

Paradise RV Resort

Planned Area Development Standards and Guidelines Report

Z15-0003

Adopted by City Council 8/26/15

**PARADISE RV RESORT
Planned Area Development (P.A.D.)**

STANDARDS AND GUIDELINE REPORT

I. INTRODUCTION.

Paradise RV Resort (the “Resort”) is a 75.53 acre property, located on the north side of Union Hills Drive, west and north of the Sun City border. The Resort has been in place for over 30 years, maintaining its use as an RV/Park Model residential facility all of that time. The Resort contains 949 sites (“Lots”) for RV/Park Model occupancy, as well as extensive recreational/clubhouse amenities, and administrative offices. A restaurant is located in the Resort, as one of the amenities, as an accessory use, catering to Resort tenants and occasionally to customers from off-site.

The P.A.D. rezone will accommodate change to allow the larger park models already at the Resort, and the larger park models now available on the market. No changes to the Resort uses, tenancies, amenities, or layout will take place.

II. CONSISTENCY WITH GENERAL PLAN.

The Resort is designated for Residential/Medium High use by the Peoria General Plan (see attached Exhibits “A” and “B”), with a range of 8.0 to 15.0 dwelling units per acre. The Resort contains 949 spaces, spread over 75.53 acres, for a density in the 11-12 du/acre range, well within the Residential/Medium High range. This density of 949 spaces on 75.53 acres will not change. Moreover, this is clearly a residential use, with accessory amenities, all common to a residential planned community. The residential community use will not change. Thus, compatibility with the Peoria General Plan will continue, uninterrupted.

III. GENERAL INFORMATION/EXISTING CONDITIONS.

Paradise RV Resort is fully developed (See Exhibit “C” attached hereto). Exhibit “C” is an aerial view of the Resort, depicting the existing 949 spaces and accessory amenities. Pages 1-16, following Exhibit “C”, numbered in red, as plotted on Exhibit “C”, depict existing conditions at street level. (In orienting the view of the photos, refer to the red, circled number, at the top orientation of each photo, and match that with the numbers, in red, on Exhibit “C”). Nearly all of the existing park model units exceed the RMH-3 limit of 264 square feet. It is this condition which necessitates the P.A.D.

IV. SURROUNDING LAND USES/CONDITIONS.

The zoning of adjacent properties is depicted on Exhibit “C”, with RM-1 to the north, and a large 4.5 acre retention/open space area as a buffer, RMH-2 to the east, C-2, developed as storage and other commercial uses, to the east on the southern end, R1-6 homes across Union Hills Drive to the south, and SR-43, City-owned vacant land, to the west.

V. DEVELOPMENT PLAN.

No change to existing development. See Aerial with existing development plan super-imposed.

VI. PRELIMINARY DEVELOPMENT PLAN – LAND USE SUMMARY; PHASING; LANDSCAPE PLAN; INFRASTRUCTURE.

The development plan and landscape plan have already been implemented and are depicted on the aerial view set forth on Exhibit “C”, and in the photographs, numbered 1-16, attached to Exhibit “C”. Utilities are existing.

There is no phasing plan, as all improvements are already in place.

VII. DEVELOPMENT STANDARDS AND USES.

All development standards and uses shall be as permitted as hereinafter set forth:

1. “Travel Trailer” is interpreted to mean an RV or a park model. Park models may be of any size which will fit within the setbacks required for any “Travel Trailer Space,” as referred to in RMH-3. The provisions of 14-8.1-5.B. are expressly amended hereby.
2. Any accessory use and/or structure customarily incidental to a permitted principal use shall be permitted, including detached storage rooms/sheds.
3. The development standards for the Resort shall be governed by the RMH-3 development standards, except as amended below:

	RMH-3	P.A.D.
Maximum Size of Park Model	264 SQ. FT.	No maximum
Perimeter Space Setbacks of Park Model and accessory uses/structures	Front – 4’ (private street) Side – 8’ (4’ to private street) Back – 8’	Front – 4’ (private street) Side – 3’ (4’ to private street) Back – 6’
Interior Space Setbacks of Park Model and accessory uses/structures	Front – 8’ (private street) Side – 8’ Back – 8’	Front – 4’ (private street) Side – 3’ Back – 6’
Space Size	Minimum 1200 SQ. FT.	Minimum 1200 SQ. FT.
Space Width	Minimum 25’	Minimum 25’
Distance Between Park Models	Minimum 15’	Minimum 10’
Width of Private Streets	Minimum 24’	Minimum 24’

Also reference Exhibit “D” attached hereto; illustrating typical lot layout

Depictions of large park models produced in the current market are attached as Exhibit “E” hereto.

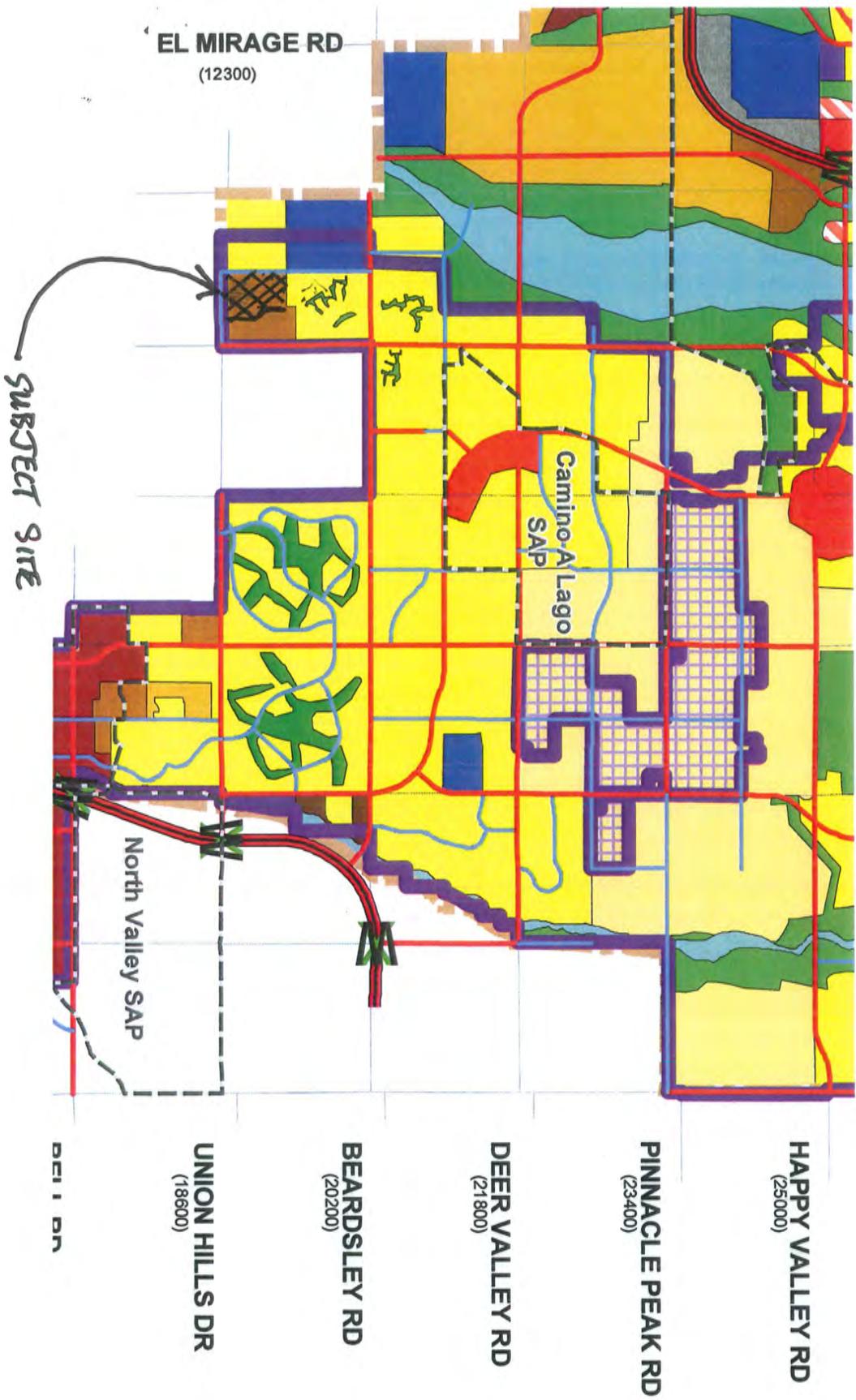


EXHIBIT "A"

Legend

Land Use

- Mixed Use
- Residential/Estate (0-2.0 du/ac), Target density - 1 du/ac
- Residential/Low (2.0-5.0 du/ac), Target density - 3 du/ac
- Residential/Medium (5.0-8.0 du/ac), Target density - 6 du/ac**
- Residential/Medium High (8.0-15.0 du/ac), Target - 12 du/ac
- Residential/High (15.0+ du/ac), Target density - 18 du/ac
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Business Park/Industrial
- Industrial
- Park/Open Space
- Golf Course
- Public/Quasi-Public
- Water

DESIGNATION OF SUBJECT SITE

Boundaries

- City Limit
- County Island
- Planning Area Boundary
- SAP: Specific Area Plan
- Aviation Study Area
- Lake Pleasant Regional Park
- Maricopa-Yavapai County Line
- PLSS Section Lines

Circulation Plan

- Freeway
- Proposed Freeway or Connector
- Arterial
- Collector

Interchanges

- Full Diamond

Non 303 Corridor Land Use

EXHIBIT "A"

III. GENERAL INFORMATION/EXISTING CONDITIONS.

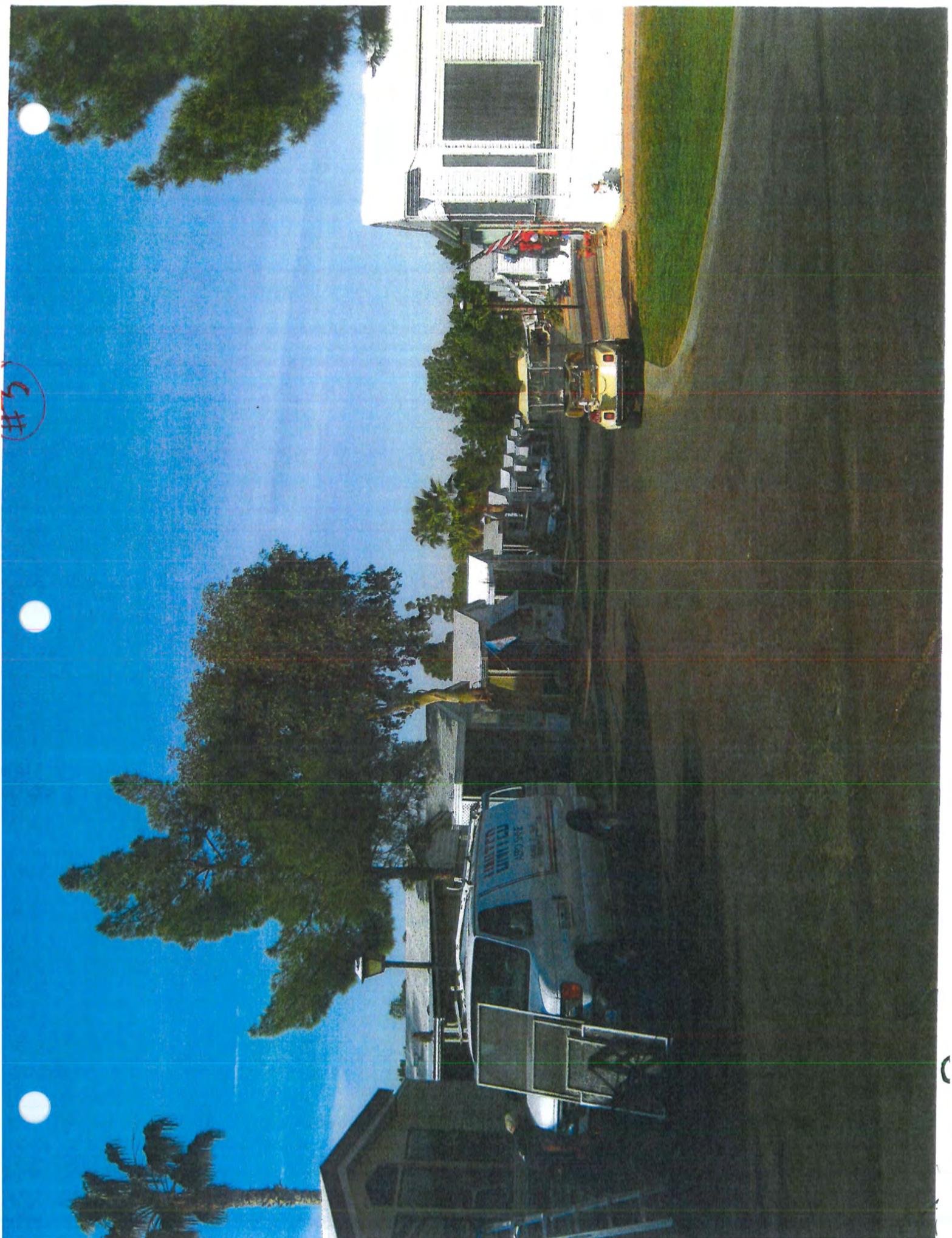
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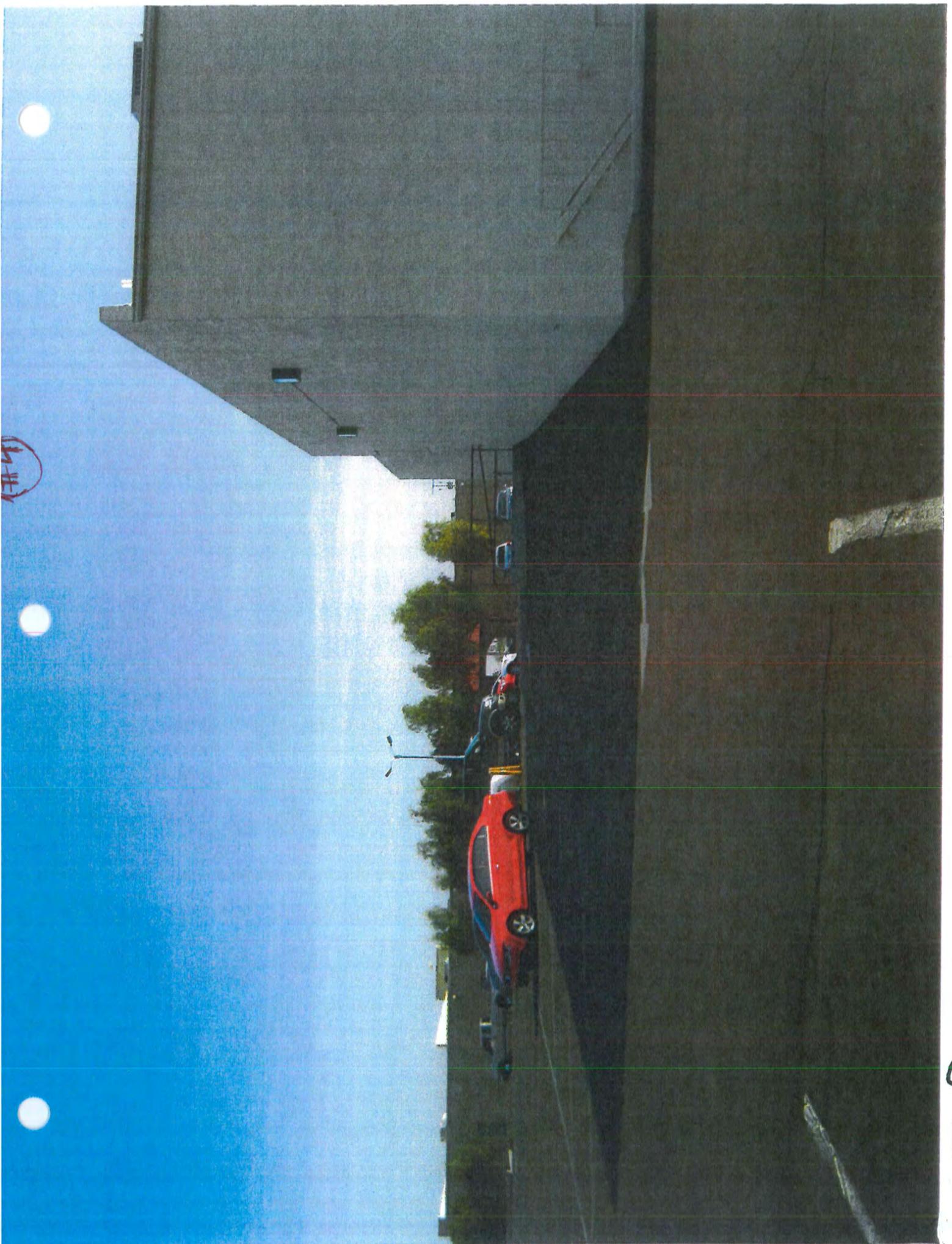
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FORMAL



C#

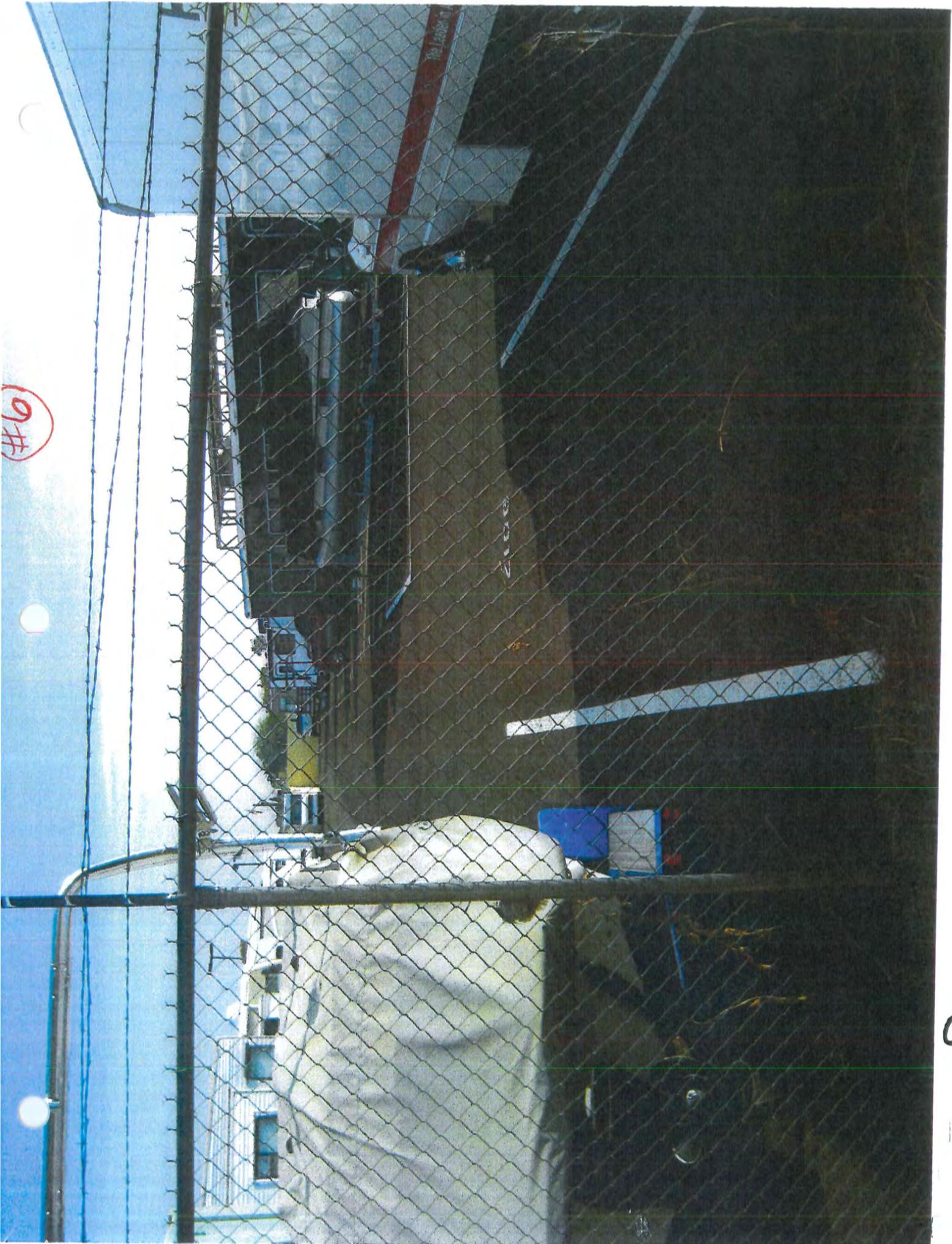
C



12/11/11

2





9#

C

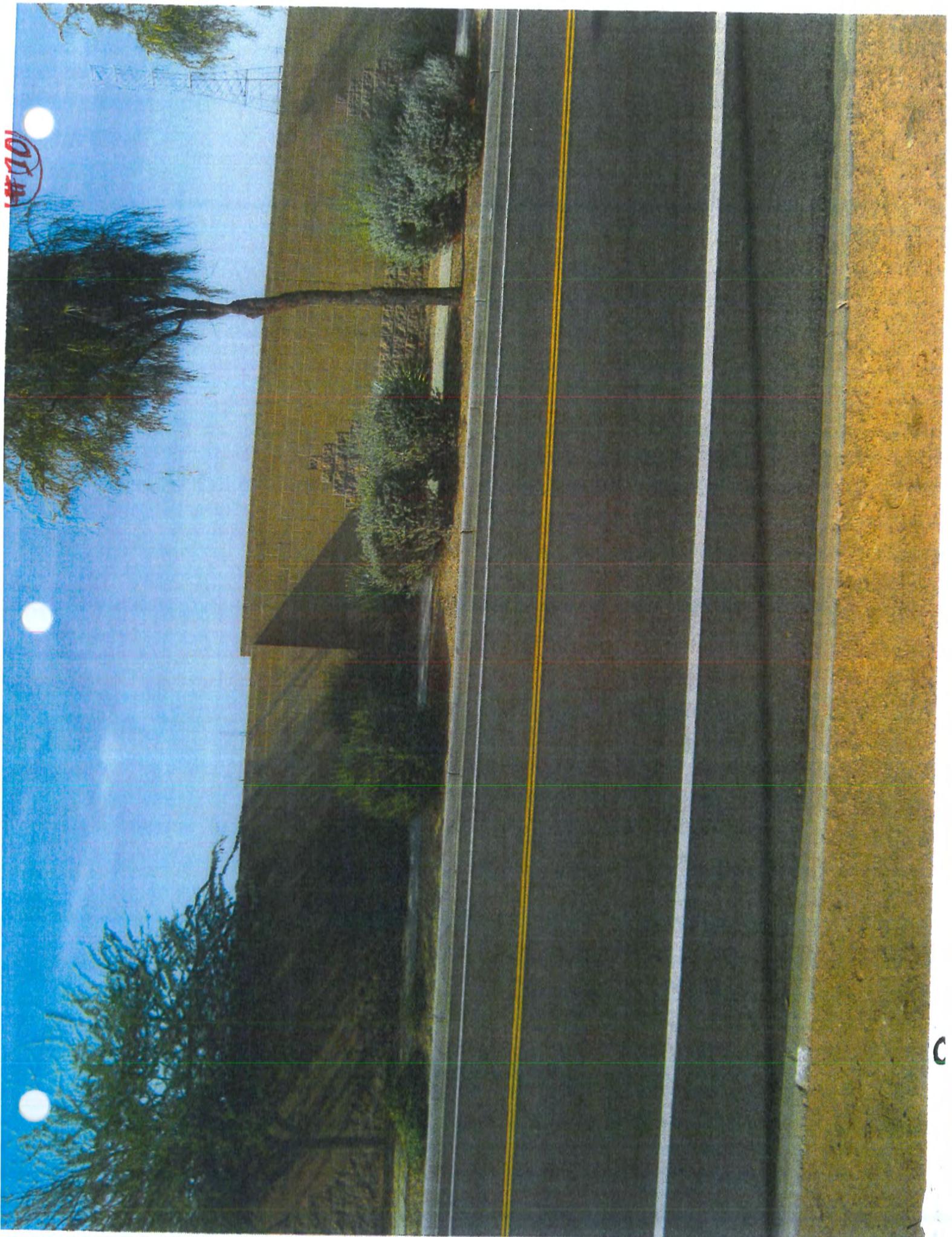




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11

12





10

C



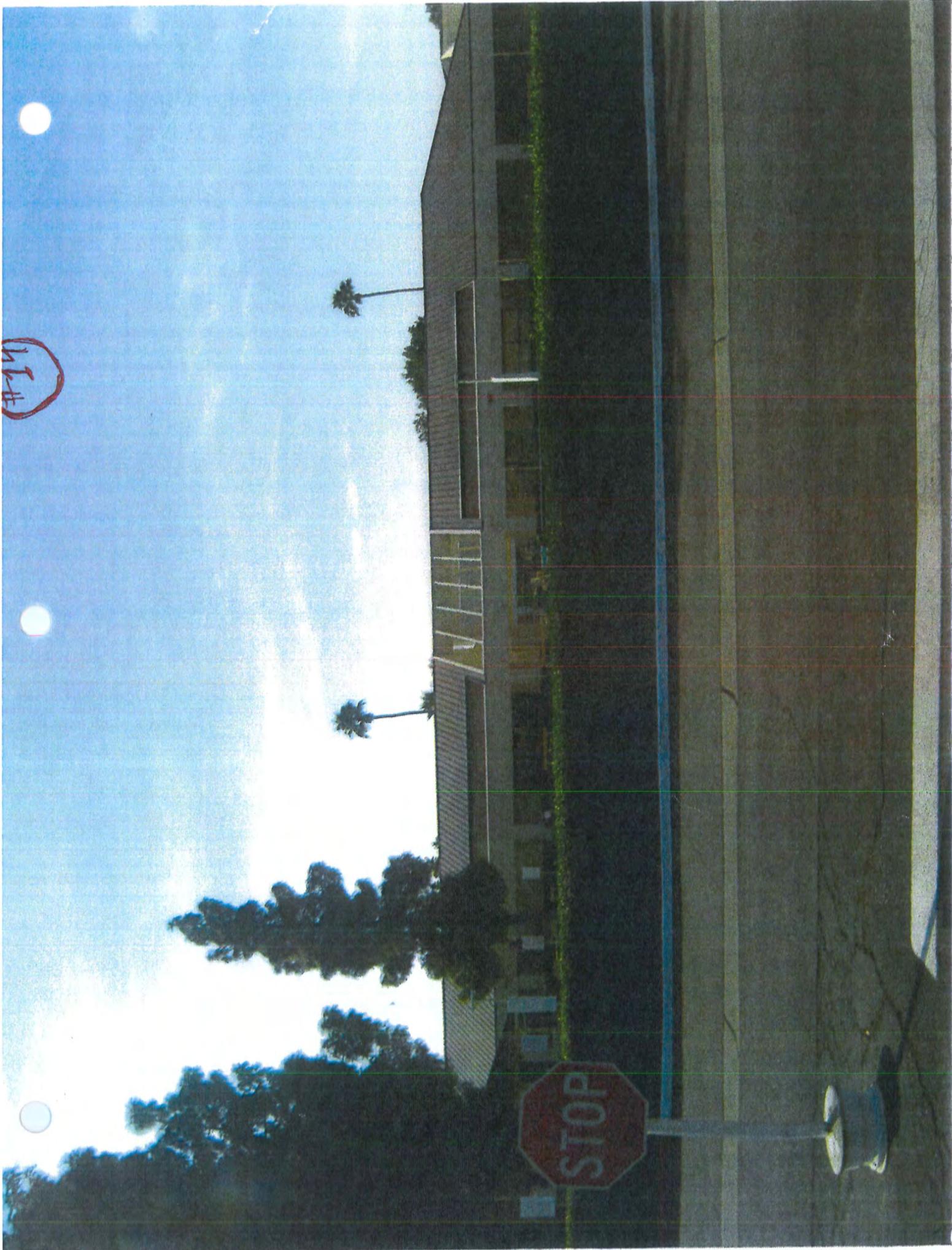


214

C

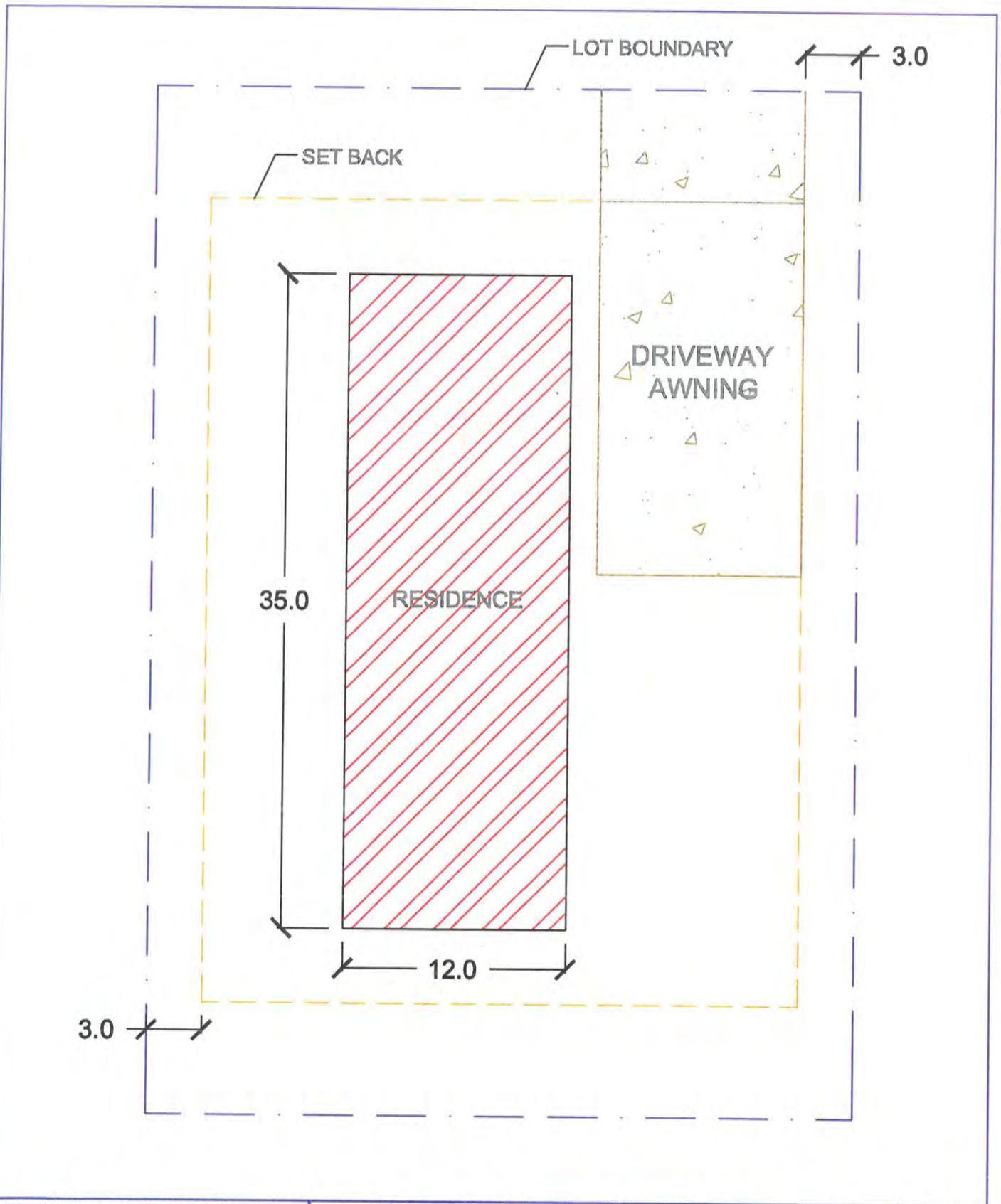


W-11









AGENCY: SUN CITY, ARIZONA
 DRAWN BY: jad
 DESIGNED BY: jad
 CHECKED BY: swb

PARADISE RV RESORT
 TYPICAL LAYOUT PROPOSED LOT

FIGURE
 2
 15.03.24

EXHIBIT "D"

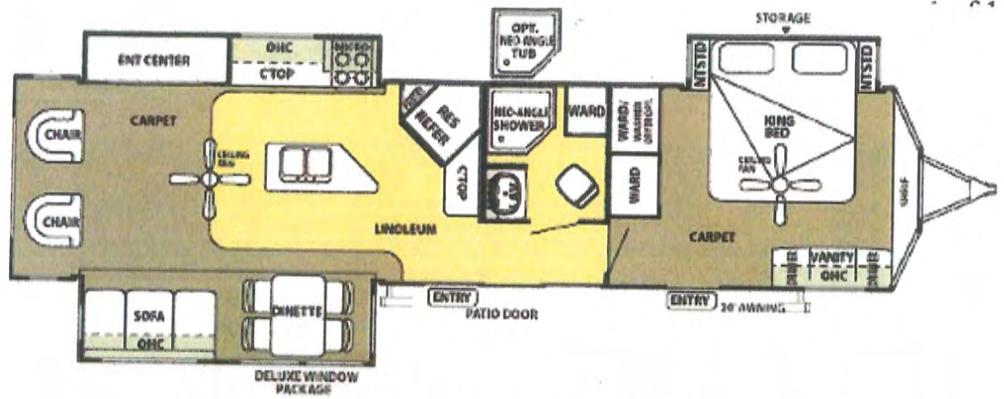


EXHIBIT "E"



PARADISE RV RESORT
CITIZEN PARTICIPATION PLAN

A neighborhood meeting shall be scheduled at the site, to which the Peoria City Council representative for the Willow District will also be invited. With address lists provided by City Staff, we will invite all property owners within ¼ mile and all HOA representatives within 1 mile of Paradise RV Resort (the "Resort") to attend an open house-style meeting at which we will provide information regarding the application, answer questions, and receive input. We will keep an attendance list of those who visit our open house, and note all questions, comments and input received and answers given.

We have already held a meeting with the Tenants' Board of the Resort on February 10, 2015. We explained the intent of the proposed P.A.D. request and the process it would involve. The entire Board was supportive of the P.A.D., to allow park models larger than 264 sq. ft. to be installed at the Resort. All tenants and the Tenant Board members will also be invited to the neighborhood meeting; notice will be provided through the Resort's website and bulletin boards, and directly to the Tenant's Board members.

The applicant will make contact directly with the Peoria Unified School District.