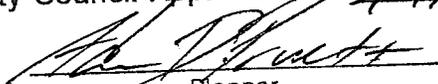


202-27

**FLETCHER PROPERTY**

**SOUTH OF DEER VALLEY ROAD  
AT 79<sup>TH</sup> AVENUE**

**REQUESTED R1-6 & O-1 P.A.D.**

<b>PLANNED AREA DEVELOPMENT APPROVAL</b>	
P/Z Commission Date	2/6/03
City Council Approval Date	3/4/03
	
Planner	

**OWNER**

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**ENGINEER**

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**NOVEMBER 2002**

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## **1.0 SUMMARY**

### **1.1 PURPOSE OF REQUEST**

The residential component of Fletcher Heights likely will be built out during the first quarter of 2003. With that event, the need for the maintenance facility no longer exists to support that construction activity. Although New River Utility, which is the private water provider for Fletcher Heights and other developments in the area will continue to operate, it can be housed in much smaller quarters. Therefore, it is time to convert the I-1 and agriculture zoning to O-1 office district and R1-6 single family residential. With these zoning changes all of the existing warehouse and office type buildings will be removed, with the exception of the three existing houses fronting on the South side of Deer Valley Road.

### **1.2 REQUEST**

The owner of the property requests P.A.D. approval of 1.69 gross acres zoned O-1 office district and 22.02 gross acres R1-6 with a minimum lot size of 7,200 square feet.

### **1.3 EXISTING CONDITIONS**

The property currently contains a mixture of uses to include; vacant land, horse corrals and stables, warehouse storage, outside storage, miscellaneous structures, the business office for New River Utility, and three personal residences, one of which is occupied by the landowner. It is our desire to rezone and preliminarily plat the property to accommodate O-1 office district and larger lot single family residential. We would propose that the two existing houses along the Deer Valley frontage and West of 79<sup>th</sup> Avenue be rezoned to O-1. While New River Utility is operational, one of the houses would be converted to an office for this private water company and an employee of the company would occupy the adjoining house. The owner's personal residence, which sits on approximately 1.7 acres, would remain until such time as it is sold as is, or replatted. We believe this O-1 office district creates an excellent buffer against a very busy Deer Valley Road for the homes to be built further South. The remaining acreage would be platted to single family residential with a minimum lot size of 7,200 square feet, but many of the lots would exceed 11,500 square feet. The general plan calls for a residential density with a yield of 2 -5 units per acre with a target of 3 units per acre.

### **1.4 ARIZONA TAX PARCEL NUMBERS**

200-19-016A contains 4.697 acres and is the owner's residence along with various temporary buildings.

200-19-017, containing 5.0 acres of outside storage.

200-19-018, containing 6.055 acres of vacant land.

200-18-01H containing 6.917 acres and is improved with two houses, horse barn, warehouses and maintenance facility.

## **2.0 SITE CONDITIONS**

### **2.1 SURROUNDING LAND USES**

West of site is Fletcher Heights with lot sizes of 48'X110'. North of site is Fletcher Heights with lots sizes of 58'X110' and 77'X120'. East of site and fronting on Deer Valley Road is a five acre vacant church property. Directly South of the church is the five-acre residential property owned by Phil Aldrich. At the southeast corner of 78<sup>th</sup> Ave. and Deer Valley Road zoning allows for commercial and industrial uses. South and southeast of the site is currently agriculture, and further South is a vacant parcel owned by the Bureau of Land Management, and other vacant parcels zoned Agriculture.

The proposed lot size is larger than the vast majority of existing home sites surrounding this project, and we believe it will offer an excellent infill opportunity for a homebuilder who wants to build for the move up, or luxury market.

### **2.2 SITE TOPOGRAPHY**

The site is generally flat, sloping gently to the Southeast. There is no significant vegetation, and as mentioned previously, all of the industrial style buildings and horse corrals and structures will be removed for residential development to occur.

### **2.3 ACCESSIBILITY**

The project is accessible directly from Deer Valley Road with its intersection with Fletcher Drive (known as Hillcrest Boulevard to the North, or 79<sup>th</sup> Avenue alignment). Building an all weather road South through the property and the BLM land and connect to an existing roadway, which is ¼ mile South of the properties southern boundary, can create a second point of access. An alternative second point of access will be created when the property owned by David Lewis is developed, allowing access to 78<sup>th</sup> Avenue and Deer Valley Road.

### **2.4 DRAINAGE**

The site drains to the southeast toward the New River channel. Retention basins will be created as needed to provide on-site retention as required.

### **2.5 UTILITIES**

Water – is to site and provided by New River Utility.

Sewer – is to the site and provided by the City of Peoria.

Electricity – is to the site and provided by APS.

Gas – is to the site and provided by Southwest Gas.

Telephone – is to the site and provided by Qwest.

Cable TV – is to the site and provided by Cox Communications.

## 2.6 COMMUNITY SERVICES

Fire and Police Protection – City of Peoria

Schools – Peoria Unified School District No. 11

Existing K-8, Frontier Elementary located at 21258 N. 81<sup>st</sup> Avenue, South of Deer Valley Road. Plus an existing K-8 charter school known as Fletcher Heights Elementary located at 7877 W. Hillcrest Boulevard, North of Deer Valley Road.

Sunrise Mountain High School located at 21200 N. 83<sup>rd</sup> Avenue, South of Deer Valley Road.

## 3.0 LAND USE PLAN

### 3.1 DEVELOPMENT STANDARDS

R1-6 P.A.D.

Front setback*	
Front entry garage	18'
Side entry garage	10'
Rear setback*	15'
Side setback (minimum)	5'
Side setback (total)	13'
Street-side setback (corner lot)	10'
Building height	30' (2 stories)
Off-street parking	2
Maximum lot coverage	50%
Minimum lot area	7,200 sq. ft.
Average lot area	8,509 sq. ft.
Minimum lot width	63'
Minimum lot depth	115'

\*Encroachment of porches, patios and architectural details such as bay windows will be allowed five-feet into the front and rear setbacks.

The site has a development challenge in trying to meet the cities requirement for curvilinear streets when roadways exceed 900 feet in length. The southern six acres is a long and narrow parcel that is 1300 feet in length but only 200 feet wide. We ask the city for a waiver of this requirement due to the uniqueness of the site configuration.

### 3.2 ARCHITECTURAL CHARACTER

The theme of this development is to maintain some of the existing traditional building designs created by Fulton Homes and others at adjoining Fletcher Heights. An important element of traditional neighborhoods is variety in housing design. This can be achieved in a modern development by offering a variety of elevations and color schemes while maintaining order with the use of common architectural elements. Street facades should offer some relief with building off-sets or recesses.

### **3.3 ENTRY SIGNAGE**

An attractive entry feature will be built at the intersection of Fletcher Drive and Deer Valley Road, which is the main entrance into the project. It will be similar to what Fulton Homes has built entering into Fletcher Heights off Deer Valley Road.

### **3.4 STREET LIGHTING**

Street lighting will conform to City requirements including the Dark Sky Ordinance.

### **3.5 ALLOWED USES IN O-1 OFFICE DISTRICT**

All of the uses contained in the Peoria Zoning Ordinance except for the following:

- Banks and Financial Institutions to include ATM's
- Coffee Shop
- Delicatessen and Catering Establishment
- Food & Beverage Vendor Cart
- Restaurants and Cafeterias
- Recycling Collection Point
- Remote Mail Service
- Video Rental Store
- School Bus Parking and Maintenance

## **4.0 LANDSCAPING**

### **4.1 GENERAL LANDSCAPE CHARACTER**

The materials, forms, colors and textures will enhance and reinforce the existing character of the surrounding and existing areas to the West and North. Existing 50-year old eucalyptus will try and be preserved along Fletcher Drive (the 79<sup>th</sup> Avenue alignment). The landscape treatment will be a balance between functional turf areas and drought tolerant plantings to define street and property edges. Retention areas will be designed with grass for outdoor recreation activities and various types of shade trees, which conform to Article 14-35, Peoria Zoning Ordinance.

### **4.2 MAINTENANCE**

A Homeowners Association will be formed within the Planned Area Development when there are a sufficient number of residents. Prior to the formation of the Association and the land being deeded to the Association, the Developer will be responsible for the maintenance of the common area. These maintenance areas include drainage channels,

landscape adjacent to special entry features (i.e. signage, pavement, walls), retention basins, and other common areas. In addition to the Association, the entry feature, landscaping and open space components will be supported by a Maintenance Improvement District.

#### **5.0 OPEN SPACE**

Open space will be provided at 11% for the residential parcel and 5% for the office component.

#### **6.0 EXHIBITS**

6.1 A.L.T.A. SURVEY BY MICHAEL WIER DATED SEPTEMBER 23, 2002.

6.2 VICINITY MAP.

6.3 EXISTING CONDITIONS MAP.

6.4 AERIAL PHOTOGRAPH.

6.5 ZONING MAP.

6.6 INDIVIDUAL LOT SIZES

## FLETCHER PROPERTY LOT AREAS

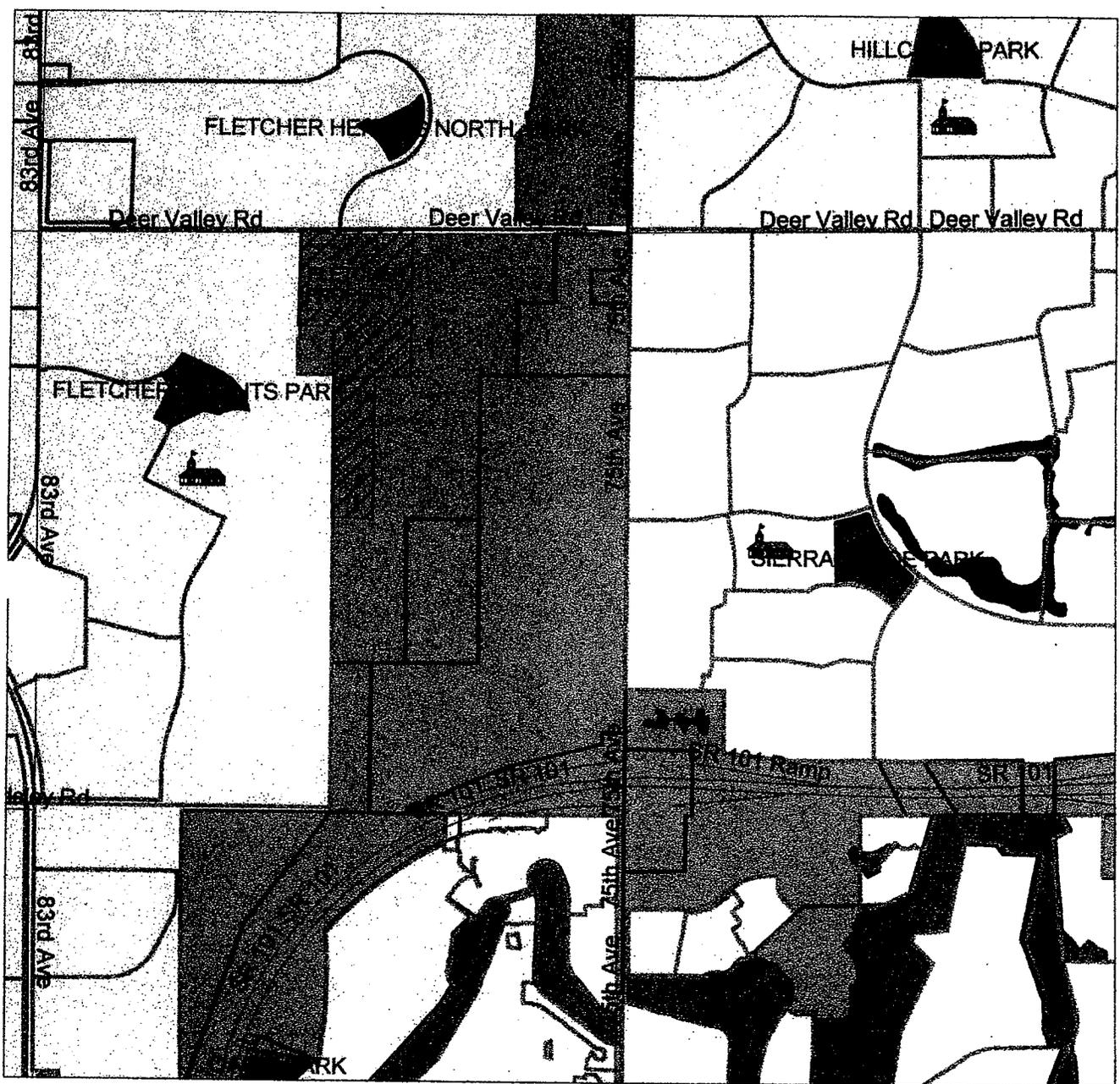
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1	10,015.87 SF
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3	10,015.87 SF
4	10,015.87 SF
5	10,015.87 SF
6	10,015.87 SF
7	10,015.87 SF
8	10,015.87 SF
9	10,015.87 SF
10	10,015.87 SF
11	10,015.87 SF
12	10,015.87 SF
13	10,015.87 SF
14	10,015.87 SF
15	10,046.28 SF
16	10,141.99 SF
17	9,150.67 SF
18	7,459.61 SF
19	7,373.45 SF
20	7,360.00 SF
21	7,360.00 SF
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23	7,360.00 SF
24	7,360.00 SF
25	7,360.00 SF
26	7,360.00 SF
27	7,360.00 SF
28	7,360.00 SF
29	7,360.00 SF
30	8,460.81 SF
31	15,626.36 SF
32	9,511.61 SF
33	7,346.59 SF
34	8,080.72 SF

LOT NUMBER	LOT AREA
35	8,036.06 SF
35	7,408.27 SF
37	12,967.20 SF
38	8,211.36 SF
39	7,245.00 SF
40	7,245.00 SF
41	7,245.00 SF
42	7,245.00 SF
43	7,245.00 SF
44	7,245.00 SF
45	7,245.00 SF
46	8,952.26 SF
47	8,018.78 SF
48	7,878.12 SF
49	7,820.27 SF
50	7,820.27 SF
51	8,019.97 SF
52	8,018.77 SF
53	7,820.27 SF
54	7,820.27 SF
55	7,884.53 SF
56	8,019.91 SF
57	8,018.78 SF
58	7,893.73 SF
59	7,820.27 SF
60	7,820.27 SF
61	8,019.97 SF
62	8,018.77 SF
63	7,820.27 SF
64	7,820.27 SF
65	7,900.14 SF
66	8,019.91 SF
67	40,392.58 SF
68	33,544.39 SF

AVERAGE LOT SIZE = 8,508.85 SF

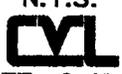
MEDIAN LOT SIZE = 11,435.68 SF

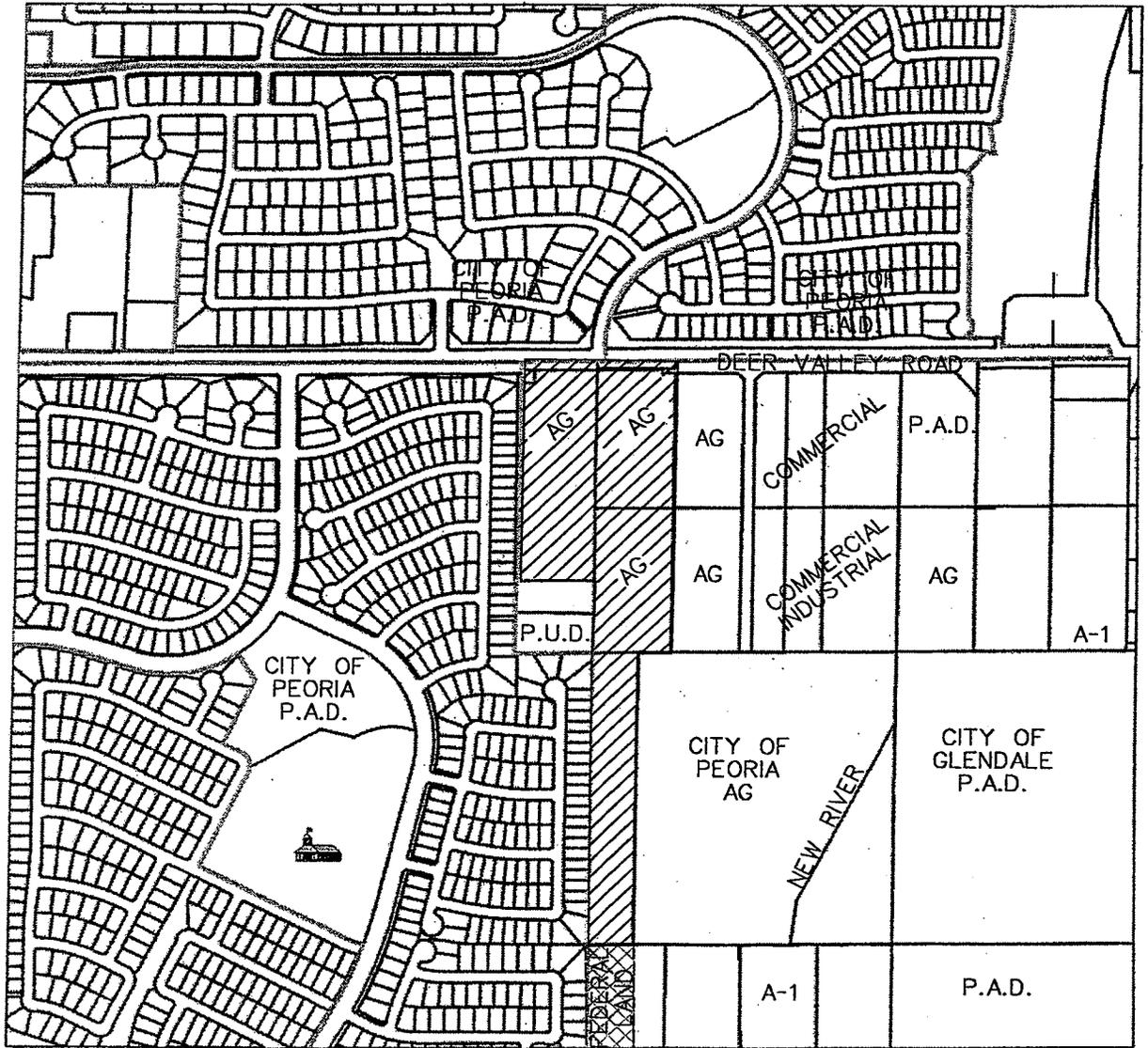
Note: Lots 67 and 68 are not included in the above figures



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# VICINITY MAP

  
 N.T.S.  
  
 DATE: 9-19-02

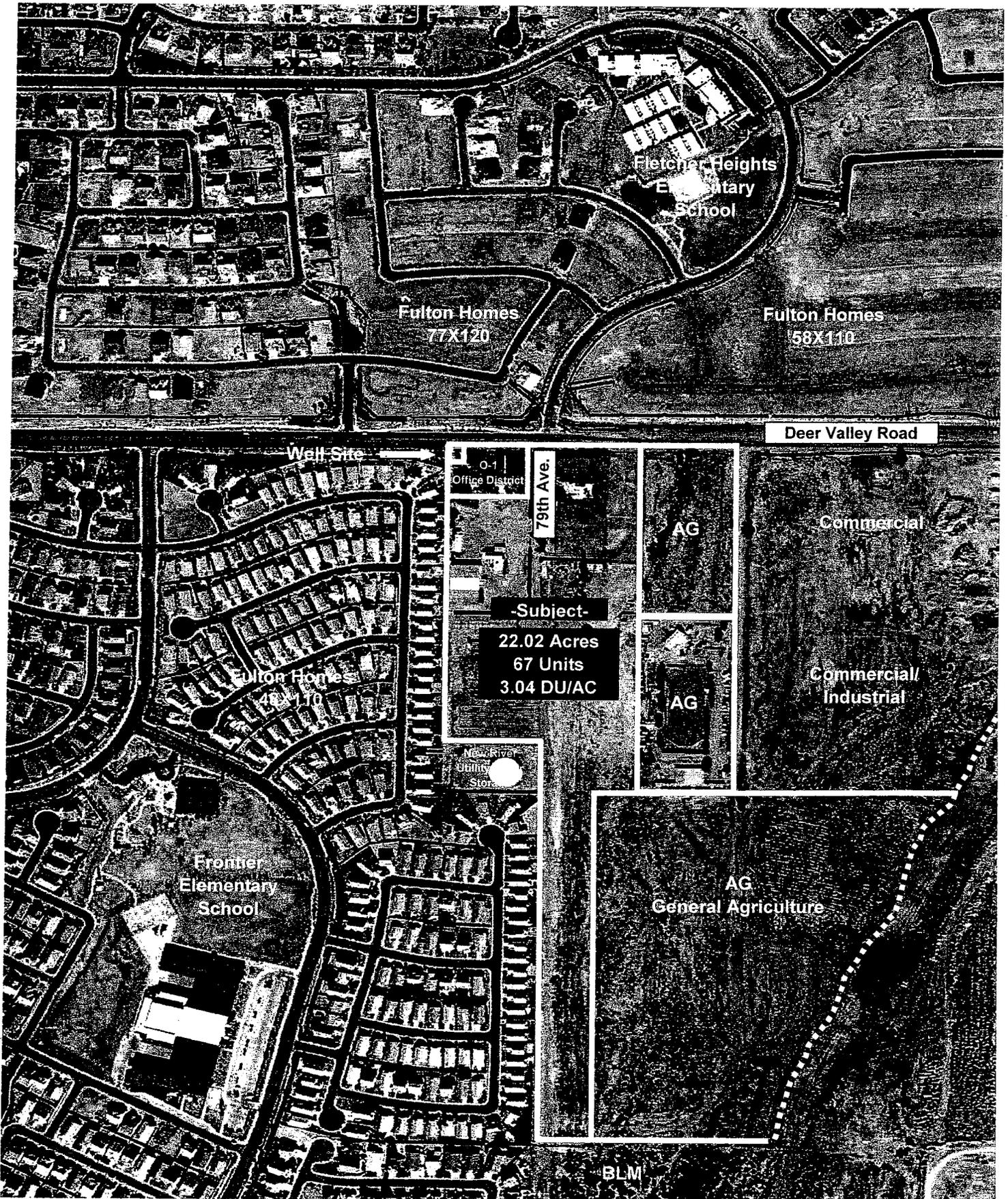


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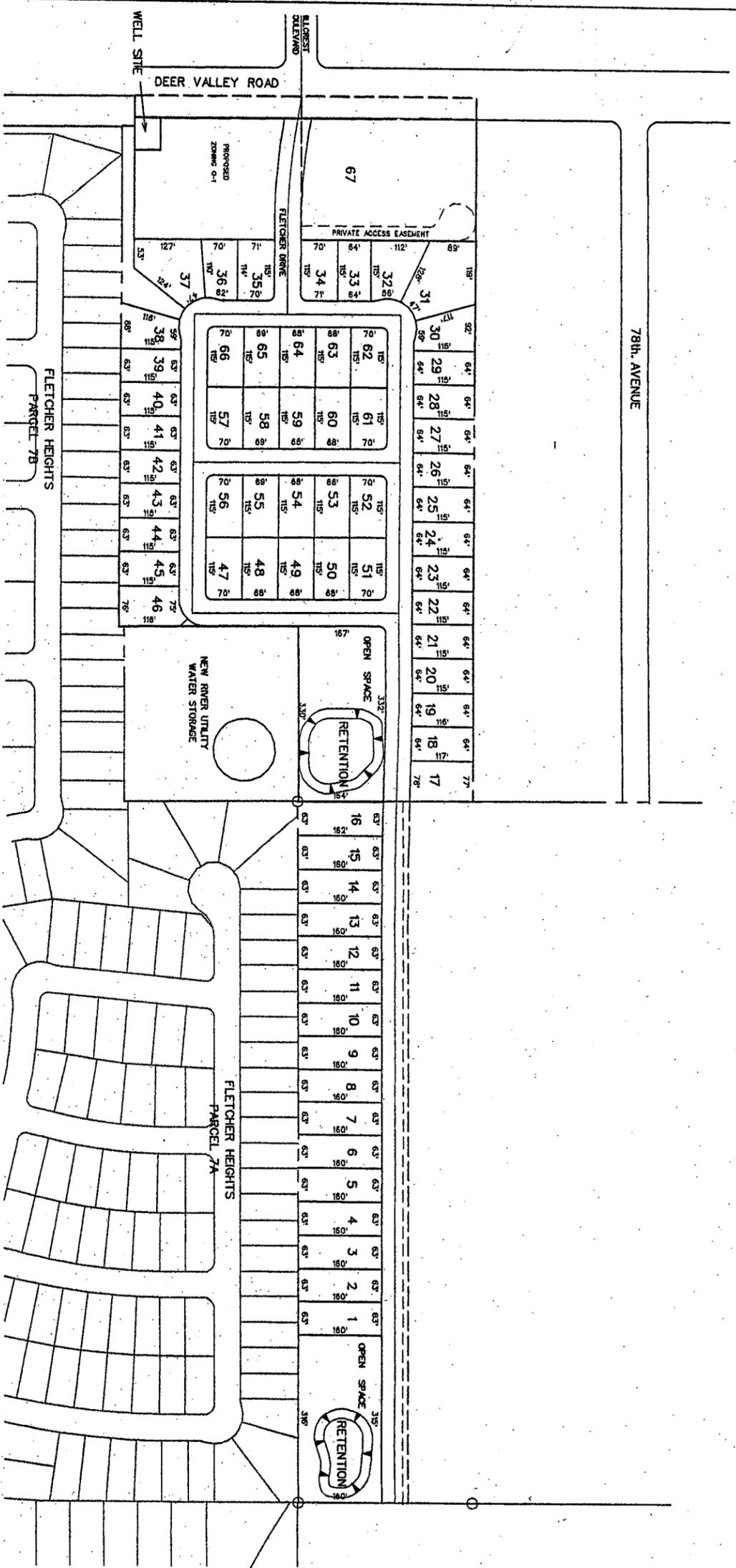
# EXISTING CONDITIONS MAP

N.T.S.  
  
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# Fletcher Property Aerial

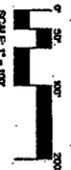


# ZONING MAP FLETCHER PROPERTY



**SITE DATA:**

PARCEL	EXISTING ZONING	PROPOSED ZONING	GROSS AREA	YIELD	DENSITY	OPEN SPACE
A	AG	R1-6 PAD	22.02	68	3.1 DU/AC	2.4 AC.
B	AG	0-1 PAD	1.69	0		0.1 AC.
TOTAL			23.71	68		2.5 AC.



SCALE 1" = 100'  
SEPTEMBER 15, 2002  
REVISED NOV. 25, 2002



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