Peoria Village

A Single Family Residential Planned Area Development

19.3 Gross Acres

North and West of the northwest corner of 67th Avenue and Cactus Road

Peoria, Arizona

Zoning Case Z05-20

Revisions:

Z05-20A.1 9/15/2008

Z05-20A.2 04/11/2013

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Introduction

This Planned Area Development (PAD) zoning is for approximately 19.3 gross acres of land located both north and west of the northwest corner of 67th Avenue and Cactus Road. This site surrounds an existing convenience store/gas station which is located at the immediate northwest corner of 67th Avenue and Cactus Road.

The PAD proposes a detached single family residential development concept for approximately 83 homes on a 19.3 acre property at a density of 4.3 dwelling units per acre.

The conceptual development plan calls for one and two story homes on lots generally ranging in size from approximately 4,700 square feet to 6,000 square feet, with several considerably larger lots.

This PAD will be a traditional single family development containing open spaces and recreational amenities.

Legal Description

See Exhibit B.

Consistency with General Plan

The General Plan land use designation for this property is Medium Density Residential with a range of 5-8 du/ac and a target of 6 du/ac. The proposed development is consistent with the development type and density indicated by the General Plan.

The PAD zoning residential density will further the City's stated goal of enhancing diversity in the area's housing stock. Different household types (i.e. couples with young children, empty nesters, working individuals) demand different types of housing based on their differing needs. Moreover, diversity in housing is needed in the area to create population stability. The need for different types of housing alters over time as households change.

The Land Use Element of the General Plan includes Goals, Objectives and Policies that encourage the type of development requested in this PAD application, such as:

Policy 2.1.A.1: Requires the City to promote planned developments where resources and facilities are in place to facilitate a high quality, attractive and efficient urban development pattern.

Objective 2.1.B.1: Provide a diversity of housing types to meet the needs of persons of all income levels and ages." This request allows the opportunity to provide a diversity of housing types to meet the needs of persons of all income levels and ages.

Policy 2.1.B.1: "The City shall zone an adequate supply and mix of developable residential land to accommodate future housing needs."

Objective 2.1.C: Create high-quality residential environments that provide for safe and convenient vehicular circulation, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.

Policy 2.1.C.3: "The City shall locate housing developments in areas that can be adequately served by police, fire, and ambulance services."

Policy 2.1.C.7: The City shall encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, school, and shopping areas.

Policy 2.1.C.8: The City shall ensure that schools are accessible to residents of all housing units. Schools should have the current or potential capacity to support the increase enrollment generated by the new development.

Objective 2.1.Q: allows the consideration of amendments to ensure that the General Plan remains a valid and applicable document.

General Site Information

The site is 19.3 gross acres and 17.9 net acres. The site is relatively flat, with public street access along 67th Avenue and Cactus Road.

Surrounding Land Use

The surrounding properties are developed as follows:

North:	Single Family subdivision, R1-8 zoning
East:	Across 67th Avenue, City of Glendale, Shopping Center, C-2 Zoning
South:	Commercial developments, C-2 zoning
West:	Single Family subdivision and a large single family lot, R-12 and AG zoning.

Preliminary Development Plan

The Conceptual Development Plan (Exhibit C) illustrates 83 single family lots and common open space. Entrances would be located off of both 67th Avenue and Cactus Road. As an accommodation to the existing neighborhood to the north, the developer has agreed to build only one-story homes along the north property line. Also, the minimum building setback along the north property line and adjacent to the commercial parcel at the southeast corner of the site will be 15 feet.

Permitted Uses

The site shall be developed with permitted, conditional, and accessory uses consistent with the single family residential zoning standards under Article 14-5 of the Zoning Ordinance.

Phasing

The PAD will be developed in one phase. The necessary onsite and offsite improvements will be determined during the Preliminary and Final Plat process in accordance with City of Peoria Ordinances and Guidelines.

Development Standards

	Min. Lot Size	**Minimum Setbacks for Principal Buildings**						**Max. Bld Ht (feet)**	**Max. Lot Coverage**
Land use	**Area**	**Width**	**Depth**	**Front**	**Least Side**	**Total Sides**	**Rear**		
Single family residential	4,500 sf	45’	80’	8’* 18’**	4’(1)	8’	10’(2,3)	30’ (4)	46%

*To living areas or side loaded garages.
**To front loaded garages.
(1)Corner lots abutting local private streets shall provide a 10'-wide side setback.
(2)Building setbacks along the northern boundary shall be a minimum of 15'
(3)Building setbacks along the common boundary with the adjacent commercial parcel shall be a minimum of 15'
(4)All lots abutting the northern boundary shall be limited to one-story in height
(5)The maximum lot coverage shall be 52% for the houses along the northern boundary because they are limited to single-story structures.
Development Standards for accessory structures shall be in accordance with Article 14-5 of the Zoning Ordinance.

Design Guidelines

Development within the PAD shall comply with the City of Peoria Design Review Manual for Detached Single Family Residential uses.

One and two story homes are proposed with four conceptual floor plans, each with three conceptual elevations.

Signage

All signage shall be in accordance with Article 14-34 of the Zoning Ordinance and subject to a separate permitting process.

Landscaping

Landscaping shall be in accordance with Article 14-35 of the Zoning Ordinance.

Useable Open Space

The development shall meet the open space provisions of the Design Review Manual, which requires a minimum of 9% useable open space for single family developments with lots less than 10,000 square feet in area.

A Homeowners Association (HOA) will maintain the common open spaces within the development and the landscaped tracts along the perimeter streets. The subdivision Covenants, Conditions, and Restrictions, (CC&Rs) for this development will identify that the HOA will own all common areas, landscaping within any open space tracts, retention areas, pedestrian pathways, decorative perimeter walls, entry features, and recreation amenities.

Screening

Screening shall be in conformance with Article 14-3 of the Zoning Ordinance.

Lighting

Lighting shall be in accordance with Article 14-3 of the Zoning Ordinance and with the Dark Sky Ordinance set forth in Chapter 20 of the City Code.

Parking

Parking shall be in accordance with Article 14-23 of the Zoning Ordinance.

Grading and Drainage

The PAD site has limited slopes, but some fill dirt may need to be added to the site to properly accommodate on-site drainage and retention. On-site retention basins approved in Preliminary and Final Plat will accommodate all storm water drainage. Drainage will be designed to accommodate 100-year, 2-hour storm events.

Public Utilities and Services

There are existing water and sewer lines available to the site. The developer will provide street and utility improvements when the site is developed as required by the City of Peoria.

Sewer	City of Peoria	**Gas**	Southwest Gas
Water	City of Peoria	**Refuse**	City of Peoria
Electricity	Arizona Public Service	**Fire/Emergency**	City of Peoria
Telephone	Qwest Communications	**Police**	City of Peoria
Cable TV	Cox Communications	**Schools**	Peoria Unified School District

EXHIBIT A

Vicinity Map

EXHIBIT B

Legal Description

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 13, BEING MARKED BY A BRASS CAP IN HAND HOLE;

THENCE SOUTH 88 DEGREES 13 MINUTES 32 SECONDS WEST (BASIS OF BEARINGS) ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 275.13 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88 DEGREES 13 MINUTES 32 SECONDS WEST, 1059.71 FEET (1059.64 FEET MEASURED) TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13 AND FROM WHICH POINT THE SOUTH QUARTER CORNER OF SAID SECTION 13 BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS SOUTH 88 DEGREES 13 MINUTES 32 SECONDS WEST, 1334.84 FEET (1334.77 FEET MEASURED) DISTANT THEREFROM;

THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST (NORTH 00 DEGREES 04 MINUTES 12 SECONDS EAST MEASURED) ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 685.40 FEET (685.25 FEET MEASURED) TO A POINT ON THE SOUTHERLY LINE OF THE SUBDIVISION KNOWN AS PROMENADE, ACCORDING TO BOOK 342 OF MAPS, PAGE 27 OF MARICOPA COUNTY RECORDS;

THENCE NORTH 88 DEGREE 13 MINUTES 32 SECONDS EAST, 1334.06 FEET (NORTH 88 DEGREES 13 MINUTES 23 SECONDS EAST, 1334.01 FEET MEASURED) TO A POINT ON THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 13 AND FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION 13, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS NORTH 00 DEGREES 00 MINUTES 15 SECONDS EAST, 1929.47 FEET (NORTH 00 DEGREES 00 MINUTES 22 SECONDS EAST, 1929.46 FEET MEASURED) DISTANT THEREFROM;

THENCE SOUTH 00 DEGREES 00 MINUTES 15 SECONDS WEST, 420.24 FEET (SOUTH 00 DEGREES 00 MINUTES 22 SECONDS WEST, 420.15 FEET MEASURED ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 13 TO

A POINT FROM WHICH THE SAID SOUTHEAST CORNER OF SECTION 13 BEARS SOUTH 00 DEGREES 00 MINUTES 15 SECONDS WEST, 265.13 FEET (SOUTH 00 DEGREES 00 MINUTES 22 SECONDS WEST, 265.13 FEET MEASURED) DISTANT THEREFROM;

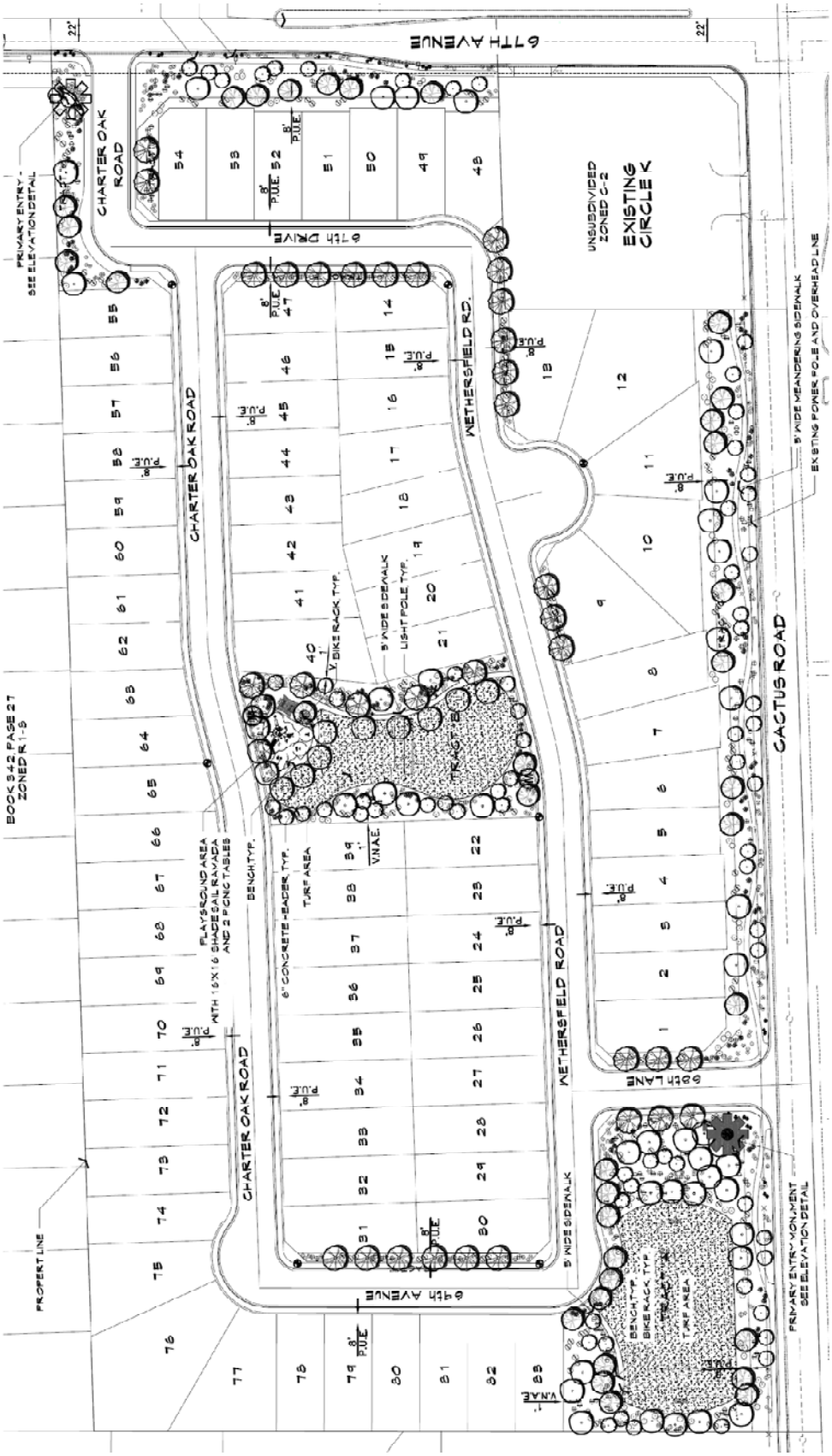
THENCE SOUTH 88 DEGREES 13 MINUTES 32 SECONDS WEST, PARALLEL WITH AND 265.00 FEET NORTHERLY OF AS MEASURED AT A RIGHT ANGLE TO THE SAID SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 275.13 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 15 SECONDS WEST (SOUTH00 DEGREES 00 MINUTES 22 SECONDS WEST MEASURED), A DISTANCE OF 265.13 FEET TO THE POINT OF BEGINNING.

EXCET THE EAST 55 FEET THEREOF, AND ALSO

EXCEPT THE SOUTH 40 FEET THEREOF.

EXHIBIT C



67TH AVENUE
CHARTER OAK ROAD
67th DRIVE
UNSUBDIVIDED ZONED C-2
EXISTING CIRCLE K
WETHERSFIELD RD.
CACTUS ROAD
68th LANE
WETHERSFIELD ROAD
69th AVENUE
PROPERT LINE
BOOK 342 PAGE 27 ZONED R 1-8
PRIMARY ENTRY - SEE ELEVATION DETAIL
PLAYGROUND AREA WITH 16'X16' SHADE SAIL RAVADA AND 2 PICNIC TABLES
BENCH TYP.
6" CONCRETE HEADER TYP.
TURF AREA
BIKE RACK TYP.
5' WIDE SIDEWALK
LIGHT POLE TYP.
5' WIDE MEANDERING SIDEWALK
EXISTING POWER POLE AND OVERHEAD LINE
PRIMARY ENTRY MONUMENT SEE ELEVATION DETAIL