

5. SURROUNDING LAND USES AND CONDITIONS

The Fletcher Heights master-planned community is located west and north of the Subject Site. This community consists of single-family residential homes where densities range from 2-5 du/ac. The parcel to the south of the Subject Site is currently unoccupied and is owned by the Bureau of Land Management. The New River Watercourse forms the east boundary of the Subject Site.

The proposed development features single-family homes on lots with a minimum width of 63 feet and a minimum depth of 100 feet. The land uses and densities of the proposed development will remain consistent with the adjacent Fletcher Heights master-planned community.

6. PRELIMINARY DEVELOPMENT PLAN

This rezoning request proposes a rezone from Agriculture (AG) to Planned Area Development (PAD). The site consists of approximately 32.97 gross acres. The proposed land use for the Subject Site is that of a single-family residential subdivision consisting of 101 single-family detached lots with lot sizes approximately 63-feet-wide by 115-feet-deep. The proposed gross density of the development is 3.063 du/ac.

7. LISTING OF PERMITTED, CONDITIONAL AND ACCESSORY USES

Per the City of Peoria Zoning Ordinance, Planned Area Development Section 14-33-2, "any use or combination of uses may be allowed in a PAD, provided it is consistent with the Peoria Comprehensive Master Plan, provided such uses are identified as permitted uses upon approval of the PAD."

Proposed Permitted Uses for the Subject Site are to be Single-Family Residential Detached and Accessory uses. Accessory Uses proposed to be permitted for the Subject Site include those described in the City of Peoria Zoning Ordinance for Single Family Residential, Article 14-5-4.

8. PROJECT PHASING AND DEVELOPMENT SCHEDULE

Phasing will occur, and will be addressed at the Preliminary Plat stage of development.

9. PROJECT DEVELOPMENT STANDARDS (PAD)

Z03-12A.2³

a. Lot Coverage: 55%*

*Lots shall have an allowable maximum percentage of driveway coverage for the front yard of 55%.

b. Lot Setbacks:

- Front*
 - Front entry garage: 18'
 - Side entry garage: 10'
 - Detached Garage / Carport, Livable Area (Enclosed or Open): 10'
- Front and Rear Setbacks: 50% of building can encroach up 5' into front and rear setbacks

- Side
 - Minimum: 5'
 - Total: 13'
- Rear*: 15'
- Street Side Setback: 10'
- Perimeter Building Setback: No longer required

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

c. Minimum Lot Size:

- 7,200 s.f.

d. Building Height:

The dwelling units on the Subject Site may be a mix of one and two stories. The building height shall not exceed 30 feet, measured as a vertical distance from the lot grade to the highest point of the roof for flat roofs, to the deck line of a mansard roof or to the average elevation between eaves and ridges for gable, hip and gambrel roofs.

e. Accessory Use Permitted and Standards:

Accessory Uses proposed to be permitted for the Subject Site include those described in the City of Peoria Zoning Ordinance, Article 14-5, Single-Family Residential. Accessory Uses include, but are not limited to: off street parking, public garages and carports, garden homes, mother-in-law homes, tool houses, ramadas, swimming pools and home recreational facilities, storage units, guest homes and/or servants quarters, home occupations, and home day care.

f. Open Space Requirements:

According to the City of Peoria Zoning Ordinance, Article 14-33-2, Useable Open Space may include dedicated park sites, dedicated separate right-of-ways for bike paths, equestrian and hiking trails, public parks and recreation areas, floodway areas, reserved or dedicated steep slope areas and improved retention basins. The proposed development will exceed the PAD minimum useable open space requirement for residential single-family lots. The requirement is 11% for lots less than 10,000 square feet.

g. Lighting:

Street lighting is proposed to conform to the City of Peoria Street Lighting Standard for residential communities.

h. Screening, Fencing and Walls:

The Subject Site proposes the perimeter walls to be six (6) feet in height. The Conceptual Wall Plans may be referenced with the Conceptual Landscape Plan. The walls between lots will be a party wall for which the owners of contiguous lots will be equally responsible. All walls will be maintained, improved and altered with the approval of the Homeowners Architectural Committee

i. Roadway Standards:

Streets (residential collectors) are proposed to meet Public Road Standards for the City of Peoria, per Detail 298.

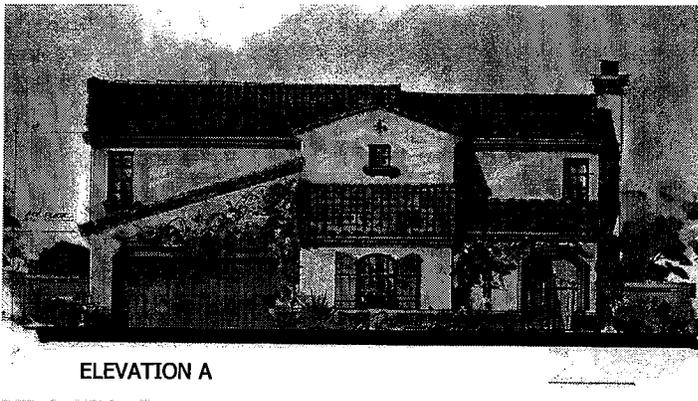
j. *Parking:*

Parking is permitted in the attached garage/carport or driveway of the residential home and/or on the local street. Vehicles of the homeowner, residents, guests and invitees may be parked in the garage, carport, driveway and/or on the street.

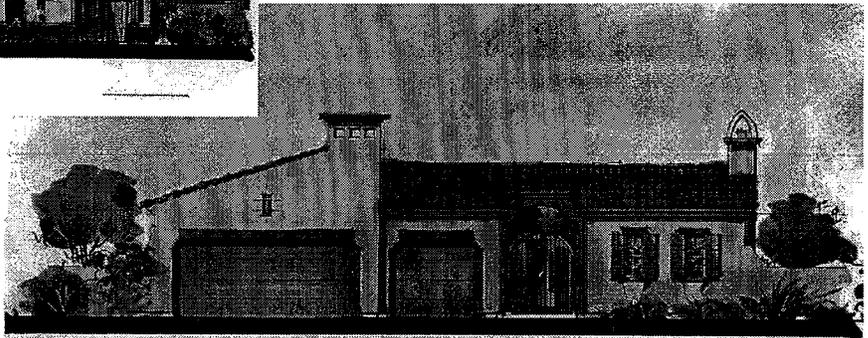
k. *Enhanced Design Review Standards:*

The proposed subdivision will establish a Home Owners Association (H.O.A.) which will include an Architectural Committee. The H.O.A. will be responsible for the maintenance of the common areas and oversight of the Architectural Committee. The Architectural Committee of the H.O.A. shall review and provide written approval to the homebuilder prior to construction or substantial maintenance or alteration to existing structures and for new construction; including but not limited to all building plans, color schemes, building materials, fences, walls, antennas, basketball standards, trash enclosures and receptacles, slides, playground equipment, basketball poles, tennis courts, hoops, outdoor decks, gazebos and armadas, storage sheds, walls and all other on-lot construction of accessory uses and/or additions.

Conceptual elevations are provided to illustrate the general character of the homes proposed for this development. Materials consist of stucco exterior walls with decorative stone accents and tile roofs. The architectural character would generally be classified as Mediterranean or Tuscan Villa (see two examples below).



ELEVATION A



ELEVATION B

10. PROJECT SIGNAGE STANDARDS

a. *Entry Monument:*

Entry signage will comply with the City of Peoria Landscape Standards and be in accordance with the provisions of Article 14-35.

b. *Other Signs:*

No sign of any nature shall be erected on a homeowners lot excepting the following: Name, address sign not exceeding 9-inches by 30-inches in size, shall be permitted on any lot, provided however that one sign of not more than three square feet may be

temporarily erected or placed on a Lot for the purpose of advertising the Lot / Home for sale or rent. A similar advertising sign may be placed on the lot during construction.

11. PROJECT LANDSCAPING STANDARDS

Each lot within the proposed subdivision will be landscaped. Common areas such as the north drainage channel, the retention basins and the Erosion Hazard Setback areas will also feature landscaping. The City of Peoria Landscape Ordinance of Section 14-35 requires that single family subdivisions feature a minimum of one tree and five shrubs for every one thousand square feet of on-site landscape area (p.35-4), which is defined to consist of required useable open space and retention area. The required open space for lots less than 10,000 square feet is 11%. The required landscaping is proposed to be established in the streetscape areas, trail areas, retention basin open space and any drainage channel open space.

12. SLOPE ANALYSIS (NOT APPLICABLE)

13. INFRASTRUCTURE / UTILITIES

a. Grading / Drainage / Retention

- Due to the Subject Site's proximity to the New River Watercourse, Columbia Communities proposes to attenuate 100-year storm water runoff to the pre-development level by routing flows through onsite retention basins, where prior to discharge to New River will undergo first flush storage to meet the water quality requirements for the City of Peoria. The City Standard for retention is the 100-year 2-hour storm event and any waiver's for storm water retention shall be submitted at the time of Preliminary Plat.

b. Water / Wastewater (City of Peoria)

- The City of Peoria is the water company for this project.
- The Subject Site will be serviced off extensions of existing local watermains owned and operated by the New River Water Company. The company occupies land immediately adjacent to the Subject Site. These watermains are located in Deer Valley Road and extend south along the west boundary of the Subject Site to a reservoir owned by the New River Water Company.
- The Subject Site will be serviced by the extension of an existing sanitary sewer main currently terminating at the eastern end of Beaubien Drive within the adjacent Fletcher Heights subdivision. The sewer will be extended through the adjacent BLM property from its current terminus to the south end of the Subject Site.

c. Electric Power / Natural Gas / Telephone Service

- Electric Power Provider: Arizona Public Service
- Natural Gas Providers: Southwest Gas or El Paso Natural Gas
- Telephone, Television and Fiberoptics Provider: Qwest and/or Cox Communications.