

**PLANNED AREA DEVELOPMENT  
APPROVAL**

P/Z Commission Date *Aug 18, 05*  
City Council Approval Date *Sept 6, 05*

*L. Garbo*  
Planner

# Maracay at Plaza Del Rio

## Planned Area Development

**City of Peoria, Arizona**

**Submitted August 6, 2004**  
**Revised November 12, 2004**  
**Revised February 17, 2005**  
**Revised June 1, 2005**

**Property Owner**  
**Sun Health Properties**  
13180 N 103rd Dr  
Sun City, Arizona  
85351  
623.876.5353  
623.876.5310 fax

**Engineer**  
**M Engineering Inc.**  
16035 North 43<sup>rd</sup> Street  
Phoenix, Arizona  
85032  
602.957.3350  
602.285.2396 fax

**Developer**  
**Maracay Homes**  
15160 N. Hayden Road  
Suite 200  
Scottsdale, Arizona  
85260  
480.970.6000  
480.970.8899 fax

**204-22**

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## INTRODUCTION / BACKGROUND

Maracay @ Plaza Del Rio is a proposed 36.5-acre (net) master-planned residential community located in the central west portion of the City of Peoria close to the Sun City/Peoria border. The property is bounded by the New River, 94<sup>th</sup> Drive, and Plaza Del Rio Boulevard. This project is the undeveloped residential portion of the existing Plaza Del Rio development, owned and operated by The Plaza Companies and Sun Health. The remaining five (5) vacant parcels of the Plaza Del Rio mixed-use project are zoned PUD with designations of C-2 and RM-1.

This proposal is a request to rezone the PUD RM-1 designation to PAD to allow for a medium density residential detached two-pack product with approximately the same lot size as what is permitted in the existing RM-1 zoning standards. This PAD will also provide for specific standards such as a differentiation from the standard setbacks and lot coverage for the proposed community. Plaza Del Rio also conforms to the mixed-use designation on the General Plan Map.

The surrounding zoning is RM-1 and commercial zoning. A small area of the northern boundary is abutting C-5 zoning, the Freedom Plaza Care Center, and the property across 94<sup>th</sup> Drive to the west is zoned C-2. The 36.5-acre site is expected to have approximately 165 lots providing a density of approximately four and a half (4.5) dwelling units per acre.

The property was originally zoned by Sun Health and has been developed primarily by them. The original intent of the zoning on the property was to provide for mixed uses including residential and medical office uses. The existing development on the site currently includes large-scale multi-family and medical uses, essentially assisted-living facilities. To meet the intent of the PUD zoning for mixed uses, Sun Health and Maracay Homes have joined together to offer a medium density residential detached home equal to a condo or town home product that will be available for sale to anyone interested, but the location and product will entice specific people with specific needs including local employees, seasonal residents, retirees, and empty nesters.

A residential lot size of this nature creates a cohesive blend to the general plan designation of mixed-use with the existing land uses already within the Plaza Del Rio area.

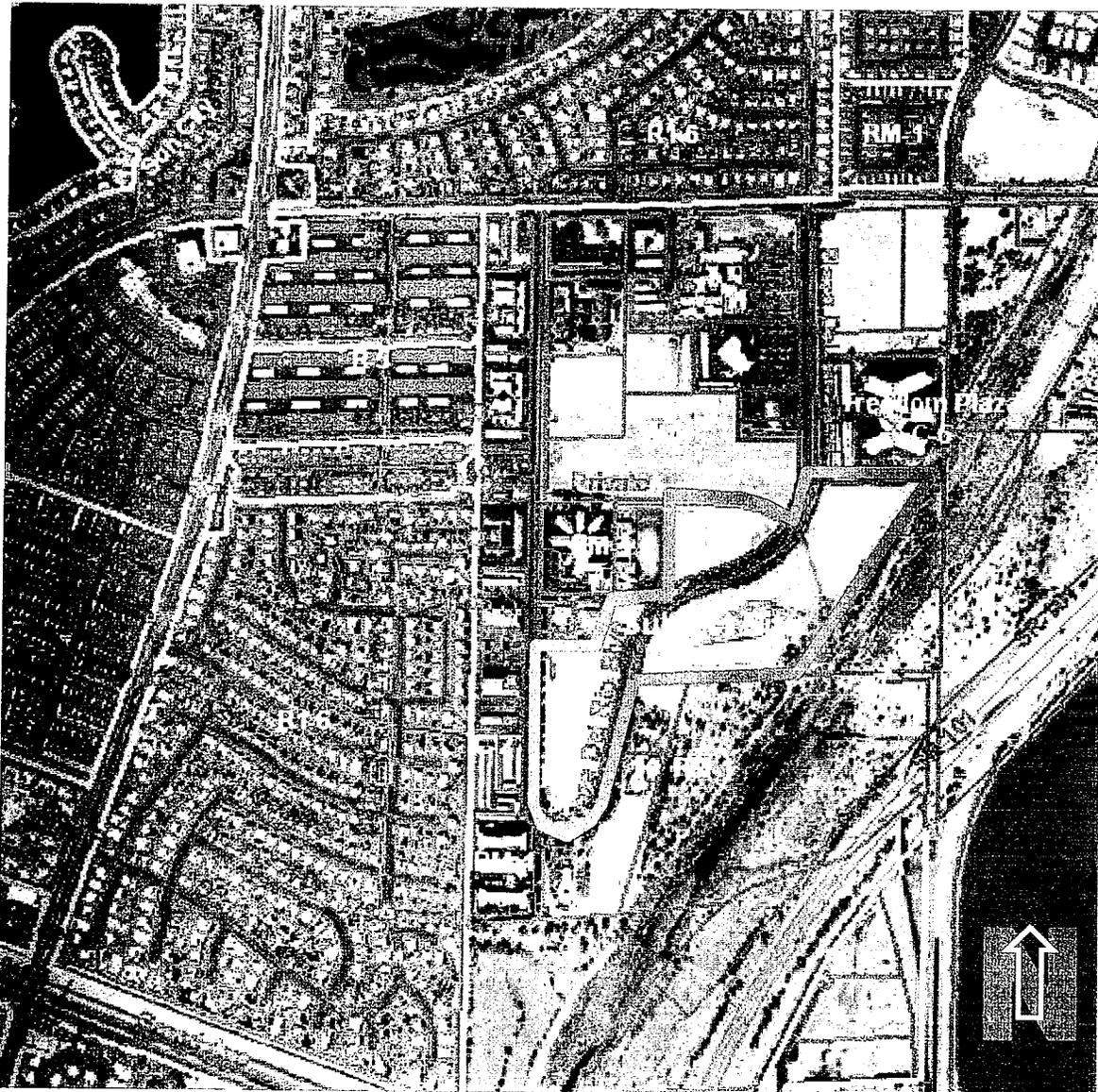
# Maracay Homes

pl x design®

## **Maracay Homes @ Plaza Del Rio**

**Generally Located South East of Thunderbird Rd. and 94<sup>th</sup> Dr.**

### **Vicinity Map**



## PROPOSAL

Maracay Homes is requesting that the property be rezoned from PUD RM-1 (Multi-Family Residential) to Planned Area Development (PAD). The site constraints, density, and unique detached two pack housing products proposed in this community do not allow strict compliance with City of Peoria zoning regulations. PAD zoning is required in order to form regulations that are specific to this development. New guidelines and regulations contained in this document allow the community to adapt to features unique to the site as well as the adjacent existing development allowing better planned and more sustainable, healthy neighborhoods.

The following goals have been developed as a framework for the PAD:

- To offer a range of housing types and community facilities that is responsive to local and regional markets.
- To provide a development plan for Plaza Del Rio that will help fulfill the approved mixed-use plan, offer additional amenities, and community form.
- To provide guidelines for the design and construction of landscape areas, streets, perimeter walls, trails, open space, homes, and recreational features of the community.
- To provide an alternative residence solution for those constituents that want to be close to the Plaza Del Rio Development.
- For public use so that future residents and neighbors are informed of the type of community that will be constructed.
- To provide a planning document for City leaders to make informed decisions in future development approvals related to this PAD.

Land use regulations and development standards applicable to this PAD shall be those of the Peoria Zoning Ordinance, except as may be specifically modified herein. If any regulations in this PAD are in conflict with requirements of the Peoria Zoning Ordinance, the regulations in this PAD shall prevail.

## LEGAL DESCRIPTION

Maracay @ Plaza Del Rio, parcels 200-80-001W and 200-80-922, according to Book 200 of Map 80, Sheet 1, records of Maricopa County, Arizona, situated in a portion of Section 16, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The total area of the three parcels combined including the undevelopable easements consists of approximately 48.46 acres.



# DESCRIPTION

AREA = 48.4636 ACRES

2,111,076 SQ. FT.

## PARCEL NO. 1.

That portion of the East half of Section 16, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the North quarter corner of said Section 16;  
thence North 87 degrees 41 minutes 30 seconds East, along the North line of said Section 16, a distance of 340.12 feet, to the centerline of that easement for roadway and utilities, also known as 94th Drive, as recorded in 83-473428, of Official Records, records of Maricopa County;  
thence South 00 degrees 10 minutes 54 seconds West, along said centerline, 1626.00 feet, to the Northwest corner of that parcel as recorded in 89-200728, of Official Records, records of Maricopa County and the POINT OF BEGINNING;  
thence continuing South 00 degrees 10 minutes 54 seconds West, along said centerline a distance of 1588.95 feet to a point on a tangent curve, concave Northerly, having a radius of 210.00 feet;  
thence Southerly, Easterly and Northerly 619.29 feet along the arc of said curve and along said centerline, though a central angle of 168 degrees 57 minutes 56 seconds to point of tangency;  
thence North 11 degrees 12 minutes 58 seconds East, 765.00 feet to the beginning of a 550.00 foot radius tangent curve concave Easterly;  
thence continuing along said curve and along said centerline 599.19 feet through a central angle of 62 degrees 25 minutes 12 seconds to a point of tangency;  
thence North 73 degrees 38 minutes 10 seconds East, along said tangent and said centerline, 198.05 feet to the beginning of a tangent curve, concave Northwesterly and having a radius of 640.60 feet;  
thence Northwesterly along the arc of said curve and said centerline 451.24 feet, through a central angle of 40 degrees 21 minutes 35 seconds, to the arc of a non-tangent curve, the center of said curve bears South 33 degrees 16 minutes 35 seconds West with a radius of 838.09 feet;  
thence Northwesterly 482.94 feet along the arc of said curve, through a central angle of 33 degrees 05 minutes 41 seconds, to a point of tangency;  
thence North 89 degrees 49 minutes 06 seconds West, 1033.31 feet, to the POINT OF BEGINNING;

EXCEPT that portion of the East half of Section 16, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the North quarter corner of said Section 16;  
thence North 87 degrees 41 minutes 30 seconds East, along the North line of said Section 16, a distance of 340.12 feet, to the centerline of that easement for roadway and utilities, also known as 94th Drive, as recorded in 83-473428, of Official Records, records of Maricopa County;  
thence South 00 degrees 10 minutes 54 seconds West, along said centerline, 1626.00 feet, to the Northwest corner of that parcel as recorded in 89-200728, of Official Records, records of Maricopa County and the POINT OF BEGINNING;  
thence continuing South 00 degrees 10 minutes 54 seconds West, along said centerline, a distance of 545.00 feet;  
thence South 89 degrees 49 minutes 06 seconds East, a distance of 665.54 feet;  
thence South 44 degrees 42 minutes 18 seconds East, a distance of 68.99 feet to a point on a non-tangent curve concave Southeasterly, the center of said curve bears South 44 degrees 42 minutes 18 seconds East with a radius of 550.00 feet;  
thence Northwesterly along said curve and along said centerline 86.38 feet through a central angle of 8 degrees 59 minutes 53 seconds to a point on a non-tangent line;  
thence North 35 degrees 42 minutes 25 seconds West, a distance of 40.00 feet;  
thence North 00 degrees 10 minutes 54 seconds East, a distance of 505.57 feet;  
thence North 89 degrees 49 minutes 06 seconds West, a distance of 756.50 feet, to the POINT OF BEGINNING; and

EXCEPT that portion of the East half of Section 16, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

COMMENCING at the North quarter corner of said Section 16;  
thence North 87 degrees 41 minutes 30 seconds East along the North line of said Section 16 a distance of 340.12 feet to the intersection of the centerline of 94th Drive with said North line;  
thence South 00 degrees 10 minutes 54 seconds West along the physical centerline of 94th Drive a distance of 2135.00 feet to the Southeast corner of a parcel of land described in deed 89-200728, of Official Records, Maricopa County Records;  
thence continuing South 00 degrees 10 minutes 54 seconds West along said centerline a distance of 36.00 feet to the TRUE POINT OF BEGINNING;  
thence South 89 degrees 49 minutes 06 seconds East parallel with the South line of said parcel of land a distance of 231.00 feet;  
thence South 00 degrees 10 minutes 54 seconds West parallel with said centerline a distance of 154.00 feet;  
thence North 89 degrees 49 minutes 06 seconds West parallel with said South line a distance of 231.00 feet to a point on said physical centerline of 94th Drive;  
thence North 00 degrees 10 minutes 54 seconds East along said centerline a distance of 154.00 feet to the TRUE POINT OF BEGINNING; and

EXCEPT that portion of the East half of Section 16, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the North quarter corner of said Section 16;  
thence North 87 degrees 41 minutes 30 seconds East, along the North line of said Section 16, a distance of 340.12 feet, to the centerline of that easement for roadway and utilities, also known as 94th Drive, as recorded in 83-473428, of Official Records, records of Maricopa County;  
thence South 00 degrees 10 minutes 54 seconds West, along said centerline, 1626.00 feet, to the Northwest corner of that parcel as recorded in 89-200728, of Official Records, records of Maricopa County;  
thence continuing South 00 degrees 10 minutes 54 seconds West, 545.00 feet;  
thence continuing South 00 degrees 10 minutes 54 seconds West, along said centerline 154.00 feet to the POINT OF BEGINNING;  
thence South 89 degrees 49 minutes 06 seconds East, a distance of 231.00 feet;  
thence North 00 degrees 10 minutes 54 seconds East, a distance of 154.00 feet;  
thence South 89 degrees 49 minutes 06 seconds East, a distance of 217.17 feet;  
thence South 22 degrees 08 minutes 53 seconds West, a distance of 273.01 feet;  
thence North 89 degrees 49 minutes 06 seconds West, a distance of 346.05 feet to a point on the centerline of 94th Avenue;  
thence North 00 degrees 10 minutes 54 seconds East along said centerline, a distance of 99.19 feet to the TRUE POINT OF BEGINNING.

## PARCEL NO. 2.

That portion of the Northeast quarter of Section 16, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying Southeasterly of that certain parcel of land more particularly described as follows:

COMMENCING for a tie at the North quarter corner of said Section 16;  
thence North 87 degrees 41 minutes 30 seconds East along the North line of said Section 16 and monument line of THUNDERBIRD ROAD, a distance of 2691.76 feet to the Northeast corner of said Section 16;  
thence South 00 degrees 30 minutes 07 seconds West, along the East line of said Section 16, a distance of 1593.35 feet to the TRUE POINT OF BEGINNING;  
thence continuing South 00 degrees 30 minutes 07 seconds West along said East line a distance of 471.23 feet, from said point on the East quarter corner of said Section 16 bears South 00 degrees 30 minutes 07 seconds West a distance of 544.99 feet;  
thence South 32 degrees 55 minutes 29 seconds West a distance of 670.31 feet to a point on the East West mid section line;  
thence South 87 degrees 11 minutes 11 seconds West along the East West mid section line a distance of 1433.63 feet to the centerline of PLAZA DEL RIO BOULEVARD as shown on Plaza Del Rio Map of Dedication recorded in Book 344 of Maps, Page 47, Maricopa County Records;  
thence North 11 degrees 12 minutes 58 seconds East along said centerline a distance of 98.64 feet to the point of curvature of a circular curve from which the radius point bears South 78 degrees 47 minutes 02 seconds East a distance of 550.00 feet;  
thence Northwesterly, along the arc of said circular curve to the right through a central angle of 62 degrees 25 minutes 12 seconds a distance of 599.19 feet to the point of tangency;  
thence North 73 degrees 38 minutes 10 seconds East, a distance of 198.05 feet to a point of curvature of a circular curve from which the radius point bears North 16 degrees 21 minutes 50 seconds West, a distance of 640.60 feet;  
thence Northerly along the arc of said curve to the left through a central angle of 63 degrees 21 minutes 55 seconds a distance of 708.46 feet to a point on the arc;  
thence North 87 degrees 41 minutes 30 seconds East, parallel with the North line of said Section, a distance of 757.37 feet to the POINT OF BEGINNING.

## PARCEL NO. 3.

A parcel of land situated in the Northeast quarter of Section 16, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING for a tie at the North quarter corner of said Section 16;  
thence North 87 degrees 41 minutes 30 seconds East along the North line of said Section 16 and monument line of THUNDERBIRD ROAD, a distance of 2691.76 feet to the Northeast corner of said Section 16;  
thence South 00 degrees 30 minutes 07 seconds West, along the East line of said Section 16, a distance of 2081.34 feet to the TRUE POINT OF BEGINNING said point being a corner common with the Southeast corner of a parcel recorded in 88-288351, of Official Records;  
thence continuing South 00 degrees 30 minutes 07 seconds West along the East line, a distance of 528.25 feet to the East quarter corner of Section 16;  
thence South 87 degrees 11 minutes 11 seconds West along the South line of the said Northeast quarter, a distance of 1793.63 feet to the centerline of a 80 foot roadway and utility easement recorded in 83-473428, of Official Records and referred to as Plaza Del Rio Boulevard;  
thence continuing along said centerline North 11 degrees 12 minutes 58 seconds East a distance of 98.64 feet to the point of curvature of a circular curve from which the radius point bears South 78 degrees 47 minutes 02 seconds East a distance of 550.00 feet;  
thence Northwesterly, along the arc of said circular curve to the right through a central angle of 62 degrees 25 minutes 12 seconds a distance of 599.19 feet to the point of tangency;  
thence North 73 degrees 38 minutes 10 seconds East a distance of 175.44 feet to a point on the aforementioned centerline common with the Southeast corner of a parcel recorded in 88-288351, of Official Records;  
thence North 87 degrees 41 minutes 30 seconds East along the South line of the aforementioned parcel parallel to the 2078.84 feet from the North line of said Section 16, a distance of 1225.01 feet to the TRUE POINT OF BEGINNING.

EXCEPT that Portion lying within the following described parcel:  
A parcel of land situated in the Northeast quarter of Section 16, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING for a tie at the North quarter corner of said Section 16;  
thence North 87 degrees 41 minutes 30 seconds East along the North line of said Section 16 and monument line of THUNDERBIRD ROAD, a distance of 2691.76 feet to the Northeast corner of said Section 16;  
thence South 00 degrees 30 minutes 07 seconds West, along the East line of said Section 16, a distance of 1593.35 feet to the TRUE POINT OF BEGINNING;  
thence continuing South 00 degrees 30 minutes 07 seconds West along said East line a distance of 471.23 feet, from said point on the East quarter corner of said Section 16 bears South 00 degrees 30 minutes 07 seconds West a distance of 544.99 feet;  
thence South 32 degrees 55 minutes 29 seconds West a distance of 670.31 feet to a point on the East West mid section line;  
thence South 87 degrees 11 minutes 11 seconds West along the East West mid section line a distance of 1433.63 feet to the centerline of plaza Del Rio Boulevard as shown on Plaza Rio Map of Dedication recorded in Book 344 of Maps, Page 47, Maricopa County Records;  
thence continuing North 11 degrees 12 minutes 58 seconds East along said centerline a distance of 98.64 feet to the point of curvature of a circular curve from which the radius point bears South 78 degrees 47 minutes 02 seconds East a distance of 550.00 feet;  
thence Northwesterly, along the arc of said circular curve to the right through a central angle of 62 degrees 25 minutes 12 seconds a distance of 599.19 feet to the point of tangency;  
thence North 73 degrees 38 minutes 10 seconds East, a distance of 198.05 feet to a point of curvature of a circular curve from which the radius point bears North 16 degrees 21 minutes 50 seconds West a distance of 640.60 feet;  
thence Northerly along the arc of said curve to the left through a central angle of 63 degrees 21 minutes 55 seconds a distance of 708.46 feet to a point on the arc;  
thence North 87 degrees 41 minutes 30 seconds East, parallel with the North line of said section, a distance of 757.37 feet to the POINT OF BEGINNING.

## ENTITLEMENTS

### Consistency with the General Plan

The current City of Peoria General Plan was approved in December 2002. The General Plan designates the Plaza Del Rio area and the property for mixed-use development permitting residential commercial, employment and business park within the same district. The residential use for this project is in compliance with this designation. The City of Peoria General Plan defines the Mixed-Use Designation as follows:

*Mixed Use: Denotes areas where developments combining a mix of land use types (residential, commercial, employment and business park) integrated with both active and passive open spaces may take place. Its purpose is to increase the types of spaces available for living and working and to encourage a mix of compatible uses in certain areas and to encourage the upgrading of certain areas with buildings designed to provide a high-quality pedestrian-oriented street environment. Use of the mixed-use designation is intended to minimize the impacts traditionally associated with growth by providing housing, shopping and employment opportunities together in the same area. Mixed-use projects shall be designed to provide maximum compatibility with surrounding land uses. Correlating Zoning Districts: PAD: A new Mixed Use Zoning District will be developed.*

Although it is a relatively small-scale project, the housing product proposed has a large mix of floor plans and elevations to choose from. While most housing products offer typically a combination of 18 to 24 different floor plan and elevations, this particular product offers up to 44 different combinations of floor plans and elevations. This development conforms to the goals and objectives as stated in the Land Use element of the General Plan. The City seeks a "diversity of housing types to meet the needs of persons of all income levels and ages." The central and northern portions of Peoria are quickly becoming less affordable and the housing becoming less diversified. This project seeks to fill a void in the market by providing a mix of medium-density detached homes in a mixed-use environment to provide a variety of housing options within the Plaza Del Rio Development, for anyone who desires to live in that area. ie. The employees of nearby offices so they can live within walking distance to work or families who want to be close to loved ones who live at the assisted living or retirement centers within Plaza Del Rio.

The City of Peoria General Plan also provides the Lot Size and Population Density Table listing land-use designations and their target density, target lot size, and estimated population each designation will bring to an area.

<b>Designation</b>	<b>Target Density</b>	<b>Target Lot Size (sq. ft.)</b>	<b>Units per Square Mile</b>	<b>People per Square Mile</b>
Estate 0-2	1 du/ac	34,848	512	1,331
Low 2-5	3 du/ac	11,616	2,400	6,240
Medium 5-8	6 du/ac	5,808	4,800	12,480
Medium-High 8-15	12 du/ac	N/A	9,600	18,240
High 15+	18 du/ac	N/A	14,400	27,360

This particular lot size and two-pack configuration would typically yield above 6.0 dwelling units per acre. Because of the existing conditions of Plaza Del Rio Blvd looping to 94<sup>th</sup> Drive, the drainage channel traversing the site and the New River along the eastern border of the property, it creates a very irregular property shape which in turn creates a more unique layout, but lowers the residential density dramatically. The above mentioned constraints will make the density of this community approximately 4.5 dwelling units per acre.

The table above also notes the target lot size for each land use designation. The typical lot size for this development is 4,230 square feet, which is more of a medium to medium-high designation for target lot size rather than a low density residential designation per the density divisions of the general plan. The lot sizes and the square footage of the homes lend themselves to the type and quality of residential use that would complement the Plaza Del Rio Mixed-Use Development. The unique parcel constraints mentioned above lower the density creating the illusion that a conventional single-family subdivision is being requested. These unique parcels affect all medium to medium-high density residential products the same, whether they are attached or detached units.

### Zoning

The existing property zoning is PUD, RM-1 (Multi-Family Residential District), City of Peoria. This document requests new zoning of Planned Area Development with R1-6 designation for all three (3) parcels within the application.

This PAD allows for a medium density residential detached product with approximately the same lot size and standards as what is permitted in the existing RM-1 zoning district.

This PAD has a R1-6 designation to allow for the detached product, but the deviation from the conventional development standards as they are specifically called out herein such as a differentiation from the standard setbacks and lot coverage create a medium density product that is specifically tailored to the Plaza Del Rio Development.



# PLAZA DEL RIO PROPOSED ZONING MAP



0 150 300 Feet

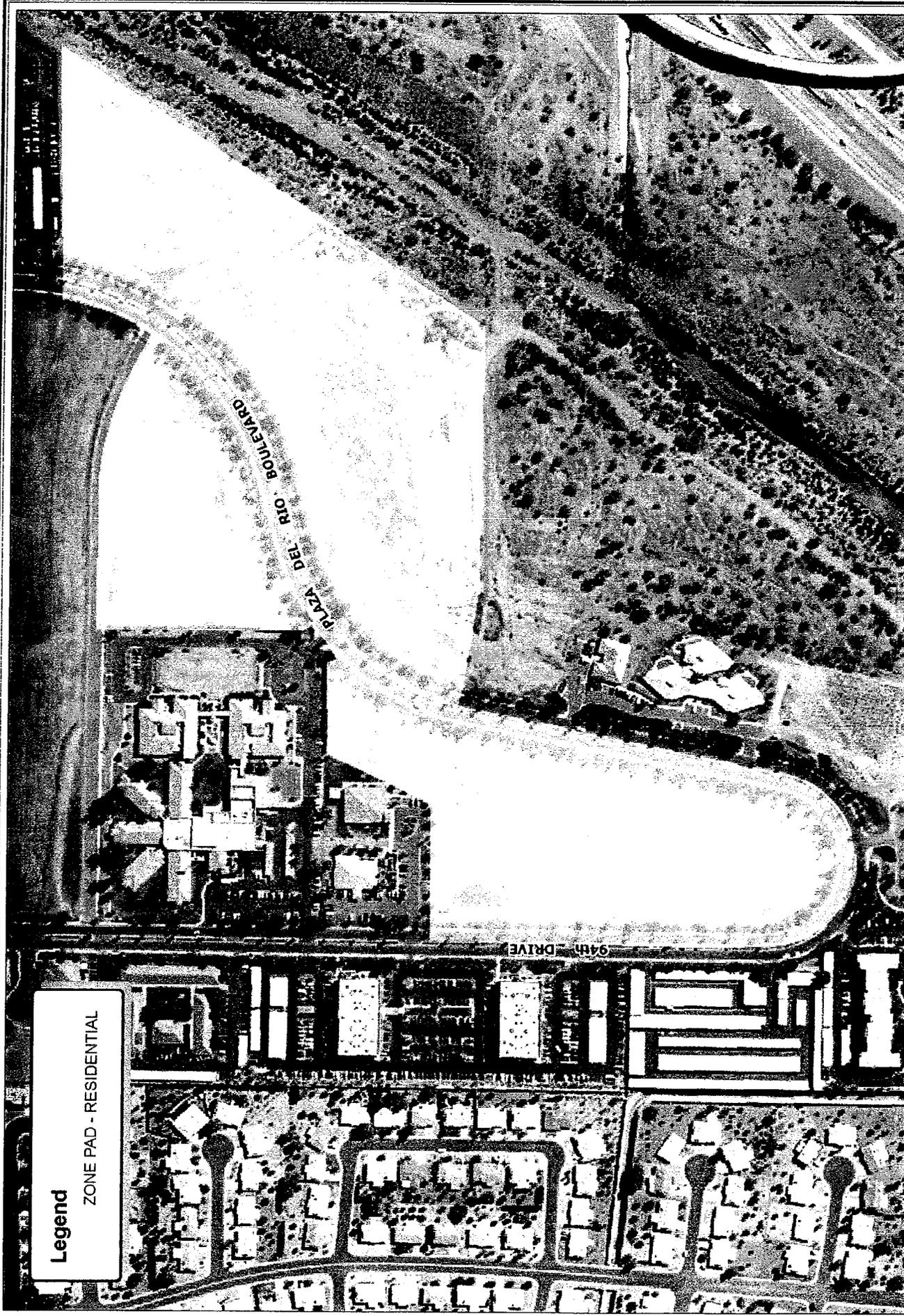
EXHIBIT DATE: JULY 26, 2004

REC IN: 3180

SRV 5D1\data\3180\3180aerial\_exhibit.mxd

**RICK ENGINEERING COMPANY**

9130 North 16th Street  
Peoria, IL 61614-1705  
(309) 697-3369 [www.rickengineering.com](http://www.rickengineering.com)



**Legend**

ZONE PAD - RESIDENTIAL

Uses proposed on the site are limited to medium-density residential and associated open space with amenities. Generous areas of open space are designated within each parcel to ensure all residents are within walking distance to active and passive recreational open space and amenities.

### SITE INFORMATION & EXISTING CONDITIONS

The site consists of 36 gross acres and can be considered an infill area, because it is surrounded by existing development. The Plaza Del Rio development as a whole provided all the necessary easements for utilities and public access including roadway easements for both Plaza Del Rio Blvd. and 94<sup>th</sup> Drive adjacent to the property. The roadways are considered public roads and are maintained by the City of Peoria, but were never dedicated because they started out as private streets. Public roadway easements were later granted to the City of Peoria. The project consists of a two-pack medium-density detached residential development of 42/52-foot wide x 90 foot deep lots. The three (3) parcels will systematically fit in with the existing multi-family residential, assisted living centers, medical and professional offices, and general commercial.

Adjacent uses to the property include the New River to the east, Freedom Plaza Care Center to the north, and medical offices to the west and south. Also, a daycare/Montessori School is located on 94<sup>th</sup> Drive abutting the north and west boundaries of the site. Age-restricted, low-medium density, single-family residential currently exists approximately 1/8 mile to the west of the proposed site across 94<sup>th</sup> Drive separated by a small strip of medical offices, a mini-storage, and multi-family residential and it also exists across Thunderbird Road to the north of Plaza Del Rio.

Parcels 1, 2, and 3 of Maracay @ Plaza Del Rio are currently vacant property originally mass graded with the development of the Plaza Del Rio Center but has never been developed. The site slopes to the south at less than one percent. The New River is directly abutting the eastern boundary of the development with an approximate 450' Maricopa County Flood Control Drainage Easement over the eastern portion of the parcel which equates to approximately 9.71 acres of the eastern parcel that is undevelopable. There is an existing drainage channel through the eastern portion of the site that accommodates off-site stormwater from the north. The channel flows into a sediment basin and then outlets into New River. There is no recorded easement for the channel. This offsite drainage will be taken into account when developing the site. There is an existing detention basin at the southern tip of the site that outlets to the south through a 6-foot by 3-foot culvert under Plaza del Rio Blvd. The southeast corner of the site is within the floodplain limits adjacent to New River. The current lot layout shows lots within the floodplain as it is expected that the floodplain limits will be revised prior to development. This will require the CLOMR and LOMR process with FEMA. A study is currently being completed by others for the Maricopa

County Flood Control District that will ultimately remove that area of our project from the floodplain.

Currently there are no usable water lines or stubs within the site. There is a 8-inch diameter waterline in 94<sup>th</sup> Drive and Plaza del Rio Boulevard that runs through and adjacent to the site. There is a 16-inch diameter waterline along the southern boundary of the northern portion of the site that ties into the 8-inch line in the street. There are fire hydrants along the existing streets. There is also a 6-inch waterline in the northwest corner of the site that runs from the waterline in the street to a waterline in the development to the north. This line configuration and size cannot be used for the proposed lot configuration and does not meet City standards for the proposed use. The line will have to be removed.

There is an 8-inch sewer line running south in 94<sup>th</sup> Drive that continues straight south onto private property and does not follow the curvature of the street. There is an 8-inch line running south in Plaza del Rio Blvd that enlarges to a 10-inch line approximately halfway through the site. There are existing 6-inch diameter stubs to the property from Plaza Del Rio Boulevard. The sewer line in Plaza del Rio Blvd is approximately 9 feet deep. At the southernmost tip of Plaza del Rio Blvd, the 10-inch line runs south and eventually connects with an existing 30-inch line running along the eastern boundary of the site between the site and New River. Prior to connection with the 30-inch line, the 10-inch line narrows to 8 inches for a length of approximately 40 feet.

#### Surrounding Land Uses and Conditions

The property directly abutting the property to the north is Freedom Plaza. To the west is a Montessori School and Day Care. To the east is the New River and to the south is the Plaza Del Rio Alzheimer's Center and also Casa Del Rio Senior Citizen Apartment Complex.

The subject parcels are bounded by Plaza Del Rio Blvd, 94<sup>th</sup> Drive and the New River. The New River is adjacent to the eastern parcel on the east side. 94<sup>th</sup> Drive bounds the south parcel on the west side and Plaza Del Rio Blvd provides access to all three parcels being on the west side of the eastern parcel and on the east side of the western and southern parcels.



# PLAZA DEL RIO AERIAL MAP



EXHIBIT DATE: JULY 12, 2004  
REC IN: 3180  
SRV\_S01\data\3180\3180aerial\_exhibit.mxd

**RICK ENGINEERING COMPANY**

6150 North 16th Street  
Phoenix, Arizona 85016-1705  
(602) 957-3350 www.rickengineering.com



## PRELIMINARY DEVELOPMENT PLAN

Gross Area / Net Area*	Typical Lot Dimensions	Average Area	Possible Yield	Open Space	Net Density
36.5 / 32.0 Acres	42'/52' x 90'	4,230 sq. ft.	165	4.6 acres / 12.6%	5.15 du/acre

\*Net Area is determined by gross area minus acreage for Plaza Del Rio Blvd and 94<sup>th</sup> Drive.

As shown in the table and in the Plan, Maracay @ Plaza Del Rio will provide housing densities in compliance with the approved General Plan and in harmony with the existing adjacent development. The entire site will be developed with a detached medium-density residential two-pack "z-lot" product that utilizes a reciprocal use easement over the property lines for access. The typical lot layout for the configuration is on page 18. No commercial development is proposed with this project. All site design issues will be addressed at the preliminary plat review process.

## PERMITTED, CONDITIONAL, AND ACCESSORY USES

The following uses are allowed per the regulations in this PAD.

### Permitted Principal Uses

- One detached dwelling unit per lot
- Open space areas and amenities.
- Group Home in compliance with City zoning regulations.

### Permitted Conditional Uses

- Per City zoning regulations for the R1-6 District

### Permitted Accessory Uses

- Accessory uses customarily incidental to a permitted principal use.
- Off-street parking serving a permitted principal use.
- Private garage or carport for storage or parking of vehicles.
- Garden house, too house, ramada, outdoor swimming pools and similar home recreational facilities; provided that such facilities are used solely by occupants of the premises and their guests.
- Home occupation in compliance with City Codes.
- Daycare of 4 or less children.

**PROJECT DEVELOPMENT STANDARDS**

The design incorporated into the Maracay @ Plaza Del Rio community shall conform with the requirements of the current City of Peoria Design Guidelines for residential development. The following guidelines are included in addition to the existing City guidelines to provide direction to homebuilders in the type of development and design sought by the property owner and the City of Peoria.

<b>Use</b> (All setbacks are measured from the property line.)	<b>Proposed PAD Medium Density Residential – Parcel "A"</b>	<b>Existing R1-6 Zoning Ordinance Standards (Ord. 93-42)</b>
<b>Min. Lot Area</b>	4,245 sf	6,000sf
<b>Min. Lot Width</b>	42'/52'	50'
<b>Min. Lot Depth</b>	90'	100'
<b>Min. Front Setback</b>	10' *	20'
<b>Min. Rear Setback</b>	10'	15'
<b>Min. Side Setback</b>	5' and 5'	5'/8'/13'
<b>Min. Street Side Yard Setback</b>	5'***	10'
<b>Max. Structure Height</b>	30'	25'
<b>Max. Percentage Lot Coverage</b>	50%	45%

\* Minimum distance of 18' from garage face to front property line for straight in garages.

\*\* All block ends will have a minimum 8' wide landscape tract.

**Permitted Encroachments**

- Architectural elements, such as pot shelves, shadow boxes around windows and doors, bay windows, entertainment units, fireplaces, etc. will be allowed to encroach into the side and rear setbacks by a maximum of 5 feet but not closer than 3 feet to the property line.
- Patio covers and overhangs may encroach up to 3' into any required yard setback per Article 14-3 'General Provisions' of the City of Peoria Zoning Ordinance.

**Subdivision Product Type and Design**

Providing an attractive home product on medium density residential detached lots requires architectural innovation and creativity. Because of its surrounding status and being considered an infill area, Maracay @ Plaza Del Rio must be held to specific standards that match the existing surrounding development.

The 3000 series homes designed for Maracay Homes by BSB Architects and Planners are the result of years of research and consultation with industry professionals specializing in higher density residential detached housing. The result is an innovative alternative to garage dominated detached homes, traditional attached housing, and courtyard homes, or the so-called "cluster" concept. The home products will also provide a variety of elevations that utilize reciprocal use easements over the property lines to allow the diversity of straight-in garages in the rear of the lot and side-entry garages.

These homes offer a tremendous amount of flexibility between lifestyles. The ease of maintenance and common amenities accommodate the needs of empty nesters, young professionals, and seasonal residents. Usable yard space that is efficiently designed provides outdoor privacy areas. The detached nature eliminates noise transfer and other nuisances that occur between attached units and the variation in massing offer an enhanced level of differentiation between homes.

#### *Layout*

- The overall layout of Maracay @ Plaza Del Rio has been approved by the Plaza Del Rio Board Members.
- With the unique character of the three individual parcels, the development is planned to feel like they all fit together as one continuous subdivision.
- Where possible, homes should be oriented primarily in a north-south direction to maximize favorable solar exposure and increase energy efficiency.
- Planned layout should minimize overall length of streets but shall provide simple circulation patterns.
- Streets shall be planned to be continuous through adjacent residential developments so as to weave the community together and simplify traffic circulation patterns.
- Street layout should be designed to prevent, or discourage the use of local streets as shortcuts for through-traffic.

#### *Garage Design*

- The typical lot layout is a unique "Z" lot configuration that allows for variation in massing by dramatically changing orientation of the living areas and garages. The garage is unique in that its orientation varies between a side-entry and recessed on alternating lots; a recessed garage is incorporated into four (4) of the plans, a side-entry garage is used in four (4) of the plans and front loading garages are used on the remaining two (2) plans. *These plans assure a varied streetscape that is not dominated by garage doors.*

## *Façade Design*

- Homebuilders shall incorporate a variety of accent materials such as stone, brick, decorative concrete block, stucco textures, etc.
- Facades shall be broken up to add depth to the street facing sides of the home. Suggested features include recesses and pop outs in entryways, windows, offsets, etc. in both the wall and roof planes.
- The eleven (11) floor plans vary in size from 1,100 square feet up to 2,400 square feet. Four distinctive elevation variations will be offered with additional exterior options available for homebuyers to further diversify their home. The floor plans can be easily altered based on buyer's preferences utilizing Maracay Homes' Flex Design™, which allows homeowners to customize floor plans to fit their specific needs.
- All homes must have a defined entryway visible to the street.
- Porches and courtyards are offered to add variation and interest to front elevations.
- A variety of home colors will be offered. Colors that blend with the surrounding development and the aesthetic design of the New River should be used.

## *General*

- A variety of roofing materials and colors will be offered.
- Our 3000 Series Product offers eleven (11) floor plans that vary in size from 1,100 square feet up to 2,400 square feet. Four distinctive elevation variations will be offered with additional exterior options available for homebuyers to further diversify their home. The floor plans can be easily altered based on buyer's preferences utilizing Maracay Homes' Flex Design™, which allows homeowners to customize floor plans to fit their specific needs.
- All elevations shall be subject to the City of Peoria Design Review Process.

## Walls

Walls and landscaping are some of the most visible portions of a residential subdivision and this is true for Maracay @ Plaza Del Rio. Because of this, walls will be designed attractively and complement the rest of the development. Walls will be constructed of decorative block or stucco and will be attractive yet blend in with surrounding environment and landscaping. Wall elevations will be broken both vertically and horizontally to avoid monotonous stretches.

- All walls will be designed to be compatible with the total surrounding environment and should not block natural views.
- Perimeter walls must incorporate various textures, staggered setbacks, and variations in height in conjunction with landscaping to provide visual interest and to soften the appearance of perimeter walls.

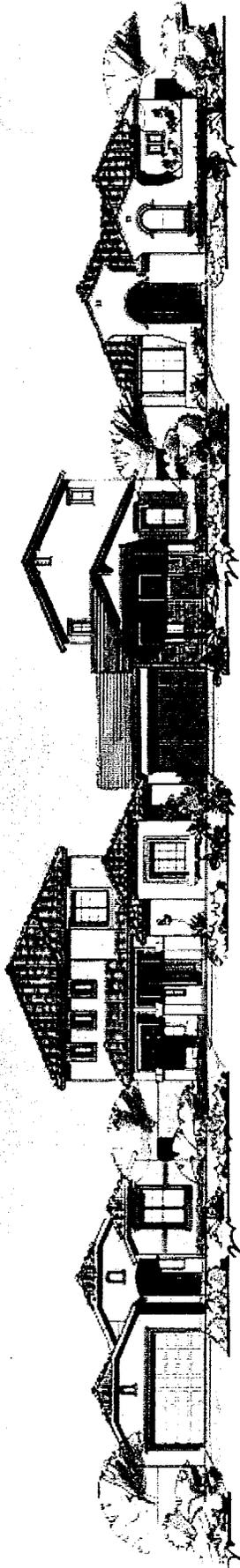
- Perimeter walls will be broken up by pillars.
- Walls will be no higher than 6 feet in height.
- All wall designs shall be subject to City's Design Review approval process.

### Entryways

- Residential neighborhood entries will be marked by features, such as entrance paving, landscaping treatment, planters, and special wall treatment.
- Entry features at neighborhood entries shall be designed as integrated features of the overall development.
- Decorative pavement at neighborhood entries is encouraged for safety as well as aesthetic purposes.
- Low groundcovers shall be used at intersections to maintain proper visibility. For safe viewing at all intersections, a sight-line triangle must be maintained.

### Signs

- Signs regulations and permitting are subject to City regulations.

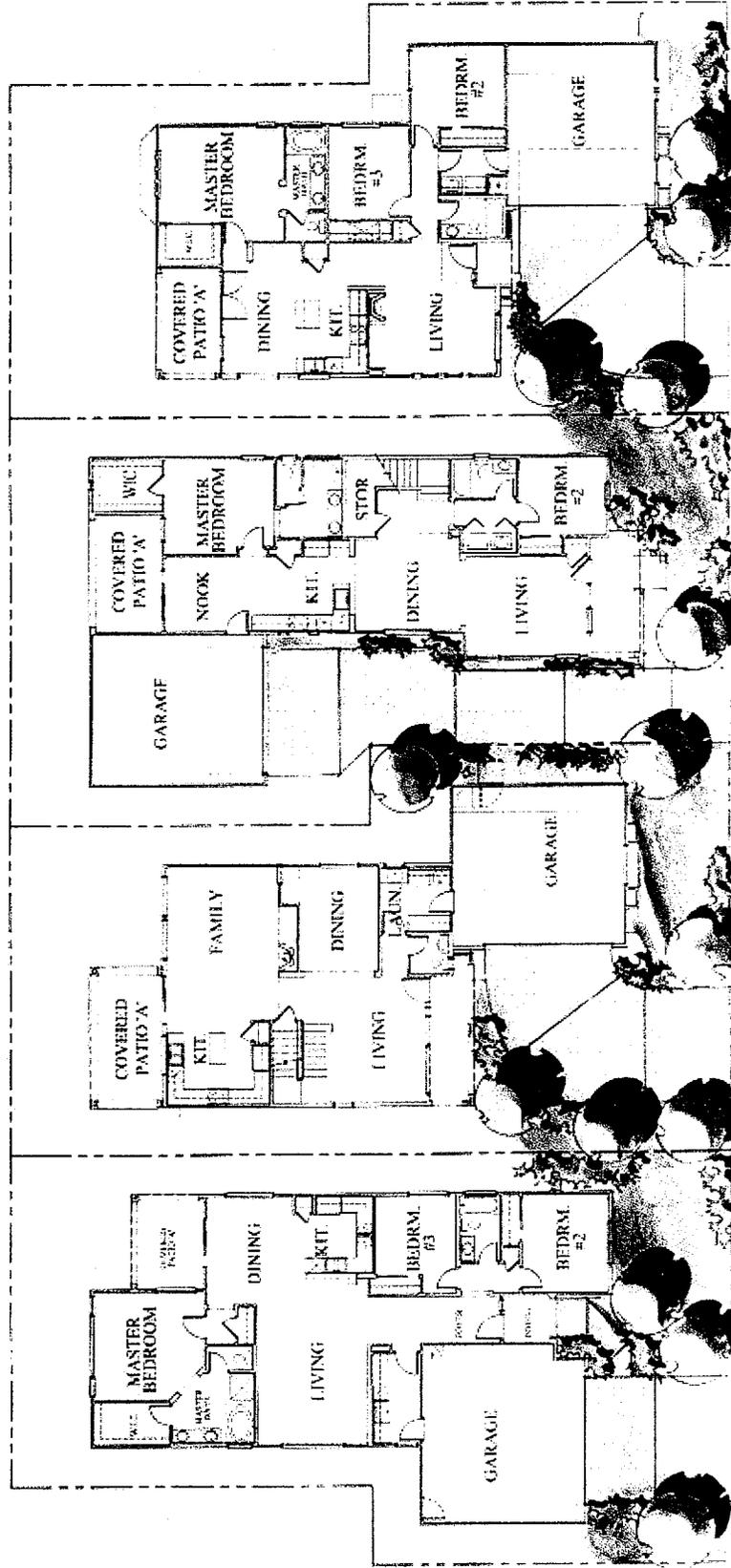


3041 DESERT CONTEMPORARY

3072 MEDITERRANEAN

3022 RANCH TERRITORIAL

3031 SPANISH COLONIAL

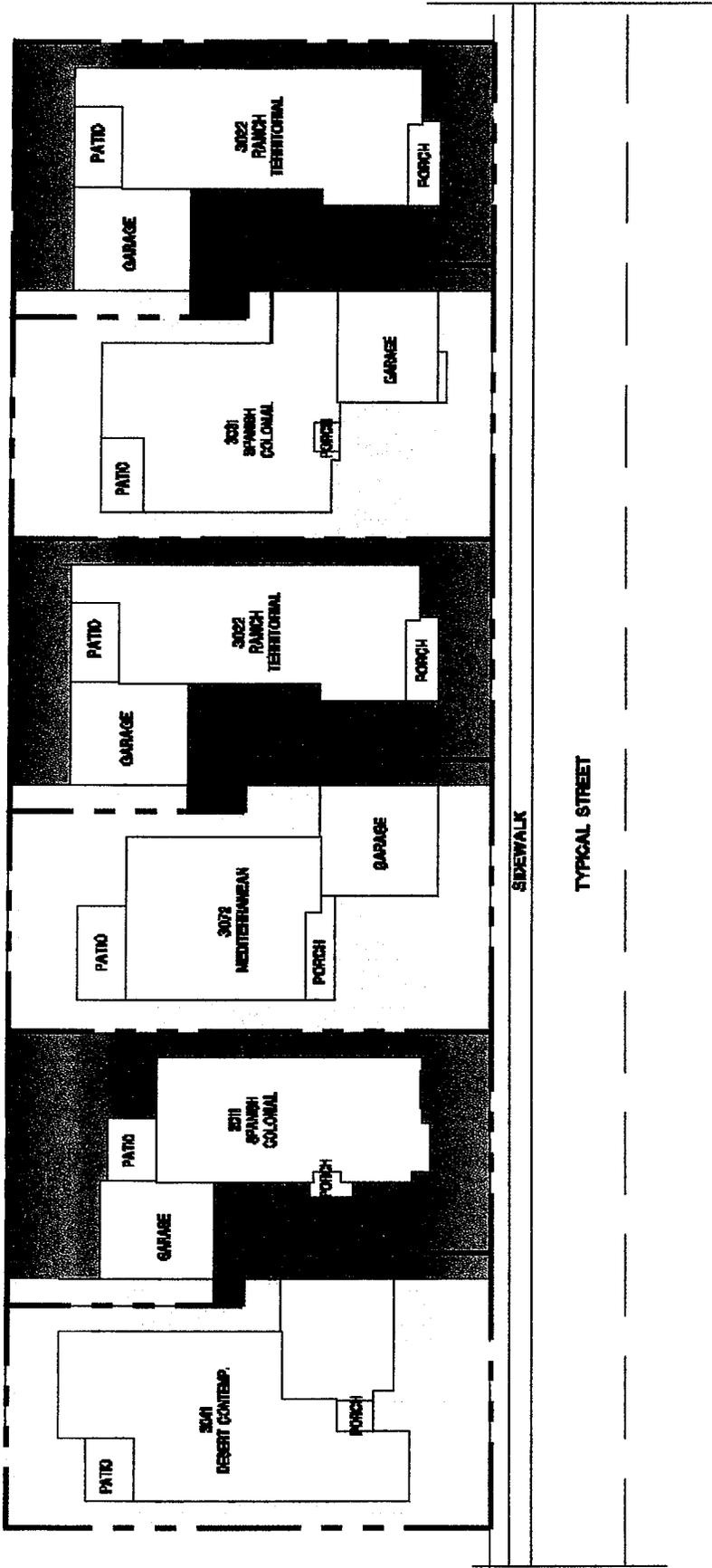


PLAN 3041

PLAN 3072

PLAN 3022

PLAN 3031



# LOT USAGE DISPLAY

### OPEN SPACE/LANDSCAPING

Generous landscaping and open space is provided throughout the community. Conceptually, total open space is about 4.5 acres or 12.3% of the total site which exceeds the City-required eleven (11) percent. A portion of the open space area will also serve as storm water retention. Recreational amenities will also be provided within the open space. Play areas such as tot lots will be kept out of the bottom of retention areas. Maracay @ Plaza Del Rio has been designed so that all residents are within easy walking distance of open space and recreation areas including the New River which includes public trail systems and intermittent amenities. Pedestrian scale lighting should be used for recreation areas.

The development is in three (3) separate parcels, but each parcel will have its own neighborhood open space area in which a number of amenities will be provided, including, a tot lot, ramada, barbeque, picnic area, benches and turf that can be used for soccer and other games. All amenities in Maracay @ Plaza Del Rio will be connected by sidewalks and trails.

The residential home owner's association will be responsible for the operation and maintenance of all the amenities and open space within the residential parcel boundaries. The Plaza Del Rio Owners Association will be responsible for the landscaping and amenities adjacent to the rights of way or outside of the residential subdivision.

The landscape palette within the subdivision common areas and right-of-way will complement the existing landscaping of the Plaza Del Rio Center while focusing on plant materials within the ADWR Drought Tolerant Plant List. Individual front yard landscape packages will be offered with each home. The homeowner will be able to choose from three (3) different desert landscape plans or work with the landscape architect to design their front yard. The home builder will encourage xeriscape in the front yard by not offering turf as one of the standard landscape plans.

## CIRCULATION

Maracay @ Plaza Del Rio is bounded by Plaza Del Rio Blvd and 94<sup>th</sup> Drive (Both Collector Streets). Both streets connect into Thunderbird Road approximately ½ mile to the north of the development. Loop 101, the nearest expressway is located approximately 1.5 miles to the east, connecting residents to the greater Phoenix area. Highway 60 (Grand Avenue) crosses Thunderbird Road approximately 1.5 miles to the west.

### Plaza Del Rio Boulevard and 94<sup>th</sup> Drive

Both streets are actually the same street by connecting at the tip of the Plaza Del Rio Development and they loop up and connect to Thunderbird Road approximately ¼ mile apart. Because they are essentially the same street, they were built the same time with the same improvements and design as a private road. A public roadway easement now exists over the road to allow the City of Peoria to have jurisdiction over it and maintain it. The collector road cross section is approximately 80' wide.

### Local

Local street sections will be approved at the Preliminary Plat stage.

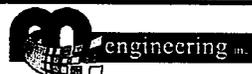
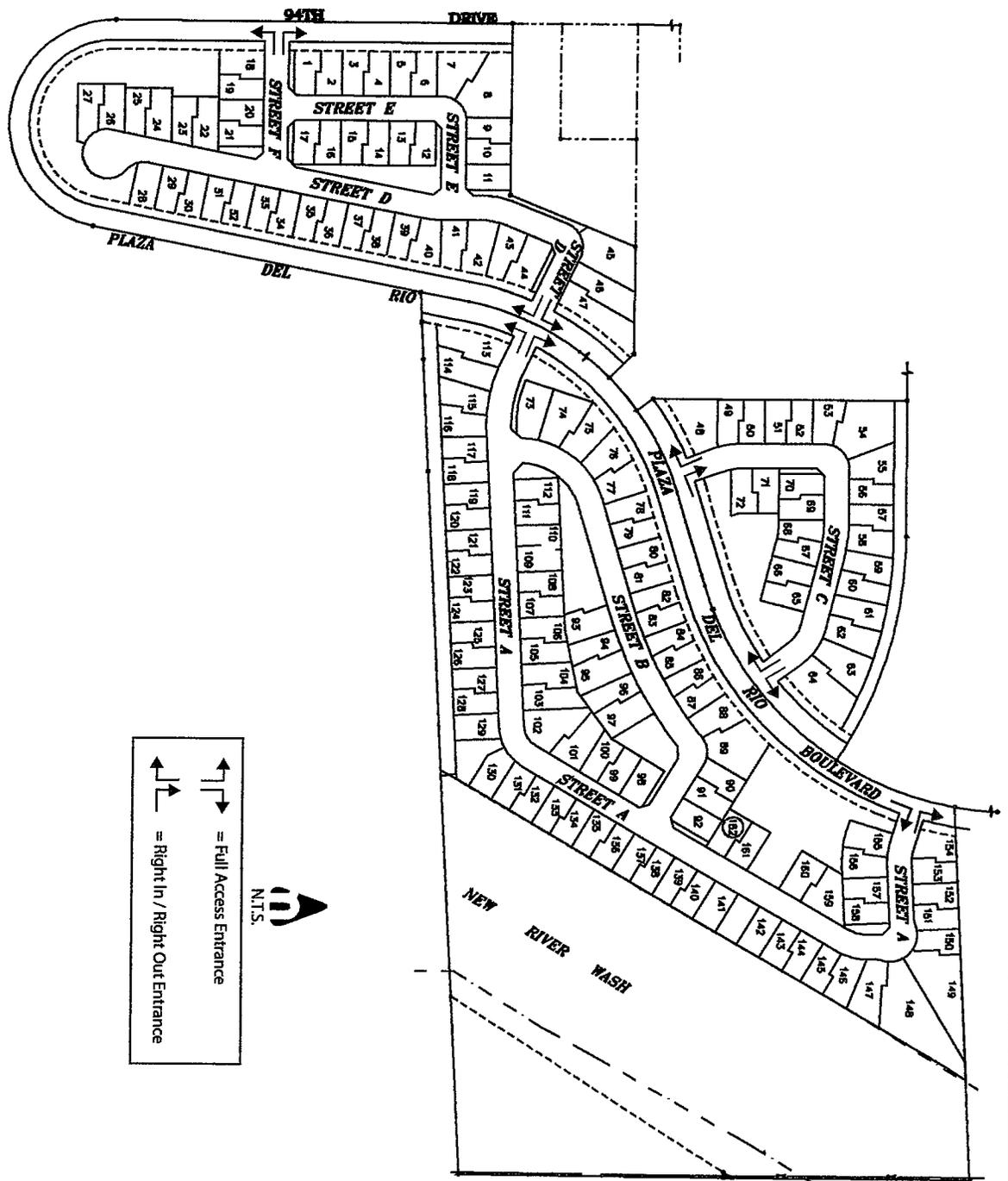
## PUBLIC FACILITIES

The public facilities necessary to service Maracay @ Plaza Del Rio are in place. There is an existing police substation and fire station south of Thunderbird Road on 83<sup>rd</sup> Avenue, known as Fire Station 193. The West Valley Art Museum Library is located on 114th Ave. and Bell Rd in the West Valley Art Museum, 17420 N. Avenue of the Arts.

## SCHOOLS

Plaza Del Rio is within the boundaries of Peoria Unified School District. Sky View Elementary School is located west of 83<sup>rd</sup> Avenue on Sweetwater approximately 2 miles to the east.

Peoria High School is located on 83<sup>rd</sup> Avenue approximately one mile further south of than Sky View Elementary approximately 3 miles southeast of Plaza Del Rio.



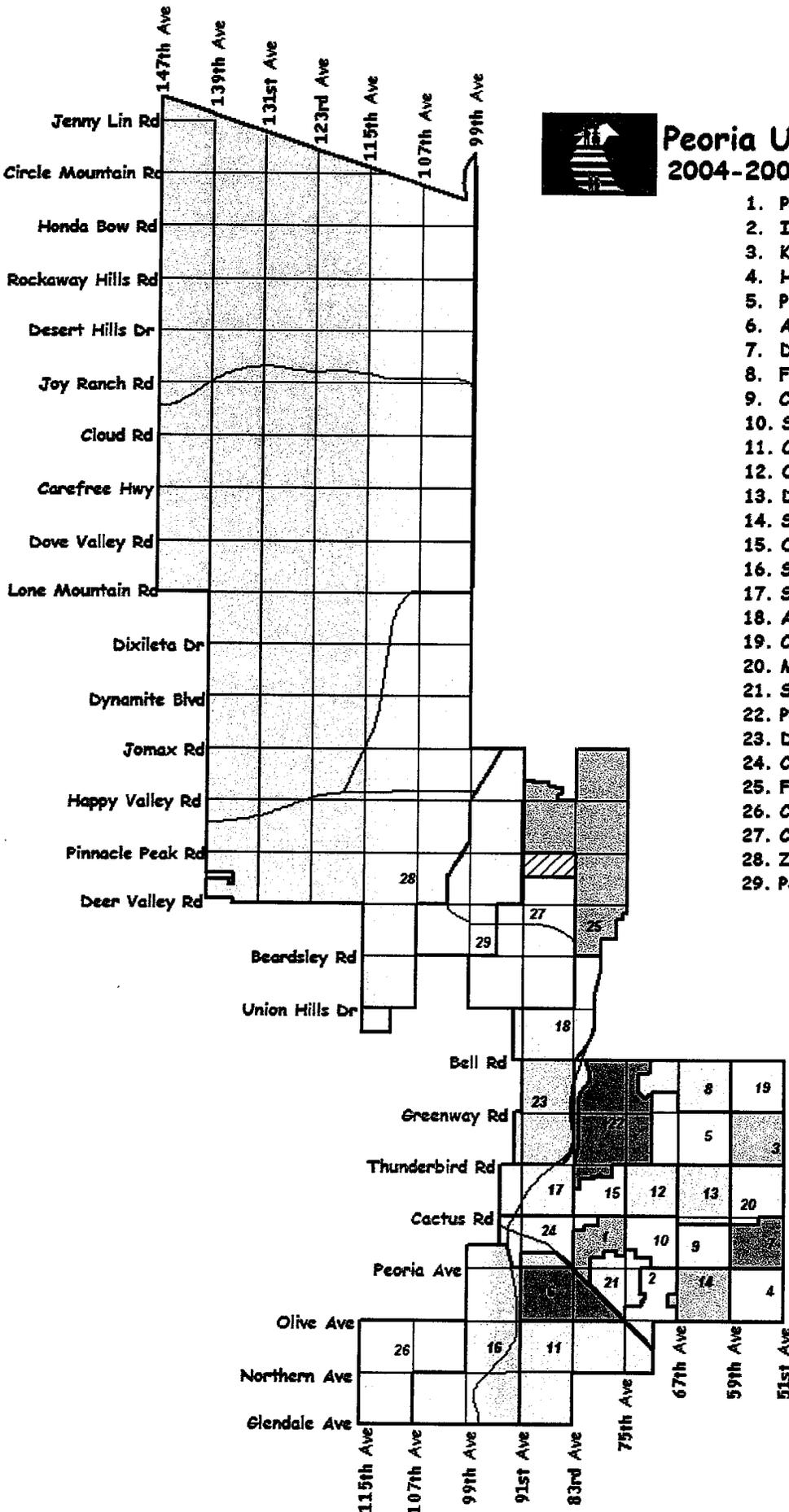
T 602.787.0333 F 602.787.0336  
 16035 North 43rd Street Phoenix, AZ 85032

**Plaza Del Rio**  
 Circulation Exhibit



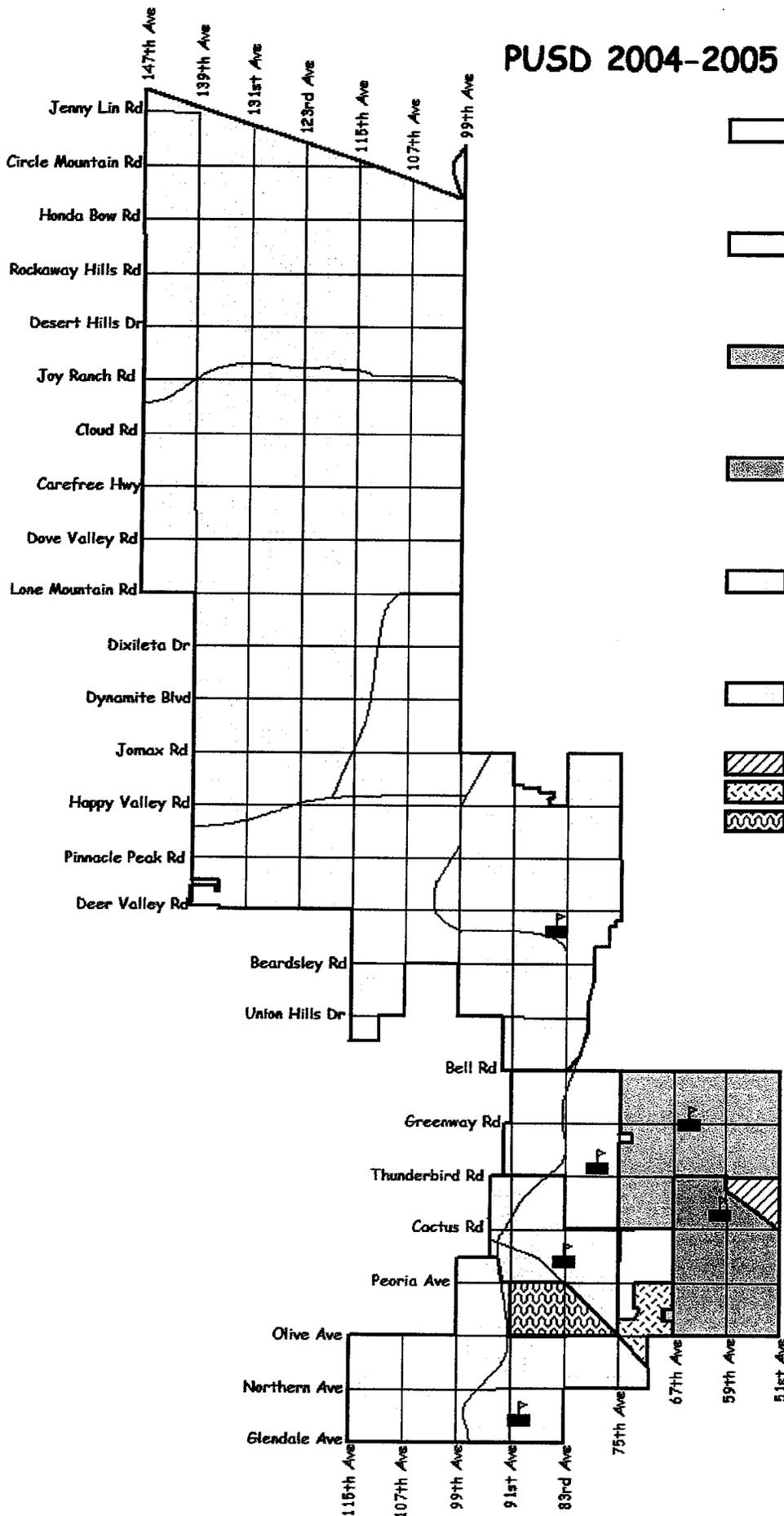
# Peoria Unified School District #11

## 2004-2005 Elementary School Boundaries



1. Peoria Elementary - 623.412.4450
2. Ira A. Murphy - 623.412.4475
3. Kachina - 623.412.4500
4. Heritage - 623.412.4525
5. Pioneer - 623.412.4550
6. Alta Loma - 623.412.4575
7. Desert Palms - 623.412.4600
8. Foothills - 623.412.4625
9. Copperwood - 623.412.4650
10. Sundance - 623.412.4675
11. Cotton Bell - 623.412.4700
12. Oakwood - 623.412.4725
13. Desert Valley - 623.412.4750
14. Sahuaro Ranch - 623.412.4775
15. Oasis - 623.412.4800
16. Sun Valley - 623.412.4825
17. Sky View - 623.412.4850
18. Apache - 623.412.4875
19. Canyon - 623.412.5050
20. Marshall Ranch - 623.486.6450
21. Santa Fe - 623.486.6475
22. Paseo Verde - 623.412.5075
23. Desert Harbor - 623.486.6200
24. Cheyenne - 623.487.5100
25. Frontier - 623.412.4900
26. Country Meadows - 623.412.5200
27. Coyote Hills - 623.412.5225
28. Zuni Hills - 623.412.5275
29. Parkridge - 623.412.5400

# PUSD 2004-2005 High School Boundaries



- 
**Sunrise Mountain**  
 21200 N. 83rd Ave.  
 Peoria 85982  
 623.487.5125
- 
**Centennial**  
 14988 N. 79th Ave.  
 Peoria 85981  
 623.412.4400
- 
**Cactus**  
 6330 W. Greenway Rd.  
 Glendale 85306  
 623.412.5000
- 
**Ironwood**  
 6051 W. Sweetwater Rd.  
 Glendale 85304  
 623.486.6400
- 
**Peoria**  
 11200 N. 83rd Ave.  
 Peoria 85945  
 623.486.6300
- 
**Raymond S. Kellis**  
 8990 W. Orangewood Ave.  
 Glendale 85305  
 623.412.5425
- 
**Choice Between Ironwood and Cactus**
- 
**Choice Between Centennial and Peoria**
- 
**Choice Between Peoria and Raymond S. Kellis**

## UTILITIES

### Water

There is a 8-inch diameter waterline in 94<sup>th</sup> Drive and Plaza del Rio Boulevard that runs through and adjacent to the site. There is a 16-inch diameter waterline along the southern boundary of the northern parcel of the community that ties into the 8-inch line in the street. There are fire hydrants along the existing streets.

The proposed public water system will be 8-inch lines in the streets tapped from the existing water lines in 94<sup>th</sup> Drive and Plaza del Rio Boulevard. The lines will be looped through each neighborhood. With the proposed lot layout, approximately six new water taps will be required.

### Sewer

There is an 8-inch sewer line running south in 94<sup>th</sup> Drive that continues straight south onto private property and does not follow the curvature of the street. There is an 8-inch line running south in Plaza del Rio Blvd that enlarges to a 10-inch line approximately halfway through the site. There are existing 6-inch diameter stubs to the property from Plaza Del Rio Boulevard. The sewer line in Plaza del Rio Blvd is approximately 9 feet deep. There is an existing 30-inch line running along the eastern boundary of the site between the site and New River.

The minimum sewer line size allowed by the City is 8 inches and will be installed in the proposed streets. Lines will be connected from the neighborhoods to the existing line and stubs in Plaza del Rio Blvd. The eastern parcel may also stub out to the 30 inch line along the eastern boundary depending on the capacity of the line in Plaza Del Rio Blvd. and the offsite 8-inch line south of the site, between the 10-inch line and the 30-inch line. An additional 10-inch sewer line will need to be installed along the southern boundary of the eastern parcel from Plaza Del Rio Blvd to the 30-inch line in the New River to relieve flows in the Plaza Del Rio line. A 30-foot water and sewer easement will be established to accommodate both the existing water line and the new sewer line. The sewer line will be designed at a minimum slope to maintain a velocity of 2 feet second when flowing full.

### Dry Utilities

Electricity, cable, natural gas, and telephone services exist in the area and will be extended to this community.

## GRADING AND DRAINAGE

The site slopes to the south at less than one percent. New River borders the site on the east. There is an existing drainage channel through the eastern portion of the site that accommodates off-site stormwater from the north. The channel flows into a sediment basin and then outlets into New River. There is no recorded easement for the channel. There is an existing detention basin at the southern tip of the site that outlets to the south through a 6-foot by 3-foot culvert under Plaza Del Rio Blvd. The southeast corner of the site is within the floodplain limits adjacent to New River. The current lot layout shows lots within the floodplain as it is expected that the floodplain limits will be revised prior to development. This will require the CLOMR and LOMR process with FEMA. A study is currently being completed by others for the Maricopa County Flood Control District that will ultimately remove our property out of the floodplain.

Even though an approved Master Drainage Report allows direct discharge from the Plaza Del Rio Development into the New River, the City of Peoria is requesting this development provide enough retention for a 100-year 2-hour storm event. Due to the proximity to New River, a meeting with the Maricopa County Flood Control District revealed that they would require retaining only the first flush stormwater before discharging to the New River. The current lot layout, albeit "conceptual", includes retention area for predevelopment vs. post development retention requirements. The City has stated that anything less than 100-year 2-hour storm retention will require a waiver from the City Engineer. The City Engineer has provided a verbal confirmation that a waiver for this property can be achieved, but it is expected to be formally received during the preliminary plat stage from the City of Peoria City Engineer or his designee. If a retention waiver is not received, this development will be required to provide on-site retention for a 100-year 2-hour storm event.

The existing drainage channel on the eastern parcel will be shifted north at the point of discharge to shorten the distance the off-site waters are traversing the property. The location of discharge to the New River is being coordinated with the Maricopa County Flood Control District to ensure the correct location is provided on the New River Channel construction plans. Existing drainage plans show the dimensions for the existing channel but do not include amounts of flow for which it was designed. A drainage study that determines the existing flows of the channel and provides recommendations of channel design and construction will be done during the platting of the property.

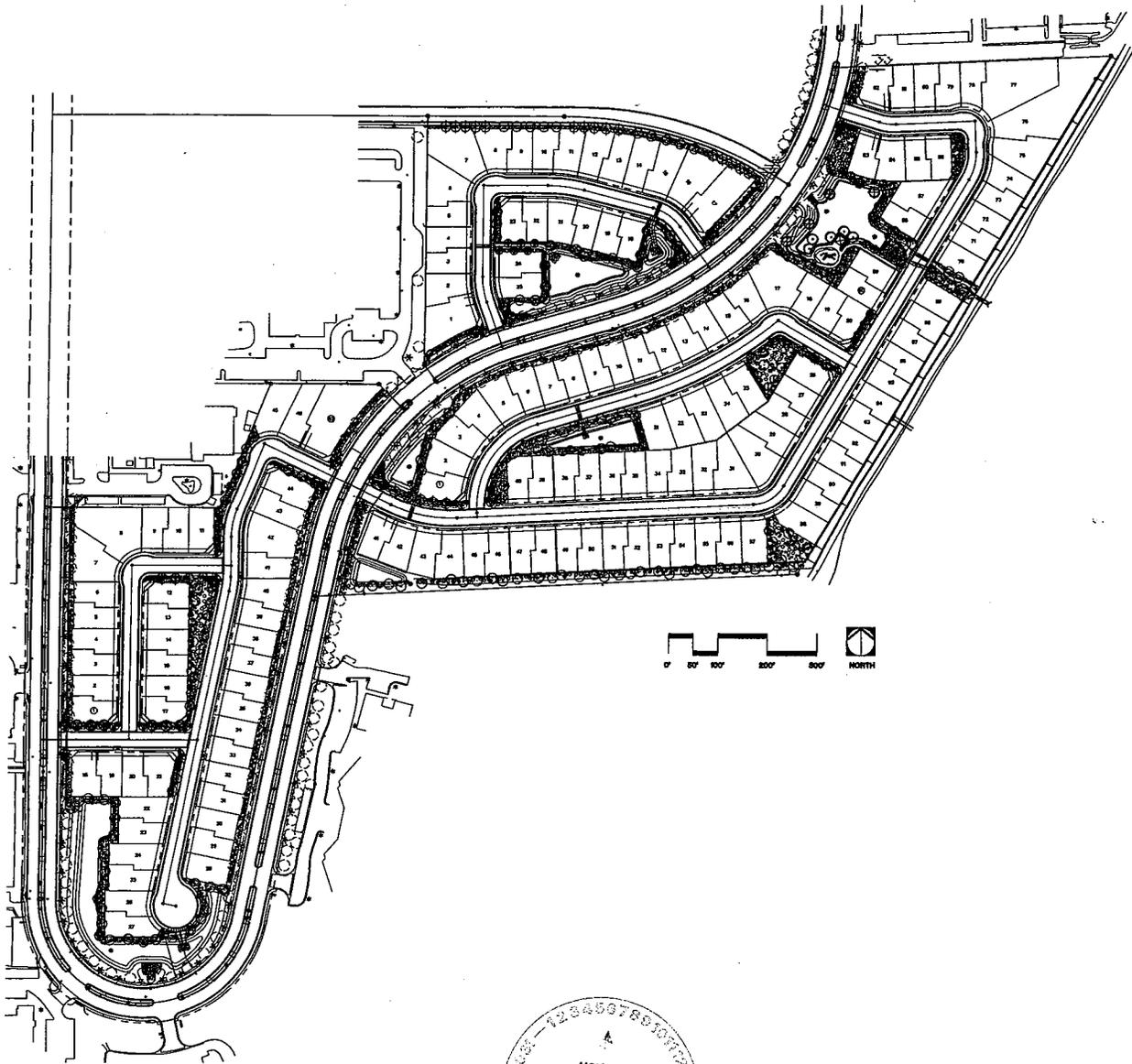
A new culvert will be required in the eastern parcel to bridge the channel for the new street shown in the lot layout.

The detention basin and culvert at the southern tip of the site will remain although it may be slightly modified and landscaped.

## PHASING

Maracay Homes and Sun Health intend to press forward with development of the entire property within one phase. However, the property will be divided into sub-phases for purposes of construction. The parcels interior to Plaza Del Rio Blvd and 94<sup>th</sup> Drive will be constructed first with the permits for model homes preceeding the home permits for residents. The eastern parcel will be developed immediately following the first two interior parcels. It is anticipated that sales will progress over the entire three parcels as the lots are developed and ready. Market conditions will determine the timing and releasing of specific lots within the Maracay @ Plaza Del Rio project.





# PLAZA DEL RIO

CITY OF PEORIA, ARIZONA

## SITE PLAN

PREPARED FOR: MARACAY HOMES

*Deltterra, llc*

4331 E. Turquoise Avenue  
 Phoenix, Az 85028  
 p (602)787-1177  
 f (602)787-1188  
 info@deltterrafc.com