

Z91-08A.2

P.A.D. DEVELOPMENT STANDARDS FOR:

BELL PARK

A PLANNED FAMILY COMMUNITY

At the S.W.C. of 83rd Avenue and Union Hills, Peoria, Arizona

OWNER & MASTER DEVELOPER:

Anchor Savings & Loan

25 West Main Street

Madison, Wisconsin 53703

608/252-1877

Contact: Mr. David Weimert

PREPARED BY:

G. William Larson Associates, Inc.

Urban, Regional & Environmental Planners

16212 Red Mountain Trail

Fountain Hills, Arizona 85268

602/837-0837

Contact: Roger Tornow

SUBMITTED:

August 19, 1991

REVISED:

September 12, 1991

November 21, 1991

December 19, 1991

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COUNCIL APPROVED

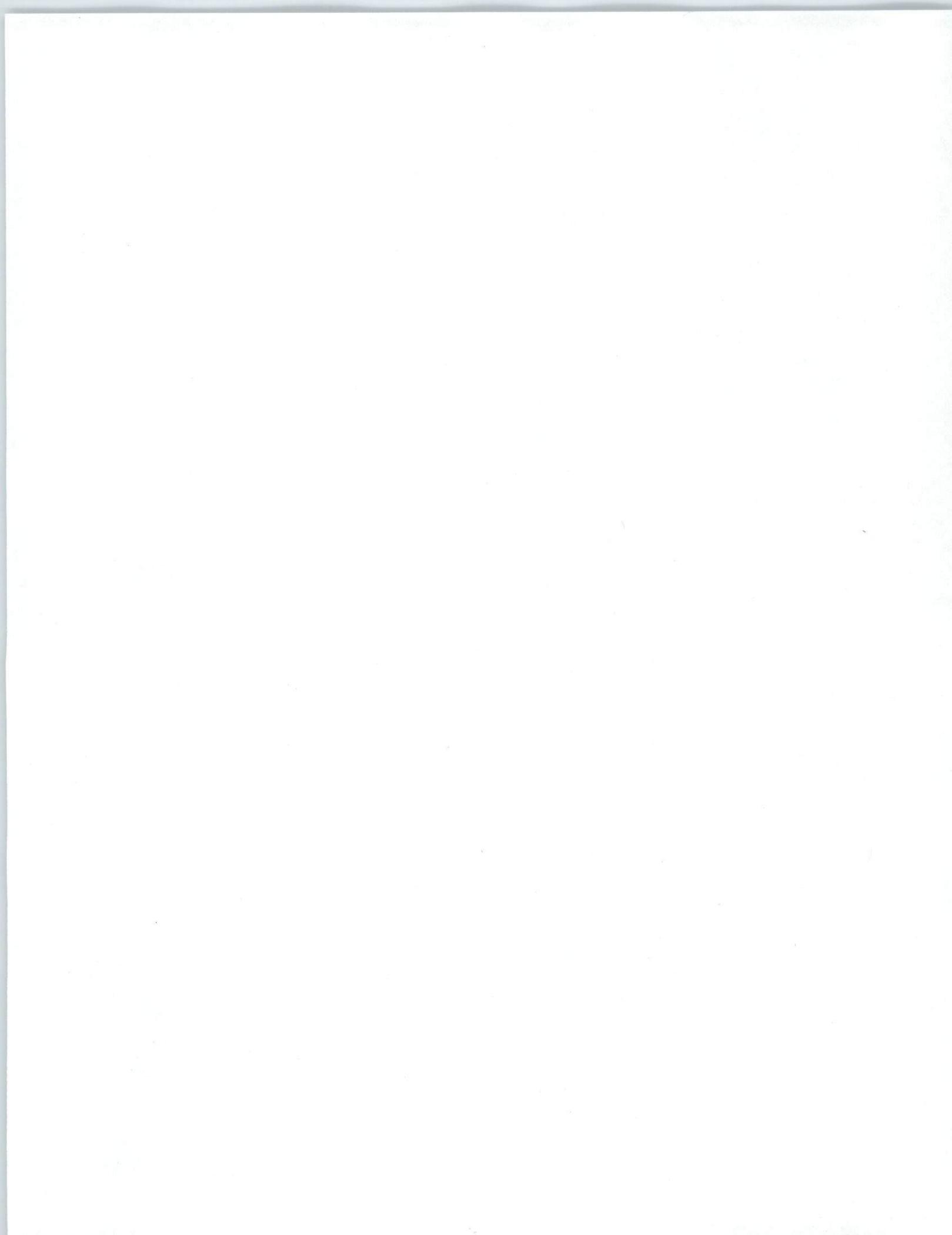
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2/15/92

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5th



BELL PARK P.A.D. DEVELOPMENT STANDARDS

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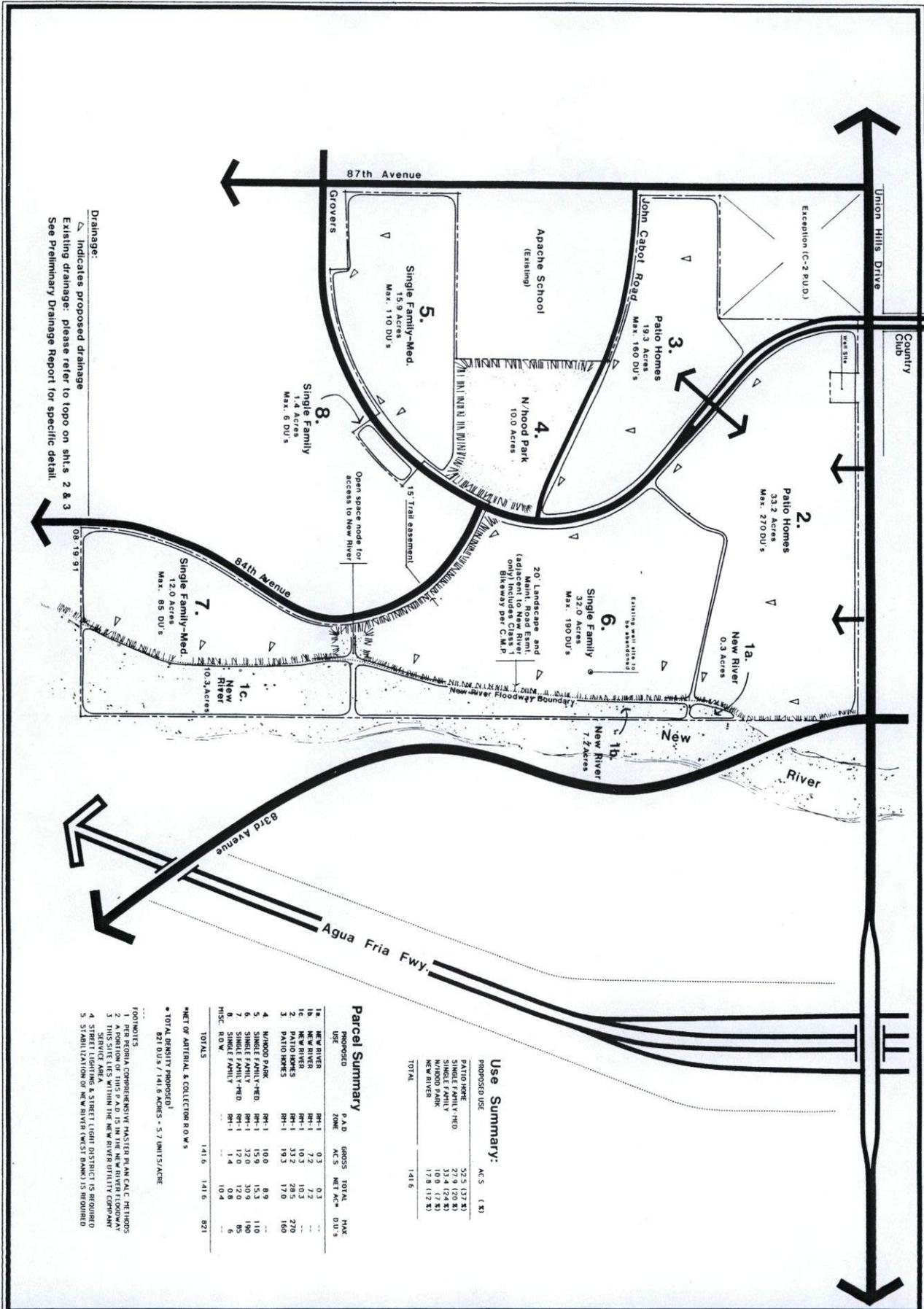
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BELL PARK P.A.D. DEVELOPMENT STANDARDS

INTRODUCTION

These development standards govern the development of a portion of Bell Park (see attached map). All parcels are specifically addressed by zoning, density, allowed uses, etc. in this text. Any items not covered by this document shall be governed by the Peoria City Code.



Drainage:
 ▽ Indicates proposed drainage
 ▽ Existing drainage: please refer to topo on shls. 2 & 3
 See Preliminary Drainage Report for specific detail.

Use Summary:

PROPOSED USE	AC'S. (±)
PATIO HOMES	52.5 (17.8)
SINGLE FAMILY-MED	27.9 (26.8)
SINGLE FAMILY	100 (77.8)
N/HOOD PARK	17.8 (12.5)
NEW RIVER	141.6
TOTAL	141.6

Parcel Summary

PROPOSED USE	P.A.D. ZONE	GROSS AC'S.	TOTAL NET AC'S.	MAX. D.U.'S.
1A. NEW RIVER	RR-1	0.3	0.3	--
1B. NEW RIVER	RR-1	7.2	7.2	--
1C. NEW RIVER	RR-1	10.3	10.3	--
2. PATIO HOMES	RR-1	33.2	28.5	270
3. PATIO HOMES	RR-1	19.3	17.0	160
4. N/HOOD PARK	RR-1	10.0	8.9	--
5. SINGLE FAMILY-MED	RR-1	15.9	15.3	110
6. SINGLE FAMILY	RR-1	32.0	12.0	85
7. SINGLE FAMILY-MED	RR-1	12.0	12.0	85
8. SINGLE FAMILY	RR-1	1.4	0.8	6
TOTALS		141.6	141.6	821

***NET OF ARTIFICAL & COLLECTION ROW'S**
****TOTAL DENSITY PROPOSED!**
 821 D.U.'S. / 141.6 ACRES = 5.7 UNITS/ACRE

FOOTNOTES:
 1. PER REGIONAL COMPREHENSIVE MASTER PLAN CALIF. THE THINGS
 2. ALLOCATION OF THIS P.A.D. IS IN THE NEW RIVER (LOWWAY
 3. SERVICE AREA.
 4. STREET LIGHTING & STREET LIGHT DISTRICT IS REQUIRED
 5. STABILIZATION OF NEW RIVER (WEST BANK) IS REQUIRED

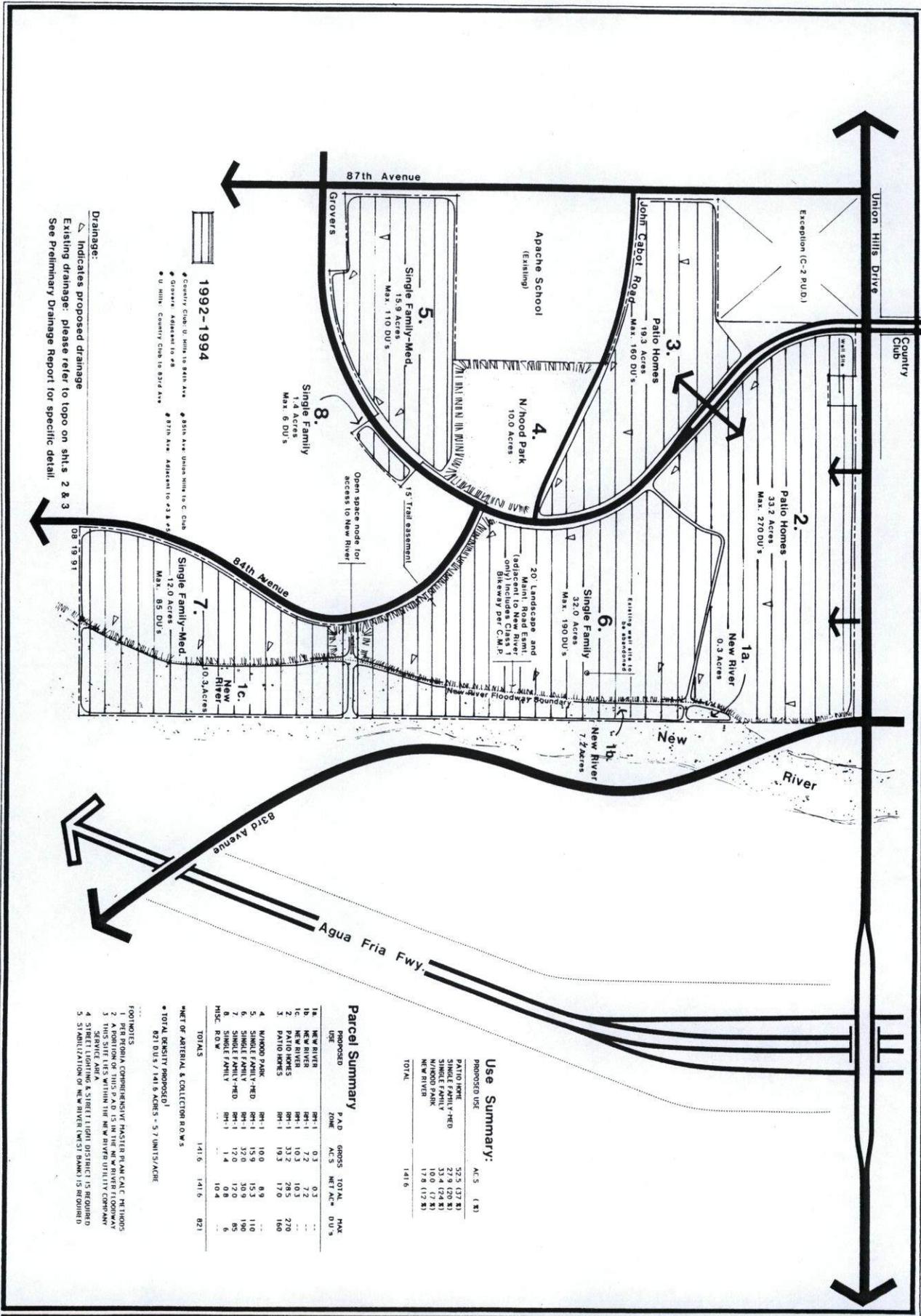


G. WILLIAM
 LARSON
 ASSOC., INC.

LET 80-439 (2/20/94)

Prelim. Development Plan
Bell Park
 Anchor Savings & Loan Association

11 19 91
 12 91
 13 91
 14 91



Drainage:
 ▽ Indicates proposed drainage
 ▽ Existing drainage: please refer to topo on shls. 2 & 3
 See Preliminary Drainage Report for specific detail.

1992-1994

- Country Club: U. Hill to 84th Ave. #87th Ave. Union Hill to C. Club
- Groves: Adjacent to #8. #87th Ave. Adjacent to #2, #3, #4
- U. Hill: Country Club to 83rd Ave.

Use Summary:

PROPOSED USE	AC'S	(%)
PATIO HOME	52.5	(37.8)
SINGLE FAMILY-MED	27.9	(20.8)
SINGLE FAMILY	33.4	(24.8)
LANDSCAPE AND BIKEWAY PER C.M.P.	17.8	(12.8)
NEW RIVER		
TOTAL	141.6	

Parcel Summary

PROPOSED USE	P.A.D. AC'S	NET AC'S	GROSS TOTAL AC'S	TOTAL AC'S	MAX. D.U.'S
NEW RIVER	0.3	0.3	0.3	0.3	0
NEW RIVER	7.3	7.3	7.3	7.3	0
NEW RIVER	10.3	10.3	10.3	10.3	0
PATIO HOMES	33.2	28.5	28.5	270	270
PATIO HOMES	19.3	17.0	17.0	160	160
N/hood PARK	10.0	6.9	6.9	110	110
SINGLE FAMILY-MED	15.9	15.3	15.3	190	190
SINGLE FAMILY-MED	32.0	30.9	30.9	390	390
SINGLE FAMILY	17.0	16.0	16.0	85	85
SINGLE FAMILY	1.0	0.8	0.8	10	10
MISC. ROW	0.0	0.0	0.0	0	0
TOTALS	141.6	141.6	141.6	821	821

NET OF ARTERIAL & COLLECTOR ROW'S
 * TOTAL DENSITY PROPOSED:
 80 D.U.'S / 41.9 AC'S = 51 UNITS/ACRE

- FOOTNOTES**
1. PER BIRMINGHAM COMPREHENSIVE MASTER PLAN C.A.C. THE UNITS
 2. A PORTION OF THIS P.A.D. IS IN THE NEW RIVER UTILITY COMPANY
 3. THIS SITE LIES WITHIN THE NEW RIVER UTILITY COMPANY
 4. STREET LIGHTING & STREET LIGHT DISTRICT IS REQUIRED
 5. STABILIZATION OF NEW RIVER (W/ST BANK) IS REQUIRED

G. WILLIAM LARSON ASSOC., INC.

Prelim. Development Plan Phasing

Bell Park

Anchor Savings & Loan Association

EXISTING

BELL PARK P.A.D. RESIDENTIAL DEVELOPMENT STANDARDS

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

DEVELOPMENT STANDARDS PROPOSED:

Proposed Use Parcel Number(s)	S-Family 6 & 8	S-F Med. 5 & 7 <i>(see next page)</i>	Patio Home 3	Patio Home 2
1. Min. lot area	7000 s.f.	5500 s.f.	5000 s.f	4500 s.f.
2. A. Min. lot width	55'	50'	40'	40'
B. Min. lot depth	95'	95'	95'	95'
3. Max. density/lot	1.0	1.0	1.0	1.0
4. Max. building height	25'	25'	25'	25'
5. Min. yard setback - front				
A. To face of house	20'	15'	15'	15'
B. To face of garage	20'	20'	20'	20'
C. Corner lot: side street	10'	10'	10'	10'
D. Corner lot: next to key lot	20'	18'	15'	15'
6. Min. yard setback - side	5'	5'	0' or 3'	0' or 3'
Aggregate side yard	15' *	10'	8'	8'
7. Min. yard setback - rear	20'	20'	15'	15'
8. Max. lot coverage	40%	40%	50%	50%

NOTES:

- All setbacks measured from R.O.W. or common property line between lots.
- Project perimeter setback of 20' required on all uses per P.A.D ordinance.
- Minimum side yard setbacks exclude fireplaces or bay windows less than 10' in length. These may be allowed to project a maximum of 2' into the required yard while maintaining a minimum 3' setback from the property line. This encroachment shall occur on only one side of the lot and is only allowed on Parcel 6 (Single-Family) and Parcels 5 & 7 (Single-Family Medium).
- Signage per City of Peoria Sign Code.
- Parking per R1 ordinance requirements.

* Except 10' for homes w/ attached, 3 car garages (only the garage may encroach into the total side yard setback of 15 feet).

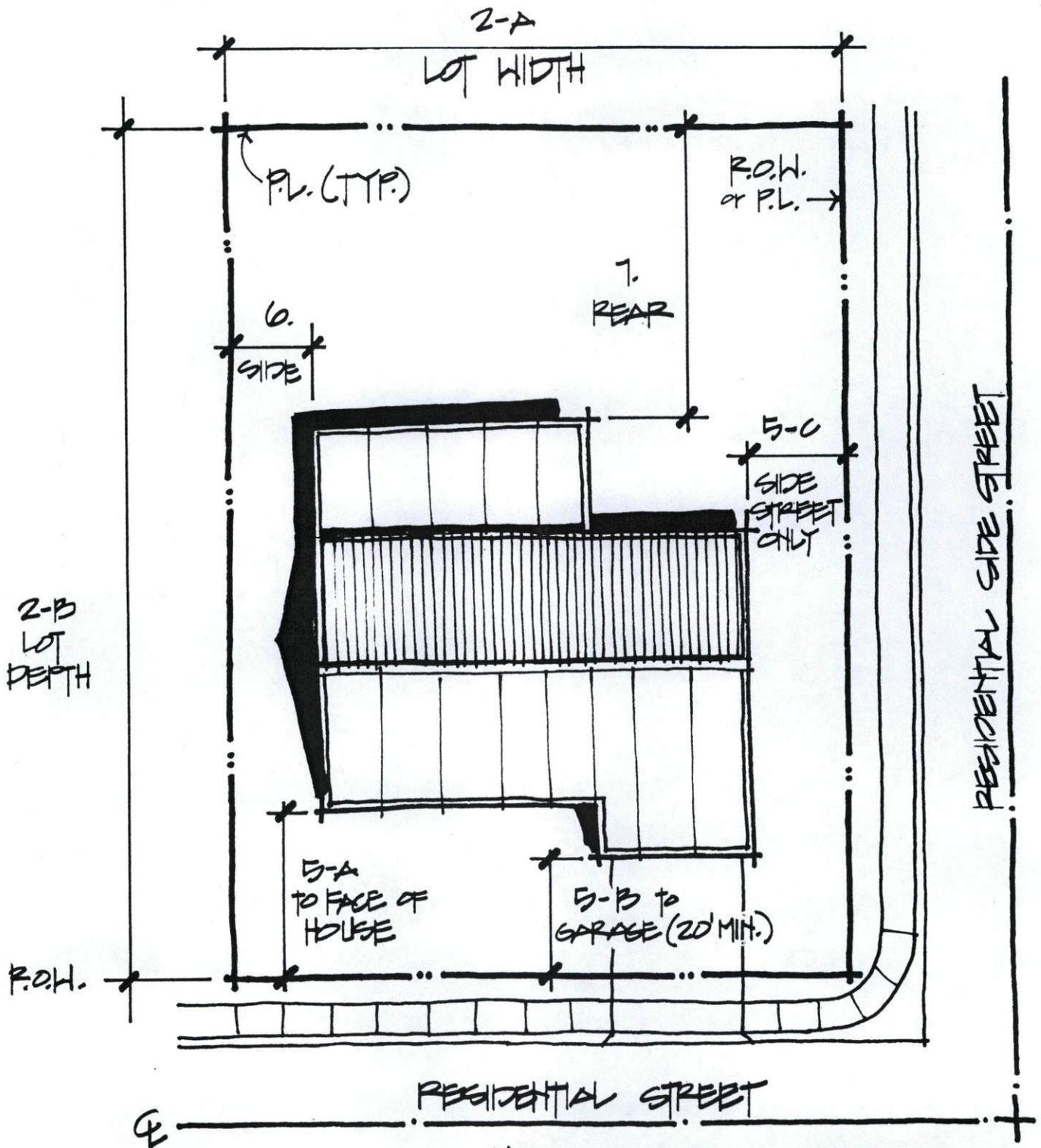
BELL PARK P.A.D.

Comparison Table

<u>Parcel 5 & 7</u>	<u>Existing Standard</u>	<u>Proposed Standard</u>
Min. lot area	5,500 s.f.	5,700 s.f.
Min. lot width	50'	55'
Min. lot depth	95'	100'
Max. density/lot	1	1
Max. building height	25'	25'
Min. yard setback -front		
To face of house	18'	20'
To face of garage	20'	20'
Corner lot: side st.	10'	10'
Corner lot: next to key lot	18'	18'
Min yard setback -side	5'	5'
Aggregate side yard	10'	10'
Min. yard setback -rear	20'	20'
Max. lot coverage	40%	45% **

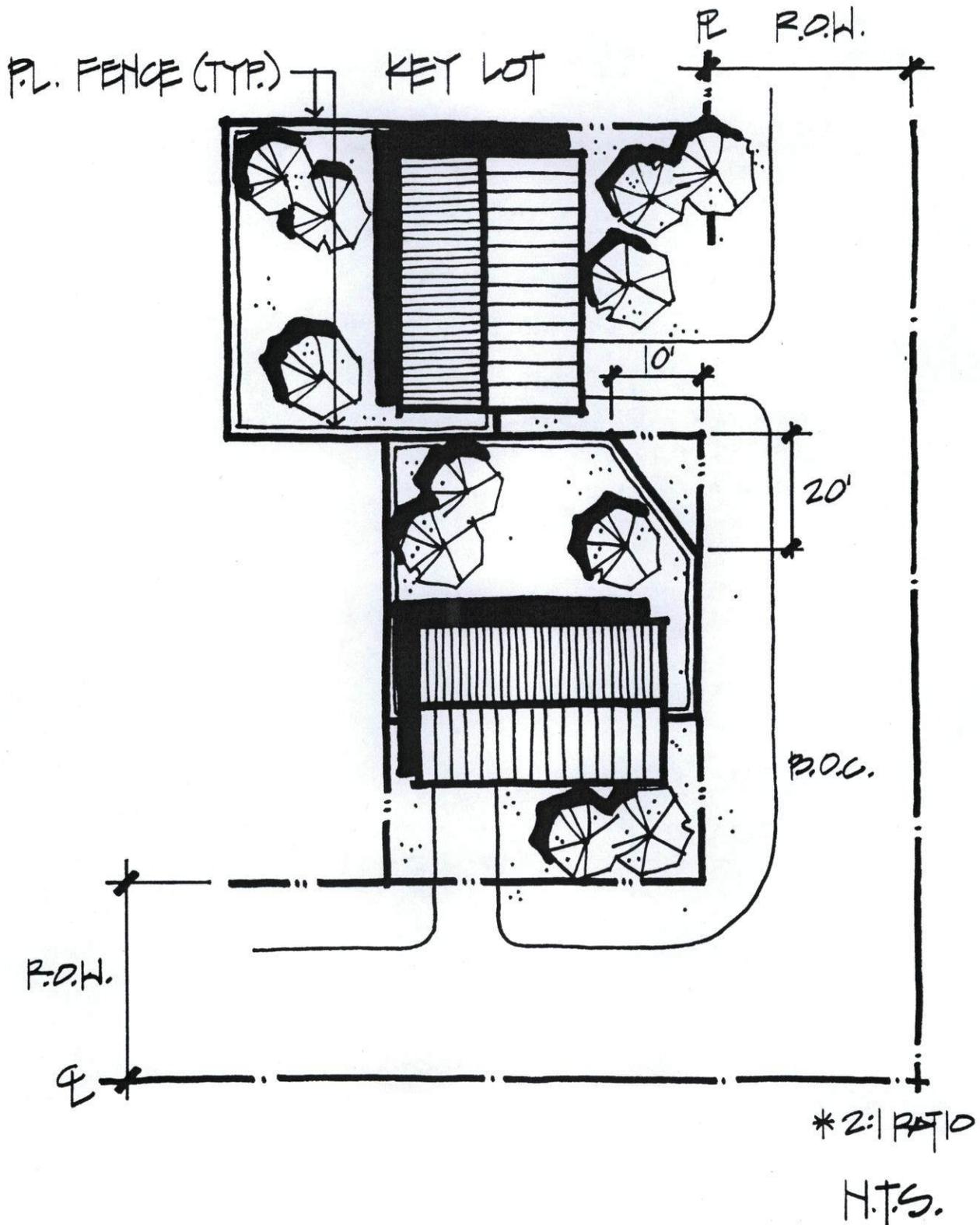
** Does not include covered front porches.

Requested changes shown in bold print.



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

1. PROPERTY DEVELOPMENT STANDARDS EXHIBIT BELL PARK



. WALL LOCATION: SIDE STREET/KEY LOT
BELL PARK

AMENDED DEVELOPMENT STANDARDS EXHIBIT

BELL PARK P.A.D. DEVELOPMENT STANDARDS

ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

1. Architecture: Both residential and service uses in Bell Park will maintain a similar contemporary architectural style established in previous phases of this development.
2. Landscape: Major street landscaping will play an important role in the overall theming of Bell Park. The existing character established by Westbrook Village (on the north side of Union Hills) will be encouraged along Union Hills and the major entry into the site. The developer should 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, A.D.O.T. and the Phoenix A.M.A. and allows the use of a large variety of plant materials. The list is comprehensive, and will allow the developers to meet their landscape design objectives. No common private open space is anticipated to preclude the need for a homeowner's association. Any landscaping installed within the right-of-way will be provided by the individual developer and maintained by the city per Peoria requirements. Typical landscape treatments are reflected on the following graphics.
3. Open Space: Other open space elements include the proposed City Park and the New River floodway. The park will be landscaped by the city when the site is improved. New River will be kept in its native condition as a natural amenity to the area residents. A 20' maintenance easement is indicated outside of the floodway limits and will include a meandering trail for bicyclists and pedestrians. The P.A.D. ordinance requires a minimum of 7% of the project area be designated as public open space. These requirements have been exceeded as shown below:

- City Park	10.0 acres (7.0%)
- Trail Esmt to New River	0.3 acres (0.2%)
- Open space Node @ New River	0.5 acres (0.5%)
- New River Greenbelt (incl. bikeway)	17.1 acres (12.0%)
<hr/> Total	<hr/> 27.9 acres (19.7%)

The park, trail easement, and open space node will be provided to the City through a combination of purchase and/or dedication via a separate development agreement to be approved by the Peoria City Council. The New River greenbelt will be dedicated to the City or Maricopa County Flood Control District and the bikeway will be maintained by the City.

4. Fences: All screening will be done with masonry fences. The fences will be either integral color or painted to complement the particular development. Fences exposed to the public (road, open spaces, parking screening, etc.) will be stuccoed and painted.

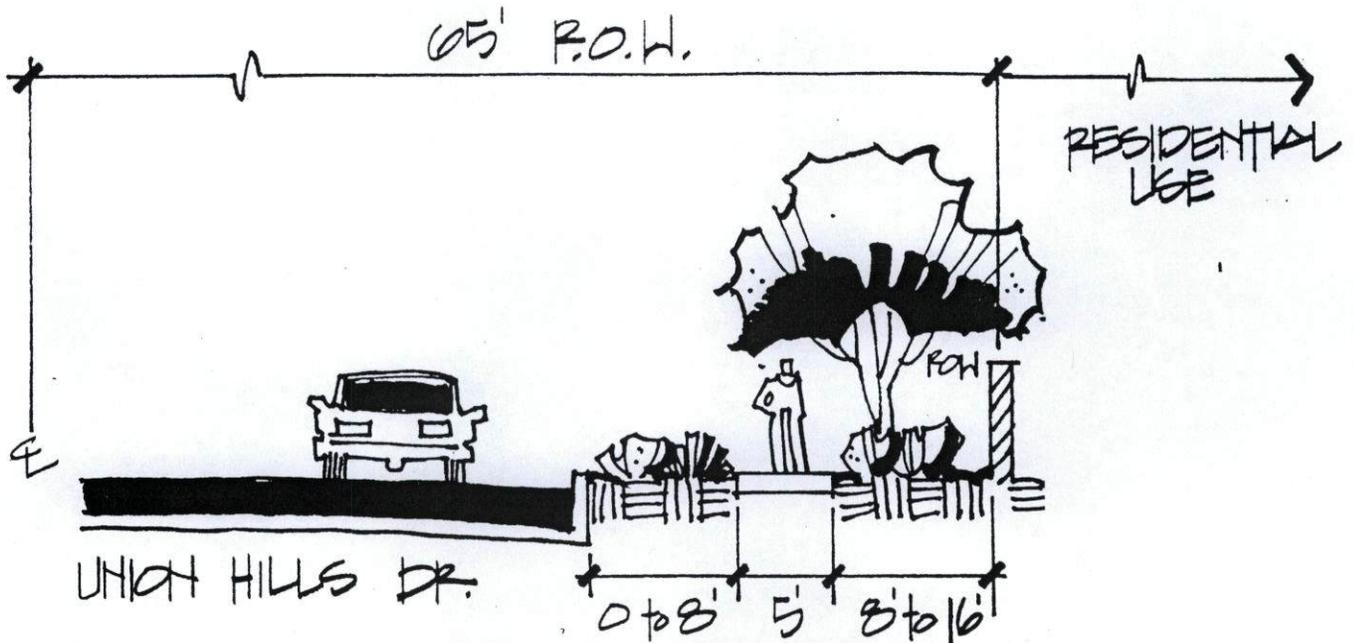
Internal residential fences (+ 3' in hgt.) will be constructed on the property line except on front yards. No fence in excess of 3' in hgt. will be allowed to extend beyond the front facade of the dwelling unit. Corner lots abutting a key lot may build a privacy fence on the side street property line up to a described point. At that point, the fence shall taper back to a minimum distance equal to the required front yard (face of unit) setback of that district (a minimum of a 2:1 ratio must be maintained in all circumstances, see previous example).

5. Miscellaneous: All home buyers must be offered a written option for installation of a residential fire sprinkler system and builders must include a corner display showing typical installation at all model sites.

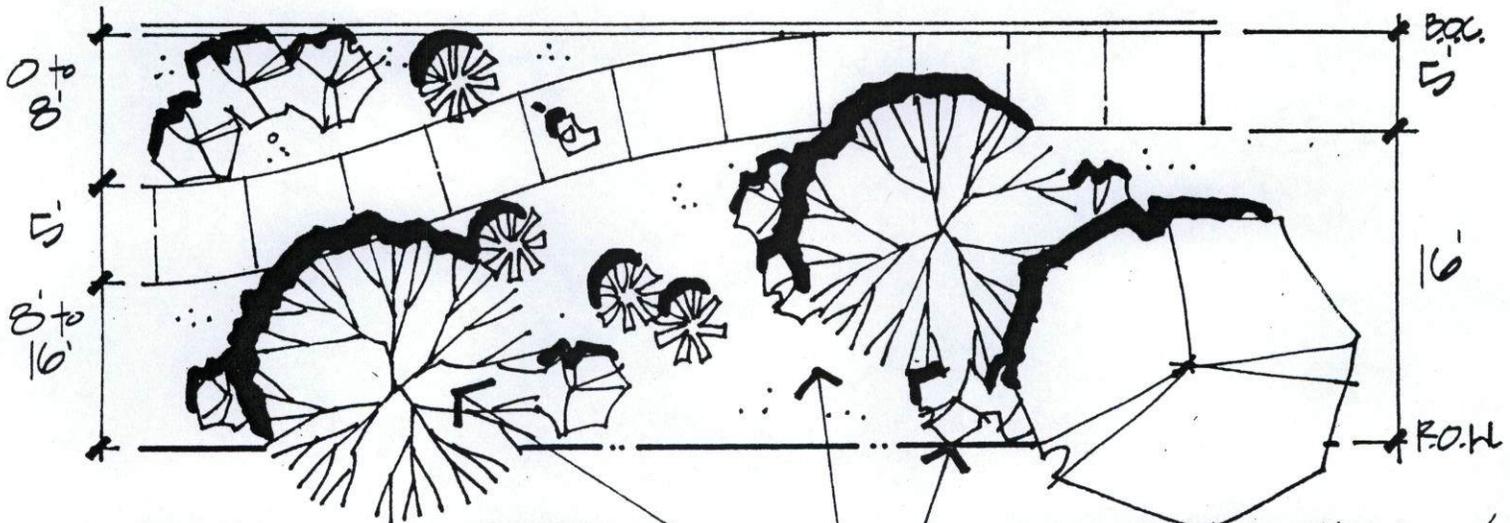
All buildings 2500 square feet or larger must be equipped with automatic fire sprinklers. Fire sprinkler water lines must be protected by double check backflow preventers. Fire Department Connections must be remote from the building and within 25 feet of a fire hydrant. All fire sprinkler systems comprised of 100 or more heads must be monitored by a remote or central station monitored 24 hours a day. If the facility is operated on a 24 hour basis and the alarm is audible at the manned location, the remote monitoring is not required.

All dead end fire vehicle access roads in excess of 150' in length shall provide approved means for vehicular turn arounds.

All street, utility and storm water standards are per City of Peoria requirements unless otherwise stated on the Preliminary Plat, the P.A.D. or Preliminary Hydrology Report. Master Grading and Drainage plans will be submitted prior to Final Plat approval.



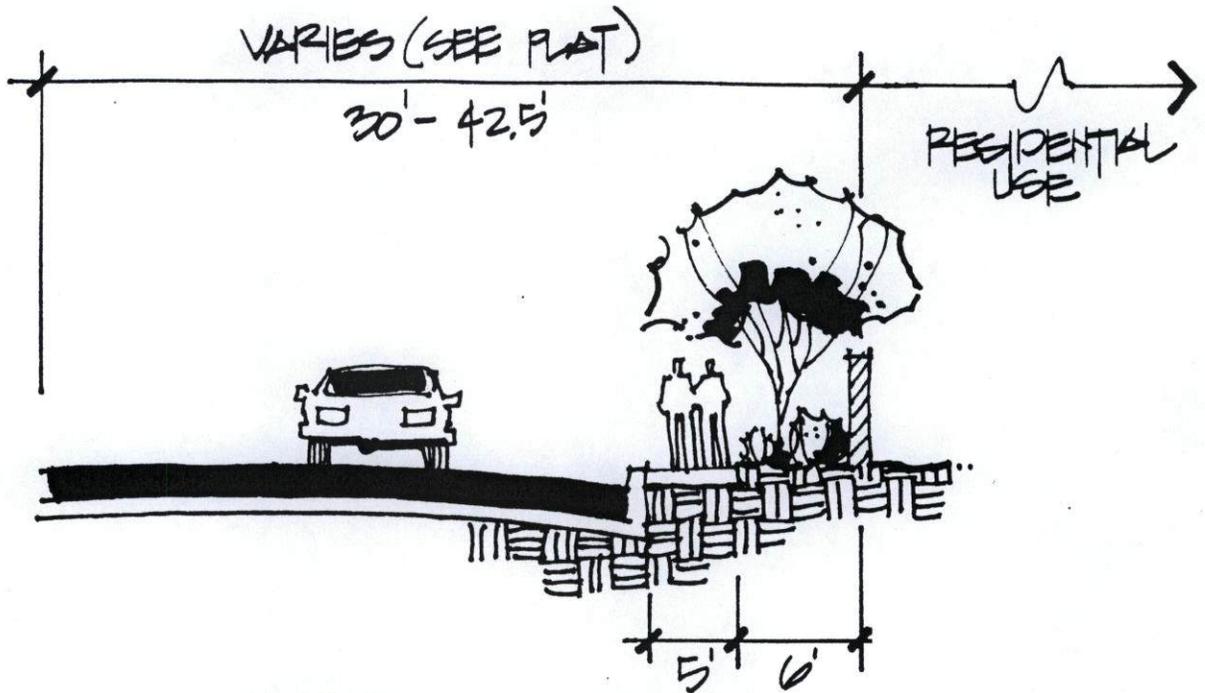
NOTE: LANDSCAPE IMPROVEMENTS ADJACENT TO COMM'L. PARCELS WILL OCCUR WITH THE ACTUAL DEVELOPMENT OF THE SITE IN ORDER TO COORDINATE DRIVE ACCESS & PARK LOT SCREENING.



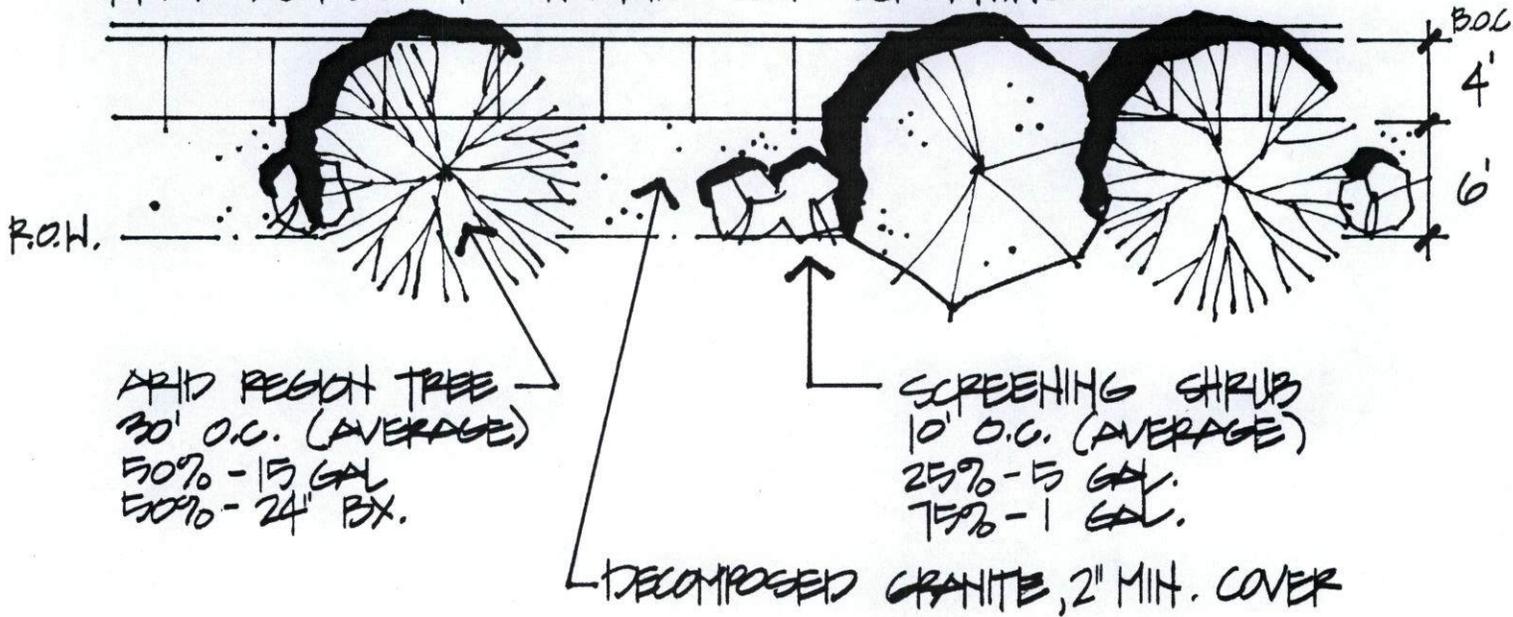
ARID REGION CANOPY TREE - 30' O.C. (AVERAGE)
 50% - 15 GAL. & 50% - 24" BOX

SCREENING SHRUBS/
 GROUNDCOVERS - 6/TREE
 25% - 5 GAL. & 75% - 1 GAL.
 DECOMPOSED GRANITE
 2" MIN. COVER

**ARTERIAL
 STREET LANDSCAPE CONCEPT
 BELL PARK**



NOTE: LANDSCAPE IMPROVEMENTS ADJACENT TO COMM'L. PARCELS WILL OCCUR WITH THE ACTUAL DEVELOPMENT OF THE SITE IN ORDER TO COORDINATE DRIVE ACCESS AND PARKING LOT SCREENING.

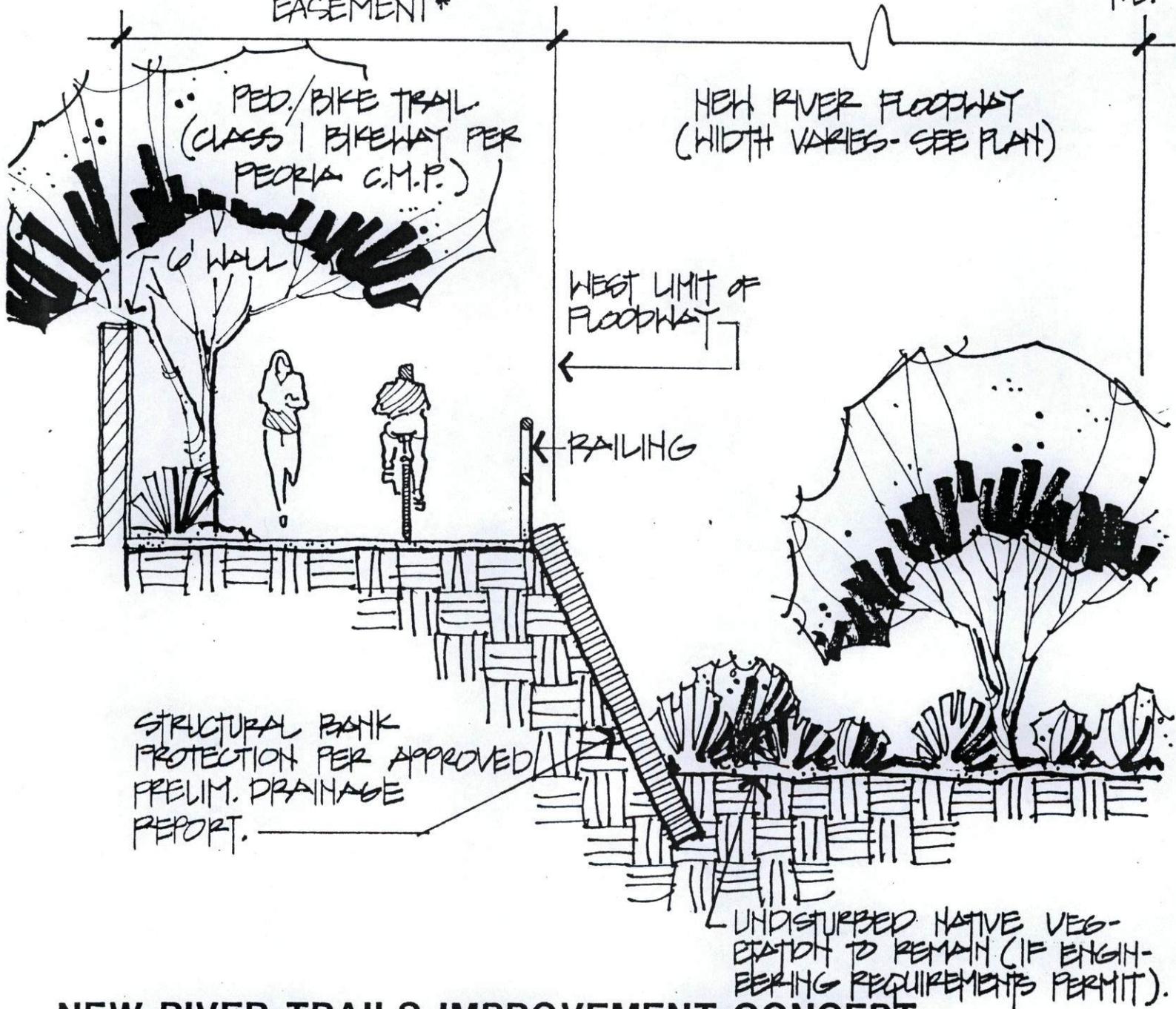


COLLECTOR STREET LANDSCAPE CONCEPT BELL PARK

* ACTUAL WIDTH OF MAINT./BIKE TRAIL ESMT. AND CONSTRUCTION & MAINTENANCE RESPONSIBILITY TO BE NEGOTIATED WITH THE PARKS AND LEISURE SERVICES DEPARTMENT.

20' LANDSCAPE & MAINTENANCE EASEMENT*

PROJECT P.L.



NEW RIVER TRAILS IMPROVEMENT CONCEPT BELL PARK

AMENDED DEVELOPMENT STANDARDS EXHIBIT

Development
ENGINEERING CORPORATION

2226-B

Revised 11/20/91

Revised 12-12-91

**BELL PARK
LEGAL DESCRIPTION**

FOR REZONING PURPOSES ONLY

A portion of the East 1/2 of Section 34, T-4-N, R-1-E, G&SRB&M, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the north 1/4 corner of said Section 34; **Thence** N 89 degrees 46 minutes 11 seconds E, along the north line of said Section 34, 642.68 feet to the **TRUE POINT OF BEGINNING**; **Thence** continuing N 89 degrees 46 minutes 11 seconds E, along the north line of said Section 34, 1992.89 feet to the NE corner of said Section 34; **Thence** S 00 degrees 03 minutes 57 seconds W, along the east line of said Section 34, 3854.54 feet to a point that lies N 00 degrees 03 minutes 57 seconds E, 1443.63 feet from the SE corner of said Section 34; **Thence** S 24 degrees 22 minutes 11 seconds W, 83.52 feet; **Thence** S 89 degrees 59 minutes 47 seconds W, 900.38 feet to the NW corner of "Lot 8" of "Peoria Commerce Center" as recorded in Bk. 328, Pg. 39, MCR; **Thence** N 00 degrees 00 minutes 38 seconds W, 0.25 feet to the SE corner of "BELL PARK SOUTH" as recorded in Bk. 319, Pg. 18, MCR, said point also lying on the easterly Right-of-Way for 84th Avenue as shown on the Plat of said "Bell Park South"; **Thence** S 89 degrees 59 minutes 22 seconds W, along the south line of said "Bell Park South" 35.00 feet to a point on the centerline of 84th Avenue, said point being the beginning of a circular curve concave to the east, from which beginning the center of said curve bears N 89 degrees 59 minutes 31 seconds E, 1382.17 feet; **Thence** northerly along the arc of said curve through a central angle of 33 degrees 29 minutes 39 seconds, an arc length of 807.99 feet; **Thence** N 33 degrees 31 minutes 43 seconds E, 295.33 feet to a point of curvature with a circular curve concave to the west having a radius of 500.00 feet; **Thence** northerly along the arc of said curve through a central angle of 42 degrees 17 minutes 48 seconds, an arc length of 369.11 feet to a point of compound curvature with a circular curve concave to the southwest, having a radius of 780.00 feet; **Thence** northerly along the arc of said curve through a central angle of 55 degrees 19 minutes 12 seconds, an arc length of 753.10 feet; **Thence** N 64 degrees 56 minutes 19 seconds W, 125.64 feet to the beginning of a circular curve concave to the northwest, from which beginning the center of said curve bears N 64 degrees 56 minutes 19 seconds W, 1390.00 feet; **Thence** southwesterly along the arc of said curve through a central angle of 14 degrees 05 minutes 10 seconds, an arc length of 341.73 feet; **Thence** S 50 degrees 51 minutes 09 seconds E, 135.10 feet; **Thence** S 39 degrees 48 minutes 33 seconds W, 69.35 feet; **Thence** S 42 degrees 38 minutes 19 seconds W, 70.01 feet; **Thence** S 45 degrees 28 minutes 06 seconds W, 70.01 feet; **Thence** S 48 degree 17 minutes 52 seconds W, 70.01 feet; **Thence** S 51 degrees 07 minutes 38 seconds W, 70.01 feet;

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Thence S 53 degrees 55 minutes 55 seconds W, 20.33 feet; Thence N 36 degrees 58 minutes 22 seconds W, 136.03 feet to the beginning of a non-tangent circular curve concave to the northwest, from which beginning the center of said curve bears N 36 degrees 58 minutes 22 seconds W, 1390.00 feet; Thence southwesterly along the arc of said curve through a central angle 24 degrees 38 minutes 44 seconds, an arc length of 597.90 feet to a point on the centerline at the end of "West Grovers Avenue" as shown on said Plat of "Bell Park South"; Thence N 12 degrees 19 minutes 38 seconds W, 35.00 feet to a point on the northerly right-of-way of said "West Grovers Avenue", and the beginning of a circular curve concave to the northwest, from which beginning the center of said curve bears N 12 degrees 19 minutes 38 seconds W, 1355.00 feet; Thence southwesterly along the arc of said curve and the northerly Right-of-Way of said "West Grovers Avenue", through a central angle of 01 degrees 40 minutes 29 seconds, an arc length of 39.61 feet to a point of compound curvature with a circular curve concave to the north, having a radius of 2065.00 feet; Thence westerly along the arc of said curve and said northerly Right-of-Way of "West Grovers Avenue" through a central angle of 02 degrees 30 minutes 00 seconds, an arc length of 90.10 feet to a point of compound curvature with a circular curve concave to the northeast, having a radius of 12.50 feet; thence northwesterly along the arc of said curve and said northerly Right-of-Way of "West Grovers Avenue", through a central angle of 91 degrees 02 minutes 49 seconds, an arc length of 19.86 feet; Thence S 82 degrees 53 minutes 40 seconds W along said Right-of-Way of "West Grovers Avenue", 50.00 feet to the beginning of a non-tangent circular curve, said point lying on the east lot line of "Lot 5" of "BELL PARK SOUTH II" as recorded in Book 319, Pg. 17, MCR, from which beginning the center of said curve bears N 82 degrees 54 minutes 20 seconds E, 565.67 feet; Thence northerly along the arc of said curve and the east line of said "Lot 5", through a central angle of 08 degrees 57 minutes 36 seconds, an arc length of 88.46 feet to the northeast corner of said "Lot 5"; Thence S 84 degrees 42 minutes 09 seconds W, along the north line of said "Lot 5" to the northeast corner of "Lot 4" of said "BELL PARK SOUTH II"; Thence S 86 degrees 47 minutes 29 seconds W, along the north line of said "Lot 4", 69.26 feet to the northeast corner of "Lot 3" of said "BELL PARK SOUTH II" Thence S 88 degrees 48 minutes 43 seconds W, along the north line of said "Lot 3", 69.26 feet to the northeast corner of "Lot 2" of said "BELL PARK SOUTH II"; Thence N 89 degrees 53 minutes 01 seconds W along the north line of said "Lot 2", 72.23 feet to the northeast corner of "Lot 1" of said "BELL PARK SOUTH II"; Thence N 89 degrees 51 minutes 34 seconds W along the north line of said "Lot 1", 88.68 feet to the northwest corner of said "Lot 1"; Thence S 00 degrees 08 minutes 26 seconds W along the west line of said "Lot 1", 76.00 feet; Thence N 89 degrees 51 minutes 34 seconds W, 40.00 feet to a point on the north-south mid-section line of said Section 34; said point also being the centerline of 87th Avenue and the northwest corner of the Plat for said "BELL PARK SOUTH"; Thence N 00 degrees 08 minutes 26 seconds E along said north-south mid-section line 631.61 feet; Thence

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S 89 degrees 51 minutes 34 seconds E, 40.00 feet to the southwest corner of the "APACHE SCHOOL" as recorded in Document #88-001759, MCR; Thence continuing S 89 degrees 51 minutes 34 seconds E along the south line of said "APACHE SCHOOL", 815.00 feet; Thence N 00 degrees 08 minutes 26 seconds E along the east line of said "APACHE SCHOOL", 695.21 feet to the beginning of a non-tangent circular curve concave to the south, from which beginning the center of said curve bears S 25 degrees 07 minutes 01 seconds W, 1370.00 feet; Thence westerly along the arc of said curve and the northerly line of said "APACHE SCHOOL" through a central angle of 12 degrees 23 minutes 07 seconds, an arc length of 296.15 feet to a point of compound curvature with a circular curve concave to the south, having a radius of 2455.00 feet; Thence westerly along the arc of said curve and the northerly line of said "APACHE SCHOOL" through a central angle of 12 degrees 00 minutes 06 seconds, an arc length of 514.25 feet to a point of compound curvature with a circular curve concave to the southeast, having a radius of 25.00 feet; Thence southwesterly along the arc of said curve and the northerly line of said "APACHE SCHOOL" through a central angle of 90 degrees 35 minutes 22 seconds, an arc length of 39.53 feet; Thence N 89 degrees 51 minutes 34 seconds W, 40.00 feet to a point on the north-south mid-section line of said Section 34; Thence N 00 degrees 08 minutes 26 seconds E along said north-south mid-section line, 479.33 feet; Thence S 89 degrees 51 minutes 34 seconds E, 40.00 feet to the southwest corner of that certain parcel of land as described in Document #86-613585, MCR; Thence N 89 degrees 46 minutes 11 seconds E along the south line of said parcel, 607.54 feet; Thence N 48 degrees 29 minutes 14 seconds E, 208.23 feet to the beginning of a circular curve concave to the northeast, from which beginning the center of said curve bears N 48 degrees 29 minutes 14 seconds E, 742.50 feet; Thence northerly along the arc of said curve through a central angle of 25 degrees 28 minutes 47 seconds, an arc length of 330.19 feet; Thence N. 00 degrees 13 minutes 49 seconds W, along the east line of that certain parcel of land as described in Document #86-613585, MCR, a distance of 270.87 feet; Thence continuing N 00 degrees 13 minutes 49 seconds W, 55.00 feet to the **TRUE POINT OF BEGINNING.**

NOTE: THIS LEGAL DESCRIPTION IS FOR REZONING PURPOSES ONLY.

