



**PLANNING & ZONING**  
*Planned Area Development Approval*  
P/Z Commission Date: N/A  
City Council Approval Date: N/A  
Planner: Aaron Frank  
Administrative Approval Date: 08/25/2016

# *Trailside at Happy Valley*

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*A Planned Area Development for approximately 152 acres  
Southwest corner of 93rd Avenue and Happy Valley Road  
Application Number Z12-0005A.2*

*Prepared for:*  
JEN Arizona 22 LLC  
20045 N. 19<sup>th</sup> Ave., Bldg. 10, Ste. 3  
Phoenix, AZ 85027

*Prepared by:*  
Earl, Curley & Lagarde P.C.  
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*Prepared: April 3, 2012  
Revised May 15, 2013  
Revised June 18, 2013  
Planning and Zoning Commission Hearing July 18, 2013  
City Council Hearing September 3, 2013  
Revised December 9, 2015  
Revised August 25, 2016*

# Development Team

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<p>Design Consultant: <b>KSE Design Group, PLC.</b> Contact : Craig Smith, Principal 2525 W. Greenway Road, Suite 306 Phoenix, Arizona 85023 Phone: (602) 347-7007 Ext. 101</p>
<p>Attorney: <b>Earl, Curley &amp; Lagarde P.C.</b> Michael J. Curley, Attorney Ricardo Toris, Project Manager 3101 N. Central Avenue, Suite 1000 Phoenix, Arizona 85012 Phone: (602) 265-0094</p>

## Project Narrative for Trailside at Happy Valley Planned Area Development

### INTRODUCTION

This request is for approval of a rezoning request at the southwest corner of 93<sup>rd</sup> Avenue and Happy Valley Road on approximately 163 gross (150.57 net) acres. **Trailside at Happy Valley** proposes a new residential community on a site that is currently vacant and undeveloped. **Trailside at Happy Valley** site is located 1/4 mile east of the Happy Valley Road and Lake Pleasant Parkway intersection. The property is generally bounded by Happy Valley Road on the north, 93<sup>rd</sup> Avenue Alignment on the east, Calle Lejos on the south, and 97<sup>th</sup> Avenue alignment on the west. This request is to rezone the approximate 163 gross (150.57 net) acres from R1-35 to PAD (“Planned Area Development”) to allow a planned residential community.



**Trailside at Happy Valley** is square shaped and is a combination of six properties, under the same ownership and is zoned R1-35. Zoning on this parcel was approved under case number Z05-23 and was previously known as “Aviara Estates.” The property is bi-sected by a 230-foot wide SRP easement for high power lines which traverses the middle of property from west to east. SRP will allow retention basins in this easement provided there is no grading within 50-feet of the base of any tower. Additionally, a 60-foot wide El Paso Gas easement also exists along the western boundary of the site.

This request will change the zoning on these parcels to a single cohesive “PAD” Planned Area Development zoning district to allow for a fully integrated planned residential community with a mixture of single-family residential densities, pocket parks, natural open spaces and improved common open spaces, and trails. The Planned Area Development (“PAD”) zoning includes R1-35-, R1-18, R1-8, and R1-6 underlying base zoning districts.

The character of this area has changed significantly over the past few years and is no longer on the outskirts of the City. The nearby commercial power centers set in motion urban and suburban impacts that have changed the nature of this area so that it has become more suburban in character. Better roadway circulation, including the improved Happy Valley Road, the completed Lake Pleasant Parkway, newer residential communities, and the near-by commercial power centers all have contributed to the changes of this area. With these changes there is a need to provide a mixture of densities, variety of house product and various lot sizes to create a residential base to support the near-by commercial and balance the City’s housing stock.

**Trailside at Happy Valley** provides a mixed distribution of lots widths, depths, and size throughout the master plan. There are 4 different lot sizes within this project. The variations in lot sizes will provide for variation in house products by different home builders. This project provides an opportunity to create a master plan that links several residential subdivisions together under a single design theme rather than the current development pattern of isolated subdivisions or lot splits without the benefit of planned or engineered subdivisions.

The density within this residential project is geographically mixed. The more moderately sized units are planned on the northern portion of the project closest to Happy Valley Road transitioning to larger lots towards the south. This mixture of lots and zoning districts will create diversity in house products and homebuilders, which will provide a more interesting residential environment for homeowners. The introduction of natural open spaces, private pocket parks, trails and landscape open spaces into the lot size and house product mix will create a new development trend for this part of the City.

**Trailside at Happy Valley** residential community will be very positive for this area by providing a single family development that is compatible with the existing and new residential uses in the area while responding to the demand for the type of market housing demand offered by this community. The **Trailside at Happy Valley** PAD meets all the City requirements and also provides a cohesive and comprehensive working document to describe the guidelines and standards for implementation of the development.

This document provides detailed description of the allowed land uses, design theme and criteria, and landscape and open space concepts. The purpose and intent of this document is to:

- Encourage imaginative and innovative planning of residential neighborhoods by providing a variety and mixture of neighbors;
- Encourage variation in lot size, width, setbacks, orientation, and house product design;
- Establish neighborhoods that have distinctive character and sense of place; and
- Promote the efficient use of land by enabling the development of parcels that would otherwise be difficult to develop.

### **RELATIONSHIP TO SURROUNDING PROPERTIES**

As previously mentioned, **Trailside at Happy Valley** is located at the southwest corner of 93<sup>rd</sup> Avenue and Happy Valley Road approximately 1/4 mile east of the Happy Valley Road and Lake Pleasant Parkway intersections.

To the north of the property, across the fully improved Happy Valley Road, are State Land and single-family homes zoned SR-43 both of which are within the City of Peoria city limits. The fully improved Happy Valley Road provides over 200-feet of separation from this property to other properties along the north side of Happy Valley Road. Happy Valley Road is developed as a 6-lane divided roadway with a raised landscape median and curb, gutter and sidewalks. Additionally, there is a 6' wall on the north side of Happy Valley Road which provides a physical barrier for more homes fronting onto Happy Valley Road and which also provides a visual barrier from our property. A signal is located at 95<sup>th</sup> Avenue alignment and Happy Valley Road.

To the east, across 93<sup>rd</sup> Avenue, are single-family homes. The northern three-fourths of the east boundary are single-family homes that are within the City of Peoria city limits and zoned SR-43. Adjacent to the southern one-fourth of the eastern boundary are single-family homes that are within the County jurisdiction and zoned RU-43. Currently, the east half of 93<sup>rd</sup> Avenue, from Happy Valley Road south to Hatfield Road, is paved. This proposal will dedicate and improve the western half-street right-of-way from Happy Valley Road south to Calle Lejos.

To the south, across Calle Lejos, are single-family homes within the County jurisdiction. Adjacent to the western half of south boundary is R1-18 zoned single-family lots that back onto Calle Lejos. The eastern half of the southern boundary is adjacent to RU-43 single-family lots. Calle Lejos is paved and exists as a half street along the entire southern boundary. This proposal will dedicate and improve the northern half-street right-of-way from 93<sup>rd</sup> Avenue west to 97<sup>th</sup> Avenue.

To the west of the property is an existing commercial center, zoned PAD; vacant undeveloped desert land, zoned SR-43; and a single-family residential subdivision, zoned R1-18. 97<sup>th</sup> Avenue exists as a half-street from Calle Lejos north to Hatfield Road alignment. The City has indicated that 97<sup>th</sup> Avenue will not connect to Happy Valley Road.



**GENERAL PLAN**

The property is designated as “Residential Estate 0-2 du/ac” on the City’s General Plan Land Use map. A companion Minor General Plan Amendment has been filed to change the overall density of the property from “Residential Estate 0-2 du/ac” to “Residential Low Density 2-5 du/ac.” The companion Minor General Plan Amendment request consists of 148.2 acres of Residential-Low Density and retains 14.6 acres inclusive of the SRP easement as Park Open Space. While the Parks Open Space is not being changed it will contribute 1 du/ac to the overall project. The SRP easement will not be developed except for open space amenities, street. See companion Minor General Plan Amendment narrative for detailed description and justification of companion Minor General Plan Amendment request.

**DETAILED DESCRIPTION  
OF REZONING REQUEST**

***Trailside at Happy Valley*** is an innovative and well-designed residential community that incorporates two existing significant barriers into the overall design of the plan. The intent of this application is to allow for the development of a Site for a residential community with a mixture of lot sizes and densities under a common PAD. The proposed ***Trailside at Happy Valley*** offers a well amenitized, high quality, energy efficient, and diverse homeownership opportunity for this part of the City. It also provides a better transition on the site from the higher intensity commercial uses along Happy Valley Road to the existing residential to the south and east of the site.

One of the objectives of this PAD zoning is to provide for a coordinated and compatible arranged variation of lot size and density within a planned residential community. ***Trailside at Happy Valley*** responds to the existing and future needs of the community by providing diverse housing options compared to available residential products in the surrounding area, and does so with development that is characterized by high quality, mixture of residential lot sizes and densities, amenities, and innovative use of open space.

The purpose of the PAD is to encourage the establishment of functional and attractive residential community. The project has been designed to integrate open space and recreation to provide an exceptional quality of life for all the future residents. 4-different base zoning districts are proposed to allow for a mixture of residential lots and densities within this planned community. The plan creates a series of 7 integrated residential neighborhoods that are internally linked with streets. Linear private open spaces, natural open spaces, and multi-use trail system are all included. The linear open spaces and trail system connect neighborhoods to each other. The overall project is divided into two residential communities (northern and southern) but the overall design theme along

the internal and perimeter roadways are consistent with each other and designed as one project. Essentially the existing SRP Easement that traverses the middle of the residential project creates the dividing line between the two communities.

The north half of this residential project consists of 4 different lot sizes. Special design attention has been taken to provide a transition from the existing residential lots along 93<sup>rd</sup> Avenue. Parcel D, located along the eastern side of the northern half, complies with the R1-35 base zoning development standards. These larger lots are deliberately placed at this location to provide a transition from the existing City of Peoria residential lots. As you move west from the R1-35 lots there are R1-18 (Parcel C) transition lots. This stair step approach in lot sizes provides for a more cohesive blend of lot sizes and provides a better transition from the existing residential lots. Parcel C complies with the R1-18 base zoning development standards. Immediately west of Parcel C is Parcel B. Parcel B is located near the middle of the project and adjacent to the project's main entrance and nearest Happy Valley Road. Parcel B consists of R1-8 size lots and complies with the R1-8 base zoning development standards. Immediately west of the project's main entrance is Parcel A which will comply with R1-6 base zoning development standards.

The southern half of the project consists of the larger sized lots. Parcel G complies with the R1-35 base zoning development standards and is located along the west, east and south edge of the southern half of the site. These larger lots are deliberately placed along the perimeter of the residential community to provide a transition from the existing County and City residential lots. Parcel F complies with the R1-18 base zoning development standards and is located adjacent to Parcel G. Parcel E complies with the R1--8 base zoning development standards and located near the middle of the community. The intent of providing 4-different base zoning (7 different parcels) is to provide a variety of housing choices based on life-style and price.

This PAD includes a Conceptual Preliminary Development Plan to provide the City with an understanding of the overall project's entrance theme, street pattern, perimeter landscaping, lotting pattern, lots sizes, open space, and parks. While it is the intent to develop this site in accordance with the "Conceptual Preliminary Development Plan" shown within this document, the final lotting layout, open space, lot sizes, and street access point(s) may change depending on the specific builder's site plan.

The primary entrance into the north half of the Community will be located on Happy Valley Road. The primary entrance into the southern half of the Community be located on Calle Lejos. All streets are public and will be designed and constructed to comply with City standards. The project includes landscape buffers along all four sides of the project. The entire perimeter of **Trailside at Happy Valley** is planned with landscape tracts along the perimeter streets. The project incorporates a landscape theme that embraces the idea of water conservation and utilization of appropriate southwest

desert-adapted materials while creating a lush, canyon-like micro-climate in the central common areas.

The main spine road into the northern community includes landscape tracts on both sides of the roadway to create a sense of arrival and openness as you drive into this unique residential community. The main spine road provides an internal landscape open space tracts and a multi-use trail. **Trailside at Happy Valley** street system includes cul-de-sac(s) and a series of internal street loops that form short blocks. As noted earlier, there is no internal street connect between the northern community and the southern community.



The street system provides many turns to keep the block(s) short, traffic speeds low and to allow opportunities for safe pedestrian crossings. The main spine road into the southern community also includes landscape tracts on both sides of the roadway, which terminates at an open space area to create a sense of arrival and openness as you drive into this unique residential community.

Open space is provided along an internal trail system and in a central open space. Much of the open space is concentrated along the two axis through the site. The landscape will transition from the lush and shady central corridor areas to a low water-use indigenous plant palette on the perimeter of the project. Special attention has been given to the design along the southern perimeter of the site. Additional open space is provided along the southern property line to accommodate a substantial buffer along Calle Lejos and the existing residents.

The project includes a multi-use trail that runs through the open space areas which connects the community to its various components. The trail system is a friendly gesture to the adjacent streetscapes and a meandering pedestrian connection through the open space which provides the opportunity for the neighboring residents to enjoy. The SRP easement which traverses the site will include a pedestrian/equestrian trail. **Trailside at Happy Valley** provides approximately 37.3 acres of open space or 24.6%.

Entry monument signs with landscaping are located at each entry to identify the name of the community. The entry monumentation and theme walls will have a continuity of design and materials and the entries will create an upscale residential feeling throughout the project. Diversity is achieved through the various base zoning parcels and variety of lot size and locations.

#### Amendments

**Trailside at Happy Valley** will be developed in multiple phases based on the market demand. The necessary road, water, sewer, on-site and off-site storm water retention; landscaping and open space improvements will be constructed as part of each phase of development and in compliance with City requirements. Any amendments or updates to the Conceptual Preliminary Development Plan will consider the following:

- Modifications to this Narrative or any exhibits of this Narrative, including the Conceptual Preliminary Development Plan shall be governed by Zoning Ordinance regarding amendments to the PAD. Minor changes such as, but not limited to, roadway realignments within the site; emergency vehicle access points; increase lot sizes; or decrease in lot count may be considered minor by the City Planner and shall be reviewed and approved administratively by Staff when, in the opinion of the City Planner, these changes are in substantial conformance to the approved Conceptual Preliminary Development Plans.
- Modification during the Final Engineering Design may be necessary to make site plan adjustments to maintain compliance with subdivision regulations, including but not limited to grading, drainage and utility considerations. These minor changes may be considered minor by the City Planner and shall be reviewed and approved administratively by Staff when, in the opinion of the City Planner, these changes are in substantial conformance to the approved Conceptual Preliminary Development Plans.



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**LAND USE SUMMARY**

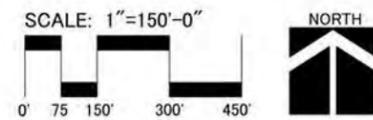
<b>Parcel</b>	<b>Use</b>	<b>Base Zoning</b>	<b>Lot Count</b>	<b>Acres</b>
A	Residential	R1-6	134	43.3
B	Residential	R1-8	62	26.3
C	Residential	R1-18	4	3
D	Residential	R1-35	5	6.5
E	Residential	R1-8	82	24.9
F	Residential	R1-18	32	17.2
G	Residential	R1-35	21	29

Gross Site Area	162.8 acres
Net Site Area	150.57 acres
Open Space	38.8 acres
Net Open Space %	25.8%
Dwelling Units	340
Gross Density	2.10



TYPE	QUANTITY	AREA
R1-6	134	41.3 ACRES
R1-8	144	51.2 ACRES
R1-18	36	20.2 ACRES
R1-35	26	35.5 ACRES
SRP EASEMENT		14.6 ACRES
<b>TOTAL</b>	<b>340</b>	<b>162.8 ACRES</b>
OPEN SPACE		38.8 ACRES

GROSS SITE AREA: 162.80 ACRES  
 NET SITE AREA: 150.40 ACRES  
 OPEN SPACE: 38.80 ACRES  
 NET OPEN SPACE: 25.8%  
 DWELLING UNITS: 340  
 GROSS DENSITY: 2.10 DU/ACRE



**PERMITTED PRINCIPAL USES**

**Parcels A, B, C, D, E, F, and G**

- A. One detached single-family dwelling per lot.
- B. Other Permitted Principal Uses in accordance with the City of Peoria Zoning Ordinance Section 14-5-2.

**PERMITTED CONDITIONAL USES**

**Parcels A, B, C, D, E, F, and G**

Permitted Conditional uses shall comply with City of Peoria Zoning Ordinance Section 14-5-3.

**PERMITTED ACCESSORY USES**

**Parcels A, B, C, D, E, F, and G**

Permitted Accessory uses shall comply with City of Peoria Zoning Ordinance Section 14-5-4.

**DEVELOPMENT STANDARDS**

The Development Standards for ***Trailside at Happy Valley*** are set forth in the table below. (Refer to Exhibits A, B & C for side oriented lots (Lots 20 – 27, 72-77 and 35-36).

<b>Property Development Standards</b>	<b>R1-35</b>	<b>R1-18</b>	<b>R1-8</b>	<b>R1-6</b>
Parcels	D & G	C & F	B & E	A
Minimum Lot Area (sq. ft.)	35,000	18,000	8,000	6,000
Minimum Lot Width (ft.)	125	90	70	50
Minimum Lot Depth (ft.)	100	100	100	100
Maximum Lot Coverage (%)	40%	40%	50%	50%
Maximum Building Height (ft)	30	30	30	30
Front Setback (ft) – Side-entry garage (a)	15(d)	15(d)	10(b)	10(b)
Front Setback (ft) – Front-facing garage (c)	20	20	20	20
Interior Setback (Min/Total ft)	10/20	5/15	5/15	5/13
Rear Setback (ft)	20	15	15	15
Corner Setback (ft)	10	10	10	10

(a) Side-entry garages shall be permitted on corner lots. Driveways accessing side-entry garages may be located on the street side of corner lots within the R1-35 district.

(b) Not more than 60% of the total front-facing elevation shall occur at the 10- foot setback.

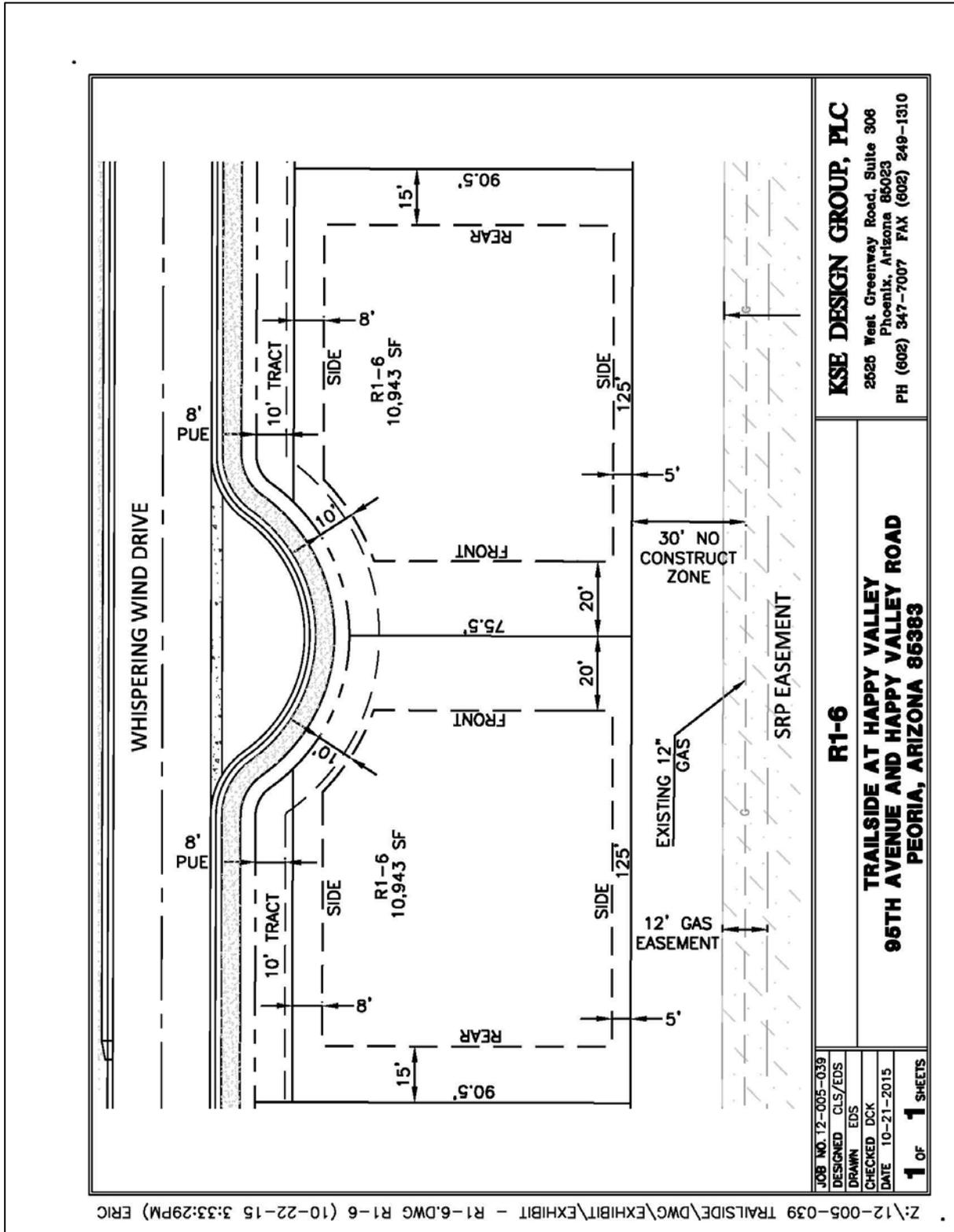
(c) Where front-facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback.

(d) Allow up to 70% of total front facing elevation to occur at a 20' front setback in R1-18 & R1-35 districts for designs that have courtyards, porticos, porches, livable area and side-entry garage massing, and/or any combination thereof in the same or similar plane with appropriate architectural detail and massing.

n/r No minimum requirement.

Note: For side oriented lots, a minimum 20-foot driveway length is required.

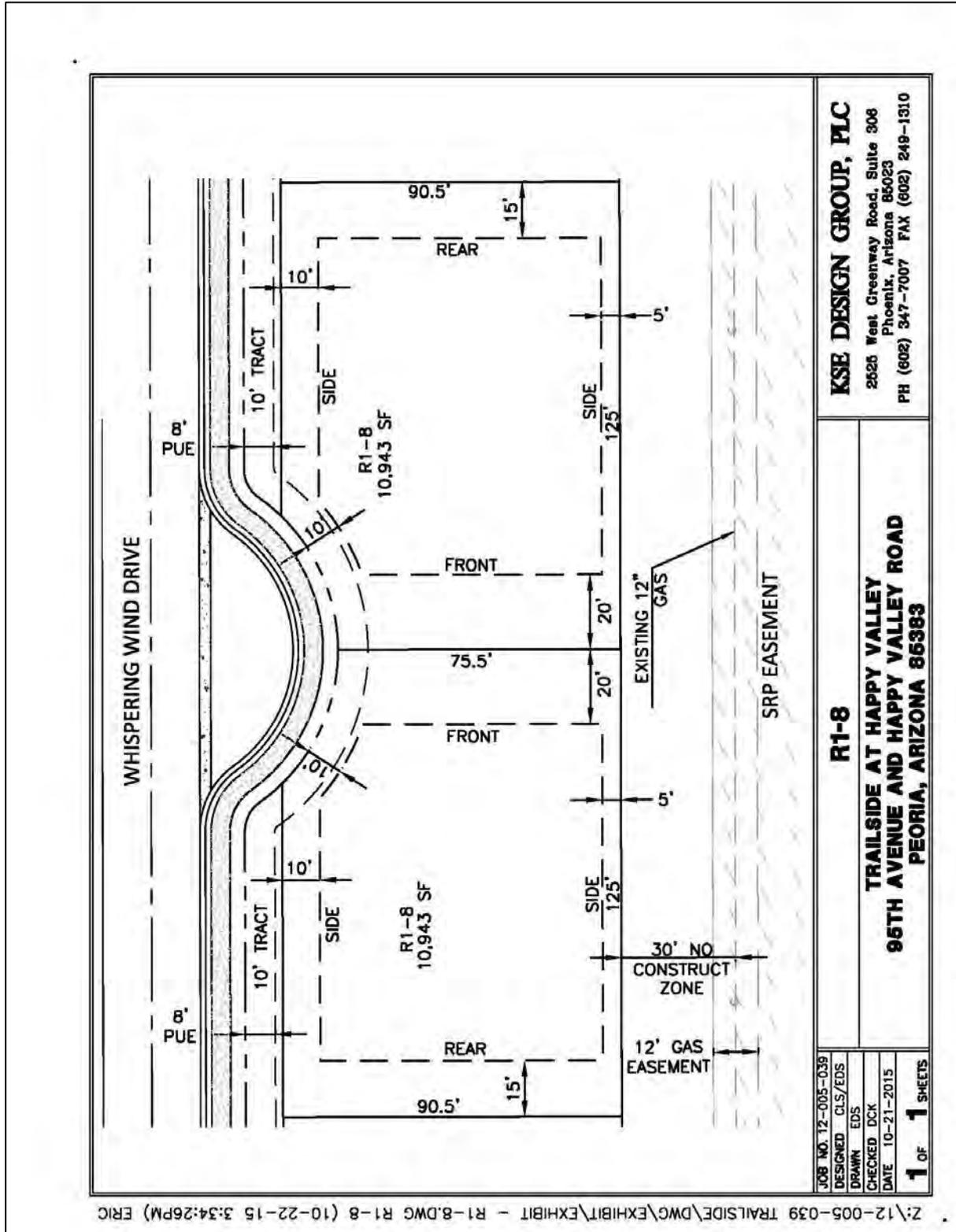
EXHIBIT A



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<b>JOB NO. 12-005-039</b> DESIGNED CLS/EDS DRAWN EDS CHECKED DCK DATE 10-21-2015 <b>1</b> OF <b>1</b> SHEETS		<b>R1-6</b> <b>TRAILSIDE AT HAPPY VALLEY</b> <b>95TH AVENUE AND HAPPY VALLEY ROAD</b> <b>PEORIA, ARIZONA 85383</b>	<b>KSE DESIGN GROUP, PLC</b> 2525 West Greenway Road, Suite 308 Phoenix, Arizona 85023 PH (602) 347-7007 FAX (602) 249-1310
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EXHIBIT B



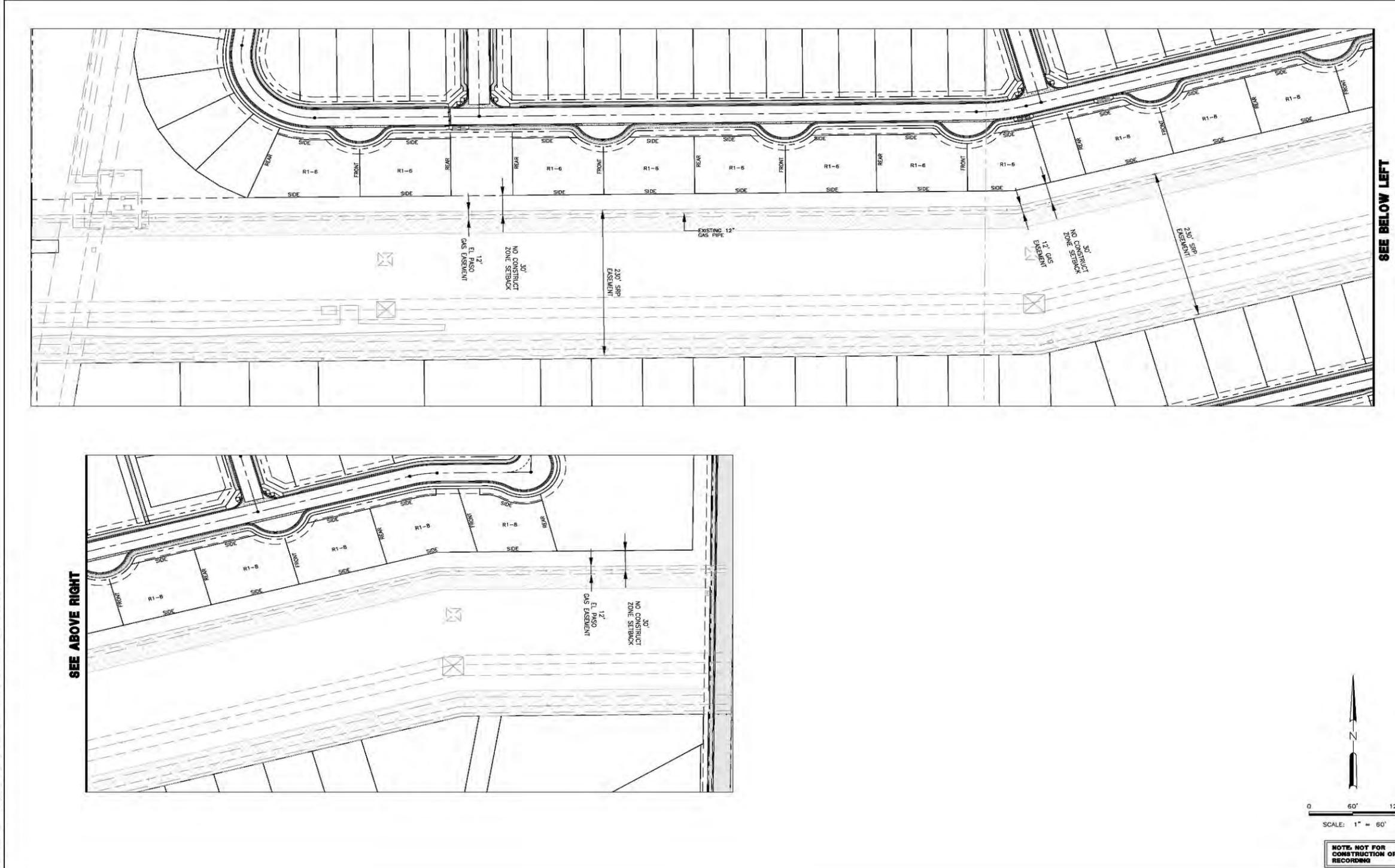
Z:\12-005-039 TRAILSIDE\DWG\EXHIBIT\EXHIBIT - R1-8.DWG R1-8 (10-22-15 3:34:26PM) ERIC

**KSE DESIGN GROUP, PLC**  
 2525 West Greenway Road, Suite 308  
 Phoenix, Arizona 85023  
 PH (602) 347-7007 FAX (602) 249-1310

**R1-8**  
**TRAILSIDE AT HAPPY VALLEY**  
**95TH AVENUE AND HAPPY VALLEY ROAD**  
**PEORIA, ARIZONA 85383**

JOB NO. 12-005-039
DESIGNED CLS/EDS
DRAWN EDS
CHECKED DCK
DATE 10-21-2015
<b>1</b> OF <b>1</b> SHEETS

EXHIBIT C

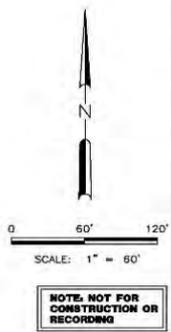


REVISIONS	
NO.	DESCRIPTION/DATE

**KSE DESIGN GROUP, PLLC**  
 2825 West Greenway Road, Suite 308  
 Peoria, Arizona 85329  
 PH (602) 947-7007 FAX (602) 249-1310

**EXHIBIT D - REVISED LOT CONFIGURATION**  
 TRAILSIDE AT HAPPY VALLEY - PHASE I  
 95TH AVENUE AND HAPPY VALLEY ROAD  
 PEORIA, ARIZONA 85383

  
 JOB NO. 12-005-039  
 DESIGNED CLS/JEC  
 DRAWN KLS/DAM/LAS  
 CHECKED DCK  
 DATE 08-28-2015  
**1**  
 1 OF 1 SHEETS



DATE PLOTTED

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**HOUSE PRODUCT**

The residential architectural intent for ***Trailside at Happy Valley*** is to emphasize diversity of styles, floor plans, elevations, materials and color. In keeping with the overall project theme, the homes will be of high quality. The houses plans should create a dynamic streetscape through variation in floor plan and elevation plotting. The single-family homes will include one and two story plans that exhibit high quality materials and architectural features. The architectural house style may differ from subdivision to subdivision, however each subdivision will utilize a compatible architectural style. Exact architectural elevations, floor plans and color schemes will be submitted for approval during the plat process for each parcel. The intent of ***Trailside at Happy Valley*** PAD is to provide diversity in the architectural elevations and floor plans offered throughout the residential community. In addition to compliance with the City's residential design guidelines each home shall include the following:

- ❖ Stucco or block exterior with optional stone, brick or wood accents.
- ❖ Rear patio designed to match the home.
- ❖ Ground mounted Air Conditioning and Heating unit.
- ❖ Concrete tile roof.
- ❖ Accents and windows treatments on all elevations.
- ❖ Two-car garage with some offering a three, four, or five-car garage option.
- ❖ Painted stucco or block decorative return walls to match houses.
- ❖ Dual pane windows. Window frames and mullions finished with either baked enamel paint or anodized.
- ❖ Roof vents painted to match tile roof color.
- ❖ Exterior light fixtures at front entrance door. Enhanced exterior light fixtures on garage doors as an option.
- ❖ Metal flashing, vents, pipes, electrical panels and other exposed metal painted to match the color of the house.
- ❖ Boxed fireplace chimneys to avoid exposed metal flumes if buyer includes a fireplace as an option or if buyer adds a fireplace at a later date.

**REPRESENTATIVE IMAGERY OF ARCHITECTURAL CONCEPTS**



**REPRESENTATIVE IMAGERY OF ARCHITECTURAL CONCEPTS**



**LANDSCAPE CHARACTER**

The landscape character is based on a plant material list consisting of native species that are indigenous to the southwest and which embrace the idea of water conservation while still creating a lush, canyon-like micro-climate in the central common areas.

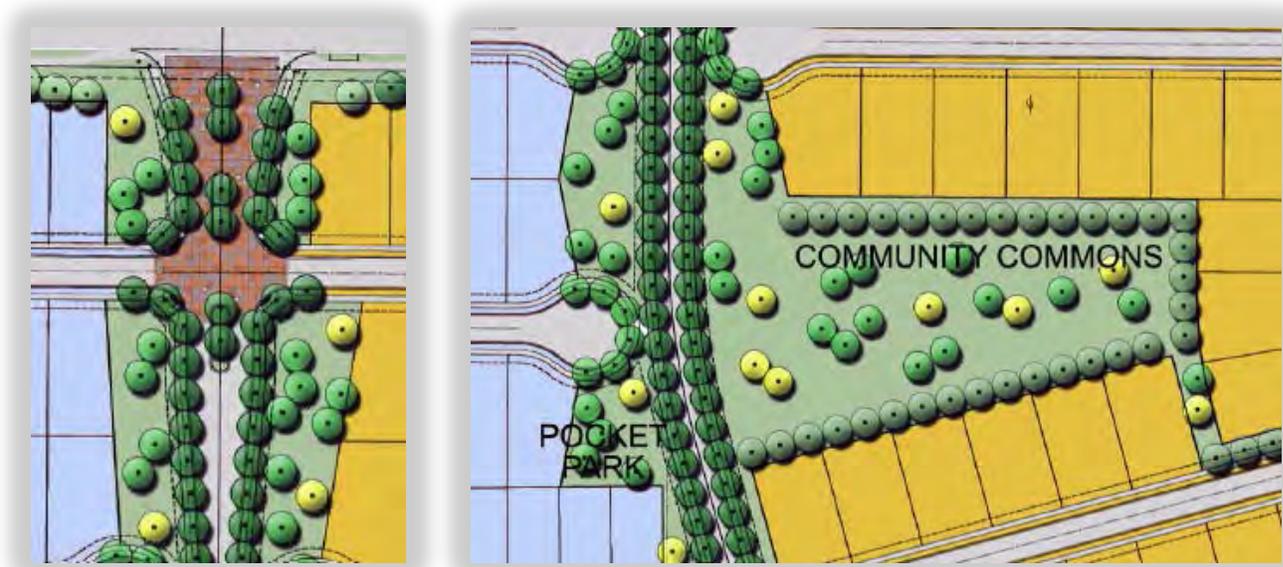
Many of the 37 acres of open space are concentrated along the two axls through the site. Using surface drainage in naturalized swales with an occasional shallow check dam allows storm water a chance to percolate as it flows through the central open space areas. This will provide supplemental irrigation to the more water intensive plant materials, which will be located along the drainage swales, as well as give nature a chance to recharge the aquifers. The landscape will transition from the lush and shady central corridor areas to a low water-use indigenous plant palette on the perimeter. Within 2 continuous tracts along the perimeter of the southern half of the site over 5.75 acres of open space have been allocated to provide a substantial buffer to the adjacent neighborhoods.



*Enlargement of southern Trailside at Happy Valley boundary showing open space.*

A multi-use trail runs through the open space areas connecting the community to its context. The trail system is a friendly gesture to the adjacent streetscapes and a meandering pedestrian connection through the open space provides the opportunity for neighboring residents to enjoy the filtered shade once the trees mature. Picnic tables and benches are located in the common areas near outdoor grills providing gathering places for resident families to spend leisure time together. Children’s playground equipment along with benches for accompanying parents are located within several highly visible pocket parks throughout the project as well as the central community commons.

A fully automatic irrigation system will supply the minimum water needed for the plant materials in an efficient manner minimizing over watering. This will be achieved through a modern irrigation distribution system applying xeriscape techniques such as drip emitters, flow meters and moisture sensors to the low water-use plant materials.



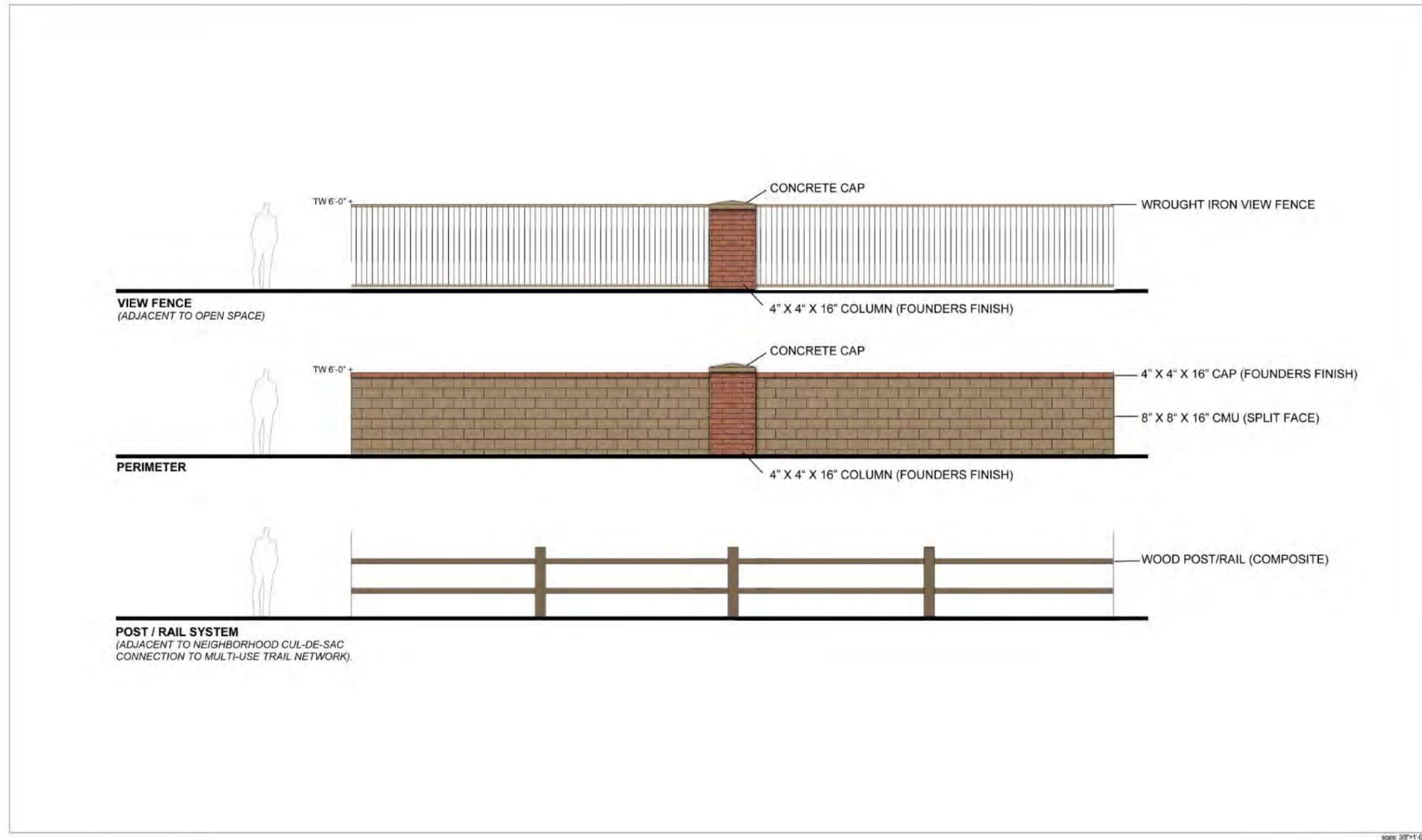
*Blow up representation of Happy Valley primary entrance, spine road, community commons, accent paving.*

**ENTRY FEATURES AND PERIMETER WALLS**

A decorative theme wall will be located along the perimeter of the project. Below are representative images of the monument sign/primary entry and of the walls that will be part of the **Trailside at Happy Valley** community.



scale: 1/2"=1'-0"

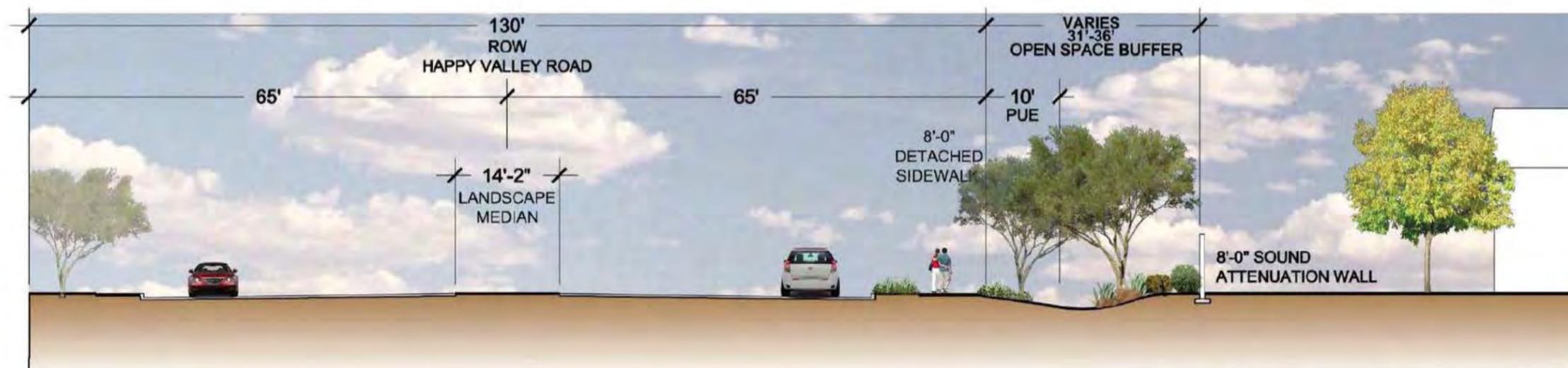
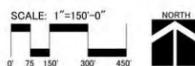




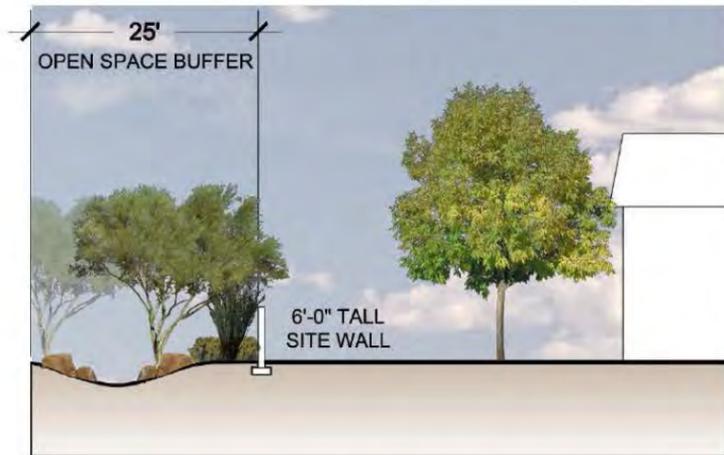
TYPE	QUANTITY	AREA
R1-8	134	41.3 ACRES
R1-8	144	51.2 ACRES
R1-18	36	20.2 ACRES
R1-35	26	35.5 ACRES
SRP EASEMENT		14.6 ACRES
TOTAL	340	162.8 ACRES
OPEN SPACE		38.8 ACRES

GROSS SITE AREA: 162.80 ACRES  
 NET SITE AREA: 150.40 ACRES  
 OPEN SPACE: 38.80 ACRES  
 NET OPEN SPACE: 25.8%  
 DWELLING UNITS: 340  
 GROSS DENSITY: 2.10 DU/ACRE

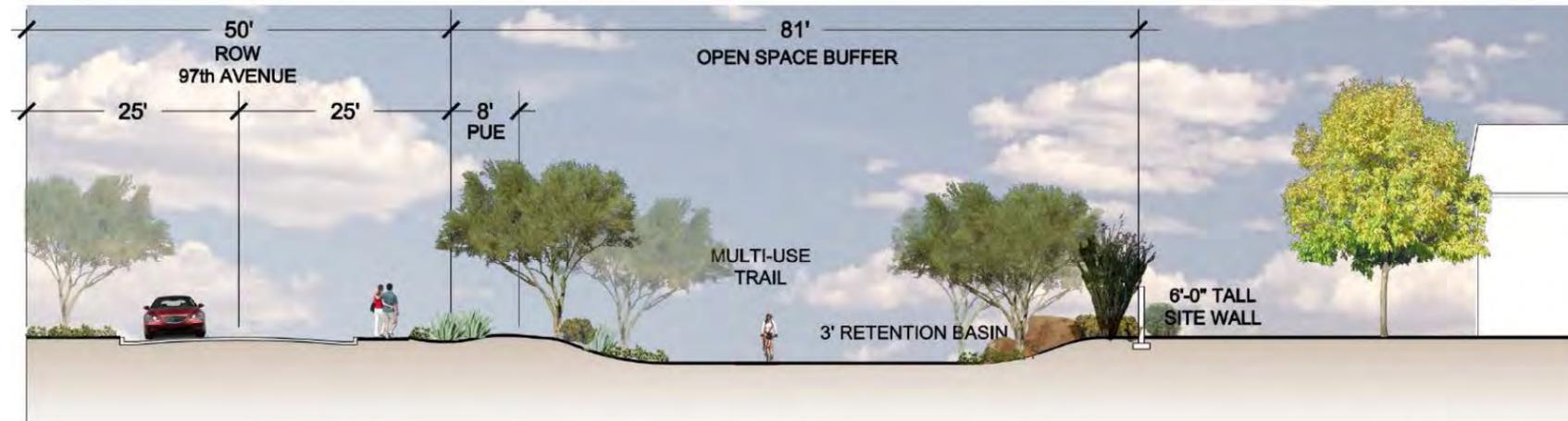
TRAILSIDE AT HAPPY VALLEY  
 CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN



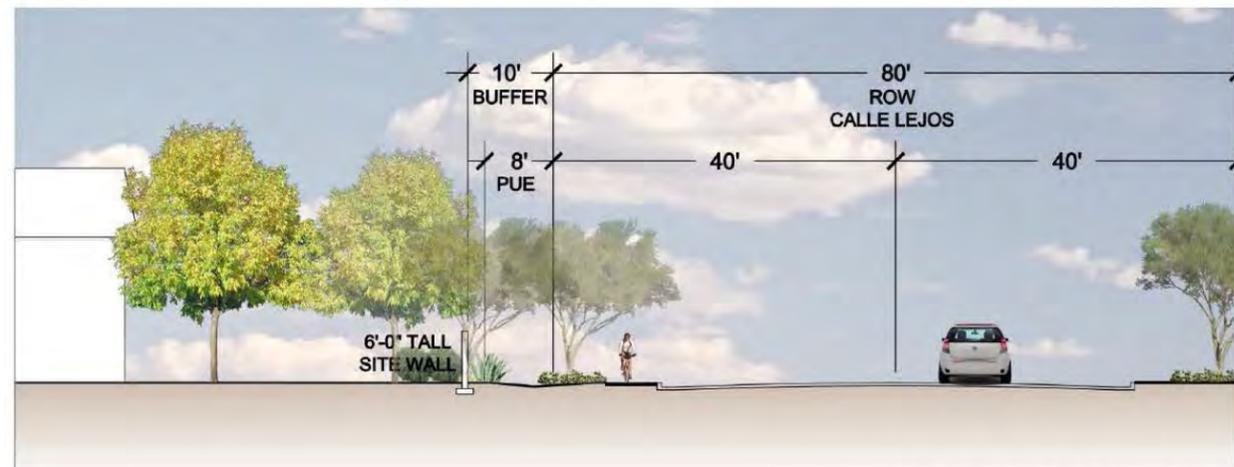
HAPPY VALLEY ROAD SECTION AA  
 SCALE: 1"=10'-0"



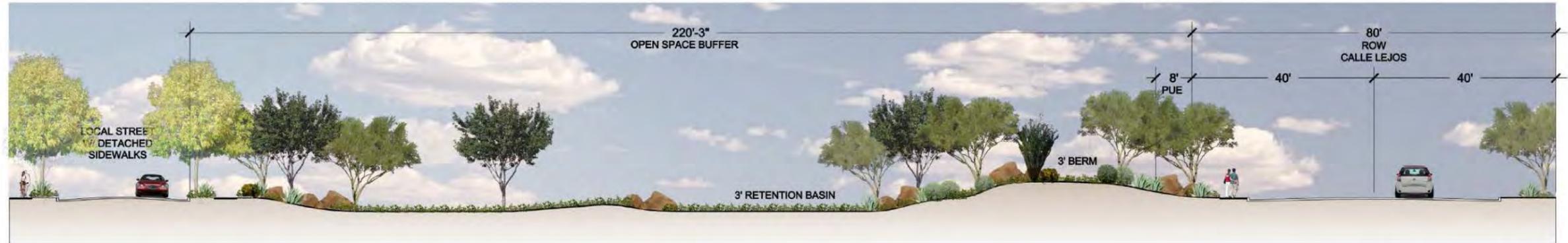
97TH AVENUE ALIGNMENT SECTION BB



97th AVENUE SECTION CC



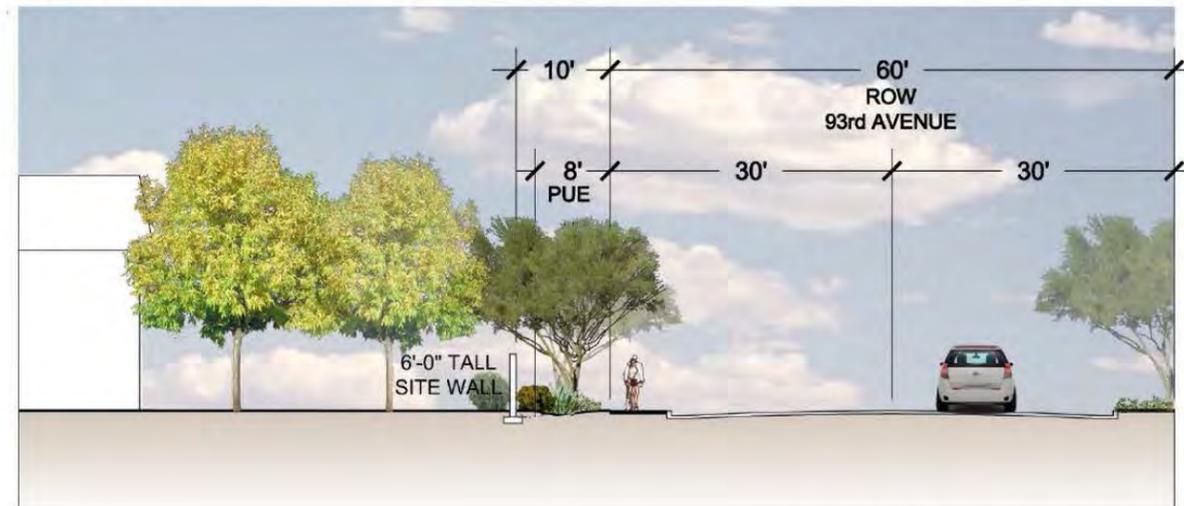
CALLE LEJOS SECTION DD



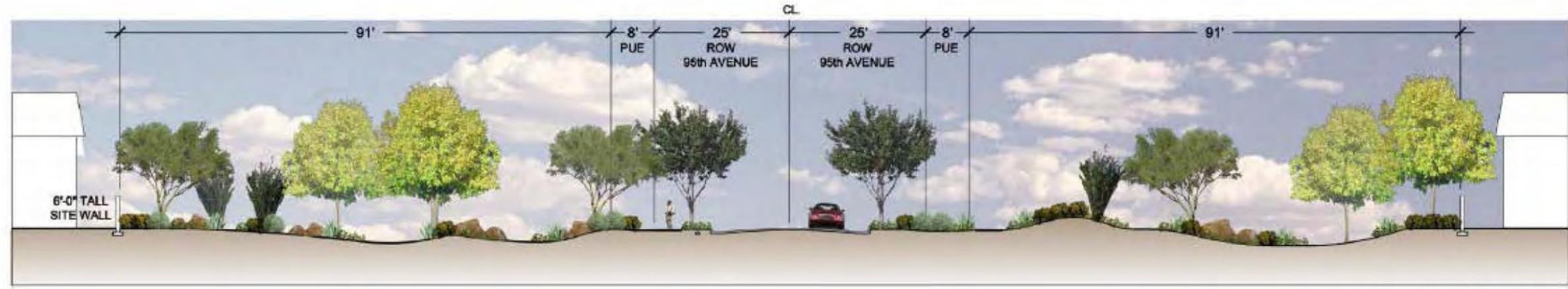
CALLE LEJOS SECTION EE



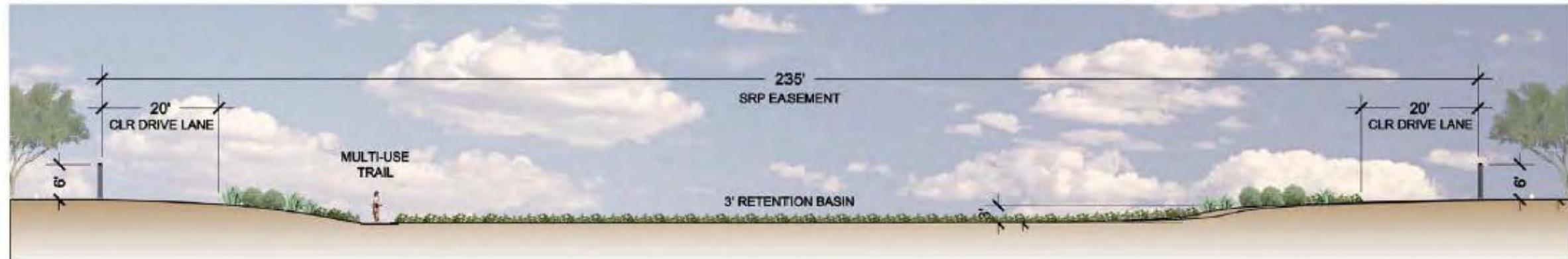
93rd AVENUE SECTION FF



93rd AVENUE SECTION GG



95th AVENUE SECTION HH



SRP EASEMENT SECTION II

## UTILITIES

**Water:** The development lies within the Sunrise Water District. In Calle Lejos a 6-inch waterline exists from 93<sup>rd</sup> Avenue to 95<sup>th</sup> Avenue and an 8-inch waterline exists from 95<sup>th</sup> Avenue to 97<sup>th</sup> Avenue. In 93<sup>rd</sup> Avenue a 6-inch line exists from Calle Lejos to Villa Lindo. A water line also exists in 97<sup>th</sup> Avenue.

With this development it is proposed that an 8-inch line connect to the existing 6-inch line in 93<sup>rd</sup> Avenue and extend north to Happy Valley Road.

**Sewer:** The development will be served by the City of Peoria. The adjacent Melton Ranch development will provide an 8" sewer to the southwestern property corner. This line should have plenty of capacity to serve both developments. This line will be extended across Calle Lejos adjacent to the subject project at a minimum slope of 0.50 percent.

**Other:** This project will have underground electric, gas, phone, and cable.

## GRADING AND DRAINAGE CONCEPT

**Existing Conditions:** The site is practically flat sheet, sloping from the northeast corner at elevation 1369.21 to the southeast corner at elevation 1332.69. This represents a 0.96% slope from corner to corner. Or, this is a grade of 0.42% from east to west and 0.80% from north to south. The site is not in a FEMA flood plain, nor is it adjacent to one. Therefore the site will not need to be raised to accommodate. Also, there are no natural drainage channels through the site that will have to be accommodated. Offsite drainage from the north will be intercepted by the Happy Valley Road; therefore, no offsite drainage will impact the onsite development.

**Proposed Design Concept:** Since the site is moderately sloped, the street grades should be designed wherever possible to follow the existing natural grades of the land. The storm drainage management system will consist of overland flow and gutter flow captured in scuppers, catch basins and open swales to be directed to landscaped retention basins. The site will be designed for the 100 year 2 hour storm event. Drywells will be installed to meet the 36 hour dry up requirement.

## PHASING

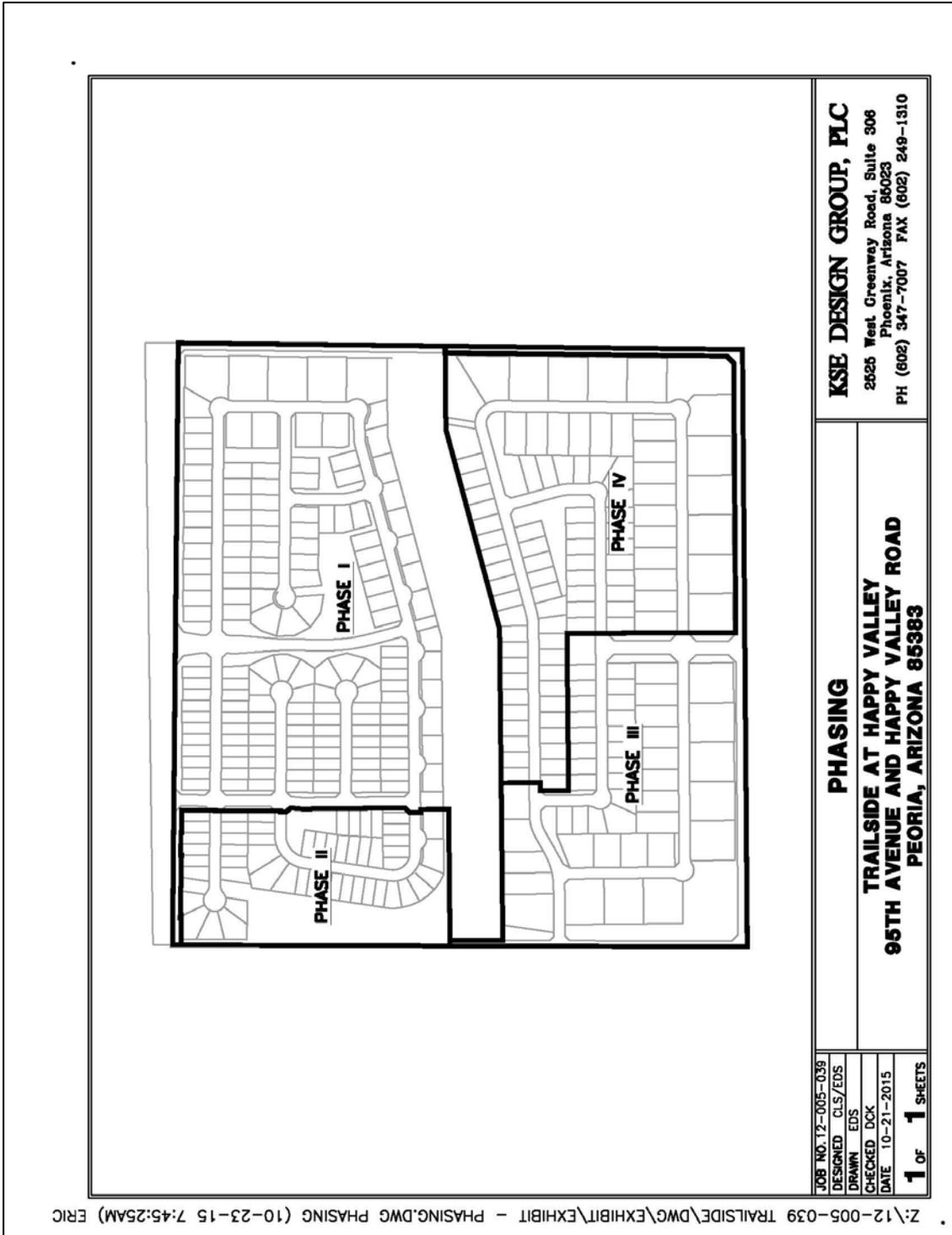
**Trailside at Happy Valley** will be developed in multiple phases based on the market demand. The necessary road, water, sewer, on-site and off-site storm

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water retention; landscaping and open space improvements will be constructed as part of each phase of development and in compliance with City requirements.

Exhibit D reflects the planned phasing for the Trailside Project. The half street improvement of the north half of 93<sup>rd</sup> Avenue will be included with Phase I. The half street improvement of Calle Lejos and the south half of 93<sup>rd</sup> and 97<sup>th</sup> Avenues will be included with Phase III.

EXHIBIT D



**CONCLUSION**

***Trailside at Happy Valley*** provides an opportunity to create a planned residential community that links several residential subdivisions together under a single design theme rather than the current development pattern of isolated subdivisions or lot splits without the benefit of planned or engineered subdivisions. Larger lots are deliberately placed along the east, west and south boundaries of the project to provide a transition from the existing residential lots. The intent is to create a master plan development pattern that establishes a new development trend for the area. Without this type of land assemblage and master planning effort, the area will continue to develop in a random manner with no development theme or organization.

**PLANT LEGEND**

<b>TREES</b>			
	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>SIZE</b>
	PARKINSONIA FLORIDA	BLUE PALO VERDE	36" BOX/24" BOX
	PARKINSONIA MICROPHYLLUM	FOOTHILLS PALO VERDE	36" BOX/24" BOX
	OLNEYA TESOTA	IRONWOOD	36" BOX
	PLATANUS WRIGHTII	ARIZONA SYCAMORE	36" BOX/24" BOX
	ACACIA GREGII	CATCLAW ACACIA	15 GAL./24" BOX
	POPULUS FREEMONTII 'FREEMONTII'	FREMONT COTTONWOOD	36" BOX/24" BOX
	CHILOPSIS LINERIS	DESERT WILLOW VAR. RUBY RED	36" BOX/24" BOX
	FRAXINUS VELUTINA	ARIZONA ASH	36" BOX/24" BOX
	PROPOSIS VELUTINA	NATIVE MESQUITE	36" BOX/24" BOX
	LYSILOMA THORNBURI	DESERT FERN	36" BOX/24" BOX

<b>ACCENTS</b>			
	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>SIZE</b>
	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	15 GALLON
	OPUNTIA PHAEACANTHA	PRICKLEY PEAR	6 PAD MIN.
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	15 GALLON
	FOUQUIERIA SPLENDENS	OCOTILLO	20 CANE MIN.
	AGAVE AMERICANA	CENTURY PLANT	15 GALLON
	AGAVE PARRYI V. TRUNCATA	PARRY'S AGAVE	15 GALLON
	FEROCACTUS WISLIZENII	FISHHOOK BARREL	SALVAGED
	CANEGIEA GIGANTEA	SAGUARO	SALVAGED
	ASCLEPIAS SUBULATA	DESERT MILKWEED	5 GALLON
	OPTUNIA BIGELOVII	TEDDYBEAR CHOLLA	5 GALLON
	OPTUNIA ACANTHORCARPA	STAGHORN CHOLLA	5 GALLON

<b>SHRUBS</b>			
	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>SIZE</b>
	ENCELIA FARINOSA	BRITTLEBUSH	5 GALLON
	VIGUIERA DELTOIDEA	GOLDEN EYE	15 GALLON
	LARREA TRIDENTATA	CREOSOTE BUSH	24" BOX
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GALLON
	SIMMONDSIA CHINESIS	JOJOBA	15 GALLON
	JUSTICIA CALIFORNICA	CHUPAROSA	5 GALLON
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GALLON
	SALVIA GREGII	AUTUMN SAGE	5 GALLON
	SENNA GOLDMANNII	GOLDMAN'S SENNA	5 GALLON
	TECOMA STANS	YELLOW BELLS	5 GALLON
	RUPELLIA PENINSULARIS	DESERT RUELLIA	5 GALLON
	DODONAEA VISCOSA	HOPBUSH	5 GALLON
	AMBROSA DELTOIDEA	BURSAGE	5 GALLON
	HYPTIS EMORI	DESERT LAVENDAR	5 GALLON
	SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	5 GALLON
	CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER	5 GALLON

**PLANT LEGEND** *(Continued)*

<b>GROUNDCOVERS / GRASSES / HERBACEOUS PLANTS</b>			
	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>SIZE</b>
	ANTIGONON LEPTOPUS	QUEEN'S WREATH	5 GALLON
	PENSTEMON EATONII	FIRECRACKER PENSTEMON	5 GALLON
	PENSTEMON PARRYI	PARRY'S PENSTEMON	5 GALLON
	PSILOSTROPHE COOPERI	PAPER FLOWER	5 GALLON
	ZINNIA ACEROSA	DESERT ZINNIA	5 GALLON
	VERBENA GOODINGII	GOODING'S VERBENA	5 GALLON
	ZEPHRYANTHES CANDIDA	RAIN LILY	5 GALLON
	BAILEYA MULTRADIATA	DESERT MARIGOLD	5 GALLON
	MUHLENBERGIA RIGENS	DEER GRASS	15 GALLON
	CYNODON DACTYLON	HYBRID BERMUDA GRASS	FROM SOD
	DECOMPOSED GRANITE		
	SURFACE SELECT BOULDERS		3'-0" x 3'-0" 5'-0" x 5'-0" 8'-0" x 8'-0"