Alexan Plaza Del Rio

Planned Area Development
Multi-Family Residential

15.7-Acre Parcel

JUL 2006
Received
Planning Division
Z06-02

South of the Southwest Corner of Plaza Del Rio Boulevard & Thunderbird Road

January 17, 2006
Revised July 10, 2006
REVISED APRIL 19, 2006

PLANNED AREA DEVELOPMENT APPROVAL
P/Z Commission Date ADMINISTRATIVE
City Council Approval Date 6/13/2006

Planner
Z06-02A-1

PLANNED AREA DEVELOPMENT APPROVAL
P/Z Commission Date 11/2/06
City Council Approval Date 4/3/07
Planner

Development Team

Property Owner:
Sun Health Corporation
PO Box 14111
Salem, Oregon 97309

Developer:
Trammell Crow Residential
7373 N Scottsdale Rd, Ste C-228
Scottsdale, AZ 85253

Engineer:
Huitt-Zollars
426 N. 44th Street, Suite 300
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Architect / Planner:
Todd & Associates, Inc.
4019 N. 44th Street
Phoenix, AZ 85018

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Earl, Curley & Lagarde
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012

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Alexan Plaza Del Rio PAD Narrative

Introduction

This is a request to rezone 15.7 gross acres from PUD (C-2 Intermediate Commercial) to Planned Area Development (PAD) for a 333 unit multifamily residential development. The undeveloped property is located approximately 1,275 feet south of Thunderbird Road on the west side of Plaza Del Rio Boulevard (see Vicinity Map, Exhibit A). The proposed PAD conceptual plan is supported by the neighbors. The property is contiguous to several existing medical office buildings to the north, south and west. East of this site is a multi-level assisted living facility. South of this facility is a recently approved, but undeveloped, single-family residential development.

Legal Description

The subject site is 15.7 gross acres (see Legal Description, Exhibit B).

Consistency with General Plan

The PAD application is consistent with the General Plan designation for Mixed Use Development (see General Plan Map, Exhibit C), which aims to promote a mix of residential, commercial and employment uses within a specific area. With a recently approved single-family residential development south of the existing assisted living facility, a retail development at the southwest corner of 91st Avenue & Thunderbird Road and the various medical and professional offices in the immediate area, a multifamily residential development satisfies the "Master Plan" approach to Mixed Use Development in the Peoria General Plan.

The proposed PAD will allow approximately 21.21 units per acre, which is slightly above the Residential / High Density designation which suggests a target density of 18 units per acre, but satisfies the intent of the Mixed Use designation. As described in the General Plan, the Mixed Use designation "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." Since this property is within a much larger Mixed Use area (Plaza Del Rio), it is understood that this site alone is not required to include each of the

elements listed above. It does, however, provide three housing options within a much larger community that provides retail, single-family residential, assisted living and medical / employment uses. Although this proposal will contain its own open space amenities, it is also within short walking distance to the New River Corridor, which is currently undergoing major improvements that include a pedestrian / bicycle path and safe access to Rio Vista Park Community Park.

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.3 The City shall encourage development to occur as master planned communities with an appropriate mix of land use types in areas where infrastructure is or will be adequate.
This proposal will utilize existing infrastructure within the Plaza Del Rio mixed-use master-planned development. The proposed use will complete the list of desired uses within this mixed-use development by providing a high-quality rental and ownership housing option that is not age-restricted.

Objective 2.1.B Provide a diversity of housing types to meet the needs of persons of all income levels and ages.
This project will provide three housing options in an area currently associated with assisted living. No age-restrictions will be placed on this project. It will be a high-quality project with amenities geared toward all age groups.

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.
Residents of Alexan Plaza Del Rio will have two signalized access to Thunderbird Road via Plaza Del Rio Boulevard / 94th Avenue. Private on-site open space amenities and the public recreational amenities stated above will be safe and convenient for residents within this community. Desert Harbor Elementary School and Centennial High School are both within approximately a mile of this site.

Policy 2.1.C.4 The City shall require adequate provision of open space or direct access to open space in all large-scale housing developments and, in particular, medium-and high density multiple-family housing development.
As mentioned above, this proposal will provide adequate private open space amenities on site as well as easy, safe access to Rio Vista Community Park and the New River Corridor trail system.

Policy 2.1.C.7 The City shall encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas.
Alexan Plaza Del Rio is an infill project within the existing Plaza Del Rio development. No new infrastructure is required.

Policy 2.1.E Locate multi-family residential development in suitable areas in which they will not adversely impact lower density developments.
Alexan Plaza Del Rio is adjacent to existing commercially zoned and developed property to the north and west. A higher-density single-family residential development is proposed south of this site. Communication between all surrounding developments has been positive.

Policy 2.1.E.2 The City shall prohibit target densities for residential designations of eight units/acre or greater from being exceeded unless four of the following conditions are met:

a. The site is located adjacent to an arterial roadway and/or transit corridor.
This property is within an existing mixed-use development which gains access to Thunderbird Road in two locations – Plaza Del Rio Boulevard and 94th Avenue. Plaza Del Rio Boulevard is a private "loop" road that becomes 94th Avenue at the southern end of the development.

b. The site is within one mile of community-level commercial, service, or employment centers.
Alexan Plaza Del Rio is within walking distance to a number of medical and other professional offices as well as some new retail uses currently under construction. Boswell Hospital is just over a mile to the west on Thunderbird Road and a large community commercial center is less than a mile east of the site at 83rd Avenue & Thunderbird.

c. The site plan proposed for the development exhibits a well-designed arrangement of on-site structures and includes three or more of the following amenities: embellished architectural/landscape architectural treatments; recreational amenities that substantially exceed City requirements; separation and screening between buildings so that residents will enjoy privacy in their living units; preservation of natural landforms; and more than 10 percent on-site useable open space.

d. The site creates a transition between existing or approved lower residential densities and non-residential uses.
This proposal is surrounded by compatible uses. To the north and west are existing commercial uses (church, offices, etc.) and to the south is a proposed higher-density "Z-lot" single-family residential development by Maracay Homes.

e. Development of the site will not disrupt or negatively impact adjacent lower density land uses.
Constant communications with the developer of the property south of this site have been very positive. As stated above, except for the Maracay Homes proposal, this site is surrounded by commercial uses, therefore no disruption or negative impacts are anticipated.

f. The development proposed for the site provides on-site amenities in addition to those required by the City that will improve the livability and function of the development.

g. The site and proposed development comply with or promote other goals, objectives and policies of the General Plan.
A comprehensive list of goals, objectives and policies from the General Plan is provided in this report.

Objective 2.1.K: Encourage mixed-use developments that promote residential, commercial, office, and clean industrial uses that minimize infrastructure needs and transportation demands.
Alexan Plaza Del Rio is an infill project within the existing Plaza Del Rio development where a variety of housing options and commercial and retail opportunities currently exist. No new infrastructure is required.

The proposed residential development will have access to various existing medical and professional offices as well as proposed retail businesses at the intersection of 91st Avenue and Thunderbird Road. It will also have excellent access to Grand Avenue and Loop 101, which allows regional access to downtown Phoenix, commercial development on Bell Road, and major employment areas along the I-10 and I-17 freeway corridors.

General Site Information

The site is 15.7 gross acres and 15.2 net acres. The site is relatively flat, but it is oddly shaped due to the surrounding development pattern. An existing water and sewer line easement does exist on the western half of the site. This easement runs north to south through the width of the project, thereby inhibiting opportunities for building placement on this portion of the site. Access to this site will be from Plaza Del Rio Boulevard, which terminates at Thunderbird Road.

Surrounding Land Uses

The surrounding properties are partially undeveloped and partially developed with the surrounding land uses and zoning:

North:	C-2 (Medical Office & Church)
East:	PUD / RM-1 (Medical Offices & Multi-story Retirement Community)
South:	PUD / RM-1 (Vacant / Retirement Community)
West:	PUD / C-2 zoning (Vacant / Retirement Community)

Preliminary Development Plan

The PAD preliminary plan illustrates 333 dwelling units in conjunction with interior open spaces within a looped circulation system. This plan includes a main entrance off of Plaza Del Rio Boulevard which is fed only by Thunderbird Road. A secondary access is also planned near the southwest corner of the site and leads to 94th Avenue. (see Preliminary Plan, Exhibit D).

The preliminary plan identifies 35% of the site as landscaped area. Nearly 11% of the site serves as useable open space which exceeds the current City requirement for multifamily development. Currently, the Multifamily Design Review standards require only 10% open space. The open spaces are comprised of landscape tracts and active open space areas throughout the site. Active open space amenities will include landscaped retention areas, a pool, ramadas, barbecue facilities, and a clubhouse, which will provide a fitness center, business center, coffee bar, and a resort-style pool/spa facility. The open space will provide pedestrian walkway connections between buildings and active areas within the site.

The building types consist of 3 story stacked flats and townhouses with attached garages. Units will range in size from 761 to 1,257 square feet.

Permitted Uses

The site shall be developed with permitted, conditional and accessory uses consistent with the uses listed in the RM-1 district under Article 14-6 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

The proposed development standards are unique to this lot layout and house product. This proposal will consist of three product types, 'stacked flats', 'townhouses' and 'carriage units'. The development standards will be identical for each product type. The standards are as noted in the following Development Standards Table:

Minimum Development Standards

Land Use	Front Setback (Plaza Del Rio Blvd)	Perimeter Setback*	Building Height	Max Lot Cover %
Multifamily Residential	20'	15'	40'	60
Clubhouse	20'	15'	30'	N/A

* *Accessory structures such as parking canopies may encroach into this setback as stated in Article 14-23-3.A.18*

Parking

The parking ratios for this development will satisfy the current parking requirements

1. The percentage of compact spaces will be 15% of the total required parking spaces. Spaces in addition to the required spaces may also be compact.

2. Parking shall be provided at an average of 1.75 spaces per unit.

The current multifamily parking requirements have proven to be excessive in high density developments such as this. The current allowance for compact stalls is too

low for multifamily development considering this type of residential development does not typically generate large-vehicle traffic. Likewise, the current 2.2 spaces per unit is a standard that is independent of the number of bedrooms. Several local municipalities figure multifamily parking requirements on the number of bedrooms. Typically, the result falls between 1.5 and 1.75 spaces per unit.

Design Guidelines

Development within the PAD shall comply with the City of Peoria Design Review Manual for Multifamily Residential uses in effect as of the date on this PAD, with two exceptions:

1. Section 20-70-22B.1.e which requires all parking to be a minimum of 15 feet from any building. Due to the unique shape of this parcel and the variety of building types being proposed, some buildings may need to be placed 8 feet from parking areas.

2. Section 20-70-22C.1.c which requires three distinct active open space areas on site. This proposal will have two distinct active open space areas and one large linear open space tract that is located over an existing utility easement in the western half of the site. Since this is a utility easement, improvements may be limited by the Engineering Department to sidewalks and enhanced landscaping; however features such as tot lots or ramadas / barbecue areas may be located in this general area outside of the easement boundary.

Signage

The project shall include two non-freestanding monument signs at the entrance located at the primary entrance to the development. Such signage shall be integrated into the landscaping and / or theme walls and shall be no larger than 48 square feet each (area of lettering and logos only). A third sign of equal size and design shall also be permitted at the corner of Plaza Del Rio Boulevard and Redwood Drive. All other signage shall be in accordance with Article 14-34 of the Zoning Ordinance.

Landscaping

The Alexan Plaza Del Rio PAD shall be landscaped in accordance with Article 14-35 of the Zoning Ordinance and the Design Review Manual. A decorative perimeter theme wall shall be constructed along Plaza Del Rio Boulevard. This wall may include combinations of smooth and split face block, wrought iron and stone elements.

Grading and Drainage

The PAD site has no slopes and generally drains from north to south. On-site retention and drainage will comply with the City of Peoria requirements. Additional drainage

concerns not addressed during this rezoning process will be addressed during site plan review.

Public Utilities and Services

There is an 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.

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

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VICINITY MAP

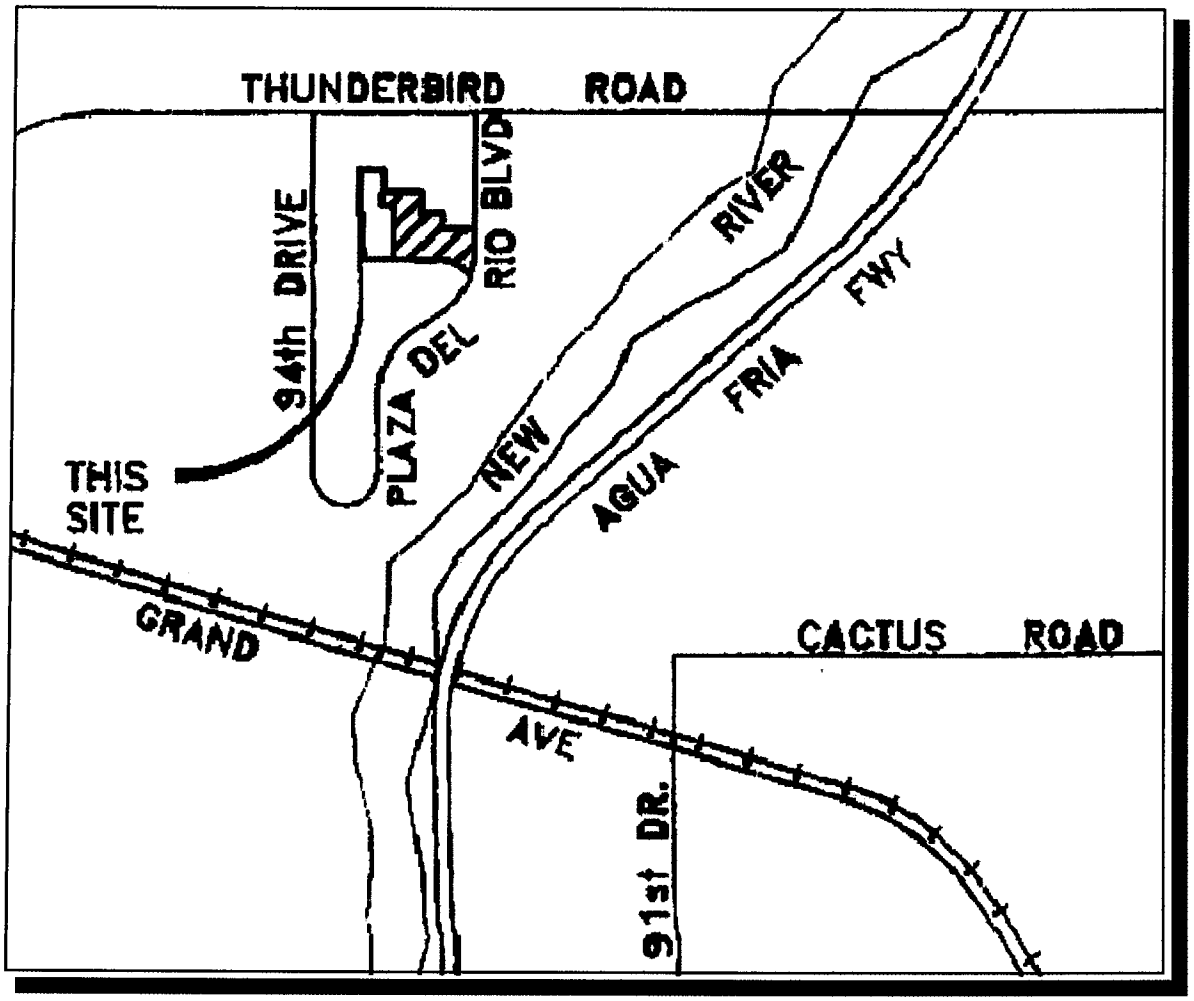


EXHIBIT A

LEGAL DESCRIPTION
FOR
PLAZA DEL RIO PARCEL 5

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

COMMENCING at the half-inch rebar found at the North Quarter Corner of said Section 16 from which the one-inch iron bar found at the Northeast Corner of said Section bears North 87 degrees 41 minutes 30 seconds East a distance of 2691.59 feet;

Thence along the North line of said East Half, North 87 degrees 41 minutes 30 seconds East a distance of 820.77 feet to a point on the East line of the West 820.00 feet of said East Half;

Thence along the said East line, South 00 degrees 10 minutes 21 seconds West a distance of 700.66 feet to the TRUE POINT OF BEGINNING;

Thence North 87 degrees 41 minutes 30 seconds East a distance of 388.53 feet to a half-inch rebar found with cap (LS #33874);

Thence South 02 degrees 18 minutes 30 seconds East a distance of 336.00 feet to a point;

Thence North 87 degrees 41 minutes 30 seconds East a distance of 292.66 feet to the northwest corner of a parcel of land as described in Document No. 84-434997, Maricopa County Records;

Thence along the West line of said parcel and the West line of a parcel described in Document No. 98-0576884, Maricopa County Records, South 02 degrees 18 minutes 30 seconds East a distance of 270.00 feet to the Southwest corner of last said parcel;

Thence along said South line of said parcel, North 87 degrees 41 minutes 30 seconds East, a distance of 400.00 feet to a point on the center line of an easement for roadway and utilities as recorded in Document No. 83-473428, Maricopa County Records;

Thence along the center line of said easement, South 02 degrees 18 minutes 30 seconds East a distance of 145.93 feet to a half-inch rebar found at the P.C. of a curve to the right, having a radius of 640.60 feet;

Thence along said curve, thru a central angle of 35 degrees 35 minutes 05 seconds, an arc distance of 397.86 feet to a point on a non-tangent curve concave to the Southwest, having a radius point which bears South 33 degrees 16 minutes 35 seconds West a distance of 836.09 feet;

Thence Northwesterly along said curve thru a central angle of 33 degrees 05 minutes 41 seconds, an arc distance of 482.94 feet;

Thence North 89 degrees 49 minutes 06 seconds West a distance of 475.85 feet to a point;

Thence along said East line of the West 897.00 feet of said East half, North 00 degrees 10 minutes 21 seconds East a distance of 839.69 feet to a point;

Thence South 87 degrees 41 minutes 32 seconds West a distance of 77.07 feet to a point on the East line of the West 820.00 feet of said East Half;

Thence along said East line, North 00 degrees 10 minutes 21 seconds East a distance of 109.87 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 684,752.9019 square feet or 15.7197 acres more or less, and is subject to all easements of record.

EXHIBIT B (2 of 2)

CITY OF PEORIA
GENERAL PLAN

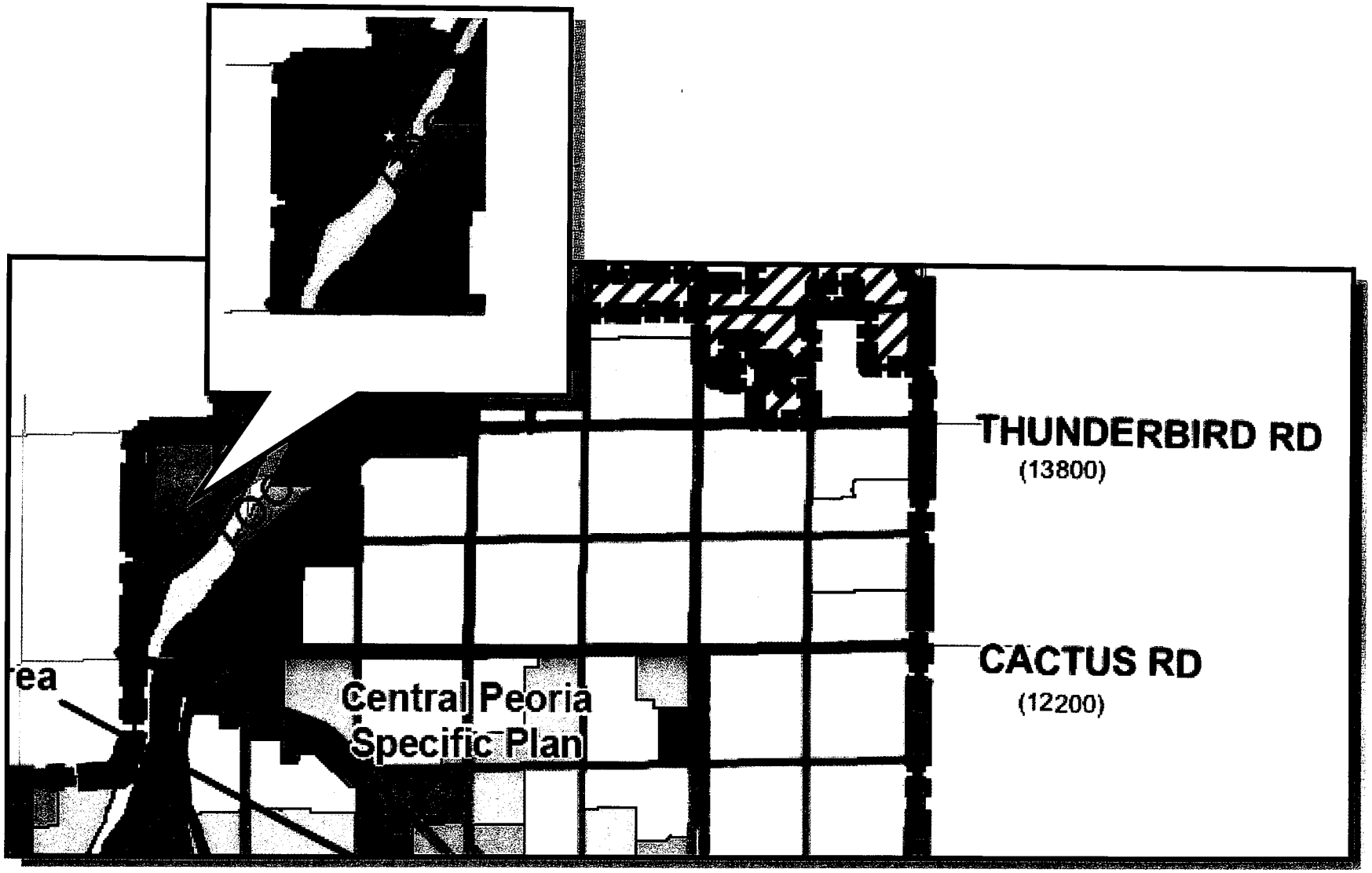
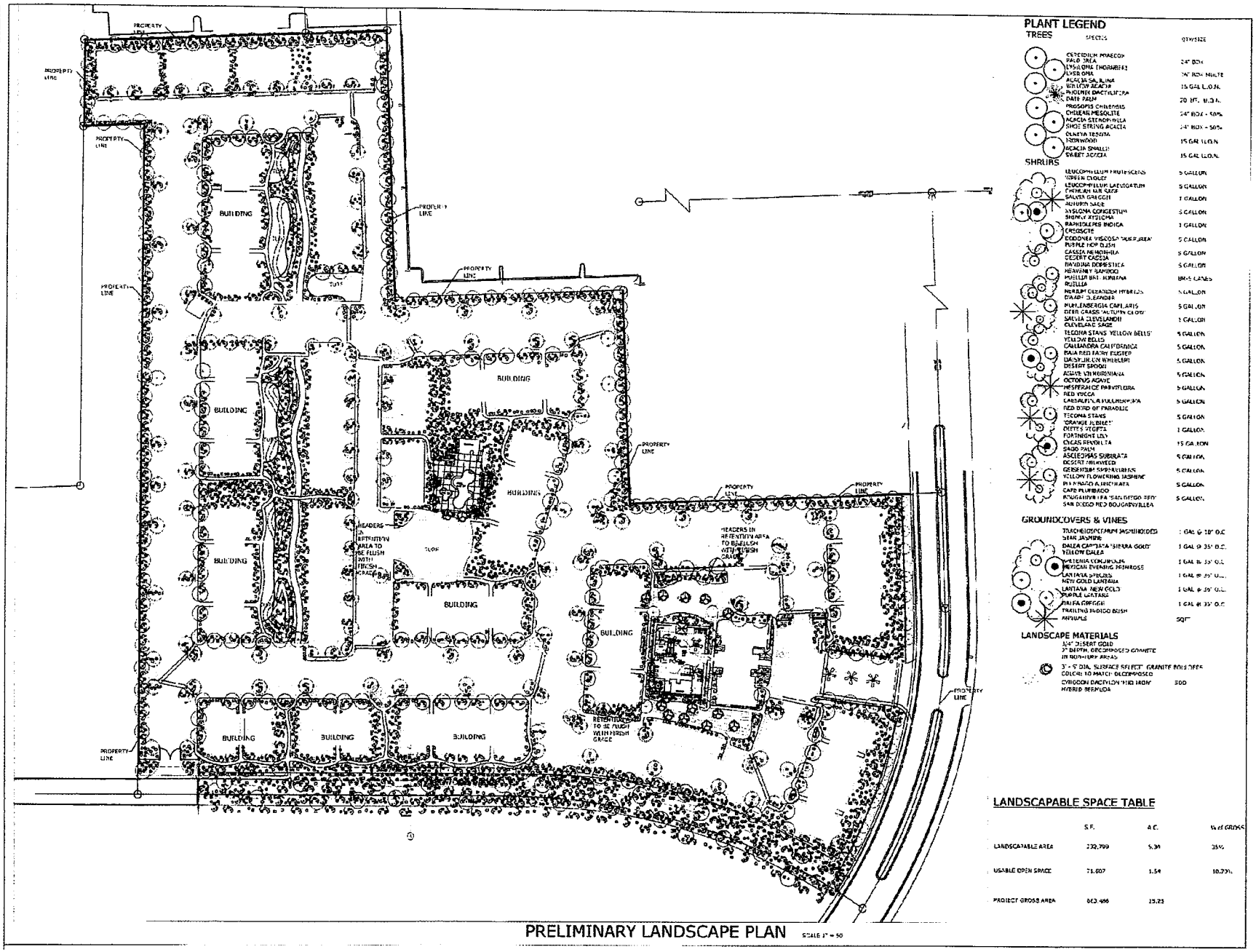


EXHIBIT C

PRELIMINARY DEVELOPMENT PLAN



alexan - plaza del rio
thunderbird road and plaza del rio.
peoria, arizona

urban graphite

0 25 50 100

NORTH

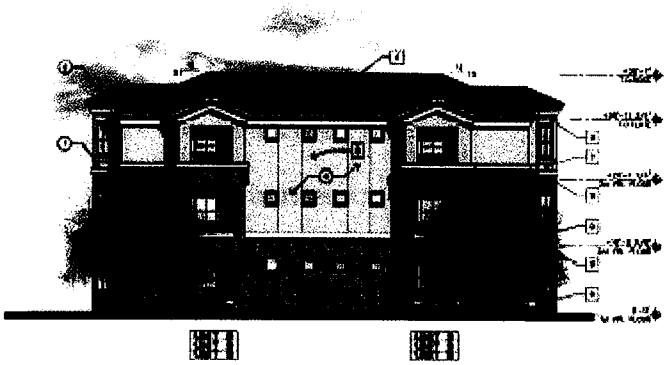
prelim.

L1.1

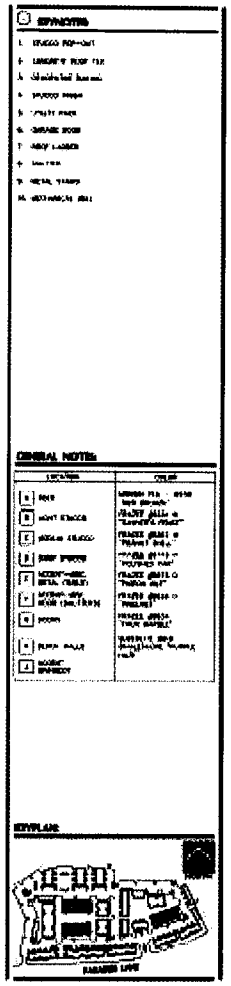
EXHIBIT D (2 of 2)

THEMATIC ELEVATIONS

FRONT ELEVATION



SIDE ELEVATION



4

ALEXAN PLAZA DEL RIO
THUNDERBIRD RD. & PLAZA DEL RIO
PEORIA, AZ

T.C.R. SOUTHWEST PROPERTIES INC.
7373 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA

BUILDING TYPE I
EXTERIOR ELEVATIONS

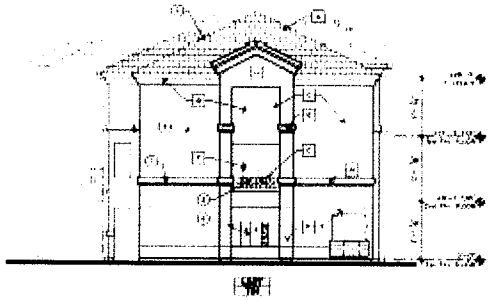
Todd

Architecture/Planning/Landscape Architecture

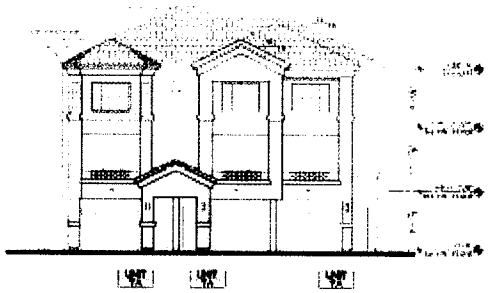
EXHIBIT E (1 of 2)

THEMATIC ELEVATIONS

NORTH ELEVATION



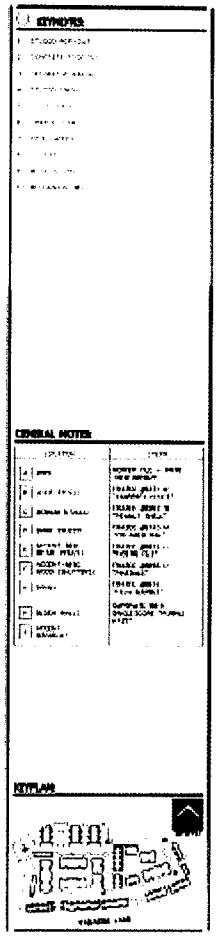
WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION

BUILDING TYPE II
FLOOR/ROOF PLANS



8

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THUNDERBIRD RD. & PLAZA DEL RIO
PEORIA, AZ

T.C.R. SOUTHWEST PROPERTIES INC.
7373 N. SCOTTSDALE RD.
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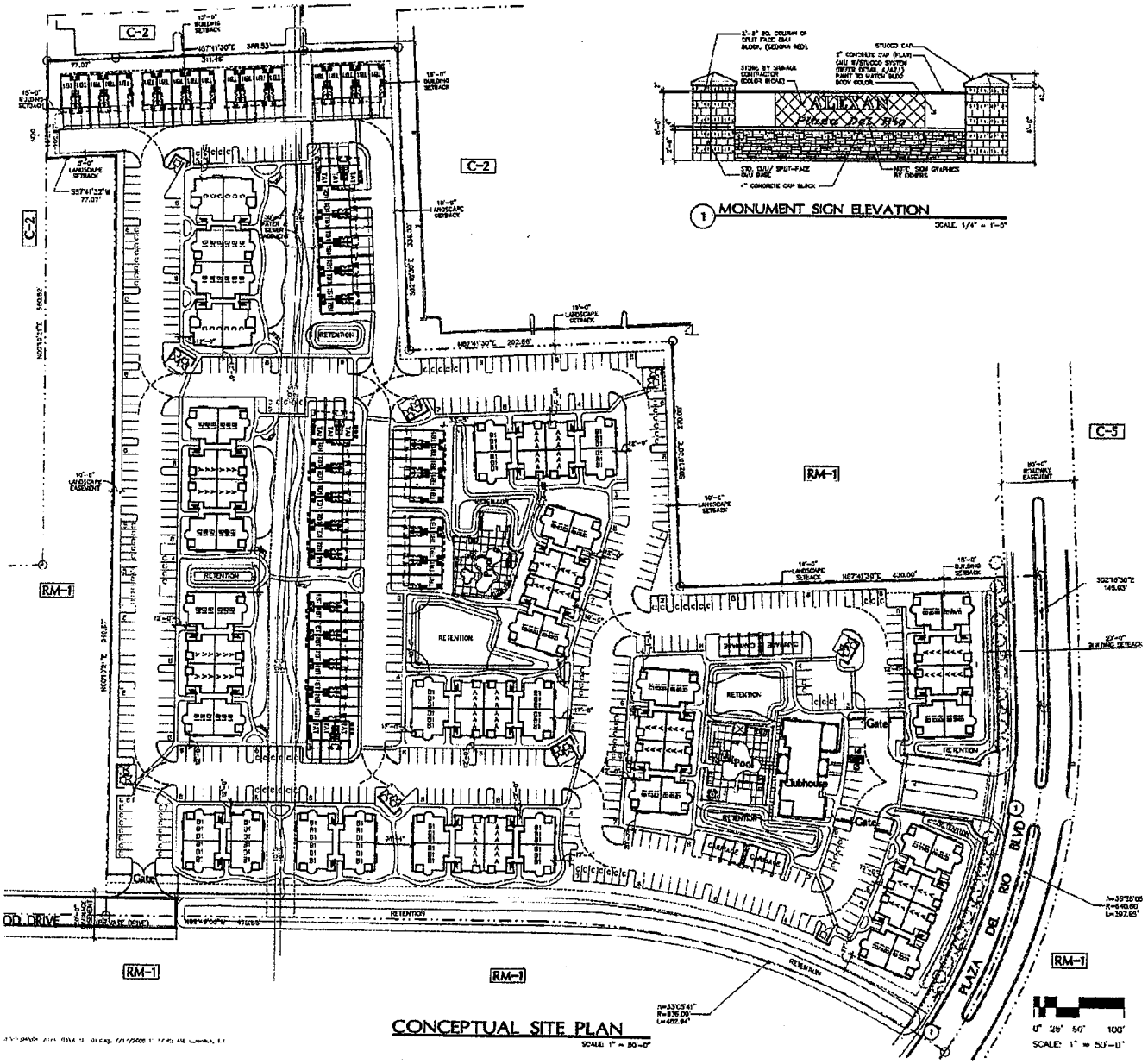
Architecture/Planning/Landscape Architecture

EXHIBIT E (2 of 2)

PRELIMINARY DEVELOPMENT PLAN



CONCEPTUAL SITE PLAN
SCALE: 1" = 50'-0"

1 MONUMENT SIGN ELEVATION
SCALE 1/4" = 1'-0"

SITE DATA

SITE AREA:

GROSS	±15.72 AC (±684,753 SF)
NET	±15.23 AC (±663,466 SF)

ZONING:

EXISTING	P.U.D. WITH UNDERLYING ZONING OF RM-1 & C-2
PROPOSED	PLANNED AREA DEVELOPMENT (P.A.D.)

DENSITY:

GROSS	±21.18 D.U./AC

UNIT MIX:

1 BEDROOM	121 D.U. (36%)
2 BEDROOM	200 D.U. (60%)
3 BEDROOM	12 D.U. (4%)
TOTAL	333 D.U. (100%)

PROPOSED PARKING STANDARDS:

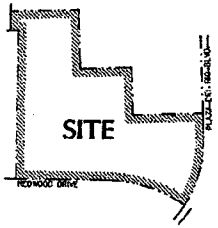
PARKING STALL - 9'-6" x 18'
COMPACT PARKING STALL - 8'-6" x 18'
PARKING AISLE - 20'
8 PARKING SPACES PER PARKING ISLAND
1.75 PARKING SPACES PER DWELLING UNIT

REQUIRED PARKING:

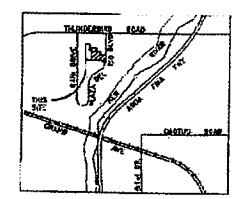
1.75 P.S./D.U. x 333 D.U. =	583 P.S.

PARKING PROVIDED:

TOTAL PROSPECTIVE TENANT	8 P.S.
OPEN	465 P.S.
106 COMPACT SPACES - 2.3% (106 SPACES)	
DETACHED ENCLOSED GARAGE	16 P.S.
TOWNHOME GARAGE (3 CAR) (Tandem Garage & 1 driveway P.S.) (56 D.U. x 3 P.S.)	168 P.S.
TOWNHOME GARAGE (2 CAR) (1 Garage & 1 driveway P.S.) (6 D.U. x 2 P.S.)	18 P.S.
TOTAL	675 P.S. (2.02 P.S./D.U.)



OVERALL SITE
SCALE: N.T.S.



VICINITY MAP
SCALE: N.T.S.

ALEXAN PLAZA DEL RIO
THUNDERBIRD RD. & PLAZA DEL RIO
PEORIA, AZ

T.C.R. SOUTHWEST PROPERTIES INC.
7373 N. SCOTTSDALE RD., #228
SCOTTSDALE, ARIZONA

Architecture/Planning/Landscape Architecture

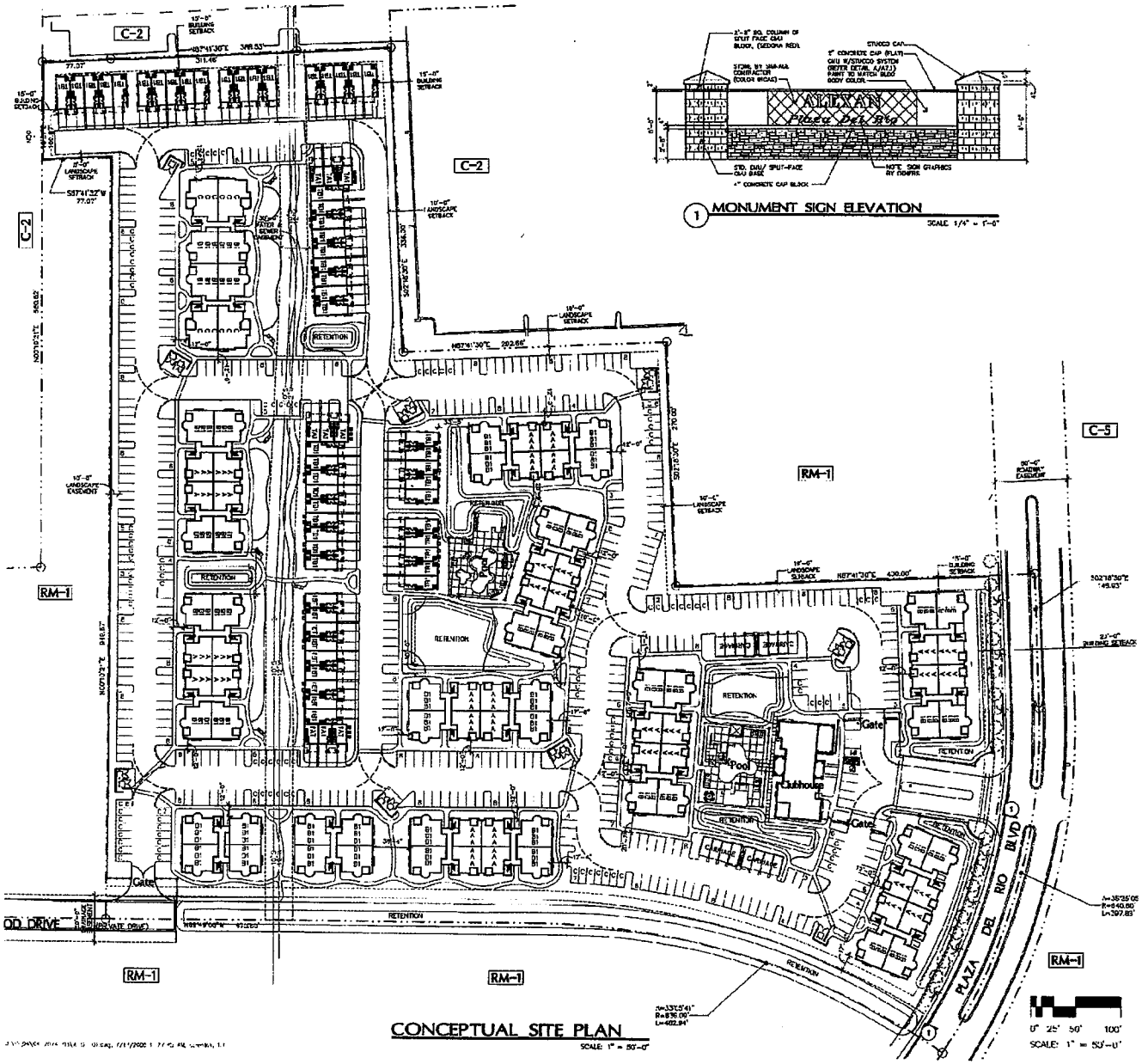
0' 25' 50' 100'
SCALE: 1" = 50'-0"

NORTH

1
PLAN NO.

EXHIBIT D (1 of 2)

PRELIMINARY DEVELOPMENT PLAN



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SCALE: 1/4" = 1'-0"

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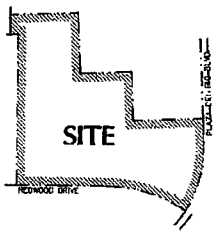
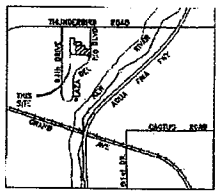


OVERALL SITE

SCALE: N.T.S.



VICINITY MAP

SCALE: N.T.S.

0' 25' 50' 100'

SCALE: 1" = 50'-0"

NORTH

1

PLAN No.

ALEXAN PLAZA DEL RIO
THUNDERBIRD RD. & PLAZA DEL RIO
PEORIA, AZ

T.C.R. SOUTHWEST PROPERTIES INC.
7373 N. SCOTTSDALE RD., #228
SCOTTSDALE, ARIZONA

Todd & Associates, Inc.

Architecture/Planning/Landscape Architecture

EXHIBIT D (1 of 2)