

Z00-08

REQUEST for PLANNED AREA DEVELOPMENT

for

WESTCREEK VILLAS a LUXURY TOWNHOUSE COMMUNITY

STANDARDS and GUIDELINES REPORT

LOCATION

18650 NORTH 91<sup>ST</sup> AVENUE

PEORIA, ARIZONA

OWNER/DEVELOPER

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**Planned Area Development  
Standards and Guidelines Report**

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## I. Introduction

Banovac Development, in 1998, requested a re-zoning of this parcel from PI-1 to RM-1, (Zoning Case #Z38-08). As a part of that re-zoning, a modification of the City's Comprehensive Plan was also approved by the City Council along with the re-zoning request. Prior to City Council the re-zoning request and proposed townhouse use was presented to the home owners of adjoining Westbrook Village. Assurances were made to these home owner's (and later to City Council) that: 1) the project would be marketed and sold only to seniors, 2) and that all structures would be limited to one story, these assurances have NOT changed.

During the technical development of lots for the for-sale residential plat that it became apparent the RM-1 zoning did not offer the flexibility of land planning necessary for the project as it was presented during the re-zoning to RM-1. In April 2000, a joint development meeting was held between City staff and Project Engineers where the advantages of the PAD Zoning were explored. The purpose of this re-zoning is to permit the development of a single story, for-sale townhouse development under the rules outline in the Zoning Ordinance for a PAD project.

The project being proposed is basically the same as was presented and approved by City Council in 1999. This development includes in its design the high quality components necessary to ensure that the project is of a nature consistent with current development in Peoria and the Westbrook Village Development north of this site. This project will provide residential opportunities for seniors to own housing near Sun City, retail business developing in the area, the Arrowhead Town Center, and the Peoria Sports Center.

This proposal will develop a high end owner occupied residential community which will serve as a "buffer" between the existing commercial along Union Hills Road and the Westbrook Village to the north.

## II. Legal Description of Property and Parcels

Net Lot Area	=	340,700 Square Feet, 7.82 Acres
Gross Lot Area	=	375,118 Square Feet, 8.61 Acres

### NET LOT DESCRIPTION

A portion of the Southeast quarter of the Southeast quarter of Section 28, Township 4 North Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Southeast corner of said Section 28;  
Thence North 0 degrees 41 minutes 24 seconds West, a distance of 374.00 feet along the East line of said Southeast quarter of Section 28;  
Thence South 89 degrees 32 minutes 12 seconds West, a distance of 55.00 feet to a Point of Beginning;  
Thence North 00 degrees 41 minutes 24 seconds West, a distance of 626.00 feet along a line being 55.00 feet west of a parallel to the East line of said Southeast quarter of Section 28;  
Thence South 89 degrees 32 minutes 12 seconds West, a distance of 623.52 feet;  
Thence South 00 degrees 41 minutes 24 seconds East, a distance of 250.00 feet;  
Thence South 45 degrees 39 minutes 49 seconds East, a distance of 241.26 feet;  
Thence South 00 degrees 41 minutes 34 seconds East, a distance of 206.00 feet;  
Thence North 89 degrees 32 minutes 12 seconds East, a distance of 453.08 feet to the Point of Beginning, Containing 7.8214 acres.

## GROSS LOT DESCRIPTION

A portion of the Southeast quarter of the Southeast quarter of Section 28, Township 4 North Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Southeast corner of said Section 28;

Thence North 0 degrees 41 minutes 24 seconds West, a distance of 374.00 feet along the East line of said Southeast quarter of Section 28; to a Point of Beginning;

Thence North 00 degrees 41 minutes 24 seconds West, a distance of 626.00 feet along a line being the East line of said Southeast quarter of Section 28;

Thence South 89 degrees 32 minutes 12 seconds West, a distance of 678.52 feet;

Thence South 00 degrees 41 minutes 24 seconds East, a distance of 250.00 feet;

Thence South 45 degrees 39 minutes 49 seconds East, a distance of 241.26 feet;

Thence South 00 degrees 41 minutes 34 seconds East, a distance of 206.00 feet;

Thence North 89 degrees 32 minutes 12 seconds East, a distance of 508.08 feet to the Point of Beginning.

Containing 8.6115 acres.

### III. Consistency with General Plan

This proposal is consistent with the land use proposed in the General Plan. The site is currently zoned RM-1 (Multi-Family, Zoning Case #Z98-08) and is designated as "\_\_\_\_\_" in the Peoria Comprehensive Master Plan. The City Council considered and approved a modification of the Master Plan in 1999. This modification provided for multi-family and townhouse development with densities of 7.7 units per acre. The proposed development remains unchanged from the 1998 requested and approved modification to the Comprehensive Master Plan.

### IV. General Site Information and Existing Site Conditions

- A. The site is a rectangular parcel bounded on the east by 91<sup>st</sup> Avenue, on the south by Commercial Zoning (an OSCO Drug Store), on the west by a Care Center and on the north by existing single family homes of the Westbrook Village.
- B. The site has a very slight slope from northeast to southwest.
- C. Utilities: This development will be served water and sewer by the City of Peoria. A 12 inch water line and 18 inch sewer line exist in Union Hills Drive. As a part of this development a Twelve (12) inch water line will be extended from the Union Hills line to our north property line along 91<sup>st</sup> Avenue. A 4 inch gas and 12 inch sewer line exist in North 91<sup>st</sup> Avenue, project's sewer lines will be designed to flow into this sewer line.
- D. Streets, utilities and services will be provided in accordance with the City of Peoria's typical specifications and standards.
- E. All on-site utility lines less than 69 KV, on-site telephone, cable television and electrical lines shall be installed underground.
- F. Storm Water Retention: Project shall retain a 100 year, two (2) hour rain storm on-site.

## V. Surrounding Land Uses and Conditions

	<u>Land Use</u>	<u>Zoning</u>
On-Site:	Vacant	RM-1
North:	Multi-Family	RM-1
East:	Shopping Center	PAD
West:	Nursing Home	O-1
South:	Osco Drug	C-2

## VI. Preliminary Development Plan

The "Preliminary Development Plan" is attached as Exhibit-A.

## VII. Allocation of Land Use Table / Density

The area of this P.A.D. is 375,118 SqFt, 8.61 Acres and will be divided as followed:

<u>Streets:</u>	91 <sup>st</sup> Avenue	.78 Acres	09.26 % of Gross
<u>Roads:</u>	Private Roadways	.95 Acres	11.03 % of Gross
<u>Land Uses:</u>	Townhouses	2.782 Acres	32.31 % of Gross
<u>Other Space:</u>	Open Space	4.08 Acres	47.40 % of Gross

Net Lot Density: The proposed density for this development will not exceed a density of 6.85 units per gross acre, 7.54 units per net acre.

## VIII. Project Phasing and Development Schedule

Owner intends to build on a continuous and uninterrupted schedule based upon marketing and sales of residential units.

## IX. Project Development Standards

### A. Permitted Uses:

The parcel is being requested for only a senior restricted, for-sale single story townhouse residential use. Accessory buildings, structures and uses customarily incidental to residential purposes shall be designed, permitted and constructed in accordance with City of Peoria Zoning Ordinance 14-6-7.

### B. Architectural Style:

Quality: This development will provide luxury townhouse dwellings which are commensurate with the current state of similar high quality residential development in Peoria, metropolitan East Phoenix and North Scottsdale area. Refer to Conceptual Exterior Elevations.

Materials: The structures will reflect the southwest style of Santa Barbara in roof tile, colors and trim. Building will have tan stucco exteriors, clay-red Spanish tile roofs and sage and cranberry trim. Each building shall reflect materials and construction techniques expressed in a simple, contemporary manner, using materials, colors, and other architectural treatments to create visual unity, continuity and identifiable character within the PAD.

Building materials within the PAD will be consistent with and drawn from regional vernacular. Materials may include, but not be limited to:

Walls/Fences:

- Cement Plaster/Stucco or One-coat stucco system
- Concrete block with stucco finish
- Decorative concrete masonry
- Glass

Roofs: Spanish style clay tile, and Composite or single-ply flat roofing

Colors: Color will create visual harmony within the PAD. Appropriate colors may include, but not limited to: Desert Hues and other earth tones including light tan and cream plus off-white and light grey. Accent colors of sage, and cranberry. Reds and oranges in roof tile.

Not Permitted: The following materials will not be used within the project: Colonial Siding, Bermuda shake, Victorian shingles or any other metal panel system which is embossed to imitate wood, tile or any other material. In addition, corrugated metal panels or metal buildings will not be incorporated.

Dwellings: The overall design model was established to vary the heights of roofs and wall from building to building. Portions of buildings are meaningfully placed along public streets and adjacent to single family homes to the north. Each resident will enjoy within his unit side by side washer/dryer, solid paneled metal entry door, large private patio, frost free refrigerator, individually controlled heating/AC unit, and ceramic tiled entry.

Resident support structures: Accessory building will be designed in similar architectural style. Development is designed to provide a significant amount of on-site amenities for the residents, lounges, large open areas with adjacent kitchen.

Site: Resident controlled gated entry, each dwelling will include a two stall attached garage. Exteriors amenities will include a pool areas, with a SPA area and a significant amount of on-site open space.

#### C. Lot Coverage:

Not to exceed 50%. This coverage includes all buildings including their overhangs and carport canopies. Actual coverage is 36.88%.

D. Setbacks (Internal, External, Building, etc.)

See Exhibit-B

Overall Property Line: 20 Feet  
Front Yard Setback: 20 Feet  
Rear Setback: 15 Feet  
Street Setback (Side): 15 Feet  
Distance Between Buildings: 15 Feet

Exceptions to these standards include the following:

Building 5 Front Setback is 16'-0".

Building 5 and Building 6 are 10'-0" apart at front corners.

Building 15 has a 10'-0" Sideyard setback to the roadway on the north side.

E. Minimum Lot Size(s)

The minimum lot size is 3,284 SqFt. The average lot size is 4,349 SqFt.

F. Building Heights

As a part of the overall design model it was established to vary the heights of roofs and parapets within each building. This variation will allow the architectural character and design to provide visual interest and variety. Building height will not exceed: One story or 25'-0" .

G. Accessory Uses Standards

See Exhibit-A

H. Open Space Requirements

As stated in the PAD Zoning requirements for Single Family lots under 10,000 sf, 11% useable open space is provided. This will be in the form of a Club House, Swimming Pool, Exercise Path, Barbeque, and Picnic areas.

Total Open Space = 41,402 SqFt, 0.95 Acres - 12% of Net Lot Area

I. Lighting

Decorative theme lighting will be utilized throughout the site. See Exhibit C

## J. Screening, Fencing, and Walls

Property Line Screening: The north property line is currently developed with a six-foot masonry fence along the rear property lines of single family homes.

- 1) A Property Line Fence along 91<sup>st</sup> Avenue will be constructed with CMU masonry block, with an offset top Cap and staggered elevation. See Exhibit C
- 2) Property Line Fence exists along the west and south property lines. Fence shall remain but shall be painted to blend with buildings.
- 3) The north and south property lines will be developed with a six-foot dooley masonry fence painted to blend with buildings. Unless approved higher by City.
- 4) Interior Fences shall be used to screen storage areas, refuse facilities, solar panels, satellite dishes and exterior equipment. No fence or free standing wall shall exceed six (6) feet in height.

Parking Screen: Parking areas along public rights-of-way will be screened with three to four foot high decorative masonry walls, (measured from top of adjacent street curb) with earth mounds and six foot high masonry walls. Screen walls shall be constructed of decorative masonry or common masonry with a stucco finish to match buildings.

Mechanical Equipment: Any ground mounted mechanical equipment in a location visible from streets or other properties will be screened by landscaping or a wall that is compatible with the finish, textures and colors of buildings. Roof mounted mechanical equipment will be screened from view by building's parapets or secondary screen. All such walls shall be architecturally integrated in style and color with buildings.

## K. Roadway Standards:

All on-site roadways will be private drives. They will be constructed with a width 20 feet of asphalt and edged on both sides with a rolled concrete curb. A four (6') sidewalk will allow residences to access all common areas and public transportation along 91<sup>st</sup> Avenue.

## L. Parking:

Parking recommendations are based on city requirements. Standard parking will be provided in spaces 9'-6" wide by 20'-0" deep. On site parking shall be provided as followed:

2 Spaces per dwelling unit (Garage)	= 118 spaces
2 Spaces per dwelling unit (Drive)	= 118 spaces
Clubhouse / Guest Parking	= 3 spaces
Handicap Parking (Van)	= 1 space
Total	= 244

Quantity and size of handicap parking shall conform to ANSI and 1997 UBC requirements.

## M. Enhanced Design Review Standards

**X. Project Signage Standards**

Street signage will be mounted on low masonry/stucco walls with integrated flower planters. This signage will be connected with the project screen wall along 91st Avenue. Along with "Westcreek Villas" lettering the address number will appear. The area of sign copy shall not exceed 36 square feet (12' wide by 3' high). Building and unit numbers will appear on the buildings' stucco walls and be visible from the curb. All signage will conform to ordinances and policies of the City of Peoria.

**XI. Project Landscaping Standards**

The landscaping for the proposed residential community will have an integrated design theme. This design will be carried through the site by the incorporation of "theme trees". These trees will be installed along street frontages and will be low water use xeriscape trees. The main entrance drive will have a colonnade of tall date palms leading to the Recreation / Sales Center within a center landscape planter.

This development will conform with the Landscape Ordinance, Article 14-35, of the City of Peoria.

All ground mounted mechanical equipment in a location visible from streets or properties shall be screened by landscaping or a wall that is compatible with the finish, textures and colors of buildings. Roof mounted mechanical equipment shall be screened from view by building's parapets.

**XII. Maintenance**

All on-site structures, signage, and landscape in common spaces, retention areas, and along public streets shall be maintained by the Home Owners Association in a neat and orderly manner. Maintenance of individual lots are the responsibility of the owners.

**XIII. Slope Analysis**

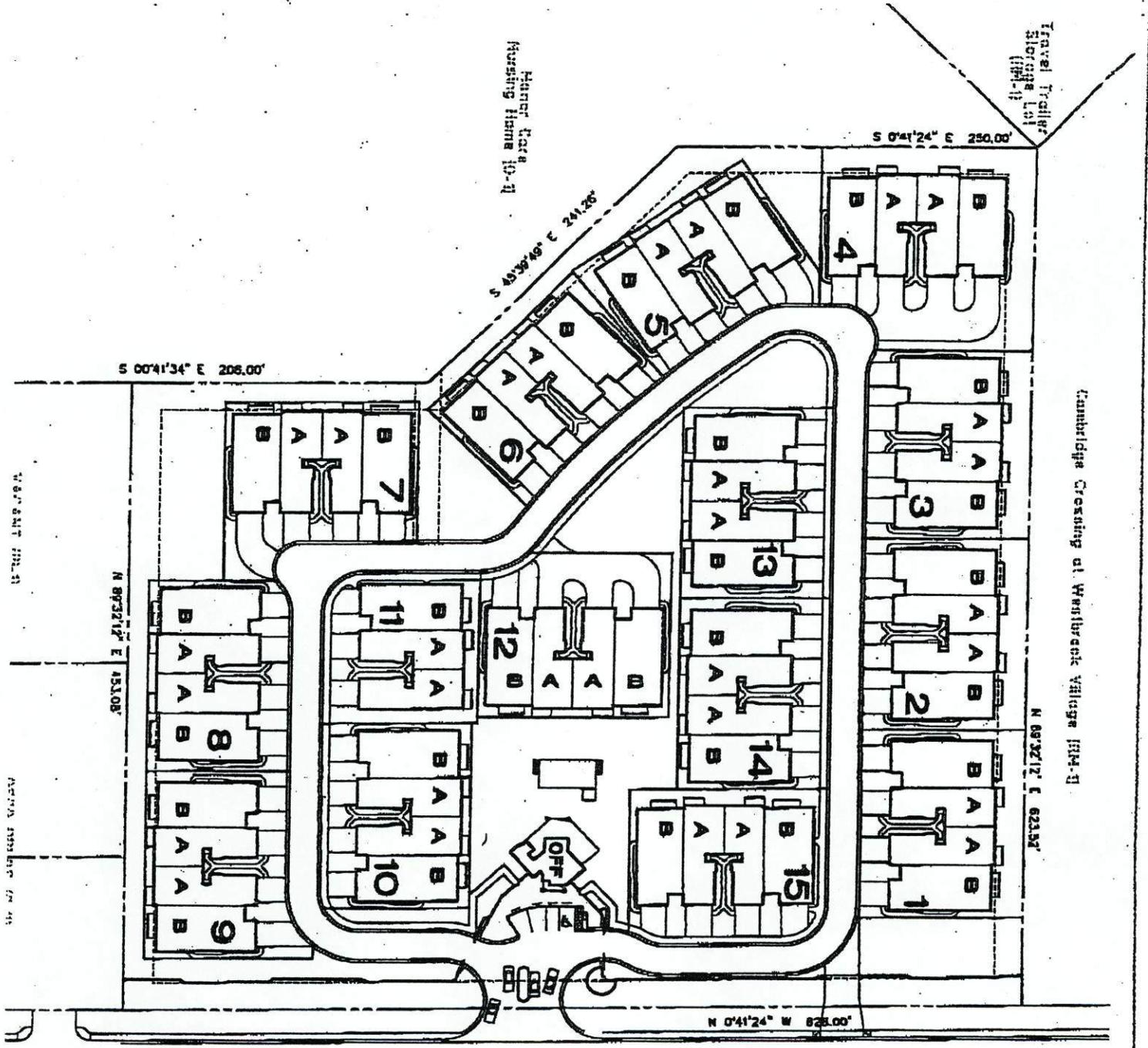
Site has only a 4 foot fall from the northeast to the southwest corner, a slope analysis is not necessary.

**XIV. Infrastructure / Utilities**

- |                                   |  |
|-----------------------------------|--|
| A. Grading / Drainage / Retention | per City of Peoria Engineering Standards |
| B. Water:                         | Provided by City of Peoria               |
| C. Wastewater                     | Provided by City of Peoria               |
| D. Electric Power                 | Provided by Arizona Public Service       |
| E. Natural Gas                    | Provided by Southwest Gas                |
| E. Telephone Service              | Provided by US WEST Communications       |

**XV. Appendix**

- |                              |  |
|------------------------------|--|
| A. Traffic Study             | Project proposed is less intense than currently approved by City |
| B. Water/Wastewater Analysis | Project proposed is less intense than currently approved by City |
| C. A.L.T.A. Survey           | Attached   |



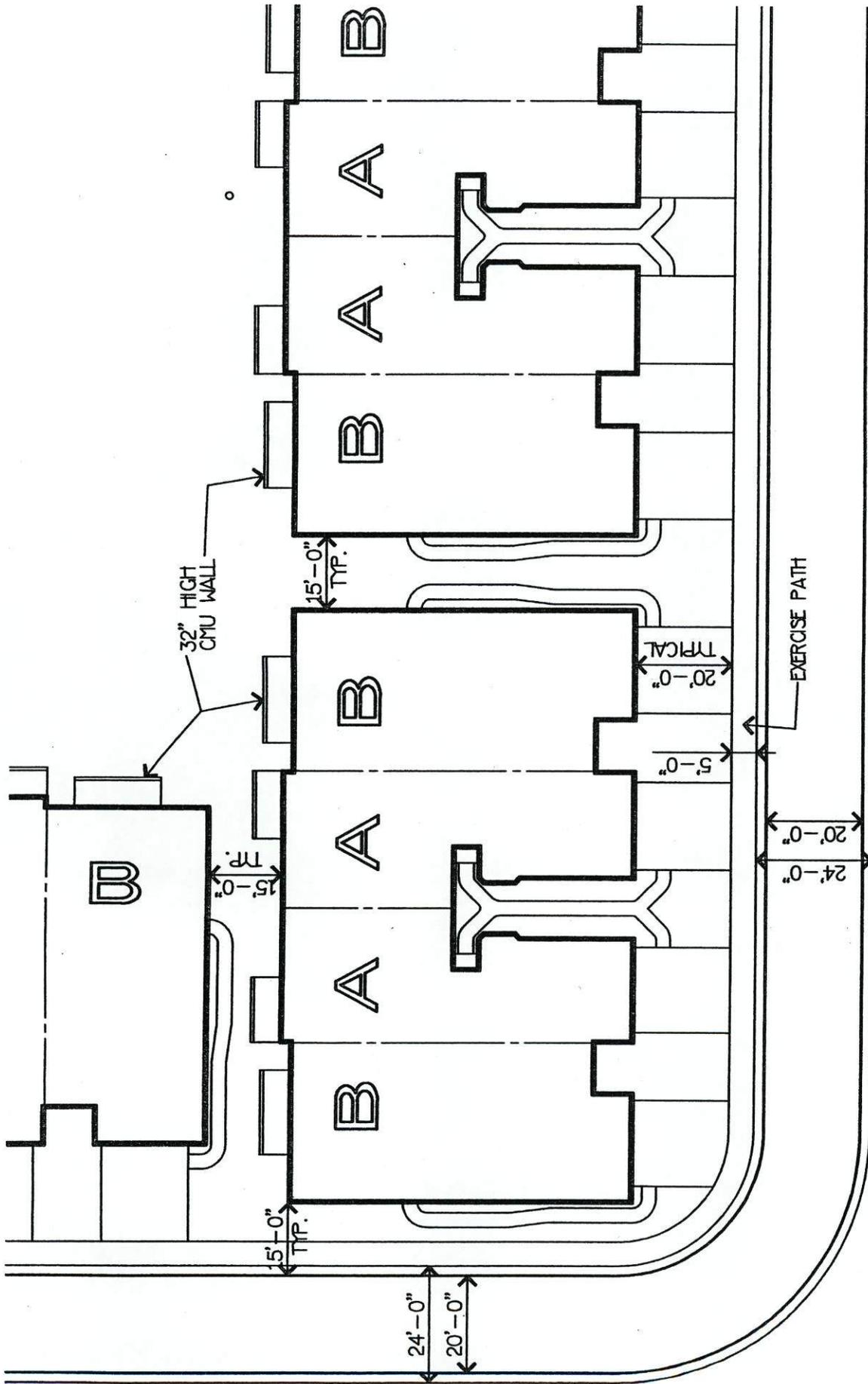
# NORTH 91st AVENUE

ABC0 Foods Shopping Center (PAD)

Cypress Point Estates 2 (PAD)

## Proposed Site Plan

30 A UNITS  
 29 B UNITS  
 59 UNITS TOTAL  
 39,251 SF USEABLE  
 OPEN SPACE

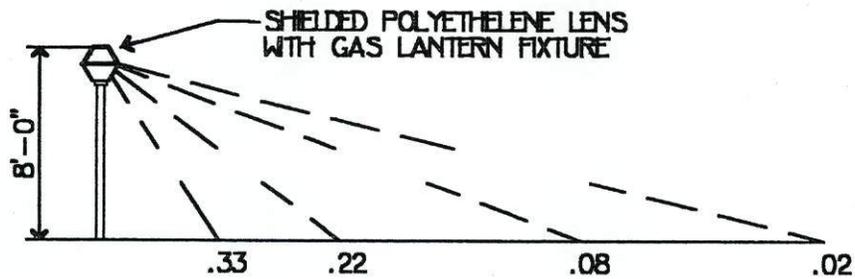


DATE: MAY 18, 2000

DRAWN BY: JS

PROJECT NAME: WESTCREEK VILLAS TOWNHOMES

**Acanthus Architecture & Planning**  
**Exhibit: B**



SHIELDED POLYETHELENE LENS  
WITH GAS LANTERN FIXTURE

SITE LIGHTING TO BE LOCATED AT A PEDESTRIAN SCALE AND  
WITHIN LANDSCAPE PLANTERS.

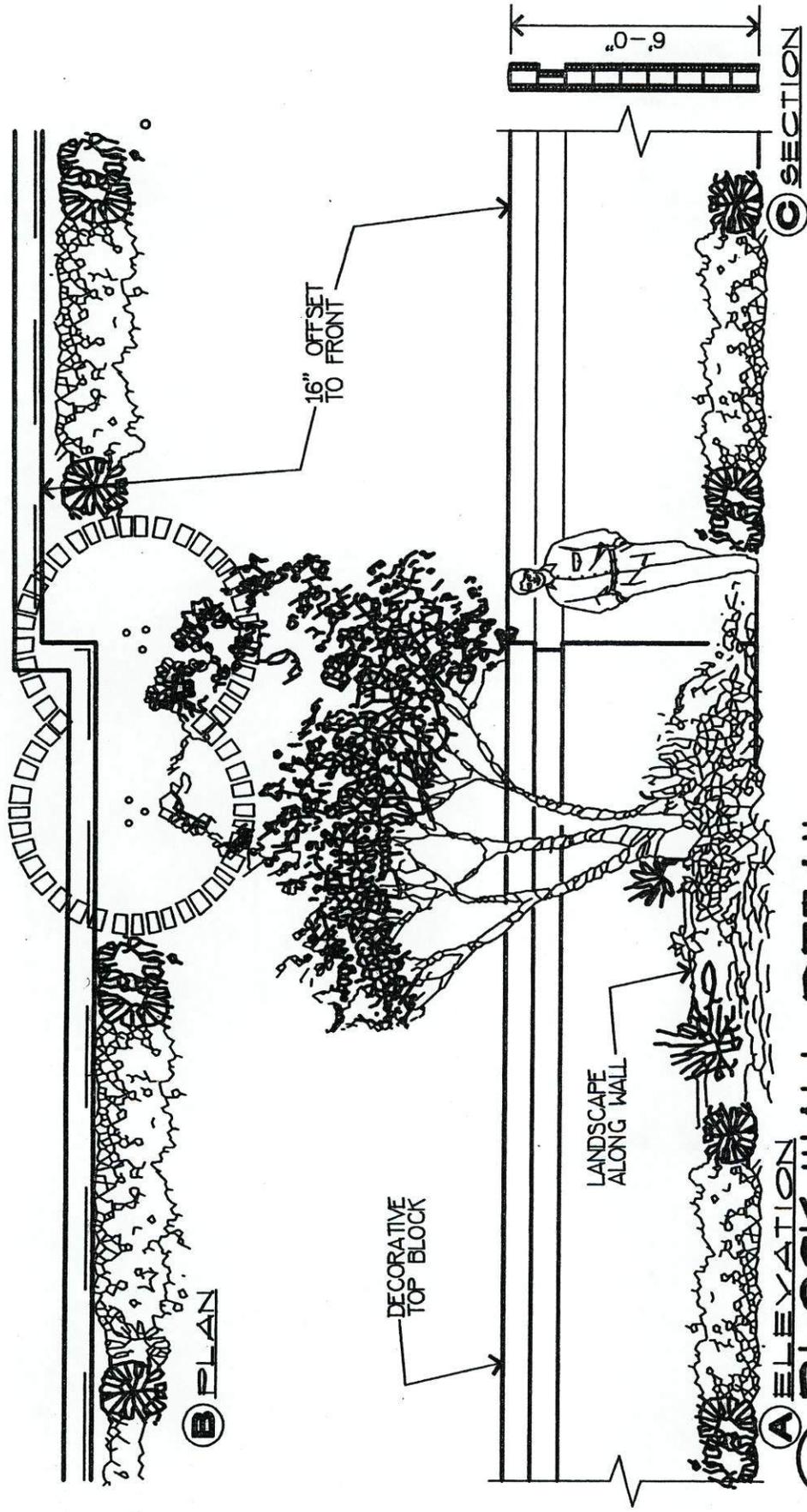
 **TYPICAL POST LIGHTING**  
SCALE: NTS 4-65-31

DATE: MAY 18, 2000

DRAWN BY: JS

PROJECT NAME: WESTCREEK VILLAS TOWNHOMES

**Acanthus - Architecture & Planning**  
**Exhibit: C**



**○ BLOCK WALL DETAIL**

SCALE: 1/4" = 1'-0" WCV-PAD01

DATE: MAY 18, 2000  
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 PROJECT NAME: WESTCREEK VILLAS TOWNHOMES

**Acanthus Architecture & Planning**  
**Exhibit: D**