

# GRANITE HILLS

A TAYLOR MORRISON COMMUNITY

## Planned Area Development (PAD) Development Standards and Guidelines Report Z17-12

AUGUST 2018

### PLANNING & ZONING

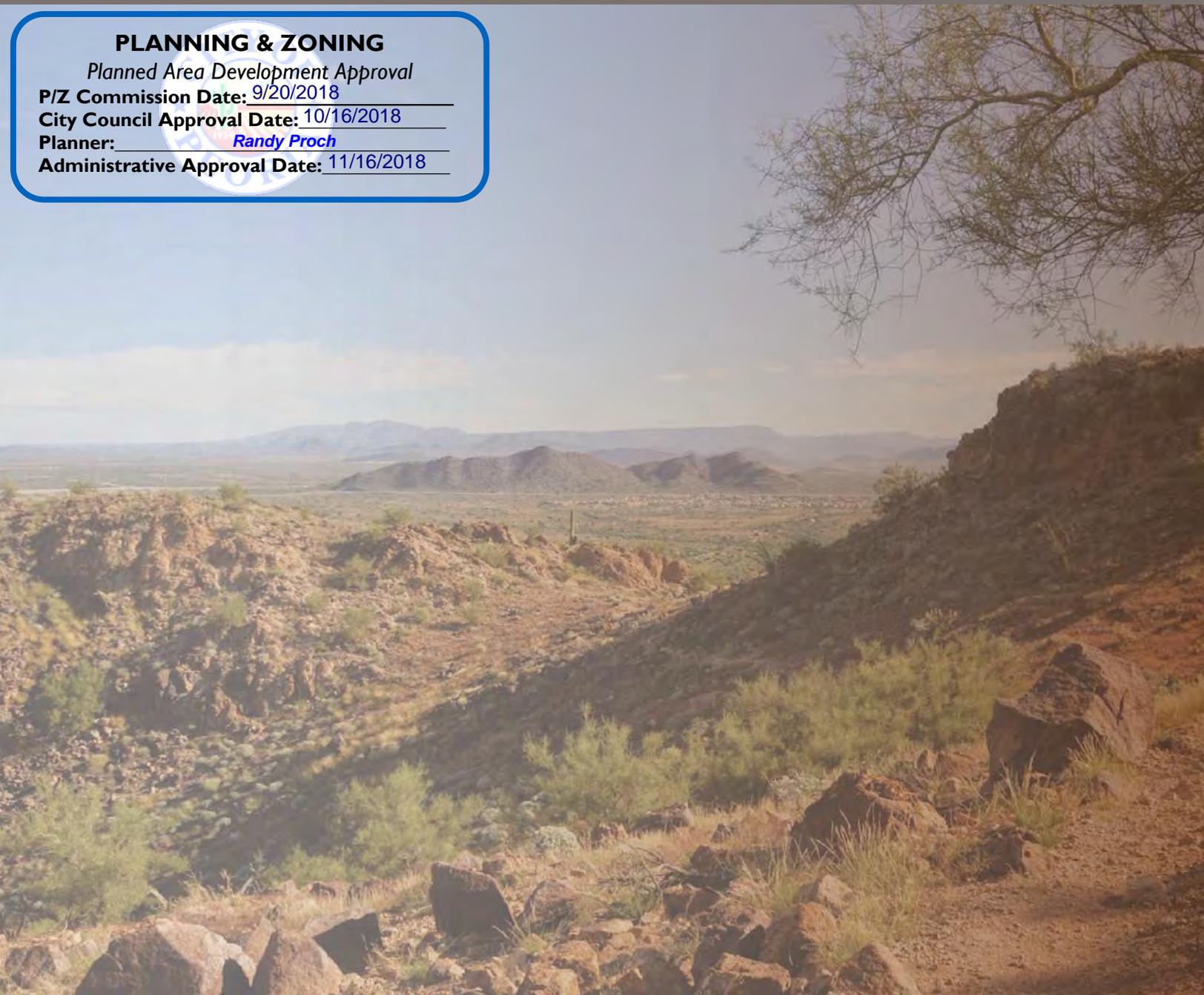
*Planned Area Development Approval*

P/Z Commission Date: 9/20/2018

City Council Approval Date: 10/16/2018

Planner: Randy Proch

Administrative Approval Date: 11/16/2018



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PROJECT INFORMATION:

Project Location:	1/4 mile south of Ridgeline Road and east of Dysart Road
S/T/R:	27 5N 1W
Parcels:	503-52-037C, 503-52-37B, 503-52-037A
Request:	Approval of Planned Area Development (PAD) & Preliminary Plat (PPT) Case Number: Z17-12
General Plan Designation:	Residential/Low
Zoning:	Planned Area Development (PAD)
Existing Use:	Vacant
Gross Area	39.92 Acres
Net Area:	38.15 Acres
Maximum Proposed Dwelling Units:	120 Dwelling Units
Maximum Proposed Density:	3.0 DU/AC (gross density), 3.15 DU/AC (net density)
Open Space:	11.84 Acres (31.04% of gross)

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- TRAFFIC IMPACT ANALYSIS
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- PRELIMINARY DRAINAGE REPORT
- A.L.T.A SURVEY

## 1 INTRODUCTION

Taylor Morrison is excited to introduce Granite Hills, a proposed multi-lot size, high-quality, single-family residential neighborhood to the City of Peoria. The project is located in the Southeast Quarter of Section 27, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, parcels 503-52-037C, 503-52-37B, and 503-52-037A. More generally, the site is on the western boundary of the City of Peoria, ¼ mile south of Ridgeline Road (formerly Dixileta Parkway) and east of Dysart Road. The subject parcels are currently vacant and approximately 40-acres in size. This application proposes a change in zone from SR-43 to Planned Area Development (PAD) to allow for the development of one hundred and twenty (120) single-family detached lots, with a gross density of 3.0 dwelling units per acre (DU/AC) and approximately twelve (11.84) acres or 31.04% (percentage of gross acres) dedicated open space, including Natural Open Space (NOS), and usable and non-usable open space areas (see **Exhibit A: Vicinity Map**).

### PURPOSE OF THE REQUEST

The purpose of this request is to provide a PAD district containing flexible development standards to accommodate a variety of proposed lot sizes and mixes within this residential development.

### BACKGROUND AND EXISTING CONDITIONS

The proposed development's west and south sides of the property are adjacent to undeveloped SR-43 zoned land at the western border of the City of Peoria. To the east of the proposed development is the Trilogy at Vistancia Planned Community Development (PCD parcel C10), and the Fontenelle PAD. These developments include a mix of existing residential lot sizes ranging from approximately 5,000 square feet to 12,000 square feet (48'x115', 50'x120', 60'x120'). To the north of the property is the proposed Sonoran Place PAD which includes one hundred and twenty-two (122) single-family lots with a density of just over 3 dwelling units per acre. The Sonoran Place PAD plans for residential lot sizes ranging from 6,050 square feet to 13,152 square feet with five different lot sizes including: 55'x110'; 55'x115'; 55'x120'; 55'x125'; 60'x125'; and, 60'x130'. The proposed Granite Hills residential community is consistent and complementary to these surrounding developments.



The proposed Granite Hills PAD site is currently vacant and undeveloped. No significant topography or unique physical features impact the property beyond a minor wash that runs through the entire length of the proposed project site. The wash is proposed to be preserved in a natural state (to the greatest extent possible). The General Plan Land Use classifications, along with the existing zoning and uses for the adjacent parcels, are listed below in **Table 1: Existing Conditions Summary**, and further described in the following document sections.

**Table 1: Existing Conditions Summary**

Direction	General Plan Land Use Category	Existing Zoning	Existing Use
Site	Low Density Residential	SR-43	Vacant, Undeveloped
North	Low Density Residential	PAD	Single-Family Residential Community
South	Low Density Residential/ Open Space	SR-43	Vacant, Undeveloped
East	Low Density Residential/ Golf Course	PAD and PCD	Single-Family Residential Community
West	Low Density Residential/ Open Space	SR-43	Vacant, Undeveloped

**GENERAL PLAN CONFORMANCE**

The current and proposed land use designation for this development is Low Density Residential, which allows a density range between 2-5 dwelling units per gross acre. The Peoria General Plan defines this land use as areas where detached, moderately-sized lot, single-family residential neighborhoods are desirable. These areas support a suburban lifestyle with areas of increased density while maintaining a detached single-family residential character. Low Density Residential parcels should be located either



adjacent to, or in close proximity to neighborhood amenities such as joint-use schools/parks, trails, open space, or recreational facilities. Within the Low Density Residential land use category, the City of Peoria has set a target density of 3.0 DU/AC. With exactly 3.0 planned dwelling units per gross acre, this development meets the requirements of the Low Density Residential land use category (see **Exhibit B: General Plan Land Use**). In addition, this PAD includes superior quality and design above and beyond the minimum City standards and are described within the “Enhanced Design Standards” section of this document.

## PROPOSED REZONING/PAD REQUEST

- In accordance to the City of Peoria’s Zoning Ordinance, the PAD is intended to provide an alternative zoning district to the conventional zoning and development process in order to achieve the following goals (City of Peoria Zoning Ordinance, Section 21-601):
- To enhance the City’s development growth in order that the public health, safety, and general welfare be enhanced as Peoria increasingly urbanizes;
- To encourage innovations in residential development so that greater opportunities for better housing may extend to all citizens and residents of Peoria;
- To reflect changes in the technology of land development;
- 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
- To provide a compatible and stable developed environment, in harmony with that of the surrounding area.

The proposed Granite Hills residential development meets and exceeds the goals listed above for a PAD district designation as outlined in this application request. The requested rezoning from the SR-43 zoning district to PAD would allow Taylor Morrison to build one hundred and twenty (120) single-family homes on approximately 39.92 gross acres. A flexible range of lot sizes and products are proposed that include a 48’x115’ lot (5,520 Sq. Ft.), 50’x115’ lot (5,750 Sq. Ft.), and a 63’x125’ lot (7,875 Sq. Ft.). At approximately 39.92 gross acres the yield of 120 lots results in a gross density of 3.0 DU/AC and at approximately 38.15 net acres, the same yield results in a net density of 3.15 DU/AC (see **Exhibit C: Existing and Proposed Zoning**).

## 2 LEGAL DESCRIPTION

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### PARCEL NO. 1:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 THEREOF.

CONTAINING 29.938 ACRES MORE OR LESS

**PARCEL NO. 2:**

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

CONTAINING 4.989 ACRES MORE OR LESS

**PARCEL NO. 3:**

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

CONTAINING 4.991 ACRES MORE OR LESS

THE TOTAL CONTAINING 39.918 ACRES, MORE OR LESS

### 3 PRELIMINARY DEVELOPMENT PLAN

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The Residential Development Standards for this PAD, as outlined below, include the proposed standards for the residential lot and product development. These standards are intended to create a flexible design to concentrate density away from areas of open space, such as natural drainage ways and steep slopes, to protect and preserve natural open space areas. The included residential standards will serve to permit a mix of lot sizes in order to accommodate market and consumer trends as well as to buffer the existing residential community to the east. Taylor Morrison seeks to convert this long-vacant parcel of land into a vibrant residential community. The proposed preliminary development plan has been developed to integrate three (3) unique single-family lot sizes including a mix of 48'x115' (35 units), 50'x115' (46 units), and 63'x125' (39 units). The proposed preliminary development plan includes a total of one hundred and twenty (120) lots achieving a low residential density across the site (3.0 gross DU/AC) (see **Exhibit D: Development Plan**).

The community will feature high quality single-family homes that will utilize a public street network (50' public street cross section) with one access point located off of Dysart Road and an emergency access point at the northeast corner of the site connecting to the Sonoran Place community to the north. A community amenity is centrally located for each home owner to enjoy. Drainage will be managed on-site within landscaped retention areas. A perimeter wall will be constructed to provide community security and safety, enhanced by a comprehensive landscape character/palette and punctuated by community monumentation signifying arrival to the community. All of these elements will be integrated to establish a character that complements the City of Peoria and the surrounding developments (See **Exhibit E: Landscape Plan, Exhibit F: Entry Plan & Details, Exhibit G: Wall Plan, and Exhibit H: Wall Details**).

Granite Hills has been designed to provide a compatible development in harmony with the surrounding area. A large area of open space is provided on the Preliminary Development Plan creating a generous buffer between the existing developments to the east. Similarly, the Sonoran Place PAD to the north of Granite Hills includes an area of natural open space at least seventy-five (75) feet wide at their southern boundary (this project's northern boundary) that creates a natural buffer between the two developments (see **Exhibit I: Site Cross Sections**).

## OPEN SPACE AND AMENITY AREAS

The areas of open space within this development make up over 31.04% of the gross area of the site (including NOA, usable and non-usable open space areas), and will be maintained by the community's HOA. 4.36 acres of "usable" open space has been provided within the site, or 10.92% of the gross area. The open space has been dispersed throughout the Site to provide for natural landscape areas, amenity opportunities and drainage solutions well as visual relief across the development. A centralized, 0.71-acre community amenity area is prominently featured within the community (see **Exhibit J: Usable Open Space**, **Exhibit K: NOS Open Space**, and **Exhibit L: Amenity Plan**). This amenity area will be easily accessible to all of the residents of Granite Hills, supporting recreational activity and social interaction. As a major component of the community's identity, the amenity area will complement the architectural style of the homes, and the communities overall landscape theme. The amenity area will feature a ramada and outdoor barbecue area, a shade tree plaza, seating and several play elements, integrating amenities that provide both active and passive recreational opportunities. Additionally, the project provides a generous natural open space corridor along a significant portion of the eastern and northwest boundary of the project which connects to the centralized open space and amenity within the middle of the community. This project preserves significant amounts of undisturbed Natural Open Space ("NOS"). In total, 5.74-acres or 15.03% of the net area (calculated by net area, as gross area would include paved areas that cannot be preserved) of the site will be preserved at NOS. These open space areas are linked by five-foot (5') attached sidewalks throughout the community to encourage pedestrian connectivity and provide an active street scene. Additionally, five-foot (5') stabilized decomposed granite (DG) trail will be provided for connectivity through areas of natural open space (see **Exhibit M: Pedestrian Circulation Plan**).

## RETAINING WALLS

The existing grade within the proposed boundary of Granite Hills has approximately 21' of relief from north to south, and approximately 11' of relief from west to east. The site contains a defined wash corridor and numerous contributing flowlines. The site's sewer network struggles to maintain cover in the existing condition, as the existing grade of the site falls to the east and the sewer network outfalls to the west. This constraint has required the proposed grading design to be raised in the south portion of the site in order to provide the sewer network with the required minimum cover. Table 2, on the following page, defines the maximum wall heights required for the conditions defined in Zoning Ordinance Supplemental Regulations (21-800). These wall heights are the maximum height for each condition, and do not represent the majority of proposed walls on the site. The maximum wall heights are the result of factors such as; the need to provide minimum cover for the sewer network, and the proximity of perimeter lots to existing natural features such as the defined wash corridor and flowlines that intersect the boundary of the site.

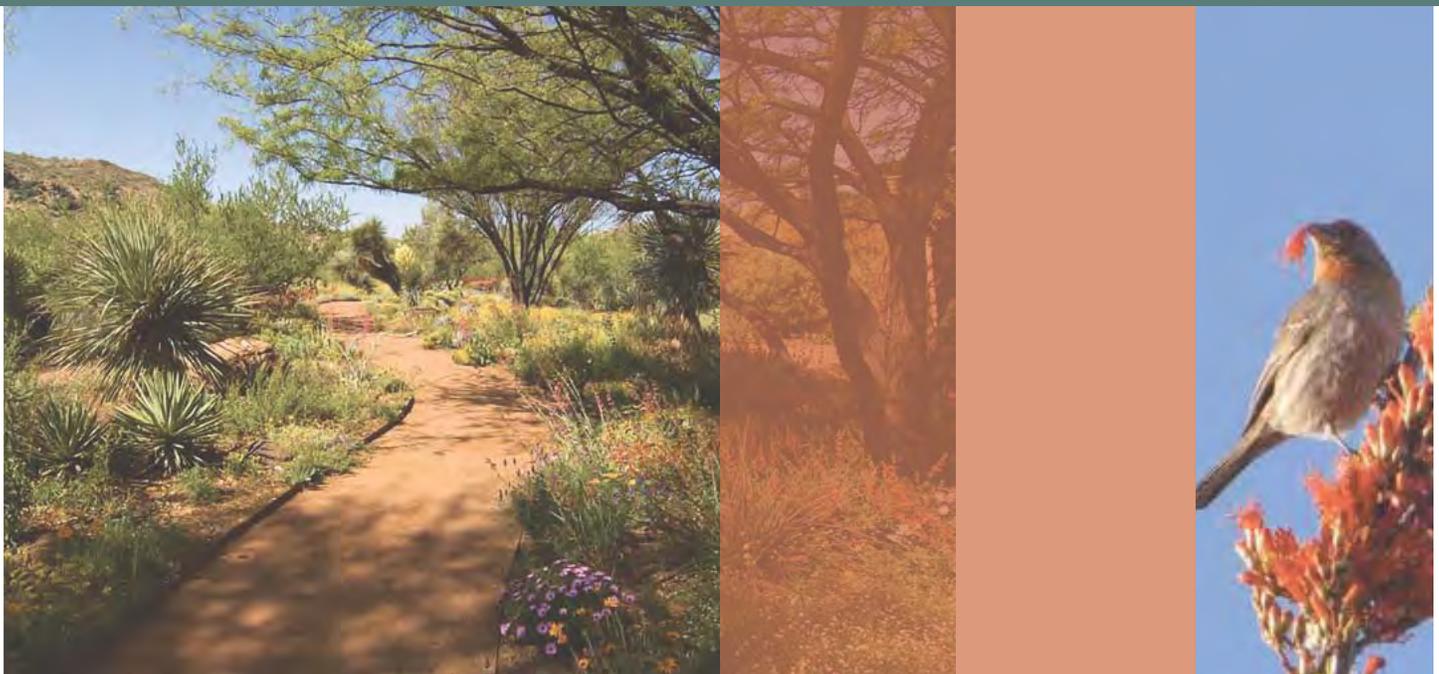


**Table 2: Maximum Wall Heights**

ZONING ORDINANCE SUPPLEMENTAL REGULATIONS (800)	MAXIMUM WALL HEIGHT STIPULATION
21-805 B.3. Adjacent Residential Lots	Maximum wall height of 11' on low side
21-805 B.4. Lots Adjacent to Streets	Maximum wall height of 11.5' on low side
21-805 B.5. Retaining Walls (Adjacent to Existing Grade)	Maximum wall height of 15' on low side of single wall
21-805 B.6. Lots Adjacent To Retention Areas	Maximum wall height of 11' on low side of single wall
21-805 B.6. Lots Adjacent To Waterways	Maximum wall height of 15' on low side of single wall

**CHARACTER**

Granite Hills will be designed and constructed as an integrated whole, both functionally and aesthetically, so as to achieve the unique project identity to contribute to high-quality residential development within the City of Peoria. The project will feature a modern desert landscape palette that will complement the surrounding architecture and environment. Authentic and natural materials will be utilized along with a patterned landscape to accentuate the development.



## HOUSING PRODUCT

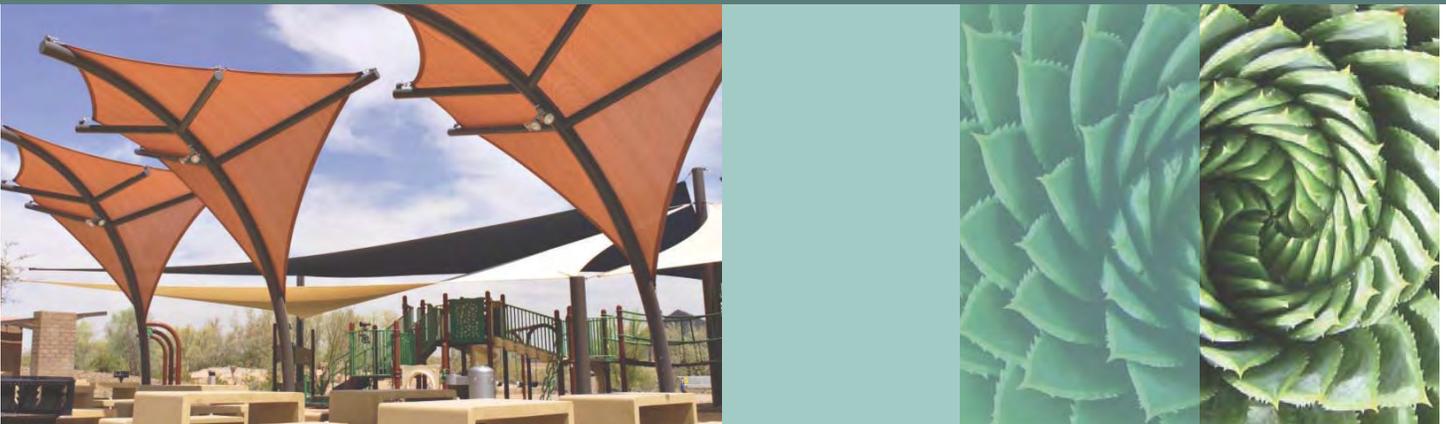
The architecture and character of Granite Hills will provide diversity and originality throughout the community and the surrounding area. The floorplans selected for Granite Hills consist of four brand new plans and two of our best selling plans that have been revised to accommodate today's lifestyle. The six plans selected vary in style and layout and will enhance the community streetscape in the following ways:

- Three are single story plans
- Three are two story plans
- One includes living area behind the garage
- Three include living areas in line with the garage
- Two include living areas in front of the garage
- The four with living areas either behind or in line with the garage, include optional front covered porches that extend in front of the garage

The proposed residential plans will be largely consistent in style and theme with surrounding developments and will include Taylor Morrison's high-quality elevations which enhance the street scene by utilizing architectural themes such as: Spanish, Tuscan and Prairie; and varied roof forms and orientations are all present and vary by plan. This community includes home sites that vary in width and lot size and that will be visible along the same street, bringing an additional level of diversity and aesthetic appeal. Identifiable elements and characteristics of Granite Hill's planned architectural character include:

- Various methods of shading and building accents;
- Refined contemporary forms and geometry;
- Emphasis on vertical and horizontal lines;
- Incorporation of indoor/outdoor spaces; and,
- An aesthetic and complimentary application of natural materials.

The architectural exhibits include a lot fit analysis. The elevations for each home shall have varied color or style of garage doors to suit the design of the home and to add visual interest to the street scene (See **Exhibit N: Lot Fit Analysis**).



## 4 PERMITTED PRINCIPAL, CONDITIONAL AND ACCESSORY USES

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All permitted principal, conditional, and accessory uses shall be maintained as described and without deviation within Section 21-415 of the City's zoning ordinance for the proposed PAD district.

## 5 PROJECT PHASING AND DEVELOPMENT SCHEDULE

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It is anticipated that Granite Hills will be developed as one phase. It is estimated that the construction will be initiated in 2019 with a two-year build out completion.

## 6 PROJECT DEVELOPMENT STANDARDS

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The following development standards and requirements are to be complied with and maintained without deviation from existing City of Peoria codes, regulations, provisions, and/or requirements, within the requested PAD for Granite Hills:

- Accessory Use Standards;
- Lighting Standards;
- Parking and Roadway Requirements;
- Screening, Fencing and Walls; and,
- Desert Lands Conservation Overlay.

Flexible development standards are proposed for this PAD to allow for three unique lot sizes and product types that include PAD specific standards for setbacks, lot coverage and lot widths.

Setbacks are designed to govern the size, shape, and placement of buildings in relation to the property. They are designed to help regulate density, provide adequate daylighting, ensure privacy, and create open spaces for individual activity and relaxation. Proposed setbacks within this PAD that deviate from the typical Peoria Zoning Code include five (5) foot minimum interior side setbacks, with a thirteen (13) foot minimum combine side setback total, when added together. These proposed setbacks are designed to allow for high-quality homes to be built on each lot while maintaining privacy, an appropriate density, and ample open space.

Lot width, lot coverage, and block length standards are meant to help with massing control and the aesthetic appearance from the street and neighboring developments. This PAD proposes forty-eight (48), fifty (50), and sixty-three (63) foot lot widths with lot coverage standards that meet the needs of each of the three (3) lot sizes. A one-thousand and fifty (1,050) foot block has been included within Granite Hills, exceeding the one-thousand (1,000) foot standard. Speeds will naturally be mitigated on this roadway as a result of the two intersecting streets that provide direct routes in and out of the community, however, traffic calming chicanes have also been added to the plan. To help mitigate the proposed lot widths, coverage amounts, and block length, the site has been designed to place the largest lot sizes adjacent to the neighboring residential community to the east, with the smaller lot sizes placed within the interior of the community and along the southern boundary of the project. In addition, all of the lots on the eastern boundary of the project will be limited to single story. This self-imposed restriction will reduce the overall appearance of massing/home size from the street and neighboring developments.

In addition to the enhancements listed above, the overall streetscene will be enhanced with the addition of architectural pavers in lieu of standard concrete driveways and front walkways. New home products have also been designed specifically for the forty-eight (48) foot and fifty (50) foot lots within Granite Hills. This new architecture has been designed to mitigate garage dominance by including livable space in front of garages, creating an overall effect that draws the eye to the front of the home and down the street, versus a garage dominant appearance. There are currently 6 plans for the 48' and 50' lots, four (4) of which have a front porch at least 5' in front of garage and the other two (2) have livable areas at least 5' in front of garage.

Included below are the proposed development standards for Granite Hills (see **Table 2: Proposed Development Standards**, **Table 3: Lot Size Variation**, and **Table 4: Open Space Requirements**).

**Table 2: Proposed Development Standards**

PAD Development Standards				R1-6 City of Peoria Standards (for comparison only)
Lot Size	48'x115'	50'x115'	63'x125'	80'x100'
Minimum Lot Area	5,520	5,750	7,875	6,000
Minimum Lot Width	48'	50'	63'	50'
Minimum Lot Depth	115'	115'	125'	100'
Maximum Height	30'/Two-story	30'/Two-story	30'/Two-story	30'
Maximum Lot Coverage (percent)	1-story - 55% 2-story - 50%	1-story - 50% 2-story - 45%	1-story - 50% 2-story - 45%	45%
Block Length	1,050 ft			1,000 ft
Minimum Building Setbacks				
Front Living	10'	10'	10'	10'
Side Loaded Garage	10'	10'	10'	10'
Front Loaded Garage	20'	20'	20'	20'
Interior Side (min/min total)	5'/13'	5'/13'	5'/13'	5'/8'/13'
Rear	15'	15'	15'	15'

**Table 3: Lot Size Variation**

Lot Size	Quantity	Mix %	R1-6 City of Peoria Standards
48'x115'	35	29.17%	N/A
50'x115'	46	38.33%	N/A
63'x125'	39	32.50%	N/A
<b>Total Number of Lots</b>	<b>120</b>	<b>100%</b>	<b>N/A</b>

**Table 4: Open Space Requirements**

Type of Open Space	Acres	Percent of Area	R1-6 City of Peoria Standards
Unusable Open Space	7.48 acres	18.74% gross	<b>9% Gross</b>
<b>Usable Open Space</b>	<b>4.36 acres</b>	<b>10.92% gross</b>	
Total Open Space	11.84 acres	31.04% gross	
Undisturbed NOS	5.40 acres	14.15% net	<b>15% Net</b>
Disturbed NOS	0.34 acres	0.88% net	
<b>Total Natural Open Space</b>	<b>5.74 acres</b>	<b>15.03% net</b>	
<b>Amenity Area</b>	0.71	1.86% net	N/A

## DENSITY JUSTIFICATION - ENHANCED DESIGN STANDARDS

The City of Peoria's Low Density Residential General Plan land use category requires a density between 2-5 DU/AC, with a target density of 3.0 DU/AC. With exactly 3.0 planned dwelling units per gross acre, this development meets the requirements of the Low Density Residential land use category. To mitigate the proposed Development Standards, this project includes Enhanced Design Standards that exceed City of Peoria Standards and Requirements (20-78-3) by providing a superior quality and design.

The purpose of the City of Peoria's Design Guidelines are to:

*“guide the integration of new neighborhoods and housing types into the community fabric and safeguard and enhance the character of established neighborhoods. The design principles attempt to promote a deviation from the standard “cookie-cutter” format of garage dominant building lines and repetitiveness through a diverse palette of standard plans, articulation, color and material choices and neighborhood identity. Neighborhoods should contain safe and practical open space areas with context and connectivity to adjacent land uses and circulation modes”.*

Granite Hills will meet and will in many cases exceed many of the Design Guidelines including the following elements:

### SUBDIVISION DESIGN

Granite Hills was designed to promote safety, enhanced lot functionality, provide convenient pedestrian and vehicle connections, and creates usable open space and recreation areas. The City of Peoria's Design Guidelines for subdivision design have been met, and the following guidelines have been exceeded:

- **20-78-3.II.A.1.c** - Lot frontages shall be located a minimum of one hundred fifty (150) feet from arterial street intersections.  
*In order to increase safety and functionality, lots within Granite Hills are located far from all arterial street intersections. The closest arterial intersection at Dysart Road and Ridgeline Road is located over 1,300' away, well over the standard of one-hundred and fifty feet from all lot frontages.*
- **20-78-3.II.A.2.d** - Landscaping should not create blind spots or hiding spots.  
*The landscape design for Granite Hills has taken the principles of CPTED into consideration to avoid any blind spots or hiding spots. Beyond safety, Granite Hills' open space and landscape design additionally includes elements that: enhance view corridors, focal elements and native environments; promote visually and/or physically usable open spaces that are accessible and safe; and, provide a wide variety of activities for all ages such as walking, sports, neighborhood and social events, imaginative play, and reflection.*
- **20-78-3.II.A.2.e** - Open spaces and recreational areas should be located so that they can be observed from nearby homes.  
*The design of parks and open space can have a direct impact on people's perceptions of safety and their willingness to use a space. The essence of the “eyes on the street” approach to planning and design is to increase the opportunities for informal surveillance and reduce the number of isolated places where crime can take place unseen. For that reason, all open spaces have been designed to provide “eyes on the park”. Homes have been oriented to provide as much visibility as possible.*

In addition to these standards, all end tracts have been designed to be at least thirteen (13) feet wide adjacent to the rights-of-ways to allow for street trees adjacent to sidewalks.

**OPEN SPACE**

A sizable percentage of open space above the minimum standard: The provision of open spaces within new developments provide many advantages including formal and informal play and recreation areas, preservation of natural environments, provision of green space and even storm water management. The amenity area planned for Granite Hills includes several options for residents of all ages and abilities. Younger residents will enjoy structured play on provided play structures and free play within turf areas designed to accommodate a variety of activities. Family and friends may also gather under the shade structure, on the picnic tables and seatwalls, for a perfect space to share a meal, catch up with neighbors, or keep a watchful eye on their children. Residents of Granite Hills will also enjoy the interconnected system of trails that easily connect residents to the amenity area.

There is a growing body of research showing a connection between human health and wellbeing and the design and structure of communities. With this in mind, Granite Hills has been designed to include over 31.04% NOS, usable, and non-usable open space areas, well above the required 9% of gross area (10.92% gross area is provided) for usable open space and 15% for natural open space (15.03% net area is provided).

Open space areas planned for Granite Hills are designed above and beyond City standards. The following Design Guidelines exceed City standards:

- **20-78-3.II.A.5.a** - All developments shall provide a minimum area of Usable Open Space in accordance with the schedule outlined in Table 1.

**Table 1:**

Standard	Requirement	Provided
Usable Open Space	9% gross area	<b>10.92% gross</b>
Natural Open Space	15% net area	<b>15.03% net area</b>
Total Open Space	No requirement	<b>31.04% gross area</b>

Note: Per Section 21-729, Usable Open Space requirements of this ordinance may be satisfied by NOS containing dedicated trails, floodway areas or reserved or dedicated steep slope areas.

**CONNECTIVITY**

A high-level of interconnectivity throughout the community: The way cities and neighborhoods are designed affects whether or not it is easy for people to walk, cycle, participate in active recreation, and interact with neighbors and their community. For this reason, Granite Hills has been designed to include trails and connections from each area of open space to the amenity area, north to neighboring residential communities and south to future development areas to ensure connectivity remains accessible and convenient for all residents. To ensure vehicular circulation remains accessible at all times for residents of Granites Hills, the development includes one point of connection onto Dysart Road. The main entry, as described previously includes a lush park-like boulevard.

A decomposed granite trail (DG) runs the entire length of the eastern property boundary connecting residents and visitors to the developments to the north and future development to the south. This trail connects to the greater Granite Hills community in multiple locations and links residents and visitors to five (5) foot sidewalks that are included on both sides of all roadways within the development. Additionally, an eight (8) foot tree-lined sidewalk is provided along the entire length of the project’s western boundary along Dysart Road. This generous pathway will connect residents and visitors to the various trails, open spaces and amenities within the greater Peoria area (see **Exhibit M: Pedestrian Circulation Plan**).

### WALLS AND ENTRY FEATURES

Community character and sense of place: The perimeter of Granite Hills was considered in the design of the development. The design of the perimeter walls reflects the quality and character of the community while maintaining an aesthetic balance with the existing neighboring developments. The perimeter walls that abut communities to the north, and east include a partial view wall. This wall is designed to have a four (4) foot solid base with a two (2) foot view wall on the top. At each property line, the solid portion of the walls are extended to the top of the wall creating an attractive wall variation. This enhanced design provides visual interest and an aesthetic appeal to a typically ordinary community feature.

The community will also feature a centrally located primary entrance off of Dysart Road that opens onto the central amenity area. Graphics highlighting the positive visual impact of the development on the streetscene along Dysart Road have been included. The primary entrance will include community monumentation with enhanced landscape materials creating a tree-lined, park-like entrance into the community that compliment the surrounding natural desert. High-quality materials including board-form concrete, weathered steel accent columns, and stone accent with a 4" concrete cap are included in the design creating a distinguished and venerable entry into the community. The entry/gateway monumentation and overall community theming will be provided as referenced on **Exhibit F: Entry Plan & Details**, **Exhibit G: Wall Plan**, and **Exhibit H: Wall Details**.

### ENVIRONMENTAL COMPONENTS

Capitalization on the location's assets to create destinations within a project, and preservation and retention of environmentally sensitive areas: Granite Hills values the natural resources present on the site. Natural vegetation filters runoff, prevents sediment from washing into streams and water supplies, provides shelter for wildlife, and improves soil percolation. Vegetated open spaces provide privacy from neighbors, increase the value of the land, and make homes more energy efficient.

This site has been extensively studied and all natural, cultural and historic elements have been documented within the companion report for this project. Within that report all plant communities, flows, cultural and historic features, and habitat has been inventoried. The on-site washes/drainage ways will be preserved in their natural state, creating an untouched respite within the development that will be accessible to the entire community. The wash also serves as a natural buffer from Dysart Road (with the exception of a mere 13 units proposed at the southwest corner) and from future development to the west of the site.

The inclusion of open space along the site's western boundary will create a unique streetscene as compared to other developments that provide property walls straight along all project boundaries. Instead of this approach, Granite Hills will enhance a portion of the landscape adjacent to Dysart that blends with a wide swath of open space left in its natural state (over 150' across) in order to preserve natural and riparian areas of the site as well as to create a distinct streetscene unique to most new home communities. South of the community entrance (Desert Vista Way), lots are placed against the road way, but in an effort to complement the streetscene to the north of the entry, the theme wall undulates to create articulation and interest from the street.

## 7 PROJECT SIGNAGE STANDARDS

All signage within Granite Hills shall conform to the standards in Section 21-827 of the Peoria Zoning Ordinance. A permanent Project Identification Sign will be located at the community entry at Dysart Road and will conform to City regulations (see **Exhibit F: Entry Plan & Details**).

## 8 PROJECT LANDSCAPE STANDARDS

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The proposed landscape design for Granite Hills is designed to exceed the City's minimal landscape requirements dictated in Section 21-815 of the City of Peoria Zoning Ordinance and Chapter 3 of the City's Design Standards Manual for Single-Family Residential development. Specific aspects of the proposed landscape enhancements include pedestrian circulation throughout the project site including a DG trail along the natural open space on the east side of the property connecting to the Sonoran Place development, streetscaping, increased usable open space, thematic form of monuments and walls, and materials and colors for the hardscaping and built forms (See **Exhibit E: Landscape Plan**, **Exhibit F: Entry Plan & Details**, **Exhibit G: Wall Plan**, and **Exhibit H: Wall Details**).

## 9 HILLSIDE ANALYSIS

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Not Applicable (see grading section below for slope details).

## 10 INFRASTRUCTURE/UTILITIES

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### **GRADING/DRAINAGE/RETENTION**

The site generally slopes in a southeasterly direction at an average slope of approximately one percent. The peak elevation within the site is approximately 1,400 feet above mean sea level (MSL), located near the northwest corner of the site adjacent to Dysart Road. The lowest elevation within the site is approximately 1,385 feet above MSL, located near the southeast corner of the Site and southwest corner of the site, where a natural wash exists.

In terms of off-site drainage, the largest offsite drainage area is located north of the site and west of Dysart Road. This tributary area contributes to a local wash that traverse through the site from north to south. There is also a small local watershed that drains toward the site from the north. The offsite area in this watershed is part of the proposed Sonoran Place development and much of the area will be eliminated once Sonoran Place is developed.

The on-site drainage system will be designed to convey the estimated 10-year peak flow between the curbs within the roadway, and the 100-year peak flow within the street right-of-way. The adjacent half-street drainage design is to convey the estimated 10-year peak flow within the street while maintaining a 12-foot dry lane and the 100-year peak flow at a maximum depth of 6-inches over the crown of the street. All storm water storage basins will drain within 36 -hours through gravity systems. Scupper and catch basin storm drain systems will be installed to collect and convey the on-site flow to storm water storage basins. In addition, all finished floor elevations will be designed to be 12-inches above the highest adjacent 100-year water surface elevation and a minimum of 14-inches above the parcel drainage outfall. The proposed drainage system design and associated drainage improvements are anticipated to not adversely impact any adjacent properties (see **Exhibit N: Preliminary Grading and Drainage**).

### **WATER/WASTEWATER**

Water service to the property will be provided by the City of Peoria. Based on as-built plan, there is an existing 12-inch water line in Ridgeline Road just east of Dysart Road. This 12-inch line will receive water from the Westland Reservoir Campus. The proposed Sonoran Place development just north of the project will extend the 12-inch water line south to the project. The 12-inch line in Dysart Road will be further extended along the project frontage. The onsite water distribution lines will be connected to the 12-inch water line in Dysart Road as well as to the existing Sonoran Place development to the north to create a looped system.

Sewer service to the project will be provided by the City of Peoria. As built information indicated that the City of Peoria has constructed a 21" sewer trunk line in Dysart Road. The sewer line is located in a 40' sewer easement. Wastewater from this project will be collected by 8-inch sewer mains and discharged to the existing 21" line. In order to provide sufficient cover for the onsite 8-inch lines, it is proposed to connect the new 8" line to Manhole (MH) #20 of the 21" line. MH#20 is approximately 250' south of the project southern boundary. This will require running the 8" line parallel to the 21" line for 250' in the same 40' sewer easement. Waste water treatment will take place at the existing City of Peoria Jomax Treatment Plant. According to the City, this 21-inch sewer line has sufficient capacity to take flow from the project.

The minimum slope for an 8-inch sewer line is 0.0050 according to Table 5.7 of the IWUMP. However, due to the location and the depth of the 21" trunk line, part of the site will need to be elevated in order to drain.

### **ELECTRIC POWER/NATURAL GAS/TELEPHONE SERVICE**

Electrical service will be provided by the Arizona Public Service Company. Cox Communications and Century Link will provide communications and cable service. Southwest Gas will provide gas service.

## **11 PRELIMINARY PLAT**

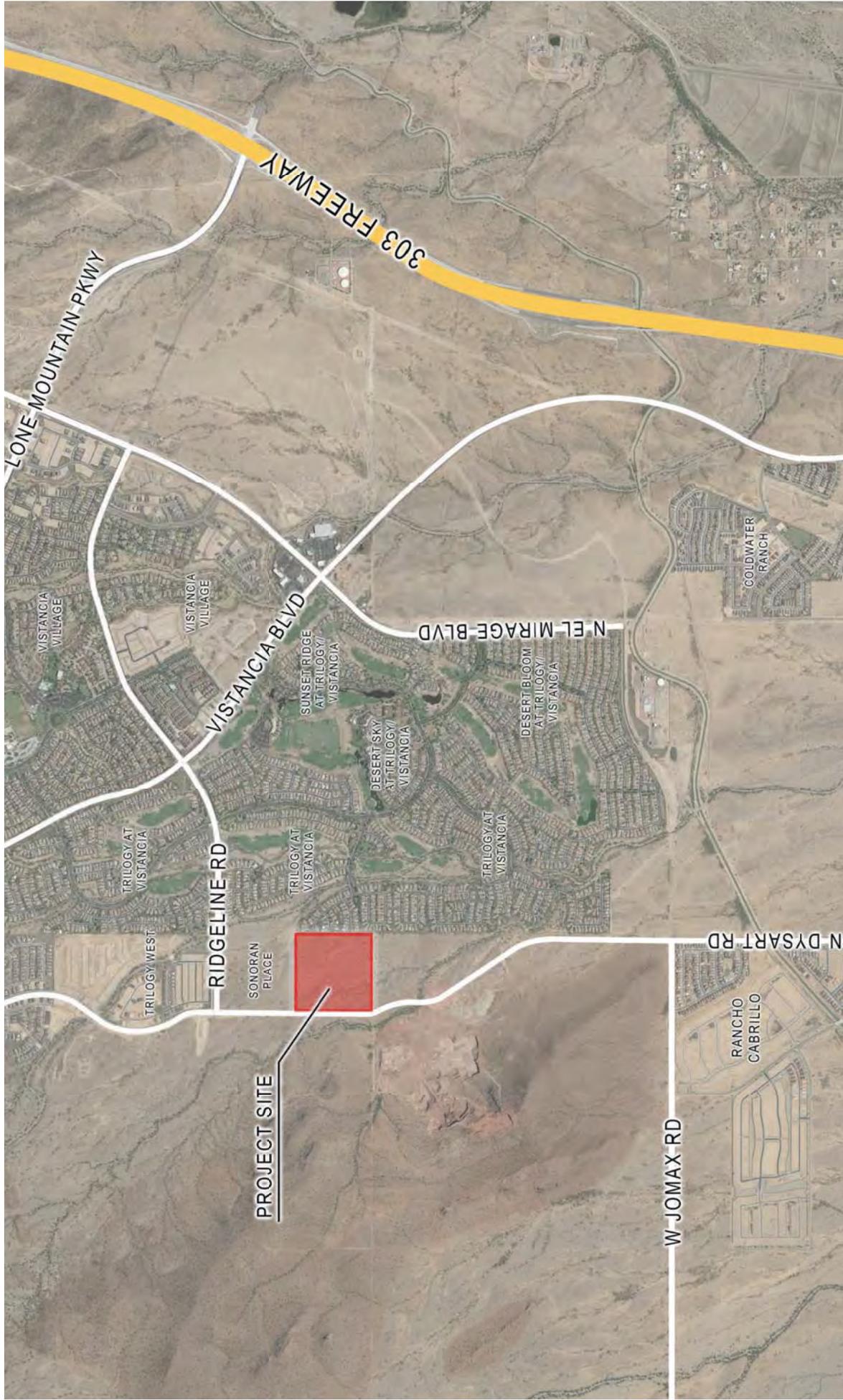
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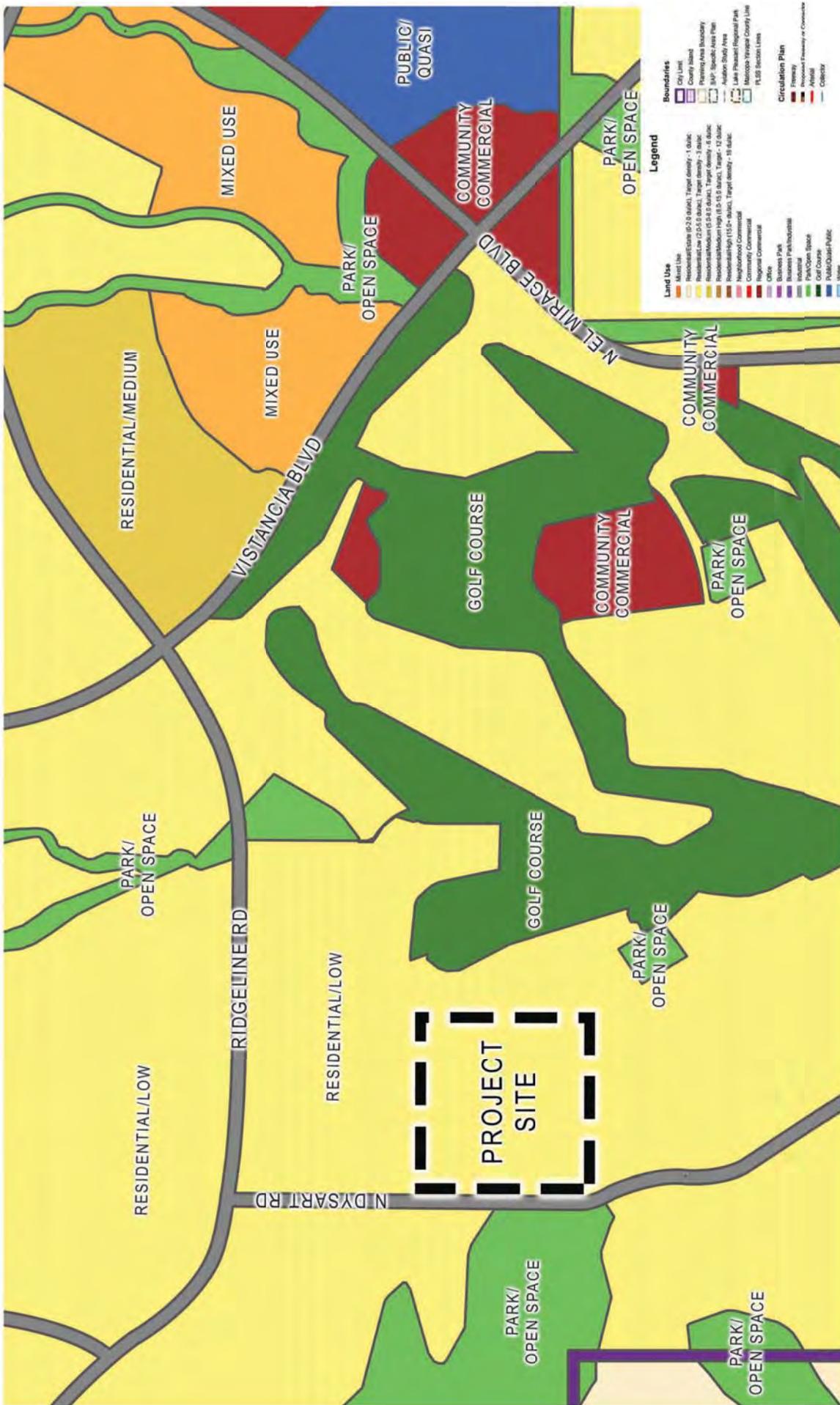
See **Exhibit O: Preliminary Grading and Drainage** and **Exhibit P: Preliminary Plat.**

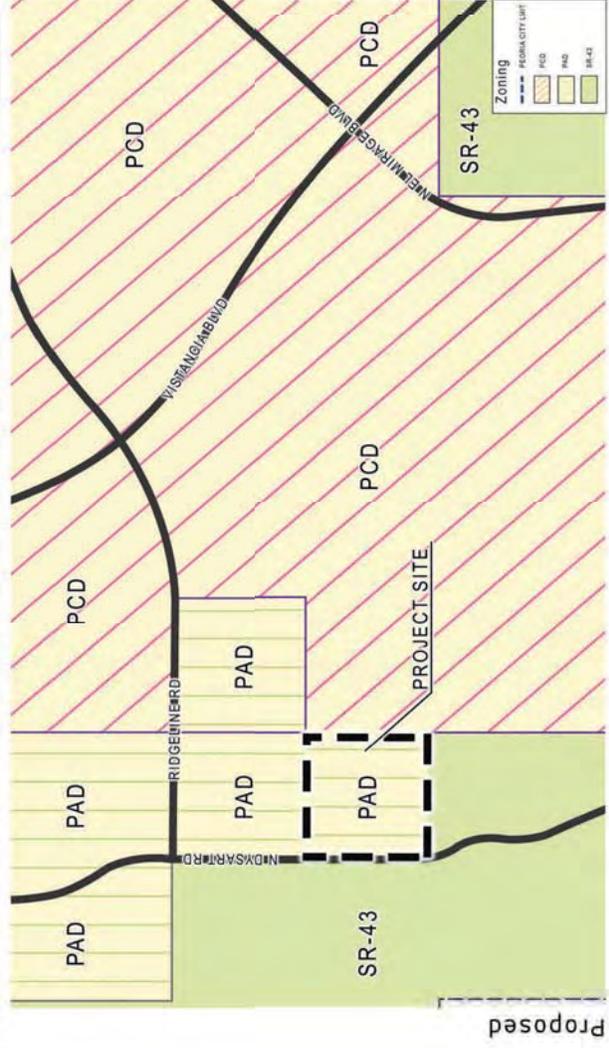
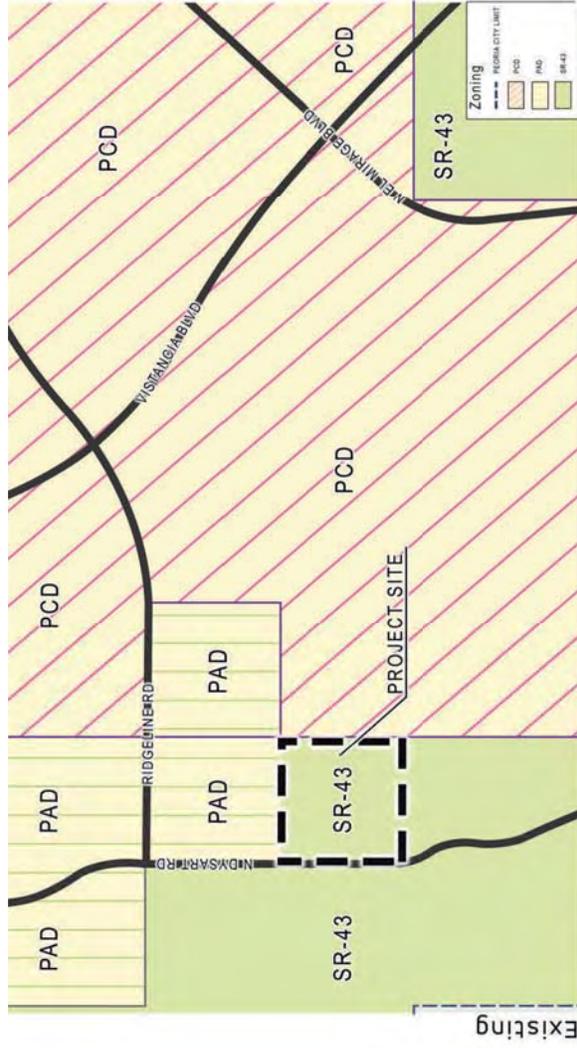
## **12 CONCLUSION**

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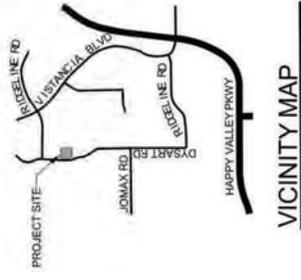
Granite Hills will be a high quality, sustainable, and dynamic development on this currently vacant Site. The proposed PAD meets the goals of the City by providing a vibrant community that is visually attractive and provides a variety of housing opportunities. Further, Granite Hills satisfies the goals of the General Plan by providing a variety of compatible housing. The proposed central amenity and the related facilities will help to create a close community by providing areas and activities for families, friends and neighbors to enjoy together. Cohesive pedestrian connectivity throughout the development reinforces and encourages active lifestyles and community involvement. Unique architectural design, an inviting neighborhood street scene, and ample landscaped spaces assure that Granite Hills will be a valuable asset to the City and immediate area.







Site Data			
Approximate Gross Ac.	39.92 Ac.	3.0 DU/AC.	
Approximate Net Ac.	38.15 Ac.	3.15 DU/AC.	
	11.84 Ac.	31.04%	
Unit	Qty.		
48'x115' Lots	35	29.17%	
50'x115' Lots	46	38.33%	
63'x125' Lots	39	32.50%	
<b>Total</b>	<b>120 Units</b>		



VISTANCIA COMMUNITY  
PCD  
TRAFFIC CALMING CHICANE

SR-46

ENTRY  
FEATURE  
PRIMARY ENTRY  
MONUMENT

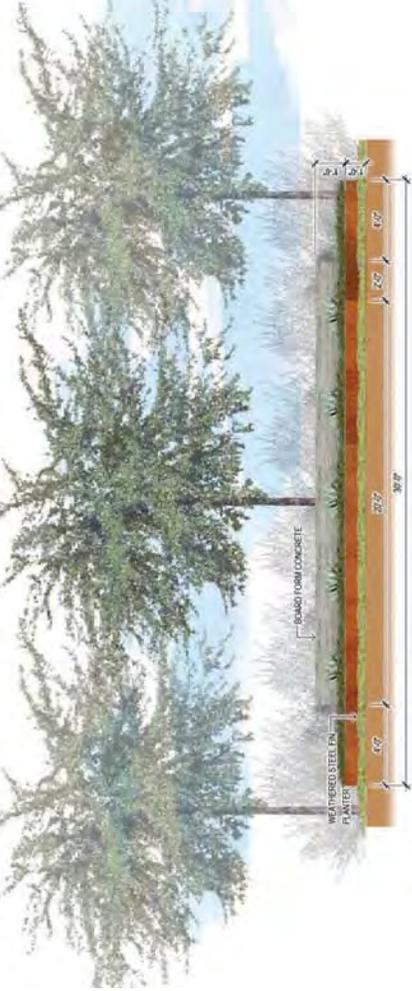
SR-43

WATER AND SEWER EASEMENT

PAD EMERGENCY ACCESS/  
WATER EASEMENT

SEWER EASEMENT



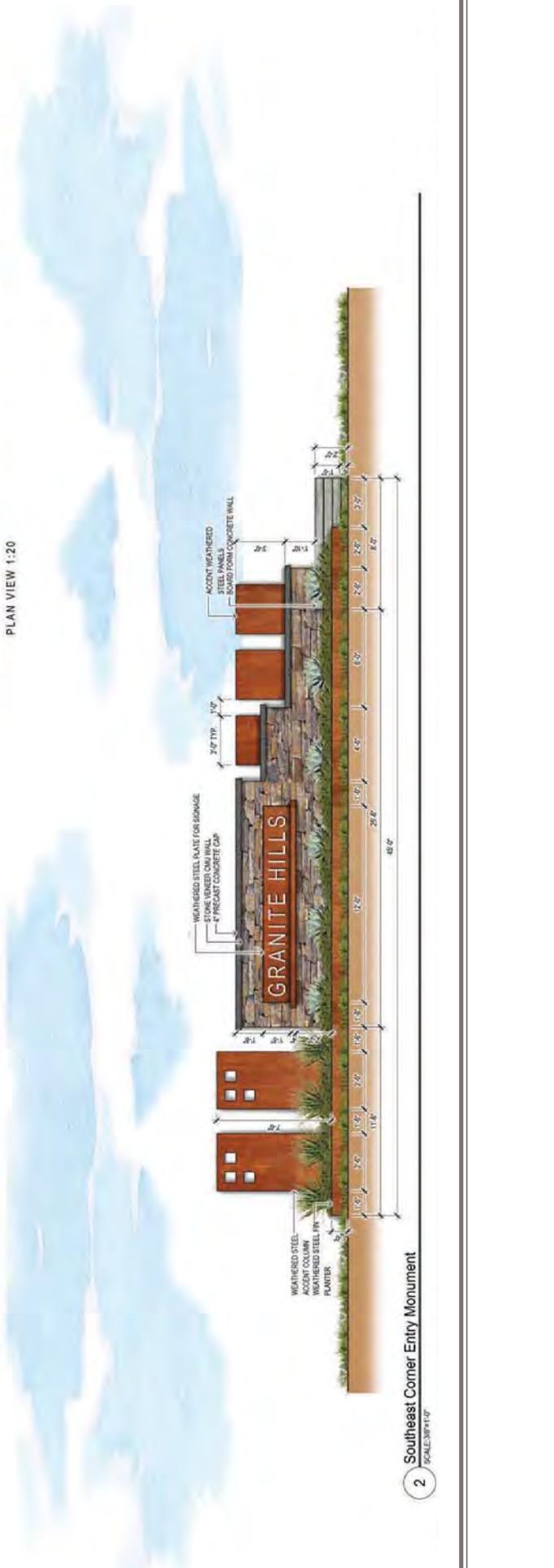


1 Northeast Corner Entry Feature

SCALE: 3/8"=1'-0"



PLAN VIEW 1:20



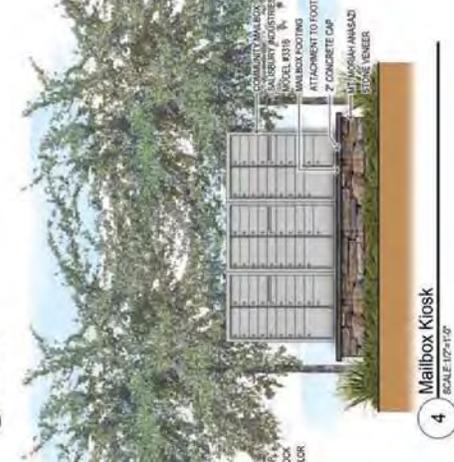
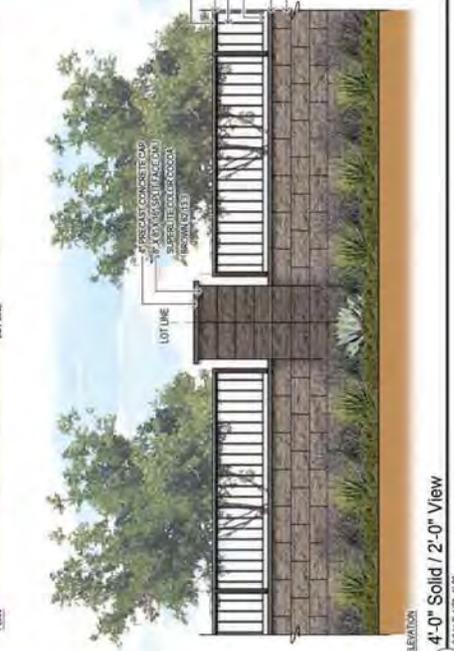
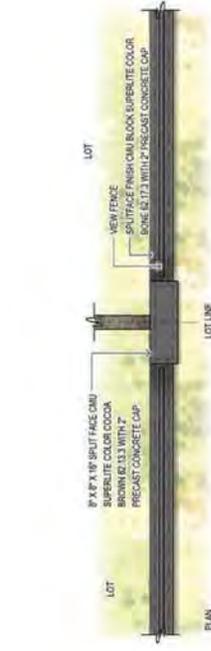
2 Southeast Corner Entry Monument

SCALE: 3/8"=1'-0"

# EXHIBIT G: WALL PLAN

WALL LEGEND	DESCRIPTION
	6 BUILDER WALL
	4-SOLID 2 VIEW
	THEME COLUMN
	SOUTHEAST CORNER ENTRY MONUMENT
	NORTHEAST CORNER ENTRY FEATURE

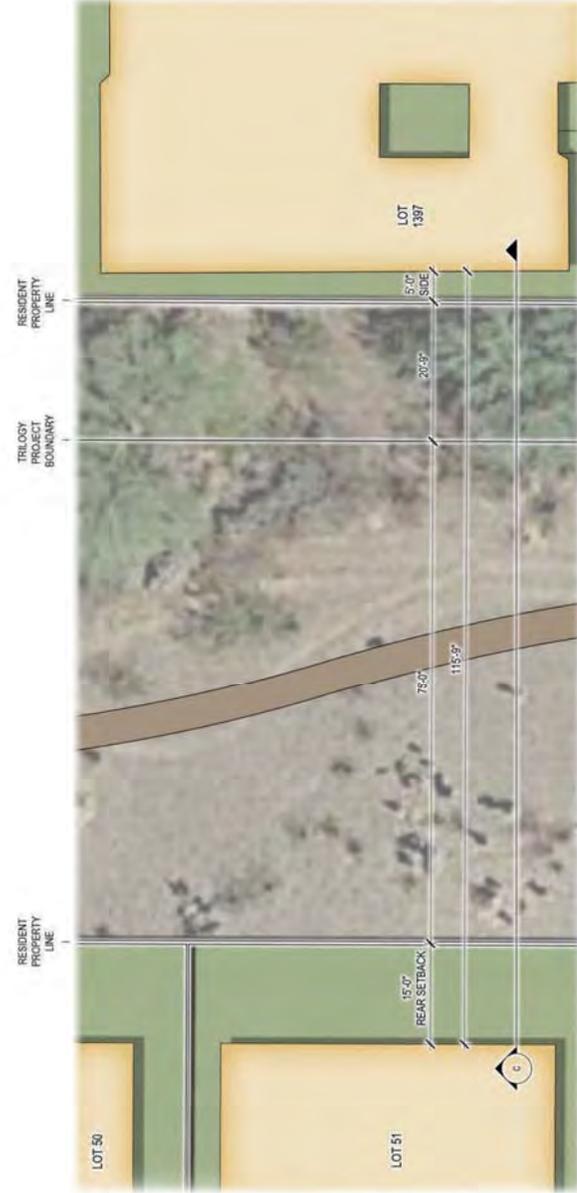








Key Map



PLAN VIEW



SECTION C

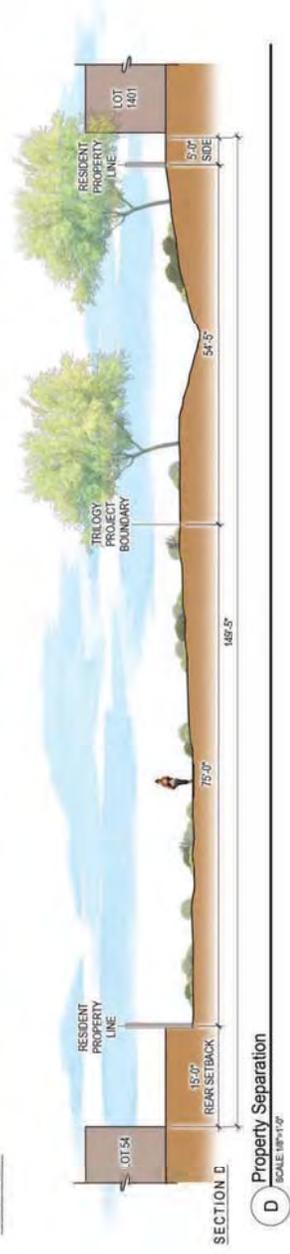
C Property Separation  
SCALE: 1/8"=1'-0"



Key Map



PLAN VIEW



SECTION D

Property Separation  
SCALE: 1/8"=1'-0"



Key Map



PLAN VIEW



SECTION E

E Property Separation

SCALE: 1/8"=1'-0"



Key Map



PLAN VIEW



SECTION F

Property Separation  
SCALE: 1/8"=1'-0"

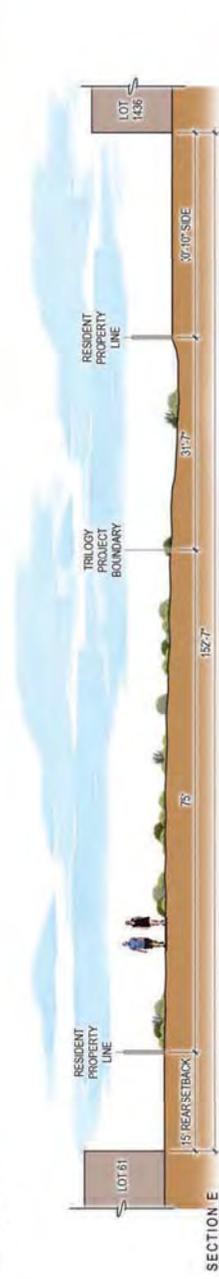




Key Map  
North Arrow



PLAN VIEW



SECTION E

Property Separation  
SCALE: 1/8"=1'-0"





Open Space			
Open Space	7.48 Ac.	18.74%	
Usable Open Space	4.36 Ac.	10.92%	
Open Space Total	11.84 Ac.	31.04%	

- Open Space Bench location with shade tree typical
- Open Space Dog Waste Station



NOS Open Space	
Disturbed NOS OS	0.34 Ac. 0.88%
Undisturbed NOS OS	5.40 Ac. 14.15%
<b>NOS Open Space Total</b>	<b>5.74 Ac. 15.03%</b>



# EXHIBIT L: AMENITY PLAN



**KEYNOTES**

- A** TURF PLAY AREA
- B** SHADE STRUCTURE
- C** PLAY STRUCTURE
- D** PICNIC TABLE
- E** BBQ
- F** BOARD FORMED CONCRETE SEATWALL
- G** STEEL POSTS
- H** CONCRETE SIDEWALK



**C** TITANIUM LAPPSET PLAYSTRUCTURE



**C** THALUM LAPPSET PLAY STRUCTURE

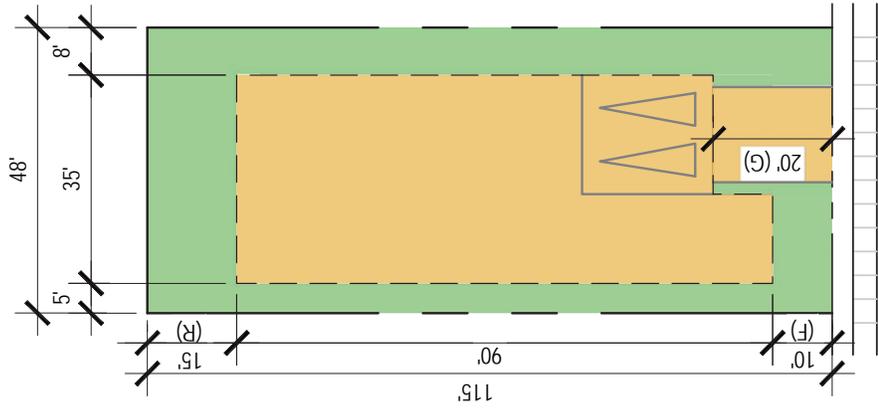
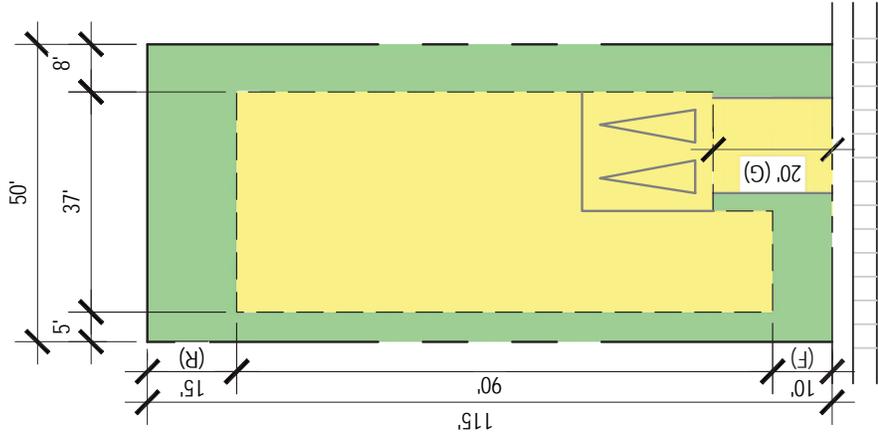
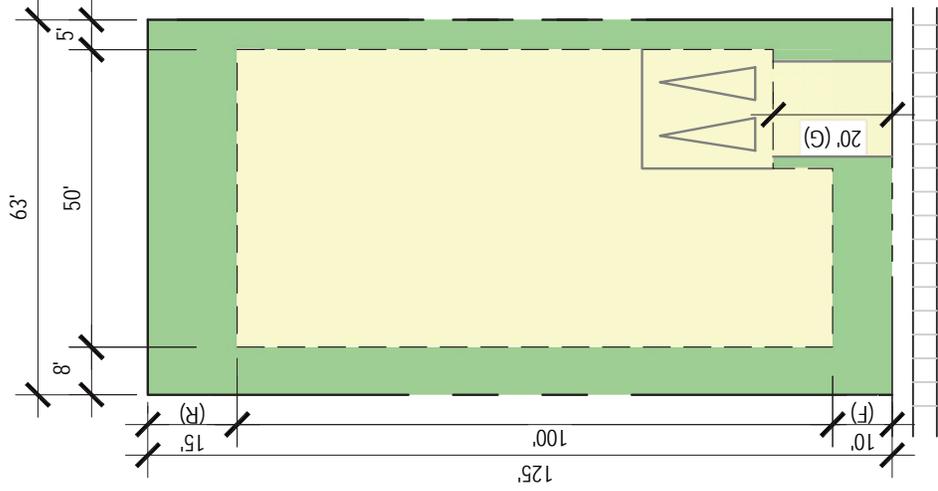


# EXHIBIT M: PEDESTRIAN CIRCULATION PLAN

**CIRCULATION LEGEND**

LINE	DESCRIPTION
	3" CONCRETE SIDEWALK
	8" CONCRETE SIDEWALK
	8" STABILIZED DECOMPOSED GRANITE TRAIL





**SETBACKS**  
 (F) SIDE FACING GARAGE, LIVING AREA AND FRONT PORCH SETBACK  
 (G) FRONT FACING GARAGE SETBACK  
 (R) ONE-STORY REAR OR COVERED PATIO SETBACK

Property Development Standards	
Minimum Lot Area	5,520
Minimum Lot Width	48'
Minimum Lot Depth	115'
Maximum Height	30'
Maximum Lot Coverage (percent) for 48'x115'	1-story: 55% 2-story: 50%
Maximum Lot Coverage (percent) for 50'x115' & 63'x125'	1-story: 50% 2-story: 45%
Minimum Building Setbacks	
Front Living	10'
Side Loaded Garage	10'
Front Loaded Garage	20'
Interior Side (min/total)	5'/8'/10'
Rear	15'