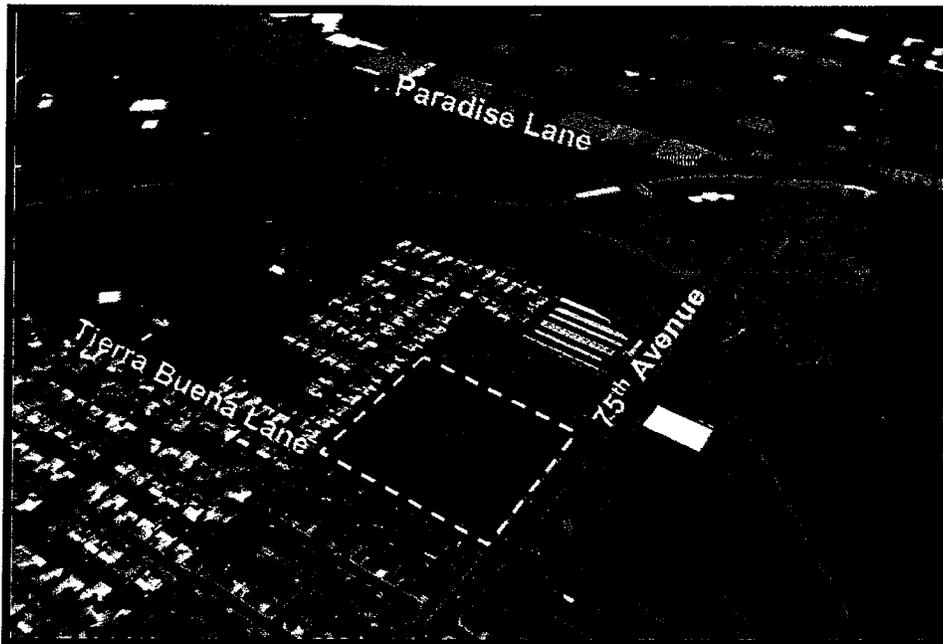


# Trillium Residential

## Planned Area Development Multi-Family Residential

10.6-Acre Parcel

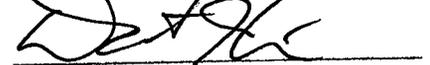
Northwest Corner of 75<sup>th</sup> Avenue &  
Tierra Buena Lane



November 2, 2006

**PLANNED AREA DEVELOPMENT  
APPROVAL**

P/Z Commission Date 12/14/06  
City Council Approval Date 1/16/07

  
Planner

# Development Team

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*Developer:*

**Trillium Residential, LLC**

2777 E. Camelback Road, Suite 150  
Phoenix, AZ 85016

*Engineer:*

**Krall Civil Engineering, Inc.**

4643 E. Thomas Rd., Suite 11  
Phoenix, AZ 85018

*Architect / Planner:*

**Humphreys & Partners Architects, L.P.**

5350 Alpha Road  
Dallas, TX 75240

*Attorney:*

**Earl, Curley & Lagarde**

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# Trillium Residential PAD Narrative

## Introduction

This is a request to rezone 10.6 gross acres from C-4 Intermediate Commercial to Planned Area Development (PAD) for a 134 unit condominium development. The undeveloped property is located on the northwest corner of 75<sup>th</sup> Avenue & Tierra Buena Lane (see Vicinity Map, Exhibit A). The proposed PAD conceptual plan is supported by the neighbors (Neighborhood Support documentation under separate cover). The property is contiguous to a single-family residential development to the west and south (across Tierra Buena Lane). This site is also adjacent to an existing automotive paint and body shop to the north. Across 75<sup>th</sup> Avenue to the west are several acres of vacant C-3 Central Commercial property.

## Legal Description

The subject site is 10.6 gross acres (see Legal Description, Exhibit B).

## Consistency with General Plan

The PAD application is accompanied by an application to amend the North Peoria Redevelopment Area Plan. The land is currently designated Low Density (LD\*) (1.1 – 3.5 du/ac). Development at a higher density than 3.5 du/ac requires a minor modification or amendment of the Redevelopment Plan (see General Plan and NPRAP Maps, Exhibits C & D). The application to amend the Redevelopment Plan will redesignate this property to “Residential High Density” which allows a range in density between 6.1 and 15.0 du/ac. A successful amendment of the North Peoria Redevelopment Area Plan will establish this PAD’s conformance with the General Plan. This PAD will yield approximately 12.64 units per acre.

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 75<sup>th</sup> Avenue and Tierra Buena. Public services such as police and fire protection are also provided in the area of the City. The proposed use will complete the list of desired uses within*



*this area by providing a high-quality ownership condominium housing option that does not currently exist.*

**Objective 2.1.B**

Provide a diversity of housing types to meet the needs of persons of all income levels and ages.

*This will be a high-quality ownership condominium development. Developments such as this do not currently exist in the area. Typically, ownership units stabilize quicker and maintain the same 'move-in' level of quality for the life of the project. This is further reinforced by the formation of an HOA.*

**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.

*Primary access to this site will be approximately mid-project along 75<sup>th</sup> Avenue. A secondary 'emergency' access will be located at the southwest corner of the development. Internal circulation is still being developed, but is expected to be located away from the adjacent residential development. Private on-site open space amenities will be safe and convenient for residents and will be centrally located within the site to minimize possible impacts on surrounding property owners. Paseo Verde Elementary School and Centennial High School are both within approximately one 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 that are designed to minimize any impacts on surrounding property owners.*

**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.

*This development is an infill project located within a wide variety of commercial and residential uses. 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.

*Although adjacent to existing single-family residential development, this site is also adjacent to a much more intense (and controversial) auto body and paint shop. This will be a high-quality condominium development that will have far less impact on the surrounding residential development than the permitted uses under the current C-4 zoning.*

**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.  
*Primary access to and from this site will be via 75<sup>th</sup> Avenue.*
- b. The site is within one mile of community-level commercial, service, or employment centers.  
*This development is less than ½ mile from Arrowhead Mall and its supporting commercial uses. It is also within one mile of the Arrowhead Fountain Center's office development and the Peoria Sports Complex.*

- 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, however this development will provide a transition between portions of the existing residential development and the auto body and paint shops north of this site. Likewise, this development will buffer the existing residential development from 75<sup>th</sup> Avenue and any future commercial development east of 75<sup>th</sup> Avenue.*
- e. Development of the site will not disrupt or negatively impact adjacent lower density land uses.  
*As mentioned above, this use is a 'for-sale' development that, although the proposed density is higher than the adjacent residential development, is considerably less intense than the list of permitted uses under the current zoning. Work is currently underway to meet with the surrounding property owners to receive feedback on this project. Any comments made will be addressed at the time of zoning.*
- 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 has been provided in this report.*

The proposed residential development will have excellent access to the Loop 101 (for regional access to downtown Phoenix as well as the east valley), commercial development along Bell Road, and major employment uses in the area.

## **General Site Information**

The site is 10.6 gross acres and 9.3 net acres in size. The site is relatively flat and is rectangular in shape. Primary access to site will be from a single landscaped entryway off of 75<sup>th</sup> Avenue. A secondary driveway will be provided near the southwest corner of the development. This access is intended to be for emergency vehicles only. A 30-foot wide water / sewer easement currently runs parallel along the 75<sup>th</sup> Avenue frontage then turns east to intersect with the 75<sup>th</sup> Avenue ROW line. The entrance to this site has been located at this intersection. A 20-foot drainage easement also exists along the western property line and will be retained as such.

## **Surrounding Land Uses**

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

North:	C-4 (Auto Paint and Body Repair Facility)
East:	R1-8 (Single-Family Residential)
South:	R1-8 / RM-1 (Single-Family Residential)
West:	75 <sup>th</sup> Avenue / C-3 zoning (Vacant)

## **Preliminary Development Plan**

The PAD preliminary plan illustrates 134 condominium dwelling units in conjunction with a centralized open space pool / spa amenity area and clubhouse. Courtyard areas will also be located between each building to encourage interaction among residents. This plan includes a main entrance off of 75<sup>th</sup> Avenue. A secondary access is also planned near the southwest corner of the site. (see Preliminary Plan, Exhibit E).

The preliminary plan provides approximately 28% of the site as common open space. The current Multifamily Design Review standards require 10% open space. The open spaces are comprised of landscape tracts and active open space areas throughout the site comprised of barbecue grills and shaded seating areas. 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 13 two-story residential buildings. Each building will consist of 10 units ranging in size from 727 square feet to 1,451 square feet. These units will provide 1, 2 and 3 bedroom configurations. Each building has been designed to appear like a large single-family home with standard garages, entryways and chimneys to maximize compatibility with the adjacent residential neighborhood.

## **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 Site Plan / Final Plat process in accordance with City of Peoria Ordinances and Guidelines.

## Development Standards

The proposed development standards are unique to this layout and house product. This proposal will consist of 13 ten-plex buildings, 1 clubhouse and 6 garage buildings (four of which along the northern property line will provide dwelling units). The standards are as noted in the following Development Standards Table:

### Minimum Development Standards

Land Use	75 <sup>th</sup> Avenue	Tierra Buena*	North Property Line*	West Property Line*	Building Height	Max Lot Cover %
Multifamily Residential	20'	30'	10'	15'	36'	50
Garage Buildings	20'	30'	10'	15'	20'	
Clubhouse	20'	30'	10'	15'	30'	

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

**Note:** *Additions such as patio covers, awnings, porches or other similar elements are subject to the setbacks stated above.*

## Parking

The parking ratios for this development will satisfy the current parking requirements established in Article 14-23 of the Zoning Ordinance with the following exceptions:

1. Parking shall be provided at an average of 2.0 spaces per unit.
2. Parking / drive aisles shall be setback no less than 12' from Tierra Buena Lane.
3. Areas 19' or deeper located in front of attached garages shall be counted as on-site parking spaces. These areas are to be accented with an alternative paving material. Other similar areas less than 19' in depth shall not be considered parking spaces.

The current multifamily parking requirements have proven to be excessive in developments such as this. The Zoning Ordinance requires 2.2 spaces per unit regardless of the number of bedrooms within each unit. Several local municipalities base their parking requirements on the number of bedrooms. Typically, the result is an average of 1.5 to 1.75 spaces per unit. This project will provide 2.0 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 unique design and the range of building types being proposed, some buildings may need to be placed adjacent to parking areas. This will allow the driveways in front of several units to be counted toward on-site parking spaces. Again, it is the desire of the developer to maximize compatibility between this project and the adjacent single-family development.
2. Section 20-70-22C.1.c which requires two distinct active open space areas on site. This proposal will have what appears to be one large active open space area centrally located for maximum usability for the residents. This amenity will consist of the pool / spa and turf area on the west half and the clubhouse with covered seating and barbecue facilities on the east end. This area is approximately 480' long by 130' (avg) wide. Additional smaller open space areas will be provided between buildings to promote interaction among residents. These smaller areas (approximately 50' wide by 150' long) will consist of turf areas, barbecues and shaded seating for outdoor activities. Shade will be provided via landscaping.

## **Signage**

The project shall include two non-freestanding monument signs at the entrance located at the primary entrance to the development (75<sup>th</sup> Avenue). 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). No project signage will be permitted along Tierra Buena Lane. All other signage shall be in accordance with Article 14-34 of the Zoning Ordinance.

## **Landscaping**

With the exception of any deviations stated in this document, this development shall be landscaped in accordance with Article 14-35 of the Zoning Ordinance and the Design Review Manual. More specifically, this development shall include a 15' landscape buffer to be developed in accordance with Article 14-35-4A.3 of the Zoning Ordinance. A decorative perimeter theme wall shall be constructed along both adjacent streets. 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.

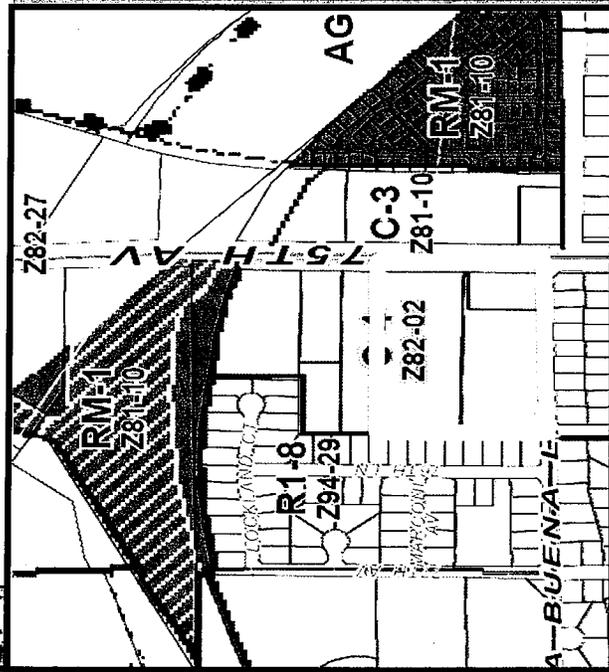
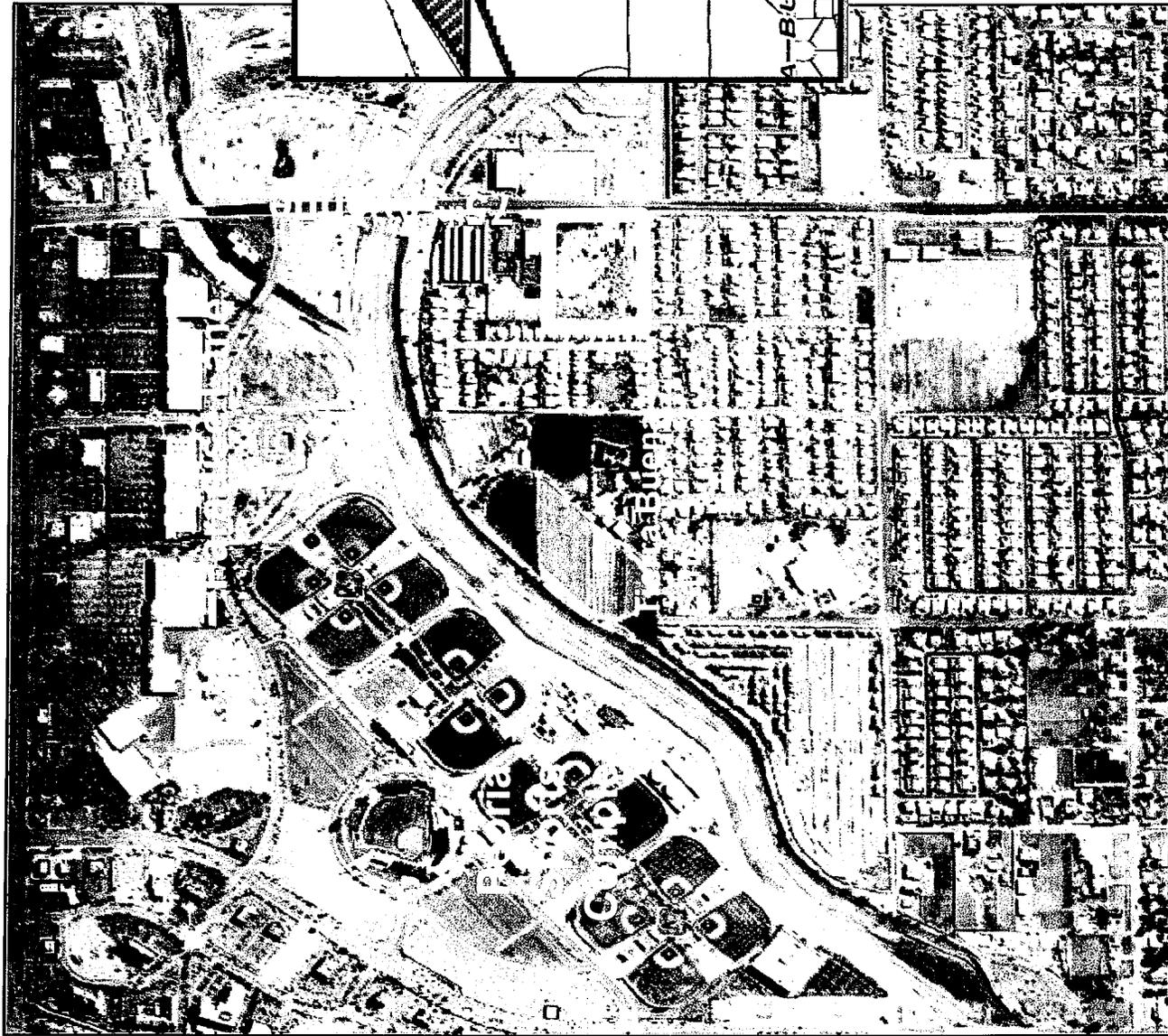
## Public Utilities and Services

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



# Rezoning Request NWC of 75th Avenue & Tierra Buena Lane



Current Zoning

**Legal Description:**

Parcel No. 3 of "a minor Land Division Map", recorded in Book 521 of Maps, Page 30 of Official Records, Maricopa County, Arizona, more particularly described as follows:

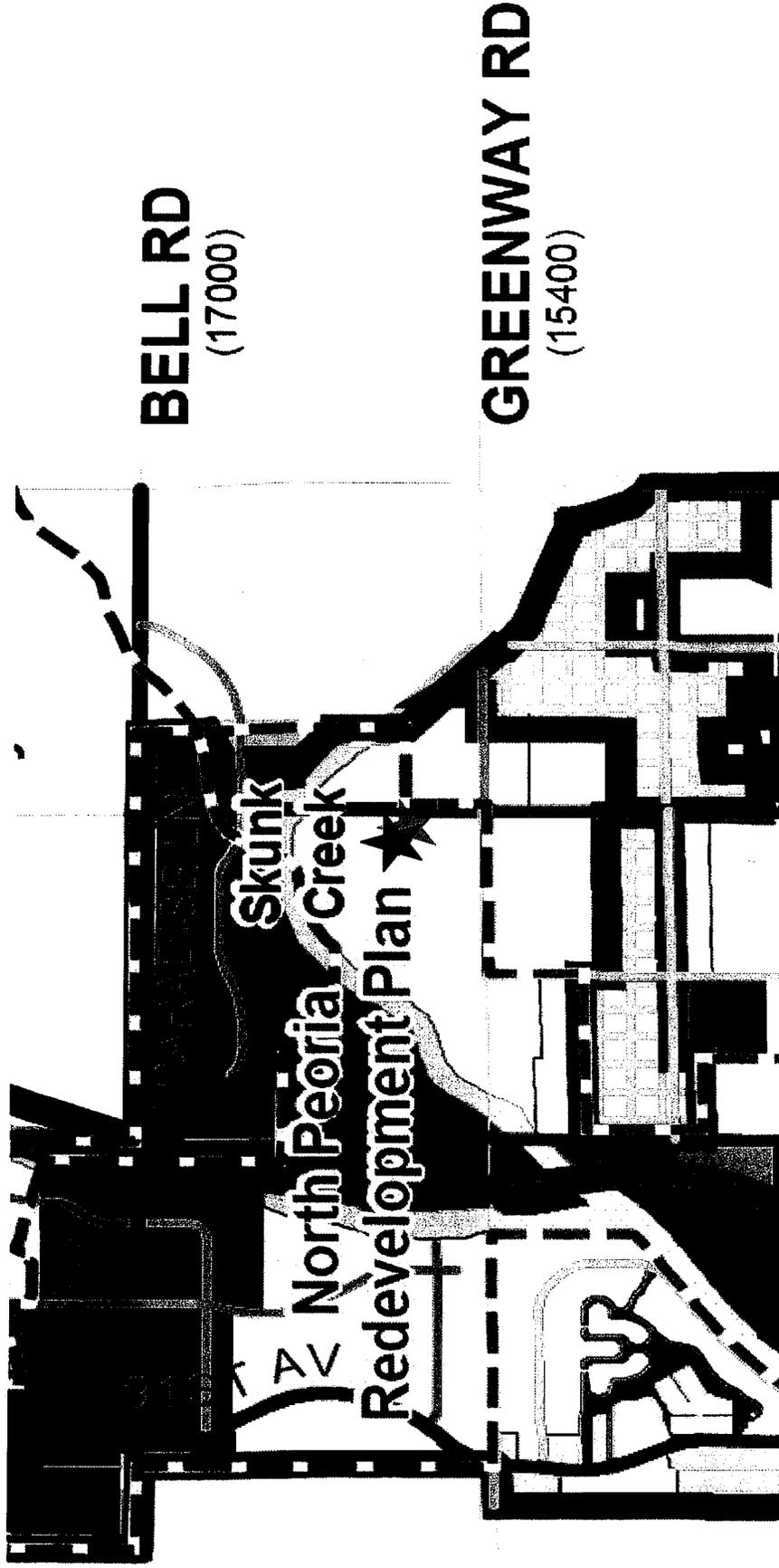
That part of the northeast quarter of the southeast quarter of Section 2, Township 3 north, Range 1 east of the Gila Salt River Base and Meridan,

Maricopa County, Arizona, described as follows:

From the northeast corner of said northeast quarter of the southeast quarter of Section 2, measure thence south 00d39'43" west, along the east line of said northeast quarter of the southeast quarter of Section 2, a distance of 566.10 feet to the point of beginning; thence continuing south 00d39'43" west 750.55 feet to the southeast corner of said northeast quarter of the southeast quarter of Section 2; thence south 88d45'03" west, along the south line of said northeast quarter of the southeast quarter of Section 2, a distance of 755.43 feet to the southeasterly corner of "Legacy Place", a sub-division, recorded in Book 401 of Maps, page 40 of Maricopa County, Arizona Records; thence north 00d39"43" east, along the east line of said sub-division, 775.74 feet; thence south 89d20'17" east, along a line perpendicular to said east line a distance of 755.00 feet to the point of beginning.

Except the east 65 feet thereof; and except the south 30 feet thereof.

**Current General Plan Land Use Map**



*Note: The North Peoria Redevelopment Area  
Plan land use map is being amended in  
conjunction with this application*



**APPLICANT**  
**BOULEVARD COMMUNITIES, LLC.**

**PROJECT INFORMATION**  
 PROJECT NAME: BOULEVARD COMMUNITIES  
 PROJECT ADDRESS: 7501 N. 75TH AVENUE, PEORIA, ARIZONA 85345  
 PROJECT CONTACT: BOULEVARD COMMUNITIES, LLC  
 PROJECT PHONE: (602) 998-1111  
 PROJECT FAX: (602) 998-1112  
 PROJECT EMAIL: SALES@BOULEVARDCOMMUNITIES.COM

**PROJECT DESCRIPTION**  
 This project is a multi-unit residential development consisting of 100 units, including 50 one-bedroom units, 30 two-bedroom units, and 20 three-bedroom units. The project is located on 7501 N. 75th Avenue, Peoria, Arizona. The project is currently under construction and is expected to be completed in the second quarter of 2024.

**PROJECT LOCATION**  
 The project is located on 7501 N. 75th Avenue, Peoria, Arizona. The project is situated in a residential neighborhood and is surrounded by other residential developments. The project is accessible via major roads and public transportation.

**PROJECT STATUS**  
 The project is currently under construction and is expected to be completed in the second quarter of 2024. The project is currently in the final stages of construction and is expected to be ready for occupancy in the second quarter of 2024.

**PROJECT CONTACT**  
 BOULEVARD COMMUNITIES, LLC  
 SALES@BOULEVARDCOMMUNITIES.COM  
 (602) 998-1111

**PROJECT FINANCING**  
 The project is financed by a combination of private equity and bank financing. The project is currently in the final stages of construction and is expected to be completed in the second quarter of 2024.

**PROJECT RISK**  
 The project is subject to the same risks as any other residential development, including construction delays, cost overruns, and market fluctuations. The project is currently under construction and is expected to be completed in the second quarter of 2024.

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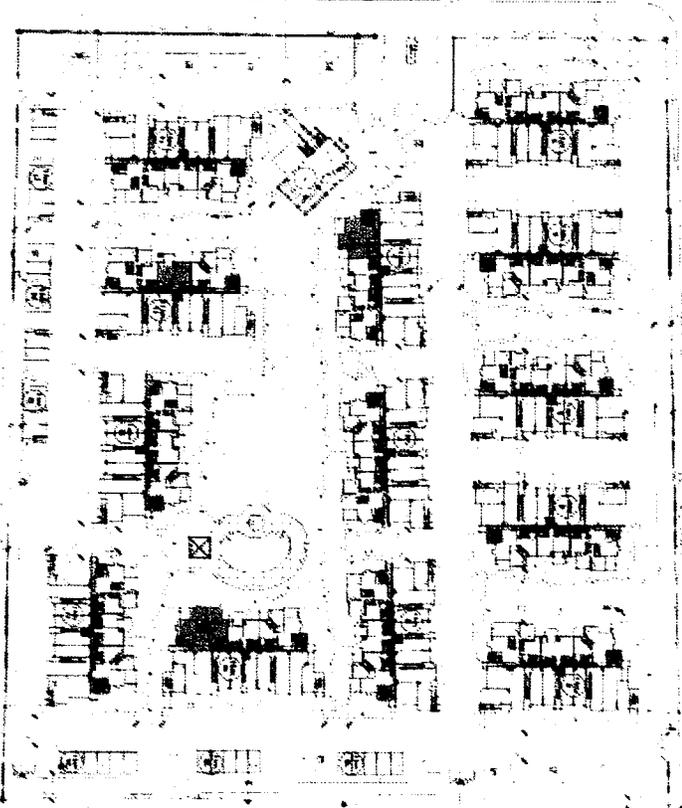
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RE-ZONING COUNCIL - NOT FOR CONSTRUCTION



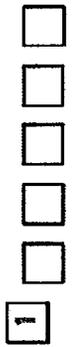
**CONCEPTUAL SITE PLAN**  
 SCALE 1" = 80'-0"



**VICINITY MAP**

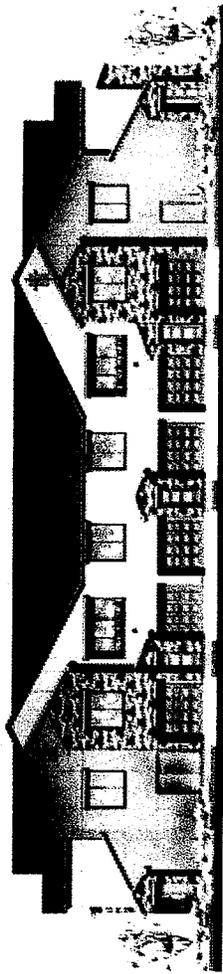


**BOULEVARD COMMUNITIES**

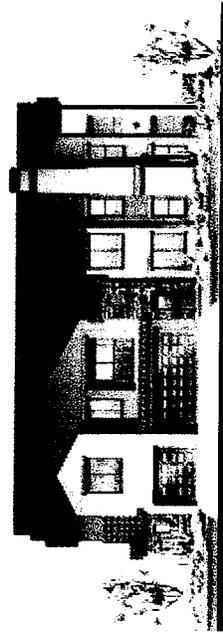


**BOULEVARDS AT 75th LANE**  
 PEORIA, ARIZONA

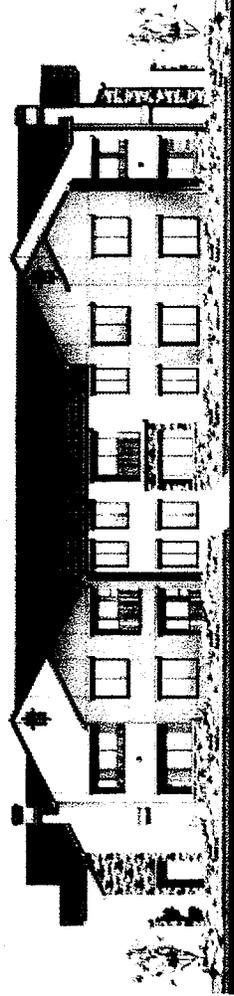




REAR ELEVATION



RIGHT ELEVATION

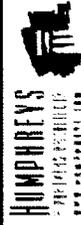


LEFT ELEVATION

RE-ZONING SUBMITTAL - NOT FOR CONSTRUCTION

**CONCEPTUAL BUILDING ELEVATIONS**

NOT TO SCALE



**BOULEVARDS AT 750h LANE**

PEORIA, ARIZONA

BOULEVARD  
COMMUNITIES

4

