

Colonial 83rd & Olive

Planned Area Development Multi-Family Residential

17.2-Acres

North and West of the Northwest Corner of
83rd Avenue & Olive Avenue



September 27, 2007
Revised January 25, 2008

PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	3/6/08
City Council Approval Date	4/1/08
CR / CJ	207-06
Planner	

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Colonial 83rd Avenue & Olive Avenue PAD Narrative

Introduction

This is a request to rezone 17.2 gross acres from C-2 and O-1 to Planned Area Development (PAD) for a 364 unit multi-family residential development. The undeveloped property is located north and west of the northwest corner of 83rd Avenue and Olive Avenue, adjacent to the existing Diamond Shamrock gas station (see Vicinity Map, Exhibit A).

Legal Description

The subject site is 17.2 gross acres (see Legal Description, Exhibit B).

Consistency with Specific Area Plan and General Plan

A General Plan Amendment has been filed with the City to be processed concurrently with this rezoning request. The General Plan and Central Peoria Revitalization Plan currently designate this property as Mixed Use, which requires both residential and commercial uses. Under this designation, the residential component may occupy only 60% of the site. This property has been zoned for commercial retail and office development since the mid-1980s, but has remained vacant with little to no interest since that time. The proposed GPA would change the Mixed Use designation to Residential High Density to accommodate the full development of the site for multi-family.

General Site Information

The site is 17.2 gross acres and 15.25 net acres. The site is relatively flat, but it is oddly shaped due to the existing gas station adjacent to the southeast corner of the site. The primary access to this property will be located along Olive Avenue; however the secondary access off of 83rd Avenue will be designed similarly to the Olive entrance.

Surrounding Land Uses

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

North:	R1-6 (Single-Family Residential)
East:	PAD / O-1 (Conceptual Mixed Use Development / Vacant)
South:	C-2 (Vacant)
West:	R1-8 (Single-Family Residential)

Preliminary Development Plan

The PAD preliminary plan illustrates 364 dwelling units in conjunction with interior open spaces and an interconnected circulation system. This plan includes a main entrance off of Olive Avenue and a secondary access from 83rd Avenue. (see Preliminary Plan, Exhibit D).

The preliminary plan identifies 38% of the site as landscaped area. Over 10% of the site serves as useable open space which meets the current City requirement for multi-family development. The open spaces are comprised of landscape tracts and active open space areas throughout the site. Active open space amenities will include ramadas, barbecue facilities, passive recreation areas 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 2 story carriage units. Units will range in size from 650 to 1,250 square feet and will consist of 180 one-bedroom units, 156 two-bedroom units and 24 three-bedroom units. The proposed building elevations will be accented with decorative iron railings and window treatments, stone enhancements, arched windows with pop-outs, pitched roofs, window shutters, multiple color palettes, screened / partially enclosed stairways, decorative corbels on porches and under roof eaves, clerestory elements (clubhouse), arched entryways (clubhouse) and paned windows to provide visual interest throughout the project. The architectural style of the buildings has been carefully designed to match the quality of the resort-style amenities provided on site.

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 on-site and off-site 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 two product types, 'stacked flats' and 'carriage units'. The development standards will be identical for each product type, except for building height since the carriage units will be limited to two stories and are located along the perimeter

of the site to help buffer the taller buildings without being intrusive to the adjacent neighbors. The standards are as noted in the following Development Standards Table:

Minimum Development Standards

Land Use	Streetside Setback (83 rd Ave, Olive Ave)	Setback from Commercial Corner*	Setback from S.F. Residential*	Building Height	Max Lot Cover %
Stacked Flats	20'	20'	100'	40'	60%
Carriage Units			25'	30'	
Clubhouse			100'	30'	

* 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 established in Article 14-23 of the Zoning Ordinance with the following exception:

1. The percentage of compact spaces will be 30% of the total required parking spaces. Spaces in addition to the required spaces may also be compact.

Design Guidelines

Development within the PAD shall comply with the City of Peoria Design Review Manual for Multi-family Residential uses, with the following exception:

1. Section 20-70-22B.1.e which requires all parking to be a minimum of 15 feet from any building. Due to the variety of building types being proposed, some buildings may need to be placed 8 feet from parking areas, particularly for those spaces adjacent to the perimeter carriage units.

Signage

The project shall include four wall-mounted monument signs at the entrances located on Olive Avenue and 83rd Avenue (two signs flanking each entrance). Such signage shall be integrated into the landscaping and / or theme walls and shall be no larger than 32 square feet each (area of lettering and logos only). All other signage shall be in accordance with Article 14-34 of the Zoning Ordinance.

Landscaping

This project 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 83rd and Olive Avenues. This wall may include combinations of smooth and split face block, wrought iron and stone elements.

In addition to the landscape requirements stated in Article 14-35, this project will provide a large pool / spa area with connected turf areas. It will also include several outdoor recreation areas for passive recreation, pet walking, barbecues or socialization. Throughout the site is an interconnected network of sidewalks and paths that connect to mail boxes, the clubhouse, the pool area, open space areas and to other buildings. In addition to these sidewalks, there is an exercise path located around the perimeter of the site (enclosed within the project) where residents can safely run or walk in close proximity to their home.

Grading and Drainage

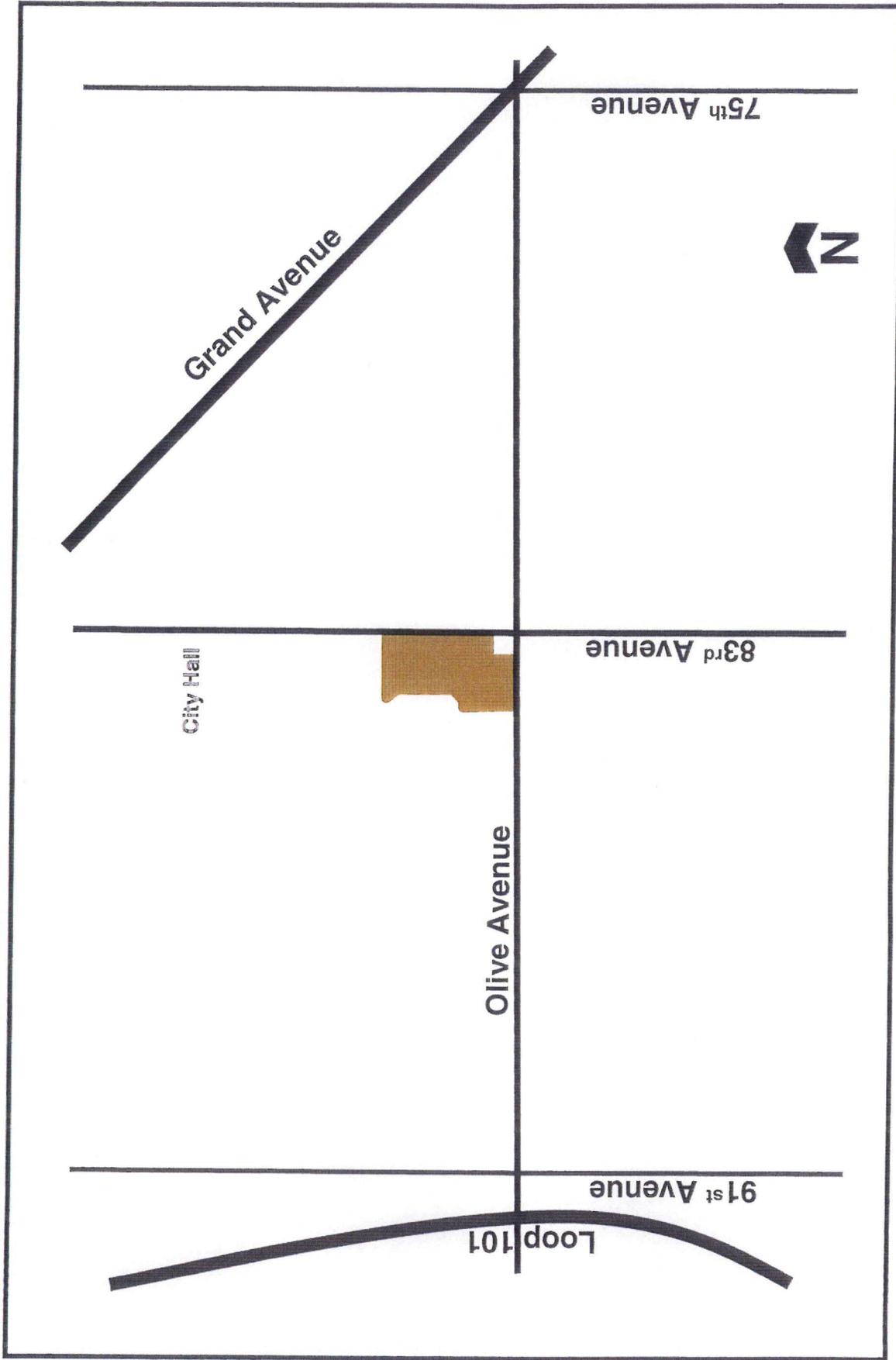
The PAD site has no slopes and generally drains from north to south. On-site retention and drainage will comply with the City of Peoria requirements. Additional drainage concerns not addressed during this rezoning process will be addressed during site plan review.

Public Utilities and Services

There 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.

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

Vicinity Map



Not to Scale

EXHIBIT A

A parcel of land situated in the Southeast quarter of the Southeast quarter of Section 27, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian in Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Southeast corner of said Section 27;

Thence North 00 degrees 54 minutes 47 seconds East a distance of 33.00 feet along the East line of said Section 27 to a point;

Thence West a distance of 33.00 feet along a line 33.00 feet North of and parallel to the south line of said Section 27 to the intersection of the West right-of-way line of 83rd Avenue with the North right-of-way line of Olive Avenue, being the True Point of Beginning;

Thence West a distance of 679.49 feet along said North right-of-way line of Olive Avenue, being a line 33.00 feet North of and parallel to said South line of Section 27;

Thence North a distance of 22.00 feet to a point;

Thence North 02 degrees 11 minutes 07 seconds East a distance of 106.42 feet to a point;

Thence North 01 degrees 12 minutes 42 seconds West a distance of 373.74 feet to a point;

Thence south 89 degrees 58 minutes 30 seconds East a distance of 70.76 feet to a point;

Thence North 41 degrees 49 minutes 36 seconds East a distance of 129.68 feet to a point;

Thence North 00 degrees 55 minutes 08 seconds East a distance of 414.07 feet to a point;

Thence East a distance of 535.59 feet to a point on said West right-of-way line of 83rd Avenue;

Thence South 00 degrees 54 minutes 47 seconds West a distance of 1012.75 feet along said West right-of-way line of 83rd Avenue, being a line 33.00 feet West of and parallel to the East line of said Section 27, to the True Point of Beginning.

EXCEPTING THEREFROM that part of the Southeast quarter of the Southeast quarter of said Section 27, described as follows:

Commencing at the Southeast corner of said Section 27;

Thence North 90 degrees 00 minutes 00 seconds West, along, adjoining and adjacent to the South line of said Southeast quarter of Section 27, a distance of 265.50 feet;

Thence departing said South line, North 00 degrees 00 minutes 00 seconds East, a distance of 65.00 feet to the Point of Beginning and the existing North right-of-way line for Olive Avenue;

Thence North 00 degrees 55 minutes 20 seconds East, a distance of 201.54 feet;

Thence North 90 degrees 00 minutes 00 seconds East, a distance of 201.54 feet to the West right-of-way line for 83rd Avenue;

Thence South 00 degrees 55 minutes 20 seconds West, along adjoining and adjacent to the West right-of-way line for 83rd Avenue, a distance of 166.54 feet;

Thence South 45 degrees 27 minutes 40 seconds West, along adjoining and adjacent to a line that adjoins the proposed West right-of-way line for 83rd Avenue with the existing North right-of-way line for Olive Avenue, a distance of 49.89 feet;

Thence South 90 degrees 00 minutes 00 seconds West, along adjoining and adjacent to said existing North right-of-way line for Olive Avenue, a distance of 166.54 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM that part of the Southwest quarter of the Southeast quarter of said Section 27, described as follows:

Commencing at the southeast corner of said Section 27,

Thence North 90 degrees 00 minutes 00 seconds West, along, adjoining and adjacent to the South line of said Southeast quarter of Section 27, a distance of 98.96 feet;

Thence departing said South line, North 00 degrees 00 minutes 00 seconds East, a distance of 65.00 feet to a point on the existing North right-of-way line for Olive Avenue, said point also being the Point of Beginning;

Thence North 45 degrees 27 minutes 40 seconds East, a distance of 49.89 feet to a point on the proposed West right-of-way line for 83rd Avenue;

Thence North 00 degrees 55 minutes 20 seconds East, along, adjoining and adjacent to said proposed West right-of-way line for 83rd Avenue a distance of 166.54 feet;

Thence south 90 degrees 00 minutes 00 seconds East, a distance of 10.00 feet to a point on the existing West right-of-way for 83rd Avenue;

Thence South 00 degrees 55 minutes 20 seconds West, along, adjoining and adjacent to said existing West right-of-way line for 83rd Avenue, a distance of 166.54 feet;

EXHIBIT B1

Thence South 45 degrees 27 minutes 40 seconds West, along, adjoining and adjacent to a line that adjoins the existing North right-of-way line for Olive Avenue with the existing West right-of-way line for 83rd Avenue, a distance of 49.89 feet;

Thence North 90 degrees 00 minutes 00 seconds West, along, adjoining and adjacent to said existing North right-of-way line for 83rd Avenue, a distance of 10.00 feet to the Point of Beginning.

A parcel of land situated in the Southeast quarter of the Southeast quarter of Section 27, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Southeast corner of said Section 27;

Thence North 00 degrees 54 minutes 47 seconds East a distance of 33.00 feet along the East line of said Section 27 to a point;

Thence West a distance of 33.00 feet along a line 33.00 feet North of and parallel to the South line of said Section 27 to the intersection of the West right-of-way line of 83rd Avenue with the North right-of-way line of Olive Avenue;

Thence North 00 degrees 54 minutes 47 seconds East a distance of 1012.75 feet along said West right-of-way line of 83rd Avenue, being a line 33.00 feet West of and parallel to said East line of Section 27 to the True Point of Beginning;

Thence West a distance of 535.59 feet to a point;

Thence North 00 degrees 55 minutes 08 seconds East a distance of 133.82 feet to a point;

Thence North 34 degrees 19 minutes 06 seconds West a distance of 133.94 feet to a point on the South right-of-way line of Hatcher Road, being a line 30.00 feet of and parallel to the North line of said Southeast quarter of the Southeast quarter of Section 27;

Thence South 89 degrees 58 minutes 30 seconds East a distance of 612.85 feet to the intersection of said South right-of-way line of Hatcher Road with said West right-of-way line of 83rd Avenue;

Thence South 00 degrees 54 minutes 47 seconds West a distance of 244.19 feet to the True Point of Beginning.

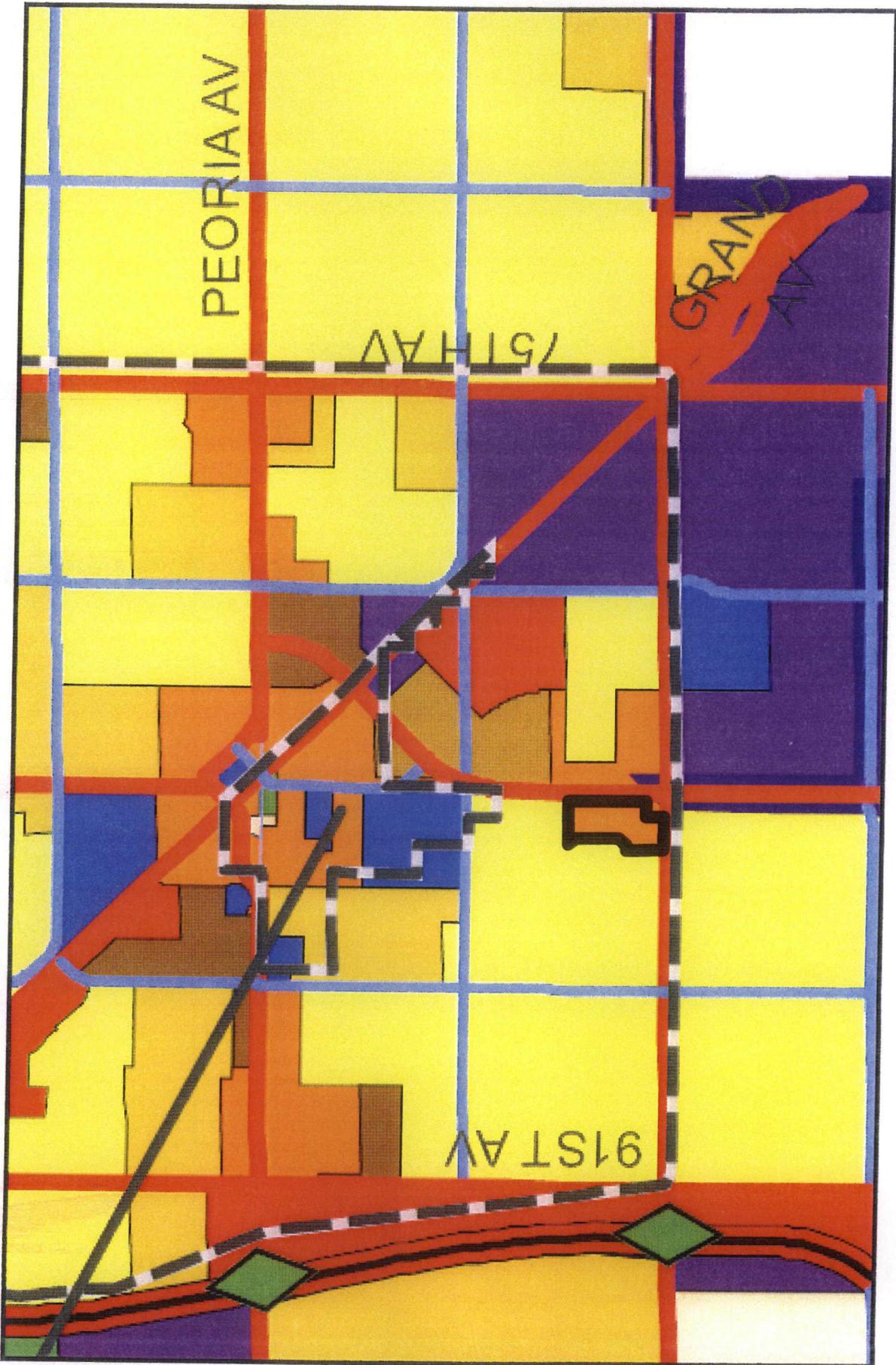


EXHIBIT C

EXHIBIT E1



EXHIBIT E2

