

**Planned Area Development
Standards and Guidelines Report**

for

Avilla Lago

**West of the Northwest Corner of
Lake Pleasant Road and Beardsley Road**

by:

NexMetro Development, LLC

Case Nos.: GPA18-01
Z18-02

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<p>PLANNING & ZONING Planned Area Development Approval P/Z Commission Date: <u>8/16/2018</u> City Council Approval Date: <u>9/4/2018</u> Planner: <u>Sean Allen</u> Administrative Approval Date: <u>6/20/2018</u></p>

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landscaping, amenities, common sidewalk, carports, and garage structures will be finalized. As such, amenities will be delivered once the adjacent unit group is completed. Modifications of the Phasing Plan are permitted with City Staff approval.

VI. DEVELOPMENT STANDARDS

Given the unique nature of Avilla Lago, NexMetro is proposing the following development standards:

Regulation	Proposed Development Standard
Lot Standards	
Max. Lot Coverage (by all structures)	50%
Min. Lot Width	n/a
Max. Gross Target Density (du/ac.)	12
Open Space	
Min. Landscape Area	20% of net area
Common Usable Open Space	35,700 sq. ft.
Min. Private Yard Space per Unit	195 sq. ft.
Building Standards	
Max. Height (ft.)	25 ft./1 story
Min. Building Setbacks³	
Front (Beardsley Rd.)	30 ft.
Side (east)	35 ft. (min. 8 ft. deep rear yards)
Side (west)	10 ft. adjacent to the self-storage facility 15 ft. for buildings adjacent to the existing single-family residences
Rear (north)	15 ft. for buildings adjacent to the existing single-family residences 10 ft. for areas adjacent to proposed parking/drive aisles
Min. Buildings Separation (1-story)	6 ft. ¹
Wall/Fence Standards	
Perimeter Walls	
Front (Beardsley Rd.)	8 ft. solid wall
Side (east)	6 ft. partial view/solid wall behind the residences
Side (west)	8 ft. solid wall (existing to be painted to match)
Rear (north)	6 ft. solid wall (existing to be painted to match)
Interior Walls/Fences	
Private Backyards	6 ft. solid wall
Pool Fence	6 ft. decorative iron view fence
Parking Requirements	
1 Bedroom Unit	1.5
2 Bedroom Unit	2.0
3 Bedroom Unit	2.0
Guest Parking	1 per 10 units

Parking Stall Sizes ²	
Standard Stall	9 ft. x 20 ft.
Handicap Stall	16 ft. x 20 ft.

1. All internal building separation is subject to allowances within the Building Codes and Fire Codes adopted by the City.
2. The front of the parking space may overhang up to two (2) feet into a landscape area or pedestrian walkway; however, any parking space protruding over a pedestrian walkway shall maintain at least a four (4) foot wide clearance for pedestrian access.
3. Walls and fences are permitted to encroach into the required setbacks.

VII. LANDSCAPE STANDARDS

Unless modified by the below table, all landscaping within Avilla Lago shall conform to Section 21-815 *et. al.* of the City’s Zoning Ordinance:

Regulation	Proposed Landscape Standard
Landscape Buffers	
Min. Landscape Setbacks²	
Front (Beardsley Rd.) ¹	15 ft.
Side (east)	10 ft. as measured from the yard/fence, subject to City Engineering approval
Side (west)	15 ft. for buildings adjacent to the existing single-family residences
Rear (north)	15 ft. for areas adjacent to the existing single-family residences 10 ft. for areas adjacent to proposed parking/drive aisles
On-Site Landscape Areas	
Trees	
- Private Backyards (not located in buffer)	- 1 tree per backyard (100 yards not in buffer)
- Common Landscape Area	- 1 tree per 800 sq. ft.
Shrubs	
- Private Backyards	- None required
- Common Landscape Area	- 12 shrubs per 800 sq. ft.
Street Frontage Buffer Plantings	
Trees	1 per 25 ln. ft.
Shrubs	5 per 25 ln. ft.
Land Use Buffer Plantings	
Trees	3 per 1,000 sq. ft. (24 in. box min.)
Shrubs	5 per 1,000 sq. ft. (5 gal. min.) (No shrubs required in private backyards)

1. A landscape area along Beardsley Road shall be established and maintained between the street right-of-way and any building, on-site parking area, or perimeter screen wall.
2. Walls and fences are permitted to encroach into the required setbacks.

VIII. USEABLE OPEN SPACE

Open space requirements for multi-family residential developments are a result of the lack of private usable space typically associated with standard two and three-story multi-family communities. The minimum requirement for common usable open space is 35,700 square feet. The minimum requirement for private space is a 12-foot diameter circle or an approximate square footage of 144 square feet, which results in an overall private usable open space requirement for the Site of approximately 17,280 square feet. Avilla Lago will contain approximately 45,000 square feet of common usable open space and approximately 34,800 square feet of private usable open space (enclosed rear yard spaces, which far exceed the minimum private space requirement), for a total amount of usable open space area (common and private) of approximately 79,800 square feet. The common usable open space occurs in convenient locations throughout the Site for residents to use and enjoy. Pedestrian paths are prominent throughout the Site, with a strong north/south path connecting the amenities and various areas of the Site together. Additional pedestrian connections are provided throughout the north part of the Site to encourage movement and interaction. Amenities that residents will be able to enjoy include, but are not limited to:

- Pool
- Putting green
- Spa
- Community BBQ
- Dog park
- Bag toss/game area

The private open space is located within the rear yards of the residences for each resident's own personal use and enjoyment, which is more typical of a single-family development than a traditional multi-family community. The use and amounts of common and private usable open space continues to demonstrate the innovative design of Avilla Lago.

IX. DESIGN PRINCIPLES AND GUIDELINES

Unless modified by the below, villa Lago shall conform to Chapter 4: Multi-Family Residential of the City's Design Principles and Guidelines (the "Design Guidelines"). NexMetro requests the following deviations from the Design Guidelines:

- Section II.A.1.b. – This section requires that building placement and orientation along the street line should be staggered, angled, or curved to provide modulation and interest. This requirement (and accompanying illustrations) contemplate multi-story buildings adjacent/visible from streets. NexMetro requests a deviation from this requirement. As is described above, the proposed residences for Avilla Lago are all 1-story with alternative roof lines. The residences along Beardsley Road are setback approximately 30 feet and are separated by a community wall and a considerable amount of landscaping.
- Section II.A.2.b – This section requires pedestrian access be provided to adjacent non-residential areas. The Site is bordered by a non-residential use to the west, a self-storage facility. This Site has a shared access with the self-storage facility and per a private agreement is required to provide parking spaces on the Site for the self-storage facility. Pedestrian access is provided to the self-storage facility. Pedestrian access is also provided on the Site to the public sidewalks along Beardsley Road, connecting residents to the broader pedestrian network. Additional non-residential uses are located east of the Site,

separated by an existing 30-foot drainage channel (that benefits the existing Ventana Lakes community to the north). East of the drainage channel is the back of the non-residential uses, which include parking lots, truck docks, refuse containers, etc. as these businesses are oriented toward Lake Pleasant Road. Providing pedestrian access in to these non-residential uses is not appropriate and not safe for the pedestrians or the non-residential users.

- Section II.A.6.b-e – These sections address various aspects of amenities, common usable open space, private balconies, and location of the amenities/usable open space. Please see the discussion in Section VIII above addressing these items.
- Section II.A.9.b – This section requires walls adjacent to retention areas incorporate regular undulation or variation in materials. NexMetro is proposing a combination view/solid walls (behind the residences) and full view fencing (in between the residences) adjacent to the 30-foot drainage channel on the Site’s eastern side. Accordingly, the variation in materials satisfies this requirement.

Additionally, NexMetro requests a deviation to Chapter 5: Supplementary Standards of the City’s Design Guidelines. Specifically, NexMetro requests to allow the Planning Manager or designee to have the administrative authority to work with NexMetro and the utility company in determining the appropriate screening.

X. ENTRY DESIGN

NexMetro has taken great care in designing the entrance to Avilla Lago. The entry into Avilla Lago is designed to create a sense of arrival as residents and guests will pass an appropriately designed monument sign and decorative screen wall. Enhanced vehicular and pedestrian paving treatments, together with a landscaped center median are provided at the entrance to the community. Additional features such as landscape planters, decorative entrance gates, landscaping, and accent lighting will also be provided to further enhance the entry. Note: A private agreement encumbering the Site requires NexMetro to provide 13 parking spaces for the existing self-storage facility west of the Site.

XI. SIGNAGE STANDARDS

All signage within Avilla Lago shall conform to the City’s signage standards for a multi-family development.

XII. INFRASTRUCTURE/UTILITIES

A. Grading/Drainage/Retention

The City requires that all new developments provide onsite stormwater retention for the 100-year 2-hour storm event. The site grading design will strategically place stormwater inlets to direct runoff to underground CMP retention pipes in select areas. In order to dissipate underground retention by ground infiltration within 36 hours, drywells will be used. The design of the onsite grading & drainage improvements will not adversely affect offsite flows including the flows within the existing channel along the east property line. The current site plan proposes to keep the existing 30-foot drainage easement clear of units, unit yards, drive aisles, etc. and maintain the existing channel. See **Exhibit 10, Preliminary Grading and Drainage Plan**.

CONCEPTUAL DEVELOPMENT PLAN: AVILLA - LAGO CITY OF PEORIA, ARIZONA

THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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PROJECT DATA

SITE AREA (NET) ±10.49 AC (456,976 SF)
(GROSS) ±11.09 AC (483,225 SF)

DENSITY (NET) 11.4 DU/AC
(GROSS) 10.8 DU/AC
MAXIMUM PERMITTED PER ZONING ORD. 12.0 DU/AC

NO. OF UNITS: 120
APN: 200-14-976 AND 200-14-974

EXISTING ZONING: C-2
PROPOSED ZONING: P.A.D.
ZONING CASE #

ADDRESS: W. BEARDSLEY ROAD
PEORIA, AZ 85382

DEVELOPMENT STANDARDS

BUILDING SETBACKS:

FRONT SETBACK (SOUTH) 30'
REAR SETBACK (NORTH) 15'
SIDE SETBACK (EAST) 35'
SIDE SETBACK (STORAGE ON WEST SIDE) 10'
SIDE SETBACK (103RD AVE ON WEST SIDE) 15'

LANDSCAPE BUFFERS:

FRONT BUFFER (SOUTH) 15'
REAR BUFFER (NORTH) 15'
REAR BUFFER (NORTH-NOT IN UNIT YARD AREA) 10'
SIDE BUFFER (EAST) 30'
SIDE BUFFER (STORAGE ON WEST SIDE) 0'
SIDE BUFFER (103RD AVE ON WEST SIDE) 15'

BUILDING CALCULATIONS

MAX BLDG HEIGHT 25' - 1 STORY

BUILDING TYPE	NO. BLDG.	HEIGHT (FT.)	AREA (SF)
1-BED (32%)	19 (38 UNITS)	17	1,312
2-BED (38%)	46	17	980
3-BED (30%)	36	17	1,333
TOTAL	120 UNITS		117,996 SF
GARAGE	10	16	800
LEASING OFFICE	1	25	675
TOTAL			8,675 SF

LOT COVERAGE CALCULATIONS

BUILDING TYPE	NO. BLDG.	ROOF AREA
1-BED	19	24,130 SF
2-BED	46	44,390 SF
3-BED	36	44,784 SF
GARAGE	10	8,000 SF
OFFICE	1	675 SF
TOTAL BLDG AREA UNDER ROOF		121,979 SF
LOT COVERAGE		UNDER ROOF / SITE AREA
LOT COVERAGE		121,979 SF / 456,976 SF (NET)
LOT COVERAGE		27% PROVIDED (50% MAX PER MULTIFAMILY ORD.)

OPEN SPACE CALCULATIONS

	REQUIRED	PROVIDED
MINIMUM ONSITE LANDSCAPE AREA	96,645 SF (20%)	211,330 SF (46%)
COMMON USABLE OPEN SPACE (238 BEDROOMS)	35,700 SF	45,000 SF
PRIVATE BALCONY SPACE DIA. (GROUND FLOOR / UPPER FLOOR)	*12' / 8'	*8' / NA

* NOTE: ALL UNITS ARE PROVIDED A MINIMUM 8' REAR YARD. A 12' DIAMETER CIRCLE PROVIDES FOR APPROXIMATELY 144 SF PRIVATE OPEN SPACE PER UNIT.

APPROX. REQ'D. PRIVATE OPEN SPACE	UNIT	144 SF
PRIVATE OPEN SPACE MIN. PROVIDED	1-BED	196 SF
	2-BED	280 SF
	3-BED	344 SF

APPROX. TOTAL REQ'D. PRIVATE OPEN SPACE	17,280 SF
TOTAL PRIVATE OPEN SPACE	> 32,712 SF

SITE AMENITIES

MULTIFAMILY DESIGN REQUIREMENTS: 4 REQUIRED 6 PROVIDED (20-78-4.A.6.F/100-179 UNITS)

POOL*	COMMUNITY BBQ*
PUTTING GREEN*	DOG PARK
SPA*	INTERIOR TRAIL CORRIDOR

*NOTE: THESE AMENITIES WILL BE OPERATIONAL WITH INITIAL CERTIFICATE OF OCCUPANCY. REMAINING AMENITIES WILL BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR FINAL UNIT.

PARKING CALCULATIONS

PARKING REQUIRED

BUILDING TYPE	REQ'D SPACES
1-BED	38 UNITS (x 1.5)
2-BED	46 UNITS (x 2.0)
3-BED	36 UNITS (x 2.0)
GUEST	1 / 10 UNITS
TOTAL	123

PARKING PROVIDED

GARAGE	40
OPEN PARKING	66
ACCESSIBLE (2% TOTAL)	7
COVERED PARKING	122
STORAGE FACILITY PARKING (SHARED)	13
TOTAL	248

STALL SIZE	REQ'D	PROVIDED
STANDARD	9.5'x20'	19'x20'
HANDICAPPED	16'x20'	16'x20'

*NOTE: FRONT OF PARKING SPACE OVERHANGS 2' INTO LANDSCAPE STRIP - 18' PAVED LENGTH.

SOLID WASTE CALCULATION

1 DUMPSTER PER 24 UNITS
120 UNITS / 24 = 5
5 PROPOSED

