



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

97-0833140 11/26/97 12:48

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**RETURN TO: CITY CLERK
8401 W. MONROE ST.
PEORIA, AZ 85345**

ORDINANCE NO. 97-108

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA CONDITIONALLY AMENDING ORDINANCE NO. 96-85 TO PROVIDE FOR AN AMENDMENT TO THE WESTBROOK VILLAGE PHASE II PLANNED AREA DEVELOPMENT STANDARDS AND PROVIDING FOR ALL OTHER PROVISIONS OF ORDINANCE NO. 96-85 TO REMAIN IN FULL FORCE AND EFFECT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a Public Hearing in zoning case PZ 59-88A.7 on October 23, 1997 in the manner prescribed by law for the purpose of considering an amendment to the Westbrook Village Phase II Planned Area Development Standards as in Article 14-33 of Chapter 14 of the Peoria City Code;

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Peoria Times on October 31, 1997; and

WHEREAS, the Mayor and the Council of the City of Peoria, Arizona, held a public hearing in zoning case PZ 59-88A.7 on November 18, 1997 in the manner prescribed by law for the purpose of considering an amendment to the Westbrook Village Phase II Planned Area Development Standards, and the Mayor and Council of the City of Peoria, Arizona, desires to accept the recommendation of the Planning and Zoning Commission and approve the amendment to the Westbrook Village Phase II Development Standards.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. That Section 1 of Ordinance No. 96-85 be amended to provide for adoption of the Westbrook Village Phase II Development Standards dated September 26, 1997 as shown on Attachment A of this Ordinance.

WESTBROCK VILLAGE P.A.D. DEVELOPMENT STANDARDS

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Page 2 of 19 pages

SECTION 2. All other provisions of Ordinance No. 96-85 shall remain in full force and effect.

SECTION 3. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona this 18th day of November, 1997.



Mayor

11/19/97

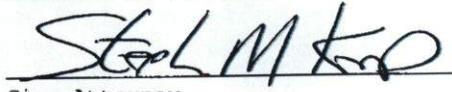
Date Signed

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

Published in: Peoria Times Pub. Dates: 11/21 & 11/28/97

Effective Date: December 20, 1997

47240145

ORDINANCE NO. 97-108

ATTACHMENT "A"
PAGES 3 THROUGH 19
ARE ON FILE IN THE
CITY OF PEORIA
CITY CLERK'S OFFICE

ATTACHMENT A



TERRITORIAL ENGINEERS, INC.

2636 Highway 95 • Suite 44
Bullhead City, Arizona 86442
(602) 758-7600

**AMENDMENT TO P.A.D. DEVELOPMENT STANDARDS
FOR WESTBROOK VILLAGE, SECTION 27, T4N, R1E.
A PLANNED RESIDENTIAL COMMUNITY DEVELOPED BY:**

UDC HOMES, INC.
19281 N. Westbrook Parkway
Peoria, Arizona 85382
1-602-933-0175

PREFACE:

This amendment is being requested to establish a multi-family low density category on Parcel G @ Westbrook Village. Said Parcel located on the West side of Westbrook Drive, North of Village Parkway. The area of the Parcel is 13.565 Acres.

PREPARED BY
TERRITORIAL ENGINEERS, INC.
2636 Highway 95, Suite 44
Bullhead City, Arizona 86442
1-520-758-7600
Contract: **CHARLES K. DEWALD**

Previous P.A.D Amendment
Approved on November 7, 1995

~~Revised August 26, 1996~~
July 30, 1996
TEI J.N.194210



ATTACHMENT A

WESTBROOK VILLAGE P.A.D. DEVELOPMENT STANDARDS

Introduction

The following standards shall govern development of all parcels with the Westbrook Village Planned Area Development. For any standard not identified within this document, the applicable City Code or policy shall govern.

Proposed Use: Single Family-Low Density

Allowed Uses: All principal, conditional and accessory uses within the R1 single-family residential districts as provided for in the City of Peoria Zoning Ordinance in effect at the time of development.

- | | | | |
|----|----------------------------------|-------------------|--|
| 1. | Min. Lot Area | 6,000.0 | sf |
| 2. | Min. Lot Dimensions | | |
| | A. Min. Lot Width (Standard) | 60.0' | |
| | B. Min. Lot Width (Flag) | 10.0' | |
| | C. Min. Lot Depth | 20.0' | |
| 3. | Max. Density/Lot | 1.0 | |
| 4. | Max. Building Height | 25.0' | |
| 5. | Min. Setbacks from Property Line | | |
| | A. Front Yard | | |
| | 1. To face of house | 15.0' | |
| | 2. To face of garage | 20.0' | |
| | B. Corner Side Yard | 10.0' | |
| | C. Interior Side Yard | 5.0' | |
| | D. Rear Yard | 15.0' | |
| | E. PAD Boundary | Per City Code | |
| 6. | Max. Fence Height | | |
| | A. Front Yard | 3.0' ² | |
| | B. Side Yard | 6.0' | (interior) |
| | | 8.0' | (perimeter of PAD or adjacent to commercial) |
| | C. Rear Yard | 6.0' | (interior) |
| | | 8.0' | (perimeter of PAD or adjacent to commercial) |

ATTACHMENT A

7. Accessory Buildings: All accessory buildings shall conform to the development standards for accessory buildings within the R1 single-family residential districts as provided for in the City of Peoria Zoning Ordinance in effect.

Fireplaces and bay windows may project a maximum of two feet into a required side yard (on one side only), provided that the projection neither exceeds ten linear feet when measured parallel to the lot line, nor is any closer than three feet to a side property line.
Refer to pages 10 and 11 for fence material requirements and fence location requirements on corner lot adjacent to key lots.

ATTACHMENT A

WESTBROCK VILLAGE P.A.D. DEVELOPMENT STANDARDS

Proposed Use: Single Family-Medium Density

Allowed Uses: All principal, conditional and accessory uses within the R1 single-family residential districts as provided for in the City of Peoria Zoning Ordinance in effect at the time of development.

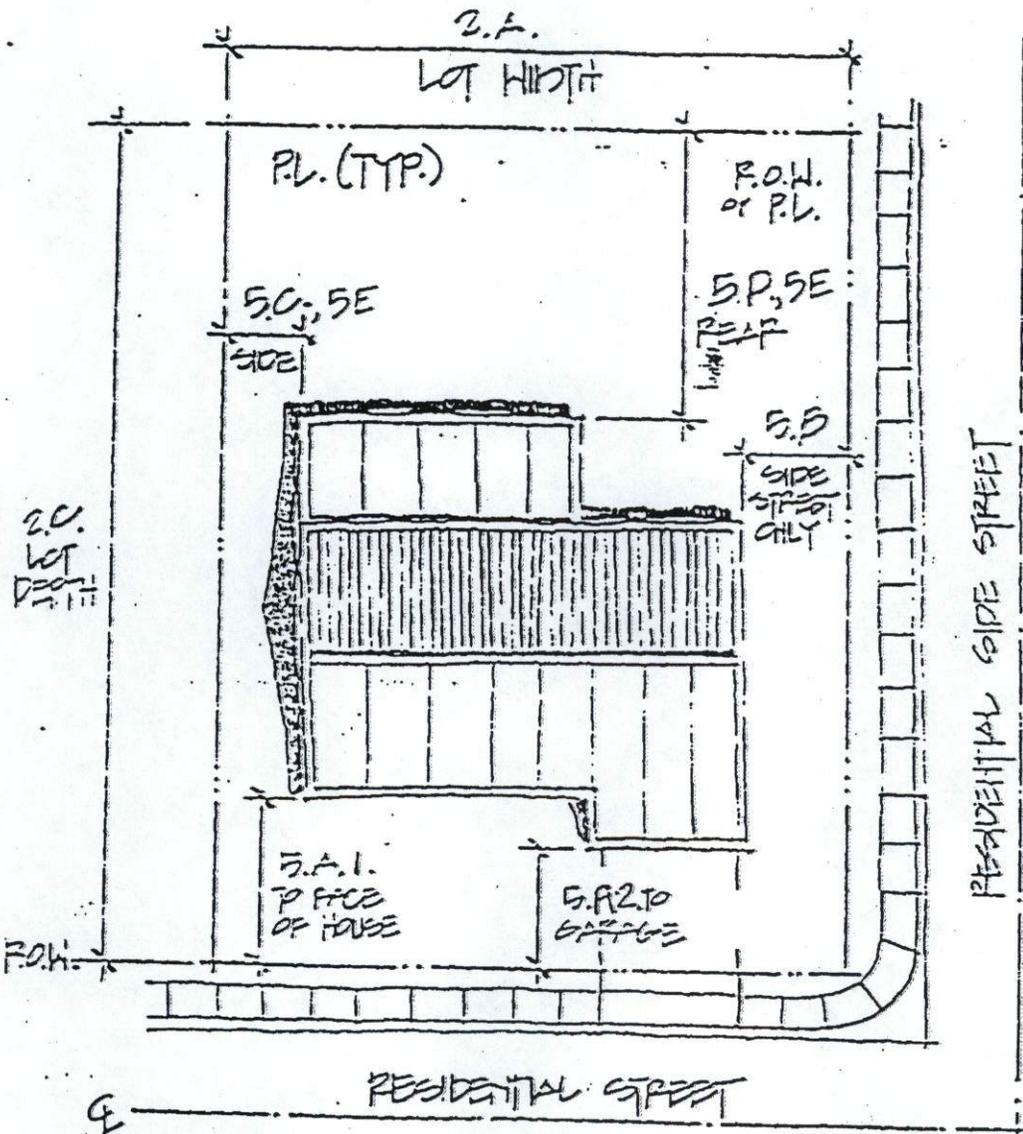
1.	Min. Lot Area	4,000.0	sf
2.	Min. Lot Width (Standard)	45.0'	
	Min. Lot Width (Flag)	30.0'	
	Min. Lot Depth	60.0'	
3.	Max. Density/Lot	1.0	
4.	Max. Building Height	25.0'	
5.	Min. Setbacks From Property Line		
	A. Front Yard		
	1. To face of house	25.0'	
	2. To face of garage	20.0'	
	B. Corner Side Yard	10.0'	
	C. Interior Side Yard	5.0'	
	D. Rear Yard	15.0'	
	E. PAD Boundary	Per City Code	
6.	Max. Fence Height		
	A. Front Yard	3.0' ²	
	B. Side Yard	6.0'	(interior)
		8.0'	(perimeter of PAD or adjacent to commercial)
	C. Rear Yard	6.0'	(interior)
		8.0'	(perimeter of PAD or adjacent to commercial)

ATTACHMENT A

7. Accessory Buildings: All accessory buildings shall conform to the development standards for accessory buildings within the R1 single-family residential districts as provided for in the City of Peoria Zoning Ordinance in effect.

¹Fireplaces and bay windows may project a maximum of two feet into a required side yard (on one side only), provided that the projection neither exceeds ten linear feet when measured parallel to the lot line, nor is any closer than three feet to a side property line.
²Refer to pages 10 and 11 for fence material requirements and fence location requirements on corner lot adjacent to key lots.

ATTACHMENT A



Residential Lot
Development
Requirements

NOTE: ALL SETBACKS MEASURED
FROM R.O.W. OF COMMON P.L. WITH
ADJACENT LOT.

ATTACHMENT A

WESTBROCK VILLAGE P.A.D. DEVELOPMENT STANDARDS

Proposed Use: Multi Family-low Density

Allowed Uses: All Principal and Conditional uses with the RM¹ multi-family Residential district as provided for in the City of Peoria Zoning Ordinance in effect at the time of development.

- 1. Minimum Parcel Size¹ 5.0 Ac.
Maximum Allowable Density 10.0 U/A
(as calculated by Peoria Comprehensive Master Plan, D.1.4a)
- 2. Common Open Space Requirements:
 - Attached Single Family 10.0%
 - Multi-family Residential 15.0%
- 3. Maximum Building Height 25.0'
- 4. Minimum Setbacks from Property Line
 - A. Front Yard
 - 1. To face of garage 20.0'
 - 2. To face of house 10.0'
 - B. Interior Side Yard 3.0²
 - C. Corner Side Yard 10.0'
 - D. Rear Yard 15.0'
 - E. PAD Boundary Per City Code
 - F. Min. Distance between Buildings 10.0'
- 5. Maximum Fence and Required Screening
 - A. Front Yard 3.0'³
 - B. Side Yard 6.0' (interior)
8.0' (perimeter of PAD or adjacent to commercial)
 - C. Rear Yard 6.0' (interior)
8.0' (perimeter of PAD or adjacent to commercial)

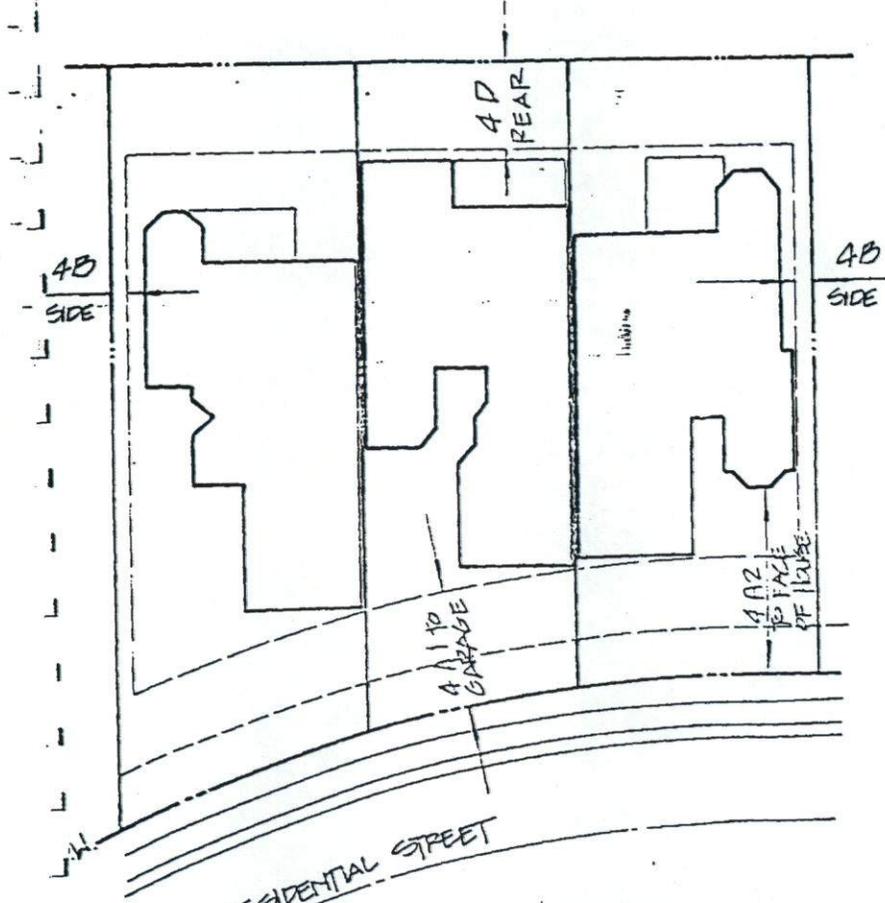
¹Minimum parcel size doesn't apply to multi-family units within the Tamarron Place II subdivision.

²Zero lot line development may be permitted which may result in the creation of a two-family or three-family residential structure.

³Refer to pages 10 and 11 for fence material requirements and fence location requirements on corner lot adjacent to key lots.

Accessory building will be subject to provisions of RM-1 zoning ordinance.

ATTACHMENT A



NOTE: ALL SETBACKS MEASURED FROM R.O.W. OR COMMON P.L. WITH ADJACENT LOT.

Multi Family Residential Lot Development Requirements

WESTBROOK VILLAGE P.A.D. DEVELOPMENT STANDARDS

Proposed Use: Commercial Centers

All structures within commercial centers shall maintain a minimum setback from any PAD boundary of 20 feet or as provided for in the Neighborhood Commercial Zoning District or Intermediate Commercial Zoning District (in effect at the time of development whichever is greater).

All commercial parcels will be developed in accordance with the City of Peoria's Neighborhood or Intermediate Commercial Zoning District in effect at the time of development.

A landscape buffer as indicated on page 9 shall be provided on the non-residential parcels between non-residential and residential land uses. The area of this landscape buffer shall not be used to satisfy the on-site landscape area requirements of City Code.

Community Center

Allowed uses within the Community Center parcel shall be limited to the uses as provided for in the City of Peoria's Neighborhood or Intermediate Commercial Zoning District in effect at the time of development. In addition to these commercial and recreational uses, a maximum of five (5) single-family attached dwelling units shall be permitted.

The commercial uses shall comply with the development standards contained within the Neighborhood or Intermediate Commercial Zoning District at the time of development.

Single-family attached dwelling units shall comply with the development standards for Multi Family-Low Density Residential contained in this report.

Public Safety

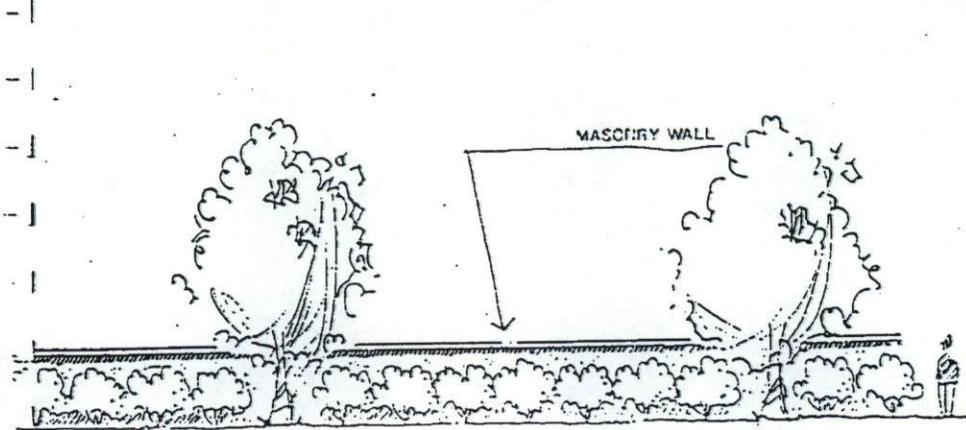
During the construction of Westbrook Village, two (2) points of access will be maintained into phased development area and individual parcels. The secondary access may be temporary paved construction as approved by the City of Peoria.

UTILITIES

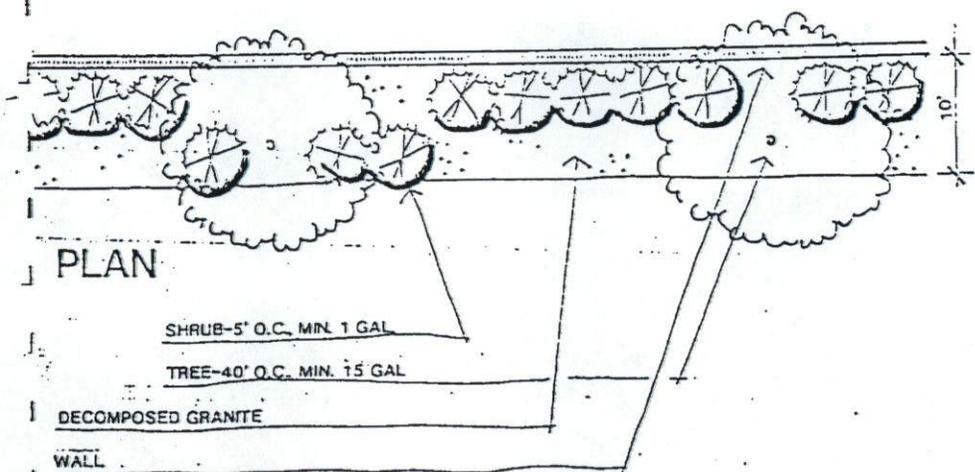
Utilities shall be provided in accordance to the following:

1. The Master Water Distribution System, Westbrook Village, Section 27, Demand Update and Potential Configuration Change, October 7, 1992, as amended;
2. The Wastewater System Master Plan Report for Westbrook Village, Section 27, May 11, 1990, as amended; and
3. The Master Grading and Drainage Plan, Westbrook Village, Section 27, Peoria, Arizona, September 24, 1991, as amended.

ATTACHMENT A



ELEVATION



PLAN

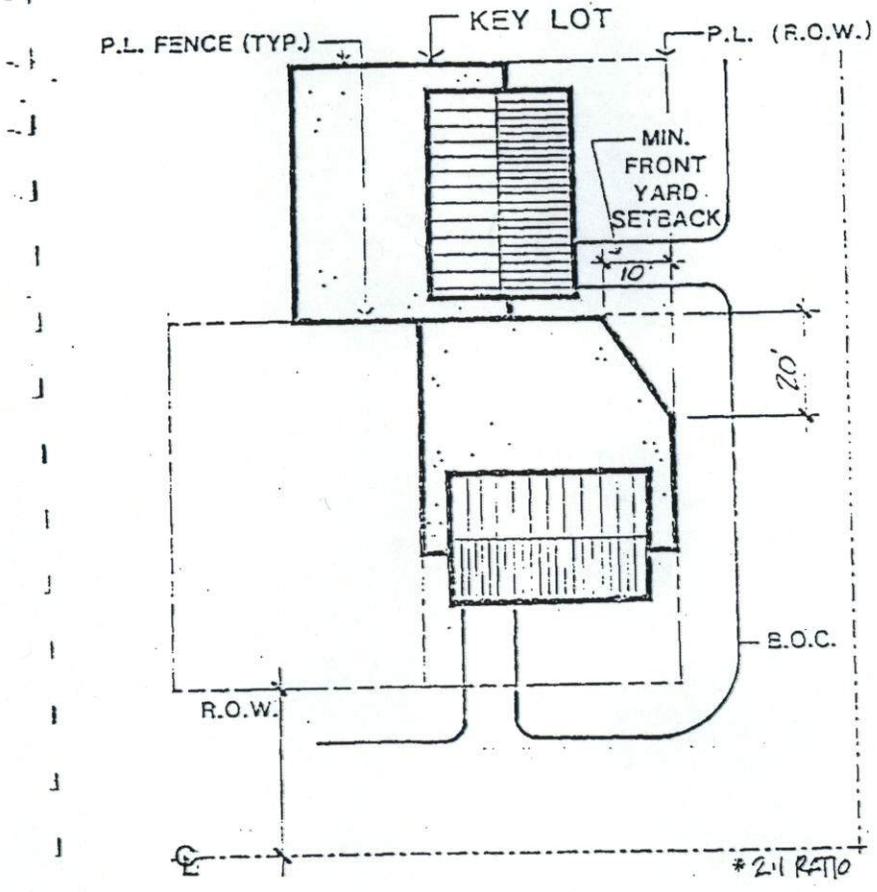
SHRUB-5' O.C. MIN. 1 GAL
TREE-40' O.C. MIN. 15 GAL
DECOMPOSED GRANITE
WALL
BUFFER ELEMENT BTWN.
RESIDENTIAL & NON-RESIDENTIAL DISTRICTS
WESTBROOK VILLAGE II

ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

1. Architecture: Both residential and service uses on Westbrook will maintain the similar architectural style of contemporary southwestern as established in previous phases of development.
2. Landscape:
 - A. Golf Course: Landscape throughout the golf course will strictly adhere to all Arizona Department of Water Resources (ADWR water conservation guidelines).
 - B. Major Streetscape (section line streets, Westbrook Parkway and interior north loop): Landscaping will play an important role in the overall theming of Westbrook Village. The existing lush, green character will be extended throughout this next phase of development. The developer intends to utilize the "Low Water Using Plant List, Phoenix Active Management Area" as a general guide for this palette. This list was prepared by the Desert Botanical Garden, ADOT and the Phoenix AMA and allows the use of a large variety of plant materials. The comprehensive list will allow UDC to meet their landscape design objectives.
 - C. Maintenance: Any landscaping installed within the right-of-way will be provided and maintained by the Master/Individual Homeowners Association.
3. Fences: All screening will be by masonry fences. The fences will be either integral color or painted to complement the particular development. Fences exposed to the public (roads, open spaces, parking screening, etc.) will be stuccoed and painted to provide architectural continuity throughout the development. Any outdoor storage must be screened from view of adjacent streets or properties with a masonry wall.

Internal residential fences (+3' in height) will be constructed on the property line except in front yards. No fence in excess of 3 feet in height will be allowed to extend beyond the front facade of the dwelling unit. Corner lots abutting a key lot must provide a visibility triangle in accordance with the diagram on page 11.

ATTACHMENT A



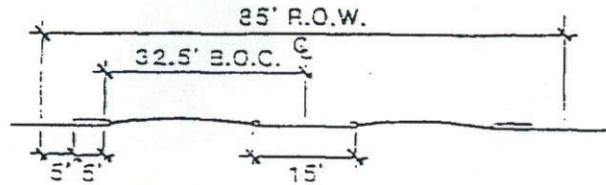
WALL LOCATION: SIDE STREET/KEY LOT
WESTBROOK VILLAGE II

ATTACHMENT A

WESTBROOK VILLAGE P.A.D. DEVELOPMENT STANDARDS

STREET DESIGN GUIDELINES

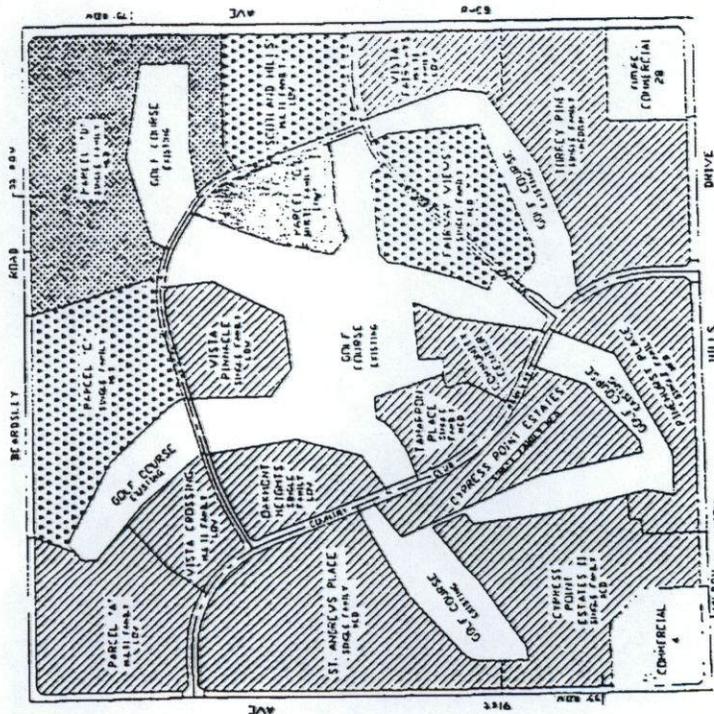
1. COUNTRY CLUB PARKWAY



2. VILLAGE PARKWAY - A.) Major (Primary Collector Roadway (no parking) from 81st. Avenue to Westbrook Drive.
B.) Primary Collector Roadway (no parking) from Westbrook Drive to Country Club Parkway.
3. WESTBROOK DRIVE - Primary Collector Roadway (no parking).
4. OTHER COLLECTORS - Secondary Collector Roadway.
5. LOCAL ROADWAYS - Per Peoria Comprehensive Master Plan.
6. 81st Avenue Parkway - Per Peoria Comprehensive Master Plan.

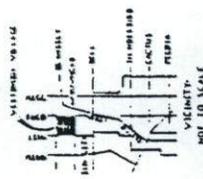
WESTBROOK VILLAGE

PROPOSED PAVING



LEGEND

[Symbol]	PAVING 1983-1993	[Symbol]	1993-1996
[Symbol]	PAVING 1993-1996	[Symbol]	FUTURE



REVISED BY:
 TERRITORIAL ENGINEERS, INC.
 2636 HIGHWAY 95, SUITE 44,
 BULLHEAD CITY, AZ. 86442
 520 758-7600

IMC
 7778 Ponderosa Parkway, 7
 Suite 200
 Phoenix, Arizona 85044
 Phone (602) 998-1800
 Fax (602) 998-1800

7/25/96

ATTACHMENT A

ZONING STIPULATIONS - WESTBROOK VILLAGE

1. The schedule for the improvement of arterial streets is to be conducted as follows:
 - a. **Union Hills Drive**
 1. The balance of the off-site improvements are to be completed with Parcel 28.
 - b. **91st Avenue**
 1. Complete 91st Avenue improvements, including curb, gutter, sidewalk, paving, landscaping and street lights, south of Country Club Parkway by December 31, 1996, with the exception of the pavement overlay. The City shall approve the engineering plans for 91st Avenue by September 13, 1996. The developer will provide to the City the cost of the overlay at the developers contract price. The City shall be responsible for construction of pavement overlay.
 - c. **83rd Avenue**
 1. R.O.W. from existing center line to be 75 feet.
 2. Complete 83rd Avenue improvements, including curb, gutter, drainage improvements, 24 feet of paving, landscaping, and street lights, between Union Hills Drive and Beardsley Road by December 31, 1996.
 - d. **Beardsley Road**
 1. Complete construction of the Beardsley Road south half street improvements, including curb, gutter, sidewalk, landscaping, street lights and drainage facilities, between 83rd Avenue and 91st Avenue by June 30, 1998.
 - e. **Bike Route Facilities**
 1. The developer shall restripe the paving along 91st Avenue to accommodate a shared R.O.W. bike path along 91st Avenue between Country Club Parkway and Beardsley Road.