

Fontenelle

PLANNED AREA DEVELOPMENT (PAD) STANDARDS AND GUIDELINES REPORT A Minor Amendment to the FONTENELLE PAD (Z04-02)

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October 20, 2009

ZONING APPROVAL

AP 11.16.09
Int. Date



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I. Introduction

This application seeks a Minor Amendment to the approved Fontenelle Planned Area Development (PAD) Case Z04-02 zoning on approximately 38.415 acres of land located at the southeast corner of Dixileta Parkway and 131st Avenue alignment. This proposed detached single-family residential subdivision is framed by the standards and guidelines for the project included within this document. This standards and guidelines report provides the necessary site information and property development standards to accomplish the intended conceptual development plan. This minor amendment has been prepared to revise the PAD to conform to the current standards for Trilogy at Vistancia. This parcel will become part of the Trilogy at Vistancia community.

II. Legal Description of Property

The legal description for the property is as follows:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF TRACT F, AS SHOWN ON THE FINAL PLAT OF TRILOGY AT VISTANCIA - PARCEL C10, RECORDED IN BOOK 890, PAGE 39 OF MARICOPA COUNTY RECORDS, FROM WHICH POINT, AN ANGLE POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL C10 BEARS S 36°32'55" E (BASIS OF BEARINGS ASSUMED BETWEEN EXISTING MONUMENTATION) A DISTANCE OF 717.98 FEET;

THENCE S 89°40'03" E A DISTANCE OF 358.80 FEET;

THENCE N 00°16'42" E A DISTANCE OF 1199.60 FEET TO A POINT ON THE SOUTH LINE OF TRACT B, AS SHOWN ON THE MAP OF DEDICATION FOR DIXILETA PARKWAY, AS RECORDED IN BOOK 936, PAGE 48 OF MARICOPA COUNTY RECORDS;

THENCE N 14°36'54" W A DISTANCE OF 20.62 FEET;

THENCE N 21°00'35" W A DISTANCE OF 161.35 FEET;

THENCE N 14°31'09" W A DISTANCE OF 85.40 FEET;

THENCE N 07°01'15" W A DISTANCE OF 99.64 FEET;

THENCE N 03°14'29" E A DISTANCE OF 80.76 FEET;

THENCE N 08°33'18" W A DISTANCE OF 146.84 FEET;

THENCE N 14°11'59" W A DISTANCE OF 139.58 FEET;

THENCE N 03°40'50" W A DISTANCE OF 196.34 FEET;

THENCE N 22°24'16" W A DISTANCE OF 221.23 FEET;

THENCE N 18°54'42" W A DISTANCE OF 92.46 FEET, TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 5.8095 ACRES, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

III. Consistency with General Plan

The 2007 General Plan Designation for the site is Low Density Residential, which permits up to 5 dwelling units per acre with a target density of 3 dwelling units per acre. On January 20, 2004, the Peoria City Council adopted by Resolution #04-08 an amendment to the Peoria General Plan to change the designation of the site to Low Density Residential, which has a density range of 2-5 dwelling units per acre, with a target density of 3 du/ac. The proposed zoning and development is consistent with the adopted 2007 General Plan designation.

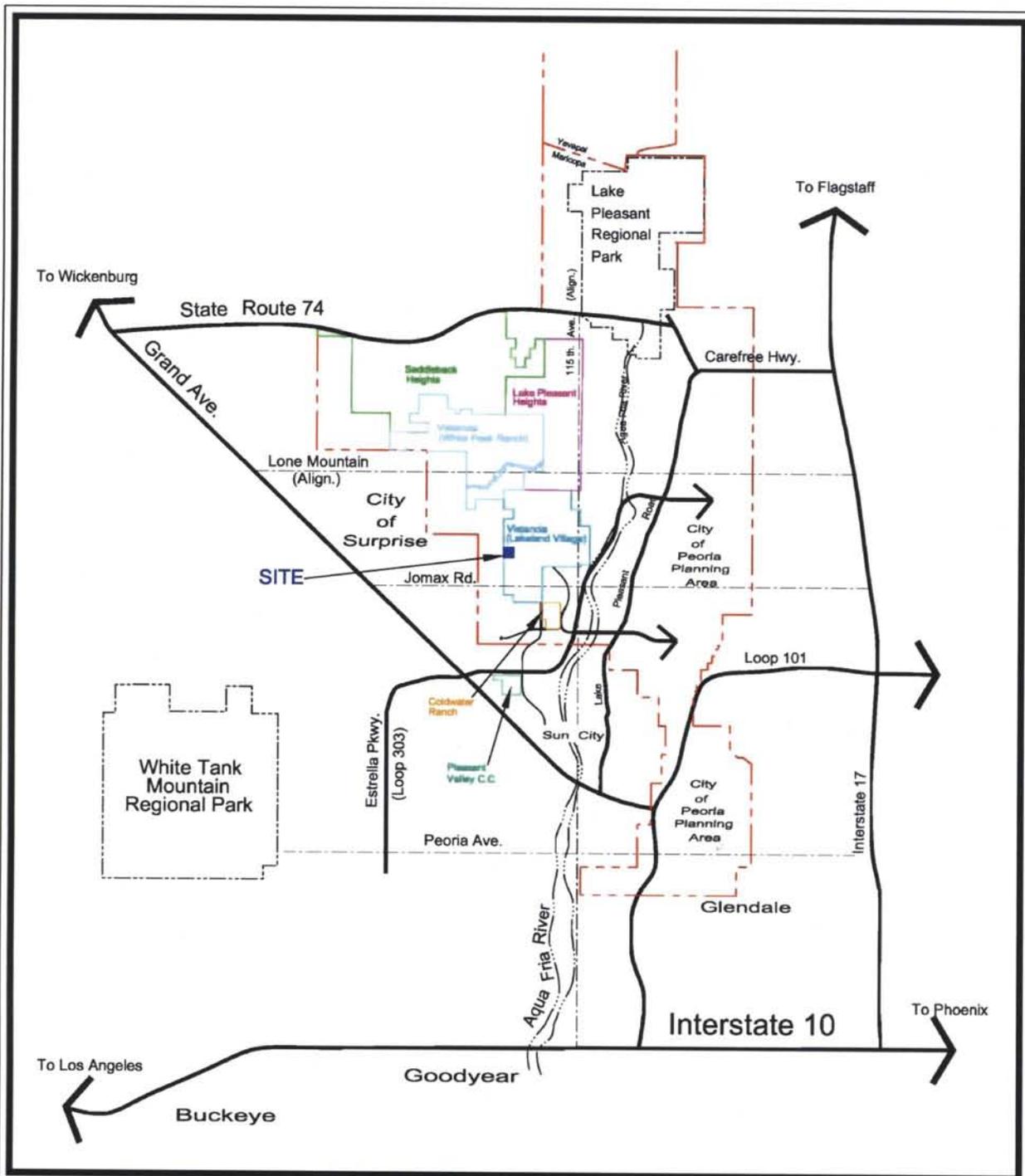
IV. General Site Information and Existing Site Conditions

The site is currently vacant desert land that is zoned SR-43 within the City of Peoria. There are two drainage corridors that pass through the site, a tributary to the McMicken Wash, Wash 16 East, on the west and a smaller, unnamed drainage corridor on the east side of the property. As of this date, the McMicken Wash tributary is owned by Fountainhead United LLC. This amendment does not propose changes to the current natural state of the wash.

V. Surrounding Land Uses and Conditions

The subject site is surrounded on the north, east and south by the Vistancia Planned Community District. The parcels within the Vistancia Planned Community District located to the north and south are designated and planned for Low Density Residential, consistent with the request for Low Density Residential on the subject site. The parcel within Vistancia to the east of the site is designated and planned for a combination of Low Density Residential and Golf Course uses. To the west of the subject site is unannexed vacant land designated for Estate Residential 0-2 du/ac and currently zoned Rural-43.

Figure 1 – Vicinity Map



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Rezoning for the Southeast Corner of Dixileta Parkway
and 131st Avenue (Alignments)
Figure 1 - Vicinity Map
Peoria, Arizona

SCALE: NORTH
N.T.S.

DATE: 01/19/23
JOB NO.: 0352
DRAWN: D.J.H.
REVISION:

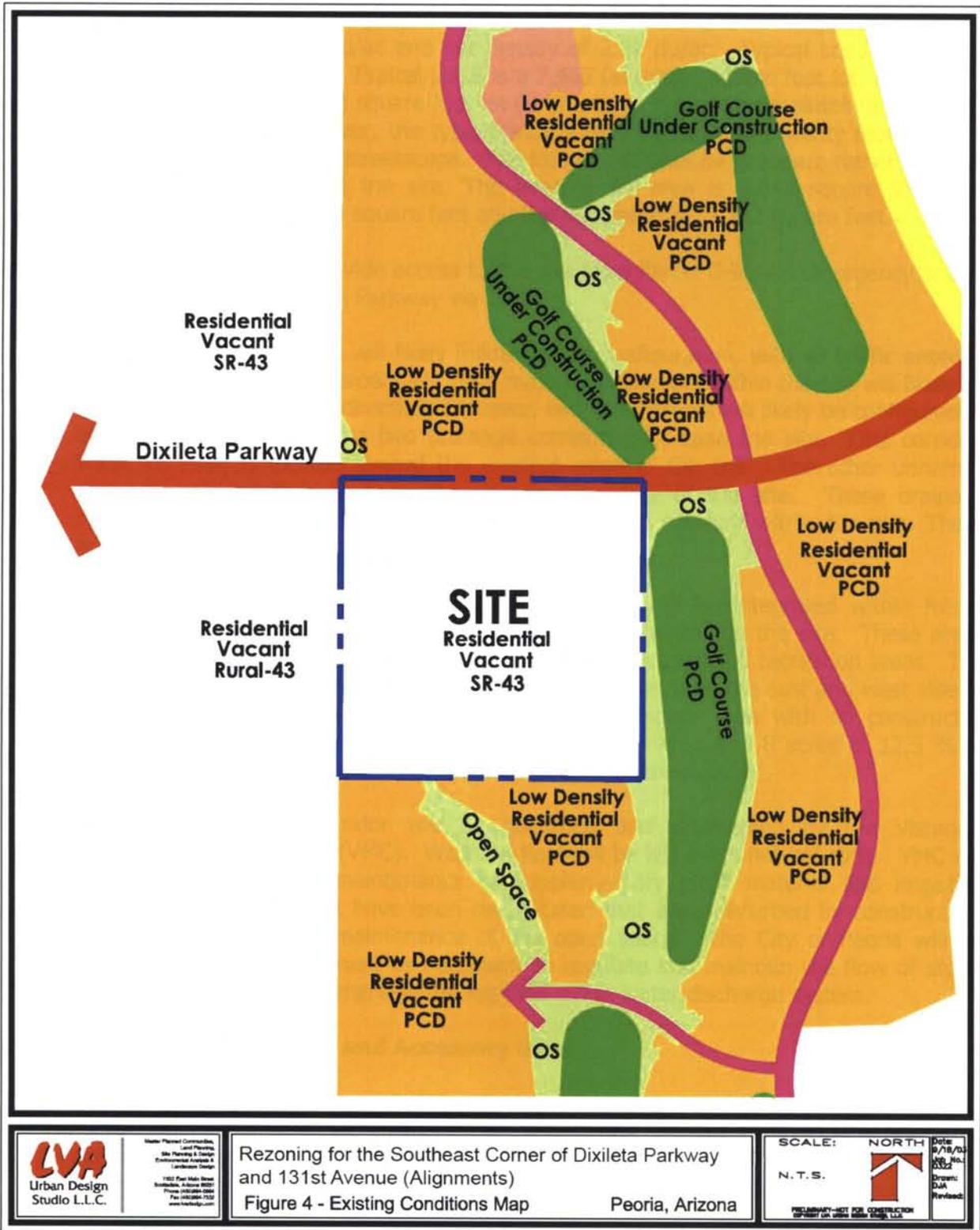
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Figure 3 – Aerial Photo



**Rezoning for the Southeast Corner of
Dixileta Parkway & 131st Avenue,
Peoria Arizona**

Figure 4 – Existing Conditions Map



VI. Preliminary Development Plan

The proposed use on the subject site is entirely single-family detached residential with three typical lot sizes. The project is planned for 84 dwelling units with an overall gross project density of 2.19 du/ac and net density of 2.31 du/ac. Typical Lot A is a 6,239 (average) square foot lot, Typical Lot B is a 7,465 (average) square foot lot, and Typical Lot C is a 9,937 (average) square foot lot (. The three typical lots maintain a consistent depth of 115 feet; however, the typical widths vary by ten feet (twenty feet total) to provide a variation in the streetscape. The lot sizes will not be grouped; rather they will be integrated throughout the site. The average lot area is 8,042 square feet. The minimum lot area is 5,989 square feet and the maximum is 13,332 square feet.

One project entry will provide access to the site from Parcel C-9. An emergency access will be provided to Dixileta Parkway via Tract P.

Circulation within the site will likely follow a loop configuration, with all traffic entering and leaving the site via Parcel C-9 . The majority of the lots within the site will likely be oriented in a north/south direction; however, two local streets will likely be configured to allow lots to back onto the two drainage corridors that span the site. One corridor, Wash 16 East, is located toward the western edge of the site. The other unnamed drainage corridor is located on the eastern boundary of the site. These drainage corridors will form the key feature of the open space network within the site. These areas will also provide passive open space opportunities.

Open space/non-structured recreation areas on site will be integrated within future lotting concepts. Three retention areas will likely be located on the site. These areas will most likely contain turf and serve as an open, non-structured recreation areas. The majority of the open space will be designated washes on both the east and west side of the site. These areas will be left as natural open space area with no constructed improvements. The total open space provided is estimated at 4.8 acres or 12.5 % of the site, far exceeding the PAD requirement of 11% open space.

The Wash 16 East corridor will be governed and maintained by the Vistancia Maintenance Corporation (VMC). Wash 16 East will be left in it's natural state. VMC will be responsible for the maintenance of supplementary plant material and irrigation systems within areas that have been revegetated that were disturbed by construction, as well as the ongoing maintenance of the open space. The City of Peoria will be granted a drainage easement as necessary to regulate and maintain the flow of storm water through the site to manage the regional storm water discharge system.

VII. Permitted, Conditional and Accessory Uses

The permitted principal uses shall be as delineated within Article 14-5, Section 14-5-2 "Single Family Residential Districts", of the Peoria Zoning Ordinance. Permitted conditional uses shall be allowed per Section 14-5-3 of the Peoria Zoning Ordinance. Permitted accessory uses shall be as allowed within Section 14-5-4 of the Peoria Zoning Ordinance.

VIII. Project Development Standards

Each applicable development standard is explained in detail in the subsections below. Table 1 below provides a summary of those standards.

Table 1 – Project Development Standards Summary

<u>Development Standard</u>	<u>Project Standard</u>
Minimum Lot Area (sq ft)	5,300
Minimum Lot Width (ft)	48
Minimum Lot Depth (ft)	100
Maximum Lot Coverage (%) ¹	45% ¹
Maximum Building Height (ft)	30'
Front Yard Setback (ft)	10'/18' ²
Interior Set Back (ft) (min/total)	5'/10'
Rear Yard Setback (ft)	15' ³
Corner Setback (ft)	5' min (10' total)

1. Lot coverage shall be calculated for the PAD as a whole, not on an individual lot basis.
2. The Front Setback Shall be 10 feet to the living space or side entry garage, and 18 feet to the face of a front-facing garage.
3. 20' from property lines which form the perimeter of the PAD

a. Lot Coverage

The lot coverage for the property shall be a maximum of 45%. Residential lot coverage shall be calculated for the PAD as a whole, not on an individual lot basis. The calculation is as follows: Gross Area of PAD, less rights-of-way (arterial, collector and local streets) and perimeter landscape tracts equals Net PAD area. Net PAD area multiplied by the lot coverage percentage equals the total square feet allowed for coverage within the PAD. The total coverage areas are then divided by the number of lots in the PAD to yield the square feet of coverage allocated to each lot.

b. Setbacks

Minimum front building setback shall be ten feet (10') for the living area or eighteen feet (18') to the face of a front-facing garage. Side yard setbacks shall be a minimum of five feet (5') each side, minimum of ten feet (10') total. Street side setbacks shall be a minimum of ten feet (10'). Rear yard setbacks shall be a minimum of fifteen feet (15'), or twenty feet (20') from property lines which form the perimeter of the PAD.

The perimeter landscape setback along Dixileta Parkway shall be a minimum of ten feet (10').

c. Minimum lot size(s)

The lot size shall be 5,300 square feet. The typical lot sizes (and dimensions) are 5,520 square feet (48'x115'), 6,095 square feet (53'x115') and 6,670 square feet (58'x 115').

d. Building Heights

The project will include both one- and two-story homes up to 30' in height.

e. Accessory Use Standards

Accessory uses shall conform to the standards set forth in Section 14-5-8 of the Peoria Zoning Ordinance.

f. Open Space Requirements

The minimum usable open space required for a single-family development with lots less than 10,000 square feet in size is 11% of the gross site area. This site is anticipated to contain roughly 4.8 acres or 12.5 % open space/non-structured recreation areas. Usable open space can include private recreation areas, floodway areas, tracts and improved retention basins.

Open space and pedestrian connections will be clearly designated on the preliminary and final development plans. Unnamed wash is the primary open space/non-structured recreation area on site. Signs at trail edges in areas where it is appropriate to make users aware of wildlife and in those areas where natural washes may pose a threat to health and safety as a result of wildlife activity or during periods of flooding.

Both Wash 16 East and unnamed wash constitute floodway areas. The area on the east side of the unnamed wash is the primary open space/non-structured recreation area on site. The three on-site retention areas (tracts O, N and M) shall be counted as useable open space.

The subject site will also maximize the opportunities provided from the extensive community open space, recreation and trail systems provided in the Vistancia South Planned Community District (PCD).

g. Lighting

Concealed light sources are required for single family and single family attached projects. Lighting shall illuminate the entry of the residence and a pedestrian walkway from the street to the residence. Soffit lighting above garage doors or those portions of the building near the street are appropriate.

Lighting within the project shall conform to section 143-3-2F of the Peoria Zoning Ordinance, governing exterior lighting.

h. Screening, Fencing and Walls

All Screening, fencing and walls will be consistent with the Landscape and Design Guidelines as approved with the Vistancia South Planned Community District (PCD) and shall meet the City of Peoria standards set forth in Section 14-3-4 of the Peoria Zoning Ordinance. Site standards will include:

- Walls shall not be constructed within arroyo (wash) corridors or within arroyo corridor easements.
- Solid, opaque walls adjacent to common area walls shall be set back five feet (5') from the common area wall and shall not exceed the maximum height of six feet (6').
- Unless installed by Builder, no courtyard wall (wall attached to home) shall be greater than thirty-six inches (36") above finished grade elevation nor be constructed in the front yard of any lot closer than twenty feet (20') to the front yard property line. Colors, material and texture must match the existing body of the home. Stucco walls shall have stucco applied to all wall surfaces to completely cover all masonry joints and concrete block. A minimum of a two-coat application is required.
- Decorative walls (free-standing walls) shall not exceed two feet six inches (2'6") in height and must be setback a minimum of ten feet (10') from the edge of the sidewalk or, if no sidewalk is located on the lot, a minimum of fifteen feet (15') from the back of the curb. Height is measured from the finish grade along the exterior side (street side) of the enclosure. Colors, material and texture must match the existing body of the home. Stucco walls shall have stucco applied to all wall surfaces to completely cover all masonry joints and concrete block. A minimum of a two-coat application is required.
- Rear yard, side yard and patio wall surfaces shall be masonry, stucco or wrought iron. Wall materials shall be selected to reflect the character of the home and Neighborhood in which the lot is located. Stucco walls shall have stucco applied to all wall surfaces. No extension of side yard walls/fences is allowed.
- Property line walls or product common walls (between lots) constructed of integral color slump block shall remain natural in finish. The application of

paint, stucco or any other material over the integral color slump block is strictly prohibited.

- Wrought iron must match existing wrought iron both in style and color used by the Builder or Declarant in the Neighborhood in which such lot is located.
- Unless otherwise specified, maximum height of walls shall be measured from the finished ground elevation on the highest side of the wall. Wall height shall not exceed seven feet (7').
- Cut or fill slopes along the exterior of the wall shall be smooth and taper gradually to match existing grades.
- Retaining walls, which are partially below the finished grade or walls used as planters, shall be properly moisture-proofed to avoid unsightly water staining.
- Walls used to retain floodwaters shall be constructed to a minimum of one foot (1') above the water level of a 100-year storm.

i. Roadway Standards

The proposed local roadway cross section for the Bathen parcel will match the approved Trilogy local roadway cross section. Local roads will be private, and they will be centered within a 43 feet wide roadway tract. Specifically, the section will be 29 feet wide measured to the back of curb including two 12.5 feet drive lanes. Sidewalks will be attached at the back of curb throughout the subdivision, and they will be four feet wide.

j. Parking

Parking requirements for the project shall conform to the parking standards for single-family residential use contained within Article 14-23 of the Peoria Zoning Ordinance.

k. Design Review Standards

The Bathen subdivision shall follow the Detached Single-Family Residential Guidelines within the Peoria Design Review Manual.

IX. Project Signage Standards

Project signage shall conform to the standards contained within Section 14-34 of the Peoria Zoning Ordinance.

X. Project Landscaping Standards

Project landscaping shall conform to the requirements set forth in Article 14-35 of the Peoria Zoning Ordinance.

The site's overall landscaping planting design will reflect the continuation of an enhanced desert traditional planting scheme of the surrounding Vistancia South Planned Community District (PCD). Planting will be designed with emphasis on species variety for a blending of texture, color and flower mix. Plant massing, with drifts of accents, creates continuity from the entries, open space.

Parcel landscaping along the wash edges and existing natural open space area should be planted with the same plant species and density found naturally occurring on the site.

The plant materials will be selected from the approved plant material list included in the Landscape and Site Design Guidelines for the approved Vistancia South Planned Community District (PCD).

XI. Slope Analysis

The Hillside Development Overlay (HDO) District applies to all properties that contain an area of more than 10% slope for the purpose of establishing special regulations for development in these sensitive areas. Based on analysis of the project area, this condition has been determined to slightly exist only within the eastern wash corridor (along the wash banks). The maximum number of lots in areas with more than a 10% slope is restricted, with allowance for transferring density from areas of higher slope to less steep hillside areas or outside of the hillside area.

The HDO requires a Slope Category Determination Study, which, within hillside terrain, is used to calculate the maximum allowable units generated from areas with greater than a 10% slope. Since the subject property is generally characterized by an average one percent slope from north to south, hillside development overlay provisions to the review and development of the project do not apply. Considering this, the subject site shall be exempt from completing a Slope Category Determination Study (typically required by Section 14-22A-3A). This, in turn, will exempt the site from the provisions of the Hillside Development Overlay (Article 14-22A) in its entirety, as there will be no determination of hillside conditions within the site.

XII. Infrastructure/Utilities

a. Grading/Drainage/Retention

The site is situated in an area that is undeveloped desert range land with increasing residential developments to the north and northeast of the site. Off-site storm water is directed to the site from the north by means of Wash 16 East on the west side of the site and East Tributary to Wash 16 East on the east side of the site.

The City Engineer has previously approved the pre-development vs post-development development concept for the Vistancia South Planned Community. The subject site is therefore also proposing the utilization of a pre-vs.-post analysis, and will reduce the street tract width from 50' to 43'.

In order to manage the post-development flows and excess storm water volume, the proposed design incorporates the use of detention basins for storm water storage supplemented with a MAG detail 501-5 drop inlet structure located within the basins. The drop structure will be used to control the release of the storm water at the discharge points in the basins. The detention bases are designed to attenuate the post-development flow to be equal to or less than the pre-development flows, detain the difference between the post-development and pre-development storm water volumes, along with storing and treating the first flush volume before discharging the storm water to the existing washes.

The site provides storm water storage for the first flush by means of detention basins located throughout the site. Storm water generated in the proposed conditions is detained and released to the adjacent washed through a M.A.G. detail 505-1 drop structure at or below the peak discharges in the existing conditions.

b. Water/Wastewater

Water Distribution System

The subject site is within the immediate proximity to the Vistancia Planned Community District. This proximity provides for the potential expansion of the City of Peoria water infrastructure within this area. The Water Master Plan for the Vistancia Planned Community District provides for the extension of a 16 inch main within Dixileta Boulevard to the western edge of the subject site and the potential for an eight (8) inch main extension as a looped system through the subject site from the south. Water lines will be located six (6) feet north and east of the roadway centerline. Sewer lines will be located six (6) feet south and west of the roadway centerline.

The extension and tie in to these lines will provide for the logical extension of the City of Peoria water main grid. Refer to Figure 5 for the water access strategy.

Water Source

The subject property is within the City of Peoria jurisdictional limits. The existing zoning is SR-43. The existing zoning permits one dwelling unit per acre for a total of 40 units. The proposed Conceptual Development Plan proposes a total of 84 residential (single family detached) units. This represents a 44 unit increase from the present property entitlement. The projected water demand for the project as follows:

84 Residential Units

Projected Population: 244 persons (2.9 ppdu)

40 Units (currently entitled): 18,626 gpd / 20.9 af/y

44 Additional Units Proposed: 20,544, gpd / 23.0 af/y

Average Day Demand Flow: 39,220 gpd / 43.9 gpd

Maximum Day Demand Flow: 62,752 Gpd / 70.1 af/y

* Per City of Peoria 2006 Water Master Plan 466.9 gphd was utilized for average day demand with a maximum day factor of 1.6.

Further, we anticipate there will be additional water sources located in the vicinity to service the site as development moves further west within the Northwest Peoria region. It is anticipated that additional City of Peoria wells will be established to the west in the future to provide the resource. To facilitate the development of the water infrastructure, the project may need to address each of the following items:

- Water infrastructure shall be sized in conformance with City of Peoria Standards and the Water Infrastructure Master Plan dated October 2006.
- At present there is no developed water supply source available to serve this development. Vistancia LLC and the City of Peoria Utilities Management are currently working on an agreement to provide water to this parcel.
- It is understood that the owner of the subject property may need to participate in the over-sizing of water lines in the Vistancia Master Planned Community as necessary to serve the subject site.

Wastewater

The City of Peoria provides wastewater collection and treatment service for the Vistancia South community via the Jomax Water Reclamation Facility (WRF). This is a 2.25 million gallon per day (mgd) wastewater reclamation plant (expandable to 6.0 mgd) and is located one and one quarter (1 ¼) miles to the subject site. This proximity affords the opportunity to connect into the planned Vistancia South Planned Community network which in turn connects to the regional wastewater mains as extended from the regional Jomax Facility. Jomax Road and El Mirage Road will be the primary collection routes for wastewater flows and as such the sewer lines have been oversized to accommodate regional flows as directed by the Peoria Utilities Department. The projected wastewater flows from the project is as follows:

84 Residential Units

Projected Population: 244 persons (2.9 ppdu)

40 Units (currently entitled): 11,600 gpd

44 Additional Units Proposed: 12,760 gpd

Average Day Flow: 24,360 gpd

Peak Day Flow: 119,154 gpd

* Since this project is located in the Northern Planning Area, the following formula was used to calculate the Peaking Factor: $1.16 \times \text{PFDW}$

Based on the project flow, an eight (8)-inch wastewater collection sewer will be needed to discharge the projected flow south from the proposed project to the south through the proposed Parcel C-9 sewer system, where it will join the existing Trilogy at Vistancia sewer system. Refer to Figure 6 for the wastewater strategy.

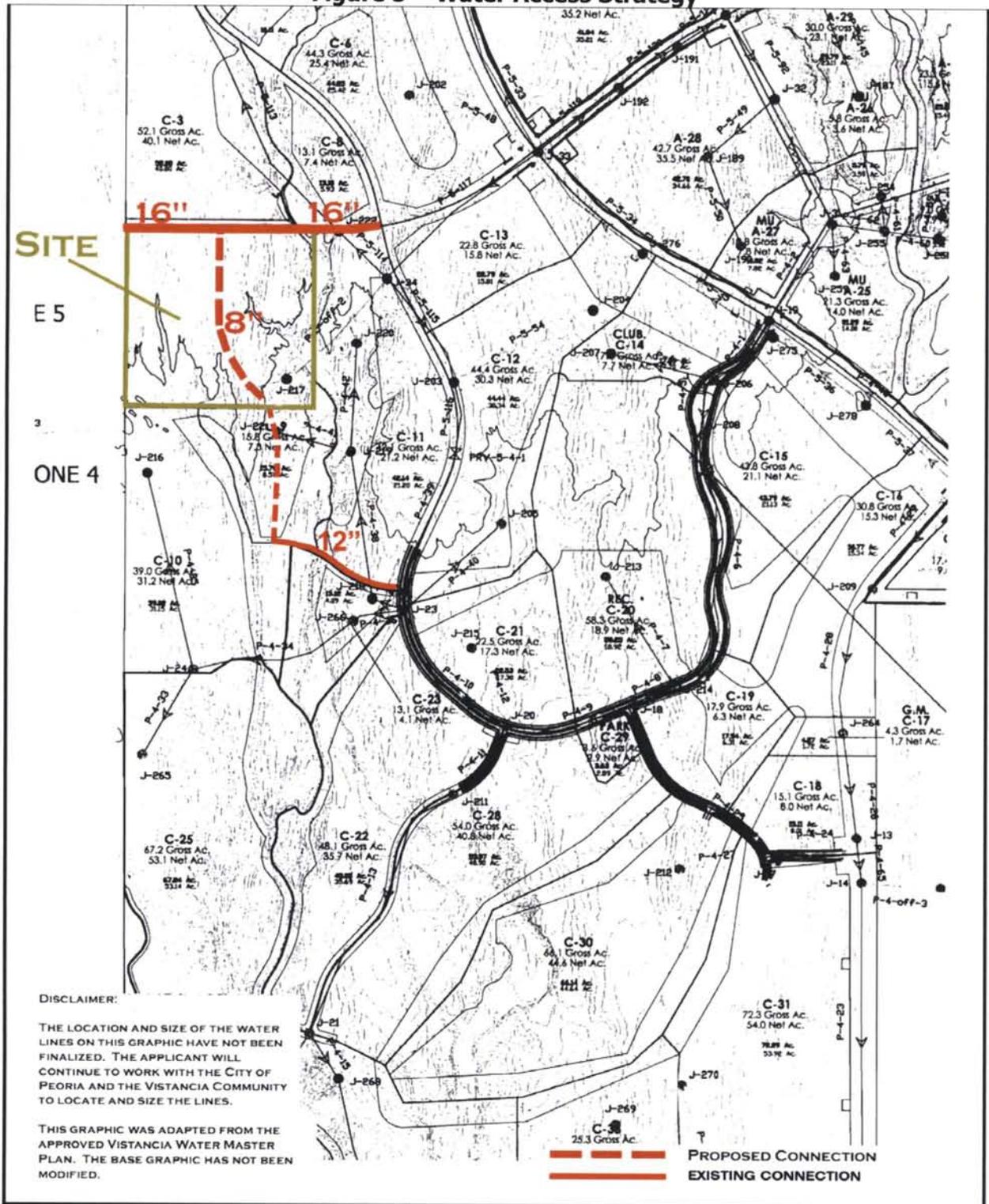
The proposed lots in this parcel are recommended for discharge to the Vistancia Planned Community District wastewater network and connectivity to the regional Jomax Facility. This discharge is anticipated through the future local street network within Development Unit C-9 and the existing arterial street network of the Vistancia Planned Community District. As projected by the flow calculations above, this wastewater main is anticipated to be accommodated within an eight (8)-inch line. The eight (8)-inch main exiting the project to the south is proposed to tie into the eight (8)-inch main represented within the Village C collector loop, as preliminarily indicated on the Vistancia Master Wastewater Plan. The 8" main exiting to the north is proposed to tie into the 10" main within Dixileta Parkway. To facilitate the development of the wastewater infrastructure system, the project may need to address each of the following items:

- Wastewater infrastructure shall be sized in conformance with parameters outlined in Table 5.3 from the Wastewater Infrastructure Master Plan dated November 2007.
- At present, the recent expansion of the Jomax WRF has capacity to treat sewage flows from areas outside of the Vistancia Master Plan. A portion of this excess capacity will need to be obtained to treat the flows from this development.

c. Electric Power/Natural Gas/Telephone Service

Development of the subject site will respond to opportunities to tie into extensions of the regional network. Anticipated service providers are Arizona Public Service Company (APS) for electric service, Cox and Zona for communication services, and Southwest Gas for natural gas service.

Figure 5 – Water Access Strategy



Southeast Corner of Dixileta Parkway and 131st Avenue (Alignments)

Figure 5- Water Access Strategy

Peoria, Arizona

SCALE: NORTH
 NOT TO SCALE



Date: 12-10-2018
 User: J...
 Title: ...
 Path: ...

Figure 6 – Wastewater Access Strategy

