PARADISE@P83

PLANNED AREA DEVELOPMENT STANDARDS AND GUIDELINES REPORT

PLANNING & ZONING

Planned Area Development Approval

P/Z Commission Date: 5-17-18

City Council Approval Date: 6-19-18

Planner: *Lorie Dever*

Administrative Approval Date: 7-19-18

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INTRODUCTION

This is a request to rezone approximately 15.91 gross acres located east of the intersection of 75th Avenue and Paradise Lane in Peoria, Arizona (the "Property") from PL-1 (Planned Light Industrial) and AG (Agricultural) to a Planned Area Development (PAD). The purpose of this PAD is to create a unique multifamily development along the Skunk Creek Wash that will attract new residents and help implement the East End vision for the Peoria Sports Complex Area Urban Design Plan. The site is generally located east of the intersection of 75th Avenue and Paradise Lane, bounded by the Skunk Creek Wash to the north and the City of Glendale to the east.

Paradise@P83 is a highly stylized, urban-designed, and pedestrian-oriented 352-unit multifamily community. The site plan is intended to maximize connections with Skunk Creek Wash and the Peoria Sports Complex Area in a walkable, bike-friendly environment. *Paradise@P83* will offer a range of unit types and floor plans to suit a broad spectrum of prospective tenants, and provide a suite of amenities tailored toward active residents, including an on-site park, walking/biking paths connected to Skunk Creek Trail, a pool, dog park, and a full fitness facility. The proposed project will offer the best of both worlds: the feel, style, and edge of an urban high-rise multifamily development yet located in the quieter, safer suburbs of Peoria.

The Property is being developed by Opus Development Company, LLC, a subsidiary of The Opus Group ("Opus"). Opus is a national leader in real estate development, and has been recognized for the caliber and quality of its projects in a wide range of real estate applications, from medical and commercial office uses to corporate campuses and residential developments. Historically, the Opus Development Company's primary focus in the residential market has been large-scale, urban multifamily developments. For this project, Opus seeks to apply its expertise in designing and developing modern, sleek, urban multifamily projects in a suburban setting.

The proposed PAD for *Paradise@P83* supports the goals of both the General Plan for the City of Peoria and the P83 Master Plan and will allow Opus to create a unique, high-quality multifamily residential development that will attract new residents to Peoria and enhance the walkability and connectivity of the Peoria Sports Complex Area. Approval of Opus' request and the project development will help usher in the next phase of redevelopment in an area primed for renewed investment.

LEGAL DESCRIPTION

A legal description of the Property is attached as **Exhibit A**.

GENERAL SITE INFORMATION

The Property, which consists of three (3) parcels totaling 15.91 gross acres, is generally located east of the intersection of 75th Avenue and Paradise Lane in Peoria, Arizona. See Aerial Map attached as **Exhibit B**. Immediately north of the Property is the Skunk Creek Wash, beyond which is the Bell Road commercial corridor and the Arrowhead Towne Center regional mall and surrounding commercial, retail, and restaurant developments. To the west of the Property is Peoria Sports Complex, surrounded by several supporting commercial/retail developments. To the south of the Property is the Arizona Canal. To the east of the Property is a single-family neighborhood in the City of Glendale. See Vicinity Map attached as **Exhibit C**.

As noted above, the three subject parcels that comprise the Property are currently zoned PL-I (Planned Light Industrial) and AG (Agricultural). See Zoning Map attached as **Exhibit D**. A review of available historical aerial photos of the Property reveals that the site has never been developed. Despite a significant portion of the site being zoned for industrial uses, it appears that the site was used solely for agricultural purposes as recently as the late 1960s. However, since then the site has simply sat vacant as an unimproved dirt lot.

Despite the explosion of commercial and residential development that has characterized this area for the better part of three decades, the Property has remained vacant and repeatedly passed over for development. The irregular shape of the parcels, the lack of multiple arterial access points, and the lack of visibility from the Bell Road corridor have all

contributed to the undesirability of the Property for development as a Regional Commercial site as contemplated by the General Plan.

The site is relatively flat, and the entirety of its western property line (approximately 770 feet) fronts onto 75th Avenue. The eastern property line serves as the boundary line separating the cities of Peoria and Glendale. The Property also functions as a terminus for both Paradise Lane to the west and Grand View Road to the east. The Circulation Map contained in the City of Peoria's General Plan does not indicate any future plans to connect the two collector streets.

SURROUNDING LAND USES

Due to its proximity to major commercial corridor and a professional sports complex, the Property is surrounded by a variety of land uses:

North: Skunk Creek Wash; Arrowhead Palms retail center (C-2); Arizona Public Service substation

East: Corner of Paradise retail center (C-2); Proposed Marriott hotels (PAD – pending); Pillar at Bella Vista apartments

South: Arizona Canal; Peoria Sportsplex (C-3); Single-family homes (RM-1)

West: Single-family homes (R1-6 – City of Glendale)

CONFORMANCE TO THE GENERAL PLAN AND URBAN DESIGN PLAN

The City of Peoria General Plan identifies the Property for development as Sports Complex Mixed Use (SCMU). The SCMU land use designation denotes areas suitable for a mixture of pedestrian-oriented employment, commercial/retail services, recreational/tourism uses and residential uses within the designated Peoria Sports Complex Area. As noted in the General Plan, the characteristics of this designation are outlined in detail in the Peoria Sports Complex Area Urban Design Plan (the "Urban Design Plan").

The Urban Design Plan, published in 2010, identifies high-density residential as an optimal use for the East End district in which the Property is located. The proposed project meets many of the goals of the Urban Design Plan, including enhancing the Skunk Creek Wash with recreational amenities, establishing a unified and unique identity for the area through the use of thematic elements, providing clear pedestrian links, facilitating the development of a mixed-use urban village, and ensuring that existing and future commercial, mixed-use, and residential development can be sustained by the regional and local market. The development character of the proposed project satisfies the building massing and facades encouraged by the Urban Design Plan and incorporates the urban streetscaping envisioned for 75th Avenue.

PRELIMINARY DEVELOPMENT PLAN

The development will consist of a mix of 3-story and 4-story buildings offering a range of unit types and amenities. See Site Plan at **Exhibit E**. With ten buildings in total, each building and its adjacent amenities create a neighborhood within a neighborhood allowing the dense community to scale to each resident's needs. The building design builds around the Paradise Lane terminus which is specifically identified in the East End character area. Residential units along 75th Avenue will front the street to create an urban streetscape with hardscape, shading, and landscaping. Residential buildings are strategically placed around the site to provide enhanced setback buffers and transitions to the residential properties in Glendale to the east, while creating unique community experiences with the spaces in between. Buildings with greater heights are centrally located and closer to 75th Avenue.

Residents and guests entering the Property will be welcomed by a central urban streetscape corridor, featuring street trees and lighting, places to sit, planting areas, roll curbs, bollards, and angled parking. See Conceptual Entry Promenade at **Exhibit F**. The portion of the Property fronting 75th Avenue will feature similar urban streetscape, sustaining the pedestrian-focused theme throughout the development and encouraging walkability.

The building geometry along 75th Avenue creates a wide pedestrian zone, where enhanced 'nodes' are spaced along a 10' wide trail and walkway, each offering shaded seating opportunities in an expanded area of distinct pavement. At the edge of each node, detectable warning strips provide 'clues' for the areas. Masses of native and desert-adapted plantings reinforce the strong architectural lines of the buildings, and the main entry of the project. East of this edge, visitors and residents will travel through an urban-scaled space of 3 and 4-story buildings, framing a public and visitor's zone, terminating at common area amenities supporting the terminus of West Paradise Lane as identified in the P83 Master Plan. This entry sequence will also frame views along landscaped medians, toward the eastern vehicular drop-off and amenity spaces to reinforce a sense of place.

The proposed project is designed to provide residents with the urban feel of a walkable, pedestrian-friendly environment while maintaining the quiet and security of a suburban neighborhood. It will provide active residents with convenient access to nearby trails for running, walking, and biking, with Peoria Sports Complex and other nearby destinations for shopping and dining. This development provides the perfect solution for a vacant parcel no longer viable for commercial development and ideally suited for high-density residential uses.

AMENITIES

Within this amenity area, residents will enjoy approximately 4,000 net square feet of internal community space which is split by connective pathways into four integrated buildings that border a large community pool, hot tub, and an indoor-outdoor communal space. See Community Space Rendering at **Exhibit G**. The community building acts as a central hub for the community at large, smaller in scale, yet full of opportunities for recreation, socialization, and support. The northern buildings will have an open lobby, which will seamlessly blend into a large community lounge. This flexible space will serve as an organizer for smaller support spaces such as offices, copy room, and a maintenance space.

The southern buildings are focused more on fitness, recreation, and encouraging pedestrian and bicycle connectivity to the Skunk Creek Trail system, and the Peoria Sports Complex Area. This will be achieved by its proximity to and engagement with the main internal pedestrian path. Functions within this component will include a small gym, pool support spaces, and a large 1,000 square foot bicycle storage area. In addition to the bicycle storage area, smaller bike parking racks are distributed throughout the site to accommodate and encourage bicycle as a means for transportation.

At the northeast corner of the site, a large dog park with artificial turf provides an enjoyable escape for residents and their pets. Shade trees and bench seating offer a comfortable, relaxing environment for owners while their pets roam. A connection to the Skunk Creek Trail system provides a convenient access route for longer walks and runs. See Dog Park Rendering at **Exhibit H**.

Overall site amenities are programmed to define internal neighborhoods throughout the site. Mirroring the overall P83 destination-oriented design concept, each neighborhood has particular activity nodes that complement the character of its subsequent neighborhood creating particular destinations across the site: large urban-scale residential buildings create a resort-like neighborhood while smaller scaled courtyard type buildings create a more private traditional neighborhood. See Outdoor Living Space and Community Courtyard Renderings at **Exhibit I**.

PERMITTED USES

I. <u>Principal Permitted Uses</u>

a. **Residential Uses**
   1. Live/Work Units (Artists Studios)
   2. Live/Work Units (Commercial)
   3. Multi-famly Rowhouse Dwelling Units
   4. Multiple Family Dwellings (condos, flats, apartments) ***PROPOSED USE
   5. Residential/Mixed Use Buildings

b. **Civic Uses**
    1. Community Center/Meeting Center
    2. Cultural Exhibits and Museums
    3. Government Offices and Facilities
    4. Libraries
    5. Police Community Substation
    6. Post Office
    7. Tourist Information Facilities
    8. Universities/Colleges
    9. Vocation/Trade Schools
c. **Office Uses**
    1. Banks, Savings and Loans, and Other Deposit Institutions
    2. Business and Professional Offices
    3. Medical and Dental Offices, Clinics, and Laboratories
    4. Mortgage Companies
    5. Real Estate Offices
d. **Retail Trade Establishments**
    1. Antique Shops
    2. Apparel Stores
    3. Art Galleries (art sales)
    4. Art Supply Stores
    5. Bakeries (retail)
    6. Bicycle Shops
    7. Book Stores
    8. Camera and Photographic Supply Stores
    9. Cell Phones and Pagers
    10. Consignment Shops
    11. Computer and Software Stores
    12. Confectionary Shops
    13. Convenience Stores without Fuel Pumps
    14. Delicatessens
    15. Large-scale retail
    16. Drug Stores and Pharmacies
    17. Fabric, Sewing, and Needlework Stores
    18. Florist Shops
    19. Florist Stands
    20. Furniture and Home Furnishings Stores
    21. Garden Supply (as an accessory use)
    22. Gift, Novelty, and Souvenir Shops
    23. Grocer/Supermarket
    24. Hardware Stores
    25. Health Food Stores/Vitamin Supplements
    26. Hobby, Toy, and Game Shops
    27. Home Improvement
    28. Ice Cream/Frozen Yogurt Stores
    29. Jewelry Stores
    30. Lighting and Lighting Supplies
    31. Luggage and Leather Goods
    32. Musical Instrument Stores

33. News Dealers and Newsstands
34. Party Supplies
35. Pet Shops
36. Radio, Television, and Electronic Stores
37. Shoe Stores
38. Specialty Stores
39. Sporting Goods Stores
40. Stationery Stores
41. Variety Stores
42. Video Stores/Video Games (sales and rentals)
43. Vision and Eyeglass Center

e. **Personal and Household Uses**
    1. Animal Grooming
    2. Appliance Repairs
    3. Art and Music Studios
    4. Barber Shops/Beauty Salons
    5. Carpet and Rug Cleaning
    6. Clothing Rental
    7. Costume Rental
    8. Dry Cleaning
    9. Home Maintenance Services
    10. Interior Decorating Services
    11. Locksmiths
    12. Manicurist Salons
    13. Picture Framing Stores
    14. Shoe Repair Shops
    15. Spa Retreat/Day Spa
    16. Tailor Shops
    17. Travel Agencies

f. **Business Services**
    1. Advertising Services
    2. Commercial Art and Graphic Design Services
    3. Computer and Data Processing Services and Repair
    4. Copying and Printing Services
    5. Courier Service
    6. Overnight Delivery Service (drop-off and pick-up only)
    7. Office Equipment Sales
    8. Personnel Services
    9. Photographic Studios
    10. Postal and Mailbox Rental Services
    11. Recording Studios

g. **Commercial Recreation and Large Assembly Facilities**
    1. Amusement Arcades and Games (indoor facilities)
    2. Boxing Gyms/Martial Arts Studios
    3. Coffee Shops
    4. Dance/Gymnastic/Yoga/Aerobic Studios
    5. Movie Theaters
    6. Open Air Market/Farmers Market
    7. Sports and Health Clubs

8. Playhouse
9. Restaurants
10. Vacation Villas (vacation or timeshares)
11. Stadiums, Arenas, Ice and Roller Rinks, Other Sports Facilities

h. **Special Use Classification**
1. Concession Stands
2. Kiosk Businesses
3. Outdoor Cafes

II. <u>Conditional Uses</u>

a. Hotels
b. Night Clubs, Bars, Taverns, and Lounges
c. Exhibitions and Convention Facilities
d. Spiritualist Readings

III. <u>Special Use Permit</u>

a. Amusement Park/Water Park

IV. <u>Permitted Accessory Uses</u>

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

PHASING

The project is intended to be developed in a single phase.

DEVELOPMENT STANDARDS

Based on the unique characteristics of the site, the following standards are being proposed:

Lot Standards	
Maxiumum Lot Coverage by all structures (%)	50%
Minimum Lot Width (feet)	N/R
Maximum Gross Density (du/ac – as calculated by Peoria General Plan)	25 du/ac (22.12 du/ac proposed)
Principal Building Standards	
Maximum Building Height (feet)	48 FT*
Minimum Building Setbacks	Front: 20 FT Side: 20 FT** Rear: 30 FT
Accessory Building Standards	
Maximum Building Height (feet)	20 FT***
Minimum Building Setbacks	Front: 10 FT Side: 5 FT Rear: 8 FT

*Building Height: Maximum thirty (30) feet high within thirty (30) feet of any Single-Family Residential District. The height may be increased by one (1) foot per each three (3) feet of additional setback to a maximum of 48-feet.
**For condominium and attached housing types, only building separation applies. No minimum building separation is required along common wall.
***Thirty (30) feet maximum height for Clubhouse

LIGHTING

The exterior lighting design is focused primarily on the pedestrian path. It links from activity node to activity node allowing residents to continue connectivity day and night. Activity nodes are highlighted by functional and ambience lighting strategies creating a sense of place and character for each gathering space. All lighting throughout the community will be energy efficient; a combination of LED fixtures, daylight sensors, timers and strategic placement will allow the community to reduce the overall energy usage while providing adequate illumination for safety to activate the 24/7 community. In accordance with Dark Skies Ordinances, all exterior lighting will integrate full cut off fixtures with necessary shielding. Pole-mounted lighting will not exceed the 25-foot maximum height and will be oriented for pedestrian and automobile safety. The main entry to the project is envisioned to have an illuminated palm tree alley and internally-illuminated monument sign to create a resort-entry feeling.

SCREENING, FENCING, AND WALLS

A careful balance between a vibrant, active, urban community and a secure, serene residential community directs the screening, fencing and wall intentions across the site. The community is intended to be separated from the public by a simple perimeter fence while still providing visual connection. The fence intends to appear porous to engage the community at large and allow for residents to feel visually connected to their urban environment. Portals into the property will be secured by access control systems, but will be easily identified as an access point to encourage walkability. To encourage a visual connection, yet provide privacy and security for residents, a series of perforated screen walls are placed at portal entries to provide visual interest in material texture while visually intercepting long views into the community from adjacent street edges.

Parking areas, refuse enclosures and equipment will be screened by materials and structures complementing the overall building forms. All parking areas will be screened as required by City Code. Roof mounted equipment will be visually screened by parapet walls at each respective building.

ROADWAY STANDARDS & CIRCULATION

Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited. No service areas are permitted between the front of the building and the street. Fire access is provided in three locations along 75th Avenue per City of Peoria approval.

PARKING

The design of the parking for the site is intended to be fully integrated alleviating the feel of a sea of parking while promoting walkability. Parking is broken down by landscape and vegetation, shade structures, and connecting pathways to provide a safe and efficient traffic circulation plan. Parking islands (at least 7'-0" wide) are provided every eight parking spaces per Peoria Zoning Ordinance. Items designated in the Peoria Sports Complex Urban Design Plan will be emphasized as well including regulations for off-street parking and access to services areas from behind buildings.

Required parking (631 spaces) for multi-family development shall be calculated as follows:

Studio Dwelling Units	1.0 spaces / unit
1-bedroom Dwelling Units	1.5 spaces / unit
2-bedroom Dwelling Units	2 spaces / unit
3-bedroom Dwelling Units	2.5 spaces / unit
Accessible Parking	2% of provided parking spaces
Leasing Office	1 space / 200 SF
Compact Parking	15% maximum allowable

The development requires sufficient parking for the 352 dwelling units at various sizes and accommodations (5% of which are assigned as fully accessible), 1/10 of parking spaces shall be dedicated visitor parking, and 25 spaces will be dedicated for the community building which houses the leasing office. The total parking space requirement for the site is 631 spaces. Fifteen percent (15%) can be compact spaces and two percent (2%) shall be reserved for accessible parking (plus at least one per each accessible unit). The development currently provides 646 parking spaces of which 110 are private garages available to residents and 242 are covered by a carport (fifteen feet maximum height) for a total of 352 covered parking spaces on site.

Covered parking canopies may be located within the required side and rear building setbacks and may also encroach into required landscaped buffers. The height of such structures shall be limited to ten feet from grade and the structures shall drain onto the property on which they are located.

DESIGN REVIEW STANDARDS

Design review standards are derived from the Peoria Zoning Ordinance, the 2008 City of Peoria Design Review Manual, and the Character Guidelines within the Peoria Sports Complex Urban Design Plan.

The project intends to meet the character guideline regulations as listed below:

- Support higher-density, walkable, mixed-use neighborhoods
- De-emphasize land use in favor of building form and typology since a mix of uses within a building parcel or adjoining parcels is desired
- Place focus on the streetscape and the public realm and the various design elements that reinforce them.

The proposed project will implement the Character Guidelines for the following design elements:

- Building Massing and Building Facades – buildings are developed as a complex rather than a singular building form, spaces in between buildings are activated with amenity nodes, building mass is concentrated on the site's urban edge, facades are broken down both horizontally and vertically with an expression of massing at each corner
- Shading – glazing is shading by a combination of recessed covered patios and expressed shade structures
- Entries – are pedestrian in scale, well-defined, and are accentuated by materiality and lighting and are expressed by a projected canopy.
- Gateway and Corner Buildings – a series of portals are integrated throughout the site and building elevations to encourage identification of entry while corners of buildings are expressed by ground level corner plazas and corner roof terraces.
- Residential Architecture Character - represent a "Valley Contemporary" style as depicted in nearby developments.
- Theming Elements – an overarching contemporary expression will enforce pedestrian scale lighting and street furnishings.
- Sustainability – promotes features implemented by LEED ND and other LEED standards.

SIGNAGE STANDARDS

Freestanding Monument Sign: In the center median, a columnar entry sign identifying "Paradise Apartments @ P83" will provide a strong statement for the entry monument. The sign takes visual clues from both the P83 District signage standards and the project's contemporary architecture, using perforated and solid steel materials that will complement

the architectural color palette. The primary entry sign will be internally illuminated, providing a 'glowing' beacon and community identifier. See Primary Entry Signage at **Exhibit J**.

Proposed Primary Freestanding Monument Sign Standards*	
Max Quantity	1 per street frontage
Max Height	25 FT
Max Sign Area Allowed	480 SF

*Unless otherwise noted, City of Peoria Sign Code (Sections 21-827 through 21-837, adopted March 6, 2018 via Ordinance No. 2018-08) shall apply.

P83 Entertainment District Signage: The P83 Entertainment District sign will be located in the right-of-way near the southern property boundary along 75th Avenue. Similar to the P83 District signage at other locations within the P83 District, this sign uses the same language and materials in a unique way, to compliment the entry monument. The P83 sign will use a steel cabinet, fascia, illuminated lettering, and a gabion basket to mimic the district signs. See Secondary Entry Signage at **Exhibit K**.

Proposed P83 District Monument Sign Standards (Secondary Monument Sign)*	
Max Quantity	1 per street frontage
Max Height	25 FT
Max Sign Area Allowed	45 SF

*Unless otherwise noted, City of Peoria Sign Code (Sections 21-827 through 21-837, adopted March 6, 2018 via Ordinance No. 2018-08) shall apply.

LANDSCAPING STANDARDS

The intent of the Landscape Standards is to express and reinforce the highly stylized, urban-designed, and pedestrian-oriented Paradise @ P83 character. All portions of the development site not occupied by buildings, structures, vehicle access and parking areas, loading and unloading areas and approved storage areas will be landscaped in accordance with the provisions of the City of Peoria Zoning Ordinance's General Landscape Requirements at a minimum. As a result, a unique Paradise @ P83 landscape aesthetic will emerge, that blends seamlessly with the greater P83 District and the adjacent natural areas.

To match the aesthetic of the P83 district and to limit the water usage of the proposed development, the use of turf will be limited to distinct amenity areas within the site with an emphasis on artificial turf where possible. There will be no natural turf within the right-of-way; however, in the proposed dog park, the use of artificial and/or natural turf will be explored.

The architecture will be softened using plant material, to ensure that green space is maximized within the new urban environment. All "On-Site Landscaped Area" within the site will encompass a minimum of twenty-percent (20%) of the Net Site Area, and be planted in an amount equal to or greater than one tree and five shrubs per four-hundred-square-feet (400 SF) of area. "On-Site Landscaped Areas" shall encompass a minimum of fifteen-percent (15%) of the Street Frontage Area.

The treatment of 75th Avenue incorporates the urban streetscape envisioned in the P83 Master Plan. See Streetscape Rendering at **Exhibit L**. Unique plantings in form, texture, color, and transparency will draw users into the new development and provide visual interest and shade for pedestrians walking along the street. The right-of-way will be

planted in an amount equal to or greater than one tree and five shrubs for every twenty-five linear feet of street frontage, and vegetative ground cover, exclusive of pavements, curbs, gutters, sidewalks, and driveways. Planting areas within the right-of-way shall be a minimum of five-feet in width or within fifteen-feet of the required on-site landscape area and be located to enhance the streetscape and new buildings.

To visually soften and reduce the urban heat island produced by the required surface parking; ten-percent (10%) of all parking lot areas, exclusive of service drive isles, will be landscaped. Each parking lot island with raised concrete or decorative curbing will be provided per every eight parking spaces in addition to the end of every row. All residential buildings will include landscape foundation planting with a minimum width of five-feet (5') between the building and parking lot or walkway, as to ensure the architecture is visually scaled down to a pedestrian and visually-comfortable level.

The unique P83 district will be reinforced in plant selections, carried along the 75th Avenue streetscape and into the site's central entry alley. See Entryway Rendering at **Exhibit M**. All trees will be a minimum of fifteen-gallon (15g) in size. A minimum of fifty-percent (50%) of trees will be 24"-box or larger in size. A substitution of 36"-box trees for fifteen-gallon trees may take place at a rate of 1.5 trees per one fifteen-gallon tree size. All trees shall conform to the Arizona Nursery Association Tree Specifications, and all plant materials within the Right-Of-Way will be species included in the most current edition of the Phoenix Active Management Area Low Water Use Plant List. All shrubs will be a minimum of five-gallon (5g) in size. All landscaped areas shall have ground surface treatment which may include but is not limited to turf, ground cover, planting, screened decomposed granite, river rock, etc. A pre-emergent herbicide shall be applied to the ground prior to and after the placement of natural surface materials.

Plant material species will be selected and locations will be studied to ensure screening of undesirable view sheds, and limiting conflicts that may exist between plants and vehicular elements, fire access, mechanical equipment, and maintenance access. All trees and shrubs shall be installed a minimum of two-and-a-half-feet (2.5') from back of curb for protection from vehicular damage. All plant material within sight visibility triangles shall be selected so the mature height shall not exceed three-feet (3'). In addition, all plant materials shall be placed so their mature size maintains a minimum clearance of three-feet (3') around any fire hydrant. All mechanical equipment, electrical meters and the similar will be screened from public view with plantings or other screening elements. There will be no trees planted in any utility easements.

Irrigation: All irrigation systems will be designed, constructed and maintained to promote water conservation and prevent water overflow or spray onto streets, sidewalks or parking areas. All plant materials shall be irrigated by an automatic underground irrigation system.

It is recommended that artificial turf areas, if used, have irrigation spray heads installed for cleaning, cooling, and maintenance purposes. These spray heads are typically separated from the automatic system with a separate 'on-demand' timer for control.

The landscape irrigation meter will be separated from the domestic water system. Each irrigation service point of connection shall have a reduced pressure back flow prevention device installed and maintained in accordance with the requirements of the City of Peoria. If reclaimed water is available to the site for irrigation purposes, it will be specified, as it is the preferred option to promote water conservation.

INFRASTRUCTURE/UTILITIES

Water: The proposed water system described in the *Preliminary Water Report* prepared by Hilgart Wilson and submitted with this Planned Area Development application will adequately serve the Property. The average day, maximum day, and peak hour demands for the proposed project are 94 gpm, 142 gpm, and 271 gpm, respectively. The hydraulic model shows that the proposed project can be adequately served by the proposed system of 8-inch and 12-inch looped water

mains and the existing 12-inch water main in 75th Avenue. The proposed system can provide the required 2,625 gpm of fire flow while maintaining the minimum required residual pressure of 20 psi.

Sewer: The proposed onsite wastewater collection system consists of 8-inch and 12-inch gravity sewer lines and meets the design criteria outlines in the *Preliminary Wastewater Report* prepared by Hilgart Wilson and submitted with this Planned Area Development application. The proposed lift station and force main will convey flows to the offsite 8-inch sewer stub in 75th Avenue. The projected average daily flow, peak dry weather flow, and peak wet weather flow generated by the proposed project are 42.3 gpm, 105.7 gpm, and 137.4 gpm, respectively.

Drainage: The Project will be designed to be in compliance with City of Peoria design criteria and other required drainage guidelines. No adverse drainage impacts are expected to either downstream existing properties or drainage ways from the site. The *Preliminary Drainage Report* prepared by Hilgart Wilson and submitted with this Planned Area Development Application has determined that at final design:

- Onsite flows will be conveyed to retention facilities throughout the site via surface flow, catch basins, and storm drain pipes.
- The hydraulic grade line for the storm drain pipes will remain at least 1 foot below the surface for the 10-year rainfall event.
- Riprap aprons will be placed downstream of all points of concentrated discharge including storm drain and emergency spillways to protect against scour.
- Onsite retention basins will provide, at a minimum, a storage volume equivalent to the First Flush onsite runoff and half street right-of-way area of adjacent roadway (75th Avenue).
- All retention facilities will be drained within 36 hours. The dewatering of the basins will be accomplished by drywells and natural infiltration.
- All finished floor elevations will be a minimum of 12 inches above the 100-year water surface elevations in the adjacent basins and 14 inches above the retention basin overflow elevations.

Traffic: A *Traffic Impact Analysis (TIA)* for Paradise Lane and 75th Avenue was prepared by Southwest Traffic Engineers, Inc. and submitted with this Planned Area Development application. All movements at the study intersection of Paradise Lane/75th Avenue are anticipated to continue to operate at adequate levels of service during the weekday AM and PM peak hours of 2018 and 2023, without and with traffic from the project. According to the TIA, a southbound left turn lane and northbound right turn lane are warranted at the intersection of Paradise Lane and 75th Avenue with traffic from the proposed project. Additionally, the TIA recommends that each of the warranted turn lanes, as well as the proposed westbound left turn lane out of the project, all be provided with 100 feet of storage and taper. The required minimum storage for the southbound left turn lane can be accommodated within the existing two-way center left turn lane on 75th Avenue.

EXHIBIT A

ARROWHEAD PARADISE
LEGAL DESCRIPTION

PARCEL NO. 1:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 55 FEET; AND
EXCEPT THAT PORTION LYING SOUTH OF THE NORTH LINE OF THE CANAL DESCRIBED AS PARCEL T-16A IN FINAL ORDER OF CONDEMNATION RECORDED AS 87-551131 OF OFFICIAL RECORDS; AND
EXCEPT THAT PORTION WITHIN THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE SOUTH 00 DEGREES 34 MINUTES WEST, ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SAID SECTION, 1,361.48 FEET, MORE OR LESS TO THE INTERSECTION WITH THE NORTHEASTERLY BOUNDARY OF THE RIGHT-OF-WAY OF THE ARIZONA CANAL, AS DEFINED UPON THE MAP OF SAID RIGHT-OF-WAY ON FILE IN THE OFFICE OF THE UNITED STATES LAND MANAGEMENT BUREAU, IN PHOENIX, ARIZONA, APPROVED FEBRUARY 04, 1896;
THENCE NORTH 43 DEGREES 49 MINUTES WEST ALONG SAID BOUNDARY OF SAID RIGHT-OF-WAY 1,275.57 FEET;
THENCE NORTH 07 DEGREES 15 MINUTES EAST 247.7 FEET TO A POINT MARKED BY AN IRON PIPE THAT IS EQUIDISTANT 21.1 FEET FROM A CROSS CUT ON THE CENTER LINES OF EACH OF THE TWO CONCRETE HEAD-WALLS OF CULVERT OVER AN IRRIGATION DITCH;
THENCE NORTH 13 DEGREES 24 MINUTES EAST 189.45 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, MARKED BY AN IRON PIPE, WHICH POINT IS DISTANT 821.32 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE NORTH 14 DEGREES 41 MINUTES EAST 713.8 FEET;
THENCE NORTH 10 DEGREES 39 MINUTES WEST 255.30 FEET;
THENCE NORTH 27 DEGREES 36 MINUTES WEST 467.88 FEET;
THENCE NORTH 85 DEGREES 39 MINUTES EAST 29.4 FEET TO A CROSS CUT ON THE CENTER LINE OF THE HEAD-WALL OF A CONCRETE SYPHON EXTENDING UNDER SKUNK CREEK;
THENCE CONTINUING NORTH 85 DEGREES 39 MINUTES EAST, 480.0 FEET;
THENCE NORTH 76 DEGREES 51 MINUTES EAST 326.7 FEET, MORE OR LESS, TO INTERSECTION WITH THE EAST LINE OF LOT 4 OF SAID SECTION 1;
THENCE SOUTH 03 DEGREES 03 MINUTES EAST ALONG THE EAST LINE OF LOT 4, AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,460.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL NO. 2:

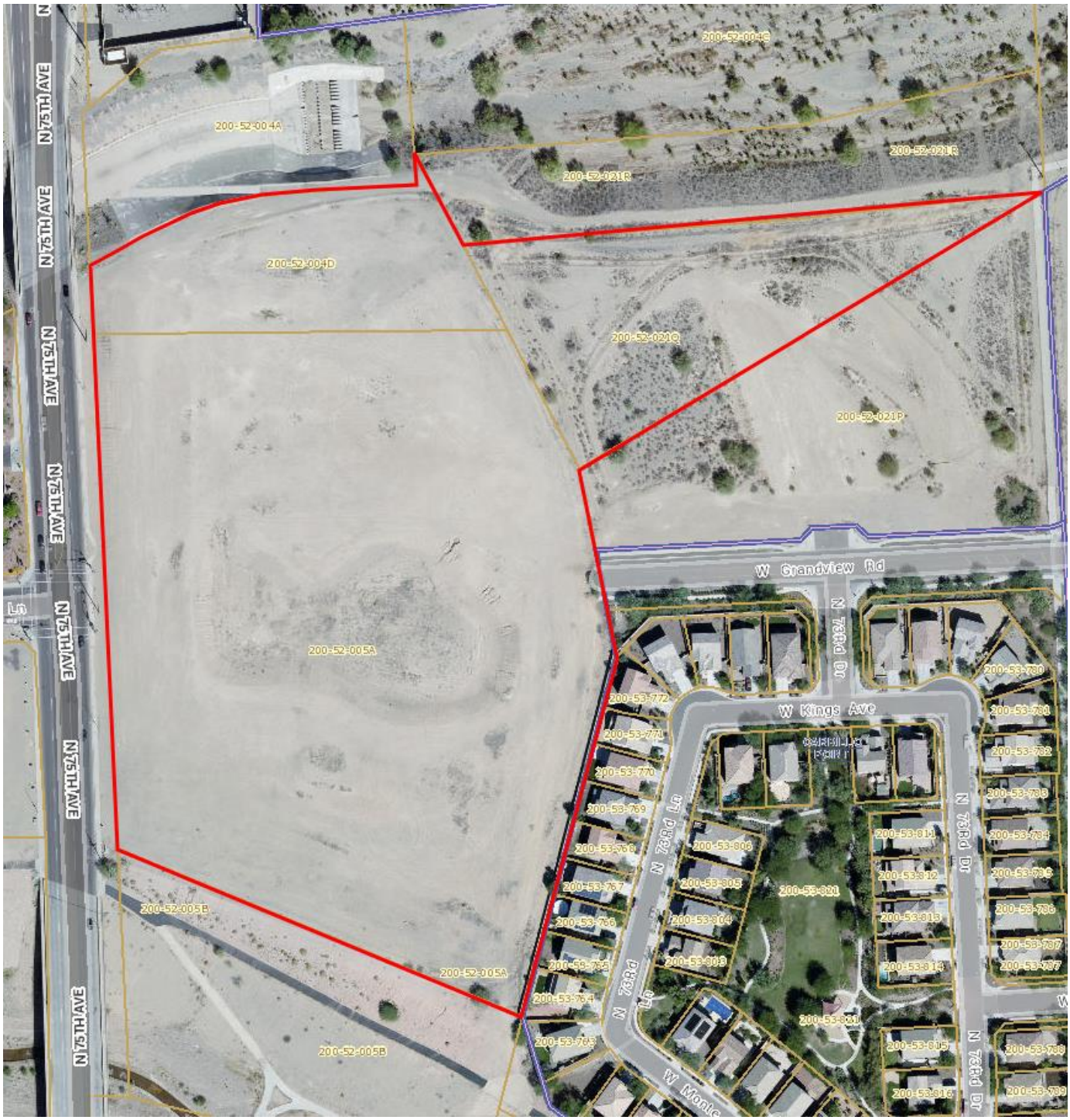
THAT PART OF LOT 4, SECTION 1, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WESTERLY LINE AND ITS EXTENSION NORTHERLY, OF THE PROPERTY DESCRIBED AS PARCEL 200-52-21G IN FINAL ORDER OF CONDEMNATION RECORDED AS 84-208233 OF OFFICIAL RECORDS AND SOUTHERLY OF THE SOUTH LINE OF THE PROPERTY DESCRIBED AS PARCEL NO. 8 IN AMENDED FINAL ORDER OF CONDEMNATION RECORDED AS 2001-0829221 OF OFFICIAL RECORDS;
EXCEPT THE WEST 55 FEET.

PARCEL NO 3:

A PORTION OF GLO LOT 4 AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE NORTH QUARTER CORNER BEARS NORTH 89° 57' 09" EAST A DISTANCE OF 2642.32 FEET;
THENCE NORTH 89° 57' 09" EAST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1321.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;
THENCE SOUTH 02° 57' 36" EAST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 932.06 FEET TO THE POINT OF BEGINNING:
THENCE SOUTH 59° 30' 17" WEST A DISTANCE OF 717.51 FEET;
THENCE NORTH 27° 25' 33" WEST A DISTANCE OF 335.14 FEET;
THENCE NORTH 86° 00' 53" EAST A DISTANCE OF 439.04 FEET;
THENCE NORTH 83° 50' 18" EAST A DISTANCE OF 336.59 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

Aerial Map



East of 75th Avenue & Paradise Lane

N

EXHIBIT C

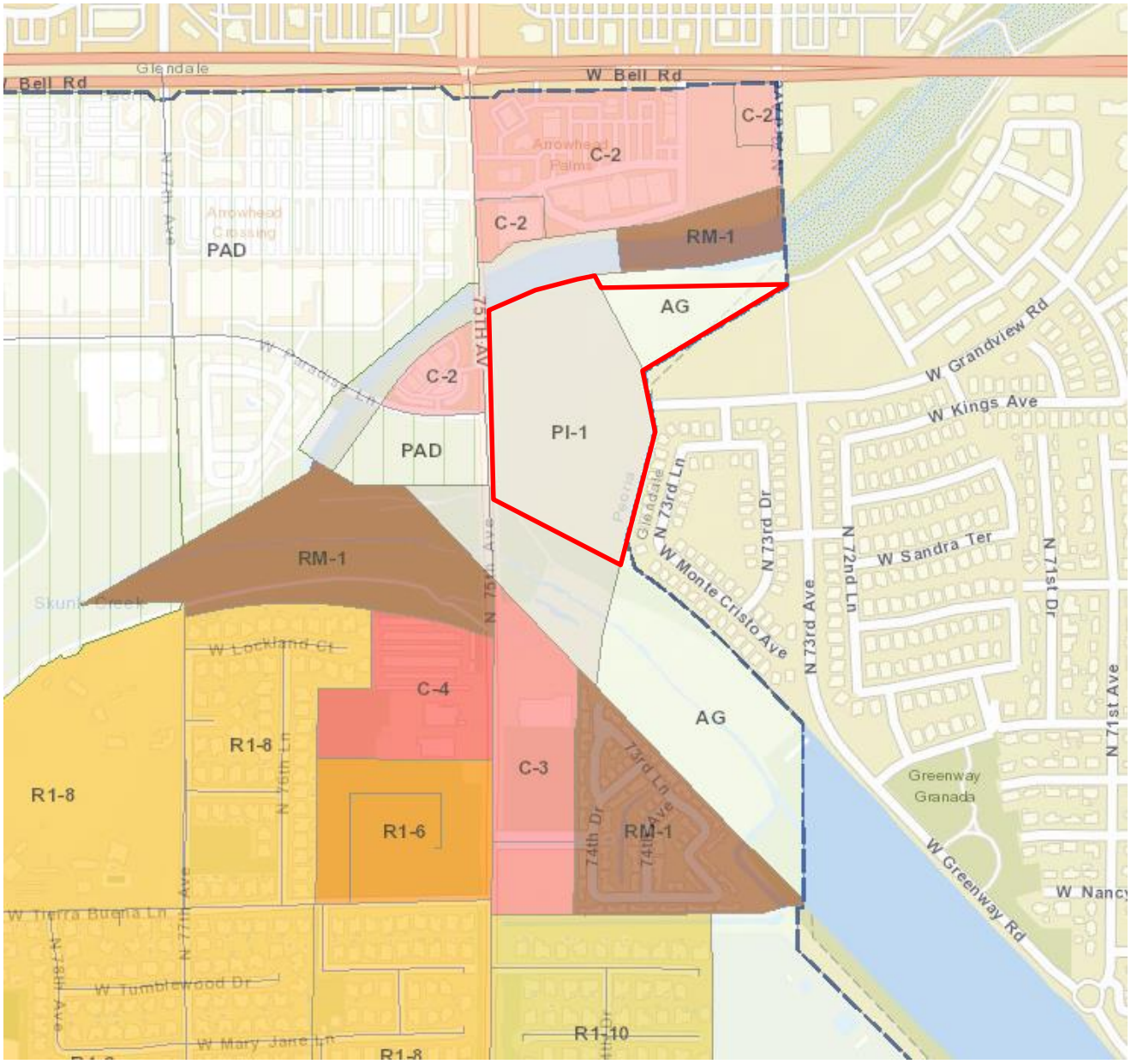
Vicinity Map

East of 75th Avenue & Paradise Lane

N

EXHIBIT D

Zoning Map



East of 75th Avenue & Paradise Lane

N

EXHIBIT E

PARADISE @P83 SITE OVERVIEW

SITE DATA:

Gross Site Acreage = 15.912 Acres or 693,144.43 sf
Net Site Acreage = 14.38 Acres or 616,403 sf
Current Zoning = PI-1
Target Zoning Designation = PAD
Useable Open Space = 22.3% or 154,339 sf
Area of Net Site Landscaped = 28.1% or 173,433 sf

Unit Mix for 352 Units
- 40 Studios
- 149 1BR/1BA
- 134 2BR/1BA
- 29 3BR/2BA

Maximum allowed density = 25 DU/ACs or 408.1 Units
- 18 base DU/ACs +7 DU/ACs
  (+ 7 DU/ACs are achieved through additional open space, recreational amenities, additional enhanced landscaping, enhanced project amenities, and ehnanced pedestrian corridors/connections)
- 18+7 = 25, 25x16.324 acres = 408.1 Units Max.

Lot Coverage = 26.66% (< Maximum Permitted of 50%)
- Gross building footprints total = 184,854 sf
  (Includes Buildings, Garages & Carports)
- 184,854 sf / 693,144.43 = 26.66%

Off-Street Parking Requirements = 631 Total Required
Unit Requirement = 590 parking stalls total
- 40 Studios: (40)x1 = 40 stalls
- 149 1BR: (149)x1.5 = 223.5 stalls
- 134 2BR: (134)x2 = 268 stalls
- 29 3BR: (29)x2 = 58 stalls

Leasing Office Requirement = 5 parking stalls
- 1 per 200 net sf, for 5,000 net sf = 5

Visitor Parking Requirement = 36 parking stalls
- 1 per 10 units (352/10 = 36)

Accessible Parking Requirement = 13 of the 646 parking stalls
(2% of the total provided parking stalls)

Total Parking Provided = 646 parking stalls
Note: 352 parking stalls are covered/garaged

DEKKER PERICH SABATINI

OPUS THE OPUS GROUP

EXHIBIT F

PEORIA PARADISE @P83 - **CONCEPTUAL ENTRY PROMENADE VIEW**

DEKKER
PERICH
SABATINI

OPUS
THE OPUS GROUP

EXHIBIT G

NORTH

0 15 30 60

PARADISE @ P83 | COMMUNITY, RECREATION, AND POOL SPACE
MARCH 2018

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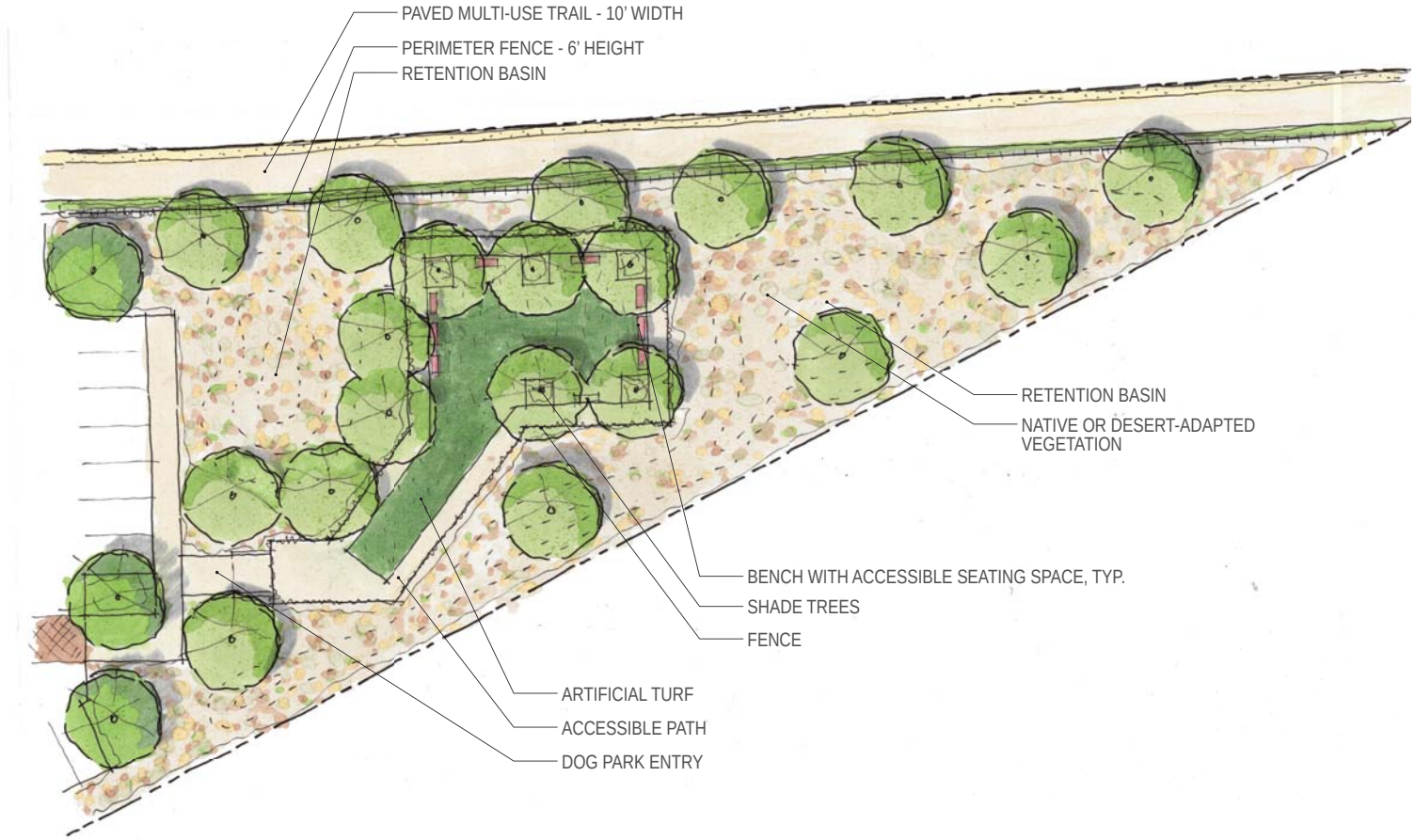
EXHIBIT H



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PARADISE @ P83 | DOG PARK AMENITY AREA
MARCH 2018

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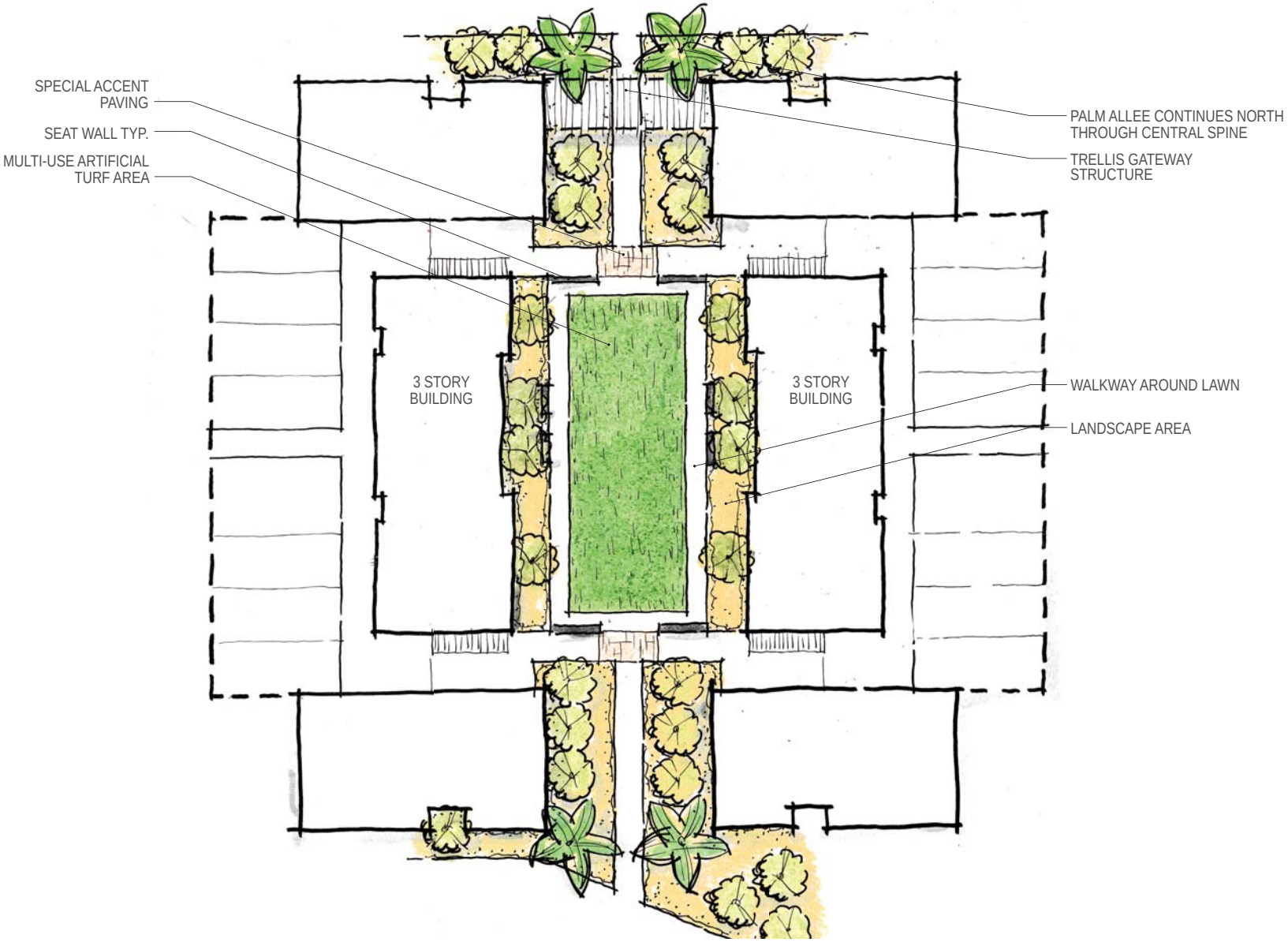
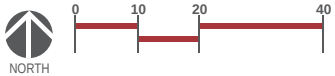
EXHIBIT I





PARADISE @ P83 | COMMUNITY COURTYARD
MARCH 2018

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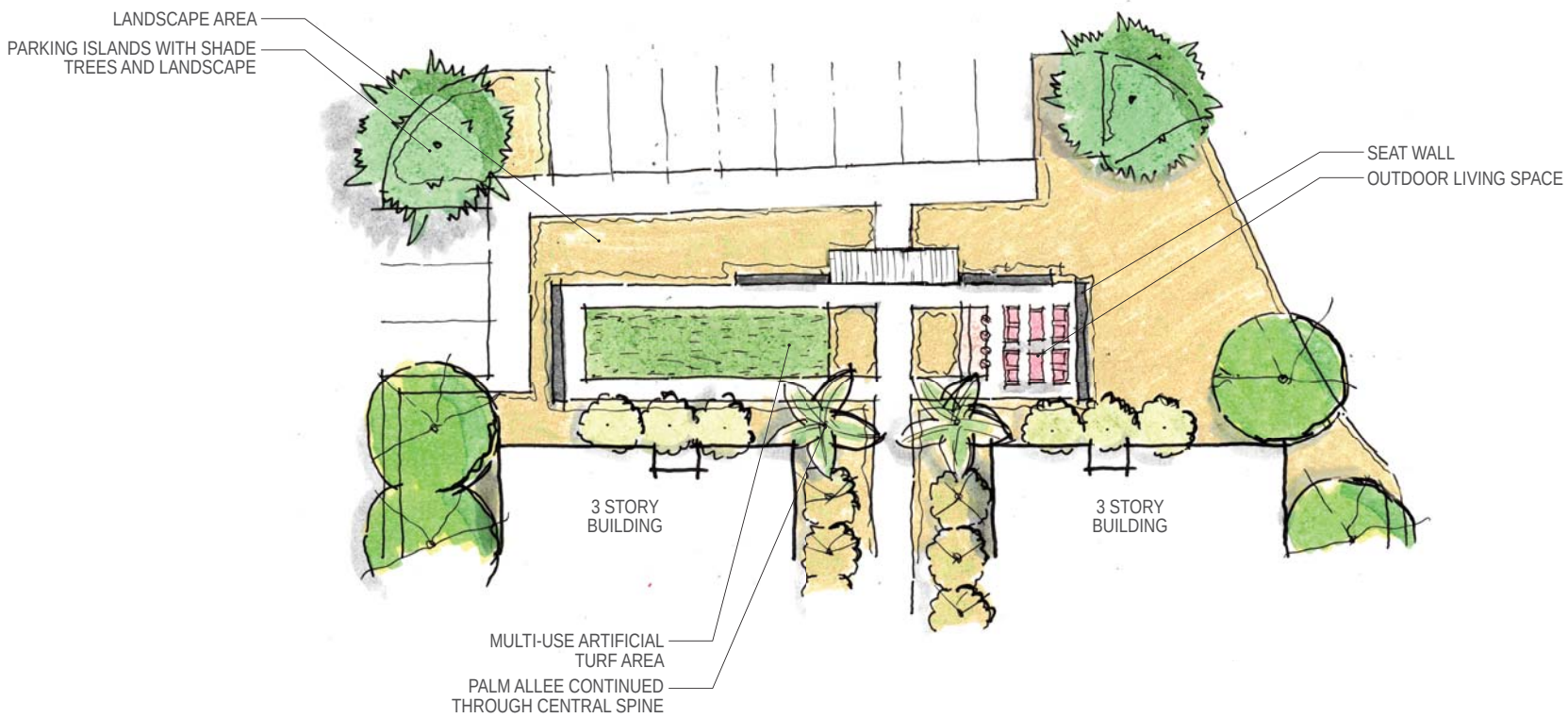

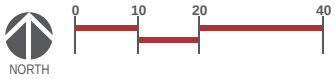

PARADISE @ P83 | OUTDOOR LIVING SPACE
MARCH 2018

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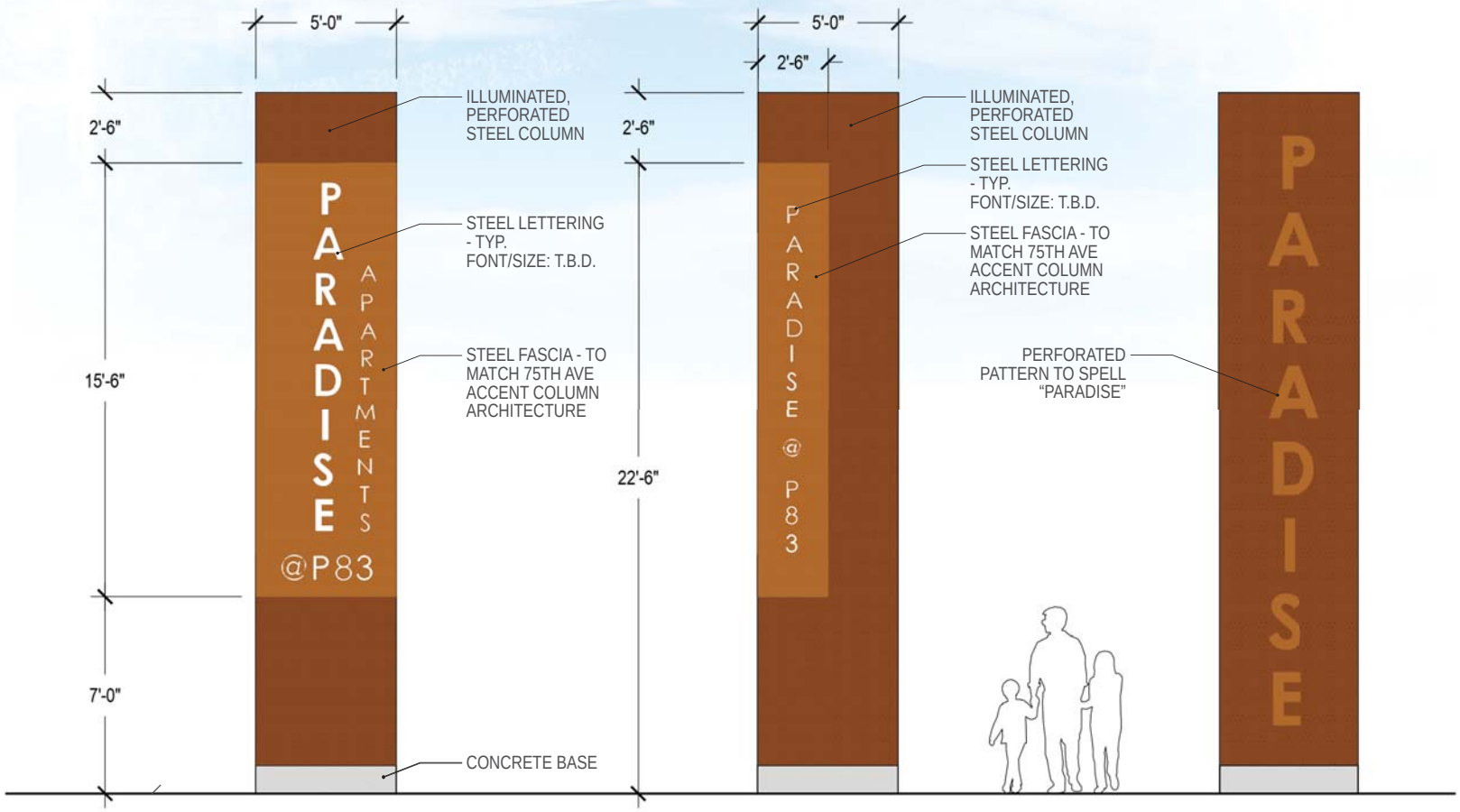
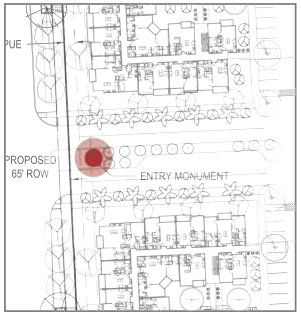
EXHIBIT J





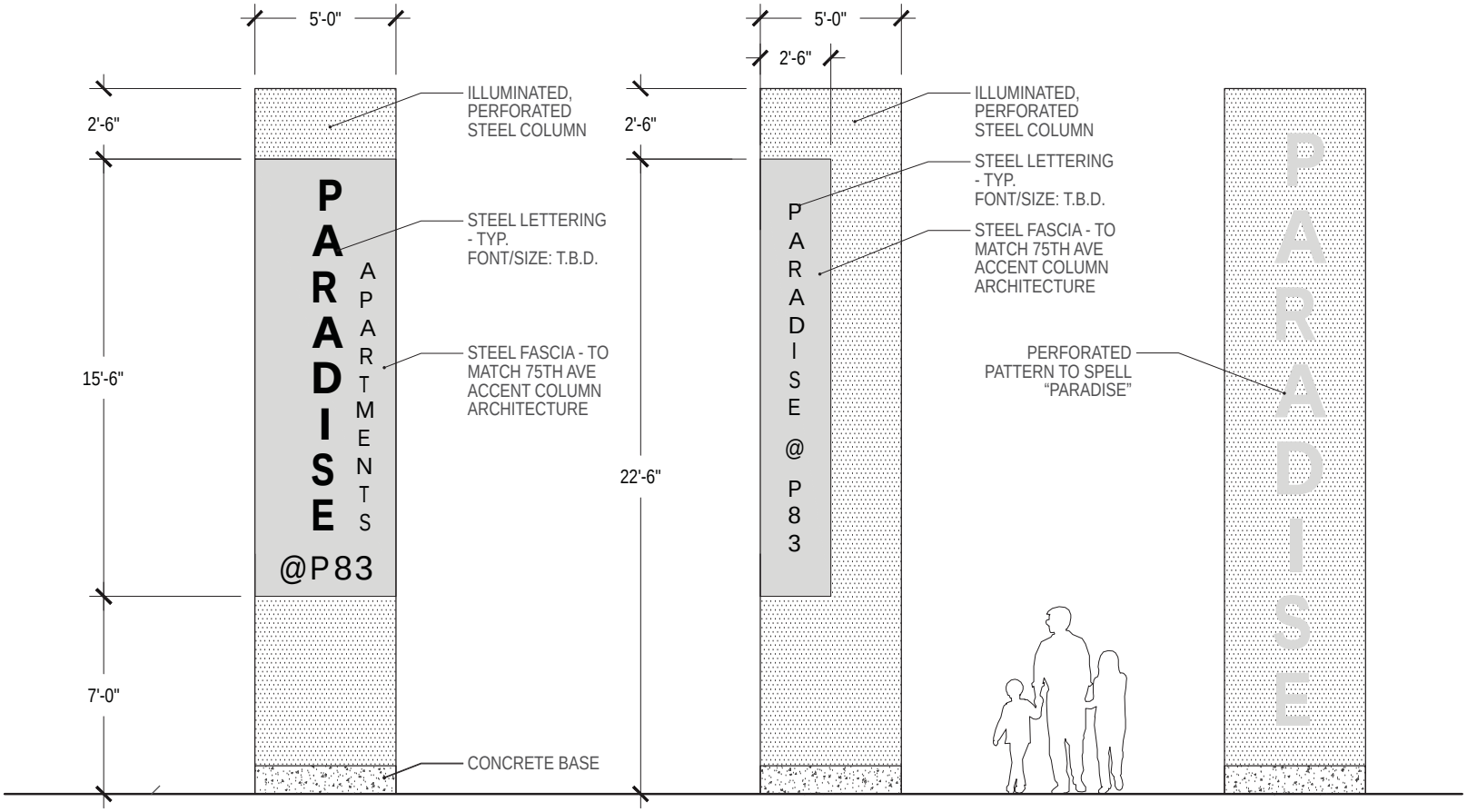
WEST (FRONT) ELEVATION

NORTH/SOUTH (SIDE) ELEVATIONS

EAST (REAR) ELEVATION

NOTE:
ALL METALS ARE TO BE FIELD PRIMED AND PAINTED TO MATCH ARCHITECTURE.

0 2 4 8



WEST (FRONT) ELEVATION

NORTH/SOUTH (SIDE) ELEVATIONS

EAST (REAR) ELEVATION

NOTE:
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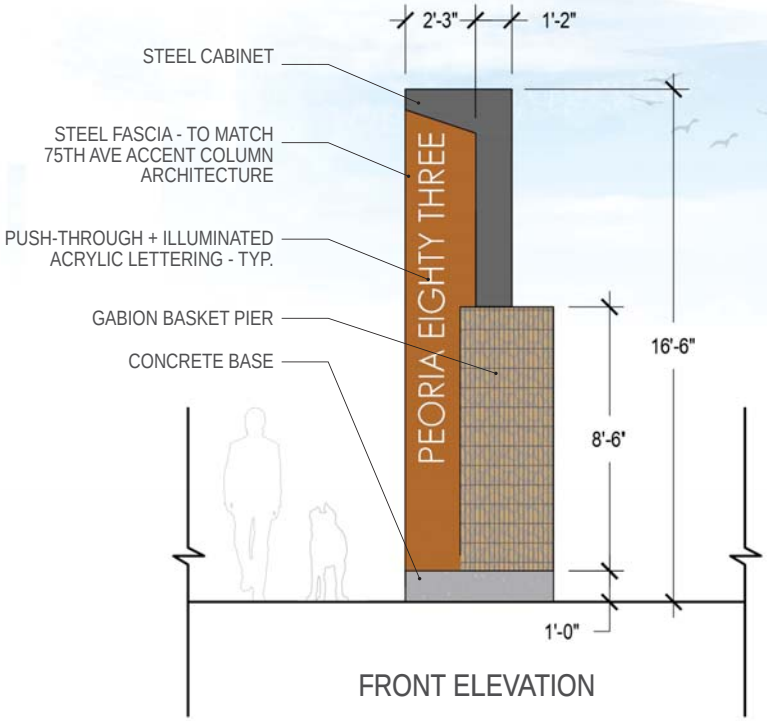
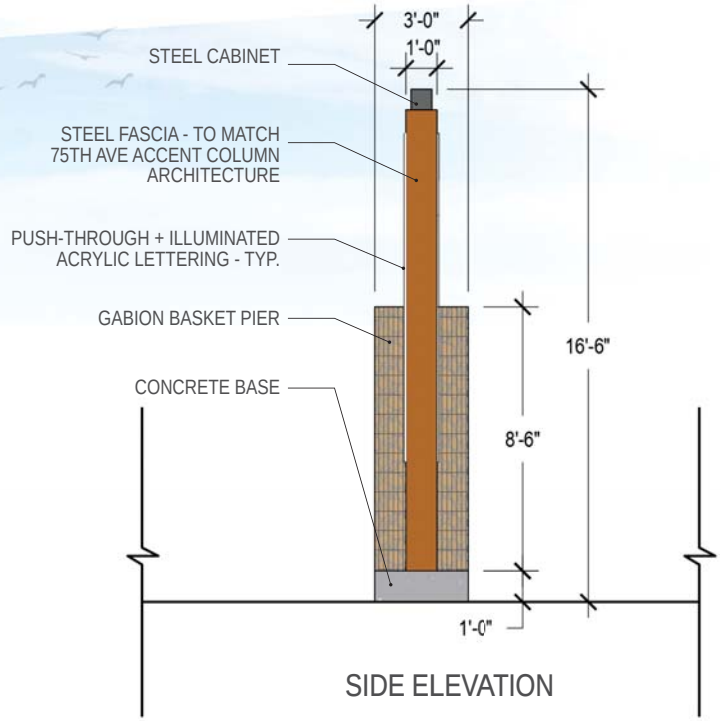
0 2 4 8

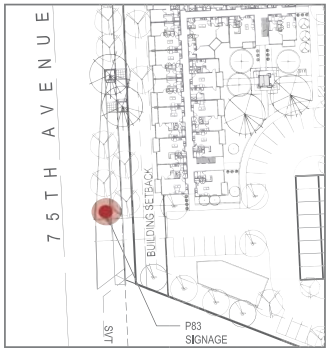
EXHIBIT K



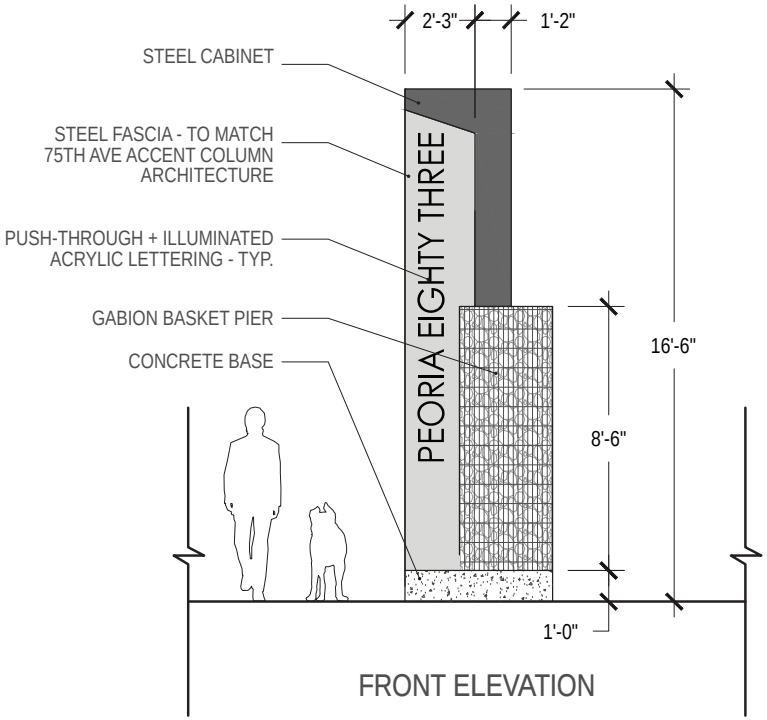
FRONT ELEVATION



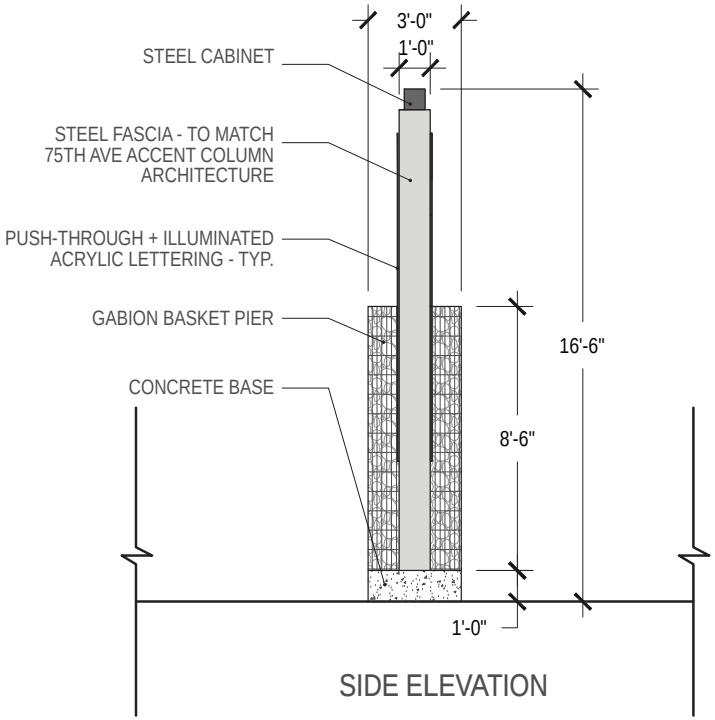
SIDE ELEVATION



NOTE:
ALL METALS ARE TO BE FIELD PRIMED AND PAINTED TO MATCH ARCHITECTURE.



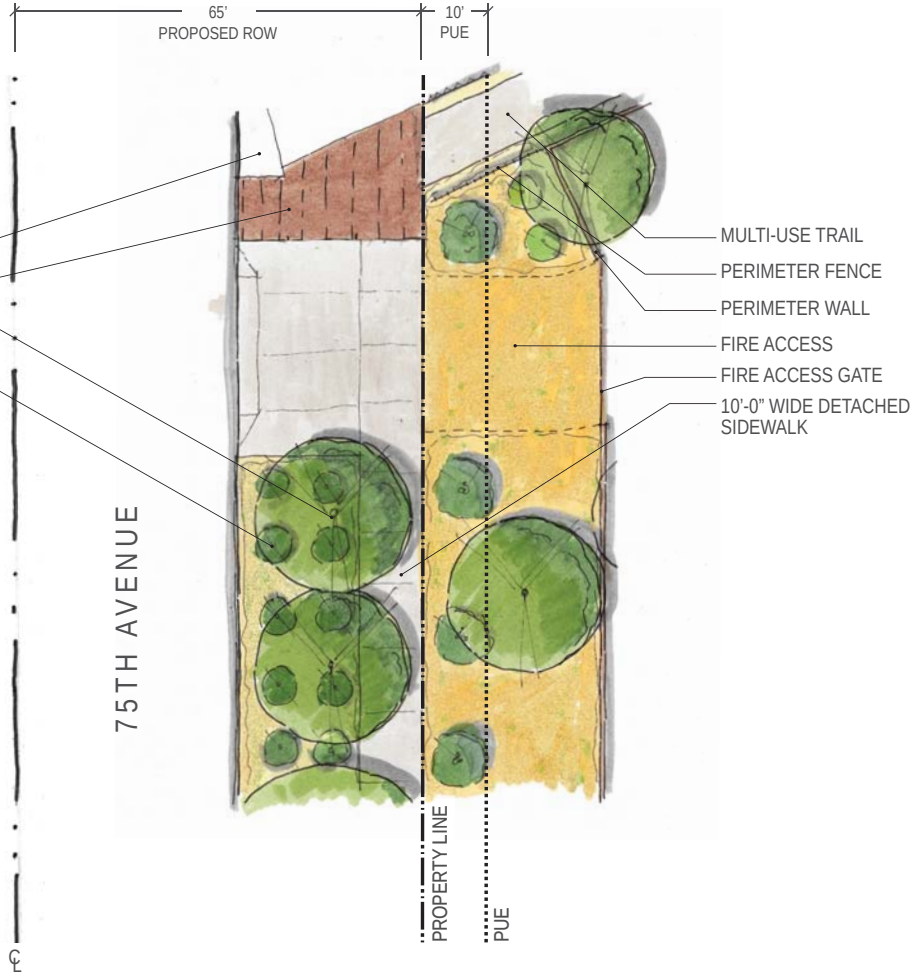
FRONT ELEVATION

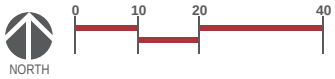


SIDE ELEVATION

NOTE:
ALL METALS ARE TO BE FIELD PRIMED AND PAINTED TO MATCH ARCHITECTURE.

EXHIBIT L





PARADISE @ P83 | 75TH AVENUE TYPICAL STREETSCAPE
MARCH 2018

NORRIS DESIGN
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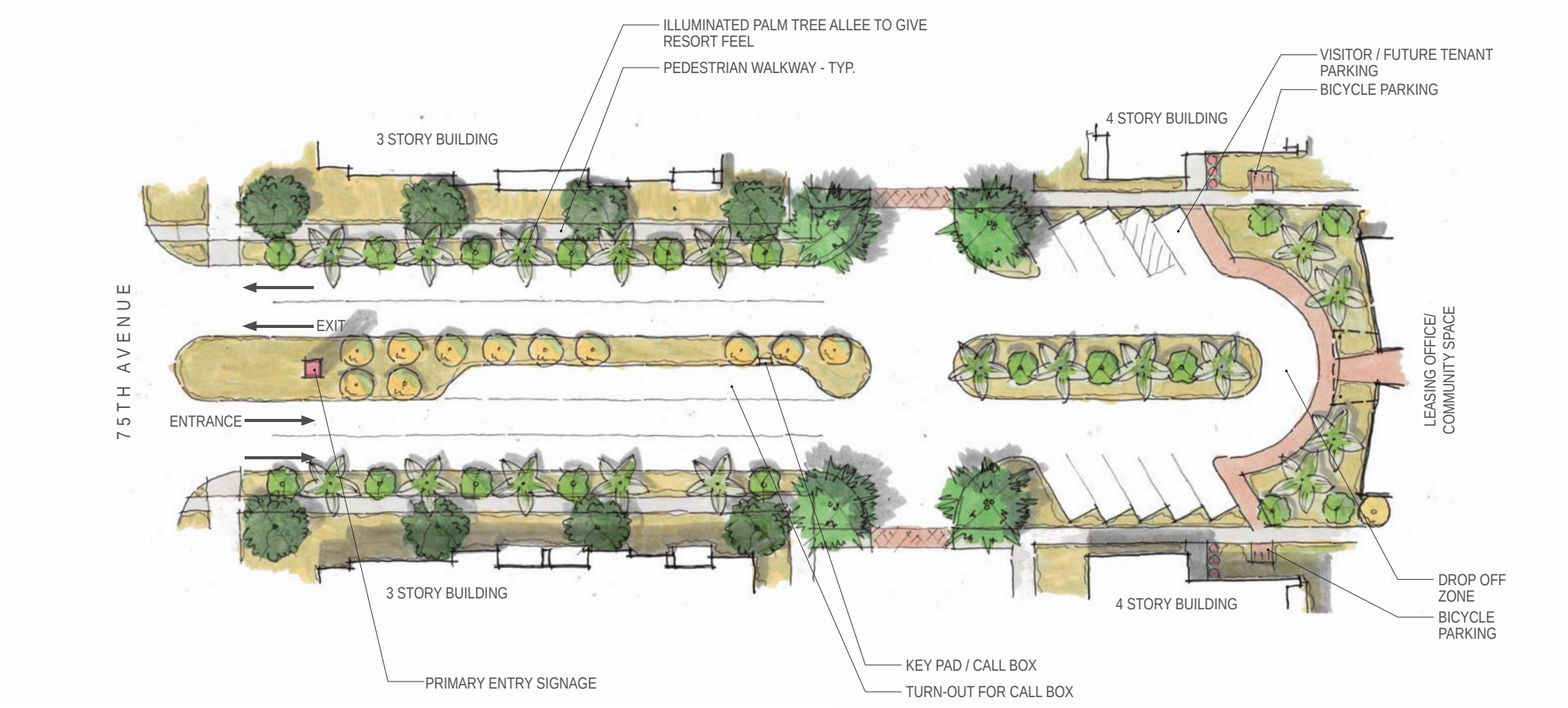
EXHIBIT M



NORTH

0 15 30 60

PARADISE @ P83 | ENTRANCE
MARCH 2018

NORRIS DESIGN
Planning | Landscape Architecture | Branding