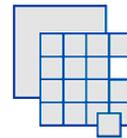


PAD Narrative and Standard and Guidelines Report
for
Bella Brisa

75th Ave & Running Horse Lane

Case No. Z17-20

Submitted by:



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May 14, 2018

On behalf of:
Bela Flora Communities, LLC



PLANNING & ZONING

Planned Area Development Approval

P/Z Commission Date: 6/7/18

City Council Approval Date: 8/14/18

Planner: Jennifer Fostino

Administrative Approval Date: 9/13/18

Table of Contents

Introduction	3
Legal Description.....	5
Development Plan.....	5
Architectural Imagery	6
PAD Applicability	7
Principal, Conditional and Accessory Uses	8
Project Phasing.....	9
Project Development Standards	9
Infrastructure/Utilities	12
Development Team.....	13
Code Compliance	14

Bella Brisa

Planned Area Development (PAD)

Narrative and Standards and Guidelines Report

Introduction

Pew & Lake, PLC, on behalf of our client, Bela Flor Communities, LLC, is pleased to submit this Project Narrative in support of Bella Brisa, a subdivision consisting of thirty-two (32) single-family, detached homes at the north east and southeast corners of 75th Avenue and Running Horse Lane in Peoria, Arizona. The site is shown below and is commonly known as Maricopa County Assessor Parcel Nos. 200-52-006D and 006E. The site is currently zoned C-3 and is 6.55 gross acres in size. The proposed development would result in a gross density of 4.89 dwelling units per gross acre.



Site and Surrounding Area

The subject site is vacant and has been zoned C-3 for several decades. Some of the physical development constraints that have made commercial development of this parcel unviable are: a) lack of access to a major arterial intersection, b) the small overall size and shallow depth of the property and c) the bisection of the property by Running Horse Lane. Additionally, the property is surrounded by predominantly residential uses.

Some of the more objectionable uses in the C-3 district such as Motels, Massage Shops, Tobacco/Vape Retailers, Bars & Taverns, Laundromats, Social Services, Gas Stations, Auto Repair Shops, Bowling Alleys, Video Arcades, Dance Halls, Recreation and Social Clubs, Bus Terminals, Tire Shops, Day Care Centers, Public/Private Schools, Employment Agencies, Palm Readers, Tanning Salons, etc., would not be compatible with the adjacent residential uses. The narrow depth of the site would prevent the design of any meaningful buffer from such uses to the residential neighborhood to the east. Additionally, there are an abundance of retail uses directly to the north, around 75th Ave. and Bell Road, which consist of well- established retail, office and entertainment uses.

Finally, there is a diverse housing stock and good educational options in the nearby area, which make this site ideally situated to accommodate the proposed project and even further diversify housing options in the area. The conversion of this property from vacant land to a residential use will complete the residential pattern established in the area and provide a prime location for a quality infill development.

Relationship to Surrounding Properties

The subject property is bound on the north by commercial uses; on the south by the Arizona Canal and then single-family residential (R1-10); on the east by an attached medium density (RM-1) residential community; and on the west by 75th Avenue and then single-family detached homes (R1-6). The chart below details the general character of the surrounding area.

Direction	General Plan Character Area	Existing Zoning	Existing Use
North	Low Density Residential (LDR)	C-3	Peoria Sportsplex
East	Low Density Residential (LDR)	RM-1	Multi-family (Running Horse at Arrowhead)
South	Low Density Residential (LDR)	R1-10	Arizona Canal & Single Family Detached (Terra Norte Community)
West	Low Density Residential (LDR)	R1-6	75th Avenue & Single Family Detached (Terra Buena Community)
Project Site	Low Density Residential (LDR)	C-3	Vacant

Consistency with General Plan

Currently, the proposed development does not comply with the existing General Plan designation. Accordingly, we are seeking a change in the Land Use Designation of this property from Low Density Residential (LDR), to Medium Density Residential (MDR). The density range within the LDR category is 2.0-5.0 du/ac with a target density of 3.0 du/ac. This proposed development, at 4.89 du/ac, is within the *allowed* density for LDR, but it is greater than the *target* density of 3.0 du/ac. Additionally, the overall character of the proposed development is more

consistent with the character described in the Medium Density Residential (MDR) land use designation. As such, the applicant has agreed to seek an amendment of the land use designation from Low Residential Density (LDR) to Medium Density Residential (MDR).

The MDR land use category is intended to fulfill the need for small lot or attached single-family, and multi-family residences which are compatible with abutting single-family residential districts. The category supports a suburban lifestyle and promotes appropriate transitions between less intense residential areas, more urban neighborhoods and non-residential uses. The desired amendment to the land use designation accomplishes these stated goals in that it will provide a needed transition from LDR and MDR uses to commercial uses and the arterial street.

A separate General Plan Amendment project narrative is included with the resubmittal for this project. In that Narrative and Justification statement, the approval criteria outlined in the Section 14.F of the Peoria General Plan will be discussed in detail.

Legal Description

The Legal Description for this 6.55-acre (gross) rezoning site is provided in the resubmittal package provided to the City.

Development Plan

Project Overview

The proposed Bella Brisa development is a single-family, detached, residential community. There will be thirty-two (32), single-family, detached, two-story homes that will range from 1,791 sq. ft. to 2,185 sq. ft. Each home will be two (2) stories in height and will have the ability to park two (2) cars in a garage. Based on the floor plan chosen by the initial owner, garages may be either of a standard, staggered or tandem design, as shown on the floor plans / parking plans included with this submittal.

Parking will be abundant in Bella Brisa. While 96 parking spaces are required, the project is providing a total of at 112 (minimum) up to 144 (maximum) parking spaces, depending on the floor plan of the home chosen. This results in a ratio of 3.56 (minimum) up to 4.5 (maximum) spaces per unit, and is therefore above the required 3.0 spaces per unit. This parking plan addresses and will help mitigate the parking concerns for the immediate area.

The project will not be gated but there will be two (2) private accessway entry points off Running Horse Lane, which are shown as 74th Lane on the site plan. Branching off of 74th Lane, there will be private alleyways that will consist of drive lanes for the cluster type homes. The private accessway (74th Lane) is proposed at approx. 29 feet in width (bc/bc) and the east-west alleyways

are 24 feet in width as shown on the plans. The request for these street widths has already been approved by transportation. Solid waste pickup areas have been designated on the preliminary plat and will be marked in the community. Each of the units on the East side of 74th Lane will have a designated trash barrel location marked on a concrete pad, which will be accessible by the sidewalk running north-south through the project.

The overall open space of the project is 69,149 s.f., or 24% of the gross site area. Useable open space is 25,831 sq. ft., which is 9% of the gross site area. The usable open space includes the retention basins and amenities areas. The larger open space areas will be located near the primary entrance on both sides of Running Horse Lane. Placing the open space at this location will help provide a strong sense of arrival into the community, and will facilitate logical locations for storm water retention. Gazebos, BBQ grills, a tetherball court, tables and benches for outdoor gatherings and a tot lot are also provided in these areas, as shown on Sheet 3 of the Landscape Plan- Landscape Improvements.

As previously stated, the developer's desire is to build a high quality, detached, single-family home, community at this location. The homes in this subdivision will be similar in material and finishes to the home shown below.

Architectural Imagery



PAD Applicability

As expressed in Section 21-601 of the City of Peoria Zoning Ordinance, the Planned Area Development District (P.A.D.) is intended to provide an alternative zoning district to the conventional zoning and development approaches and processes in the City of Peoria, Arizona so that developments designated PAD achieve the following goals:

1. To enhance the City's development growth in order that the public health, safety, and general welfare be enhanced as Peoria increasingly urbanizes;
2. To encourage innovations in residential, commercial, and industrial development so that greater opportunities for better housing, recreation, shopping and employment, may extend to all citizens and residents of Peoria;
3. To reflect changes in the technology of land development;
4. To encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic, and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property; and,
5. To provide a compatible and stable developed environment, in harmony with that of the surrounding area.

PAD's may include any development having one or more principal uses or structures on a single parcel of ground or contiguous parcels. A PAD shall consist of a compatible selection of uses and groupings of buildings, parking areas, circulation and open spaces, and shall be designed as an integrated unit, in such manner as to constitute a safe, efficient, and convenient urban area development.

The City of Peoria Zoning Ordinance typically requires that all PAD's must be between 10 and 600 acres in size. However, this requirement may be waived when an applicant can show that the waiver of this size requirement would be in the public interest and that one (1) or more of the following conditions exist:

- a) Unusual physical features of the property itself or of the surrounding area such that development under the standard provisions of this Ordinance would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.
- b) The development is adjacent to or across the street or alley from property which has been developed under the provisions of this Section and will contribute to the amenities of the area.
- c) The use of the PAD concept will encourage the use of otherwise undevelopable property, particularly in the case of small, undeveloped parcels surrounded or partially surrounded by developed property.
- d) The property is located within the Infill Incentive District.

Bella Brisa's principal use is a single-family, detached residential subdivision. The subdivision has been designed as an integrated unit and planned to provide adequate parking and ample open space. Additionally, Bella Brisa has been carefully designed to take advantage of the unusual condition of Running Horse Lane bisecting the parcel. Where this condition may have been perceived as a design constraint in the past and posed an impediment to development, Bela Flor has seized upon the opportunity provided by Running Horse Lane and created an inviting entry to a quality subdivision, and designed the amenity areas around the street. This design not only creates an attractive sense of arrival, but contributes to the amenities in the area and satisfies conditions a, b and c from above. Accordingly, a PAD is an appropriate development tool (and likely the only development tool) for Bella Brisa. A request is being made to the Planning Manager for the waiver of the lot size requirement.

Principal, Conditional and Accessory Uses

The uses listed below mirror those found in Sections 21-416 through 21-418 of the City of Peoria Zoning Ordinance which outlines Permitted, Principal, Conditional and Accessory Uses in Residential Districts. Some of the uses listed below will be self-limiting by the overall development site size and small lot size. Additionally, some of these uses may be precluded by the CC&R's of the Bela Brisa Homeowner's Association, once formed.

Permitted Principal Uses

- A. One detached single-family dwelling per lot.
- B. Publicly-owned and operated parks and recreation areas and centers.
- C. Group Homes, in accordance with provisions of Section 21-812.A.
- D. Public/Charter Schools and Private Schools, provided that the facility shall have direct vehicular access to an arterial or collector street and that facilities for repair or storage of vehicles and equipment shall be prohibited.
- E. Churches, synagogues, temples, chapels, or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer.
- F. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited.

Permitted Conditional Uses

- A. Non-commercial recreational uses provided that all direct vehicular access is from an arterial or collector street.
- B. Day Care Group Homes with five (5) or more children, in accordance with provision of Section 21-812.B., and upon a finding by the Planning and Zoning Commission, that such homes will be operated in a manner that is compatible with and not detrimental to, adjacent properties or the neighborhood in general.
- C. Group Care Facility or Community Residential Setting Facility in accordance with provision of Section 21-812.C.

Permitted Accessory Uses

- A. Any accessory use customarily incidental to a permitted principal use.
- B. Off-street parking serving a permitted principal use, in accordance with Section 21-825.
- C. Private garage or carport for storage or parking of vehicles.
- D. Garden house, tool house, ramada, outdoor swimming pool and similar home recreational facilities; provided that such facilities are used solely by occupants of the premises and their guests.
- E. Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of the Peoria City Code (1992 Edition). (Ord. No. 98-18)
- F. Guest house or servant’s quarters; subject to 21-423.B.
- G. Home occupation, in accordance with 21-808 of the City of Peoria Zoning Ordinance.
- H. Day care for four (4) or less children.

Project Phasing

Bella Brisa will consist of one final plat and be constructed in one phase, including the recreational amenities, parking and retention areas. Individual homes will be constructed as they are sold to future residents or as the developer constructs models.

Project Development Standards

Development Standards Table

Bella Brisa Development Standards							
					Minimum Yard Setbacks		
	Min. Lot Size	Min Lot Width	Min Lot Depth	Max Bldg. Height	Front	Rear	Side
Lots 1-5 & Lots 30-32	3,500 s.f.	50'	70'	30'	8'	10'	5'
Lots 6-29	3,500 s.f.	50'	70'	30'	5'	10'	5'

Open Space Requirements

The overall open space of the project is 69,149 sq. ft., which is 24% of the gross site area. The useable open space of the project is 25,831 sq. ft., which is 9% of the gross site area. Though not included in the useable open space calculation, the site will have landscape strips throughout the community to soften the “harder” materials through the project. The larger open space areas will be located near the primary entrance on both sides of Running Horse Lane. Placing the open space at this location will facilitate a logical location for storm water retention and will help soften

the project entrance as it will provide a more open feeling as residents enter both Bella Brisa and Running Horse at Arrowhead. Gazebos, BBQ grills, a tetherball court, tables benches for outdoor gatherings and a tot lot are also provided in these areas, as shown on Sheet 3 of the Landscape Plan- Landscape Improvements.

Lighting

Lighting proposed in Bella Brisa will be very minimal and is proposed only for the common amenity areas. A Photometric Plan has been provided in the submittal documents.

Screening Fencing and Walls

As shown on the Landscape/Wall Plan, there are proposed to be a combination of 6-foot solid theme walls, and view walls along 75th Avenue. The view fencing exists adjacent to both retention basins. Given the natural break in perimeter walls at the intersection of Running Horse Lane and 75th Avenue, the remaining length of the walls are 259 feet on the south side and 401 feet on the north side. On the south side, the view fencing is approx. 91 feet of the 259 total length; thus leaving a 168 feet solid wall section. On the north side of Running Horse, the view fencing comprises approx. 159 feet of the total 401 feet, which leaves a balance of 242 feet, which is further reduced by the 24 foot secondary fire access gate so that the total length of the solid wall on the north side is only 218 feet. While 18 feet is a de minimis amount above the 200 foot limit, project designers have added larger, decorative pilasters at strategic locations along the perimeter walls to help break up and provide architectural interest. To further facilitate the goal of a meandering wall, project designers are proposing to meander the sidewalk in front of the perimeter walls in the landscape area, which will also provide visual interest and movement along this frontage. This combination of view fencing, solid walls and a meandering sidewalk will provide visual interest and vary the depth of the area between the sidewalk and perimeter wall, which achieves the overall goal of a staggered wall and straight sidewalk. Additionally, as shown on the Landscape Plan, a gate has been provided along the south property line to provide pedestrian access to the canal.

Roadway Standards

This project will not be gated and will have two (2) private accessway entry points off Running Horse Lane, one to the north, and one to the south. These private accessways within the development are labeled as 74th Lane, and is the only north-south private accessway in the subdivision. Off of 74th Lane, there are five private alleyways for the cluster type homes that branch to the East. 74th Lane is proposed to be approx. 29 feet in width and the alleyways are approx. 24 feet in width.

Parking

Each home within the community will have a two-car garage. Based on the floor plan chosen by the home buyer, garages may be either of a standard (side-by-side), staggered, or tandem (front-

to-back) design. The configurations may be seen on the floor plans / parking plans included with this submittal.

Over all the site will accommodate: (a) 64 garaged parking spaces, (b) the potential for up to a maximum of 64 additional parking spaces on driveways based on the floor plan chosen, and 16 on-street guest parking spaces on Running Horse Lane. While 96 parking spaces are required (3.0 spaces per unit), the project is providing at least 112 and up to 144 parking spaces. In sum, Bella Brisa is proposing a range of minimum parking ratio of 3.5spaces per unit to 4.5 spaces per unit.

Parking within Bella Brisa		
	Required	Provided
Per Unit:	3.0 (96 spaces)	As shown below:
Garage	64	64
Driveway		32 (min) 64 (up to)
On-Street	n/a	16
Total	96 spaces (3.0 spaces per unit)	112 to 144 (3.5 to 3.5 spaces per unit)

There is an existing 90 foot private easement upon which Running Horse Lane exists. Within the easement area, we are proposing 16 guest parking spaces. Some of these spaces will be available for the residents of Running Horse at Arrowhead, the community directly to the east of this proposed subdivision. This neighborhood has struggled in the past with being able to park within its own boundaries. It is quite common to find 4 to 6 cars from the existing neighborhood parked on Running Horse Lane each evening. By adding these extra 16 spaces, it will not only provide additional guest parking for Bella Brisa, but also Running Horse at Arrowhead. At any given time, it is anticipated that about 8 cars from the adjacent neighborhood will be parked in this area. Additionally, these parking spaces will improve the general aesthetics of the area as parking will be orderly and provided in stalls and separated by required landscape islands. To provide the required radius for a right turn onto from Running Horse Lane onto the southern portion of 74th Lane, the landscape island at this corner will be 6'-4" in width. All others will be the required 7'-0" width.

Enhanced Design Review Standards

This project will comply with the Enhanced Design Review Standards found in the City of Peoria Design Review Manual.

Project Signage Standards

Entry monuments will be installed at the main entry identifying the Bella Brisa project. Appropriate design and finishes will be selected for this new community in order to create a complementary entry for both Bella Brisa and Running Horse at Arrowhead.

Project Landscaping Standards

Landscaping for Bella Brisa will conform to the requirements set forth in Section 21-815 through 21-822 of the City of Peoria Zoning Ordinance as shown on the Landscape Plan.

Slope Analysis

Slope analysis is not applicable to this development site.

Infrastructure/Utilities

Grading/Drainage and Retention

A Preliminary Drainage Report has been included in the resubmittal for this project. Some of the drainage observations and proposed solutions are noted below:

- The existing conditions of the project area consist of generally flat, undeveloped land that currently drains to the southwest.
- There are no offsite flows that impact the project area.
- 75th Avenue bounds the site to the west and flows southerly. These flows will continue as they have historically since its construction..
- Running Horse Lane currently drains directly to 75th Avenue. These flows will continue as they have historically since its construction.
- Flows from Running Horse Lane and 75th Avenue right-of-way will continue to follow their historic paths and currently do not, nor will not, enter either drainage area.
- No modification to the current drainage pattern is proposed.
- This project has been divided into two (2) drainage areas (DA1 & DA2). Two retention basins have been designed to accept storm water flows from the 100-year 2-hour storm event. It is proposed that the two retention basins will only accept flows from the two drainage areas (DA1 & DA2) shown in Exhibit C of the Preliminary Drainage Report.
- On-site stormwater retention will be constructed to contain the 100 year 2-hour storm event, or 2.5 inches of precipitation that falls within the gross area of the site.

Water and Wastewater

The existing water main that run through the project is a 12" main on 75th Avenue that has two connections of 10" lines feeding an existing development east of the proposed development. One connection is at the north side of the project, just south of Peoria Sportsplex, with a 10" line that feeds the development to the east. The second 10" connection runs through Running Horse Lane that also feeds the development to the east and it also has 2 – 10" stub outs for future developments. The existing sewer infrastructure has a 10" sewer line that gets reduced to an 8" main at the manhole along Running Horse Lane and receives flows from the existing development to the east. The 10" sewer line connects to the 10" main that runs north to south on 75th Avenue. The Preliminary Water and Sewer Analysis provided in the first submittal shows the layout of the utility infrastructure. For the proposed development, no offsite infrastructure improvements will be required.

Based on the City of Peoria Capital Improvement Plan FY 2018-2027 book there are a few planned CIP improvement projects within the vicinity of the proposed development. 75th Avenue and Paradise Lane, 0.3 miles north of project site, plans for a lane widening sometime between 2018-2019. Additionally, there are several intersection improvements along 75th Avenue. Cactus Road and Peoria Avenue both have intersections improvements and 16" water mains are being added in 2018. The 16" waterline is also being added along 75th Avenue from Cholla Street to Thunderbird Road. Landscape improvements are proposed along 75th Avenue from Grand Avenue to Thunderbird Road being performed during 2018-2019 years.

According to the Decision and Order form No. 86-400679.0001 from the Arizona Department of Water Resources, any property that uses City of Peoria for their water resources already has the Certification of Assured Water provided to the city. E&A has requested Master Water and Sewer reports from the City of Peoria but have not received at the time of the analysis. Addendum to Master Water and Sewer reports may be prepared after receiving the master reports.

Electrical Power/Natural Gas/Telephone

Electric Service will be provided by Arizona Public Service. Southwest Gas provides natural gas service in the area. Telephone and Internet service will be available from Cox Cable.

Development Team

Owner	Palm Olive Retirement Fund Partnership 10201 North 99 th Avenue Peoria, AZ
Developer	Hudd Hassel

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Code Compliance

All requirements not specified herein shall meet the rules and regulations set forth in the City of Peoria Zoning Ordinance and Design Review Manual. No provision in this document shall negate any applicable provision in the City of Peoria Infrastructure Guidelines or any life safety code requirements as mandated by the Building Safety Manager and Fire Marshall.