

PLANNED AREA DEVELOPMENT  
STANDARDS AN GUIDELINES REPORT  
FOR  
F & R LUXURY TOWNHOMES  
PLANNED AREA DEVELOPMENT (PAD)  
CASE NO. Z-06-06

Peoria Avenue & 90<sup>th</sup> Avenue  
Peoria, Arizona

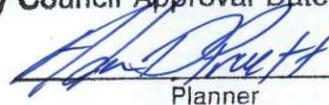
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PLANNED AREA DEVELOPMENT  
APPROVAL

P/Z Commission Date 6/5/08  
City Council Approval Date 6/17/08



Planner

Revised June 23, 2008

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- Appendix A: Vicinity Map
- B: Legal Description
- C: Site Plan - Aerial Overlay

- Previously Submitted:
- Preliminary Site Plan
  - Preliminary Plat
  - Architectural Renderings
  - Preliminary Landscape Plan
  - Water and Wastewater Analysis Reports
  - Traffic Impact Statements
  - A.L.T.A. Survey

## **Introduction**

The purpose of this report is to establish and request approval of a Planned Area Development (PAD) plan for F&R Luxury Townhome & Commercial PAD. This report outlines the land use standards and characteristics for a for-sale residential townhome community and commercial plaza to be developed on approximately 2± gross acres south and east of the intersection of Peoria Avenue and 90th Avenue. The plan calls for sixteen (16) two-story townhomes and a 6,000 sq. ft. commercial office plaza. It consists of open space common area, community spa and recreational area, and a commercial plaza. The PAD is comprised of privately owned land. This PAD Standards and Guidelines Report is being submitted to the City of Peoria as a supplement to the zoning application and is intended to demonstrate the high quality mixed-use community proposed for the site. The purpose of the application is to request a zoning change for the F&R PAD site. The existing zoning for the property is R1-7 and C-2. It is requested that the zoning be changed to a PAD community. See Appendix A for Vicinity Map. The Commercial use is intended to be Professional and/or Medical Offices.

## **Legal Description**

See Appendix B for legal description for:

- Parcel 1 - Commercial
- Parcel 2 - Residential

## **Consistency with General Plan**

The property is designated in the City's General Plan as "Neighborhood Commercial Mixed-Use" (refer to Case GPA 06-02). This allows residential density of up to 18 d.u./acre. At 16 d.u. proposed, the residential density is 11.7 d.u./acre. We are also requesting a waiver from the 10-acre minimum pad size. This request would be consistent with the City's General Plan Goals, Objectives and Policies including:

### *Land Use Element*

Goal A: Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development, encourage redevelopment at appropriate locations and protect environmentally sensitive areas.

Objective A-1: Manage and control development to facilitate orderly growth and an efficient urban form.

Objective A-2: Provide a diversity of housing types to meet the needs of persons of all income levels and ages.

Objective A-3: 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 A-3a: The City shall require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.

Policy A-3b: The City shall ensure that high-density residential developments have direct access to arterial streets without traversing existing or property lower density residential areas.

Policy A-3c: The City shall locate housing development in areas that can be adequately served by police, fire, and ambulance services.

Policy A-3g: The City shall encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools and shopping areas.

Objective A-5: Locate multi-family residential development in suitable areas in which they will not adversely impact lower density developments.

Policy A-5a: The City shall support the development of alternate forms of housing, such as attached and detached townhouses and condominiums in appropriate locations.

Policy A-5b: The City shall prohibit target densities for residential designations of eight units/acre or greater from being exceeded unless at least four of the following conditions are met:

- (1) The site is located adjacent to an arterial roadway and/or transit corridor.
- (2) The site is within one (1) mile of community-level commercial, service, or employment centers.
- (3) The site creates a transition between existing or approved lower residential densities and non-residential uses.
- (4) Development of the site will not disrupt or negatively impact adjacent lower density land uses.
- (5) 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.
- (6) The site and proposed development comply with or promote other goals, objectives and policies of the General Plan.

Policy A-5e: The City shall promote the development of high-quality multi-family housing projects adjacent to transit routes and facilities.

*Circulation Element*

Policy B-1b: The City will encourage land development patterns that promote the operational efficiency of the existing and future transportation system.

*Growth Areas Element*

Goal F: Promote efficient development areas which support a variety of land use types, conserve natural resources, reduce automobile dependency, and exhibit a logical extension of infrastructure and service capacities.

Objective F-1: Direct attractive development into identified growth areas, creating dynamic urban pockets with diverse economic, housing, cultural and entertainment opportunities.

Policy F-1c: The City shall encourage a mix of land uses within each growth area, including varied housing types and densities, employment opportunities and businesses.

*Revitalization and Development Element*

Goal G: Create an attractive, vibrant and sustainable downtown community within mature areas of the city.

Objective G-2: Encourage development of vacant land in adopted revitalization or redevelopment areas.

*Housing Element*

Goal H: Provide for sufficient availability and variety of opportunities for safe, decent and affordable housing, cohesive neighborhoods to meet the needs of present and future residents of Peoria.

Objective H-1: Promote quality residential development through diversity in housing types.

Objective H-2: Encourage owner occupied housing units.

**Site Existing Conditions**

The subject property is undeveloped land. It is an infill parcel, with Peoria Avenue frontage along the north property line and 90th Avenue frontage along the west property line (Appendix A: Vicinity Map).

**Surrounding Property and Land Use**

The relationship between the project and the surrounding properties is illustrated in Appendix C – Site Plan. It provides an overlay on an aerial map of the area. Along the north and west boundaries of the site is zoned C-2, along the east boundary is zoned RMH-2 and along the south boundary is zoned R1-7. The southeast corner of Peoria and 90<sup>th</sup> Avenue, adjacent to the site is a community church (zoned C-2 and parking lot zoned R1-7).

**Preliminary Development Plan**

The PAD will be developed in two phases, as currently contemplated. The commercial plaza along Peoria Avenue will consist of Phase I. The 16-unit townhomes will be developed as Phase 2.

The commercial plaza will be developed as a professional office plaza and will provide 27 parking spaces, per City requirements. The townhome development will provide 2.2 parking spaces per unit, per City requirements. The townhome parcel will include a spa, ramada picnic area, and required open space.

**Project Development Standards**

The proposed reduction in setbacks illustrated in the above table are consistent with the Planned Area Development District’s (PAD) intent to “provide an alternative zoning district to the conventional zoning and development approaches and processes in the City of Peoria in order that...the following goals may be achieved”. Two of these goals in particular, are supported by the proposed reductions. These are:

**Project Development Standards**

A summary of development standards follows:

<b>Development Standards</b>	<b>Office</b>	<b>Residential</b>
Maximum Lot Coverage	n/a	50%
Maximum Building Height (ft)	30' (2 stories)	30' (2 stories)
Setbacks (ft)		
Peoria Av	20'	n/a
90th Av	n/a	15'
East Property Line	20'	20'
Commercial South	20'	n/a
Commercial West	0'	n/a
Residential Front	n/a	20'
Residential Rear	n/a	15' *
Residential Side	n/a	n/r, 5' min. separation between buildings
Useable Open Space	n/a	16%
Density	n/a	11.7 du/ac
Parking	1 space / 200 square feet	2.2 spaces / unit

\* All buildings along the east and south project parcel lines shall be setback 20' from the property line.

The proposed reduction in setbacks illustrated in the above table are consistent with the Planned Area Development District’s (PAD) intent to “provide an alternative zoning district to the conventional zoning and development approaches and processes in the City of Peoria in order that...the following goals may be achieved”. Two of these goals in particular, are supported by the proposed reductions. These are:

“To encourage innovations in residential, commercial, and industrial development so that greater opportunities for better housing, recreation, shopping and employment, may extend to all citizens and residents of Peoria.”

and

“To encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property.”

Permitted Uses: Multi-family residential and professional commercial plaza.

Density: Townhome density is 11.7 d.u./acre.

Street Width: 50 ft. right-of-way proposed.

Parking: Townhomes are at 2.2 per d.u.  
Commercial at 1 space/200 S.F.

Lighting: All lighting shall comply with the requirements of the City of Peoria Dark Sky Ordinance and the City of Peoria Zoning Ordinance and will be underground.

Signage: Project monument(s) for both the commercial and townhome parcels will be illustrated in the final landscape plans.

Screenwalls: The project will consist of a 3 ft. high screenwall along Peoria Avenue and a 6 ft. decorative masonry wall along 90th Avenue.

Fire Safety Design: The project will include fire sprinklers in all townhomes and the commercial office building, consistent with the City of Peoria Fire Department requirements. Fire hydrants will be installed at 300 ft. spacing.

Landscaping: The F&R PAD project will be consistent with the Peoria Zoning Ordinance (Art. 14-35) for landscape design.

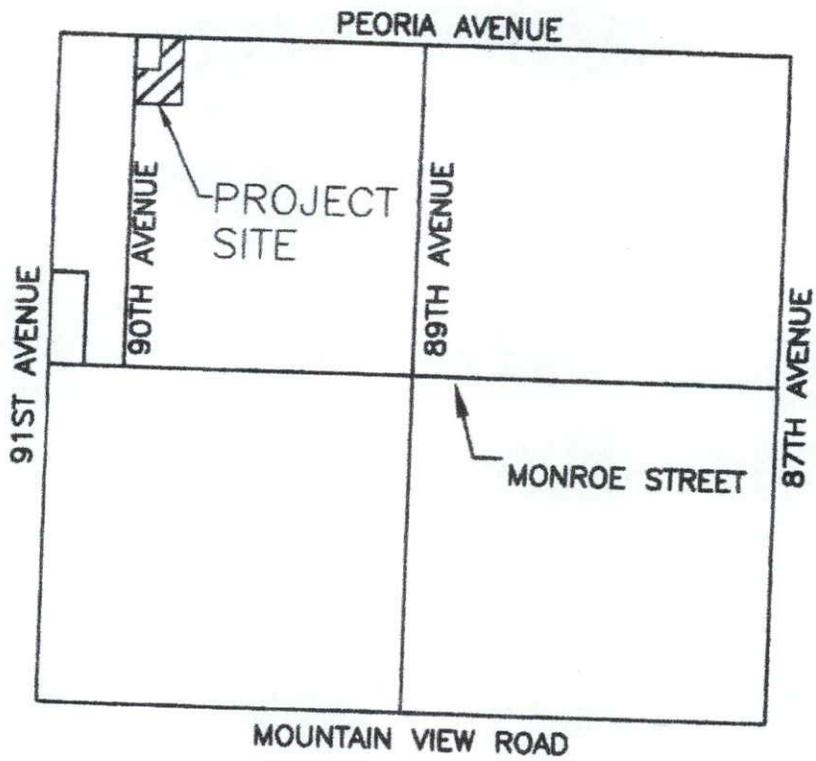
Slope Analysis: Not applicable.

Traffic Impact: Traffic impact statements have been submitted for both the commercial and residential parcels of the project.

Water and Sewer Analysis: Preliminary water and sewer analyses have been submitted to the City.

Utilities: All utility responsibilities have been outlined on the Preliminary Plat and Site Plan submitted to the City.

Drainage: Preliminary Drainage Plans have been submitted to the City for both parcels, residential and commercial.



NW 1/4 SECTION 1, T3N, R1E

VICINTY MAP (NTS)

**LEGAL DESCRIPTION  
COMMERCIAL SITE**

**LEGAL DESCRIPTION:**

**PARCEL NO. 1**

The East half of Lot 20 in ALTA LOMA, according to plat recorded in Book 5 of Maps, Page 19, records of Maricopa County, Arizona.

**PARCEL NO. 2**

The East half of Lot 21 in ALTA LOMA, according to plat recorded in Book 5 of Maps, Page 19, records of Maricopa County, Arizona.

**PARCEL NO. 3**

The East half of Lot 22 in ALTA LOMA, according to plat recorded in Book 5 of Maps, Page 19, records of Maricopa County, Arizona.



<b>LEGAL DESCRIPTION</b>					
<b>90TH AVENUE AND PEORIA AVENUE</b>					
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 EAST, G&SRB&M, MARICOPA COUNTY, ARIZONA					
<b>ESCA ENVIRONMENTAL, INC.</b>					
7401 W. ARROWHEAD CLUBHOUSE DRIVE, UNIT 2088 GLENDALE, AZ 85308 PH (623) 566-6663					
DESIGN SRL	DRAWN SRL	CHECK ESC	DATE 6-27-07	JOB	SHEET 1 OF 1

## LEGAL DESCRIPTION TOWNHOUSE SITE

**LEGAL DESCRIPTION:**

**PARCEL NO. 4**

Lot 23 in ALTA LOMA, according to plat recorded in Book 5 of Maps, Page 19, records of Maricopa County, Arizona.

**PARCEL NO. 5**

Lot 24 in ALTA LOMA, according to plat recorded in Book 5 of Maps, Page 19, records of Maricopa County, Arizona.

**PARCEL NO. 6**

Lot 25 in ALTA LOMA, according to plat recorded in Book 5 of Maps, Page 19, records of Maricopa County, Arizona.

Said six parcels contain approximately 2.03 acres, more or less.



<b>LEGAL DESCRIPTION</b>						
<b>90TH AVENUE AND PEORIA AVENUE</b>						
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 EAST, G&SRB&M, MARICOPA COUNTY, ARIZONA						
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# County Parcels

