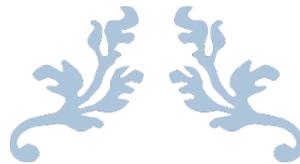

TRELLIS AT ROUNDTREE RANCH

Planned Area Development Standards and Guidelines Report for the
Northeast corner of 83rd Avenue and Olive Avenue



PLANNING & ZONING

Planned Area Development Approval

P/Z Commission Date: 5/17/18

City Council Approval Date: 8/14/18

Planner: Cody Gleason

Administrative Approval Date: N/A

Prepared by Withey Morris, PLC

1st Submittal: December 21, 2017

2nd Submittal: March 15, 2018

3rd Submittal: April 11, 2018

City Council Approval: August 14, 2018

Zoning Case No. Z17-33

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Aerial Map.....	Exhibit A
Legal Description.....	Exhibit B
Parcel Use Map.....	Exhibit C
Conceptual Site Plan.....	Exhibit D
Line of Sight Exhibits.....	Exhibit E
Building Setback Exhibit.....	Exhibit F
Landscape Plan.....	Exhibit G
Phasing Plan.....	Exhibit H



Principals and Development Team

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A. PURPOSE AND INTENT

The Trellis at Roundtree Ranch PAD zoning request is for a total 18.51 gross/15.37 net-acre site ("Property") located at the northeast corner of 83rd Avenue and Olive Avenue. This PAD will enable this long-standing vacant property to be developed with a mix of uses including luxury apartment residences, which will add to the diversity of attractive housing options that are available in the area given the Property's close proximity to major arterials and the US 60 and Loop 101 Freeway corridor. The commercial retail on the balance of the Property will also attract those who want to work in close proximity to a wide variety of housing choices and services. Those who live here will have convenient access to public amenities including community open spaces/parks, schools, local/regional shopping areas and public transportation.

This Planned Area Development ("PAD") request is an amendment to the current PAD zoning overlay that the City of Peoria ("City") approved in late 2006 for a similar type of mixed-use development, which included integrated commercial uses and condominium residences. This request also seeks to refine the approved PAD zoning designation with consistent architectural design elements and development regulations for the project's future commercial retail users and a 275-unit luxury apartment home community. The entire project will be designed in a pedestrian-friendly manner with careful consideration given to landscaped streetscapes with mature trees, strategic building orientation, engaging open spaces/amenities and thoughtful connections that create a permeable boundary between the commercial and residential portions of the project.

B. SITE CONDITIONS AND ZONING

The vacant 'L-shaped' Property is comprised of two (2) vacant parcels (APN: 142-15-002C and 142-15-003E) at the northeast corner of 83rd Avenue and Olive Avenue. This is a mixed use development that accommodates a 6.37 gross/4.52 net acre retail parcel along Olive Avenue and a 12.14 gross/10.85 net acre residential project that is located north of the retail area, just south of the Hatcher Road alignment. See **Exhibit A**, Aerial Map; **Exhibit B**, Legal Descriptions for the Property.

C. LAND USES

The permitted principal, conditional and accessory uses shall be as designated by **Exhibit C**, the Parcel Use Map. Parcel 1 (Multi-family) allows for uses in accordance with the RM-1 Zoning District within the City of Peoria Zoning Ordinance. Parcel 2 (Commercial) allows for uses in accordance with the C-2 Zoning District within the City of Peoria Zoning Ordinance.



D. DESIGN CONCEPT

Overall Design Concept

The intent of the mixed-use development is to provide convenient retail services to the residents in the neighborhood; bring employment and new commercial opportunities to the immediate area and provide additional housing choices for the area. It is the desire of this mixed-use development to encourage interaction of the uses and design between the retail and residential components of the project by utilizing common architecture, landscape elements, and pedestrian linkage between the uses. The development shall comply with all applicable City of Peoria Zoning Ordinance and Design Review Manual standards except as modified within this document. See **Exhibit D**, Conceptual Site Plan.

Commercial

The non-residential portion of the subject development located at the northeast corner of 83rd Avenue and Olive Avenue shall have a desert appropriate architectural character. Since the major land use of this community is residential, the non-residential development shall be in scale and compatible with the residential use. The non-residential portion of the development shall create a lively and exciting space; welcoming the connected residents to the north as well as from the surrounding neighborhood. The commercial architecture shall have the following elements:

1. The buildings shall be designed to have four sided architecture to ensure that the architectural concept is articulated on all sides of the buildings.
2. Design emphasis shall be placed on the sides of the buildings facing the streets.
3. The walls of the buildings shall have articulation both vertically and/or at minimum every 50-feet horizontally to avoid any monotony and to create architectural interest. This shall include variation in roof lines and form, use of covered areas, use of protected / covered or recessed entries to the building.
4. The building elevations facing the street shall include elements like windows, canopies, awnings, trellis, arcade or towers.
5. Roofs shall have sloped elements in combination with a flat roof or, part of the elevation shall include sloping roof elements at the entrance and corners of the buildings or over the patios.
6. The building materials shall include (a combination of at least two materials): painted or stained concrete blocks, stucco, stone facing or cladding.
7. The color palette shall be in general conformance with the multi-family portion of this development to the north and only a portion of elevation walls facing the streets shall have a color or material scheme as per the brand or corporate requirement of the user, the extent of which shall be determined by the City during the design review process.
8. The parking area along the streets shall be screened with a screen wall. The height of the screen wall shall be per the city standard and shall have an undulation of minimum 2 feet in depth or a minimum 10 feet break with 4 feet over lapping wall minimum 8 inch apart at every 100 feet interval maximum.
9. All the buildings in the non residential development shall be subject to the City of Peoria's design review approval. More detailed information, including elevations and floor plans will be provided at the time of site plan review for each commercial end user or parcel.



Residential

Multi-family development shall comply with the Multi-Family section of the City of Peoria Design Review Manual (except where noted below).

SITE DESIGN

Site Layout

The multi-family homes will be organized into buildings that feature staggered facades and offsets to provide visual interest along 83rd Avenue. The buildings are significantly setback from the adjacent Roundtree Ranch Subdivision by locating parking along the east and north property lines. See **Exhibit E**, Line of Sight Exhibits.

Access & Circulation

Pedestrian access from the multi-family residential shall be provided to the existing Roundtree Ranch Park to the east, and the future commercial development to the south, through gates in the perimeter site wall. These access points shall incorporate architectural theming from the development. The project provides for a pedestrian network connecting each building together and to public sidewalks, common areas and adjacent sites when compatible. Further, vehicular access between the residential and commercial shall be provided in the location shown in the conceptual site plan. The development shall provide pedestrian and vehicular access points between the two portions of the development to ensure enhanced interaction between the two portions of the development.

Vehicle circulation and parking are internalized within the multi-family development. Decorative paving materials delineate walk paths when they cross asphalt paved areas. Convenient access to alternative modes of transportation is provided due to the proximity to the intersection and bus stop located at 83rd Avenue and Olive Avenue.

Parking Areas

Carports shall be designed to be compatible with the architectural character of the apartment home buildings.

Project Entry and Character

The primary entry to the residential portion of the project is off 83rd Avenue and is distinguished with a landscape median. The location of the resident clubhouse at the main entry provides an opportunity to showcase a unique architectural feature and set the primary design theme for the development. The main entry will feature decorative site walls, columns and fencing flanking the vehicular entry. Decorative pavers shall be provided at each entrance to the development.

Crime Prevention through Environmental Design

Security will be enhanced through the use of walls, gates and fences, adequate site lighting, and avoidance of blind spots and hiding areas.

Open Space

A variety of active and passive recreational areas and resident amenities will create a close sense of community by bringing residents together. All of these amenities will be designed to engage residents and visitors to share in a variety of recreational activities year-round. The multi-family portion of the development will be a gated community enhanced with several areas for active recreation, and may include (but not be limited to) centralized family amenity areas with outdoor living room and fireplace, tables, bench seating areas and gas BBQ grills, a 5,800+ square-foot clubhouse, with recreational opportunities within the clubhouse (e.g. pool table, ping pong, shuffleboard, etc.) The development will contain a



resort inspired pool and spa and covered Ramada's to encourage residents and families to gather and enjoy the outdoors together.

Passive and active open space is provided to residents in the form of courtyards distributed across the site, as well as the primary pool area at the Clubhouse. BBQ's, benches and shade shall be provided at these courtyards in order to provide a pleasant and comfortable experience.

In lieu of providing a second pool for the multi-family use, the common open space and resident amenities package for the project shall include the following:

1. Central pool with deck and covered patio space near the clubhouse
2. Jacuzzi spa with ramada and seating areas
3. Outdoor kitchens with barbeque grills (total of three)
4. Open-space with an acceptable amount of turf
5. Outdoor living room with seating areas and gas fire place
6. Fitness room
7. Dog park
8. Social room that will include various indoor recreational opportunities (e.g. a pool table, ping pong, shuffleboard and/or foosball games, or similar activities).
9. Indoor pet wash
10. Pedestrian connections to the adjacent community park via a pathway and gate
11. Pedestrian connection to the future retail stores to the south

Landscaping

Landscaping shall be provided at the base of the buildings to soften the transition between paved areas on the ground plane and vertical building elements. Potted plants, ornamental landscaping and architectural features shall be incorporated to enhance the courtyard and pool area spaces. Flowering trees and shrubs shall be used to define the project entry, and entrances to the courtyard spaces. Project entry points shall include increased and cohesive plant massing's and themed plant species. Each entrance to the development will contain a minimum (2) 20' C.T.H. Palms, (4) 24" Box Tree and (10) 5 Gallon Shrubs.

Lighting

Lighting shall be provided within outdoor spaces to provide visual interest and enhanced security. Decorative accent lighting shall be used to define pedestrian circulation paths and be compatible with the overall architectural design character of the development.

Walls and Fences

Entry wall features and perimeter walls shall be consistent with the overall design theme of the development with specific design enhancements at both pedestrian and vehicular ingress/egress points into the development. Perimeter walls adjacent the community park shall incorporate changes in material to provide visual interest.

Refuse Enclosures

The design of the refuse enclosures shall be compatible with the overall design theme of the development and placed in convenient locations for the residents and ease of service.



Utility and Mechanical Equipment

All utility and mechanical equipment shall be screened from view.

ARCHITECTURAL FORM

Building Mass

The three story buildings feature steps and setbacks in the building massing to minimize the bulk of the buildings. Building design shall incorporate features that enhance the pedestrian experience through the use of ground floor patios and modulation of the building facades. Horizontal facades longer than 30 feet shall be articulated using balconies, patios, and building projections. The façade of the 2-story carriage units along the northern/eastern portion of the Property shall have clerestory windows for facades facing or containing vantage points directed to nearby single family residential.

Fenestration

Unifying architectural elements such as the use of multiple colors, composite siding and metal awnings shall be used to strengthen the fenestration/window pattern across the facades. The window mullions have been designed to enhance the building massing.

Color and Materials

Materials, colors and textures shall be applied to provide variety to the building massing and visually break the elevations into smaller elements. Composite siding shall be used as an accent material and used to define massing elements. Decorative steel balcony railings, gates and fences are used to further articulate the architectural forms of the buildings. Parking canopies shall incorporate the colors of the adjacent buildings and reflect the roof pitch and edge details of the buildings' rooflines.

E. DEVELOPMENT STANDARDS

Development of the Property shall comply with the provisions governed by the Zoning Ordinance (RM-1 standards for the residential portions of the project; C-2 standards for the commercial portions of the project) or other applicable City regulation, unless specifically listed below and in the Development Standards Table. If there are conflicts between specific provisions of this PAD and the applicable City regulation, the terms of this PAD shall apply.



<u><i>Non-Residential</i></u>	
<u>Development Standards</u>	<u>PAD Standards</u>
Maximum Building Height	48 Feet
Minimum Building Setbacks:	
<ul style="list-style-type: none"> • Front Setback (83rd Avenue) 	Setbacks to match Exhibit F -Setback Exhibit
<ul style="list-style-type: none"> • Side Setback (Olive Avenue) 	Setbacks to match Exhibit F -Setback Exhibit
<ul style="list-style-type: none"> • Rear Setback 	Setbacks to match Exhibit F -Setback Exhibit
<ul style="list-style-type: none"> • Abutting Multi-Family 	0 Feet
Minimum Landscape Setback and Buffer Width:	
<ul style="list-style-type: none"> • West Street side (83rd Avenue) 	10 Feet
<ul style="list-style-type: none"> • South Street Side (Olive Avenue) 	10 Feet
<ul style="list-style-type: none"> • North Side along Multi-Family Residential Property Line. 	0 Feet
<ul style="list-style-type: none"> • East Side along Park Property Line 	20 Feet

Note: Loading zoning to be 30-feet from Residential property line.



<u><i>Multi-Family Residential</i></u>		
<u>Development Standards</u>	<u>PAD Standards</u>	
Maximum Units Allowed	275 units	
Maximum Density per Gross Acre	15 dwelling units per acre	
Maximum Building Height	40 feet	
Maximum Lot Coverage	50%	
Minimum Interior Building Setbacks/ Build to Property Lines	83rd Avenue Setback	Setbacks to match Exhibit F -Setback Exhibit
	Side Yard Setback	Setbacks to match Exhibit F -Setback Exhibit
	Rear Yard Setback	Setbacks to match Exhibit F - Setback Exhibit
Minimum Parking	Stall Dimensions: 8 1/2 ' x 18' 1 Bedroom ratio: 1.5 spaces/unit 2 Bedroom ratio: 2 spaces/unit 3 Bedroom ratio: 2 spaces/unit Guest Parking: 1 visitor space/10 units	
Minimum Open Space	150 square-feet per unit	
Minimum Private Outdoor Space	Minimum of 54 square-feet per unit	
Bicycle Parking	One bicycle rack per 65 units	
Minimum Landscape Standards		
Perimeter Landscape Setback (adjacent to a street)	10 -feet	
Perimeter Landscape Setback (adjacent to a single-family residential use)	7-feet	
Perimeter Landscape Setback (adjacent to Out-Parcel)	25-feet	
Tree Quantities	5 Trees per 1,000 square-feet of setback	
Tree Quantity/Size Adjacent to "Out Parcel"	5 Trees per 1,000 square feet of setback; minimum size: 36" Box	
Perimeter Wall Height (Adjacent to "out Parcel")	8-foot (masonry)	
Shrub Quantities	Minimum (5) 5-gallon shrubs per required tree	



Landscape Palette

Shade trees shall be provided are limited to those specified in the Permitted Shade Tree Table and as shown by Exhibit G, Landscape Plan. However, additional types of trees may be approved by City staff. Proposals for additional plant materials may also be reviewed and administratively approved by City staff.

PERMITTED SHADE TREE TABLE (1)			
Botanical Name	Common Name	Minimum Height (Feet)	Minimum Spread (Feet)
Acacia salicina	Willow Acacia	6' (15 Gal.) 8' (24" Box)	2' (15 Gal.) 4' (24" Box)
Chitalpa tashkentensis	Chitalpa	6' (15 Gal.) 7' (24" Box)	2' (15 Gal.) 4' (24" Box)
Fraxinus 'Fan West'	Fan West Ash	7' (15 Gal.) 9' (24" Box)	2' (15 Gal.) 4' (24" Box)
Pistacia 'Red Push'	Red Push Pistache	7' (15 Gal.) 9' (24" Box)	2' (15 Gal.) 4' (24" Box)
Quercus virginiana	Southern Live Oak	6' (15 Gal.) 9' (24" Box)	2' (15 Gal.) 4' (24" Box)
Tabebuia heterophylla	Pink Trumpet Tree	6' (15 Gal.) 7' (24" Box)	2' (15 Gal.) 4' (24" Box)
Ulmus parvifolia	Chinese Elm	7' (15 Gal.) 8' (24" Box)	2' (15 Gal.) 3' (24" Box)

(1) 50% required shade trees to be minimum 24" Box.

F. INFRASTRUCTURE

Circulation Overview

The site will be constructed with any necessary off-site improvements and make additional dedications per the City's requirements. Two curbcuts are located along Olive Avenue and one along 83rd Avenue for the non-residential portion of the Development. The residential portion will have one curb cut along 83rd Avenue as depicted on the conceptual site plan. The primary driveway to the multi-family portion of the development is designed to provide a sense of arrival with an array of lush landscaping and hardscape elements that create a "boulevard-like" entrance into the development.

Pedestrian sidewalks shall be provided on either side of the primary entrance which further pedestrian movement from the public street into the interior of the Property. Further, a gated pedestrian and vehicular access point from the multi-family portion into the adjacent non-residential portion of the development shall be provided along the southern boundary



of the site to allow residents immediate access.

Grading and Drainage

The Property will need to be designed and constructed to manage the 100-year onsite runoff. In accordance with current City design guidelines, 100-year, 2-hour retention will be required. The ultimate outfalls for the Property shall be to the adjacent roadway right-of-way, which is consistent with historical drainage patterns. Since the Property will be designed with appropriate drainage controls and storm water retention, and the historic outfalls will be maintained, no adverse impact to downstream properties or infrastructure is expected because of the development.

Water Services

Water service will be provided by the City of Peoria. Since the Project is located on an infill lot, water infrastructure is present and available to serve the Project.

Wastewater Service

Wastewater service for the project will be provided by the City of Peoria. Existing wastewater infrastructure is located in the vicinity.

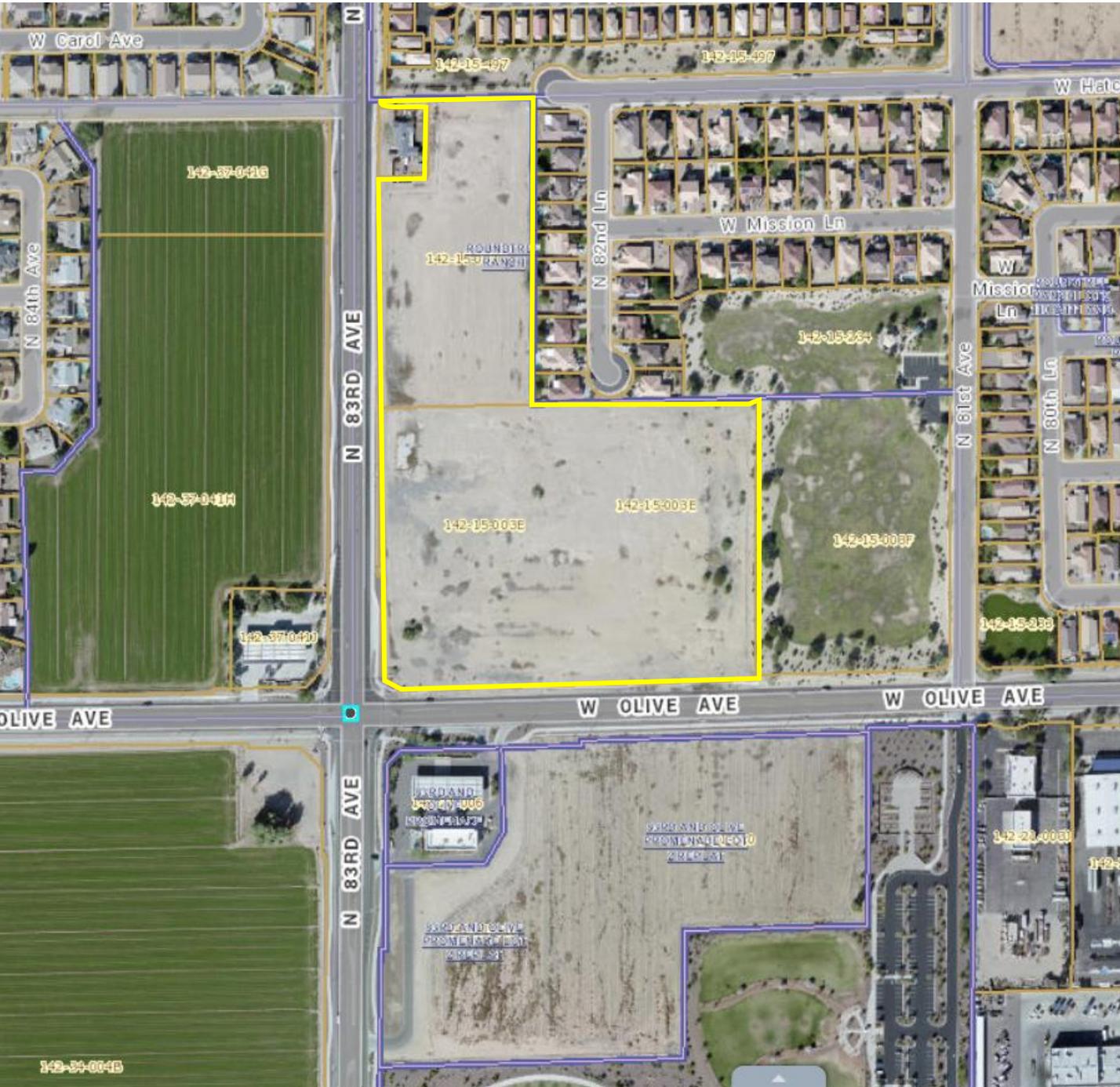
G. PHASING PLAN

The construction of the project is anticipated to be completed in a phased manner so that the residential community will be built prior to the future retail parcel. It shall also be permitted that the future commercial parcel may also be developed over multiple phases. See, **Exhibit H**, Phasing Plan.



TAB A

Aerial Map



TAB B



December 19, 2017
3 Engineering Job No. 1432

**Legal Description
For
Multi Family Parcel**

That portion of the Southwest quarter of the Southwest quarter of Section 26, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

Commencing at the Southwest corner of said section 26 (brass cap in handhole) from which the West quarter corner of said Section 26 (brass cap flush) bears North 00 Degrees 00 Minutes 00 Seconds East (basis of bearing) a distance of 2638.25 feet;

Thence North 00 Degrees 00 Minutes 00 Seconds East along the West line of said Southwest quarter of the Southwest quarter a distance of 321.85 feet;

Thence North 90 Degrees 00 Minutes 00 Seconds East a distance of 75.00 feet to the POINT OF BEGINNING;

Thence North 00 Degrees 00 Minutes 00 Seconds East parallel with and 75.00 feet East of said West line a distance of 180.50 feet;

Thence North 90 Degrees 00 Minutes 00 Seconds West a distance of 10.00 feet;

Thence North 00 Degrees 00 Minutes 00 Seconds East parallel with and 65.00 feet East of said West line a distance of 653.72 feet;

Thence North 88 Degrees 12 Minutes 36 Seconds East parallel with and 165.00 feet South of the North line of said Southwest quarter of the Southwest quarter a distance of 101.30 feet;

Thence North 00 Degrees 00 Minutes 00 Seconds East parallel with and 166.25 feet East of said West line a distance of 145.07 feet;

Thence South 88 Degrees 12 Minutes 36 Seconds West parallel with and 20.00 feet South of last said North line a distance of 101.30 feet;

Thence North 00 Degrees 00 Minutes 00 Seconds East parallel with and 65.00 feet East of said West line a distance of 20.01 feet to a point on last said North line;

Thence North 88 Degrees 12 Minutes 36 Seconds East along last said North line a distance of 327.48 feet;

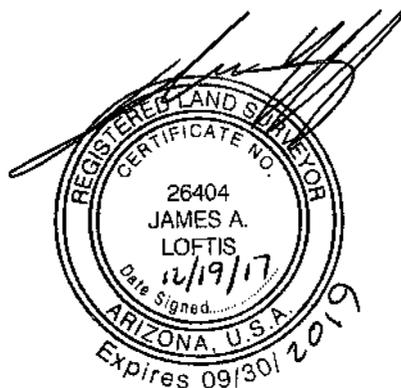
Thence South 00 Degrees 00 Minutes 00 Seconds West parallel with and 392.32 feet East of said West line a distance of 659.53 feet to a point on the North line of the South half of said Southwest quarter of the Southwest quarter;

Thence North 88 Degrees 12 Minutes 20 Seconds East along last said North line a distance of 476.38 feet;

Thence South 00 Degrees 00 Minutes 00 Seconds West parallel with and 868.47 feet East of said West line a distance of 340.00 feet to a point on the North line of the South 319.34 feet of said Southwest quarter of the Southwest quarter;

Thence South 88 Degrees 12 Minutes 04 Seconds West parallel with and 319.34 feet North of the South line of said Southwest quarter of the Southwest quarter a distance of 793.86 feet and the POINT OF BEGINNING.

The above described parcel contains 10.849 acres (472,593 sq. ft.)



January 3, 2018
3 Engineering Job No. 1432

**Legal Description
For
Retail Parcel**

That portion of the Southwest quarter of the Southwest quarter of Section 26, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

Commencing at the Southwest corner of said section 26 (brass cap in handhole) from which the West quarter corner of said Section 26 (brass cap flush) bears North 00 Degrees 00 Minutes 00 Seconds East (basis of bearing) a distance of 2638.25 feet;

Thence North 00 Degrees 00 Minutes 00 Seconds East along the West line of said Southwest quarter of the Southwest quarter a distance of 321.85 feet;

Thence North 90 Degrees 00 Minutes 00 Seconds East a distance of 75.00 feet to the POINT OF BEGINNING;

Thence North 88 Degrees 12 Minutes 04 Seconds East parallel with and 319.34 feet North of the South line of said Southwest quarter of the Southwest quarter a distance of 793.86;

Thence South 0 Degrees 00 Minutes 00 Seconds West parallel with and 868.47 feet East of said West line a distance of 254.46 feet;

Thence South 88 Degrees 12 Minutes 04 Seconds West parallel with and 65.00 feet North of said South line a distance of 368.57 feet;

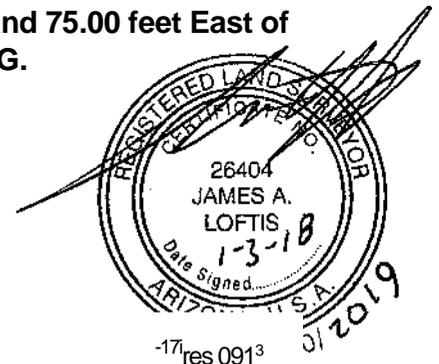
Thence North 1 Degree 47 Minutes 56 Seconds West a distance of 10.00 feet;

Thence South 88 Degrees 12 Minutes 04 Seconds West parallel with and 75.00 feet North of said South line a distance of 389.97 feet;

Thence North 45 Degrees 53 Minutes 58 Seconds West a distance of 48.71 feet;

thence North 0 Degrees 00 Minutes 00 Seconds East parallel with and 75.00 feet East of said West line a distance of 209.46 feet to the POINT OF BEGINNING.

The above described parcel contains 4.52 acres (197043.20 sq. ft.)



TAB C

(C-2)

UNDEVELOPED LAND (PAD)

CITY OF PEORIA
MUNICIPAL COMPLEX
1/2" MILE
→

LOOP 101
1 MILE

N 83RD AVE

CIRCLE - K
GAS STATION
C-2

OUT PARCEL
(O-1)

PARCEL #1
FUTURE MULTI-FAMILY
NET: 10.86 AC
GROSS: 12.14 AC
(PAD)

PINECREST
(PAD)

PARCEL #2
FUTURE RETAIL
NET: 4.52 AC
GROSS: 6.37 AC
(PAD)

ROUNDTREE RANCH
SUBDIVISION
(PAD)

MULTI-FAMILY
(BUNGALOWS
ON OLIVE)

W OLIVE AVE

N 82ND LANE

W MISSION LANE

W HATCHER ROAD

SINGLE FAMILY
RESIDENTIAL

PARK
(PAD)



PARCEL MAP

SCALE: 1" = 50'-0"
0 25 50 100

TRELLIS AT ROUNDTREE RANCH

TAB D

(C-2)

UNDEVELOPED LAND (PAD)

CITY OF PEORIA
MUNICIPAL COMPLEX

1" = 1/2 MILE

LOOP 101
1 MILE

N 83RD AVE

CIRCLE - K
GAS STATION
C-2

OUT PARCEL
(O-1)

PINECREST
(PAD)

FUTURE RETAIL
NET 4.87 AC
(C-2)

ROUNDTREE RANCH
SUBDIVISION
(PAD)

MULTI-FAMILY
(BUNGALOWS
ON OLIVE)

N 82ND LANE

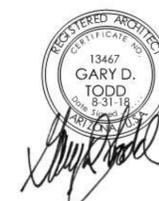
W OLIVE AVE

W MISSION LANE

W HATCHER ROAD

SINGLE FAMILY
RESIDENTIAL

PARK
(PAD)



COLOR SITE PLAN SUPERIMPOSED ON AERIAL

SCALE: 1" = 50'-0"



TRELLIS AT ROUNDTREE RANCH

TODD & ASSOCIATES, INC.

Peoria, Arizona
SITE PLAN SUBMITTAL
Project No. 17-2014-02 Date 08-31-18

Evergreen
Development | Services | Investments

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

PARC AT ROUNDTREE RANCH

83rd AVE. and OLIVE AVE.
Peoria, AZ



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f



TODD & ASSOCIATES, INC.

Critical Thinking • Creative Design

Architecture Planning
Landscape Architecture

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08-13-2018

DESIGN DEVELOPMENT

Proj Mgr. AJ

Dwn By: Author

Rev. Date: Description:

△

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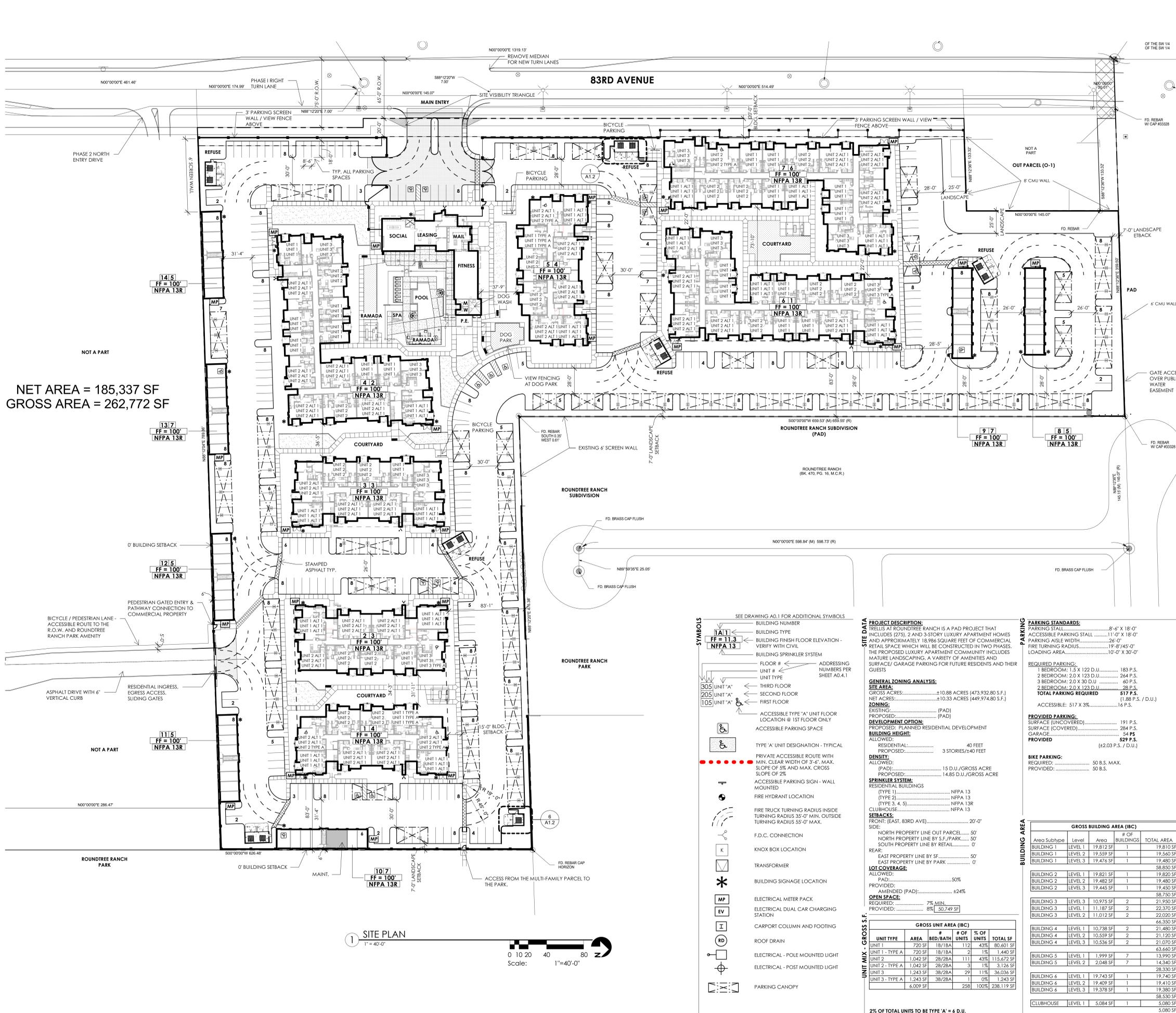
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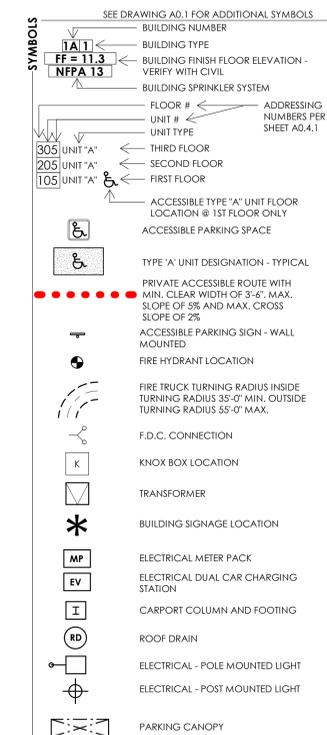
NOTICE OF ALTERNATE BILLING CYCLE:
This contract allows the Owner to require the submission of billings or estimates in billing cycles other than 30-days. A written description of such other billing cycle applicable to the project is available from the Owner or the Owner's designated Agent, Jeff Marten, Senior Development Manager, Evergreen Development, 2390 East Camelback Road, Suite 410, Phoenix, Arizona 85016. The Owner or its designated Agent shall provide this written description upon request.

SITE PLAN

A1.1



NET AREA = 185,337 SF
GROSS AREA = 262,772 SF



PROJECT DESCRIPTION:
PRELIS AT ROUNDTREE RANCH IS A PAD PROJECT THAT INCLUDES (275), 2 AND 3-STORY LUXURY APARTMENT HOMES AND APPROXIMATELY 10,796 SQUARE FEET OF COMMERCIAL RETAIL SPACE WHICH WILL BE CONSTRUCTED IN TWO PHASES. THE PROPOSED LUXURY APARTMENT COMMUNITY INCLUDES MATURE LANDSCAPING, A VARIETY OF AMENITIES AND SURFACE/ GARAGE PARKING FOR FUTURE RESIDENTS AND THEIR GUESTS.

GENERAL ZONING ANALYSIS:
GROSS ACRES: ±10.88 ACRES (473,932.80 S.F.)
NET ACRES: ±10.33 ACRES (449,974.80 S.F.)

ZONING:
EXISTING: (PAD)
PROPOSED: (PAD)
PROPOSED: PLANNED RESIDENTIAL DEVELOPMENT

BUILDING HEIGHT:
ALLOWED: RESIDENTIAL: 40 FEET
PROPOSED: 3 STORIES/140 FEET

DENSITY:
ALLOWED: (PAD): 14.85 D.U./GROSS ACRE
PROPOSED: 15 D.U./GROSS ACRE

SPRINKLER SYSTEM:
RESIDENTIAL BUILDINGS
(TYPE 1): NPPA 13
(TYPE 2, 3, 4, 5): NPPA 13R
CLUBHOUSE: NPPA 13

SETBACKS:
FRONT: (EAST, 83RD AVE): 20'-0"
SIDE: NORTH PROPERTY LINE OUT PARCEL: 50'
NORTH PROPERTY LINE BY S.F./PARK: 50'
SOUTH PROPERTY LINE BY RETAIL: 50'
REAR: EAST PROPERTY LINE BY S.F.: 50'
EAST PROPERTY LINE BY PARK: 0'

LOT COVERAGE:
ALLOWED: 50%
PROVIDED: 50.749 SF

OPEN SPACE:
REQUIRED: 7% MIN.
PROVIDED: 8% (50,749 SF)

GROSS UNIT AREA (IBC)

UNIT TYPE	AREA	BED/BATH	# OF UNITS	% OF UNITS	TOTAL SF
UNIT 1	720 SF	1B/1A	112	43%	80,601 SF
UNIT 1 - TYPE A	720 SF	1B/1A	2	1%	1,440 SF
UNIT 1 - TYPE B	1,042 SF	2B/2A	111	43%	115,672 SF
UNIT 2 - TYPE A	1,042 SF	2B/2A	3	1%	3,126 SF
UNIT 3	1,243 SF	3B/3A	29	11%	36,036 SF
UNIT 3 - TYPE A	1,243 SF	3B/3A	1	0%	1,243 SF
	6,009 SF		258	100%	238,119 SF

2% OF TOTAL UNITS TO BE TYPE 'A' = 6 D.U.
* UNIT GROSS S.F. THE UNIT GROSS AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNITS PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIOS, BALCONIES, BREEZEWAYS OR PATIO/BALCONY STORAGE ROOMS, DOGS

GROSS BUILDING AREA (IBC)

Area Subtype	Level	Area	# OF BUILDINGS	TOTAL AREA
BUILDING 1	LEVEL 1	19,812 SF	1	19,812 SF
BUILDING 1	LEVEL 2	19,559 SF	1	19,560 SF
BUILDING 1	LEVEL 3	19,476 SF	1	19,480 SF
				58,850 SF
BUILDING 2	LEVEL 1	19,821 SF	1	19,820 SF
BUILDING 2	LEVEL 2	19,482 SF	1	19,480 SF
BUILDING 2	LEVEL 3	19,445 SF	1	19,450 SF
				58,750 SF
BUILDING 3	LEVEL 3	10,975 SF	2	21,950 SF
BUILDING 3	LEVEL 1	11,187 SF	2	22,370 SF
BUILDING 3	LEVEL 2	11,012 SF	2	22,020 SF
				66,350 SF
BUILDING 4	LEVEL 1	10,738 SF	2	21,480 SF
BUILDING 4	LEVEL 2	10,559 SF	2	21,120 SF
BUILDING 4	LEVEL 3	10,536 SF	2	21,070 SF
				63,660 SF
BUILDING 5	LEVEL 1	1,999 SF	7	13,990 SF
BUILDING 5	LEVEL 2	2,048 SF	7	14,340 SF
				28,330 SF
BUILDING 6	LEVEL 1	19,743 SF	1	19,740 SF
BUILDING 6	LEVEL 2	19,409 SF	1	19,410 SF
BUILDING 6	LEVEL 3	19,378 SF	1	19,380 SF
				58,530 SF
CLUBHOUSE	LEVEL 1	5,084 SF	1	5,080 SF
				5,080 SF
GRAND TOTAL				339,550 SF

LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE EAST WEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE CHLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 (BRASS CAP IN HANDHOLE) FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 26 (BRASS CAP FLUSH) BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (BASIS OF BEARING) A DISTANCE OF 2638.25 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 321.85 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH AND 75.00 FEET EAST OF SAID WEST LINE A DISTANCE OF 180.50 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 10.00 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH AND 45.00 FEET EAST OF SAID WEST LINE A DISTANCE OF 653.72 FEET;
THENCE SOUTH 88 DEGREES 12 MINUTES 36 SECONDS EAST PARALLEL WITH AND 165.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 101.30 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH AND 166.25 FEET EAST OF SAID WEST LINE A DISTANCE OF 145.07 FEET;
THENCE SOUTH 88 DEGREES 12 MINUTES 36 SECONDS WEST PARALLEL WITH AND 20.00 FEET SOUTH OF LAST SAID NORTH LINE A DISTANCE OF 101.30 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH AND 45.00 FEET EAST OF SAID WEST LINE A DISTANCE OF 20.01 FEET TO A POINT ON LAST SAID NORTH LINE;
THENCE NORTH 88 DEGREES 12 MINUTES 36 SECONDS ALONG LAST SAID NORTH LINE A DISTANCE OF 327.48 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH AND 392.32 FEET EAST OF SAID WEST LINE A DISTANCE OF 455.53 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE NORTH 88 DEGREES 12 MINUTES 20 SECONDS EAST ALONG LAST SAID NORTH LINE A DISTANCE OF 476.38 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH AND 868.47 FEET EAST OF SAID WEST LINE A DISTANCE OF 340.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 3/4 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 88 DEGREES 12 MINUTES 04 SECONDS WEST PARALLEL WITH AND 319.34 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 793.86 FEET AND THE POINT OF BEGINNING.

PROJECT CLIENT SEAL CONTACT DATA

LEGAL DESCRIPTION

NET AREA = 185,337 SF
GROSS AREA = 262,772 SF

GENERAL NOTES

1. REFERENCE HARDSCAPE PLANS FOR ALL HARDSCAPE CONTROL DIMENSIONS TYP.

2. REFERENCE CIVIL PLANS FOR ALL SITE ELEVATIONS, GRADES AND RELATED INFORMATION.

3. PERIMETER DIMENSIONS ARE FOR REFERENCE ONLY. REFER TO CIVIL/LANDSCAPE PLANS FOR CONTROL DIMENSIONS TYP.

4. REFER TO ENLARGED PLANS AS INDICATED FOR ALL CONTROL DIMENSIONS, DRAINAGE SLOPES (REF. TO CIVIL), ETC.

5. REFER TO PROJECT ARCHITECTURAL SLAB PLAN FOR SITE SECTION DESIGNATION.

6. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW BY THE PROPOSED ROOF DESIGN.

GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

3. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.

4. OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

5. STORM WATER RETENTION SHALL BE A COMBINATION OF SURFACE AND / OR UNDERGROUND RETENTION

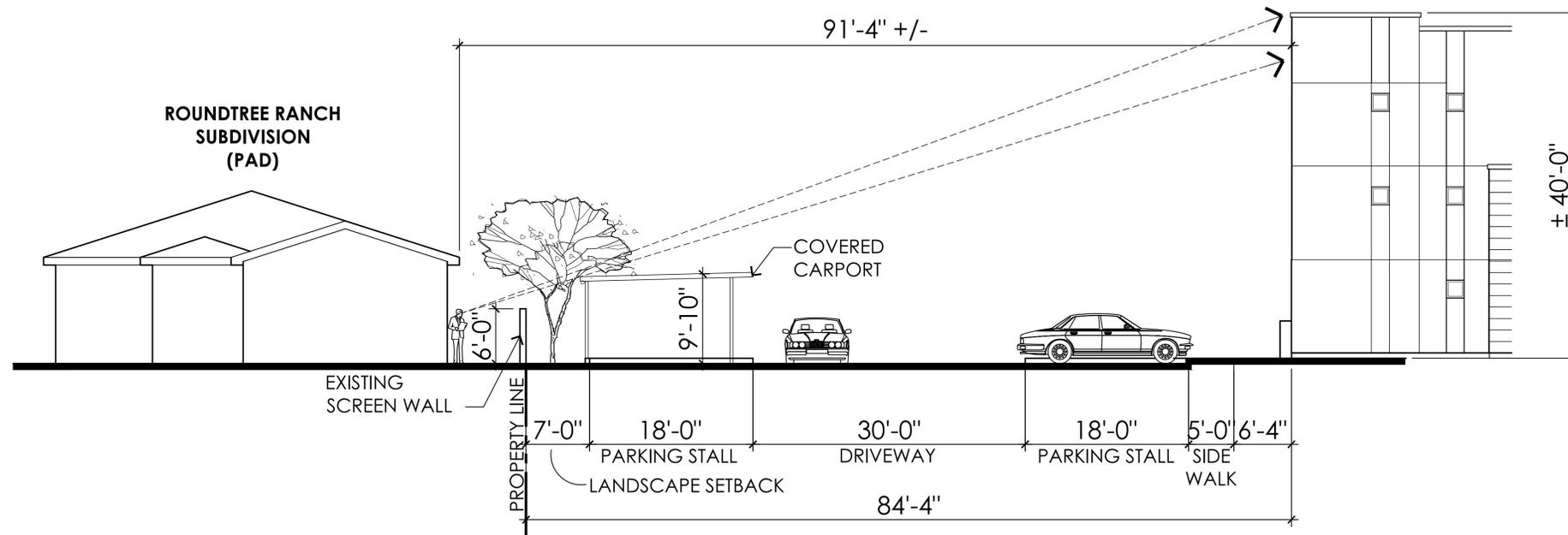
GENERAL NOTES

KEYMAP

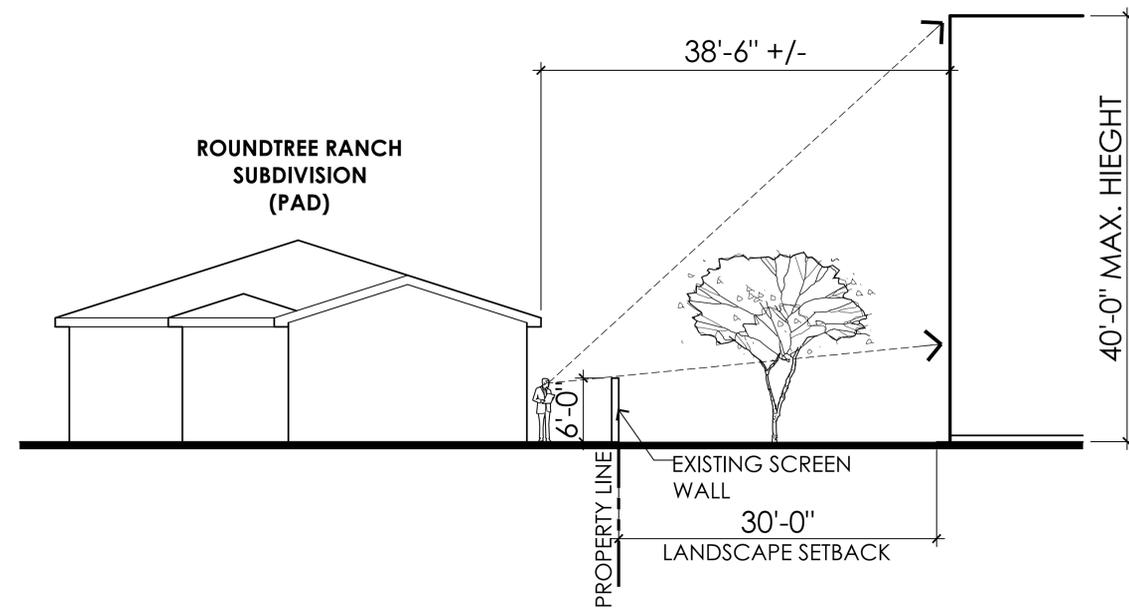


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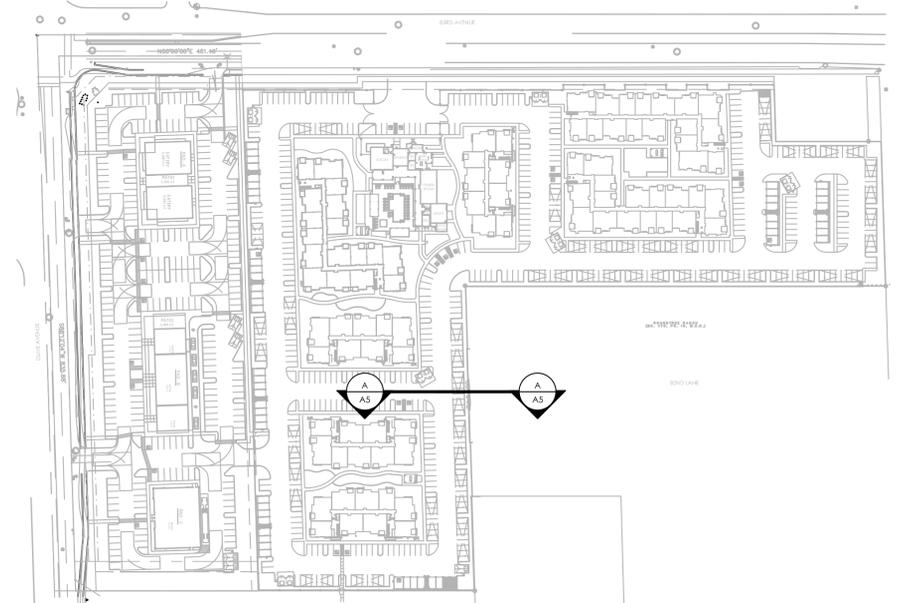
TAB E



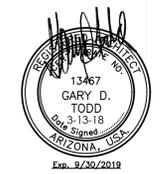
SITE SECTION FACING EAST PER PROPOSED PAD AMENDMENT



SITE SECTION FACING EAST w/ 30 FOOT LANDSCAPE BUFFER PER CURRENT PAD

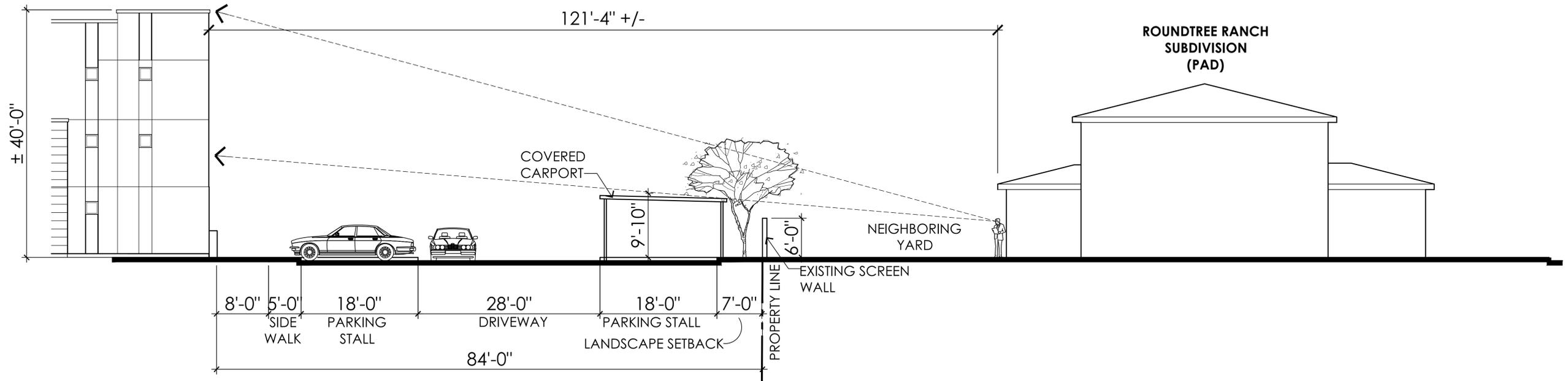


KEY MAP

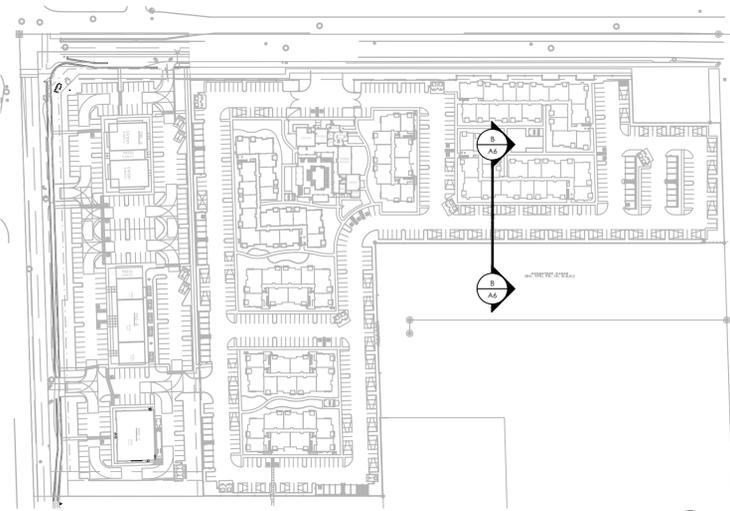


LINE-OF-SIGHT EXHIBITS SCALE: 1/8" = 1'-0"

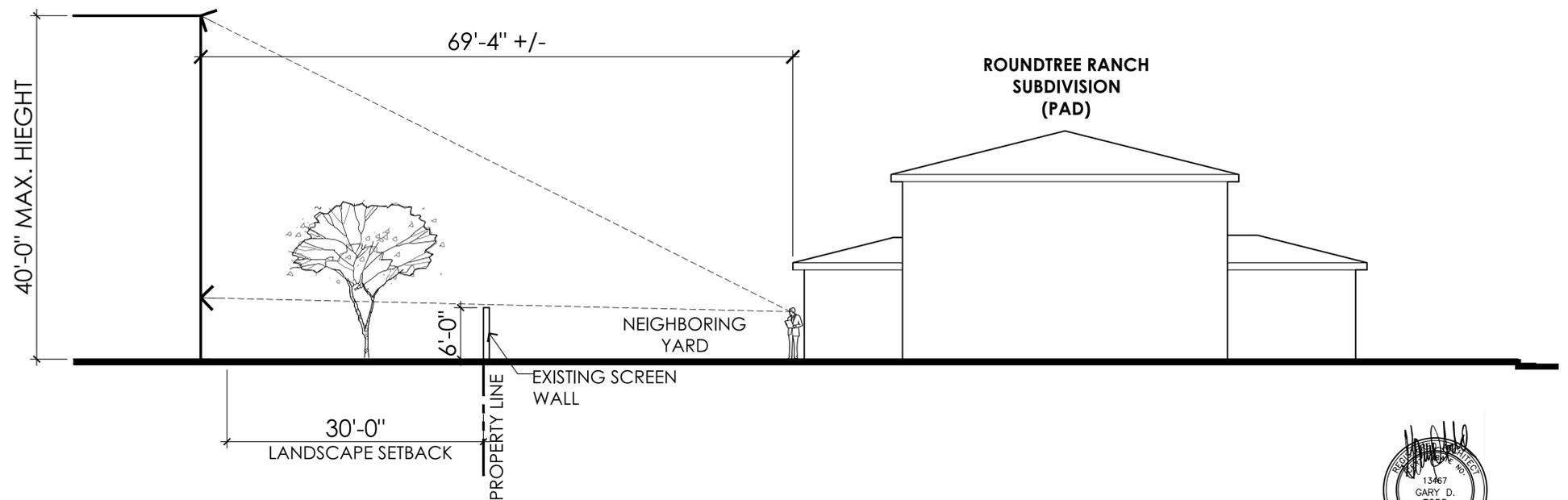
TRELLIS AT ROUNDTREE RANCH



SITE SECTION FACING NORTH PER PROPOSED PAD AMENDMENT



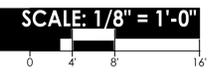
KEY MAP



SITE SECTION FACING NORTH w/ 30 FOOT LANDSCAPE BUFFER PER CURRENT PAD



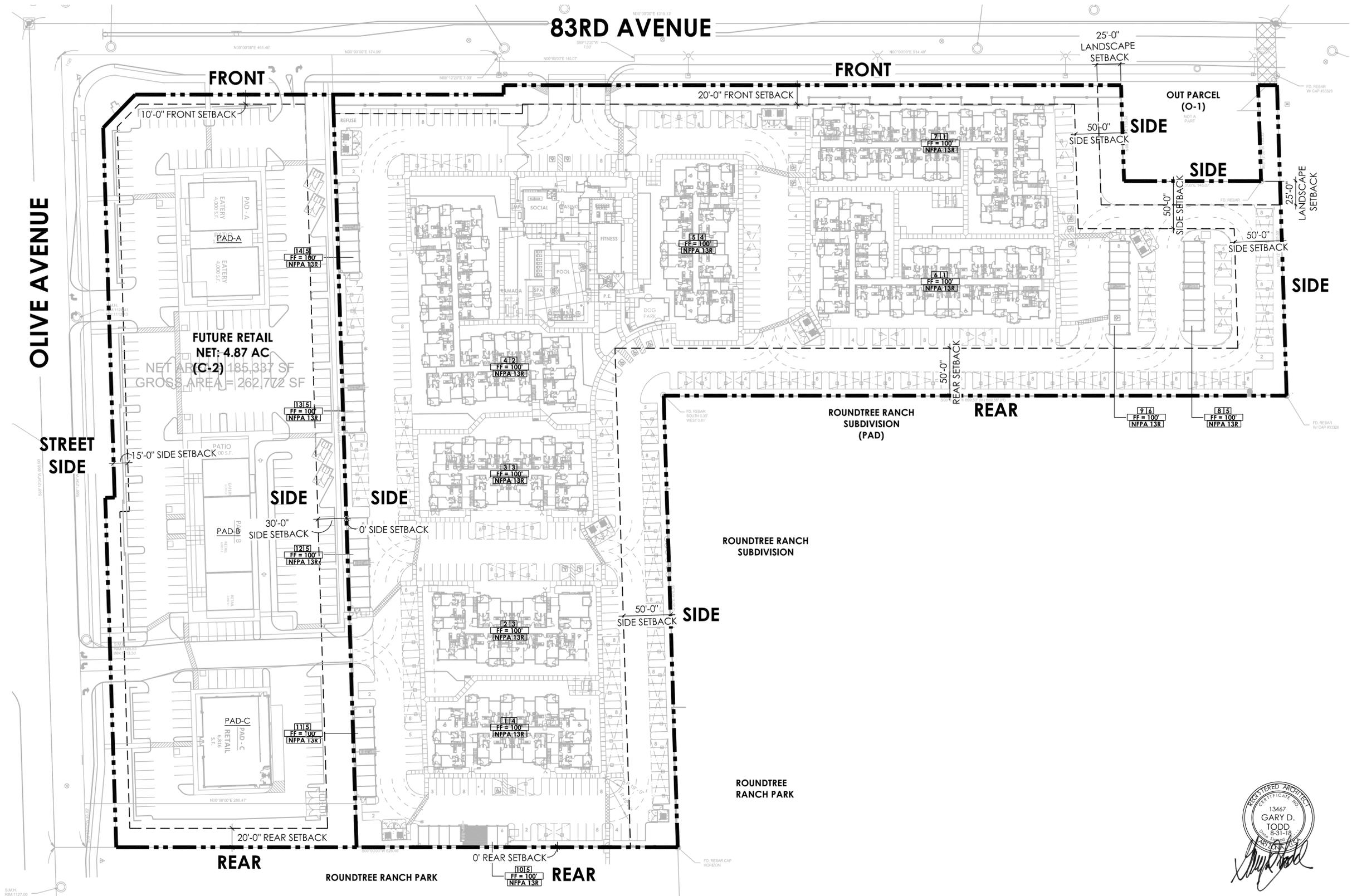
LINE-OF-SIGHT EXHIBITS



TRELLIS AT ROUNDTREE RANCH

TAB F

(C-2)



OLIVE AVENUE

83RD AVENUE

STREET SIDE

FRONT

FRONT

SIDE

SIDE

SIDE

REAR

SIDE

REAR

REAR

FUTURE RETAIL
NET: 4.87 AC
(C-2) 185,337 SF
GROSS AREA = 262,772 SF

ROUNDTREE RANCH
SUBDIVISION
(PAD)

ROUNDTREE RANCH
SUBDIVISION

ROUNDTREE RANCH
PARK

OUT PARCEL
(O-1)



BUILDING SETBACK EXHIBIT

SCALE: 1" = 50'-0"



TRELLIS AT ROUNDTREE RANCH

TAB G

WEST OLIVE AVENUE



NET AREA = 185,337 SF
GROSS AREA = 262,772 SF

FUTURE RETAIL
NET - 4.81 AC
(C-2)

CONCEPTUAL PLANTING PLAN

SCALE: 1" = 50' - 0"



PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	MATURE CANOPY SIZE (WxH)
TREES/PALMS				
Acacia salicina	Willow Acacia	24" Box	Standard Trunk, Dense Canopy	16'x35'
Acacia salicina	Willow Acacia	36" Box	Standard Trunk, Dense Canopy	16'x35'
Caesalpinia mexicana	Mexican Bird of Paradise	15 Gal.	Multi-Trunk, Double Stake	20'x20'
Caesalpinia mexicana	Mexican Bird of Paradise	36" Box	Multi-Trunk, Double Stake	20'x20'
Fraxinus 'Fan West'	'Fan West' Ash	15 Gal.	Standard Trunk, Dense Canopy	30'x40'
Phoenix dactylifera	Date Palm	25' C.T.H.	Diamond Cut, Matching Form	18'x35'
Pistacia 'Red Push'	'Red Push' Pistache	15 Gal.	Standard Trunk, Dense Canopy	25'x35'
Quercus virginiana	Southern Live Oak	24" Box	Standard Trunk, Dense Canopy	20'x40'
Quercus virginiana	Southern Live Oak	36" Box	Standard Trunk, Dense Canopy	20'x40'
Quercus virginiana	Southern Live Oak	48" Box	Standard Trunk, Dense Canopy	20'x40'
Chitalpa tashkentensis	Chitalpa	15 Gal.	Multi-Trunk, Dense Canopy	30'x30'
Washingtonia 'Filibusta'	'Filibusta' Fan Palm	20'/25'	Cleaned/Skinned Matching Form	15'x60'
ACCENTS & VINES				
Aloe barbadensis	Medicinal Aloe	5 Gal.	As Per Plan	
Chamaerops humilis	Mediterranean Fan Palm	15 Gal.	As Per Plan	
Bigonia species	'Tangerine Beauty'	15 Gal.	Staked/Trained	
Bouteloua gracilis	'Blonde Ambition' Grama	5 Gal.	As Per Plan	
Dasyllirion longissimum	Toothless Spoon	5 Gal.	As Per Plan	
Dasyllirion texarum	Green Desert Spoon	5 Gal.	As Per Plan	
Hesperaloe funifera	Giant Hesperaloe	5 Gal.	As Per Plan	
Hesperaloe parviflora	Red Yucca	5 Gal.	As Per Plan	
Pedilanthus macrocarpus	Lady Slipper Plant	5 Gal.	As Per Plan	
SHRUBS				
Bougainvillea hybrid	Torch Glow Bougainvillea	5 Gal.	As Per Plan	
Dodonaea viscosa	Purple Hopseed Bush	5 Gal.	As Per Plan	
Eremophila hygrophana	Blue Bells	5 Gal.	As Per Plan	
Eremophila 'Winter Blaze'	'Winter Blaze' Emu	5 Gal.	As Per Plan	
Leucophyllum langmaniae	Rio Bravo Sage	5 Gal.	As Per Plan	
Myrtus communis	Dwarf Myrtle	5 Gal.	As Per Plan	
Russelia equisetiformis	Coral Bush	5 Gal.	As Per Plan	
Ruellia peninsularis	Baja Ruellia	5 Gal.	As Per Plan	
Tecoma stans	Yellow Bells	5 Gal.	As Per Plan	
Tecoma x 'Bells of Fire'	Bells of Fire	5 Gal.	As Per Plan	
GROUND COVERS				
Eremophila 'Mindnew Gold'	Outback Sunrise	1 Gal.	As Per Plan	
Lantana 'Dallas Red'	Dallas Red Lantana	1 Gal.	As Per Plan	
Lantana montevidensis	Purple Lantana	1 Gal.	As Per Plan	
Lantana 'New Gold'	New Gold Lantana	1 Gal.	As Per Plan	
Tausonium chamaedrys	Prostrate Germander	1 Gal.	As Per Plan	
MISCELLANEOUS				
DG	Decomposed Granite - Size: 3/4" Screened Color T.B.D. 2" depth in all planting areas - 103,020 SF.			
TURF	Mid-Iron Hybrid Sod - 1,355 SF. w/ Standard Gray Concrete Header			
TURF	EZ-Turf Olive Lush Synthetic Turf - 3,575 SF. w/ Standard Gray Concrete Header			
TURF	EZ-Turf Pedigree Synthetic Turf - 850 SF. w/ Standard Gray Concrete Header			

GENERAL NOTES

- ON SITE LANDSCAPE AREA MULTI-FAMILY SHALL HAVE A MINIMUM OF 40% OF NET ITE AREA LANDSCAPED. (1) TREE AND (5) SHRUBS PER 400 SF.
- STREET FRONTAGE BUFFER PLANTINGS MULTI-FAMILY SHALL HAVE A MINIMUM OF (1) TREE AND (5) SHRUBS PER (35') LINEAR FEET OF STREET FRONTAGE.
- LAND USE BUFFER MULTI-FAMILY DISTRICTS BUTTING SINGLE FAMILY DISTRICTS SHALL MAINTAIN 20' WIDE LANDSCAPE BUFFER LANDSCAPED WITH (3) TREES (24" BOX MIN.) AND (5) SHRUBS (5 GALLON MIN.) PER 1000 SF.
- TURF (LAWN) IS LIMITED TO A MAXIMUM OF 40% OF THE SITE AREA.
- A DEVELOPMENT MAY SUBSTITUTE A 36" BOX OR LARGER TREE IN PLACE OF A 15 GALLON TREE AT A SUBSTITUTION RATE OF 15 TREES FOR EVERY REQUIRED (15) GALLON TREE.
- ALL LANDSCAPED AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH MAY BE SPRAY, FLOOD OR DRIP SYSTEM.
- PLANT MATERIALS UTILIZED IN LANDSCAPED AREAS IN THE ROW MUST BE INCLUDED ON THE MOST RECENT EDITION OF THE PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
- THE DEVELOPER SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- A 3 FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROUGH WHEN MATURE.
- 50% OF TOTAL REQUIRED TREES TO BE 24" BOX (MINIMUM)

PRELIMINARY LANDSCAPE NOTES

- PLANTING**
- THE SITE WILL BE LANDSCAPE IN ACCORDANCE WITH THE CITY OF PEORIA STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.
 - SIZE OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF PEORIA. ALL PLANTING AREAS WILL RECEIVE A 2' DEPTH OF DECOMPOSED GRANITE ND SHALL BE TREATED WITH FREEEMERGENT HERBICIDE.
- IRRIGATION**
- THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS ND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES ND WILL BE TIED INTO AUTOMATIC CONTROLLERS & REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

GRADING ND DRAINAGE

- ALL EARTHWORK WILL BE DESIGNED TO DRAIN WAY FROM SIDEWALKS AND STRUCTURES. REFER TO CIVIL GRADING ND DRAINAGE FOR FINAL RETENTION BASIN LAYOUT.



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FAX: 480-656-6012



EXPIRES 06/30/2019

LANDSCAPE IMPROVEMENTS
TRELLIS AT ROUNDTREE RANCH
PEORIA, AZ



DESIGNED BY: PV/SH
DRAWN BY: SH
CHECKED BY: PV
DATE: DECEMBER 20, 2017
REVISION: SITE PLAN REVISION JANUARY 16, 2018
SITE PLAN REVISION MARCH 12, 2018
SITE PLAN REVISION APRIL 10, 2018
SITE PLAN REVISIONS AUGUST 31, 2018

SITE PLAN SUBMITTAL

CLS-1

TAB H

