

**PLANNED AREA DEVELOPMENT
APPROVAL**

P/Z Commission Date 5/18/06
City Council Approval Date 6/6/06



Planner

PLANNED AREA DEVELOPMENT

ANGEL'S PLACE TOWNHOMES

STANDARDS AND GUIDELINES

LOCATION

10230 N. 86TH AVENUE
PEORIA, ARIZONA

OWNER/DEVELOPER

MMM Market Edge Realty Inc.
8301 W. Washington
Peoria, Arizona 85345



DRAFT

November 21, 2005

I. Introduction

PROJECT DESCRIPTION

Angel's Place Homes is an attached residential development containing four units. Two of the units are attached in one side forming two sets of attached residences. Each one has a covered entry and enclosed two car garage. This property is located at 10230 W. Madison, Peoria, Arizona. The parcel to be developed into these new houses is 66'x 300' in size. The coverage of the lot to be utilized for this development is 32%. The lot is currently zoned RM1 and we are requesting a zoning change to Planned Area Development (PAD). This re-zoning to PAD is requested to allow the developer to establish product-specific zoning guidelines and establish a 5 ft. setback instead of the 15 ft. mandatory setback.

Each unit is a two story structure with two car garage. There are 3 separate layouts for the four units as follows: four bedroom home unit, three bedroom home unit, and two bedroom home units. Each unit has a fireplace in the living room area. These houses have been designed under/to the City of Peoria guidelines and its architectural style conforms with the City intended urban look -human scale, (quality) materials, density, & economical city services -reduction of surveillance, reduction of city sprawl, reduction of public space maintenance to name some.

Angel's Place Homes is small community/minor subdivision with clear defined spaces and fenced all around the property that contains the four units to give the residents a sense of territory and where open areas means play areas for their children. Also, the street access creates a more private, confine and intimate street that encourage social contact among the home owners. Angel's Place Homes will provide the Central Peoria Revitalization Plan with a safe and rich architectural development.

II. Legal Description

The legal description of this property is; lot 102 of "ALTA LOMA" as recorded in book 05, page 19, records of Maricopa County Recorder's Office.

III. Consistency with Central Peoria Revitalization Plan

The Central Peoria Revitalization Plan designates this site for Medium Density Residential / Support Business which permits detached or attached single-family residential at a density range between 5-10 du/ac. At 19,800 sf, the proposal proposes a density of 8.7 du/ac.

The request to construct and develop houses on this property fully complies with the Central Peoria Revitalization Plan.

IV. General Site Information and Existing Site Conditions

The property is currently vacant. In the survey that was completed, we found some minor infrastructure, such as piping, that needs to be removed. Please see survey plan from engineer.

V. Permitted and Accessory Uses

- * Attached Single-Family Residential and commonly associated accessory uses as permitted under Section 14-5-4 of the Zoning Ordinance.
- * All accessory buildings shall comply with the principal building setbacks outlined herein and the applicable Peoria building code provisions.

VI. Project Development Standards

A. Development Standards

[1]	Maximum Density	8.8 du/ac
[2]	Minimum Lot Size	n/r (no requirement)
[3]	Minimum Lot Width	n/r
[4]	Maximum Lot Coverage	n/r; Per applicable setback requirements
[5]	Maximum Height:	27'
[6]	Front Setback (from tract)	4'
[7]	Side Setback	Minimum 0' / Total 5'
[8]	Rear Setback	5'

B. Landscaping Standards

All landscaping shall meet the single-family residential requirements as outlined in Article 14-35 with the following exception:

- * A fifteen (15) foot landscape buffer (on-site) shall be provided along 86th Avenue.

C. Useable Open Space

This development is exempt (10 units) from the minimum active and passive open space requirements per Section 20-70-22 of the Multi-Family Residential Design Guidelines. However, at a minimum, Tract B will contain landscaped and shaded picnic amenities.

D. Parking

A minimum of 2.2 parking spaces per unit shall be provided as follows:

- [1] Spaces provided within each unit: 2 (8 parking spaces total)
- [2] Spaces provided in Tract B for parking (visitors): two 8'x16' spaces.
(10 parking spaces total)

E. Signage

All signage shall be in accordance with Article 14-34 of the Zoning Ordinance.

F. Walls & Fencing

All walls and fencing shall be in accordance with Section 14-3-5 of the Zoning Ordinance.

G. Infrastructure

1.-Retention, Track "B" will be used as a retention area

The City of Peoria requires new development to retain 100% of the 100-Year two (2) hour storm event falling within the boundaries of the site including ½ half of the adjacent streets. There are two proposed basins and some ponding on the pavement to provide the required retention. The two basins will provide a total of 3,157 c.f. of retention and the pavement will provide 650 additional c.f. As required by the City of Peoria the basins along the right-of-way or pedestrian paths will have slopes no greater than 6:1.

2.-water/sewer will be provided from 86 Av.

There are utilities adjacent to this site with adequate capacity, slope, pressures, etc. to provide service for the new residential project. The new development will discharge an average daily sewage flow of 1,800 gallons per day. This small amount of waste water will have no effect on the public main capacity. The water services will tap an existing 6" line in the public right of way. The water main will be tapped for the fire prevention facilities with a 6"x6" tapping sleeve. The domestic residential use water will consist of a single meter and a 1-2/2" service line. The average water use for the new development is around 2,650 gallons per day.

3.-Power / telephone / Gas. will be provided from 86 Av.

Dry utilities are also located within the 86th Ave. right of way. Telephone, cable, electric, phone and gas are existing and available for use for this project.

4.-lighting & security systems will be provided.

All infrastructure and utilities servicing Angel's Place shall conform to relevant City Ordinances.