its residents. Walkways connect the amenities and link to each individual unit. As shown on the preliminary development plans, most of the units front into courtyards anchored by a shade tree.

### **Compatibility with Adjacent Land Uses**

Given its unique location, Bungalows on Olive will provide direct access to Pioneer Park, a huge active open space and recreation amenity for the residents. There will be specific connections east to the Heritage Court community space and dog park along with another access point south to the urban lake.

The immediate corner of Olive and 83<sup>rd</sup> Avenues has been developed with a Circle K convenience store and gas station. As a part of an existing easement agreement with Circle K to provide access to median breaks, the existing access drive along 83<sup>rd</sup> Avenue must remain and the location for a future similar drive along Olive Avenue must be preserved. The site plan for Bungalows on Olive has been carefully laid out to take advantage of these shared driveways which will also provide vehicular and pedestrian connectivity to the Circle K. The proposed layout allows for a separation of the two uses while at the same time offering convenient access and integration where appropriate.

## Uses

Uses within the property shall include multi-family dwelling units along with any accessory use customarily incidental to multi-family residential such as but not limited to community center, pool, spa, ramadas, parking canopies and garages.

Pursuant to existing access easements with Circle K, recorded in MCR 2011-89360, the Bungalows on Olive parcel is require to allow for access and circulation roads serving the adjacent commercial business. Unless formally abandoned by modification of the easement document, those existing and future access roads, as shown on the preliminary development plans, shall be permitted to be utilized for access to and from a commercial use on the adjacent parcel, but no commercial uses shall be allowed within this PAD.

## Project Development Standards

<b>Bungalows on Olive Development Standards</b>	
<b>Lot Standards</b>	
Maximum Lot Coverage by all structures	50%
Minimum Lot Width	n/r
Maximum Gross Target Density (du/ac – as calculated by Peoria General Plan)	12
Maximum Gross project Density	10.5
<b>Principal and Accessory Building/Structure Standards</b>	
Maximum Building Height	30 Feet
Minimum Property Line Setbacks	
83 <sup>rd</sup> and Olive Avenue Property Lines	20 Feet
Commercial (Circle K) Property Lines	20 Feet
Pioneer Park Property Lines	10 Feet <sup>(1)</sup>
Minimum Building Separation	0 Feet <sup>(2)</sup>
<b>Walls and Fence Standards</b>	
Perimeter Walls (Maximums)	
Adjacent to 83 <sup>rd</sup> and Olive Avenue	8' solid wall <sup>(3)</sup>
Adjacent to Circle K	6' solid wall
Adjacent to Pioneer Park Lake	6' partial view fence
Adjacent to Other Portions of Pioneer Park	6' solid wall
Interior Walls and Fences (Maximums)	
Private Backyards	6' solid wall
Pool Fence	5' view fence

1. Accessory structures such as parking canopies and trash enclosures shall be allowed up to a minimum of 4 feet.
2. All internal building separation is subject to allowances within the Building Codes and Fire Codes adopted by the City of Peoria.
3. Adjacent to the main entry gates the solid theme wall will be replaced with a view fence or partial view fence.

## Landscape Standards

Unless modified within the table below, all landscaping within the Bungalows on Olive project shall conform to Article 14-35 of the Peoria Zoning Ordinance.

<b>Bungalows at Olive Landscape Standards</b>	
<b>On-site Landscaping<sup>(1)</sup></b>	
Minimum Required Area	20%
1 Tree/ 5 Shrubs per	400 sq. ft.
<b>Off-site Landscaping</b>	
Hostile Vegetation along Pioneer Park Boundary	TBD <sup>(2)</sup>
<b>Landscape Buffers</b>	
Minimum Landscape Buffer <sup>(5)</sup>	
83 <sup>rd</sup> and Olive Avenue Property Lines <sup>(3)</sup>	15 Feet
Adjacent to Commercial (Circle K)	5 Feet <sup>(4) (5)</sup>
Other Property Lines	5 Feet <sup>(5)</sup>
Minimum Buffer Material	
Trees (24in box minimum)	3 per 1000sq. ft.
Shrubs (5 gallon minimum)	5 per 1000sq. ft.
Vegetative Groundcover (1 gallon minimum)	20%
Inert Groundcover (3/4" minimum)	100%

1. For the purpose of calculating required on-site landscape, the net site area shall be used, excluding any required landscape buffers and the required access easements serving the adjacent property, currently a Circle K gas station and convenience store.
2. Plant types, amounts, and locations for landscape within Pioneer Park along the Bungalows perimeter wall, to be determined during the Site Plan review process with the Parks Director.
3. A landscaped area along all street frontages shall be established and maintained between the street right-of-way and any building, on-site parking area, or perimeter screen wall. The area of this landscaping strip may be used to satisfy, to the extent provided, the minimum required on-site landscaping area.
4. Landscape buffer adjacent to commercial parcel is provided in addition to 20' setback and exists on both sides of the perimeter wall.
5. Parking stalls and trash enclosures shall be allowed to encroach the landscape buffer up to the perimeter wall.
6. Where private fenced yards extend up to a perimeter wall, landscaping consisting of a minimum of two trees (one tree on 1bd units) and inert groundcover will be provided within that fenced yard which shall satisfy the buffer material requirement.

## Signage Standards

Unless modified within the table below, all signage for the Bungalows on Olive project shall conform to Article 14-34 of the Peoria Zoning Ordinance.

<b>Bungalows on Olive Signage Standards</b>	
<b>Vehicular Entry Monument/Wall Sign Standards<sup>(1) (2)</sup></b>	
Maximum Sign Area <sup>(3)</sup>	
Double-sided monument sign located within the access drive median	32 sq. ft.
Single sided monument(s) to the side of the access drive	32 sq. ft. <sup>(4)</sup>
Wall mounted signs	32 sq. ft. <sup>(4)</sup>
Maximum Sign Height	8 feet
Minimum Setback from Property Line	8 feet
<b>Pedestrian Entry Wall Sign Standards<sup>(5)</sup></b>	
Maximum Sign Area <sup>(3)</sup>	12 sq. ft.

1. Each access drive to the project shall be permitted entry monument/wall sign.
2. Required Fire Department signage and unit directory is allowed separately with size and location determined by the City of Peoria.
3. Maximum Sign Area shall include identification and advertising sign copy along with any logos.
4. If entry signage is provided on the sides of an entry drive, two individual sign faces each consisting of no more than the maximum sign area shall be permitted.
5. For use at gated pedestrian connections with Pioneer Park to identify the Bungalows on Olive residential. Signs providing park hours and rules are allowed separately with size and location determined by the City of Peoria.

## Parking Standards

Unless modified within the table below, all parking within the Bungalows on Olive project shall conform to Article 14-23 of the Peoria Zoning Ordinance.

Bungalows on Olive Parking Standards	
<b>Parking Requirements</b>	
1 Bedroom Unit	1.5 spaces
2 Bedroom Unit	2.0 spaces
3 Bedroom Unit	2.0 spaces
Guest Parking	1 per each 11 units
<b>Parking Stall Sizes<sup>1</sup></b>	
Standard Stall	9 x 20
Handicap Stall	16 x 20
Compact Stall <sup>2</sup>	8 x 16

1. The front of the parking space may overhang up to two (2) feet into a landscape area or pedestrian walkway; however, any parking space protruding over a pedestrian walkway shall maintain at least a four (4) foot wide clearance for pedestrian access.
2. Compact parking spaces shall not exceed 15% of the total required parking.

## **Pioneer Park Access Standards**

1. The two gated accesses to Pioneer Park, as shown on the Preliminary Site Plan and Preliminary Landscape Plans (Exhibits C and D) are to be constructed at the same time the internal project amenities are installed, and shall be maintained by the Developer.
2. The developer shall provide monument or wall signage at each gate access, from Pioneer Park, identifying the development's name. In the event the proposed signage is detached, and within City property, the City will maintain.
3. Pioneer Park trail connections and other improvements within City property, as shown on the Preliminary Site Plan and Preliminary Landscape Plans (Exhibits C and D), shall be constructed by the City, and paid for, by the Bungalows on Olive developer, prior to the issuance of a building permit. At a minimum, these improvements shall be: the hard-surfaced trail extensions to the existing Park trail locations, ground coverings, plantings, and signage, as shown on the plans.

**Design Guidelines**

All development within the Bungalows on Olive PAD shall comply with the Multi-Family section of City of Peoria Design Review Manual, as determined in the Site Plan review, unless alternative design considerations are approved by the Planning Manager through the Design Review Waiver process.

**Grading and Drainage**

The subject property is relatively flat and generally drains to the southwest. On-site retention basins or underground retention will be reviewed and approved in the Site Plan review which will accommodate all storm water drainage. As required by Peoria, drainage will be designed to accommodate 100 year, two-hour storm events.

**Public Utilities and Services**

- Sewer.....City of Peoria
- Water.....City of Peoria
- Electricity .....Salt River Project
- Telephone.....Local Provider
- Cable TV .....Local Provider
- Gas .....Southwest Gas
- Refuse .....City of Peoria
- Fire and Emergency .....City of Peoria
- Police.....City of Peoria
- Schools.....Peoria Unified School District





# Exhibit C

## Preliminary Site Plan

(Starts on Following Page)

**SITE PLAN YIELD**

Gross Area: +/- 14.57 Ac.  
Net Area: +/- 12.65 Ac.  
Density: 10.50 Du / Gross Ac.

**PROJECT DATA**

**YIELD DATA**

Unit Type	Yield	Total # Beds	Mix %
1 Bedroom	52	52	34%
2 Bedroom	61	122	40%
3 Bedroom	40	120	26%
	153	294	100.0%

APN NUMBER: 142-21-007  
 LOT COVERAGE ALLOWED PER PAD: 50 PERCENT  
 LOT COVERAGE PROVIDED: 27 PERCENT  
 CURRENT ZONING: C-2 COMMERCIAL (PAD)  
 PROPOSED ZONING:  
 PARKING REQUIRED: 280 (PROVIDED: 295)  
 BUILDING ALLOWED HEIGHT: MAX. 30'-0"  
 ALLOWED PER PAD: 1STORY  
 PROVIDED: 15'-6" HT.  
 DENSITY: 12.0 DU/ACRE  
 ALLOWED PER PAD: 153 UNITS/14.57 GROSS ACRES = 10.5 DU/ACRE  
 PROVIDED:  
 OPEN SPACE CALCULATION:  
 REQUIRED: 150 SF/Bdrms X 294 Bdrms = 44,100 SF  
 PROVIDED: APPROX. 247,354 SF  
 REAR YARD OPEN SPACE: 63,276 SF  
 OPEN SPACE WALKING AREA: 117,976 SF  
 AMENITY OPEN SPACE:  
 POOL/RAMADA: 4,270 SF  
 PASSIVE RECREATION FIELD: 5,641 SF  
 RAMADA & BBQ: 3,219 SF  
 TRAIL: 19,543 SF  
 CIRCLE K EASEMENT (MINUS ROADWAY): 33,627 SF

- NOTES:**
- SITE WILL BE SERVICED BY PUBLIC WATER W/20' WATERLINE EASEMENT RESERVED ON FINAL PLAT. SEE UTILITY PLAN FOR DETAILS.
  - UNDERGROUND RETENTION EASEMENTS WILL BE REQUIRED ON FINAL PLAT 1' OUTSIDE OF STORAGE TANKS.
  - PER DRAINAGE EASEMENT DOC #2011-89360, THIS SITE WILL RETAIN 2,297 C/FT OFFSITE DRAINAGE FROM EXISTING CIRCLE K.

**PROJECT CONSULTANT TEAM**

**OWNER:** COOK CHARITABLE TRUST  
 DAVE CAVAN  
 15300 N 90TH STREET SUITE 200  
 SCOTTSDALE, AZ 85254  
 (480) 747-9420  
 CONTACT: DAVE CAVAN

**ARCHITECT:** TECHE DESIGN  
 1245 N HAZELTON CHANDLER, AZ 85266  
 (480) 855-7758  
 CONTACT: JACK TSCHETTER

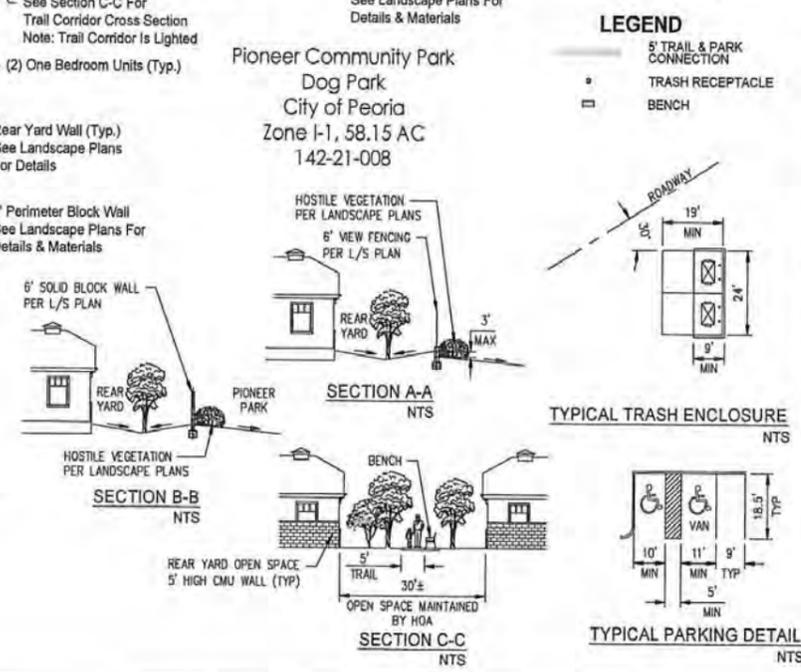
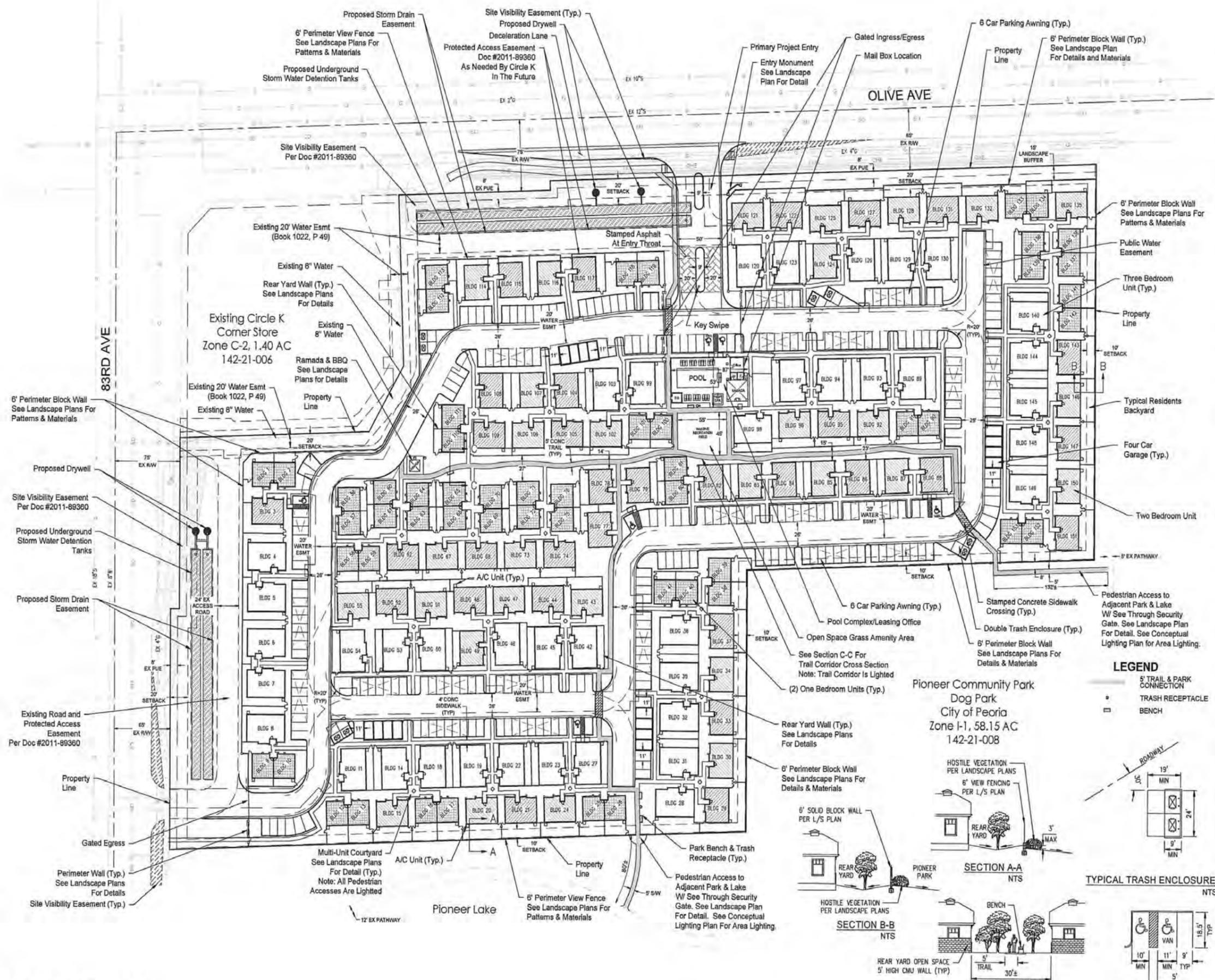
**CIVIL:** WESTLAND RESOURCES, INC.  
 2020 N. CENTRAL, SUITE 695  
 PHOENIX, AZ 85004  
 (602)888-7000  
 CONTACT: BRUCE P. LARSON, P.E.

**DEVELOPER:** ACQUISITION MANAGEMENT, LLC  
 15300 N 90TH STREET SUITE 200  
 SCOTTSDALE, AZ 85250  
 (480) 747-9420

**LANDSCAPE ARCHITECT:** COLEMAN DESIGN GROUP  
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 (602) 432-5507

**LAND USE ATTORNEY:** BEUS GILBERT PLLC  
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 PHOENIX, AZ 85008  
 (480) 429-3063  
 CONTACT: ANDY JOCHUMS, AICP

"Disclaimer: All features, dimensions, drawings, renderings, plans and specifications are conceptual and subject to change without notice".



**SITE PLAN**

# Exhibit D

## Preliminary Landscape Plan

**(Starts on Following Page)**

**Bungalows on Olive**

Southeast Corner of 83<sup>rd</sup> and Olive Avenues

March 17, 2016

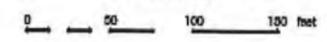
# CONCEPTUAL LANDSCAPE PLAN



## PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	SIZE	REMARKS
	170	Cassipouira aculeata "Smoothie" TM Cassipouira	24" cal	Caliper 1.0"-1.5" Height 5.0'-8.0' Standard Trunk
	36	Chiocya laetia Desert Willow	24" cal	Caliper 1.0"-1.5" Height 5.0'-7.0' Standard Trunk
	73	Dalbergia eucalyptifolia Rosewood	24" cal	Caliper 1.0"-1.5" Height 8.0'-9.0' Standard Trunk
	60	Parsonsia x "Desert Museum" Desert Museum Palo Verde	24" cal	Height 5.0'-8.0', Width 3.0'-4.0' Multi-trunk
	20	Prosopis juliflora "Thornless AZT" Thornless Honey Mesquite	15 gal	Height 4.0'-6.0', Width 2.0'-3.0' Multi-trunk
	37	Prosopis juliflora "Thornless AZT" Thornless Honey Mesquite	24" cal	Height 5.0'-8.0', Width 3.0'-4.0' Multi-trunk
	24	Ulmus parviflora "Sempervirens" Chinese Evergreen Elm	24" cal	Caliper 1.0"-1.5" Height 5.0'-8.0' Standard Trunk
PALM TREES	QTY	BOTANICAL NAME	SIZE	REMARKS
	16	Washingtonia filifera California Fan Palm	16" Clear Trunk	Stemmed 4 Staked
SHRUBS	QTY	BOTANICAL NAME	SIZE	REMARKS
	236	Bougainvillea x "Torch Glow" Torch Glow Bush Bougainvillea	6 gal	Can Full
	191	Cassipouira pulcherrima Red Bud Of Paradise	6 gal	Can Full
	244	Callitriche californica Red Edge Fairy Dust	6 gal	Can Full
	662	Callitriche venusta "Little John" Little John Dandelion	6 gal	Can Full
	70	Ceanothus leucodermis Foothill Ceanoth	6 gal	Can Full
	67	Ceanothus velutinus Silvery Ceanoth	6 gal	Can Full
	174	Leucophyllum leucostium Chihuahuan Sage	6 gal	Can Full
	195	Nerium oleander "Patisse Salmon" Patisse Salmon Oleander	6 gal	Can Full
	313	Ruellia brittanica Breath of Fresh Air	6 gal	Can Full
	194	Taxus x "Orange Jubilee" Orange Jubilee Yellow Balls	6 gal	Can Full
ACCENTS	QTY	BOTANICAL NAME	SIZE	REMARKS
	66	Agave schottii Weber's Agave	16 gal	Can Full
	166	Aloe barbadensis Aloevera Aloe	6 gal	Can Full
	220	Euphorbia rigida Gopher Plant	6 gal	Can Full
	264	Hesperaloe parviflora Giant Hesperaloe	6 gal	Can Full
	273	Hesperaloe parviflora Red Yucca	6 gal	Can Full
	129	Muhlenbergia asperula "Regal Mar" Regal Mar Deer Grass	6 gal	Can Full
GROUNDCOVERS	QTY	BOTANICAL NAME	SIZE	REMARKS
	71	Azorella radialis "Desert Carpet" Desert Carpet Azorella	1 gal	Can Full
	114	Chrysothamnus mollis Dummock Daisy	1 gal	Can Full
	384	Carrizolobos anatum Bush Morning Glory	1 gal	Can Full
	16	Dialium insigne Black Dialium	1 gal	Can Full
	636	Lantana canariensis "New Gold" New Gold Lantana	1 gal	Can Full

MARCH 1, 2010



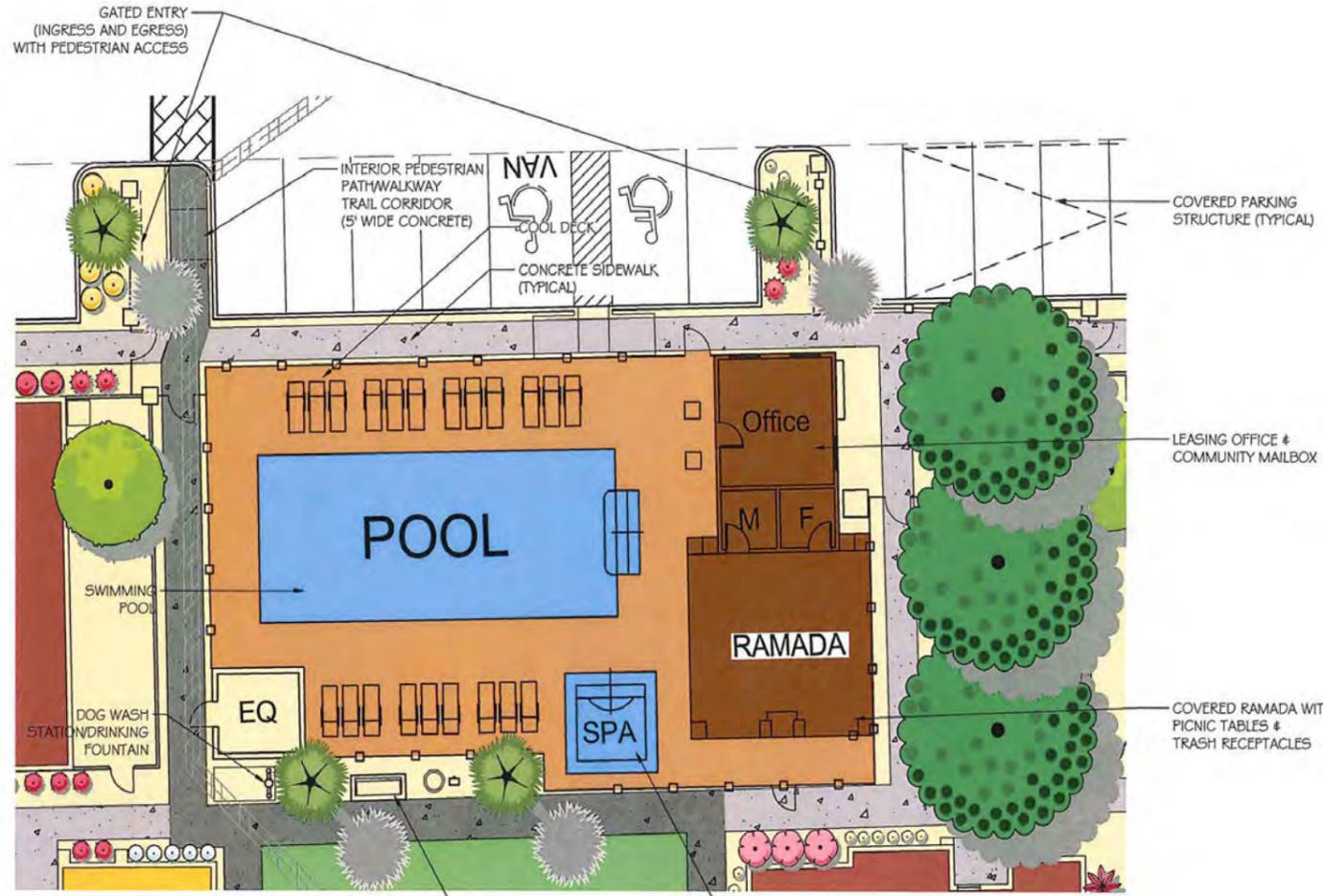
# COURTYARD EXHIBIT



DECOMPOSED GRANITE (D.G.): EXPRESS BROWN  
SUPPLIER: GRANITE EXPRESS



# AMENITY ELEMENTS



Community Pool & Spa Area

- Amenity Features 1 & 2
- Large Swimming Pool
  - Spa
  - Ramada
  - Picnic Tables
  - Trash Receptacles
  - Enhanced Hardscape Surface (Cool Deck)
  - Leasing Office
  - Community Mailboxes

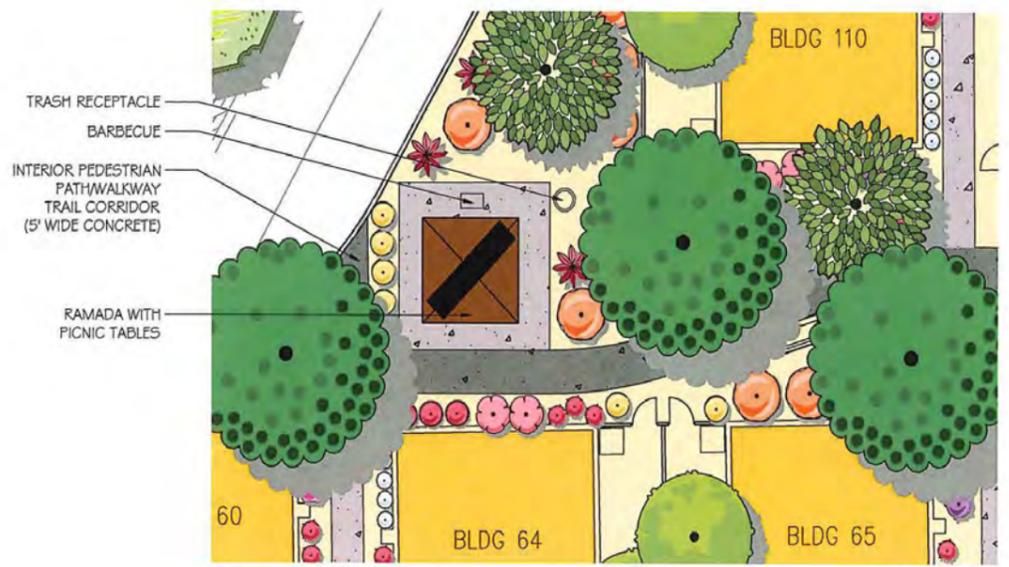
Scale: 1" = 10'-0"



Community Open Space Turf Area

- Amenity Feature 3
- Large Turf Area
  - Bench
  - Trash Receptacles
  - Barbecue

Scale: 1" = 10'-0"



Community Ramada

- Amenity Feature 4
- Large Ramada
  - Picnic Tables
  - Trash Receptacles
  - Barbecue

Scale: 1" = 10'-0"

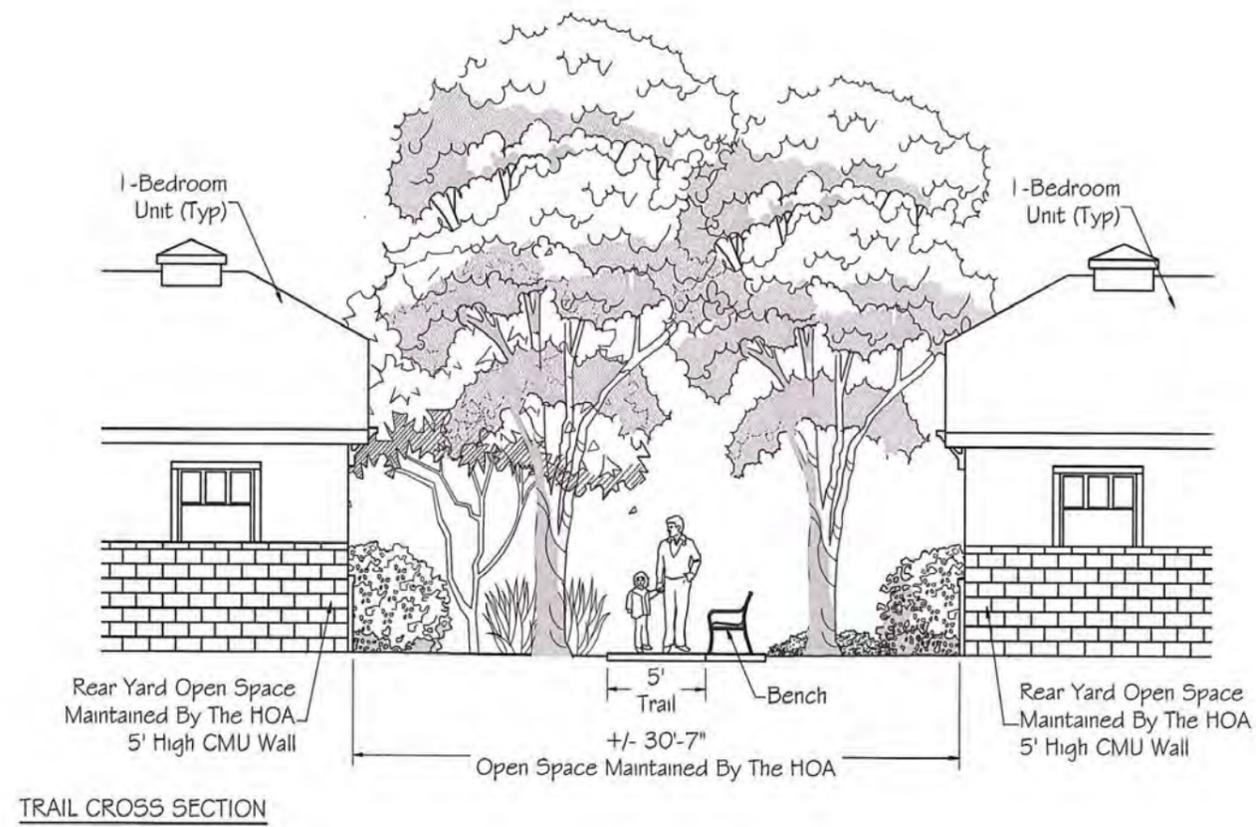


# ENTRY ENLARGEMENT

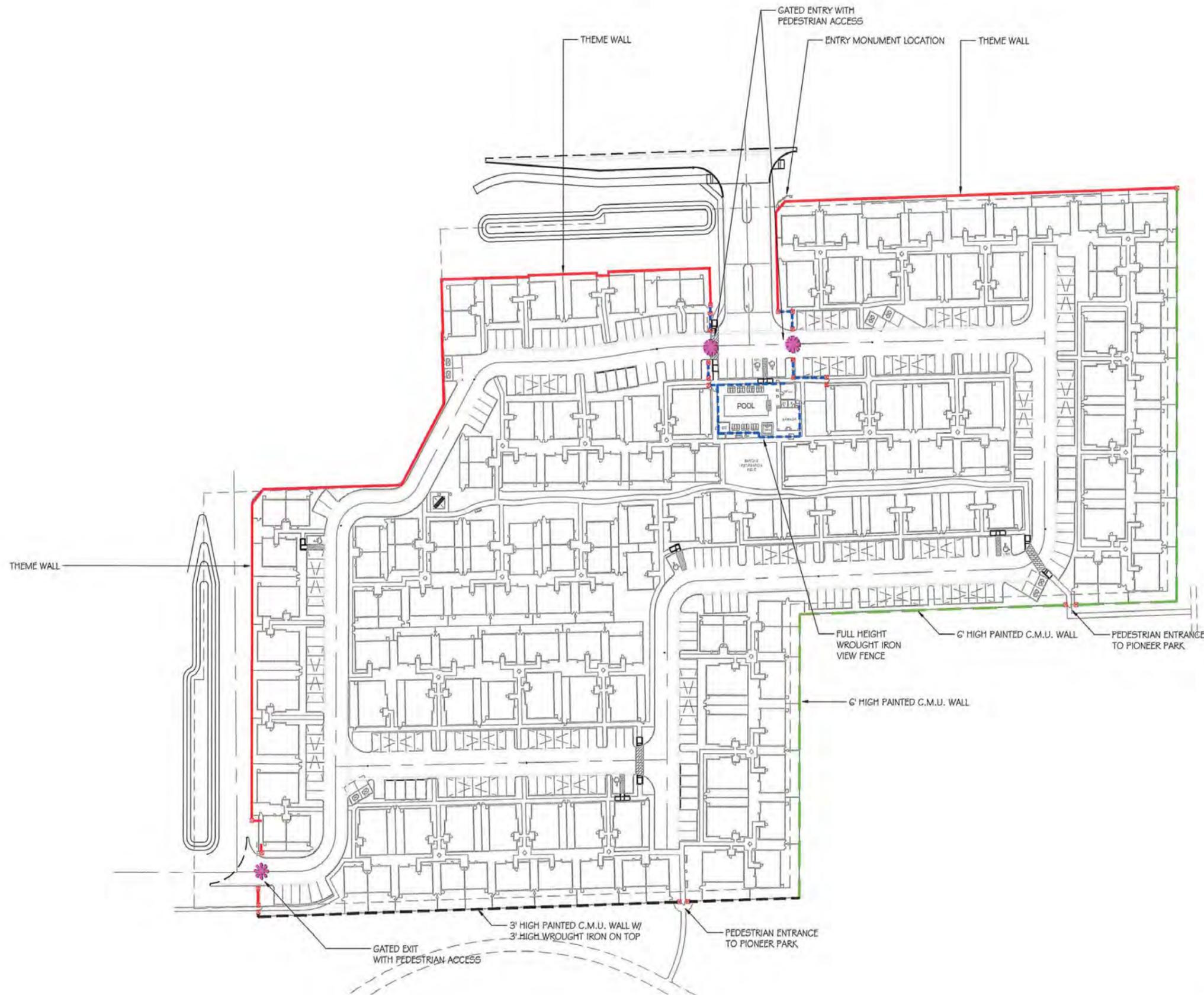
## PRIMARY THEMED ENTRY REQUIREMENTS:

- LANDSCAPED MEDIAN
- PROMINENT ARCHITECTURAL FEATURES / ENTRY MONUMENT
- ORNAMENTAL GATES AND DECORATIVE WALLS





# WALL PLAN

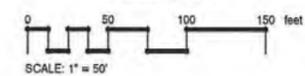


## WALL LEGEND

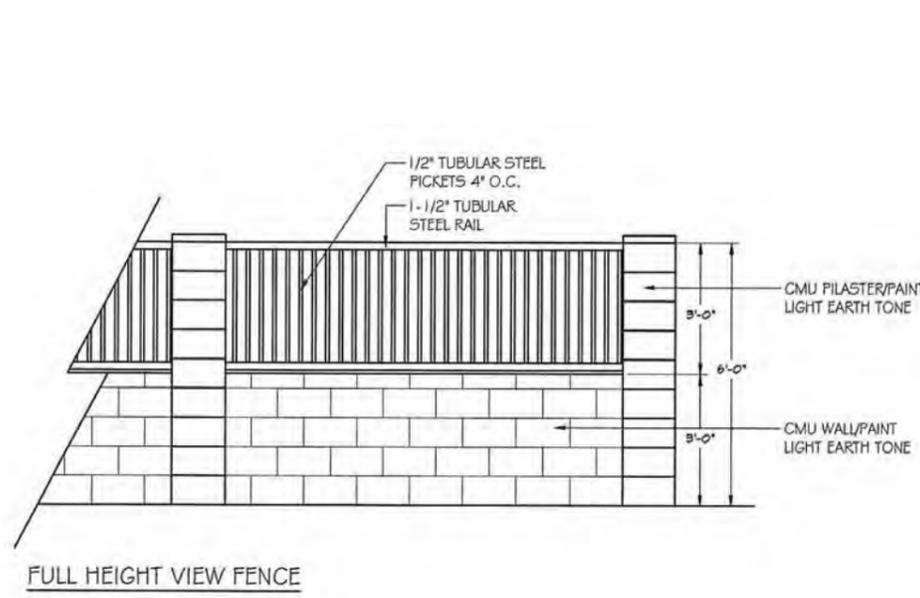
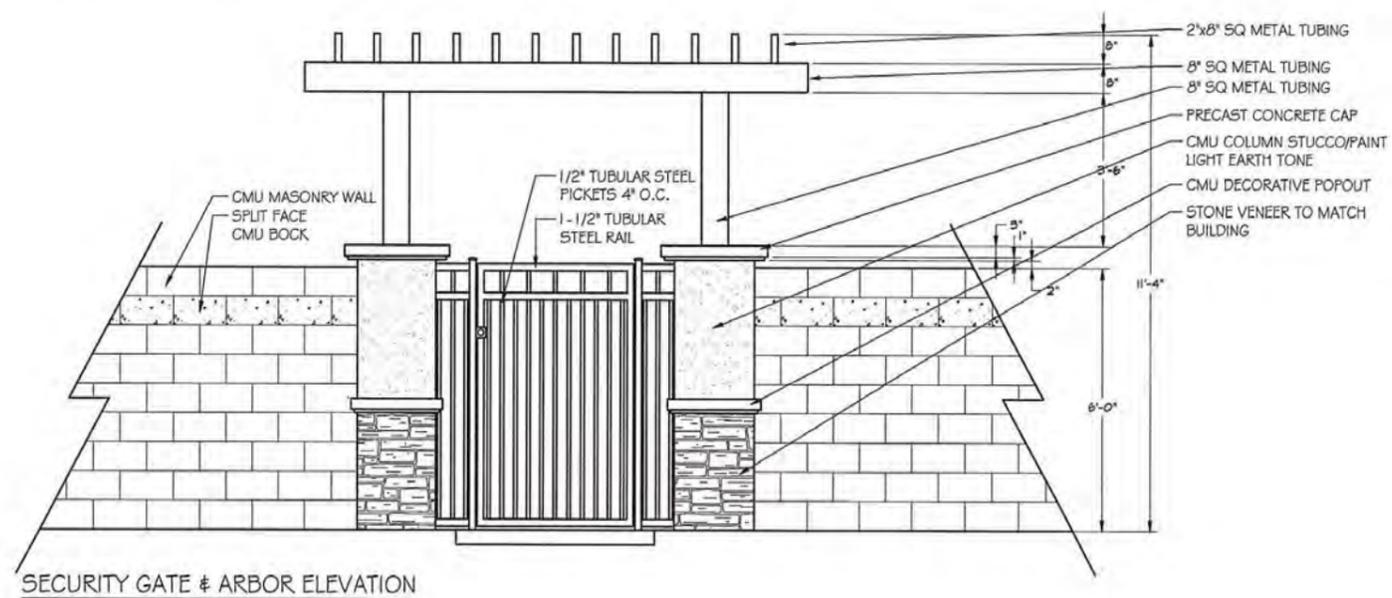
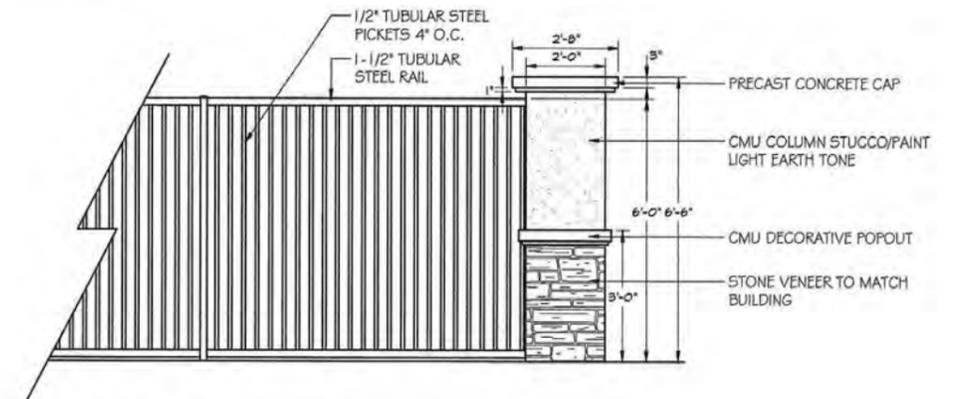
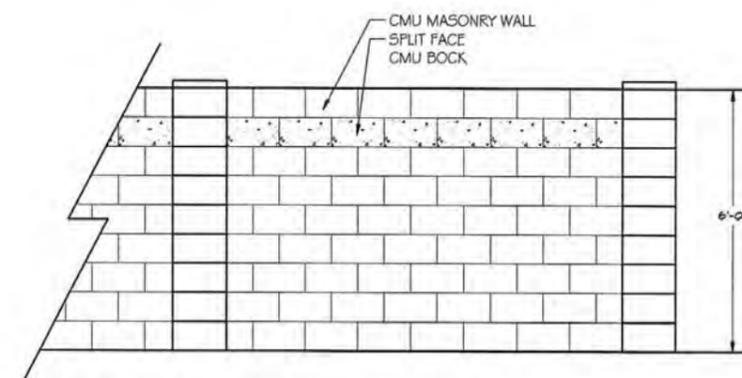
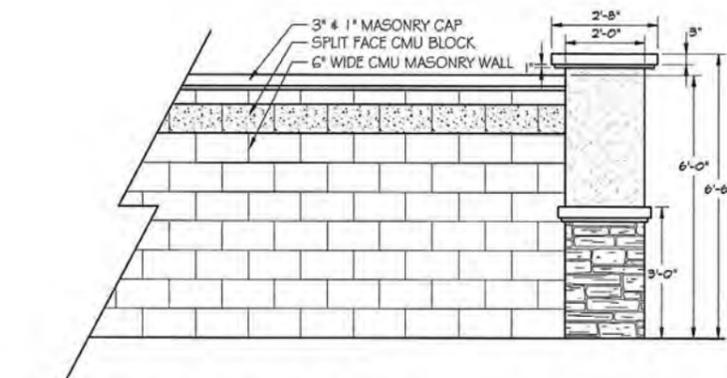
- 6' HIGH THEME WALL AND COLUMN
- - - 6' HIGH PAINTED C.M.U. WALL
- - - 3' HIGH PAINTED C.M.U. WALL (BOTTOM) / WITH 3' HIGH WROUGHT IRON (TOP) VIEW FENCE
- - - 6' HIGH WROUGHT IRON VIEW FENCE AT ENTRY AND 5' HIGH AROUND POOL
- ENTRY GATE LOCATION
- ★ EXIT-ONLY GATE LOCATION

NOTE: WALLS ARE SHOWN SCHEMATICALLY FOR TYPE AND GENERAL LOCATION. (SEE CIVIL PLANS FOR EXACT PLACEMENT AND LOCATION OF ALL WALLS)

MARCH 1, 2016



# WALL ELEVATIONS



# Exhibit E

## Preliminary Building Elevations

**(Starts on Following Page)**

**Bungalows on Olive**

Southeast Corner of 83<sup>rd</sup> and Olive Avenues

March 17, 2016



**OFFICE/RAMADA**



**PLAN 1**



**FRONT**



**PLAN 2**



**GARAGE UNIT**



**PLAN 3**

revisions


**THE  
BUNGALOWS  
ON OLIVE**

Phoenix  
arizona

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T 480 233 7777  
F 480 460 2263

date: 1/26/2016  
project no:

**A2**

**ELEVATIONS**

# **Exhibit F**

## **Preliminary Colors and Materials**

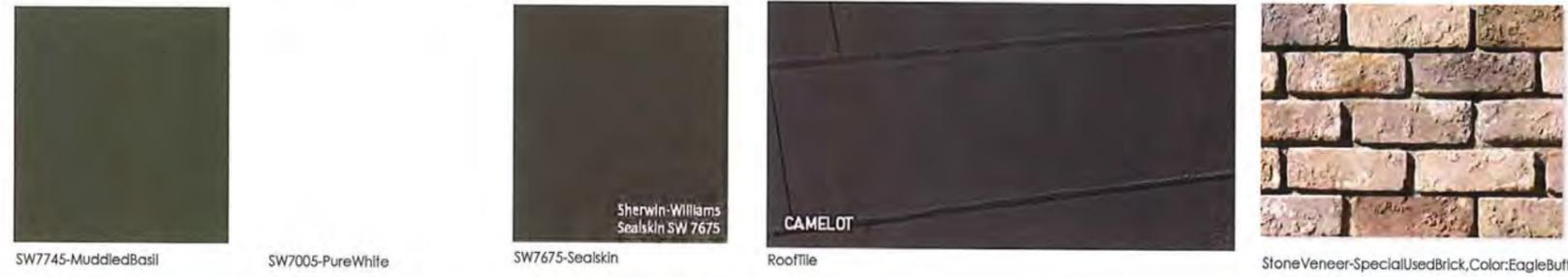
**(Starts on Following Page)**

# BuildingMaterials

**PLAN1**  
 BODY: GreatBarrierVinylSiding-PremiumSeries-White  
 D48"x12'4"  
 TRIM: SW7757-HighReflectiveWhite  
 SHUTTERS: SW6991-BlackMagic  
 DOOR: SW7675-Sealskin  
 STONEVENEER: Coronadospecialusedbrickseries-COUNTRY  
 ROOF: MonierConcreteRoofTile-HorizontaSeries-SAMBUCA



**PLAN2**  
 BODY: SW7745-MuddledBasil  
 TRIM: SSW7005-PureWhite  
 SHUTTERS: SW7675-Sealskin  
 DOOR: SW7675-Sealskin  
 STONEVENEER: Coronadospecialusedbrickseries-EAGLE  
 BUFF  
 ROOFTILE: MonierConcreteRoofTile-HorizontaSeries-CAMELOT



**PLAN3**  
 BODY: SW9028-DustedOlive  
 TRIM: SW8917-ShellWhite  
 SHUTTERS: SW8917-ShellWhite  
 DOOR: SW7675-Sealskin  
 STONEVENEER: CoronadoViejoRanchSeries-VIEJO  
 BLEND  
 ROOF: MonierConcreteRoofTile-HorizontaSeries-BARRAMUNDI



# Bungalows on Olive

Color and  
Materials Board

**Subject to Site  
Plan Approval**

## SiteMaterials

### StoneVeneer



StoneVeneer-SpecialUsedBrick,Color:Country



StoneVeneer-SpecialUsedBrick,Color:EagleBuff

### CMUBlock

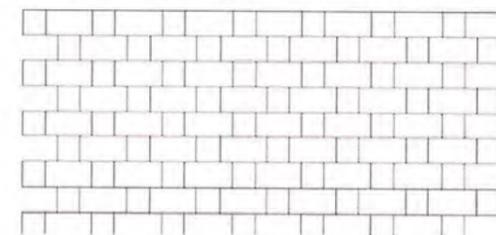


StandardGreyCMUBlock-Painted(SeeBelow)



SpillfaceGreyCMUBlock-Painted(SeeBelow)

### CrosswalkTreatment



DecorativePavingSolutions-StampedAsphalt(FriscoPattern)



StampedAsphaltColor:Truffle

### Paint

#### Theme & Perimeter Walls



SW7745-MuddledBasil



SW9028-DustedOlive

#### Ramada Structure & Wrought Iron



SW7675-Sealskin



SW7005-PureWhite