

ACOMA ESTATES

Planned Area Development (PAD) Development Standards and Guidelines Report



City of Peoria: Initial Zoning Z19-03
County of Maricopa: Rezoning Z2018010

PLANNING & ZONING
Planned Area Development Approval
P/Z Commission Date: 04/11/2019
City Council Approval Date: 05/07/2019
Planner: Amanda Beck
Administrative Approval Date: 03/27/2019

March 21, 2019

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Project Overview

Parcels:	200-63-003M, 200-63-003F, 200-63-003Q, 200-63-003P
<i>Project Location:</i>	East of the NEC corner of 75th Avenue and Acoma Drive
<i>Gross Area:</i>	15.0 acres
<i>Net Area:</i>	14.1 acres
<i>Current Zoning:</i>	Maricopa County R1-10 RUPD
<i>Proposed Zoning:</i>	Peoria Planned Area Development (PAD)
<i>Current General Plan Designation:</i>	Estate Density Residential
<i>Proposed General Plan Designation:</i>	Estate Density Residential
<i>Existing Use:</i>	Vacant

<i>Request:</i>	To apply the City of Peoria zoning of Planned Area Development (PAD) from Maricopa County R1-10 Residential Unit Plan Development (R1-10 RUPD)
<i>Proposal:</i>	28 lot single-family homes
<i>Dwelling Units:</i>	28 dwelling units
<i>Proposed Density:</i>	1.9 DU/AC
<i>Proposed Open Space:</i>	2.35 acres (16.7% of gross acreage)

Surrounding Land Uses and Conditions

North: City of Peoria subdivision Paradise West Estates zoned Single-family Residential (R1-18).

South: Single-family homes located in unincorporated Maricopa County that are zoned Maricopa County Rural Zoning District (RU-43).

East: Inland Ranchos subdivision located in Maricopa County (RU-43).

West: Single-family homes located in Maricopa County (RU-43).

Summary Narrative

The development proposes a 28-lot planned residential community, which will provide for a vibrant residential community that is compatible with the surrounding area and development patterns. Homes will be single-story, and the developer will work with a homebuilder who will build high-end homes that will be well maintained.

The prevailing acre lot home development pattern does not provide adequate housing options for the area, and does not reflect the change in homebuyer preferences over the past few years. Through the flexibility of a Planned Area Development (PAD), the lot sizes are smaller for less maintenance, while being compatible with surrounding subdivisions that have higher densities, such as Thunderbird Vista, Lions Gate, Arrowhead Shadows, Tierra Norte, and Teresita.

Development Standards and Guidelines

The development will be for 28 lots generally averaging 12,000 square feet (80' x 150'), with the lots along Acoma Drive an average of 11,600 square feet (80' x 145'). The proposed density is 1.9 dwelling units per acre. The subdivision will be accessed from Acoma Drive, which will be lined with a 20-foot landscape buffer along the project frontage, complete with a non-vehicular 5-foot wide multi-use trail along the right-of-way.

A variety of open space is provided, including a central subdivision park and generous landscape buffers along the northern and eastern project boundaries.

Permitted, Conditional, and Accessory Uses

Principally permitted uses shall be in accordance with Section 21-416 of the Peoria Zoning Ordinance.

Permitted Conditional Uses shall be in accordance with Section 21-417 of the Peoria Zoning Ordinance.

Permitted Accessory Uses shall be in accordance with Section 21-418 of the Peoria Zoning Ordinance.

Development Standards

For any standards not addressed by the PAD and the included appendices, the single-family residential standards within the Peoria Zoning Ordinance or Design Review Manual shall regulate the development and land uses.

Minimum Lot Area	11,600 square feet
Minimum Lot Width	80 feet
Maximum Lot Coverage	55%
Maximum Building Height	30 feet; All lots limited to be single story homes
Front Setback	20 feet, 10 feet for livable
Front-facing Garage	20 feet
Side-entry Garage	10 feet
Side Setback (min / total)	10 feet / 10 feet
Rear Setback	20 feet
Average Lot Area Per Dwelling	17,000 square feet
Parking Spaces Per Dwelling	2 spaces
Acoma Road ROW Setback	20-foot open space/landscape setback from Acoma Drive

Parking Standards

The single-family parking requirements shall be in accordance with Section 21-825 of the Peoria Zoning Ordinance.

Landscaping Standards

The Acoma Estates development shall provide an open space/landscape tract that is 20-feet wide, as measured from the Acoma Drive right-of-way. Landscaping shall include 2" caliper trees to be planted 20-feet on center, and five (5) 5-gallon shrubs per tree. The Landscaping shall be xerophytic species.

Additionally, the provisions of Section 21-818, General Landscape Requirements, of the Peoria Zoning Ordinance, and Section 20-78-3.II.A.5 of the Design Review Manual, shall apply.

Lighting Standards

Streetlights within the development shall be installed at street intersections only, as referenced in the Maricopa County Board of Supervisors' approval letter in Appendix A. Additionally, lighting on site shall comply with the City of Peoria Dark Sky Ordinance and all applicable provisions of the Zoning Ordinance.

Enhanced Design Review Standards

The Planned Area Development District (PAD) is intended to provide an alternative zoning district to the conventional zoning and development approaches, such that innovation in residential development and products are accomplished. Single-family architectural review for the project will meet all City of Peoria Zoning Ordinance and City Code requirements, as well as those requirements specifically outlined in Chapter 3 and Chapter 5 of the Design Review Manual, and its subsequent revisions.

Appendix

- A. Maricopa County Board of Supervisors Rezoning Approval Letter
- B. Approved Acoma Estates Project Narrative and Site Plan
- C. Conceptual Site Plan
- D. Legal Description

Appendix A - Maricopa County Board of
Supervisors Rezoning Approval Letter

Planning & Development Department

February 21, 2019

Sent by email: ADAM@WITHEYMORRIS.COM

RE: Z2018010 Acoma Estates

Sir:

As of January 30, 2019, the Board of Supervisors approved a rezoning of the Rural-43 zoning district by a vote of 5-0 subject to conditions 'a' – 'k' that included the P&Z recommendation but with modifications – shown below in final format:

- a. Development of the site shall be in substantial conformance with the Site Plan entitled "Acoma Estates Conceptual Site Plan", consisting of one (1) full-size sheet, dated November 2018, stamped received November 15, 2018 except as modified by the following conditions. The applicant shall provide an updated site plan reflecting the revised development standards and landscaping requirement per the following conditions to the Planning and Development Department within 30 days of Board of Supervisor's approval. (Revised site plan received February 20, 2019.)
- b. Development of the site shall be in substantial conformance with the Narrative Report entitled "Acoma Estates", consisting of 7 pages, dated December 4, 2018, and stamped received December 4, 2018, except as modified by the following conditions. The applicant shall provide an updated narrative report reflecting the revised development standards and landscaping requirement per the following conditions to the Planning and Development Department within 30 days of Board of Supervisor's approval. (Revised Narrative received February 21, 2019.)
- c. The applicant/property owner shall submit a 'will serve' letter for fire protection services for the project site. A copy of the 'will serve' letter shall be required as part of the initial construction permit submittal.
- d. Zoning approval is conditional per Maricopa County Zoning Ordinance, Article 304.6, and ARS § 11-814 for five (5) years for the initial phase and an additional five (5) years for each subsequent phase, within which time the final plat for each phase must be obtained. The applicant shall submit a written report every five years from the date of Board of Supervisors approval of Z2018010 which details the status of this project, including

progress on obtaining subdivision infrastructure and/or construction permits. The status report to be administratively reviewed by Planning and Development with the ability to administratively accept or to carry the status report to the Board of Supervisors (Board), upon recommendation by the Planning and Zoning Commission (Commission) for consideration of amendments or revocation of zoning for undeveloped parcels. Status reports will be required until completion of the initial subdivision infrastructure and/or construction permits for each zoning parcel R1-10 RUPD.

- e. The following R1-10 RUPD standards shall apply:
 - 1. Height: 30', all lots shall be limited to single story
 - 2. Front Yard: 20' or 10' for side loaded garage or livable space
 - 3. Side yard: 10'
 - 4. Rear Yard: 20'
 - 5. Lot Area: 11,600 sq. ft.
 - 6. Lot Width: 80', Lot #24 a minimum width of 34' and Lot #25 a minimum width of 56'
 - 7. Average Lot Area Per Dwelling Unit: 17,000 sq. ft.
 - 8. Lot Coverage: 55%

- f. The following Paradise West community conditions shall apply:
 - 1. Development of the property shall be in substantial conformance with the 28-lot site plan dated November 2018.
 - 2. There shall be no lots immediately abutting the north property line.
 - 3. Streetlights within the development shall be installed at street intersections only.

- g. Prior to approval of the initial final plat or precise plan of development approval, the applicant shall provide the Maricopa County Planning and Development Department with a signed and recorded pre-annexation agreement with the City of Peoria that identifies the detail for when the proposed project will be annexed. This pre-annexation agreement shall be approved by City of Peoria.

- h. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this zone change as set forth in the Maricopa County Zoning Ordinance.

- i. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.

- j. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, the property shall revert

to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation, due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the zone change. The zone change enhances the value of the property above its value as of the date the zone change is granted and reverting to the prior zoning results in the same value of the property as if the zone change had never been granted.

- k. Acoma Estates shall provide an open space/landscape tract of 20' from Acoma Drive right-of-way. Landscaping shall include 2" caliber trees to be planted 20' on center and five (5) 5-gallon shrubs per tree. The landscaping shall be xerophytic species.



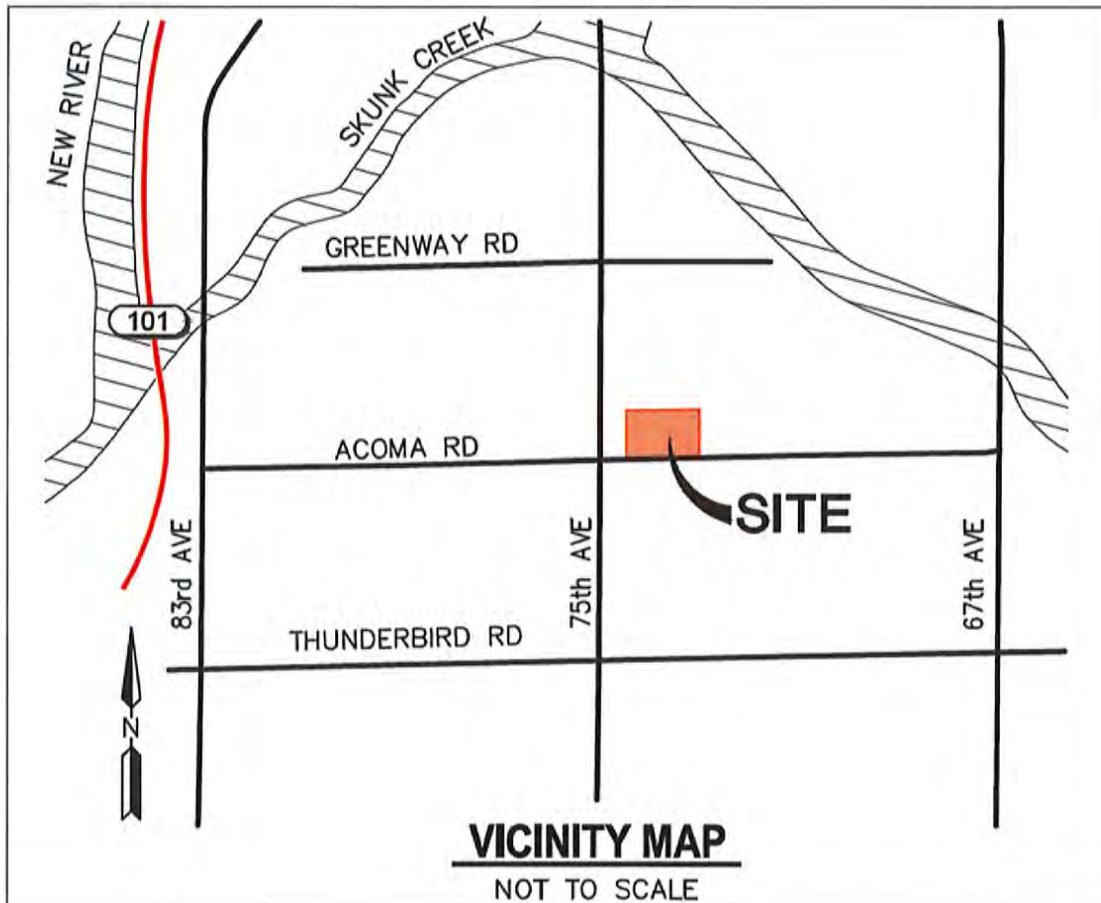
Eric R. Smith, Planner

Cc: Z2018010 case file

Appendix B - Approved Acoma Estates Project Narrative

Acoma Estates

Approx. 14.1 acres located
East of the NEC of 75th and Acoma Drive, Peoria
Case No. Z2018010



1st Submittal: January 22, 2018
2nd Submittal: September 21, 2018
P&Z Submittal: December 4, 2018
Final BOS (Approved): January 30, 2019

Zone Change Narrative

Executive Summary

The purpose of this request is to rezone approximately 14.1 acres of vacant land generally located east of the northeast corner of 75th Avenue and Acoma Drive in Maricopa County (the "Property"). Attached at **Tab 1** is an aerial map of the Property.

The Property is currently zoned Rural-43 (RU-43) in the Maricopa County Zoning Ordinance. Attached at **Tab 2** is a zoning map of the area. The Property is bounded by Acoma Road on the south, county island properties to the west, east, and south and a Peoria residential subdivision to the north.

This application submittal requests a Single Family Residential (R1-10) Residential Unit Plan of Development (RUPD) zoning district to permit the development of a 28-lot planned residential community. See site plan at **Tab 3**. The underlying zoning will be changed from RU-43 to R1-10 RUPD. The proposed density and lot sizes are consistent with the R1-8 zoning to northwest, R1-8 to the southwest, and the R1-12 further north as shown on the area zoning map at **Tab 2**.

The Property is located in unincorporated Maricopa County, within the City of Peoria planning area. The Peoria General Plan Land Use map designation is Residential Estate which permits up to two homes per acre (2 DU/AC). Attached at **Tab 4** is the Peoria general plan map of the Property. The proposed density of this project (1.84 du/ac) is consistent with the Peoria General Plan land use map designation.

This proposal will provide for a vibrant residential community that is compatible with the surrounding area and development patterns.

Background

This property was originally owned by the Peoria Unified School District (PUSD) and was once intended for a future school site. Overtime, the school population demands changed and this site became excess property.

Recently, the school district took ownership of new land and buildings currently housing the Challenge Space Center. On August 17, 2017, PUSD Governing Board approved a land swap for the Challenger Space Center, adjacent to Sunrise Mountain High School in Peoria. In exchange, PUSD traded two undeveloped parcels of land that are not needed for school sites: one at 75th Avenue and Acoma Drive in Peoria and another at 89th Avenue and Emil Rovey Parkway in Glendale. Since a school site is no longer needed at this location, the new property owner intends to develop the site for residential homes.

Request

This request is to rezone the Property from RU-43 to R1-10 RUPD. A RUPD is requested to modify some of the development standards in order to create a better designed community which will be compatible with the area development. Overall, 28 units are planned at an overall density of 1.9 home per acre, consistent with the Peoria General Plan.

The proposed zone change will enable the developer to develop and market the Property to a homebuilder who desires a premium product but wishes to avoid the expense and maintenance associated with acre lot homes. The existing zoning (one home per acre) does not provide adequate housing options for the area and does not reflect the change in the housing market over the past few years.

The requested R1-10 RUPD zoning will allow a new residential subdivision with lot sizes that are compatible with other built subdivisions in the immediate area. The developer is proposing a high- end product with homes that will be well maintained. These improvements will benefit the surrounding homeowners and raise property values in the area.

Proposed Development

The applicant proposes a residential community providing 28 lots averaging roughly 12,000 square feet (80' x 150'). The overall gross density of the site is roughly 1.9 du/acres. The community is accessed from Acoma Drive and a variety of community open space is provided throughout the development including buffers on the north and east side. A 20' open space/landscape setback shall be provided along Acoma Drive from the Right-of-Way line. A non-vehicular multi-use trail shall be provided within the Acoma Drive landscape setback. Attached at **Tab 3** is a conceptual lot layout which will be further defined during the rezoning process.

Residential Unit Plan of Development (RUPD)

The requested zoning district development standards are as follows:

Maricopa County R1-10 Development Standards		
	R1-10 Base Zoning District Standards	Proposed R1-10 RUPD
Lot Area	10,000 sq. ft.	11,600 sq. ft.
Lot Width	80'	80' Lot #24 will be a minimum of 34' measured at the front yard setback. Lot #25 will be a minimum of 56' measured at the front yard setback.

Front Yard	20'	20' 10' for side loaded garage or livable space. A minimum of 20' for front loaded garage.
Side Yard	7'	10'/10'
Rear Yard	25'	20'
Height	30'	30' All lots shall be limited to single story homes
Average Lot Area per Dwelling Unit	10,000 sq. ft.	17,000 sq. ft.
Lot Coverage	40%	55%
Parking Spaces	2	2
Acoma Road Street frontage setback	--	20' open space/landscape setback from Acoma Drive Right-of-Way.

The proposed modifications within the R1-10 RUPD create the ability to plat the single-family lots on the Property with a product consistent to other residential communities in the surrounding neighborhood. Given the shape of the property, some of the lots require less street frontage than the minimum lot width required by the R1-10 zoning ordinance; however, each lot meets the minimum lot width requirement when measured from the back of the lot. The modifications to the side and rear yard setbacks are consistent to the City of Peoria's development standards for the equivalent zoning.

Relationship to Surrounding Properties

The Property is located in an area that is suitable for the residential development proposed by this application. It is surrounded by primarily residential uses with some agricultural uses and commercial nodes at intersections nearby. See City of Peoria Zoning Map Enclosed at **Tab 5**.

As indicated above, the Peoria General Plan identifies the Property as a Residential/Estate (0-2 du/ac) use within its future planning area. The proposed residential development is only 1.84 du/ac which is consistent with the designated uses under the County Comprehensive Plan and the Peoria General Plan. Additionally, it is a density similar to the majority of the subdivisions along 75th Avenue. For example, the proposed development is less dense than the following subdivisions which are zoned R1-8 (Thunderbird Vista, Lion's Gate, Arrowhead Shadows) R1-10 (Tierra Norte, Tierra Buena) and R1-12 (Teresita).

To the north of the Property is a residential subdivision zoned R1-18 and beyond that is land zoned R1-12 with lot size similar to our proposal (12,000). In the general area to the west are

multiple subdivisions zoned R1-8 and R1-10. To the south and east are residential homes in Maricopa County zoned RU-43.

Directly to the west and south of the Property, are a mix of large, dirt lots and some scattered single-family homes. To the north and east of the Property are single family detached homes. The homeowners in the surrounding area would be positively impacted by the improvements the Applicant plans to make to the subject Property. The vast majority of residential subdivisions in this area have similar densities to what is proposed through this application.

Finally, a number of higher density projects have been proposed in the Property's general vicinity in the past year. For example, the Bungalows on Thunderbird, which proposes 8-15 dwelling units per acre, was approved by the Peoria City Council in May 2016. In July 2016, an application proposing 13 dwelling units per acre was proposed at 67th Avenue and Thunderbird. The Applicant has proposed a much lower density project relative to trends in the surrounding area and a density that is much more suitable for the larger lots in the area.

It is not anticipated that this proposal will have any detrimental impact on neighboring properties due to the compatibility with the surrounding zoning and actual land uses in the area.

Location and Accessibility

The Property is 1.5 miles east of the 101 Freeway, which provides prime regional access. 75th Avenue and Thunderbird Road (.5 miles to the south) are major thoroughfares providing ease of access to the proposed subdivision. The Property is also near ballparks, restaurant, and entertainment uses at P83, a designated entertainment district to the north within the City of Peoria.

Maricopa County Comprehensive Plan Consistency

The Maricopa County 2030 Comprehensive Plan (the "Plan") is aimed at maintaining a high quality of life as Maricopa County continues to undergo substantial growth. To that end, the Plan prioritizes "supporting safe communities and neighborhoods...by supporting compatible land uses; environmental quality; and safe, efficient and practical development patterns."

This application presents an opportunity for the County to establish a use that encourages growth by planning for a residential community that provides for an appropriate density that maintains compatibility with adjacent properties. This proposal will enhance the quality of life in the region and will encourage responsible growth and development. This type of cohesive land use will ensure this area of the west valley continues to thrive consistent with the intent and goals of the County's Comprehensive Plan.

The proposed rezone is consistent with the following specific goals and policies contained within the Comprehensive Plan:

Land Use Goal #1: Promote efficient land development that is compatible with adjacent land uses, is well integrated with the transportation system, and is sensitive to the natural environment.

The proposed rezoning provides for a density that mirrors the single-family home developments along 75th Avenue and Thunderbird. Furthermore, this application provides for appropriate residential land use near a designated commercial corner within the City of Peoria with convenient access to the regional freeway network. The Property's location is connected via arterials and Loop 101 Freeway providing an appropriate integration with the transportation system.

Land Use Policy #18:

Growth Area Objective #3: Continue to solicit input from municipalities regarding future growth in unincorporated Maricopa County.

The Property is located within the planning area of the City of Peoria. The applicant has met with the City of Peoria and determined the use is consistent with the Peoria General Plan Map. The applicant will continue to work with the City throughout the rezone process to ensure the plan provides benefits to surrounding communities with minimal impacts.

Community Facilities and Services

The Property is located within the area of the Peoria Unified School District.

Public Utilities and Services

1. **Water:** The City of Peoria will provide water to the Property from water lines in Acoma Drive (upon annexation).
2. **Wastewater:** The City of Peoria will provide wastewater service to the Property from wastewater lines in 75th Avenue (upon annexation).
3. **Electrical:** Salt River Project will provide electricity to the Property.
4. **Gas:** Southwest Gas Corporation will provide natural gas service to the Property.
5. **Refuse:** The City of Peoria will provide refuse collection to the Property (upon annexation).
6. **Phone:** Century Link/Cox Communications will provide telephone service to the Property.
7. **Fire:** The City of Peoria will provide fire protection to the Property.
8. **Police:** The City of Peoria will provide police protection to the Property.

Drainage

A preliminary drainage report is not required with this application. Retention will be based on the gross acres of the site. Retention basins may be at a depth of 3 feet, however will require that side slopes be no steeper than a 4:1 side slope.

Conclusion

The proposed rezone request allows for compatible development with the surrounding developments and area character. It creates the appropriate mix of development standards to develop a successful community that can cater to established homeowners. The RUPD overlay provides for additional flexibility as this project develops over time. The request is consistent with the City of Peoria General Plan and Maricopa County Comprehensive Plan. Most important, the request follows the development trends represented in this area and is compatible with existing uses and zoning.

Tab 1

Aerial Map



Tab 2

Tab 3

ACOMA ESTATES

PEORIA, ARIZONA

RUPD CASE NO. Z2018010

CONCEPTUAL SITE PLAN



PROJECT TEAM:

OWNER / DEVELOPER
 HILGART WILSON, LLC
 1001 W. WILSON AVENUE
 SUITE 200
 PHOENIX, ARIZONA 85016
 Phone: (602) 480-0535
 Contact: Jill Brophy

ENGINEER
 HILGART WILSON, LLC
 1001 W. WILSON AVENUE
 SUITE 200
 PHOENIX, ARIZONA 85016
 Phone: (602) 480-0535
 Contact: Jill Brophy

SITE DATA:

MINIMUM LOT SIZE: 80' X 145'
 GROSS AREA: 11,150 SF
 NET AREA: 14.1 AC
 NUMBER OF LOTS: 28
 GROSS DENSITY: 1.5 DU / AC
 CURB STREET: 30' ROW
 PROPOSED ZONING: R-10 RUPO
 SCHOOL DISTRICT: PEORIA UNIFIED SCHOOL DISTRICT

LEGEND:

- ⊕ EXISTING FIRE HYDRANT
- ⊕ NEW FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ SEWER MANHOLE
- ⊕ EXISTING POWER UTILITY POLE

LEGAL DESCRIPTION:

A PORTION OF THE LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2017-006160, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE WEST 34.00 FEET OF SAID NORTHWEST QUARTER, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 12 FROM WHICH THE NORTHWEST CORNER THEREOF BEARS NORTH 07°21'37" EAST, 208.89 FEET; THENCE NORTH 89°19'37" EAST, 342.00 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST TO THE QUARTER POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, NORTH 07°21'37" EAST, 659.28 FEET ALONG THE EAST LINE OF THE WEST 34.00 FEET OF SAID NORTHWEST QUARTER; THENCE LEAVING SAID EAST LINE, NORTH 89°19'37" EAST, 869.89 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER ALSO BEING THE SOUTH LINE OF THE FINAL PLAT FOR PARADISE MOUNTAIN ESTATES AS RECORDED IN BOOK 300 PAGE 47, MARICOPA COUNTY RECORDS; THENCE LEAVING SAID LINE, SOUTH 07°23'28" WEST, 659.28 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER ALSO BEING THE WEST LINE OF THE FINAL PLAT FOR INLAND RANGIOS AS RECORDED IN BOOK 137 PAGE 05, MARICOPA COUNTY RECORDS;

THENCE LEAVING SAID LINE, SOUTH 89°19'37" WEST, 869.89 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 653,109 SQ. FT. (14,903 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OR RECORDS OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY LAND DIVISION RESTRICTIONS.



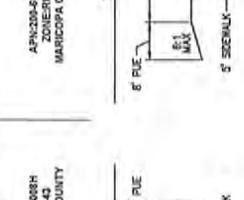
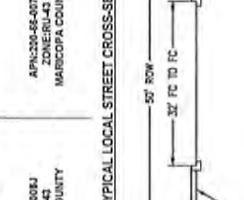
PH Project Number: 1820
 Designer: MJC
 Checked By: A. Pappas
 Drawn By: M. Villatoro
 Revision Date: February, 2018



APN	Zone	City	County
APN2018-02-017	ZONE-RU-43	CITY OF PEORIA	MARICOPA COUNTY
APN2018-02-018	ZONE-RU-43	CITY OF PEORIA	MARICOPA COUNTY
APN2018-02-019	ZONE-RU-43	CITY OF PEORIA	MARICOPA COUNTY
APN2018-02-020	ZONE-RU-43	CITY OF PEORIA	MARICOPA COUNTY
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APN2018-02-031	ZONE-RU-43	CITY OF PEORIA	MARICOPA COUNTY
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APN2018-02-099	ZONE-RU-43	CITY OF PEORIA	MARICOPA COUNTY
APN2018-02-100	ZONE-RU-43	CITY OF PEORIA	MARICOPA COUNTY

Utility/Service	Provider
Water	City of Peoria
Sewer	City of Peoria
Electric	City of Peoria
Gas	City of Peoria
Telephone	City of Peoria
Internet	City of Peoria
Fire	City of Peoria
Police	City of Peoria
Public Works	City of Peoria
Sanitation	City of Peoria
Public Safety	City of Peoria
Public Health	City of Peoria
Public Housing	City of Peoria
Public Transportation	City of Peoria
Public Utilities	City of Peoria
Public Works	City of Peoria
Public Safety	City of Peoria
Public Health	City of Peoria
Public Housing	City of Peoria
Public Transportation	City of Peoria
Public Utilities	City of Peoria

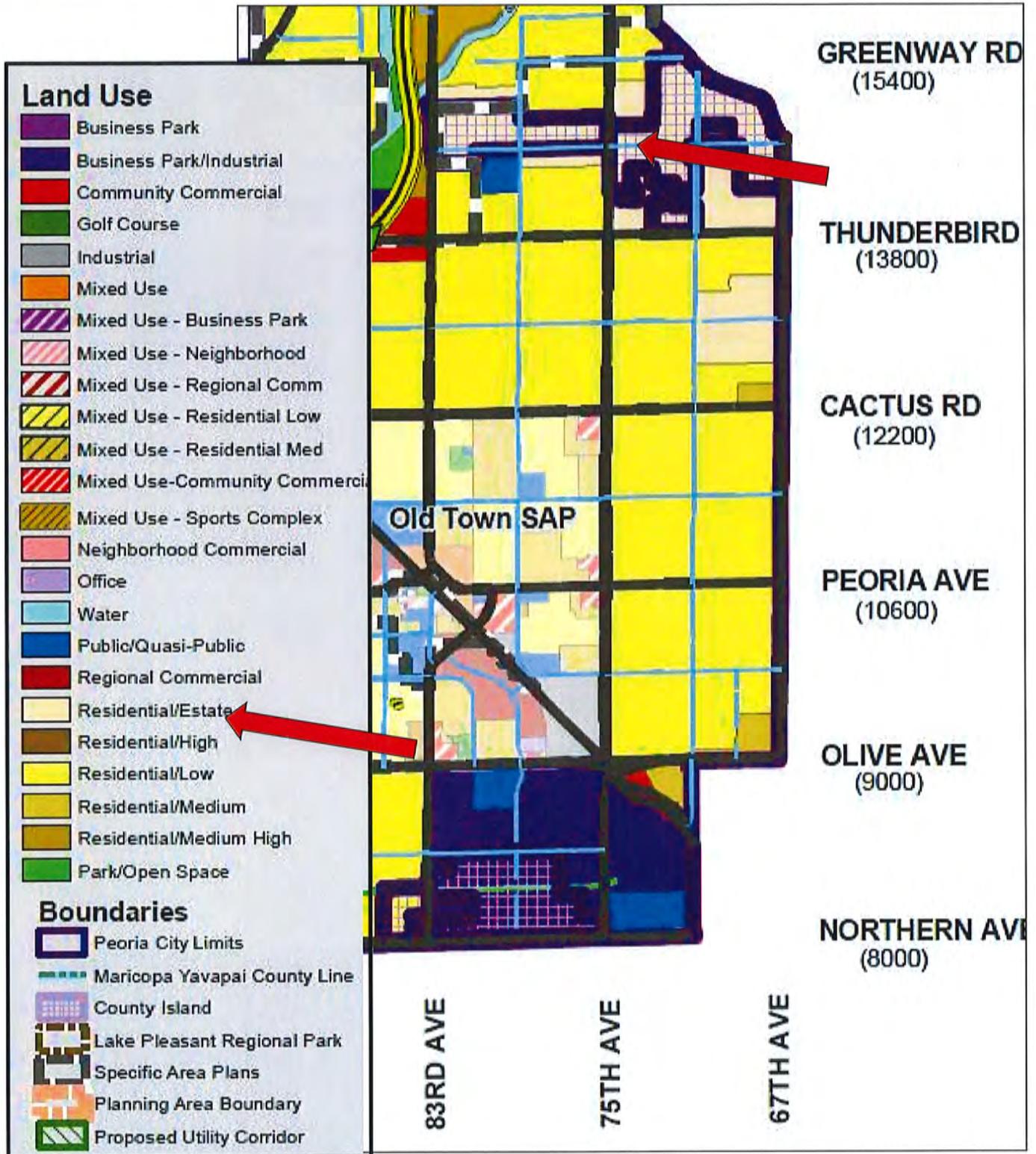
Utility/Service	Provider
Water	City of Peoria
Sewer	City of Peoria
Electric	City of Peoria
Gas	City of Peoria
Telephone	City of Peoria
Internet	City of Peoria
Fire	City of Peoria
Police	City of Peoria
Public Works	City of Peoria
Sanitation	City of Peoria
Public Safety	City of Peoria
Public Health	City of Peoria
Public Housing	City of Peoria
Public Transportation	City of Peoria
Public Utilities	City of Peoria



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Tab 4

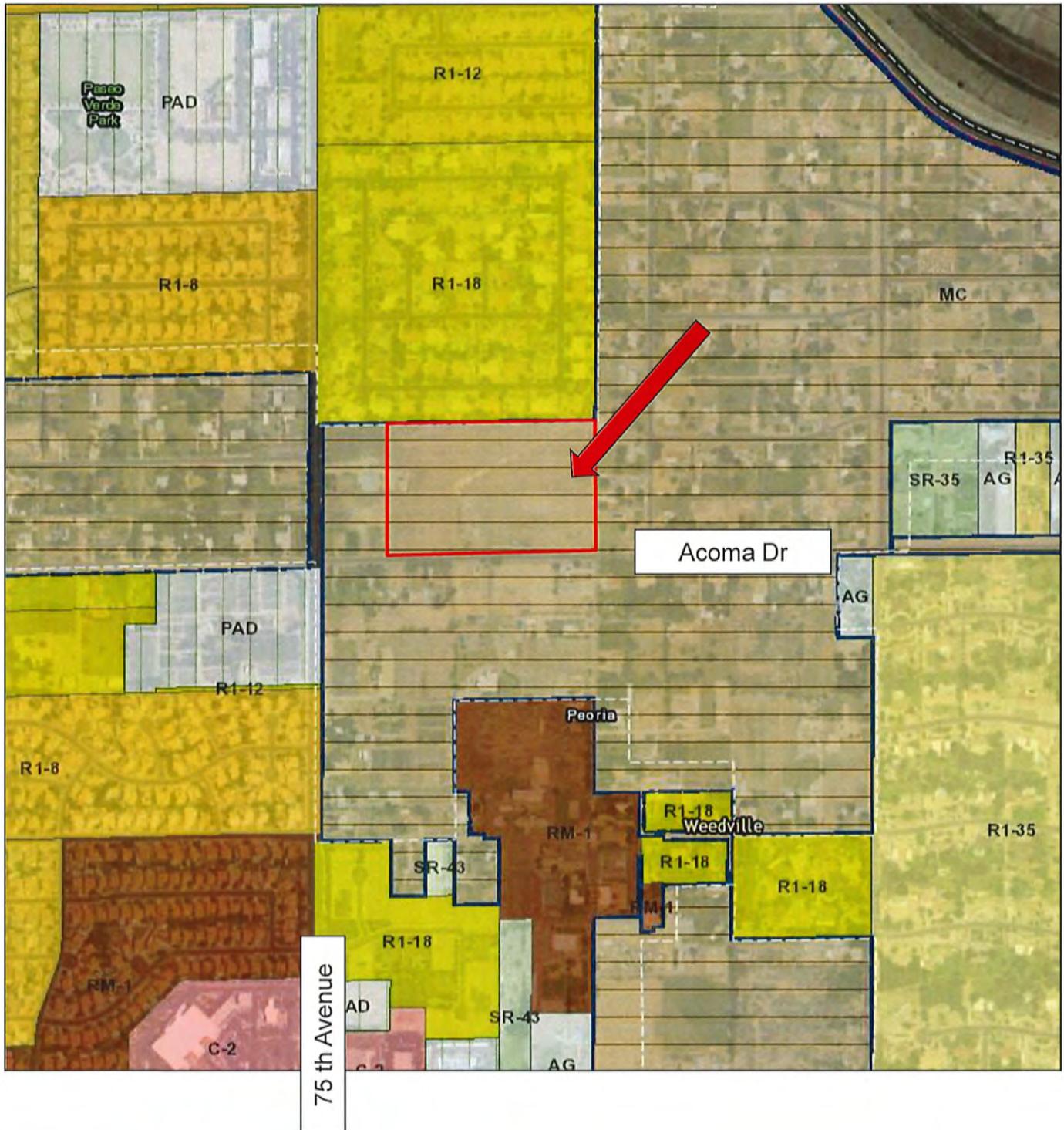
General Plan Map (Peoria)



75 Avenue & Acoma Drive

Tab 5

Zoning Map (Peoria)



75 Avenue & Acoma Drive

Appendix C - Conceptual Site Plan



SITE DATA	
TYPICAL LOT SIZE	= 80' X 150'
GROSS ACREAGE	= 15.0 AC
LOT COUNT	= 28
DENSITY	= 1.9
GENERAL LAND USE	= RESIDENTIAL ESTATE PLAN
EXISTING ZONING	= RU-43
PROPOSED ZONING	= R1-10 RUPD
TOTAL OPEN SPACE	= 2.5 AC (16.7%)

ACOMA
PEORIA, AZ
CONCEPTUAL SITE PLAN



OCTOBER 2018 NORTH
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.
U:\1900\1933\1933.01 - Crescent Bay Advisors, LLC\PLANNING\LAND USE & SITE PLANS\ACOMA CSP-04 GRAPHIC 24X36.dwg 10/17/2018 4:24 PM

Appendix D - Legal Description

**ZONING
KMK PROPERTY – ACOMA & 75TH AVENUE
LEGAL DESCRIPTION**

A portion of the land as described in the Special Warranty Deed recorded as Document No. 2017-0805160, records of Maricopa County, Arizona, situated within the Northwest quarter of Section 12, Township 3 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the West quarter corner of said Section 12 from which the Northwest corner thereof bears North 00°21'37" East, 2636.98 feet;

Thence North 89°19'33" East, 340.00 feet along the south line of said Northwest quarter to the **POINT OF BEGINNING**;

Thence leaving said south line, North 00°21'37" East, 659.28 feet along the east line of the west 340.00 feet of said Northwest quarter;

Thence leaving said east line, North 89°19'12" East, 990.92 feet along the north line of the South half of the Southwest quarter of said Northwest quarter also being the south line of the Final Plat for Paradise West Estates as recorded in Book 300 Page 42, Maricopa County records;

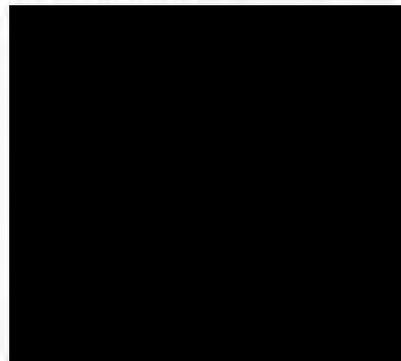
Thence leaving said line, South 00°23'38" West, 659.39 feet along the east line of the Southwest quarter of said Northwest quarter also being the west line of the Final Plat for Inland Ranchos as recorded in Book 137 Page 05, Maricopa County records;

Thence leaving said line, South 89°19'33" West, 990.53 feet along the south line of said Northwest quarter to the **POINT OF BEGINNING**;

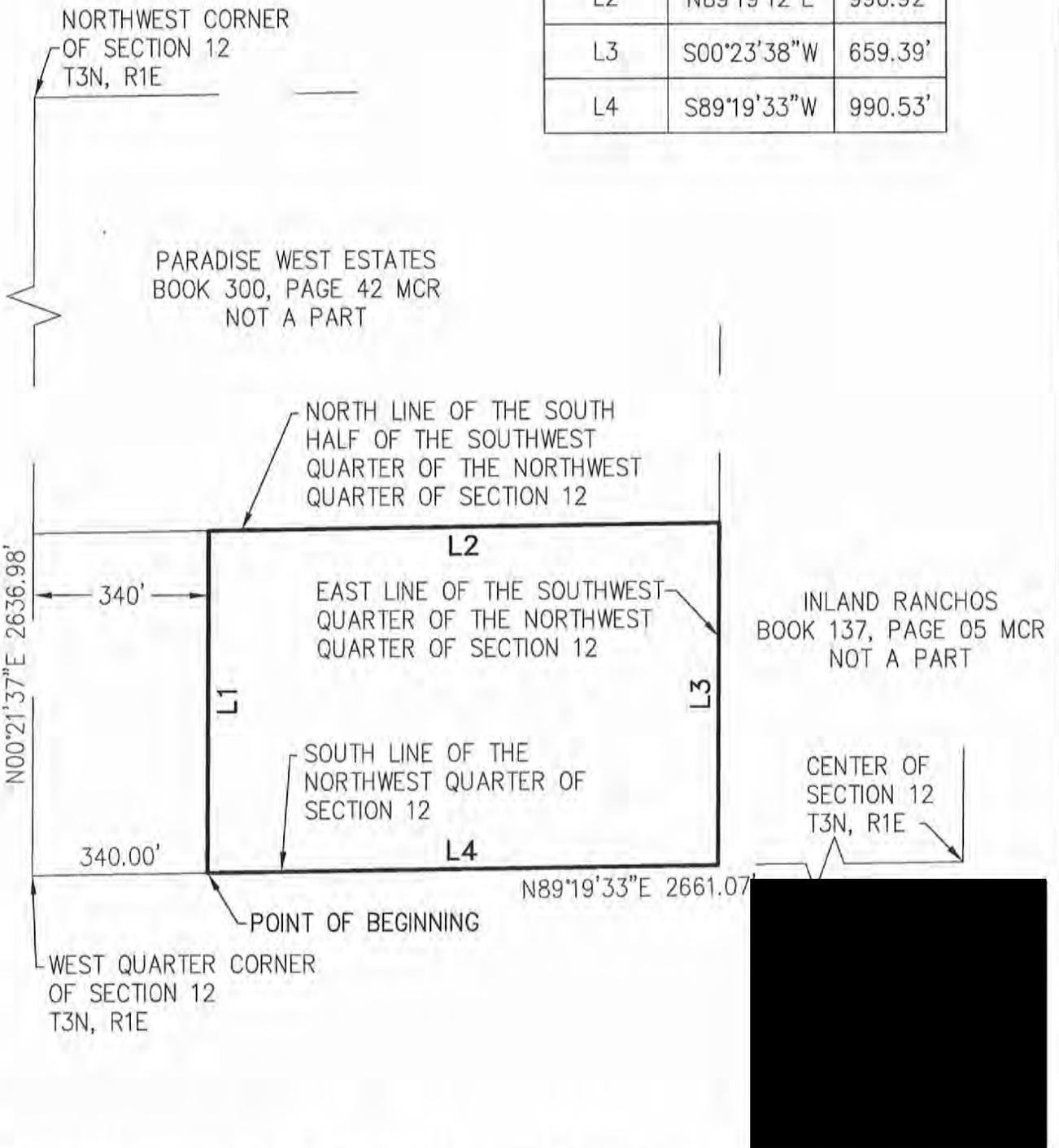
The above described parcel contains a computed area of 653,109 sq. ft. (14.9933 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1933
Date: January 3, 2018



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°21'37"E	659.28'
L2	N89°19'12"E	990.92'
L3	S00°23'38"W	659.39'
L4	S89°19'33"W	990.53'



PROJ.NO.: 1933
 DATE: JAN 2018
 SCALE: NTS
 DRAWN BY: KM
 CHECKED BY: KJP

KMK PROPERTY - ZONING
 ACOMA & 75TH AVENUE
 MARICOPA COUNTY, ARIZONA

EXHIBIT

HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436