

Z91-01A4

PLEASANT VALLEY

NWC Lake Pleasant Road & Jomax Road
Peoria, Arizona

Application No. Z91-01A.4

Narrative Report

Request to Amend an Existing PAD

Submitted: February 22, 2002

Submitted to:

City of Peoria Planning Department
8401 West Monroe Street, 2nd Floor
Peoria, Arizona 85345
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REVISED

Z 91-01A.5

PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	N/A
City Council Approval Date	N/A
	
Planner	

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PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	3/21/02
City Council Approval Date	4/2/02
	
Planner	



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PLEASANT VALLEY

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PLEASANT VALLEY

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Narrative Report

1.0 INTRODUCTION & NATURE OF REQUEST.

Hancock Communities respectfully submits the following request to amend the existing Pleasant Valley Planned Area Development, located in the northern portion of Peoria, Arizona. This purpose of this amendment is to revise the development standards and increase the lot coverage to allow Hancock Communities to offer a new floor plan, delete the floor plans that are no longer applicable to the project and add the specific floor plans that will be offered in the Pleasant Valley PAD. In addition, we have included two new exhibits that detail the maximum fence height and the wall undulation within the Pleasant Valley PAD.

Hancock Communities proposes to offer a new Plan for the proposed 75' x 140' lot size. The new proposed plan, Plan 616, is 4,156 square feet. On the 75'x140' lot, Plan 616 requires a 40% maximum lot coverage instead of 38% maximum lot coverage. 40% lot coverage will allow Hancock Communities to build this plan on the standard 10,500 square foot lots. Plan 616 has proven to be so popular that over 80% of our initial reservations are for this Plan. Therefore, part of this request is to revise our development standards and increase the lot coverage to include Plan 616.

Second, we are removing from Exhibit "F" the conceptual floor plans and building elevations for the following Plans: 606, 607, 608-1 and 903. These plans are not offered as in the Pleasant Valley PAD. As part of Exhibit "F", we added Plans: 616, 810, 812, 813 and 900. The addition of these plans will allow the Pleasant Valley residents to choose from a variety of unique floor plans and building configurations.

Third, we are removing from Exhibit "G" the conceptual plots plans for the following Plans: 608-1 and 903. These plot plans will not be offered in the Pleasant Valley PAD. As part of Exhibit "G", we added Plans: 610, 611, 616, 810, 812, 813, 900, 905, 908, 909.

In addition, we have included a new exhibit labeled Exhibit "M." Exhibit "M" details the maximum wall heights in the Pleasant Valley PAD. In certain sections of the Pleasant Valley PAD, we need a variance from the City of Peoria's eight (8) foot wall height standard. Due to the existing topography of the land, in certain sections of the Pleasant Valley PAD the grade of the land requires certain walls to exceed 8 feet. Within the Pleasant Valley PAD, there will be screen (or property) walls that will be approximately 10.6 feet about finished grade. Exhibit "M" shows a detail of the wall height adjacent to specific lots.

Last, there is a new exhibit labeled Exhibit "N". Exhibit "N" describes the undulating wall pattern along the collector and arterial streets. Along the collector and arterial streets in the Pleasant Valley PAD, there will be an undulated wall pattern that will have an interval of every third lot and minimum undulation depth of three feet.

2.0 ZONING HISTORY.

The Pleasant Valley Planned Area Development was approved by Peoria City Council November 2000. This project was an amendment to the original Calderwood Butte PAD, which renamed the residential portion and reduced the number of dwelling units from 850 to 533 in a

gated luxury community. This amendment included the commercial component of the Calderwood Butte PAD. It was understood that the commercial component was not being acquired by Hancock Communities and that that portion of the project will be developed by another entity.

The Pleasant Valley PAD is located on the approximately 267.8 acres of the original Calderwood Butte PAD site, which was approved by the Peoria City Council in 1992. The site is part of approximately 7,545 acres annexed by the City of Peoria in the early 1990's. In 1990, the subject property was rezoned from Maricopa County Rural 43 (Rural Zoning District) to Peoria AG (General Agricultural Zoning District). The subject property was then rezoned from AG to PAD.

The Pleasant Valley PAD consists of a variety of residential, commercial, open space, and recreational uses. The commercial site is under separate ownership and will be developed by another entity. The Calderwood Butte PAD zoning approval envisioned over 850 single-family residences built by various homebuilders. Approximately 21.7 acres of commercial development, including retail is planned as well. Currently, the only existing residential development in the immediate area is rural type home sites located on the western exceptions as depicted by Exhibit "D".

3.0 PROJECT LOCATION.

The site is located north of the Northwest corner of the intersection of Jomax Road and Lake Pleasant Road, approximately 4 miles North of Sun City and 5 miles south of Lake Pleasant (the "Property"). The Agua Fria River and Calderwood Butte are located to the immediate West of the site.

4.0 CONFORMANCE WITH SECTION 14-33-2 P.A.D DISTRICT "GENERAL REQUIREMENTS AND STANDARDS."

A. Conformance with the General Plan.

The City of Peoria General Master Land Use Plan currently depicts the Property as a Resort Development (RD) land use area. According to the City of Peoria General Plan the RD land use designation:

"denotes areas that due to their natural features and scenic quality should be preserved for resort development. Resort Developments should preserve these qualities and provide a range of residential densities in association with a resort hotel . . ."

As proposed, Pleasant Valley Ranch will result in a gross residential density of approximately 1.98 dwelling units per acre (du/ac). As illustrated by the Master Plan, the surrounding area is primarily designated for residential land use with densities ranging between 0-2 du/ac and 2-5 du/ac. Therefore, the proposed density for Pleasant Valley Ranch is anticipated to provide the residential diversity intended for the RD designation as well as provide a land use similar in intensity to the surrounding area.

A high perimeter wall will be constructed adjacent to Lake Pleasant Road in a manner that the top of the wall will be approximately 8 feet above the finished grade of the curb adjacent to the street. Due to topographic constraints certain screen or property walls will be approximately 10.6 feet about finished grade of the curb adjacent to the street.

The wall height is more particularly described in Exhibit "M" of this document. This wall and the adjoining landscaping will provide additional buffer to the homes that are located on the west side of this street.

B. PAD Regulations

1. According to the Zoning Ordinance, "the minimum total P.A.D. shall be no less than (10) acres..."
2. The proposed Pleasant Valley Ranch P.A.D. will consist of approximately 267.8 acres, thus exceeds the minimum 10 acres required.

C. Uses in a PAD

The Zoning Ordinance states that "any use or combination of uses may be allowed in a PAD provided it is consistent with the Peoria General Plan, provided such uses are identified as permitted uses upon approval of the PAD."

As mentioned in Section 4.0(A) of this document, the proposed residential land use for the Property is consistent with the RD land use area designation. The permitted uses, and accessory uses allowed in the proposed Pleasant Valley ranch shall mirror those provided in the Zoning Ordinance Sections 14-5-2 and 14-5-4 respectively.

In addition, the permitted conditional uses of the proposed Pleasant Valley Ranch shall include those listed in the Zoning Ordinance in Section 14-5-3 with one addition: models and sales offices.

Commercial / retail development occurs exclusively in the SEC of the site along Lake Pleasant Parkway. On-site commercial activity would include commercial, retail and office uses, including medical offices, as allowed by the C-2 Intermediate Commercial Zoning District and as further delineated herein. The commercial / retail component consists of approximately 21.7 acres at the immediate NWC of Lake Pleasant Parkway and Jomax Road.

D. Residential Density in a PAD

1. As noted in the Zoning Ordinance, "the PAD may provide for a variety of housing types allowed in any one of the basic residential zoning districts."

As proposed, the Pleasant Valley Ranch PAD will provide a variety of housing types exceeding the development standards and intent of the R1-10 and R1-12 single-family residential zoning district designations as described in Section 14-5-5 of the Zoning Ordinance. Two lot sizes are planned: 75' x 140' (308 lots) and 90' x 165' (225 lots). The consistency of the proposed lot sizes within the R1-10 and R1-12 zoning districts are demonstrated by the comparison table enclosed as "Exhibit H" of this document.

2. The Zoning Ordinance also states that "the number of dwelling units allowed may be flexible relative to the number of dwelling units per acre that would be permitted by the zoning regulations otherwise applicable to the site. However, the total number of dwelling units and the resulting density allowed in a P.A.D. shall be consistent with the Land Use Plan of the City Comprehensive Master Plan."
 - As proposed, however, Pleasant Valley shall conform most closely to the Zoning Ordinance R1-10 and R1-12 zoning districts.
1. The reasonableness of the proposed densities in a PAD is determined by the Planning and Zoning Commission and the City Council by considering the increased efficiency in the provision of public facilities and services based in part upon the following:

- a. The location, amount and proposed use of common open space

As proposed, approximately 39.90 acres or 14.8% of common open space will be provided within Pleasant Valley Ranch. Per the Zoning Ordinance Section 14-33-2(K) the "minimum amount of land area dedicated or reserved as Useable Open Space" in a PAD of the proposed size shall be no less than 9% of the total area. Therefore, the 14.8% of common open space proposed for Pleasant Valley Ranch exceeds the minimum 9% required by the Zoning Ordinance by 5.8%.

As part of the Hillside Ordinance Appeal, Application No. A 99-02, the open space incurred a substantial increase, which resulted in approximately 7 acres of hillside preserve.

A 3.95-acre privately owned active park area is centrally located within the project. The amenity package will consist of large open turf areas, tot lots, cabanas, etc. that can be used for passive and active recreational activities. It is anticipated that this area will be developed in Phase IV.

The open space will be linked to other portions of the site.

A 2.6-acre park is located in the southern section of the proposed plan. The park area will provide an appropriate setting for passive and active recreational activities for the residents of this community. This park will be privately owned and maintained and will be developed as part of Phase I.

Additional planned open space is provided along the primary north and south street that runs through Pleasant Valley. Overall, the open space elements introduced on the proposed development plan provide:

1. A pedestrian, bicycle and equestrian circulation element.
2. Site drainage channels and water retention areas.
3. Project unity by linking proposed land areas.
4. Open space areas for recreational activities.
5. Open space corridor along the interior collector streets shall be approximately 35 feet in width.

b. The location, design and type of dwelling units;

The floor plans, elevations and preliminary lot layout included in this document as Exhibit "F", and "G", respectively illustrate the size, look and placement of the proposed housing product intended to be constructed on the Property.

c. The physical characteristics of the site;

The site is relatively level with several slopes. Refer to the Slope Exhibit (Exhibit "L") for further information. There is no significant native vegetation on the site, therefore, no salvage is anticipated. The site is generally above the Agua Fria River in excess of 100 feet of the river's elevation. The anticipated 100-year water surface elevation for the Agua Fria River in this area is approximately 50 feet lower than the elevation of the northwest portion of the site.

Development shall be in compliance with the City of Peoria Hillside Ordinance.

According to the 1986 Federal Emergency Management Agency (FEMA) "Flood Insurance Rate Map" for this area, the site is outside of the 100-year flood boundary of the Agua Fria River and is identified as being within a "Zone B" area (an area between the 100-year flood and 500-year flood boundary). The "Peoria Comprehensive Master Plan" also identifies the site as being outside the 100-year flood boundary (page B-15, Figure 4b).

d. Particular distinctiveness and excellence in siting, design and landscaping.

- As illustrated by Exhibits "D" and "E" Pleasant Valley Ranch has been thoughtfully designed to incorporate:
- Large open spaces easily accessible from each residential parcel
- A curvilinear street system
- Open cul-de-sacs
- Large landscape buffers along roadways

This development shall be in accordance with the City of Peoria Lake Pleasant Corridor Specific Area Plan. These design characteristics will create a distinct setting that encourages pedestrian activity within each neighborhood and the entire community.

E. Building Height and Setback Regulations

According to the Zoning Ordinance Section 14-33-2, "building setbacks from all property lines which for the perimeter of the P.A.D. shall be no less than twenty (20) feet. As illustrated by Exhibit "H" of this document, the rear setback for all detached single-family dwelling units located within the Property shall have a rear setback of twenty (20) feet, thus will conform to the Zoning Ordinance perimeter setback requirement.

F. More Than One Building Per Lot

The proposed PAD shall comply with the Zoning Ordinance in regard to the construction of more than one building per lot which states; "no more than one building may be placed on one platted or recorded lot in any P.A.D. Areas for single family detached dwellings or other housing types providing privately owned lots must comply with the City's subdivision Ordinance in all respects not specifically note in Section 14-33-2 as appropriate variances or waivers.

G. One Housing Type Not Inconsistent with Intent

The proposed Pleasant Valley Ranch PAD will consist only of detached single-family dwelling units, thus per the Zoning Ordinance the proposed PAD shall not be considered inconsistent with the stated purposes and objectives of Section 14-33-2 and shall not be the sole basis for denial or approval.

H. Architectural Style, Appearance

As illustrated by Exhibit "F", approximately ten (10) floor plans will be offered with a minimum of five (5) elevations, resulting in approximately 50 homes from which prospective homebuyers may choose.

Development shall be in compliance with the City of Peoria Design Review Manual.

1. Concept

The Architectural concept for the residential and commercial uses in the proposed plan is to use a blend of materials, textures, colors and other architectural treatments to create visual interest, unity and variety within an identifiable character. The architectural character implemented will portray an image typical of the contemporary southwestern culture of this area. Southwestern architectural themes will be established within the community and maintained throughout the various development phases.

APPROPRIATE:

- Image and materials that are compatible with the existing natural surroundings.
- This shall include complete stucco exterior and tile roof materials.
- Architectural form and massing that refers to contemporary southwestern lines.
- Clean, smooth, efficient lines.
- Spanish lace stucco finish.
- Exterior colors will be selected by the homebuilder.
- These shall generally consist primarily of desert hues.

2. Building Form and Massing

Building forms will reflect clean, simple geometry, which reflect the functions within the building while producing an overall unity, scale and interest.

APPROPRIATE:

- Commercial and office entries and other focal elements should be highlighted.
- Parapets and roof forms should be undulating and vary in massing.
- Building elevations should vary in depth and direction.
- Multi-story vertical wall plans should be divided.

INAPPROPRIATE:

- Monolithic, square boxes.
- "High-tech" or cubistic massing for residential components.
- Monumental forms. Building forms should have a human scale.

3. Facades.

Facades will reflect a coordinated design concept and be of a southwestern character to create a unified expression of function, scale and structure.

APPROPRIATE:

- The different parts of a building's façade shall be articulated by the use of color as determined by the homebuilder, the arrangement of facade elements and change in materials.
- Building elevations shall reflect contrast and variation between windows and solid walls.
- Reveals, mullions, recesses and expressed structure shall be used to delineate variation in the building surface.
- Treatments shall be sensitive to human scale. This may be achieved with the use of optional covered patios, open balconies and decks, etc.
- Materials shall be layered to reinforce the historic statement and to create shadows.
- Exterior accent lighting shall be used to reinforce and highlight the composition of the building, landscape and the nighttime image.

INAPPROPRIATE:

- "Supergraphics."
- Arbitrary, inconsistent forms and decoration.

4. Fenestration

Fenestration should be defined by function and relationship to solar exposure.

APPROPRIATE:

- Glazing shall be delineated by mullions and structure.
- Tinted, "solar" glass applied to commercial or office.

INAPPROPRIATE:

- Large expanses of interrupted glass.

- Highly reflective glass.
- Sloping glass.

5. Building Materials

Building materials shall reflect the desert southwest's environment, and reflect historical materials. They should be smooth, clear, and efficient, with an appearance that is southwestern.

APPROPRIATE:

- Stucco variations, variegated Spanish tiles, ceramic tiles.
- Non-reflective tinted glass.
- Natural materials such as granite and stone.
- Wood structural elements.
- Natural adobe.
- Brick.
- Slump, textured, fluted or scored block.

INAPPROPRIATE:

- Wood siding, reflective glass, corrugated metal and metal panel systems.
- Asphalt shingles.

6. Roofs

Roofs are to conform to an architectural style that preserves a southwest image. Height variations in the parapet will be used to conceal equipment and define entrances.

APPROPRIATE:

- Variations in roof height and profile are encouraged (to conceal mechanical equipment or define entry areas).
- A mixture of sloped roofs and parapet designs are desired to define structure and internal uses and to add visual interest and variety to the building form.
- Flat roofing materials hidden from off-site view.
- Sloped roofing materials that are subdued in color and character.
- Tile colors shall be selected by the homebuilder.
- Minimum of five (5) roof colors and minimum of three (3) roof material types (to be consistent with DR).

INAPPROPRIATE:

- Asphalt shingles.
- Arbitrary decoration.

7. Entrances

Entrances shall be clearly defined and inviting.

APPROPRIATE:

- Articulation and color for identity and interest.
- Light, open and inviting.
- Entry space sequency.
- Recessed, protected doorway.
- Integration with overall building form.
- Identifiable.

INAPPROPRIATE:

- Exaggerated forms and color.
- Dark, confined appearance.
- Abrupt entry space.

I. Landscaping

1. Theming & Materials

Landscaping will pay an important role in the overall theming of the proposed development. The primary landscape materials shall consist of trees and shrubs. Materials such as ground covers, perennials, annuals and cacti may be used as accents or supplements to the primary materials. A desert-landscaping theme is proposed for the open space corridor and along exterior and interior roadways. Large turf areas, however, will be provided at select locations through out the project.

A minimum thirty-foot buffer will be provided on the west side of Lake Pleasant Road in conformance with the Lake Pleasant Parkway Corridor Specific Area Plan.

Entries to the development will be accented by incorporating lush desert plant materials.

All landscaping will follow the Department of Water Resources guidelines and plant list. Typical plan materials introduced may include, but are not limited to, the following:

2. Desert Trees:

Acacia, Ironwood, Palo Verde, Mesquite.

3. Desert Shrubs:

Cassia, Texas Ranger, Creosote, Jojoba, Hopbush, Brittlebush.

4. Groundcovers:

Lantana, Myoporum, Trailing Acacia, Mexican Bird of Paradise, Desert Perennials, sculptural Palo Verde trees, Saguaro, Desert wildflowers, cacti.

J. Circulation

1. Vehicular Circulation & Bicycle Circulation

Through a coordinated effort with the Arizona Department of Transportation and the City of Peoria Engineering Department, it has been determined that the existing intersection of Jomax Road and Lake Pleasant Road is an acceptable major intersection for signalization without the relocation of the Jomax Road alignment. Half mile signalized intersections from major intersection locations (such as the Jomax / Lake Pleasant Road intersection) are identified by the 83rd Avenue Parkway standards contained in the comprehensive master plan. The proposed revised plan reflects these circulation requirements.

Street patterns will be designed to minimize the impact to the natural environment. According to Engineering Staff, 99th Avenue will be classified as a minor arterial street as it is discontinuous due to the location of the hillside located north of the site.

Bicycle circulation will include bicycle lanes on the interior collector streets that are not enclosed within the gated portion of Pleasant Valley Ranch. Bicycle lanes will be included in the design of Lake Pleasant Road; however, a 10-foot paved and separated multi-use path will be constructed along the Lake Pleasant Road as part of this development.

K. Services

1. Existing Services

Electric power and telephone service is available to the site at this time. According to the Arizona Department of Water Resources, the depth to ground water on the site is over 200 feet as measured in the fall of 1982. The Southern portion of the site is in the Wilholt Water Company certificated area. The remainder of the site is currently uncertificated. Currently, no water or sewer service is provided to the site. An improvement district will be formed in order to provide water and sewer service to the site prior to the approval of the subdivision plan. In the alternative, other arrangements may be made separately by way of a development agreement and / or repayment agreement.

Refuse collection shall be provided by the City of Peoria.

From an engineering standpoint, the site provides no natural obstacles that would preclude developing the site. Development would be straightforward and the engineering constraints would be as normally encountered on any development.

L. Commercial Development Standards

1. Permitted and Conditional Uses

LAND USE	
ADMINISTRATIVE & FINANCIAL	
Automatic Teller Machine (ATM)	P
Banks and Financial Institution	P
Professional, Administrative or Business Offices	P
AUTOMOBILE RELATED	
Auto Parts and Accessory Store	P
Automobile Rental Facility, limit to six (6) vehicles #	C
Tire Sales, Repair and Mounting #	C
EATING & DRINKING ESTABLISHMENTS	
Catering Establishment	P
Coffee Shop, Drive-through	P
Food & Beverage Vendor Cart #	A
Outdoor Dining and Seating Areas #	C
Restaurants	P
Tavern, Bar, Lounge or establishment that sells alcoholic beverages for consumption on premise, excluding restaurants #	C
ENTERTAINMENT AND RECREATION	
Dance, Theatrical, Art, Music Studio & similar uses	P
Health and Exercise Center #	P
Indoor Recreation/Entertainment include Bowling Alleys, Game Rooms, Video Arcades, Ice & Roller Skating Rinks, Shooting Ranges, Pool & Dance Halls, Bingo Halls, & similar uses, excluding Adult Uses & Taverns Bars & Lounges	P
Recreation and Social Clubs #	P
Wedding and Reception Center #	C
GENERAL RETAIL	
Antiques, Crafts, and Collectibles Sales	P
Bait and Tackle Shops	P
Book, Stationery & Greeting Card Store	P
Candy and Ice Cream Store	P
Carpet and Floor Covering Store	P
Copy Center	P
Florist	P
Gift, Novelty and Souvenir Shop	P
Hobby, Stamp and Coin Shop	P
Newsstand	P
Pet Shop #	P
Retail Sales of New & Used Merchandise, Indoor, excluding Sale of Automobile, Boats RVs and Motorcycles	P
Retail Liquor Store #	C
Small Merchandise Vendor Carts #	A

Video Rental Store	P
Water and Ice Store	P
INSTITUTIONAL	
Art Gallery	P
Cultural Institutions	P
Day Care Centers or Pre-school Centers #	P
Libraries and Museums	P
Nursing or Convalescent Home, Long term Care Facility #	C
Public Utility Buildings, Structures, Uses, Facilities and Equipment #	P
Religious Institutions & similar places of worship #	P
INTENSE RETAIL	
Appliance, Furniture, & Household Equipment Sales and Rentals	P
Hardware & Home Improvement Store with outdoor storage	C
Monument Sales and Engraving Shop	P
Office Supply & Machine Sales & Service	P
Outdoor Sales and Display Area #	P
Swimming Pool and Spa Sales	P
MEDICAL	
Ambulance Service Facility	C
Emergency Medical Care Facility #	C
Medical, Dental, Optician or Health, Clinics and Laboratories	P
Veterinary Hospital #	C
Veterinary Offices and Clinics, excluding animal boarding #	C
PERSONAL SERVICES	
Dry Cleaning and Laundry Establishment	P
Employment Agencies, not including Day Labor Hiring Centers	P
Locksmith	P
Messenger Delivery Service	P
Palm Readers, Phrenologists, Fortune Tellers and Astrologers	P
Pet Grooming Shop #	P
Photographic Developing and Printing	P
Photographic Studio	P
Radio and Television Sales and Service	P
Remote Mail Service	P
Shoe Service & Clothing Alteration	P
Tanning Salon, Nail Salon, Barber Shop, Beauty Parlor & similar uses	P
Ticket and Travel Agency	P
Watch and Clock Repair Shop	P

P: Permitted Use

C: Conditional Use Permit

A: Permitted as an accessory use

#: Refer to Section 14-9-5 "Limitations on Uses"

2. Development Standards

- a. The commercial parcel shall be developed in accordance with the C-2 District (Intermediate Commercial) Development Standards as identified in the Peoria Zoning Ordinance.
- b. Signage per Article 14-34 (“Signs”) of the Peoria Zoning Ordinance.
- c. Parking per Article 14-23 (“Parking & Loading Requirements”) of the Peoria Zoning Ordinance.

SUMMARY.

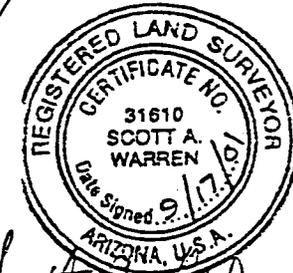
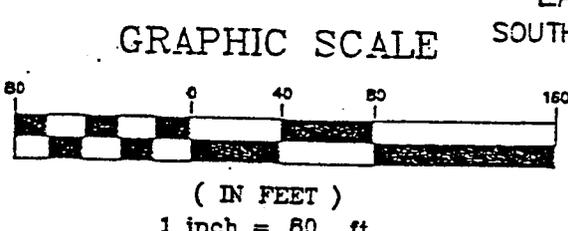
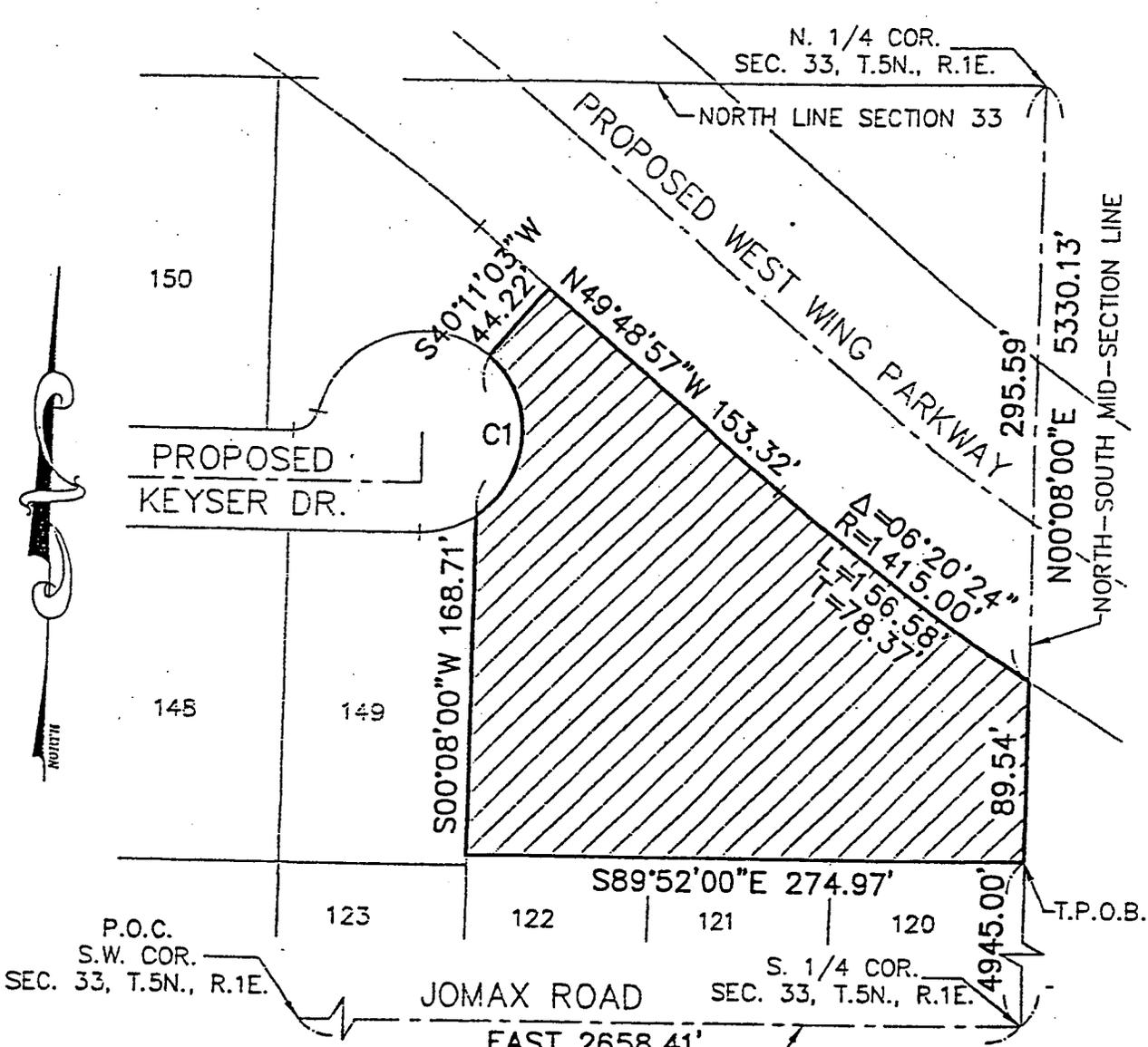
The Pleasant Valley PAD is the result of careful site analysis and planning by the property owners, project planners and engineering consultants. Great attention was paid in creating a plan of development that is sensitive to the future growth envisioned for this portion of Peoria. This project resulted in larger lots and lower density than originally planned.

The purpose of this amendment is to finalize some of the outstanding issues that exist within this document. In response to popularity of Plan 616, Hancock Communities requests a revision to the development standards and maximum lot coverage specified within the Amendment. In addition, due to the constraints of the existing topography in certain locations, Hancock Communities requests a variance to allow maximum wall height to exceed eight (8) feet. Finally, Hancock Communities has added a new exhibit that depicts the undulating wall pattern along the collector and arterial streets.

Hancock Communities respectfully submits this P.A.D. amendment for approval.

Exhibit "A"

Water Storage Site
Vicinity Map & Legal Description



Scott A. Warren

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT
01	105°36'55"	50.00'	92.17'	65.89'

F:\4151\EXHIBITS\EX-TANK.DWG

<p>HOOK ENGINEERING INC. Consulting Engineers * Land Surveyors 3221 N. 24th Street * Phoenix, Arizona 85016 TEL: (602) 956-3200 * FAX: (602) 955-5443</p>		<p>JOB NO. 4143</p> <p>SHEET 1 OF 1</p>
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LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33;

THENCE EAST (BASIS OF BEARING) ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 2658.41 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 4945.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 89.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, THE CENTER OF WHICH BEARS NORTH 33 DEGREES 50 MINUTES 39 SECONDS EAST, A DISTANCE OF 1415.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6 DEGREES 20 MINUTES 24 SECONDS, A DISTANCE OF 156.58 FEET;

THENCE NORTH 49 DEGREES 48 MINUTES 57 SECONDS WEST, A DISTANCE OF 153.32 FEET;

THENCE SOUTH 40 DEGREES 11 MINUTES 03 SECONDS WEST, A DISTANCE OF 44.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, THE CENTER OF WHICH BEARS SOUTH 40 DEGREES 11 MINUTES 03 SECONDS WEST, A DISTANCE OF 50.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 105 DEGREES 36 MINUTES 58 SECONDS, A DISTANCE OF 92.17 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 168.71 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 274.97 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 51,456 SQUARE FEET OR 1.18 ACRES.

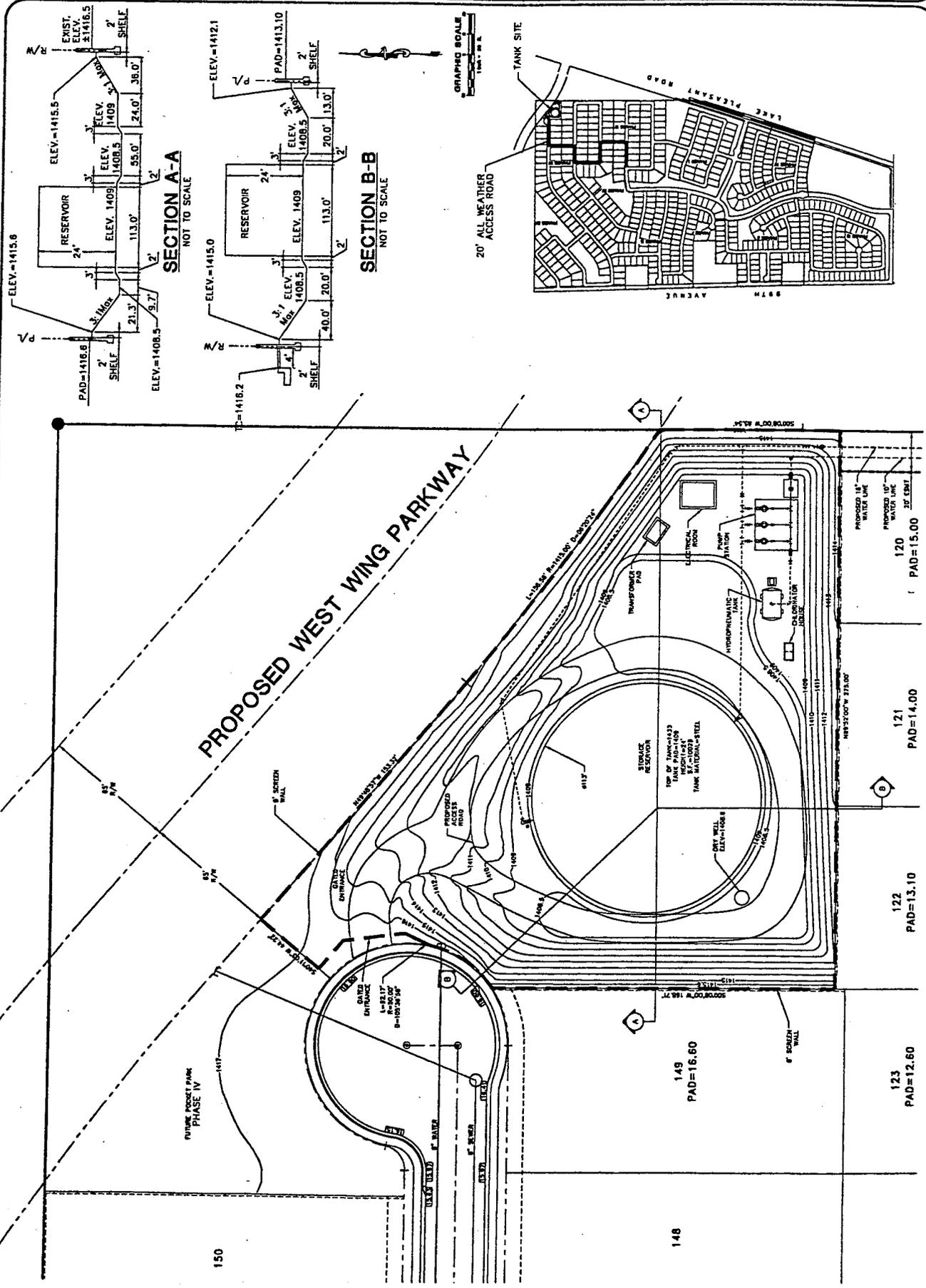
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Scott A. Warren

Exhibit "B"

Water Storage
Preliminary Site Plan



SECTION A-A NOT TO SCALE

SECTION B-B NOT TO SCALE

PROPOSED WEST WING PARKWAY

148 PAD=16.60

122 PAD=13.10

121 PAD=14.00

120 PAD=15.00

EVINGE POCKET PARK PHASE IV

148

122

121

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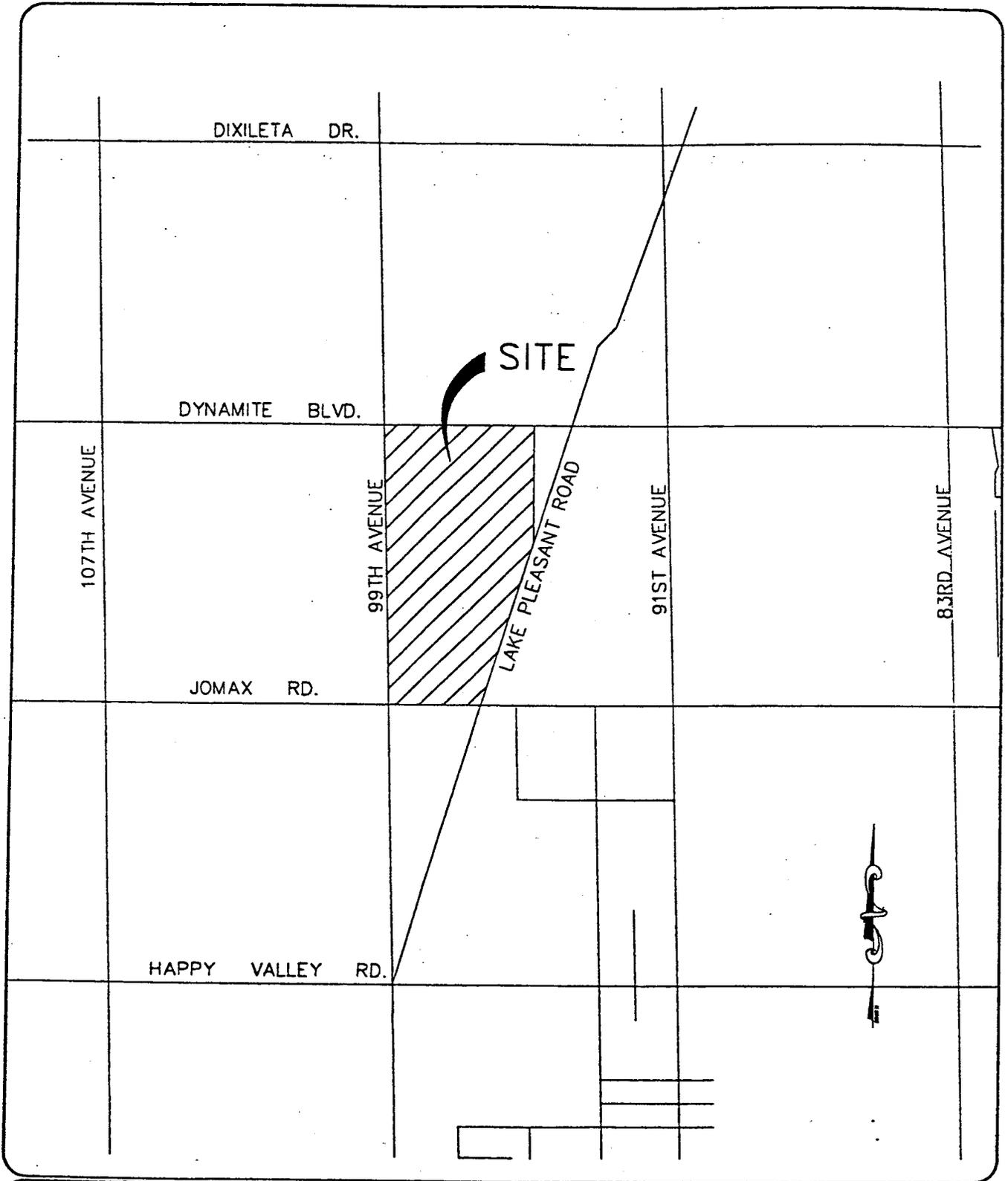
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"Exhibit C"

Pleasant Valley PAD
Vicinity Map & Legal Description



JOB NUMBER 4143	Designed by	Checked by	Revisors	Date	By
	Drawn by ORC	Date	JMS, DC		
	Map Scale: NTS	Vertical Scale			
VICINITY MAP			PLEANSANT VALLEY RANCH		
			 Hook Engineering, Inc. <small>3221 N. 24th STREET PHOENIX, AZ 85016 Tel: (602) 954-3200 Fax: (602) 853-5443</small>		

LEGAL DESCRIPTION
PLEASANT VALLEY

PARCEL NO. 1:

The southwest quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying west of Lake Pleasant Road;

EXCEPT the southwest quarter of the southwest quarter of the northwest quarter of the southwest quarter of said Section 33; and

EXCEPT the northwest quarter of the northwest quarter of the northwest quarter of the southwest quarter of said Section 33; and

EXCEPT that portion of the southwest quarter of Section 33, described as follows:

Commencing at the southwest corner of said Section 33;

Thence East (assumed bearing) along the south line of said Section 33, a distance of 1096.91 feet to the TRUE POINT OF BEGINNING;

Thence North a distance of 198.19 feet to the beginning of a tangent curve concave to the southeast having a radius of 725.00 feet;

Thence northeasterly along the arc of said curve through a central angle of 20 degrees 03 minutes 44 seconds, a distance of 253.86 feet;

Thence North 20 degrees 03 minutes 44 seconds East, a distance of 290.20 feet to the beginning of a tangent curve concave to the northwest having a radius of 1425.00 feet;

Thence northeasterly along the arc of said curve through a central angle of 22 degrees 42 minutes 51 seconds, a distance of 564.92 feet;

Thence North 87 degrees 24 minutes 59 seconds East, a distance of 102.83 feet to the beginning of a tangent curve concave to the southwest having a radius of 1500.00 feet;

Thence southeasterly along the arc of said curve through a central angle of 19 degrees 54 minutes 30 seconds, a distance of 521.20 feet;

Thence South 72 degrees 40 minutes 31 seconds East, a distance of 139.40 feet to a point on the northwesterly right of way line of Lake Pleasant Road;



Thence South 17 degrees 19 minutes 29 seconds West along said northwesterly right of way line, a distance of 1226.49 feet to a point on said south line of Section 33;

Thence West along said south line, a distance of 613.35 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

The northwest quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPTING THEREFROM the northwest quarter of the northwest quarter of the southwest quarter of said northwest quarter; and

EXCEPTING THEREFROM the southwest quarter of the southwest quarter of the southwest quarter of said northwest quarter; and

EXCEPTING THEREFROM the southeast quarter of the southwest quarter of the southwest quarter of said northwest quarter.

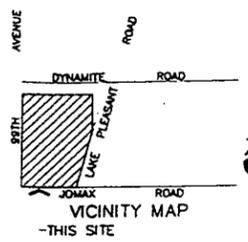


Exhibit "D"

Land Use Plan & Preliminary Site Plan

PRELIMINARY CONCEPTUAL LANDSCAPE DESIGN LAYOUT PLAN FOR:
PLEASANT VALLEY
 PREPARED FOR: HANCOCK COMMUNITIES
 LOCATED IN: PEORIA, ARIZONA

DESIGN plus WEST
 LANDSCAPE ARCHITECTURE
 1801 N. CENTRAL AVENUE
 SUITE 100
 PEORIA, ARIZONA 86801
 PHONE: (602) 341-1111
 FAX: (602) 341-1112
 MARCH 21, 2000
 REVISION: MAY 17, 2000
 REVISION: SEPTEMBER 8, 2000

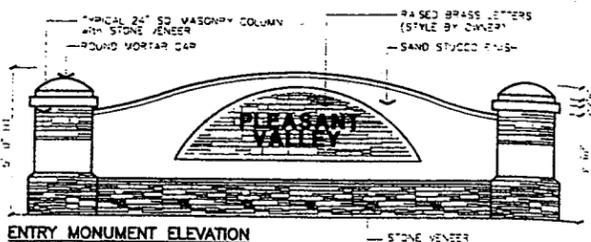


PLANT LIST

SYMBOL	PLANT NAME	SIZE
TREES	WILLOW ACACIA	15 GALLON
	CHILEAN MESQUITE	24" BOX
	BLUE PALO VERDE	24" BOX
SHRUBS and GROUND COVER	RED YUCCA	1 GALLON
	TRAILING PURPLE LANTANA	1 GALLON
	TR. YELLOW LANTANA	1 GALLON
	"GREEN CLOUD" TEXAS SAGE	5 GALLON
	BOUGAINVILLEA "B. KARST"	5 GALLON
	R. BIRD OF PARADISE	5 GALLON
	"PETITE PINK" OLEANDER	5 GALLON
	FEATHERY CASSIA	5 GALLON
	DESERT RUELLIA	5 GALLON
	OCTOPUS AGAVE	5 GALLON
	YELLOW OLEANDER	5 GALLON

2" DECOMPOSED GRANITE-3/4" MINUS-"DESERT GOLD"
 TURF SEED BY SEASON
 BRICK HEADER SIDE TO SIDE

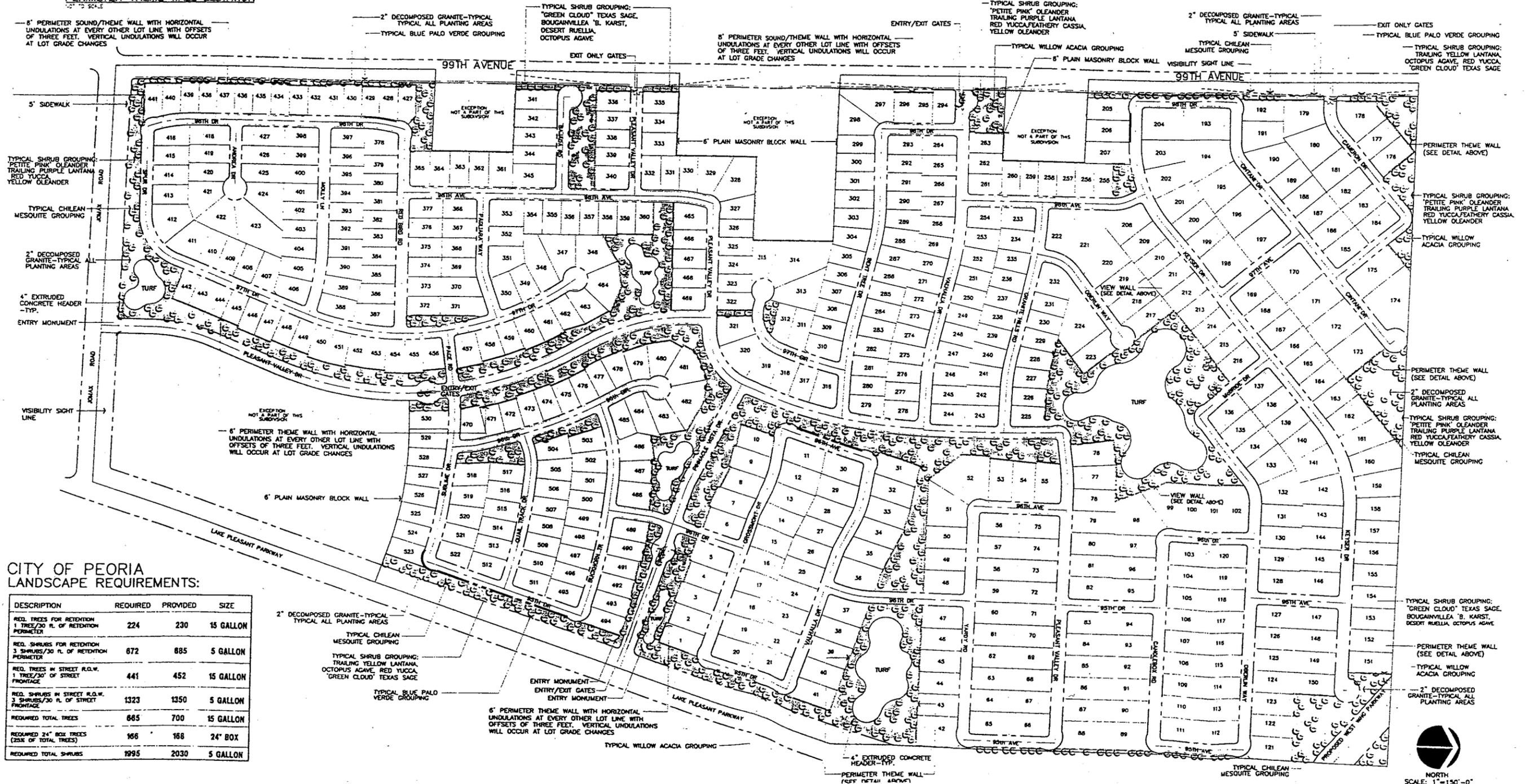
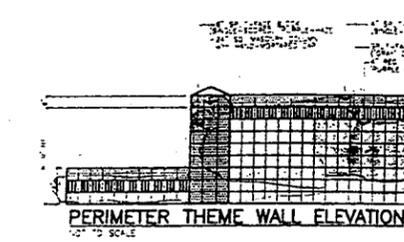
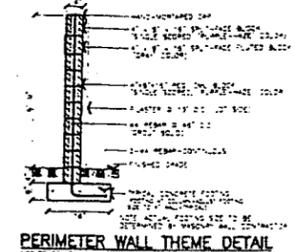
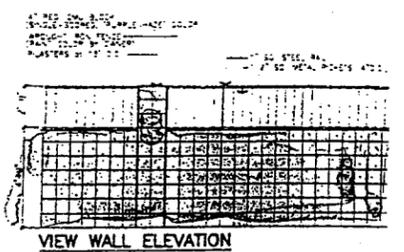
LANDSCAPING ON-SITE: 1,363,886 S.F.
 LANDSCAPING IN PUBLIC RIGHT OF WAY: 138,900 S.F.
 TOTAL LANDSCAPING: 1,502,786 S.F.



NOTE:
 ALL PERIMETER WALLS ADJACENT TO AN ARTERIAL STREET OR HIGHER CLASSIFIED STREET SHALL BE AN EIGHT FOOT SOUND WALL. ALL PERIMETER WALLS ADJACENT TO LAKE PLEASANT PARKWAY AND JOMAX ROAD SHALL BE SOUND WALLS.

NOTE:
 IN ORDER TO FACILITATE THIS PRELIMINARY CONCEPTUAL LANDSCAPE PLAN SUBMITTAL, THE DEVELOPER NEEDS TO DETERMINE AND CLARIFY WITH THE CITY THE NARRATIVE REQUIRED TO PRESERVE EXISTING VEGETATION OR SALVAGE REQUIREMENTS ON THIS SITE.

NOTE:
 A 3' CLEAR ZONE SHALL BE MAINTAINED AROUND ALL FIRE SUPPRESSION DEVICES.



CITY OF PEORIA LANDSCAPE REQUIREMENTS:

DESCRIPTION	REQUIRED	PROVIDED	SIZE
REQ. TREES FOR RETENTION 1 TREE/30' FL. OF RETENTION PERIMETER	224	230	15 GALLON
REQ. SHRUBS FOR RETENTION 3 SHRUBS/30' FL. OF RETENTION PERIMETER	872	885	5 GALLON
REQ. TREES IN STREET R.O.W. 1 TREE/30' OF STREET FRONTAGE	441	452	15 GALLON
REQ. SHRUBS IN STREET R.O.W. 3 SHRUBS/30' FL. OF STREET FRONTAGE	1323	1350	5 GALLON
REQUIRED TOTAL TREES	665	700	15 GALLON
REQUIRED 24" BOX TREES (25% OF TOTAL TREES)	166	168	24" BOX
REQUIRED TOTAL SHRUBS	1995	2030	5 GALLON



PLEASANT VALLEY

LAND USE PLAN

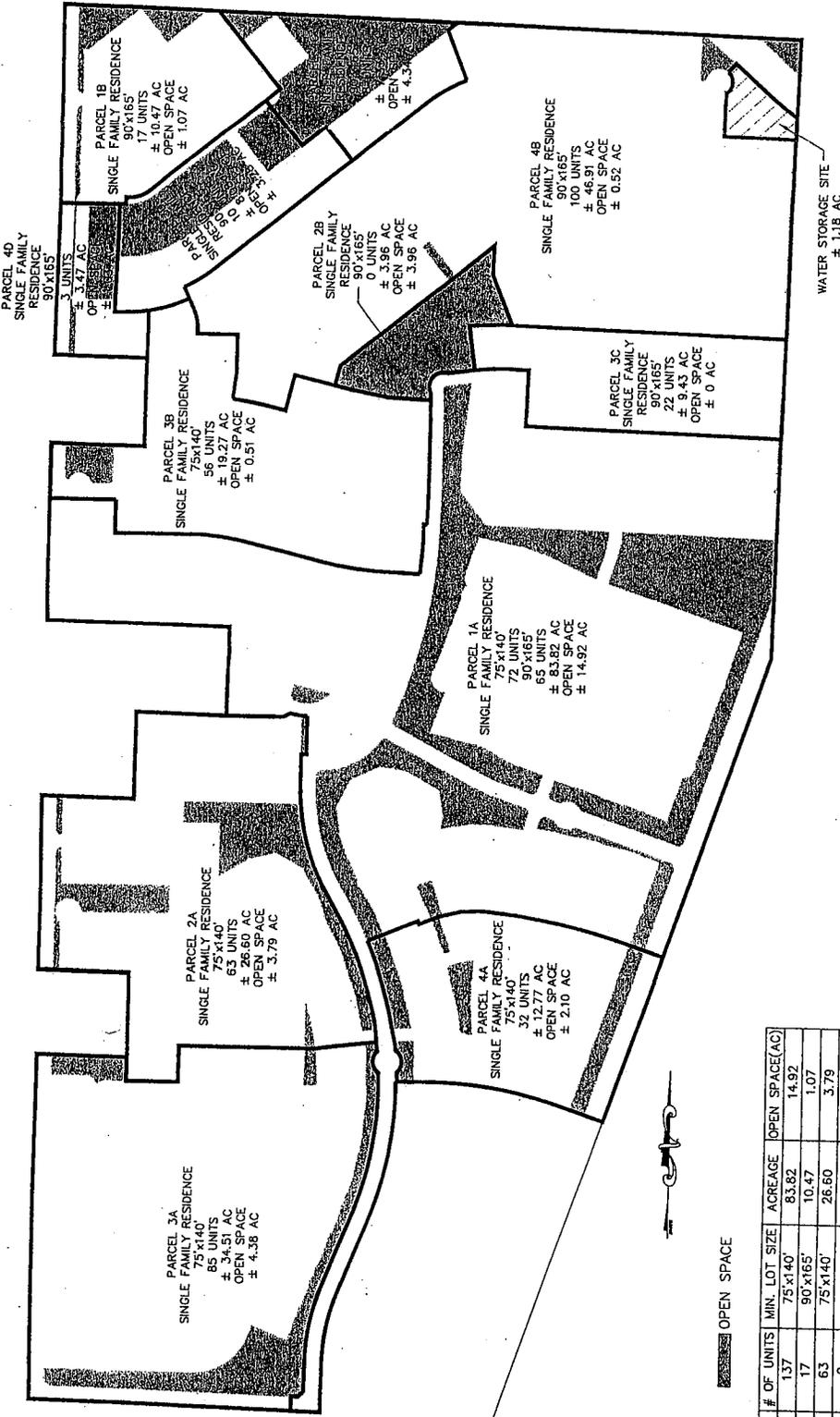
3221 N. 24th STREET PHOENIX, AZ 85018 1M (602) 958-3200 FAX (602) 958-0443

Hook Engineering, Inc.

Checked By	7/20/01
Drawn By	RTS
Scale	As Shown
Date	7/20/01
Revised	
By	
Date	
Checked By	
Date	

JOB NUMBER
4143
SHEET

FIG. 2



PARCEL	# OF UNITS	MIN. LOT SIZE	ACREAGE	OPEN SPACE(AC)
1A	137	75'x140'	83.82	14.92
1B	17	90'x165'	10.47	1.07
2A	63	75'x140'	26.60	3.79
2B	0		3.96	3.96
3A	85	75'x140'	34.51	4.38
3B	56	75'x140'	19.27	0.51
3C	22	90'x165'	8.43	0
3D	10	90'x165'	8.08	3.28
4A	32	75'x140'	12.77	2.10
4B	100	90'x165'	46.91	0.52
4C	8	90'x165'	7.33	4.34
4D	3	90'x165'	3.47	1.03
WATER STORAGE SITE	0	NA	1.18	0
TOTAL:	533		268.27	39.90
			OPEN SPACE	14.82%
			PERCENTAGE	

OPEN SPACE

Exhibit "E"

Preliminary Conceptual Landscape Design Plan (11" x 17")

Exhibit "H"

Development Standards Comparison Table

PAD DEVELOPMENT STANDARDS
SINGLE FAMILY RESIDENTIAL

PLEASANT VALLEY

Development Standard Comparison	Peoria R1-10	Proposed 75' x 140'	Peoria R1-12	Proposed 90' x 165'
Minimum Lot Width	70'	75' *	70'	90' *
Minimum Lot Size	10,000 square feet	10,500 square feet	12,000 square feet	14,850 square feet
Minimum Front Yard Setback	20'	20'		20'
Minimum Side Yards	5/10/15	5/10/15	5/10/15	5/10/15
Minimum Rear Yard	20'	25'	20'	25'
Minimum Distance Between Buildings on Adjacent Lots	N/A	10'	N/A	10'
Maximum Lot Coverage	35%	40%	35%	35%
Maximum Building Height	25' or 2 stories	28' or 2 stories	25' or 2 stories	28' or 2 stories

***NOTE:** Lot width shall be measured at front building setback line.

All setbacks measured from R.O.W. or common property line between lots.

Minimum side yard setbacks exclude fireplaces or bay windows less than 10' in length. These may be allowed to project a maximum of 2 feet into the required yard while maintaining a minimum 3-foot setback from the property line.

Signage per City of Peoria Sign Code.

Parking per City of Peoria Ordinance.

Corner side - 10' (per Zoning Ord.)

HANCOCK

COMMUNITIES
A MERITAGE COMPANY

TO: Chad Daines, The City of Peoria Planning & Zoning
FROM: Fred Kennedy, Construction Manager
DATE: March 19, 2003
SUBJECT: Pleasant Valley Retaining Wall - Request

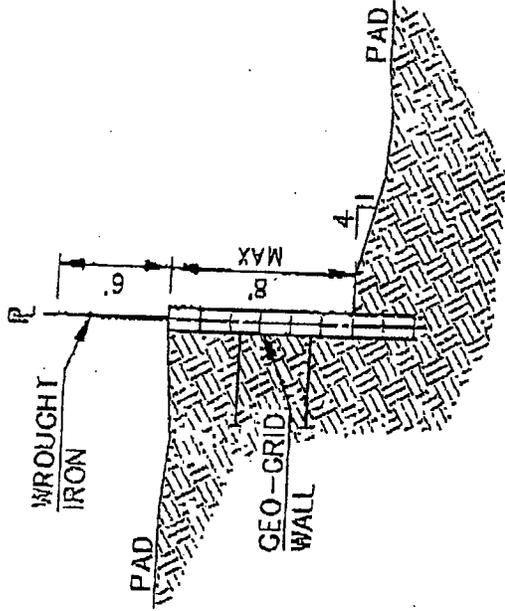
In keeping with our last meeting, Hancock Communities form and approval of our request to waive the requirements of article retaining walls at our Pleasant Valley project.

- 1) The project is located at the N.E.C. of 99th Avenue and Jonax Road.
- 2) The walls are located on site at the NWC of the property, adjacent to the undisturbed area
- 3) The originally designed and approved walls are massive and inflexible, which will lead to subsidence and undesirable cracking.
- 4) The height of the vertical section to be retained is about 24', and we have attached the proposed design cross sections for your review and approval.
- 5) The wall system proposed will be a flexible type modular unit with grid fabric as required by the design engineer.
- 6) Upon your approval of the attached sections, we shall prepare formal engineered drawings for submittal to the City of Peoria Engineering Department for final approval. Please indicate your approval of the sections by signing below and returning to my attention at this office via fax at 480-303-0338.

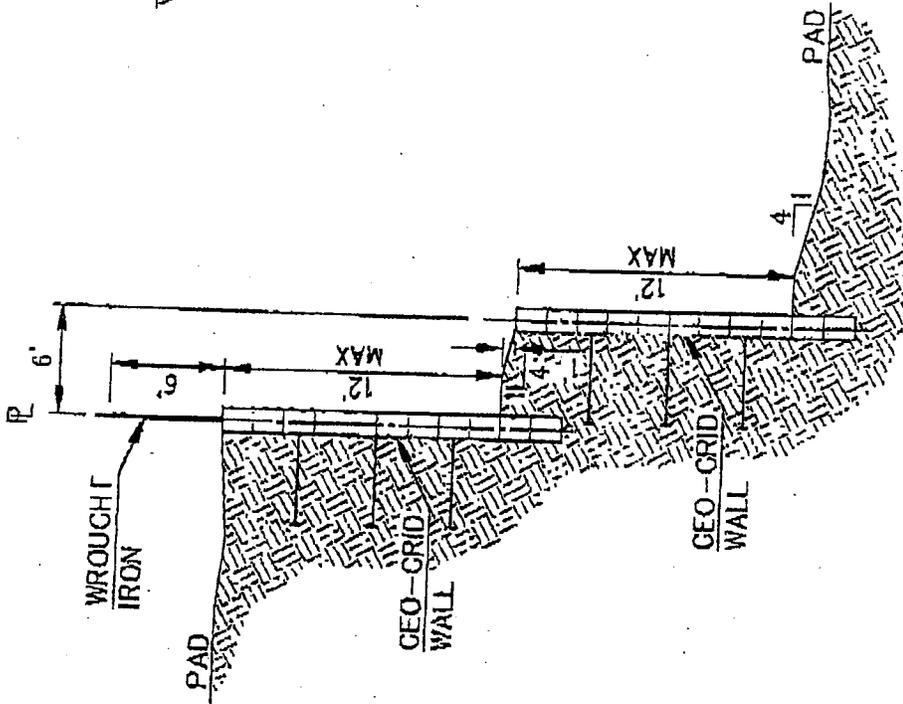
Approval of attached sections: *[Signature]* 3.24.03

Thank you for your assistance and prompt attention to this matter. Please do not hesitate to call me with any questions. Office line is 480-927-3024, and mobile is 602-558-7534.

Cc: Dennis Krahn
PV wall file
Bruce Larson - RBF Consulting



BACK HILLSIDE LOT TO BACK LOT
PAD DIFFERENCE 0' TO 8'



BACK HILLSIDE LOT TO BACK LOT
PAD DIFFERENCE 8' TO 24'