

# Trenton Park

## Planned Area Development Standards and Guidelines Report

**A Single-Family Residential Community  
Northeast Corner of 99<sup>th</sup> Avenue and Olive Avenue  
Peoria, Arizona**

### PLANNING & ZONING

*Planned Area Development Approval*

**P/Z Commission Date:** February 15, 2018

**City Council Approval Date:** March 20, 2018

**Planner:** Jennifer Fostino

**Administrative Approval Date:** \_\_\_\_\_



Development Plan Narrative  
Z17-18  
P17-12

Submitted to:  
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Planning and Community Development  
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## I. Introduction

Although Garrett-Walker Homes (“Garrett-Walker”) is a fairly new name, the people behind Garrett-Walker have been building homes in Arizona for over 25 years. Collectively, these home building professionals have nearly 100 years of experience in building quality homes. Garrett-Walker has become known for building infill communities with an emphasis on family friendly floor plans, value and quality construction. They look forward to supporting community growth and development of the local economy in the City of Peoria (the “City”) with the Trenton Park project.

### a. Overview:

Garrett-Walker has recently developed several single-family residential neighborhoods in the City, including Olive Park, and is in the process of developing Townley Park, both of which are single-family residential neighborhoods in the area of Olive Avenue and Loop 101. This application will facilitate the development of an additional intimate, single-family residential development on an unusually shaped vacant parcel on the northeast corner of 99<sup>th</sup> and Olive Avenues. The address of the property is 9750 W. Olive Avenue (the “Property”). It is surrounded by New River to the northwest, Peoria Fire Station #4 to the west, New River Ranch subdivision to the north, Rio Estates subdivision to the east, and Olive Avenue along the south. The land located south of Olive Avenue is in the unincorporated area of Maricopa County, and is agricultural land. The Property is surrounded by development and existing infrastructure, and has been vacant for 25 years. It is located in an area where existing municipal services, utilities, transportation facilities, schools and shopping exist. The Property is considered an “infill” property. The Property is approximately 9.58 gross acres, inclusive of right-of-way across the project frontage. The Maricopa County Assessor Tax Parcel Number (APN) is 142-54-006L. Vicinity Map is attached as Appendix A.

The City has number of high quality, residential developments. As the City continues to grow, the need for diversity in neighborhood size and available housing options also grows. While the City has number of residential communities and master planned developments at the limits of the City’s boundary, there are only a few small infill developments that offer traditional single-family detached homes. The purpose of this application, submitted on behalf of Garrett-Walker, is to expand housing opportunities for residents in an established and mature area of the City, where resources, infrastructure and community services are in place to facilitate orderly and efficient growth.

Garrett-Walker desires to transform this long-vacant infill Property into a residential community, Trenton Park, consisting of thirty-eight (38) single-family detached residential lots. This application consists of two requests. The first request is for a Rezoning from the current zoning designation of Agricultural (AG) to Planned Area Development District (“PAD”). Concurrent with the PAD Rezoning, the second request is for review and approval of the Preliminary Plat.

The project information for the proposed Trenton Park PAD is listed in the Project Data table on the following page.

<b>Table A: Project Data</b>	
<b>A.P.N.</b>	142-54-006L
<b>Current Land Use</b>	Undeveloped / Agricultural / Vacant
<b>Existing General Plan Land Use Designation</b>	Residential Medium 5.0-8.0 du/ac, target density 6.0 du/ac
<b>Current Zoning District</b>	Agricultural (AG)
<b>Proposed Zoning District</b>	Planned Area Development (PAD)
<b>Gross Property Area (Inclusive of Olive ROW for site frontage only)</b>	9.58 Acres*
<b>Net Property Area (Exclusive of Olive Ave ROW)</b>	8.75 Acres
<b>Total No. of Lots</b>	38
<b>Gross Density</b>	3.97 du/ac
<b>Net Density</b>	4.34 du/ac
<b>Council District</b>	Pine, Carlo Leone

\* This parcel was initially a 160 acre parcel. Over time, 7 pieces of land were split out from it and sold off. Since a portion of Olive Ave roadway area was not split off and sold with the parcels to the east, it remains part of this parcel. Total property description on ALTA survey includes areas of Olive Ave that have not been dedicated.

Recorded documents reflect that Olive Ave roadway easements were granted, but the property has not been conveyed and or dedicated as right-of-way. However, this gross acreage for this parcel includes only the portion of Olive Ave that lies along the frontage of this parcel. The Olive Ave areas to the east and west of the Property are not included, although they are shown as part of the parcel on the ALTA survey and the legal description.

The properties to the north, east and west are developed, and Olive Avenue along the south boundary is an improved arterial roadway. Immediately adjacent to the Property along the east is Rio Estates, a single-family residential neighborhood zoned R1-6. Rio Estates is a narrow subdivision consisting of a single cul-de-sac. Along the Property's very narrow north boundary lies New River Estates, which is a single-family residential neighborhood that is zoned R1-6. Along the west boundary of the Property is the City of Peoria Fire Station #4 and New River. To the south of the Property, across Olive Avenue, lies an agricultural parcel in the unincorporated area of Maricopa County.

Table B shown below outlines the surrounding zoning and land uses. An Aerial Location Map is also included as [Appendix B](#).

<b>Table B: Surrounding Zoning and Land Uses</b>		
	<b>Current Zoning</b>	<b>Current Uses</b>
<b>Subject Property</b>	AG	Vacant Land
<b>West Boundary</b>	R1-8	Peoria Fire Station #4
<b>North Boundary</b>	R1-6	New River Ranch Single Family Residences

<b>East Boundary</b>	R1-6	Rio Estates Single Family Residences
<b>Northwest Diagonal Boundary</b>	AG	New River Channel
<b>Southern Boundary</b>	Public Road	Olive Avenue
<b>South across Olive Avenue</b>	RU-43	Agricultural Land (unincorporated Maricopa County)

**b. PAD Request:**

The intent of the PAD District is outlined in Section 21-601 of the City of Peoria City Code (the “City Code”) which provides:

The PAD is intended to provide an alternative zoning district to the conventional zoning and development approaches and processes in the City of Peoria, Arizona in order that within this designated District the following goals may be achieved:

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.

The PAD may include any development having one or more principal uses or structures on a single parcel of ground or contiguous parcels. The 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.

This Standards and Guidelines Report identifies the development standards and guidelines that will be used in the development of the Property, and establishes how the goals of the PAD District will be achieved.

**c. PAD Regulations:**

Section 21-602 of the City Code states the PAD Regulations: *“All Planned Area Developments shall be between ten (10) and six-hundred (600) acres in size.”*

However, the regulations also state that a PAD can be less than ten (10) acres if the applicant can show that the minimum PAD requirements should be waived because the waiver would be in the public interest and that one or more of the following conditions exist:

- a. Unusual physical features of the property itself or of the surrounding area are 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 property 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.

**d. Waiver Request:**

Because the gross area of the Property does not meet the minimum area required for a PAD District, a waiver is necessary. We request that the waiver be granted because the use of the PAD will encourage the development of this oddly shaped parcel which is surrounded by development, in a manner that is consistent with the City of Peoria 2010 General Plan (the "General Plan"), the goals of the PAD District, and compatible with surrounding single family residential properties.

Over the years, portions of the original parcel of land were sectioned off for various other public uses and private developments, including a City Fire Station and the New River channelization. The ownership of the north / west portion of the original parcel was transferred over to the Maricopa County Flood Control District in order to construct the New River improvements, which created a diagonal boundary and left an odd-shaped triangular parcel. Land was also transferred to the City for a fire station which is now located at the west boundary of the property. The remaining parcel has sat vacant for many years, with plans for various developments (most recently by the Evening Light Fellowship church) that have never materialized.

When considering the development of the Property, three of the conditions exist for a waiver, although only one condition is required.

- Condition "c" is met because this Property is a small undeveloped parcel surrounded by developed property, which has remained vacant for 25 years while other properties around it have developed. The narrowness of this triangular shaped parcel has been a development restriction for many years. Planning the local roads which comply with city standards, while also strictly adhering to the zoning district standards, leaves several remnant areas that are unusable. This inefficiency in utilizing the land discourages development. Furthermore, access to the parcel must line up with the location of the existing 99<sup>th</sup> Avenue intersection. Doing so also leaves unusable portions between the 99<sup>th</sup> Ave entry and the west boundary. The small amount of Olive Avenue frontage prohibits any other access location to the parcel because a safe intersection separation cannot be achieved. The small size, limited frontage, and odd shape of this parcel discourage development. For these reasons, use of the PAD concept will encourage the development of this small undeveloped parcel which is surrounded by developed property.
- Condition "a" is also met since the unique (and restrictive) geometry of the Property was created in order to conserve New River, which is a physical and terrain feature important to the community for storm water management, public safety and recreation. Although the conservation of New River preceded the development of this parcel, conserving New River is what gave this parcel a unique and development restrictive shape.

- Condition “d” is also met in principle. Although the Infill Incentive District has not been re-established since the General Plan was adopted, the Property is surrounded by developed properties and infrastructure, and is considered an infill property that is located in an area where community services, utilities and roadway infrastructure exist (Policy 1.H.3 of the General Plan). It has sat vacant with no agricultural use or development activity for more than 25 years, and the surrounding properties to the east, north and west along with Olive Ave to the south were all developed several years ago. Sun City, Sun Air Estates, The Flats at Peoria and Olive Avenue were all constructed prior to 1992, New River Ranch was constructed in 1998, and Rio Estates was completed in 2010 after construction stalled for three years during the economic downturn. There is undeveloped agricultural land to the south of Olive Avenue that lies in the unincorporated area of Maricopa County, however, the Property is located in an area where community services, utility and roadway infrastructure, and developed properties have existed for decades and therefore meets the criteria to be considered infill.

**e. Consistency with General Plan:**

The General Plan designates the Property as MDR with an allowable density range of 5.0-8.0 du/ac with a target density of 6.0 du/ac and establishes that the conforming zoning districts allowed are R1-6 and RM-1. PAD is allowed as an option under Section 21-600 of the City Code. The proposed maximum residential density for this project is 3.97 du/ac based on the gross acreage (4.34 based on the net acreage), which is slightly lower than the General Plan density range for the MDR land use category. Section 14.G of the General Plan provides that a project requesting a change of land use from MDR to Low Density Residential may be processed without necessitating a General Plan amendment. The surrounding land uses to the north and east are single family residential subdivisions that are zoned R1-6 and have a gross density of approximately 4.5 du/ac.

The following is a description showing how the proposed PAD development is consistent with the Goals, Objectives and Policies of the General Plan.

**Land Use Element - Goal 1:**

*Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development and encourage redevelopment at appropriate locations.*

***Objective 1.A:***

*Manage and control development to facilitate orderly growth and an efficient urban form.*

***Policy 1.A.1***

*Promote planned developments where resources and infrastructure are in place to facilitate orderly and efficient growth.*

The property is located in an area where existing utilities, roadway infrastructure and community resources are in place. Utility and roadway extensions are not required to serve the proposed development. This proposed community will help to expand housing opportunities for residents in

an established and mature area of the City, where resources, infrastructure and community services are in place to facilitate orderly and efficient growth.

**Objective 1.H:**

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

**Policy 1.H.3:**

*Encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas.*

The Property is a small infill parcel that is surrounded by developed property on the north, east and west, and on the south by the existing arterial road, Olive Avenue. The New River and Fire Station #4 are adjacent to the west boundary, and the residential developments New River Ranch and Rio Estates are adjacent to the north and east boundaries, respectively. Beyond those adjacent developments, there is Sun City to the west, and other single and multi-family developments surrounding the area.

This new residential development will take advantage of existing municipal services in the vicinity, such as Fire Station #4, the Main Police Station, and the Main Library. It will also utilize the existing Sun Valley Elementary School and Raymond S. Kellis High School. Olive Avenue and Loop 101 are the primary transportation infrastructure that will be utilized by the development, and both are fully improved and are able to serve the additional 38 homes. Utilities that exist in Olive Avenue will serve the Property, with no additional utility or infrastructure extensions required. There are two major grocery chains and several pharmacies within a mile of the Property, and the proposed development is close to the shopping, dining and entertainment areas along Northern Avenue near the Loop 101, such as Park West and Peoria Crossing. Hospitals and other supporting medical services are also nearby.

**Objective 1.M:**

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

**Policy 1.M.1**

*Accommodate an adequate supply and mix of developable residential land to accommodate future housing needs.*

In the vicinity surrounding this property, there are various existing residential housing opportunities, ranging from higher to lower density single family residences, with a few apartment complexes. The proposed development offers ownership opportunities in an established community environment and will contribute to the diverse housing mix offered in this area. Garrett-Walker Homes will offer at least six (6) distinct residential standard plans for this 38-lot community. This will provide a diversity of architecture within the development as well as contribute to the diversity of housing types in the area.

**Objective 1.N:**

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

**Policy 1.N.1:**

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

Adjacent to the proposed PAD development are single-family residential neighborhoods to the north and east. Along the west lies a fire station and New River. All of these uses are compatible, therefore buffering is not needed in order to protect from incompatible land uses.

**Policy 1.N.3:**

*Locate housing developments in areas that can be adequately served by police, fire and ambulance services.*

The proposed development will be served by Fire Station #4 adjacent to the Property as well as the Main Police Station located 2-1/2 miles to the northeast. Ambulance services are available in the area, and provide service to nearby Boswell and Estrella hospitals as well as other medical facilities.

**Policy 1.N.4:**

*Require adequate provision of open space or direct access to open space in housing developments and, in particular, medium- and high-density multiple-family housing developments.*

The proposed development will have 1.93 acres of open space, which is 20.1% of the property. Three of the open space areas are located along the west side adjacent to New River. A pedestrian connection and gate will be provided to New River from the northernmost tract with the ability to connect to a future trail along New River. One of the open space areas within the community will be designed as a central gathering space, and will contain a ramada, play structure, bar-b-que, turf play area, and bench seating. It will be centrally located with direct access for all residents. The largest open space tract is near the south of the Project, and will be designed as a large turf area with room for youth to play soccer or other open play sports. It will include three (3) benches or seat walls for spectators. In addition, the two open space tracts in the north will each include turf areas and benches, creating areas for families to play.

**Policy 1.N.5:**

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

There are no schools or public facilities adjacent to the Project. New River is located along the northwest boundary, which does not currently have a trail system adjacent to the Project. However, a pedestrian connection and gate will be provided to New River from the northernmost tract which provides the ability to connect to a future trail along New River if one is constructed.

## II. Legal Description

The parcel is located in the southwest corner of Section 28, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian in Maricopa County, Arizona. The Assessor's Parcel Number is 142-54-006L. The legal description and a graphical representation of the parcel is included as [Appendix C](#). This legal description includes the entire parcel, including the portions of Olive Ave to the east and west of the property that have not been conveyed as right of way. The "gross acreage" has been adjusted to exclude these areas that are not adjacent to the property frontage.

## III. Preliminary Development Plan

Trenton Park is a proposed neighborhood of 38 single family detached homes. The entrance to the Property will be from Olive Avenue, which will have landscaping tracts on each side. The enhanced entry monument will be located on the west side of the entrance, and will create a sense of arrival and identity. The proposed density is 3.97 du/ac based on the gross area. The community will have 1.93 acres of total open space, or 20.1% of the gross area. A graphical depiction of the preliminary development plan is included as [Appendix D](#).

The standard lot size will be 45 feet wide by 115 feet deep, with a lot area of 5,175 square feet. Due to the triangular nature of the Property, some of the lots will have skewed rear property lines or other unique lot configurations. Therefore, one (1) of the lots is permitted to have a minimum depth shallower than 115 feet, but no less than 85 feet as long as it meets the minimum lot area of 5,175 square feet. In addition, up to 10% of the lots are permitted to be shallower than 115 feet, but no less than 106 feet deep as long as they meet the minimum lot area of 5,175 square feet. This allows for accommodation of other street and boundary configurations while still maintaining the minimum lot size. The shallower lots will be wider so they meet the minimum lot area of 5,175 square feet. The minimum lot width within the community will be 45 feet for all lots. Allowing some of the lots to vary in depth while maintaining the minimum lot area is a creative approach to utilize this property in order to accomplish a more efficient, aesthetic and desirable development on this land that is characterized by its unique shape, which meets the goals of the PAD District.

Pockets of landscape tracts throughout the Property will provide open space within the community as well as area for storm water retention. The tract that is central to the community will have a small ramada, play structure, low walls, and a small turf area for outdoor games, providing usable open space for the community. Three other landscape tracts will have turf play areas and benches. One of these landscape tracts has a turf area which is large enough to accommodate 3 soccer practice fields for residents and for a community youth soccer team. The developer will provide soccer goals for two (2) of these fields. The goals will be a weather resistant, movable type so that they can be moved to allow the turf play area to be used for other sports and activities in addition to soccer. One pair of goals will be 12'W x 6'H in size and will be placed at the larger (10U size) field, and the other pair of goals will be 6'W x 4'H and will be placed at one of the smaller (8U) fields. All four (4) tract areas provide usable open space areas for residents. A total of 1.43 acres or 14.9% of the gross area will be usable open space. The local streets will be public streets, constructed according to the City's local street standards and maintained by the city.

The Property lies along the east side of New River, on the opposite side from the 12.5-mile New River Trail. The property is connected to New River Trail by a sidewalk along

the north side of Olive Avenue. This sidewalk will be extended across the Property frontage as part of the development, which will also complete a connection for Peoria residents who live east of the Property. Establishing a new community near this trail and completing the sidewalk connection linking adjacent communities to the trail will achieve one of the goals of the PAD District by encouraging active lifestyles which enhance the public health and general welfare of Peoria citizens. Additionally, a pedestrian connection to New River will be included as part of this development and will be placed in the northern open space tract of the Property in order to provide connectivity to the New River.

#### **IV. Permitted, Conditional and Accessory Uses**

Permitted, Conditional and Accessory Uses shall be in accordance with City Code Section 21-400, except as modified herein.

##### Modified Permitted Principal Uses

- i. Deleted: Publicly-owned and operated parks and recreation areas and centers.
- ii. Deleted: Group Homes
- iii. Deleted: Public/Charter Schools and Private Schools
- iv. Deleted: Public utility buildings, uses, structures, equipment and repair or storage facilities in connection therewith.

##### Modified Permitted Conditional Uses

- i. Deleted: College or university facilities.
- ii. Deleted: Group Care Facility or Community Residential Setting Facility.

##### Modified Permitted Accessory Uses

- i. Deleted: Storage or parking of recreational vehicles or utility trailers.

#### **V. Project Phasing and Development Schedule**

The project will be constructed in a single phase. The rezoning and preliminary plat applications will be processed concurrently and are anticipated to be completed in four months. The final plat and engineering processes will begin immediately following, and are anticipated to take 3 months. Construction will begin in mid-2018, and will be completed in early 2019.

#### **VI. Project Development Standards**

The development standards of the Property are designed to create an intimate, close knit neighborhood that offers traditional single-family detached homes on a small, irregularly shaped infill parcel. This will help to expand housing opportunities for residents in an established and mature area of the City, where resources, infrastructure and community services are in place to facilitate orderly and efficient growth.

##### **a. Standards for Permitted Principal and Conditional Uses:**

The PAD Development Standards for the Permitted Principal and Conditional Uses are set forth below in Table C.

<b>Table C: PAD Development Standards</b>	
<b>For Permitted Principal and Conditional Uses</b>	
<b>Minimum Lot Area (square feet)</b>	5,175
<b>Minimum Lot Width (feet)</b>	45
<b>Minimum Lot Depth (feet) <sup>1</sup></b>	115
<b>Maximum Lot Coverage (percentage)</b>	50%
<b>Maximum Building Height (feet)</b>	30
<b>Front Setback (feet)</b>	
<i>Side Entry Garage <sup>2</sup></i>	10
<i>Front Facing Garage <sup>3</sup></i>	20
<b>Interior Side Setback (min/total) (feet)</b>	5/5/10
<b>Rear Setback (feet)</b>	15
<b>Corner Setback (feet) <sup>4</sup></b>	15
<b>Total Open Space (acres / % of gross area)</b>	1.93 / 20.1%
<b>Useable Open Space (acres / % of gross area)</b>	1.43 / 14.9%

**Notes**

<sup>1</sup> One lot is allowed to have a minimum lot depth of 85 feet. Additionally, up to 10% of the lots are allowed to have a minimum lot depth of 106 feet. All lots must still comply with the minimum lot area.

<sup>2</sup> Not more than 60% of the total front-facing elevation shall occur at the 10-foot setback. Side-entry garages shall be prohibited on corner lots.

<sup>3</sup> Where front-facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback.

<sup>4</sup> Corner setback is to be measured from the right of way. If a landscape tract is provided along the street side of the lot, then the sum of the landscape tract width and interior setback width shall be a minimum of 15 feet.

**b. Standards for Permitted Accessory Buildings:**

The PAD Development Standards for permitted accessory buildings shall be in accordance with Section 21-400 of the City Code.

**c. Roadway and Parking Standards:**

Local streets will be publicly owned and maintained, and will be constructed according to the City of Peoria Local Street Section (PE-010-6), which allows for parking on each side of the street while maintaining room for emergency access. In addition to the garage, each single-family home will have a 20' long driveway capable of parking two vehicles.

**d. Lighting:**

Lighting shall conform to Section 21-800 of the City Code. Street lighting shall conform to City of Peoria Street Lighting Standards for single-family detached residential development.

**e. Open Space:**

The Conceptual Landscape and Open Space Exhibit is included as Appendix E. The project will provide 1.93 acres and 20.1% of total open space, and 1.43 acres and 14.9% of useable open space. The useable open space will consist of open turf areas, and Amenities, including, a ramada, sidewalks, benches, and a play structure. One of the open space areas has a turf area which is large enough to accommodate 3 soccer practice fields for residents and for a community soccer team. The developer will provide soccer goals for two (2) of these fields. The goals will be a weather resistant, movable type so that they can be moved to allow the turf play area to be used for other sports and activities in addition to soccer. One pair of goals will be 12'W x 6'H in size and will be placed at the larger (10U size) field, and the other pair of goals will be 6'W x 4'H and will be placed at one of the smaller (8U) fields. The open space will be provided in private tracts owned and maintained by the homeowner's association. The landscape open space areas will also be designed to provide storm water retention.

Additionally, a pedestrian connection to New River will be included as part of this development and will be placed in the northern open space tract of the Project in order to provide connectivity to the New River.

**f. Enhanced Design Review Standards:**

Trenton Park goes beyond the requirements of the City of Peoria Single-Family Detached Residential Design Review Manual (the "Manual") in a number of ways including providing 50% more usable open space than required and 3 three times the minimum number of standard plans. The result will be an intimate, diverse community with robust open space areas accessible to all residents. To accommodate the most efficient layout and quality neighborhood design, several deviations of the Manual are requested in this PAD and are outlined below.

A. Subdivision Design- Subsections 1a, 1b, 1c, 1d, 1e, 1f.1, 1f.3, 1f.4, 2, 3, 4, 5a, 5c, and 5d will apply as written in the Manual. Changes to subsections 1f.2, 1f.5, 1f.6 and 5b are as follows:

1. Lot and Tract design

f. Flag lots will be permitted as outlined in the Manual with the following modifications to the criterion:

2. The area of the flag pole portion of the lot may be included in the calculation of minimum lot area.

5. No more than three (3) flag lots may be contiguous.

6. The number of flag lots is limited to 15% of the total number of lots proposed.

5. Useable Open Space

b. Over 14% of gross area is provided as useable open space, incorporating a ramada, a play structure, turf areas, benches, pedestrian connection to New River, turf area for youth soccer fields, and passive amenities in order to create gathering places for the homeowners and guests.

B. Thematic Form- Subsections 1, 2b, 3, and 4 will apply as written in the Manual. Changes to subsections 2a and 2c are as follows:

2. Lighting

- a. The Primary-Themed Entry feature will use up lit lighting to enhance the walls and signage.
- c. Decorative theme lighting, accent lighting or lighted bollards shall be placed along pedestrian connections and in useable open space areas where street lighting does not provide ample lighting for visibility and safety.

C. Architectural Form- Subsections 1b, 1c, 1d, 1e, 1f, 2a, 2c, 2d, 2e, and 3 will apply as written in the Manual. Changes to subsections 1a and 2b are as follows:

1. Design Profile
  - a. To promote architectural diversity, 6 standard plans are proposed; and each standard plan will offer a minimum of three elevations.
2. Materials and Colors
  - b. The development will provide a diversity of roof materials, colors and styles in accordance with the Modified Table 2 of the Manual shown in Section VII below. Two (2) different roof material types are to be provided, mission’s tile and flat tile are proposed; a minimum of three (3) roof styles are to be provided, Dutch gabled, hipped, and gable are proposed; and a minimum of three (3) different roof colors are to be provided, five (5) are proposed for each elevation, which is a total of 15 roof colors proposed for the community.

**VII. Residential Architecture**

Standard Plans showing the building elevations and floor plans for the houses proposed for this community have been approved by the City. Final architectural elevations, floor plans and details will be provided for the City’s consideration and Design Review action prior to a request for building permits for any of the residential units. Building architecture will be consistent with, or exceed, the City’s Residential Architectural Form Guidelines as outlined in the Manual.

Garrett-Walker anticipates that the home products in Trenton Park will range in size from 1,316 to 3,021 square feet, built on a typical lot size of 5,175 square feet. Garrett-Walker will offer six plans with three elevations each (“D”, “E” and “F”), which far exceeds the minimum standard plan requirement for developments that have between 10 and 49 lots. This will yield a community that has an emphasis on architectural diversity.

<b>Modified Table 2: Standard Plans, Materials and Colors</b>	
<b>10-49 Single Family Units (Per Plat)</b>	
<b>Number of Roof Colors</b>	5 different roof colors per elevation, 15 for the community.
<b>Number of Roof Style<sup>1</sup></b>	3 different roof styles (Dutch gabled, hipped, gabled).
<b>Number of Roof Material Types<sup>2</sup></b>	2 different roof material types (Mission’s tile and flat tile).
<b>Number of Standard Plans<sup>3</sup></b>	6 standard plans.

<sup>1</sup>Roof styles include, but are not limited to, pitched, hip, flat, gambrel and mansard.

<sup>2</sup>All asphaltic shingles shall be considered one material type. Clay and concrete tiles shall be considered one material type. However, alternating tile types (i.e. flat tile and mission tile) may be considered as different roof material types.

<sup>3</sup>A minimum of three (3) elevations is required per standard plan (20-78-3.II.C.1.a)

'D' elevations are Spanish style with gabled roofs and an angled stucco fascia. Corbel details at the gable tails and wrought iron crosses at the gable ends add interest. Simple popouts anchor the home at the corners. This elevation will come with an 'S' profile roof tile.

*Example Renderings of Elevation D features – Wrought iron crosses; Garage window panel offered; Window shutters & matching door color*



'E' elevations are a Craftsman style with Dutch gabled roof-lines, board and batten siding and bracket details. Optional stone half and full columns will be offered. Decorative 'Z' shutters are featured on several elevations, A 'Flat' profile 'Shake' roof tile has been chosen for this elevation.

Examples of Elevation E features – Board & batten siding with bracket detail; Stucco trim; Garage window panel offered; Shutters & matching door color.



'F' elevations are a Prairie style with hipped roofs and simple, more contemporary stucco pop-out ornamentation. Optional stone half and full columns will be offered. A 'Flat', 'Slate' profile roof tile has been chosen for this elevation.

Examples of Elevation F features – Stone veneer columns;  
Stucco window and door trim; Color door detail.



There will be 15 exterior color schemes from which to choose. Each elevation has a choice of five specific color schemes selected for that particular style. Premium Boral brand of roof tile will be used and each color scheme has its own unique roof tile profile and color selections. This variety in paint and roof tile furthers the diversity of the streetscape.

All homes include a front yard landscape package with an automatic timer, with the option to upgrade. A multitude of other options for homebuyers to personalize their new homes

is offered: garage doors and windows, stone/brick veneer, window coverings, driveway finishes and front doors.

All homes will also incorporate standard energy efficient and water reduction features which have become common with the advancement of technology. This will achieve one of the goals of the PAD District by making these efficiencies which reflect changes in the technology of land development and home building available to residents who want to live in a developed area of the city.

### **VIII. Preliminary Open Space Plan and Landscape Standards**

The landscape standards for the project are to provide shaded passive areas with tree canopy coverage and grass areas, located in community common areas. The Thematic character is demonstrated in the earth tones and materials provided in the entry monument and walls. The materials and colors chosen are a nod to the native environments found in the surrounding areas.

The Conceptual Landscape and Open Space Exhibit is included as [Appendix E](#). The project will provide 1.93 acres and 20.1% of total open space, and 1.43 acres and 14.9% of useable open space. The useable open space will consist of open turf areas, and Amenities, including, a ramada, sidewalks, benches, and a play structure. One of the usable open space areas that is located near the center of the project will have a central gathering area with a small play structure and bench, ramada / shade structure with a picnic table and bar-b-que, and a turf play area. The larger open space area in the southwest part of the project has a turf area which is large enough to accommodate 3 soccer practice fields for residents and for a community soccer team. The developer will provide soccer goals for two (2) of these fields. The goals will be a weather resistant, movable type so that they can be moved to allow the turf play area to be used for other sports and activities in addition to soccer. One pair of goals will be 12'W x 6'H in size and will be placed at the larger (10U size) field, and the other pair of goals will be 6'W x 4'H and will be placed at one of the smaller (8U) fields. Two additional small turf areas with benches will be located adjacent to the northern cul-de-sac, and one will have a pedestrian gate connecting to New River. The open space will be provided in private tracts owned and maintained by the homeowner's association. The landscape open space areas will also be designed to provide storm water retention.

The site furnishings throughout the community have matching features and colors. The steel straps in a traditional design with bronze color provide a coordinating theme for the benches, table and trash receptacle, providing a look of comfort and durability. Each one is made of steel and is powder coated, which will hold up the to the harsh Arizona sun. The bronze color matches the earth tones that are found throughout the community and in the desert. The community mail box will be made of split face CMU with stone veneer and block caps to match the theme walls. The color and style will match the site furnishings as well as theme walls. The ramada compliments the site furnishings with its durable look and coordinating colors. The brandywine colored standing seam roof compliments the desert character and theme of the community.

The ramada and site furnishings work well with the rest of the thematic character provided by the entry monument and walls, bringing the entire community in sync with the overall vision for the City of Peoria and its residents. Refer to the Preliminary Landscape and Open Space Exhibit in [Appendix E](#).

## **IX. Project Signage Standards**

Project monument signage for the Property is illustrated on the Preliminary Landscape and Open Space Exhibit included in Appendix E. An entry monument with signage is proposed at the primary entry at 99<sup>th</sup> Avenue and Olive Avenue to provide a strong sense of identity and arrival into the community. The enhanced entry monument consists of board formed concrete with an illuminated up light wash on laser cut steel lettering. The sign wall will be natural board formed concrete or a light earth tone color. The signage will be of laser cut corten steel. Low accent walls will be accented with stone to provide a balance of textures and layers that will enhance the overall aesthetic of the entry monument. All proposed project signage shall be in accordance to Section 21-800 of the City Code.

## **X. Infrastructure and Utilities**

### **a. Grading, Drainage and Retention:**

The terrain of the Property slopes generally from northeast to southwest at a slope of 0.35%. A portion of the Property near the eastern boundary is elevated approximately three feet above the rest of the site. The rainfall runoff flows toward three locations where it historically flows off of the Property. These locations are at the southeast corner flowing to Olive Avenue, the southwest corner flowing to Olive Avenue, and at the west boundary flowing into the New River. Drainage flows entering Olive Avenue then ultimately enter the storm drain system which outfalls to New River just west of the Property. The Property will be designed and with onsite retention basins to retain the 100-year storm as required by the City of Peoria Infrastructure Design Guide. Runoff from storms larger than the 100-year event will outfall either to Olive Avenue or directly to the New River which is immediately adjacent to the northwest boundary of the Property.

### **b. Circulation:**

Olive Avenue is a developed arterial roadway which borders the Property along the south frontage of the parcel. It is constructed with pavement, curb and gutter, and storm drain. There are 2 lanes in each direction, with a center dual turn lane. The project will construct a right turn lane, a 6-foot-wide sidewalk on the north side of Olive Avenue, and landscaping in the right of way. Development of the Property will also facilitate the dedication of the Olive Avenue right of way that the City has not yet acquired.

The primary project entry will be from Olive Avenue located at 99<sup>th</sup> Avenue. It will be the north leg of the 99<sup>th</sup> Avenue and Olive Avenue intersection. A Traffic Impact Statement has been prepared and submitted under separate cover.

A secondary entrance for emergency access only will also be located along Olive Avenue. It will consist of a 20-foot-wide stabilized gravel entry that will provide a connection between Olive Avenue and an interior local road near the southeast corner of the proposed development. An access gate will restrict use to emergency personnel only. The City of Peoria Fire-Medical Department approved this secondary emergency access on July 31, 2017 as Fire Code Appeal 17-003, with specific requirements related to the location, drivable surface, gate design, and other details. A copy of the approval letter is included as Appendix F.

**c. Water and Wastewater:**

There is a 16-inch diameter water line and 30-inch diameter sewer line located in Olive Avenue. Both are owned by the City and will serve the Property. A Water and Sewer Impact report has been prepared and submitted under separate cover. During the pre-application meeting for the project, the City engineering staff requested that we make a connection to an existing water line to the north of the Property located in the New River Ranch subdivision. This will provide a secondary source and will loop the water system through the proposed development. Garrett-Walker has received a commitment to dedicate this easement from the New River Ranch HOA Board of Directors, as outlined in the attached communication from their community manager included as Appendix G.

**d. Electric Power, Natural Gas and Communications:**

There is existing electric, natural gas and communications infrastructure located in Olive Avenue near the Property which will be extended to provide service to the Property.

Water	City of Peoria
Wastewater	City of Peoria
Electrical	Salt River Project
Natural Gas	Southwest Gas
Solid Waste	City of Peoria
Communications	Cox, Century Link

**e. Community Services:**

Fire Station: City of Peoria Fire Station #4 is located adjacent to the Property along the west boundary.

Police: The City of Peoria's Main Police Station is located on 83<sup>rd</sup> Avenue north of Olive Avenue, approximately 2-1/2 miles from the Property.

Library: Main Library, located at 85<sup>th</sup> Avenue and Monroe Street, 2-1/2 miles from the Property.

Elementary School: Sun Valley Elementary (Peoria Unified School District), located at 95<sup>th</sup> Avenue and Butler Drive, one mile from the Property.

High School: Raymond S. Kellis High School (Peoria Unified School District), located at 91<sup>st</sup> Avenue and Orangewood, 2-1/2 miles from the Property.

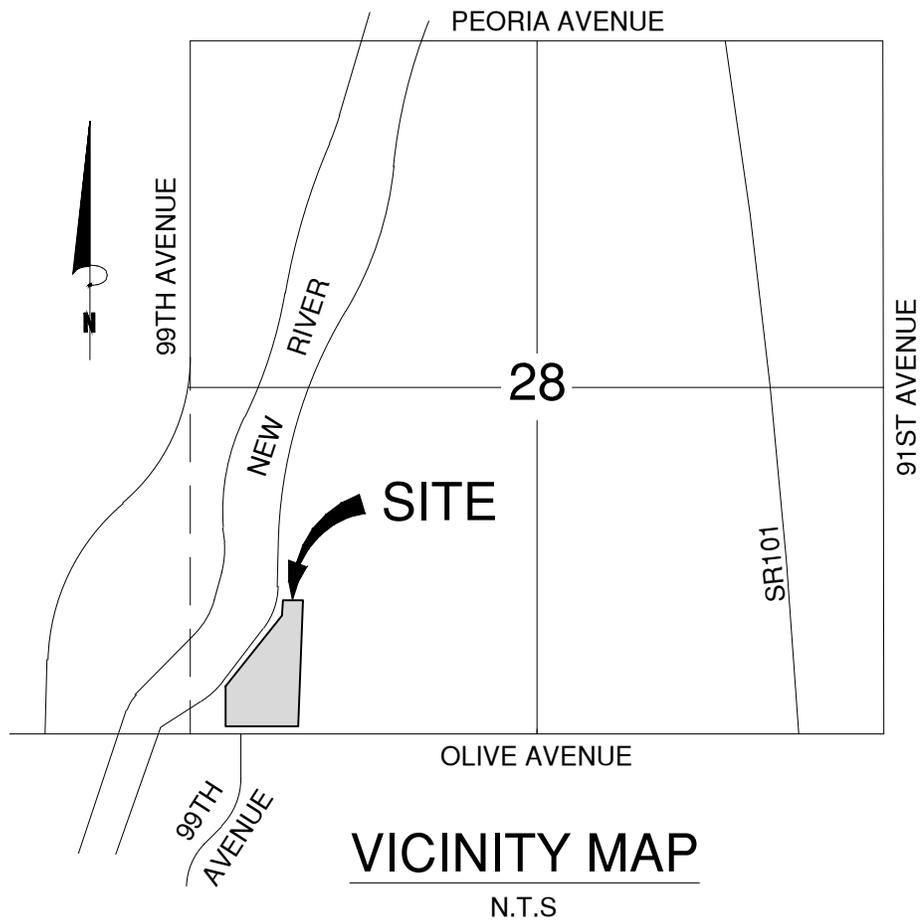
As outlined above, the Property is located in an area of existing infrastructure and community services, which meets one of the goals of the PAD district: "Enhancing the safety and general welfare of the Peoria citizens by utilizing existing infrastructure and community services for development growth, providing a traditional housing alternative in a developed area of the city."

## **XI. Summary**

This PAD Rezoning and Preliminary Plat application is being submitted in accordance with the City process for development of the Trenton Park single family residential project. This uniquely shaped parcel is located in an area with existing infrastructure is consistent with the surrounding development. It has been designed to provide traditional housing opportunities in an area where community services and infrastructure already exist. On behalf of Garrett-Walker, we respectfully request that the City review the PAD Rezoning and Preliminary Plat applications for Trenton Park. We look forward to working with the City during the process of creating a new neighborhood where families will live and be proud to call their home.

## **Appendices**

# APPENDIX A



# APPENDIX B



**Bowman**  
CONSULTING

14100 North 83rd Avenue Ste 250 Phone: (480) 629-8830  
Peoria, Arizona 85381 www.bowmanconsulting.com

## TRENTON PARK

PEORIA, ARIZONA

SITE PLAN W/ AERIAL OVERLAY

JOB #	050405
DATE	12/26/17
SCALE	1"=200'
DRAWN	CW

SHT 1 OF 1

## **APPENDIX C**

### **LEGAL DESCRIPTION OF PARCEL**

THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

EXCEPT THE SOUTH 33.00 FEET AND THE WEST 33.00 FEET AS DESCRIBED IN DOCKET 4048, PAGE 472, RECORDS OF MARICOPA COUNTY, AND;

EXCEPT THE SOUTH 55.00 FEET OF THE WEST 330.00 FEET AS DESCRIBED IN DOCKET 10685 PAGE 1288, RECORDS OF MARICOPA COUNTY, AND;

EXCEPT THE FOLLOWING DESCRIBED PARCELS:

#### **PARCEL NO. 1:**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SUN-AIR ESTATES UNIT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 159 OF MAPS, PAGE 49, SAID POINT BEING THE CENTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 526 FEET;

THENCE SOUTH 88 DEGREES 14 MINUTES 00 SECONDS WEST, A DISTANCE OF 2331 FEET;

THENCE NORTH PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 526 FEET;

THENCE EASTERLY TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SUN-AIR ESTATES UNIT II;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID SUN-AIR ESTATES UNIT II, A DISTANCE OF 2004.45 FEET TO THE POINT OF BEGINNING.

#### **PARCEL NO. 2:**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST;

THENCE SOUTH 00 DEGREES 03 MINUTES 33 SECONDS WEST 526.00 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 14 MINUTES 00 SECONDS WEST 2167.02 FEET;  
THENCE SOUTH 29 DEGREES 11 MINUTES 27 SECONDS EAST 274.81 FEET;  
THENCE SOUTH 18 DEGREES 51 MINUTES 27 SECONDS EAST 200.00 FEET;  
THENCE SOUTH 13 DEGREES 36 MINUTES 27 SECONDS EAST 324.42 FEET;  
THENCE NORTH 88 DEGREES 14 MINUTES 00 SECONDS EAST 1891.11 FEET;

THENCE NORTH 0 DEGREES 03 MINUTES 33 SECONDS EAST 753.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST;

THENCE NORTH 0 DEGREES 03 MINUTES 33 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST A DISTANCE OF 33.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 04 MINUTES 33 SECONDS WEST PARALLEL TO AND 33.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST A DISTANCE OF 1323.21 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 07 SECONDS WEST A DISTANCE OF 22.01 FEET;

THENCE SOUTH 88 DEGREES 04 MINUTES 33 SECONDS WEST, PARALLEL TO AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST A DISTANCE OF 503.09 FEET;

THENCE NORTH 0 DEGREES 03 MINUTES 33 SECONDS EAST A DISTANCE OF 1072.67 FEET;  
THENCE NORTH 50 DEGREES 14 MINUTES 06 SECONDS WEST A DISTANCE OF 5.80 FEET;  
THENCE NORTH 14 DEGREES 13 MINUTES 05 SECONDS WEST A DISTANCE OF 244.72 FEET;

THENCE NORTH 88 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SUN-AIR ESTATES UNIT IV, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 227 OF MAPS, PAGE 11 TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST A DISTANCE OF 1891.11 FEET;

THENCE SOUTH 0 DEGREES 03 MINUTES 33 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST A DISTANCE OF 1332.60 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SOUTH 88 DEGREES 12 MINUTES 25 SECONDS WEST (SOUTH 88 DEGREES 14 MINUTES 00 SECONDS WEST RECORD) 2331.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST (SOUTH 00 DEGREES 03 MINUTES 33 SECONDS WEST RECORD) 526.00 FEET;

THENCE NORTH 88 DEGREES 12 MINUTES 25 SECONDS EAST (NORTH 88 DEGREES 14 MINUTES 00 SECONDS EAST RECORD) 163.99 FEET;

THENCE SOUTH 29 DEGREES 13 MINUTES 02 SECONDS EAST (SOUTH 29 DEGREES 11 MINUTES 27 SECONDS EAST RECORD) 274.81 FEET;

THENCE SOUTH 18 DEGREES 53 MINUTES 02 SECONDS EAST (SOUTH 18 DEGREES 51 MINUTES 27 SECONDS EAST RECORD) 200.00 FEET;

THENCE SOUTH 00 DEGREES 47 MINUTES 46 SECONDS WEST 785.17 FEET;

THENCE SOUTH 37 DEGREES 01 MINUTES 28 SECONDS WEST 707.00 FEET;

THENCE SOUTH 49 DEGREES 37 MINUTES 00 SECONDS WEST 320.00 FEET, TO THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID LINE NORTH 00 DEGREES 29 MINUTES 24 SECONDS WEST 660.00 FEET;

THENCE NORTH 32 DEGREES 25 MINUTES 16 SECONDS EAST 193.38 FEET;

THENCE NORTH 13 DEGREES 16 MINUTES 43 SECONDS EAST 256.87 FEET;

THENCE NORTH 04 DEGREES 51 MINUTES 30 SECONDS EAST 200.72 FEET;

THENCE NORTH 05 DEGREES 15 MINUTES 19 SECONDS WEST 1054.33 FEET;

THENCE NORTH 10 DEGREES 08 MINUTES 07 SECONDS EAST 179.98 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID LINE NORTH 88 DEGREES 12 MINUTES 25 SECONDS EAST (NORTH 88 DEGREES 14 MINUTES 00 SECONDS EAST RECORD) 208.88 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28;

THENCE NORTH 00 DEGREES 29 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 55.02 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLIVE AVENUE AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 29 MINUTES 24 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 99.99 FEET TO A POINT ON THE EASTERLY LINE OF THE NEW RIVER CHANNEL AS DESCRIBED IN INSTRUMENT RECORDED AS 88-189368, OF OFFICIAL RECORDS;

THENCE NORTH 49 DEGREES 37 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 320.00 FEET TO AN ANGLE POINT;

THENCE NORTH 37 DEGREES 01 MINUTES 28 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 16.46 FEET TO A POINT;

THENCE SOUTH 01 DEGREES 57 MINUTES 19 SECONDS EAST, A DISTANCE OF 311.63 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLIVE AVENUE;

THENCE SOUTH 88 DEGREES 02 MINUTES 41 SECONDS WEST ALONG SAID NORTHERLY LINE, PARALLEL TO AND 55.00 FEET DISTANCE FROM THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 263.59 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 6:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SOUTH 88 DEGREES 14 MINUTES 16 SECONDS WEST (SOUTH 88 DEGREES 14 MINUTES 00 SECONDS WEST RECORD) A DISTANCE OF 2330.92 FEET (2331.00 FEET RECORD) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE NEW RIVER CHANNEL;

THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES:

THENCE SOUTH 00 DEGREES 03 MINUTES 56 SECONDS WEST A DISTANCE OF 526.00 FEET;  
THENCE NORTH 88 DEGREES 14 MINUTES 23 SECONDS EAST A DISTANCE OF 163.99 FEET;  
THENCE SOUTH 29 DEGREES 11 MINUTES 04 SECONDS EAST A DISTANCE OF 274.81 FEET;

THENCE SOUTH 18 DEGREES 51 MINUTES 04 SECONDS EAST, A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 13 DEGREES 35 MINUTES 39 SECONDS EAST, A DISTANCE OF 324.64 FEET;  
THENCE SOUTH 14 DEGREES 15 MINUTES 45 SECONDS EAST A DISTANCE OF 244.77 FEET;  
THENCE SOUTH 50 DEGREES 11 MINUTES 37 SECONDS EAST A DISTANCE OF 5.73 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 33 SECONDS WEST A DISTANCE OF 105.79 FEET;

THENCE SOUTH 88 DEGREES 17 MINUTES 31 SECONDS WEST A DISTANCE OF 150.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NEW RIVER CHANNEL;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 49 MINUTES 44 SECONDS EAST A DISTANCE OF 666.80 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 7:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION, NORTH 88 DEGREES 12 MINUTES 25 SECONDS EAST, 130.55 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE NEW RIVER CHANNEL AS DESCRIBED IN THE DEED TO THE STATE OF ARIZONA, RECORDED APRIL 21, 1988 AS 88-189368 OF OFFICIAL RECORDS;

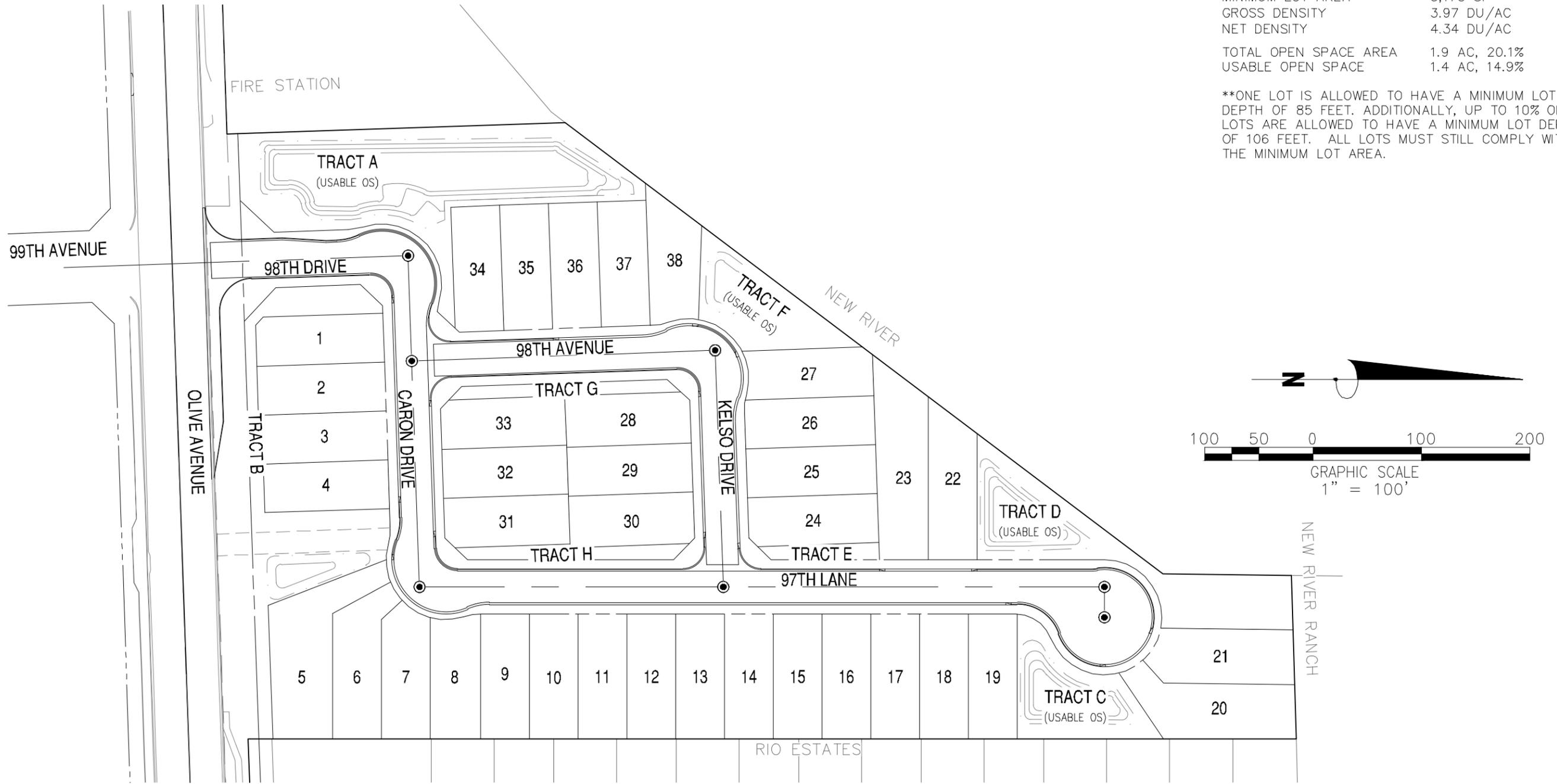
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 10 DEGREES 08 MINUTES 07 SECONDS WEST, 179.98 FEET;

THENCE SOUTH 05 DEGREES 15 MINUTES 19 SECONDS EAST, 1054.33 FEET;  
THENCE SOUTH 04 DEGREES 51 MINUTES 30 SECONDS WEST, 200.72 FEET;  
THENCE SOUTH 13 DEGREES 16 MINUTES 43 SECONDS WEST, 256.87 FEET;

THENCE SOUTH 32 DEGREES 25 MINUTES 16 SECONDS WEST, 193.38 FEET TO THE WESTERLY LINE OF SAID SECTION;

THENCE ALONG SAID WESTERLY LINE, NORTH 00 DEGREES 29 MINUTES 24 SECONDS WEST, 1836.29 FEET TO THE POINT OF BEGINNING.

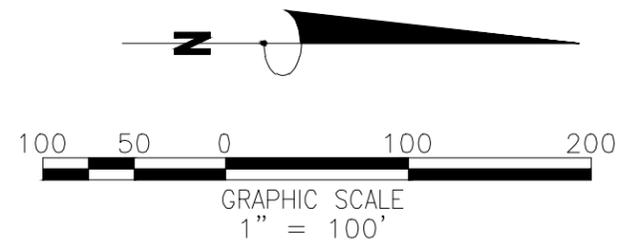
# APPENDIX D



## SITE INFORMATION

GROSS AREA	9.58 AC
NET AREA	8.75 AC
LOT TOTAL	38
MINIMUM LOT WIDTH	45'
MINIMUM LOT DEPTH	115'**
MINIMUM LOT AREA	5,175 SF
GROSS DENSITY	3.97 DU/AC
NET DENSITY	4.34 DU/AC
TOTAL OPEN SPACE AREA	1.9 AC, 20.1%
USABLE OPEN SPACE	1.4 AC, 14.9%

\*\*ONE LOT IS ALLOWED TO HAVE A MINIMUM LOT DEPTH OF 85 FEET. ADDITIONALLY, UP TO 10% OF THE LOTS ARE ALLOWED TO HAVE A MINIMUM LOT DEPTH OF 106 FEET. ALL LOTS MUST STILL COMPLY WITH THE MINIMUM LOT AREA.

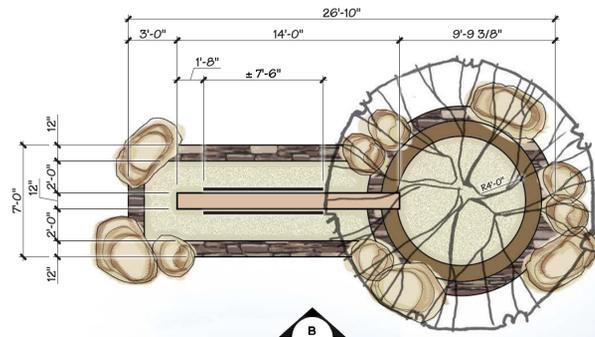


**TRENTON PARK**  
 PEORIA, AZ  
**PRELIMINARY DEVELOPEMENT PLAN**

14100 North 83rd Avenue Ste 250  
 Peoria, Arizona 85381  
 Phone: (480) 629-8830  
[www.bowmanconsulting.com](http://www.bowmanconsulting.com)

**Bowman**  
 CONSULTING

JOB #	050405
DATE	12/21/17
SCALE	1" = 100'
DRAWN	KE
SHT	1 OF 1

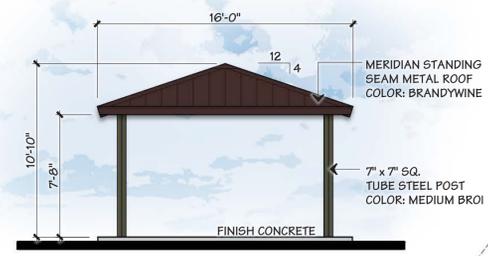


**A PLAN ENLARGEMENT**  
SCALE: 3/16" = 1'-0"

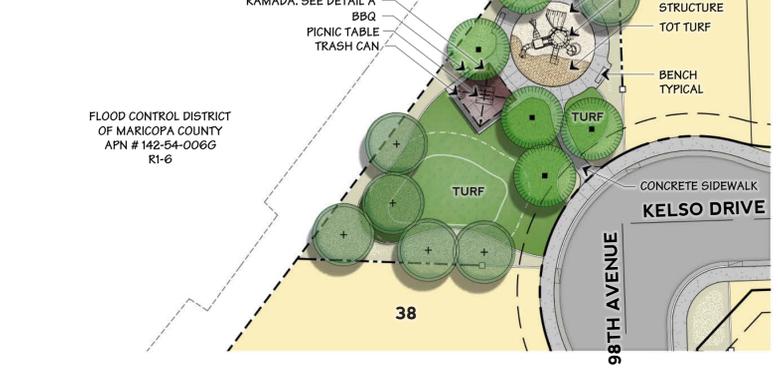


**B ELEVATION**  
SCALE: 1/4" = 1'-0"

**2 ENTRY MONUMENT**



**A RAMADA ELEVATION**  
SCALE: 3/16" = 1'-0"



**1 AMENITY AREA**

PLAN ENLARGEMENT

SCALE: 1" = 30'-0"

**PROJECT TEAM**

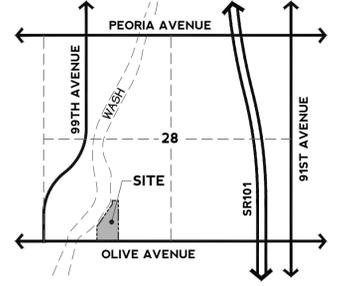
**DEVELOPER**  
GARRETT-WALKER HOMES OF ARIZONA  
1838 W. PARKSIDE LANE, SUITE 200  
PHOENIX, ARIZONA 85027  
P: (480) 607-6580  
CONTACT: RICK TAYRIEN  
EMAIL: RTAYRIEN@GWHAZ.COM

**CIVIL ENGINEER**  
BOWMAN CONSULTING  
14100 N. 83RD AVENUE, SUITE 250  
PEORIA, AZ 85381  
P: (480)-629-8830  
CONTACT: JOE CABLE, P.E.  
EMAIL: JCABLE@BOWMANCONSULTING.COM

**LANDSCAPE ARCHITECT**  
THOMAS + CROWLEY LLC  
126 E. CONSTITUTION COURT  
GILBERT, AZ 85296  
P: (480) 878-4709  
CONTACT: PAUL THOMAS, RLA  
EMAIL: PAUL@THOMAS-CROWLEY.COM

**SITE DATA**

**LOCATION:** 98TH AVENUE AND OLIVE  
**GROSS AREA:** 417,196 S.F. (9.58 AC)  
**NET AREA:** 391,017 S.F. (8.95 AC)  
**OPEN SPACE:** 83,983 S.F. (1.93 AC)  
**OPEN SPACE %:** 20.10%  
**USABLE OPEN SPACE:** 62,402 S.F. (1.43 AC)  
**USABLE OPEN SPACE %:** 14.90%  
**TOTAL LOTS:** 38  
**AVERAGE LOT AREA:** 5,543 (13 AC)  
**MIN LOT AREA:** 5,175 S.F. (12 AC)  
**MAX LOT AREA:** 9,040 S.F. (21 AC)



**VICINITY MAP**  
SCALE: N.T.S.

**LANDSCAPE LEGEND**

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.
	<b>TREES</b>		
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	15 GAL.	19
	PISTACIA X 'RED PUSH' RED PUSH PISTACHE	24" BOX	74
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	15 GAL.	28
	<b>LARGE SHRUBS</b>		
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	
	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE	5 GAL.	
	<b>SHRUBS</b>		
	LEUCOPYLLUM LANGMANIAE 'LYNNS LEGACY' LYNNS LEGACY SAGE	5 GAL.	
	EROMOPHILA MACULATA 'VALENTINE' VALENTINE BUSH	5 GAL.	
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.	
	RUPELLIA BRITTONIANA RUPELLIA	5 GAL.	
	AMBROSIA DELTOIDEA TRIANGLE LEAF BURSAGE	5 GAL.	
	RUSSSELLIA EQUITIFORMIS CORAL FOUNTAIN	5 GAL.	
	<b>ACCENTS</b>		
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.	
	HESPERALOE P. 'BRAKELIGHTS' RED HESPERALOE	5 GAL.	
	BOUGAINVILLEA 'SAN DIEGO RED' SAN DIEGO RED BOUGAINVILLEA	5 GAL.	
	<b>GROUNDCOVER</b>		
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	
	LANTANA MONTIVENDENSIS PURPLE TRAILING LANTANA	1 GAL.	
	WEDDIA TRILOBATA YELLOW DOT	1 GAL.	
	<b>TURF</b>		
	TURF CYNODON DACTYLON 'MIDIRON' HYDROSEED, SOD AS ADD ALTERNATE	29,017 S.F.	
	<b>TURF BORDER</b>		
	CONCRETE TURF HEADER SIZE: 6" X 6" REGULAR GRAY	2,068 L.F.	
	<b>TOP DRESSING</b>		
	DECOMPOSED GRANITE EXPRESS GOLD SIZE: 1/2" SCREENED	65,389 L.F.	
	ANGULAR RIP RAP EXPRESS CARMEL SIZE: 3" - 6" ANGULAR		

**GENERAL NOTES**

1. ALL SHRUBS AND GROUND COVER SHALL OCCUPY A MINIMUM OF 60% OF THE TOTAL STREET FRONTAGE LANDSCAPED AREA AT MATURITY.

SCALE: 1" = 60'



## City of Peoria Fire-Medical Department

8401 West Monroe Street, Peoria, Arizona 85345  
Phone: 623-773-7279 Fax: 623-773-7295

July 31, 2017

Mr. Rick Tayrien  
Garrett Walker Homes, LLC  
1838 West Parkside Lane, Suite 200  
Phoenix, Arizona 85027

Re: Fire Code Appeal Number 17-003  
99<sup>th</sup> Avenue and Olive Avenue

Mr. Tayrien;

I have received your Fire Code Appeal dated July 10, 2017 regarding the secondary access separation for the proposed residential project to be located at 99<sup>th</sup> Avenue and Olive Avenue. After reviewing the documentation provided and the provisions in the *International Fire Code*, I have **approved** your appeal, on behalf of the Office of the Fire Marshal, for the secondary access road separation proposed in your documents.

The following are the facts, interpretations and stipulations for this Fire Code Appeal. All references are from the 2012 edition of the *International Fire Code* which includes adopted amendments (Ordinance No. 2013-23).

### Facts

- The proposed project is to be located in the vacant parcel on the north side of the intersection of 99<sup>th</sup> Avenue and Olive Avenue (APN 142-54-006L).
- The proposed project consists of thirty nine (39) single-family lots.
- The proposed project has approximately five hundred sixty (560) feet of frontage along Olive Avenue.
- The proposed project is bounded by an existing City of Peoria Fire Station (Station 194) to the west, New River to the northwest, the existing New River Ranch subdivision to the north and the existing Rio Estates subdivision to the east.
- The diagonal distance of the proposed project, measured from the southwest corner to the northeast corner, is one thousand one hundred thirty (1,130) feet.
- The separation of the two (2) access points at Olive Avenue for the proposed project is three hundred (300) feet.
- Conceptual Site Plan #6, as provided, details these provisions.
- From 2012 to 2016, there have been twelve (12) motor vehicle accidents reported within this area.



## Interpretations

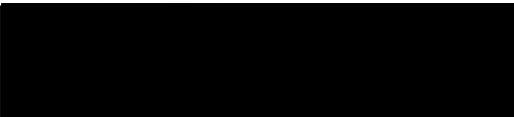
- §104.1 of the *International Fire Code* authorize the Fire Code Official to render interpretations of the Fire Code as long as the interpretation complies with the intent and purpose of the code.
- §D107.1 of the *International Fire Code* requires that residential developments of one and two family dwellings, where there are more than thirty (30) dwelling units, be provided with two (2) separate and approved fire apparatus access roads. Exception 1 allows the dwelling units to be equipped with an approved automatic fire sprinkler system in lieu of the second access where the second access cannot be provided.
- Arizona Revised Statute 9-807 prevents a municipality from enforcing any requirement to mandate residential fire sprinkler systems be installed in one and two family dwellings unless there was an adopted ordinance prior to December 2009.
- §D104.3 of the *International Fire Code* requires that when two (2) fire apparatus access roads are required, they be separated by a distance of at least one-half the diagonal distance of the property served.
- In consultation with Senior Staff within the Fire Department, it was determined that the proposed separation is all that can be reasonably provided and that this proposed subdivision would not present an undue risk to emergency response.

## Stipulations

- Streets within the proposed development are to meet the City of Peoria standard width of thirty two (32) feet.
- The cul-de-sac within the proposed development is to meet the City of Peoria standard width of ninety (90) feet.
- Fire hydrants are to be placed throughout the proposed development at a maximum spacing of five hundred (500) feet between fire hydrants.
- Any gate placed across the secondary access road for the proposed development shall require a permit from the Fire Department and must meet at applicable requirements.

Should you have any questions regarding this matter, please feel free to contact me.

Regards,



Michael Brune  
Fire Prevention Inspector Supervisor  
Peoria Fire-Medical Department – Fire Prevention Division  
8351 West Cinnabar Avenue  
Peoria, Arizona 85345  
(623) 773-7279 Main  
(623) 773-7246 Direct  
(623) 773-7295 Fax  
[michael.brune@peoriaaz.gov](mailto:michael.brune@peoriaaz.gov)



# Appendix G

**From:** Shawn Mason [REDACTED]  
**Sent:** Monday, December 4, 2017 12:57 PM  
**To:** Rick Tayrien [REDACTED]  
**Subject:** Water line easement  
**Importance:** High

Hi Rick,  
Sorry it took so long but I did get the board to agree to the water line easement.  
If there is anything I need to sign please let me know.

**Shawn Mason, CAAM® | Community Association Manager**  
*Champion Employee Owner*



14988 N. 78th Way, Suite 220 • Scottsdale, Arizona 85260  
**P:** (480) 284-5551 x2109 | **F:** (480) 284-5553



My goal as an employee owner is to create a wonderful customer experience. Please let me know how I am doing. [www.surveymonkey.com/r/TrustCares](http://www.surveymonkey.com/r/TrustCares)