FLETCHER HEIGHTS

Planned Area Development

Z93-10A.10

Amendments

August 27, 1996 (1st)
January 6, 1998 (2nd)
April 6, 1999 (3rd)
August 1, 2000 (4th)
May 21, 2003 (5th)
April 27, 2010 (6th) - Signage
September 13, 2012 (7th) - Goodwill
(8th) – Not Used
June 1, 2015 (9th) – Use Listing for Personal Vehicle Storage
May 3, 2017 (10th) – Use Limitations for Health & Exercise Center

PLANNING & ZONING
Planned Area Development Approval
P/Z Commission Date: N/A
City Council Approval Date: N/A
Planner: *Cody Gleason*
Administrative Approval Date: 5/3/17

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OVERVIEW

PROJECT LOCATION

The FLETCHER HEIGHTS P.A.D. consists of approximately 793 acres of a mixed-use planned area development. The FLETCHER HEIGHTS P.A.D. is generally located west of 75th Ave and east of 87th Ave, it extends one half mile south of Beardsley Road and one half mile north of Deer Valley Road. The New River is adjacent to portions of the east boundary of the entire P.A.D. The Lake Pleasant Parkway traverses through the southwest portion of the P.A.D. in a north to west direction. The Agua Fria Freeway Loop 101 is located approximately one half mile southeast of the western boundary of the FLETCHER HEIGHTS P.A.D. A vicinity map is attached as Exhibit 1. (See Exhibit 1,Vicinity Map, Page 4.) This amendment addresses changes made only to Parcel 1, approximately 17.9 acres of the FLETCHER HEIGHTS P.A.D., located at the northwest corner of 75th Avenue & Deer Valley Road.

ZONING HISTORY

In 1983, the property was rezoned from AG to PUD. The PUD contained a mixed of uses including single family, multi-family, commercial, industrial and manufactured housing. In February 1995 a P.A.D. was submitted for the property, which was subsequently approved. The existing P.A.D. has undergone several amendments since the original approval and currently consists of single family, multi family and commercial uses, together with a 15-acre school site. The approved P.A.D., as it exists today, is reflected on Exhibit 2. (See Existing P.A.D., Page 5). The total number of residential units approved under the existing P.A.D. is 2,280 units.

P.A.D. AMENDMENTS

This amended P.A.D. substantially conforms to the concepts and intent of the existing P.A.D. The amendments contained within this P.A.D. are limited to the parcel formerly identified as Parcel 1 and now referred to as two separate parcels numbers, 1A and 1B. This parcel is approximately 17.9 acres in size and is one of the few pieces of FLETCHER HEIGHTS yet to be developed under the existing P.A.D.

A comparison of the existing P.A.D. and this amended P.A.D. can be summarized as follows, (See Table 1, Land Use Comparison, Page 2):

1. Parcel 1 has been divided into two separate parcels, 1A and 1B. The northern portion of Parcel 1 will now be identified as Parcel 1A and is approximately 16.0 acres. Parcel 1A will retain the single family residential with a medium density designation from the previously approved P.A.D. The southern 2.0 acres of Parcel 1 will now be identified as Parcel 1B.
2. The current use of the landscape material facility that exists on Parcels 1A and 1B, shall be allowed to continue to operate on Parcel 1A as a non-conforming use, in accordance with the City of Peoria Zoning Ordinance section 14-26-3.D. At the time the landscape materials facility moves to Parcel 1A, a 6' high masonry wall will be provided to screen equipment, unless an agreement stating otherwise can be reached between the property owners and City Staff. Adequate parking, access, and dust control will be provided and will comply with City of Peoria requirements.
3. Parcel 1B, formerly approved for single family residential with a medium density, has now been designated for commercial use to allow for an automobile fueling station and market due to its location at an arterial to arterial intersection.
4. All residential densities previously attributed to Parcel 1 have been revised to reflect the proposed commercial uses on Parcel 1B.

TABLE 1 - LAND USE COMPARISON
BETWEEN PREVIOUSLY APPROVED P.A.D. AND THE PROPOSED P.A.D.

USE	AREA ALLOCATED, ACRES		Net change, acres
	APPROVED P.A.D.	PROPOSED P.A.D.	
Commercial	53.7	55.7	+2.0
Single Family	601.9	599.9	-2.0
Multi-Family	35.6	35.6	None
School	15	15	None
Parks	28.5	28.5	None
New River Open Space	50.8	50.8	None
Maintenance	7.2	7.2	None
Total	792.7	792.7	None

TABLE 2 - COMPARISON OF EXISTING AND PROPOSED
SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Property Development Standards	SF Low		SF Medium		SF High		Total	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Minimum Lot Size	9,240 sf	9,240 sf	5,830 sf	5,830 sf	5,280 sf	5,280 sf		
Minimum Lot Width	77'	77'	53'	53'	48'	48'		
Minimum Lot Depth (1)	120' (1)	120' (1)	110' (1)	110' (1)	110'	110'		
Average Lot Size	12,000	12,000	7,000	7,000	6,000	6,000		
Setbacks								
Front	20'	20'	18' (2)	18' (2)	18 (2)	18 (2)		
Side (Min.)	7'	7'	5'	5'	5'	5'		
Side (Total)	17'	17'	13'	13'	13'	13'		
Side (street)	10'	10'	10'	10'	10'	10'		
Rear	20'	20'	15'	15'	15'	15'		
From P.A.D. Boundary	20'	20'	20'	20'	20'	20'		
Max Lot Coverage	40%	40%	48%	48%	45%	45%		
Max Building Height	25'	25'	25'	25'	25'	25'		
Number of Lots	189	189	1,273	1,265	818	818	2,280	2,272
Change in # of Lots	NA	None	NA	-8	NA	None	NA	-8

(1) May be increased by 10" at Cul de Sac & Knuckle locations.
(2) Varies from 18' to 20" with 50% of lots to be at 20"minimum

DENOTES STANDARD THAT HAS BEEN AMENDED FROM APPROVED P.A.D.

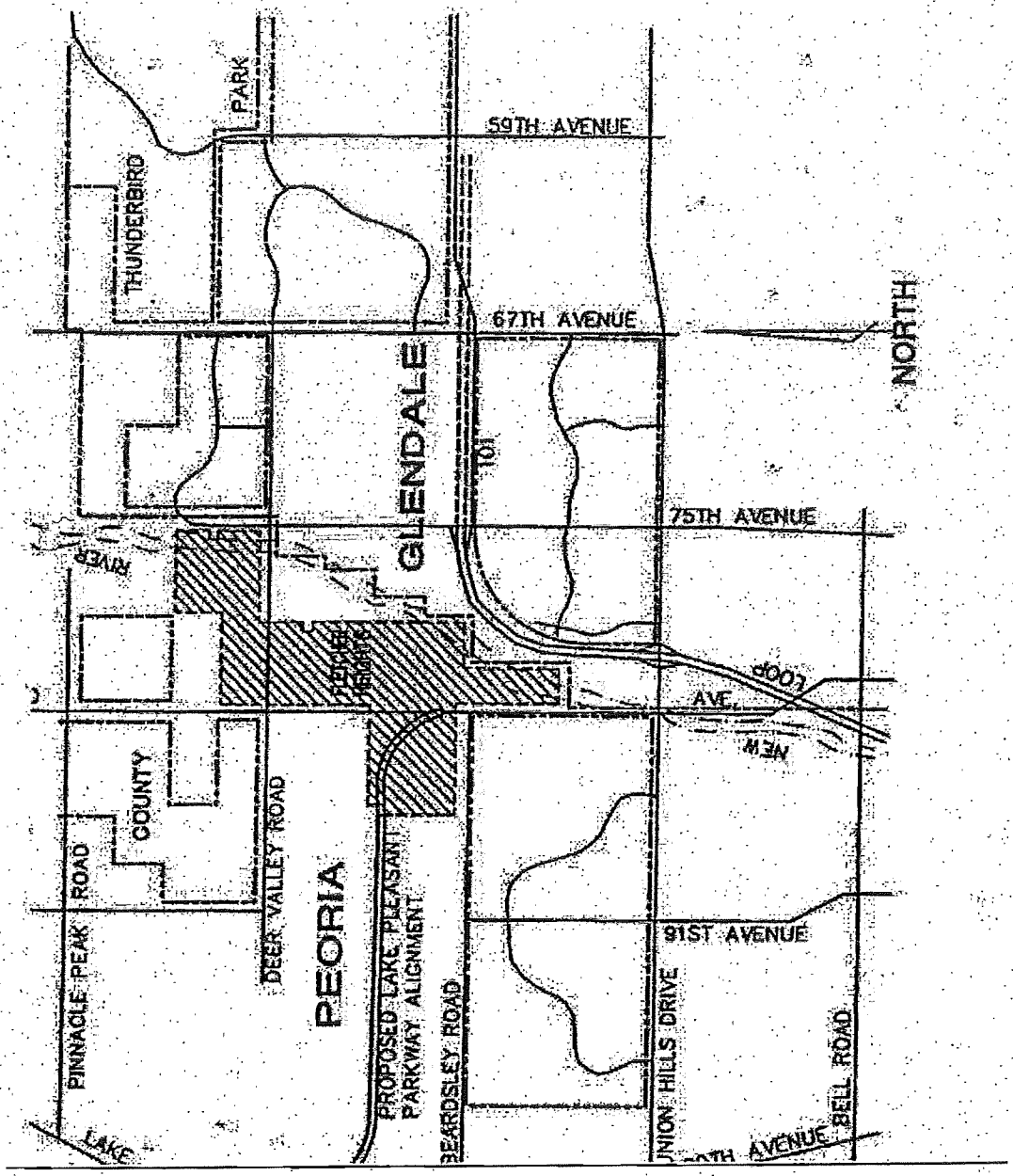

EXHIBIT 1 – VICINITY MAP

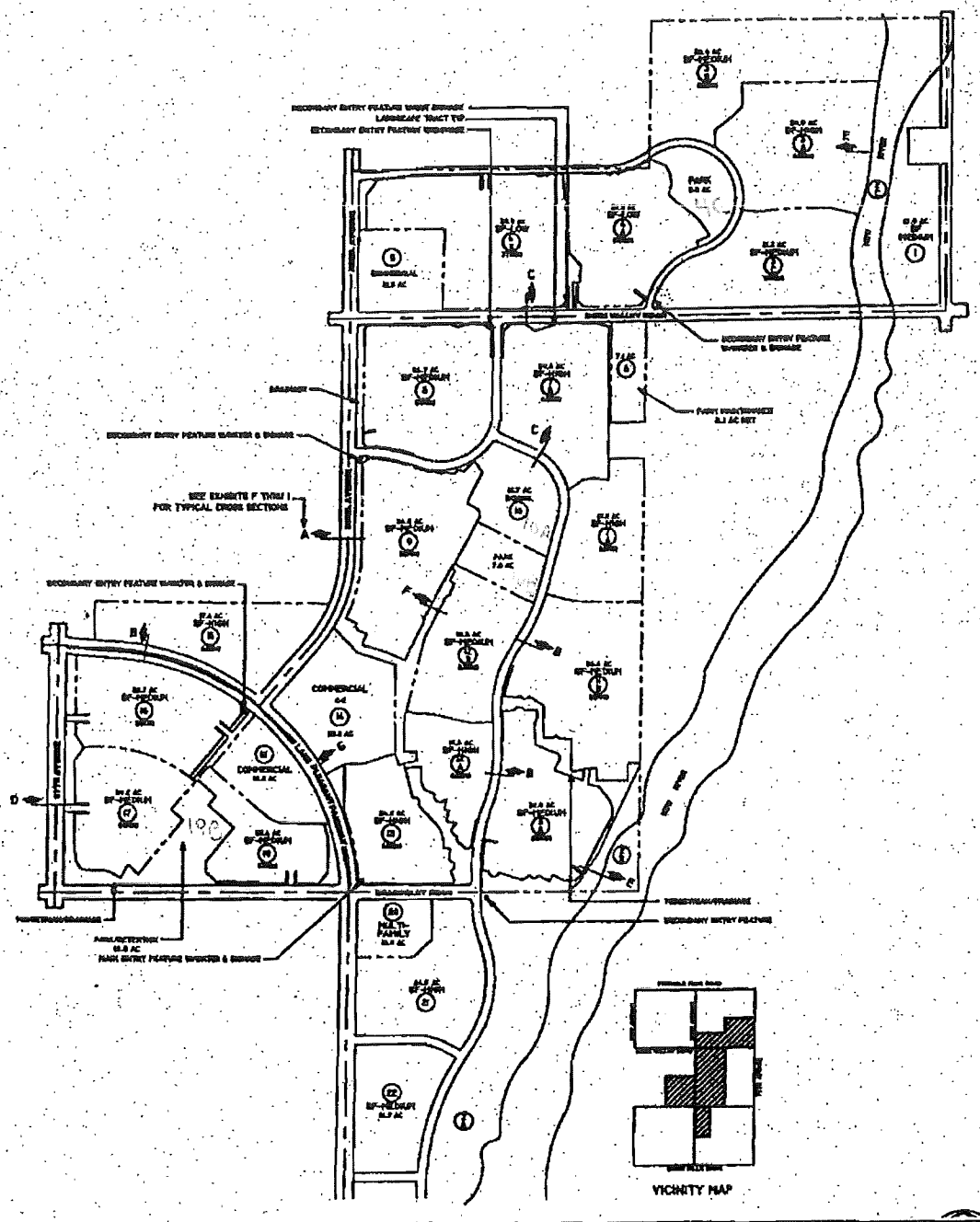

EXHIBIT 2 – EXISTING P.A.D.

SITE CONDITIONS

SURROUNDING LAND USES

The approximately 793-acre Fletcher Heights is located within the northern Peoria Planning Area. Several large master planned developments are adjacent to the property boundaries including Phases I & II of UDC's Westbrook Village at the southwest corner of Beardsley and 83rd Avenue, Arrowhead Ranch east across the New River, Hillcrest east of 75th Avenue and north of the property, Valencia homes east across 75th Avenue south of Deer Valley Road and Orchard Point III east of 75th Avenue north of Deer Valley Road.

Since the original approval of the Fletcher Heights P.A.D. there has been an increase of commercial planning along the west side of 75th Avenue, south of Deer Valley Road. The City of Glendale is currently considering an application to rezone the property located due south of Parcel 1B, across Deer Valley Road, to commercial. South of the proposed commercial use is an existing day care center and south of the day care facility is approximately 8-acres of land that is being rezoned from agricultural uses to light and general office use. The proposed commercial use on Parcel 1B will complement these proposed commercial uses, as well as offer residents in the area a convenient location for neighborhood commercial uses which are deficient in the immediate vicinity.

EXISTING AND PROPOSED AREA CIRCULATION

Primary transportation corridors in the area include 91st, 83rd and 75th Avenues running north-south and Deer Valley, Beardsley and Union Hills Roads running east-west. The Lake Pleasant Parkway also bisects the property running from the south diagonally to the west on the southwestern corner of the property. Of the east to west streets only Beardsley does not cross The New River and only Union Hills does not front the property. Deer Valley Road is currently undergoing construction to complete a new bridge across The New River. The Agua Fria Freeway (Loop 101) provides regional transportation to both east and southwest travel via full diamond interchanges at Union Hills and 75th Avenue.

A critical circulation element of the original P.A.D. was the completion of the 83rd Avenue and Lake Pleasant Parkway intersection. Lake Pleasant Parkway starts at the intersection of Beardsley Road and 83rd Avenue. It then turns northerly and westerly and joins the original alignment of Lake Pleasant Road. 83rd Avenue was also realigned to join the Lake Pleasant Parkway in the curve about a quarter mile northerly of its intersection with Beardsley Road and 83rd Avenue.

COMMUNITY SERVICES

Fire and Police Protection will be will be provided by the City of Peoria. Public parks will also be the responsibility of the City of Peoria.

Schools in the area are administered and operated by the Peoria Unified School District. Fletcher Heights Elementary School serves the residents living in the FLETCHER HEIGHTS P.AD. Sunrise Mountain High School, located immediately west of the FLETCHER HEIGHTS P.A.D. serves the community.

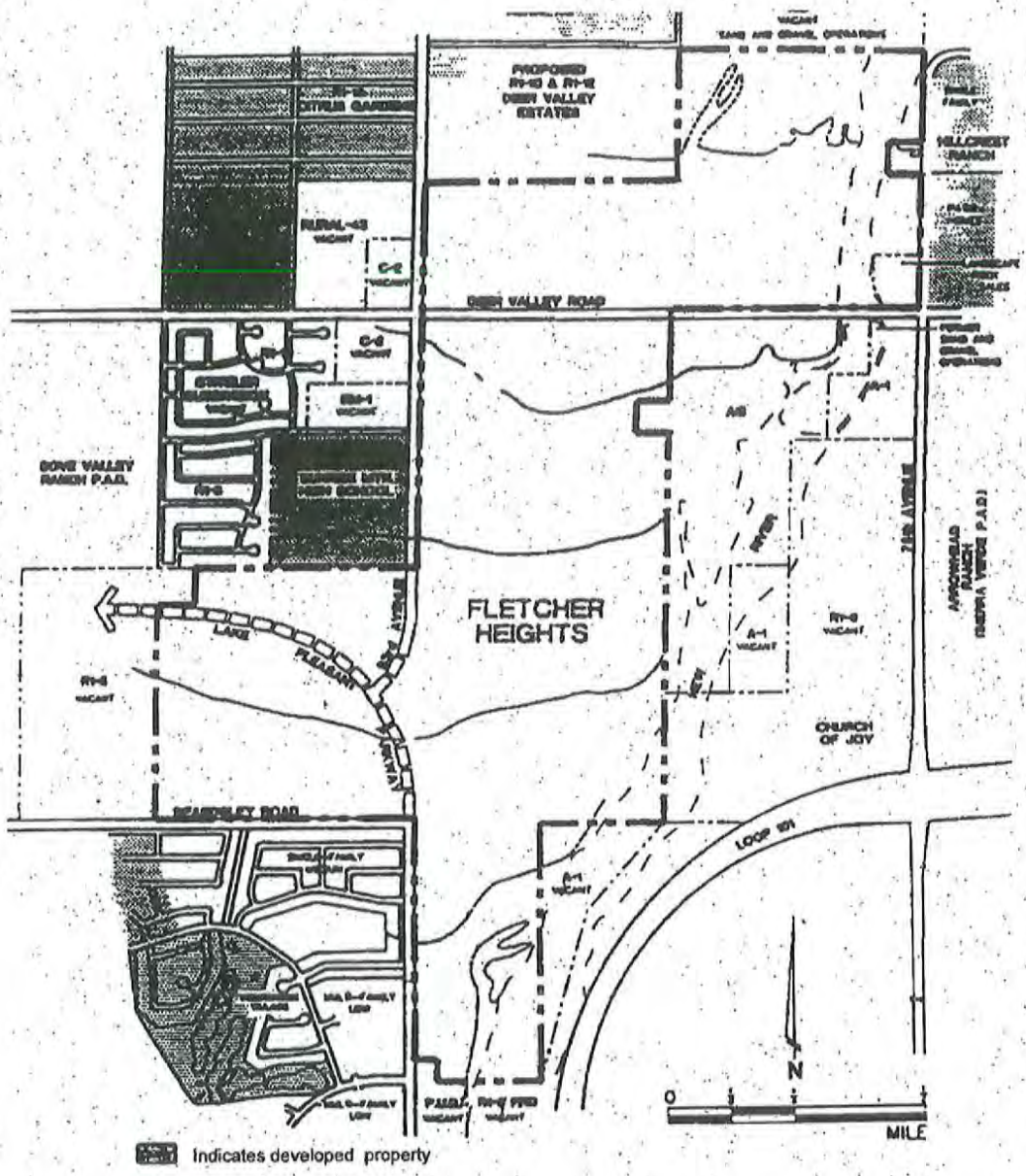

EXHIBIT 3 – ADJACENT LAND USE

**Please note these utilities were existing at the time of the original P.A.D.*

UTILITES

SEWER

The existing sewer collection system in 83rd Avenue & Beardsley Road is operated by the City of Peoria. The sewer lines were constructed as part of an improvement district which included FLETCHER HEIGHTS P.A.D. The existing sewer lines are adequate to service the site. An extension to the system was constructed north of Deer Valley Road to service the northerly portion of the City. As part of the Phase I portion of this project, a new backbone sewer system was to be constructed along the main collector road east of 83rd Avenue and connect to the City's system at 83rd Avenue and Beardsley Road. Phase II north of Deer Valley Road was to connect to the same backbone system. Phase III west of 83rd Avenue and north of Beardsley Road was to connect to the City of Peoria's system in Beardsley Road. The southerly most portion of the tract, Phase IV, was also to connect to the system in 83rd Avenue via a pump station or to connect to existing sewer lines within Westbrook Village. Phase V (Parcels 1A & 1B) located east of the New River and north of Deer Valley Road was to connect to the City of Glendale's system. This plan has been changed due to the New River Bridge construction plans and the City of Glendale's refusal to accept or supply utility services from outside of their jurisdictional boundaries. Utilities will now be provided for Phase V during the New River Bridge construction that is scheduled to be completed in early 2003. Sanitary sewer service will be attached to the bridge decking in order to service the 17.9 Acre site at Phase V. A detailed Sanitary Sewer Report for FLETCHER HEIGHTS was previously prepared by CMX. This report was to be updated once final subdivision layouts were completed, and was to be submitted for final review to the City of Peoria at the time of construction plan submittals.

NATURAL GAS

Natural gas is available in Deer Valley Road from a Southwest Gas line. The line is also in 83rd Avenue north of Deer Valley Road. Service to the lower parcels will be by a backbone line in the collector road East of 83rd Avenue to be constructed as part of this project. The line will also have to be extended along Beardsley Road to west of 83rd Avenue to service Phase III. Extension of the gas service will occur concurrently with the construction of the New River Bridge on Deer Valley Road. Construction is due to be completed by early 2003.

WATER

Water has been allocated to the project by the New River Utility Company (NRUC). NRUC has six operating wells in the vicinity of the project and are currently constructing water mains, a 1MGD storage tank and booster pumps. NRUC will service all of the FLETCHER HEIGHTS P.A.D., Sunrise Mountain High School and the Stiteler project. The NRUC water system has been designed to provide pressures and flowrates in accordance with Peoria requirements for both domestic and fire purposes. A detailed report on the water system was previously prepared by CMX and submitted for review to the City of Peoria. Extension of water service will occur concurrently with the construction of the New River Bridge on Deer Valley Road. Construction is due to be completed by early 2003.

TELEPHONE

Qwest Communications supplies the telephone service to the area. They have a major conduit system in 83rd Avenue that serves their switching plant on 83rd Avenue North of Deer Valley Road at the corner of this property. The realignment of 83rd Avenue may require the relocation of a portion of their fiber optic cable system, as the system can not be cut and spliced at random. Telephone service will occur concurrently with the construction of the New River Bridge on Deer Valley Road. Construction is due to be completed by early 2003.

ELECTRICAL POWER

Electrical power is supplied by Arizona Public Services. Their power lines veritably surround the project in 83rd Avenue, Deer Valley Road, Beardsley Road and 75th Avenue. All overhead electrical lines which have lines larger than 12KV in size, will not be undergrounded as part of this project. Electric service will occur concurrently with the construction of the New River Bridge on Deer Valley Road. Construction is due to be completed by early 2003.

Exhibit 4, found on Page 11, depicts the existing utilities at the time of the original P.A.D. adjacent to FLETCHER HEIGHTS.

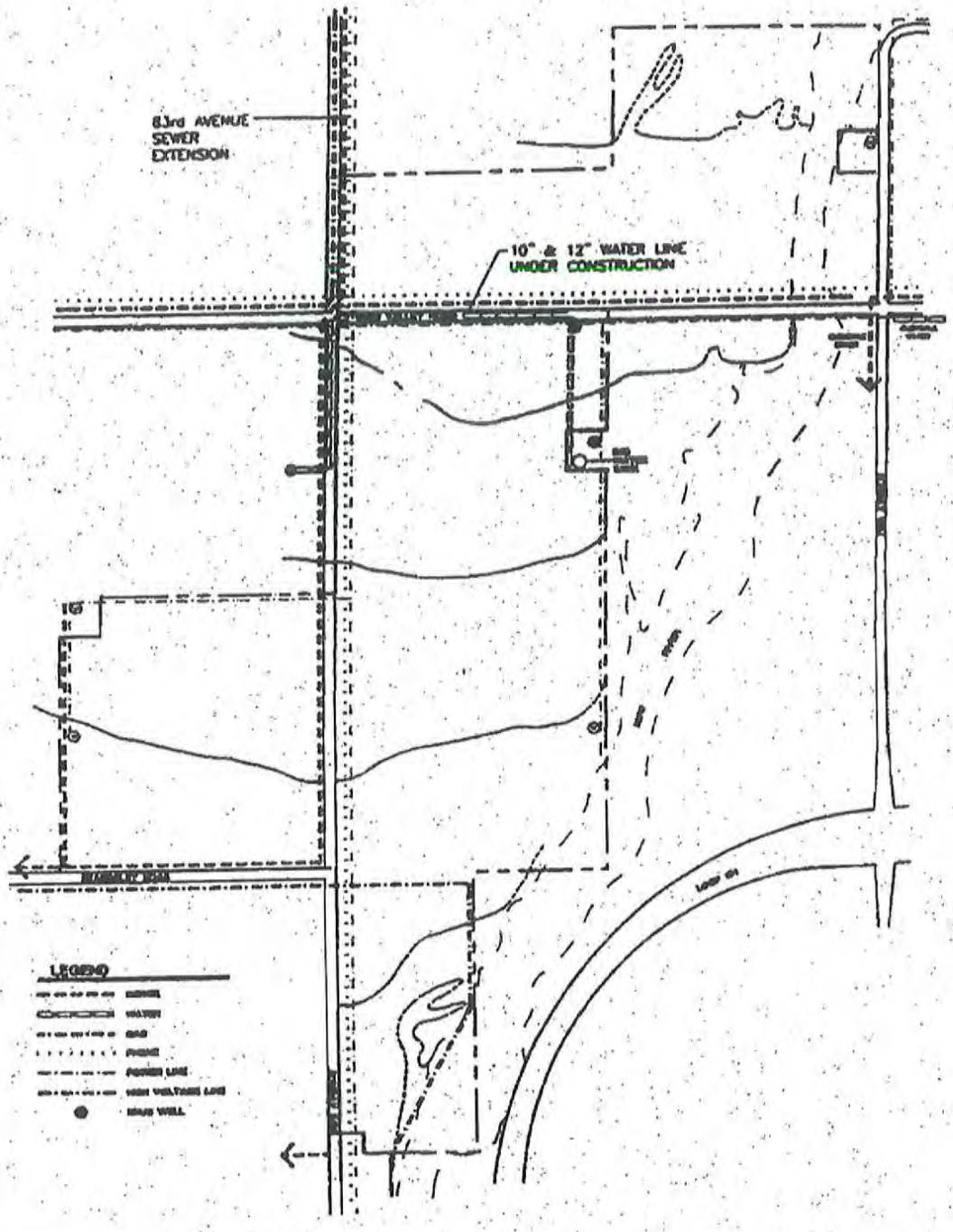

EXHIBIT 4 – EXISTING UTILITIES

**Please note these utilities were existing at the time of the original P.A.D.*

LAND USE PLAN

The FLETCHER HEIGHTS P.A.D. is a mixed-use planned area development, having a total gross area of 792.7 acres. The majority of the P.A.D is comprised of both proposed and existing single family residential. The original master planned community originally also offered planned and existing multi-family housing, three neighborhood commercial centers, three public parks, two schools and significant amounts of open space. Although the FLETCHER HEIGHTS P.A.D. initially provided three neighborhood commercial centers all located on the western portion of the P.A.D., this amendment proposes a fourth area to be designated as neighborhood commercial. The proposed addition of a fourth neighborhood commercial area will enhance the existing P.A.D., by satisfying the needs of the large number of residents that live in the eastern portion of the FLETCHER HEIGHTS P.A.D. Table 3, page 13, reflects the different land uses of the original FLETCHER HEIGHTS P.A.D., and now includes the proposed commercial designation for Parcel 1B. As noted in the table, the overall proposed residential density, including the two-multi family parcels, is 4.01DU/acre.

Table 4, page 14, is a Land Use Summary by Parcel. The table reflects the use of each parcel, the acreage of each parcel, and the total number of residential units for each parcel where applicable. Additional development standards for any given use are discussed within later sections of this report.

TABLE 3 - LAND USE SUMMARY

PARCEL	USE	ACRES	UNITS	DU/acre	PERCENT
4A, 4B	SF- LOW	74.1	189.0	2.6	9.3
1A,3B, 3C	SF - MEDIUM	338.3	1258.0	3.7	42.7
8, 9, 11A					
11B, 12B					
16, 17					
19A					
3A, 7A, 7B	SF - HIGH	187.5	818.0	4.4	23.7
12A, 13					
15, 21					
20, 22	MULTI FAMILY	35.6	602.0	16.9	4.5
1B, 5, 14, 18	COMMERCIAL	55.7	NA	NA	7.0
6	MAINTENANCE	7.2	NA	NA	0.9
10A	SCHOOL	15.0	NA	NA	1.9
2, 23A, 23B	NEW RIVER OS	50.8	NA	NA	6.4
4C, 10B, 19B	PARKS	28.5	NA	NA	3.6
TOTAL PROJECT		792.7	2867.0	4.01 (1)	100%

(1) Based on total acreage, less commercial, school and maintenance parcels.

TABLE 4 - LAND USE SUMMARY BY PARCEL

PARCEL	USE	TOTAL UNITS	ACRES	DU/Acre
1A	SF-Medium	64.0	15.9	4.0
1B	Commercial	NA	2.0	NA
2	New River Open Space	NA	26.0	NA
3A	SF - High	156.0	31.7	4.9
3B	SF - Medium	132.0	34.4	3.8
3C	SF - Medium	115.0	31.5	3.7
4A	SF - Low	75.0	29.7	25.0
4B	SF - Low	114.0	44.4	2.6
4C	Park	NA	9.3	NA
5	Commercial	NA	14.9	NA
6	Maintenance	NA	7.2	NA
7A	SF - High	105.0	21.4	4.9
7B	SF - High	142.0	32.2	4.4
8	SF - Medium	141.0	38.3	3.7
9	SF - Medium	145.0	39.8	3.6
10A	School	NA	15.0	NA
10B	Park	NA	7.9	NA
11A	SF - Medium	103.0	33.0	3.1
11B	SF - Medium	153.0	35.7	4.3
12A	SF - High	72.0	19.5	3.7
12B	SF - Medium	108.0	26.3	4.1
13	SF - High	98.0	27.6	3.6
14	Commercial	NA	24.4	NA
15	SF - High	123.0	29.3	4.2
16	SF - Medium	130.0	34.8	3.7
17	SF - Low	94.0	29.0	3.2
18	Commercial	NA	14.4	NA
19A	SF - High	80.0	19.6	4.1
19B	Park	NA	11.3	NA
20	Multi-Family	248.0	16.1	15.4
21	SF - High	122.0	24.6	4.9
22	Multi-Family	352.0	20.1	47.5
23A	New River Open Space	NA	7.3	NA
23B	New River Open Space	NA	17.5	NA
TOTAL SF RESIDENTIAL UNITS		2874.0	792.7	

DENOTES PARCELS AFFECTED BY AMENDMENT

The revised Preliminary Development Plan (PDP) for FLETCHER HEIGHTS can be found as Exhibit 5, page 16. Following the PDP is the project amenity package plan and streetscapes and landscape sections for the various collector streets, arterial streets and greenbelts. A full size version of the PDP is attached in Pocket #1 at the back of this report. The layout should be considered preliminary and is attached for information purposes only. The land use plan for FLETCHER HEIGHTS P.A.D. was created with four specific goals in mind. Those goals are as follows:

1. CREATE A SENSE OF IDENTITY AND PRIDE OF OWNERSHIP.
2. PROVIDE READILY AVAILABLE AMENITIES AND SERVICES.
3. CREATE INTERACTION AMONG RESIDENTS.
4. CREATE NEIGHBORHOOD STABILITY.

Many elements which have been incorporated into the plan help achieve all four goals. Additionally, all of the goals are interactive. Achieving any given goal will help accomplish the other goals as well. The following is a discussion of the elements which have been incorporated into the plan in a n attempt to achieve the respective goals. The proposed amendment to the P.A.D. maintains the spirit and intent of these goals.

GOAL NO. 1: CREATE A SENSE OF IDENTITY & PRIDE OF OWNERSHIP:

Pride of ownership refers not only to being proud of the home in which the owner will occupy, but being proud of residing within FLETCHER HEIGHTS. In order to accomplish this FLETCHER HEIGHTS must have a strong sense of identity and an image residents will be proud of. To provide this, strong entry statements will be provided at the projects main entrances. As reflected on the project master plan, a major entry feature with water falls, water pools, signage and lush landscaping will be provided at the intersection at Lake Pleasant Parkway and Beardsley Road. Additional entry features including water features, signage and lush landscaping will be provided at 83rd Avenue and Lake Pleasant Parkway, 83rd Avenue and the intersection of the collector street one quarter mile south of Deer Valley Road, and Deer Valley Road and the collector street approximately one half mile east of 83rd Avenue. Specialty paving is also proposed at the main entrances to further create a sense of arrival.

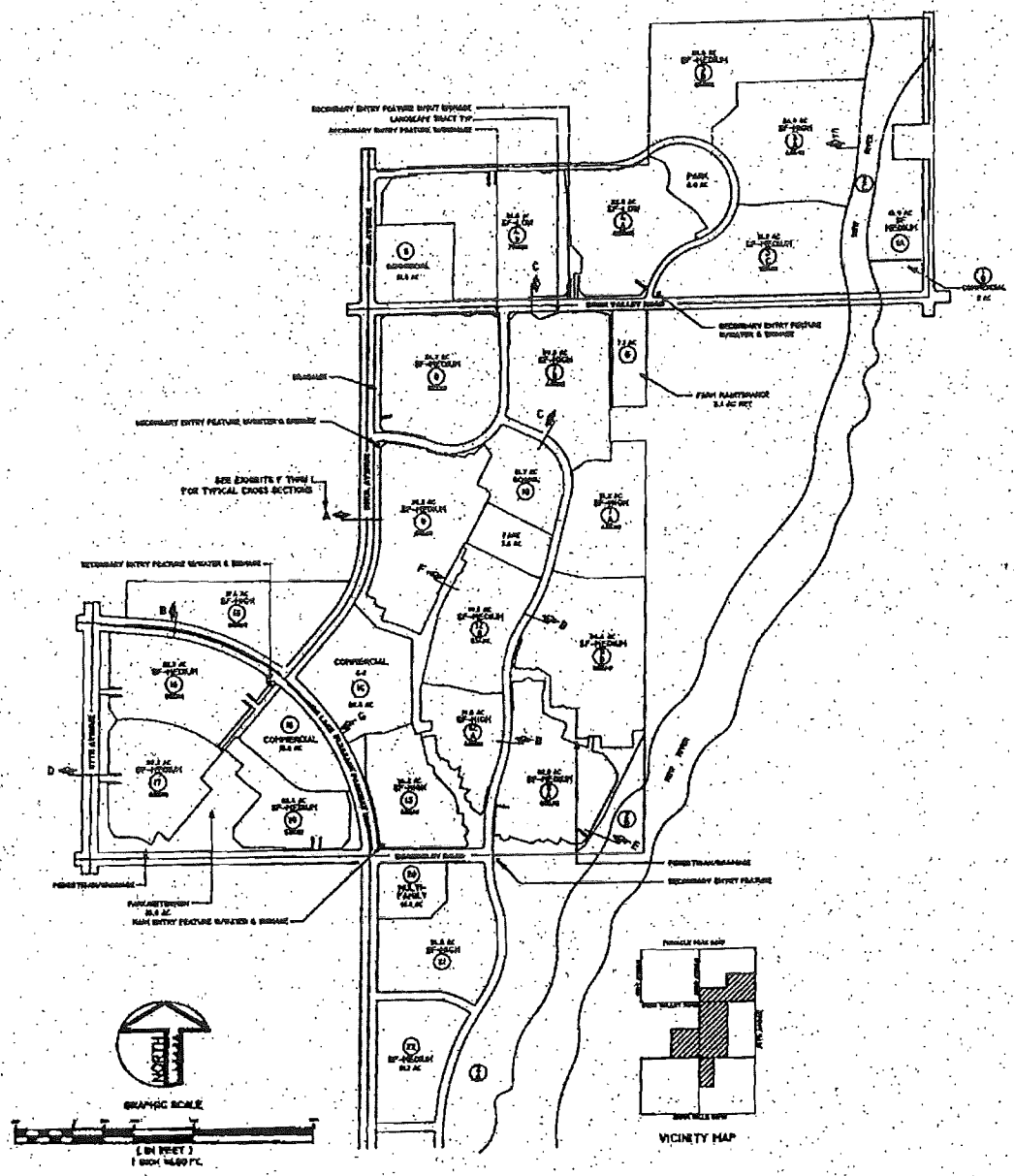

EXHIBIT 5 – PRELIMINARY DEVELOPMENT PLAN

Monumentation including planters and lush landscaping will also be provided at individual subdivision entrances. Subdivision entrances will not have any signage or subdivision names, as it is preferred to promote being a part of the master planned community of FLETCHER HEIGHTS, and not individual subdivisions. In addition to the efforts taken at entrances to FLETCHER HEIGHTS, wall detailing along the entire perimeter of FLETCHER HEIGHTS will be unique. Additionally, landscaping provided along the collector streets and arterial streets of FLETCHER HEIGHTS will be well above the minimum City of Peoria standards, as outlined later within this report.

GOAL NO. 2: PROVIDE READILY AVAILABLE AMENITIES AND SERVICES:

The proposed collector street system for FLETCHER HEIGHTS is reflected on the project master plan. The collector system provides easy access throughout the community, yet is curvilinear in nature to promote slower and safer traffic as well as create interest. The collector system will allow easy access to FLETCHER HEIGHTS as well as within FLETCHER HEIGHTS.

Bicycle and pedestrian ways will also be provided throughout FLETCHER HEIGHTS which will help connect the various subdivisions to each other as well as to the retail centers, the pathway along the New River and the public parks within FLETCHER HEIGHTS. The proposed multi-use paths are shown on Exhibit 6 (see Project Amenity Package, page 18). In order to provide close and easy access to park amenities for all residents, three public parks are proposed within FLETCHER HEIGHTS. The parks are appropriately spaced throughout the project so that all residents will be able to enjoy these facilities.

This proposed amendment provides a fourth retail area in addition to the three previously approved retail centers in the FLETCHER HEIGHTS P.A.D. These retail areas provide easy access to shopping, dining, and services for the surrounding neighbors. An elementary school site has also been located within FLETCHER HEIGHTS. In addition, the new Sunrise Mountain High School is located adjacent to FLETCHER HEIGHTS.

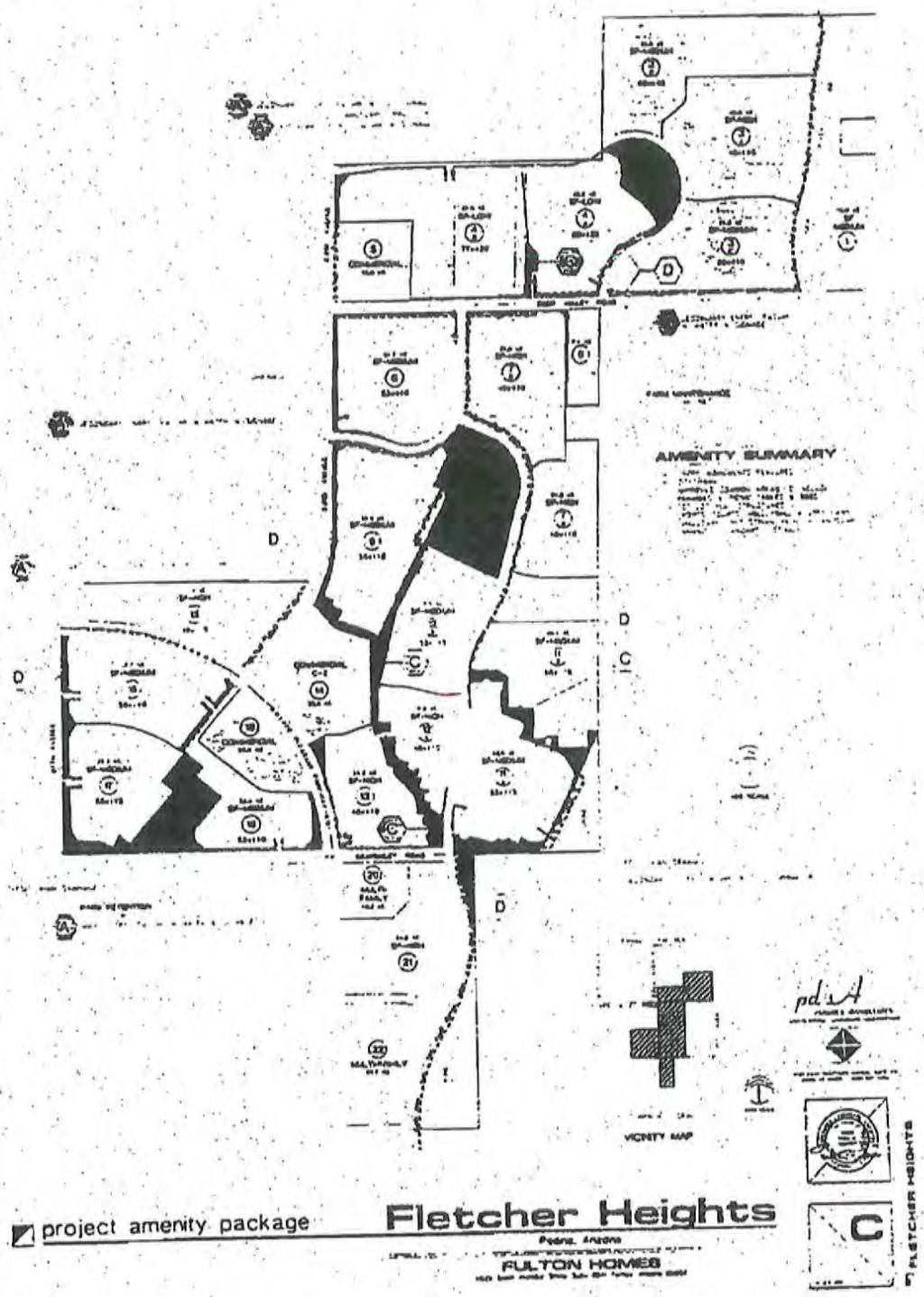

EXHIBIT 6 – PROJECT AMENITY PACKAGE

** Please note this exhibit comes from the original P.A.D.*

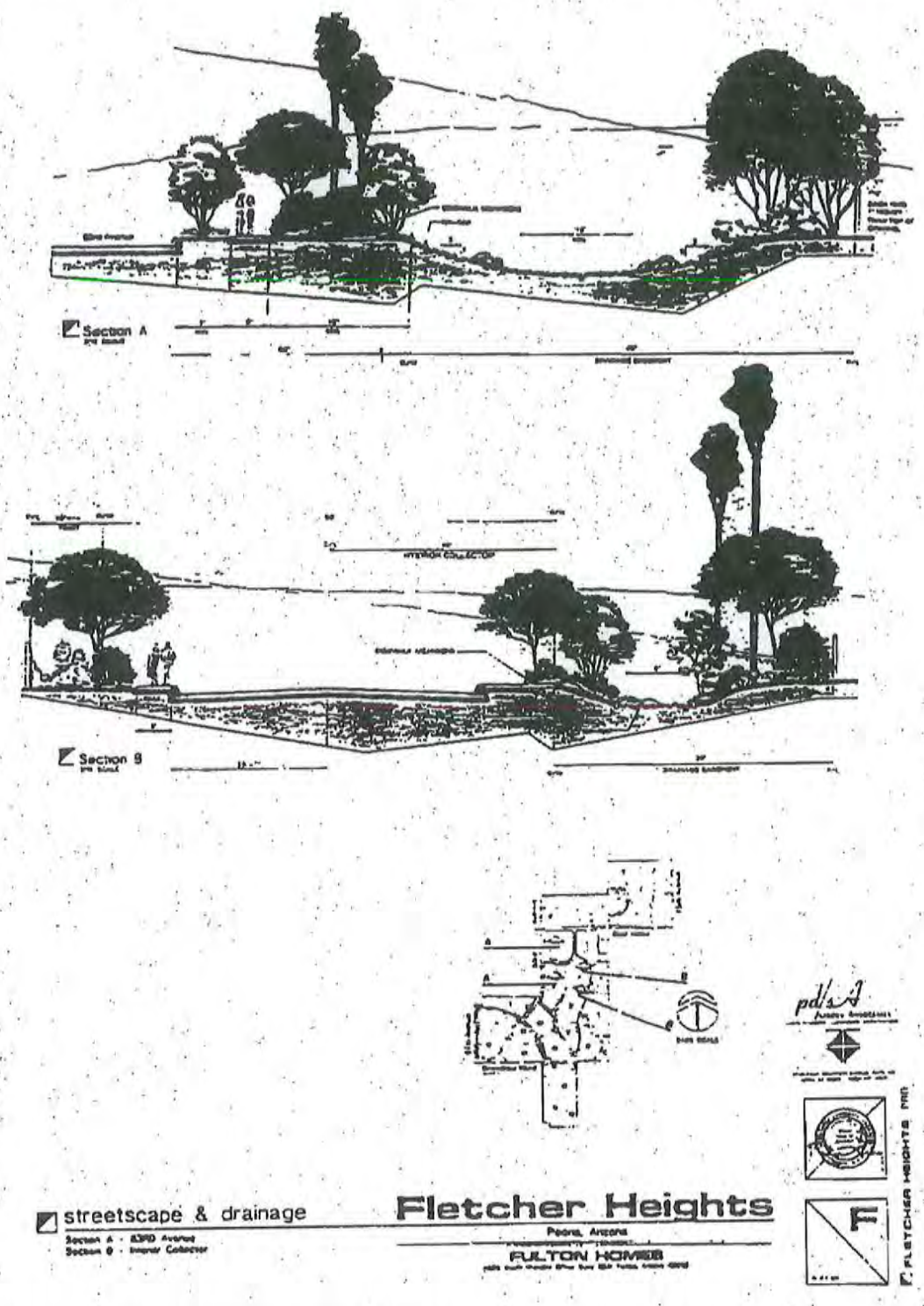

EXHIBIT 7 – STREETSCAPE & DRAINAGE

** Please note this exhibit comes from the original P.A.D.*

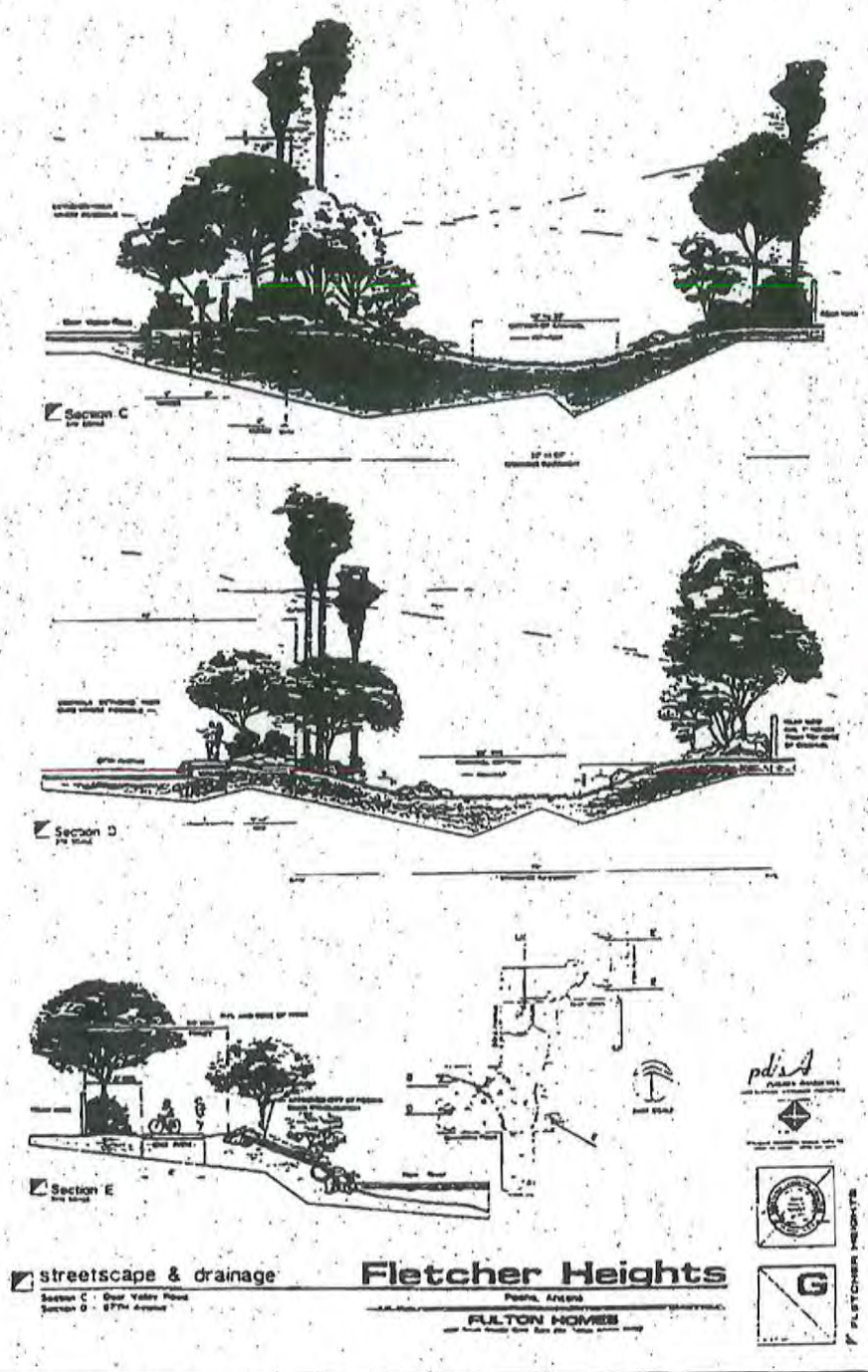

EXHIBIT 8 – STREETSCAPE & DRAINAGE

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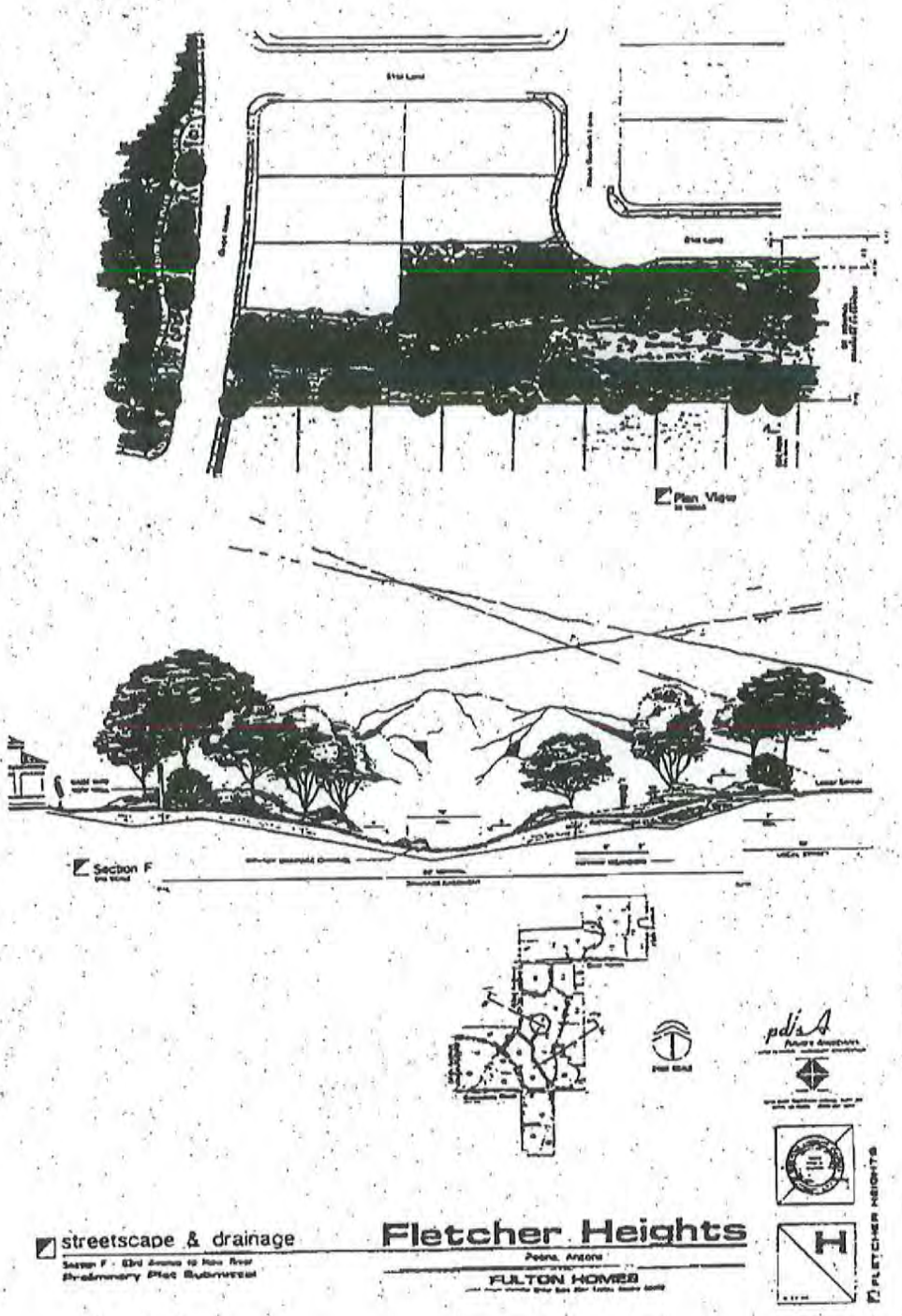

EXHIBIT 9 – STREETSCAPE & DRAINAGE

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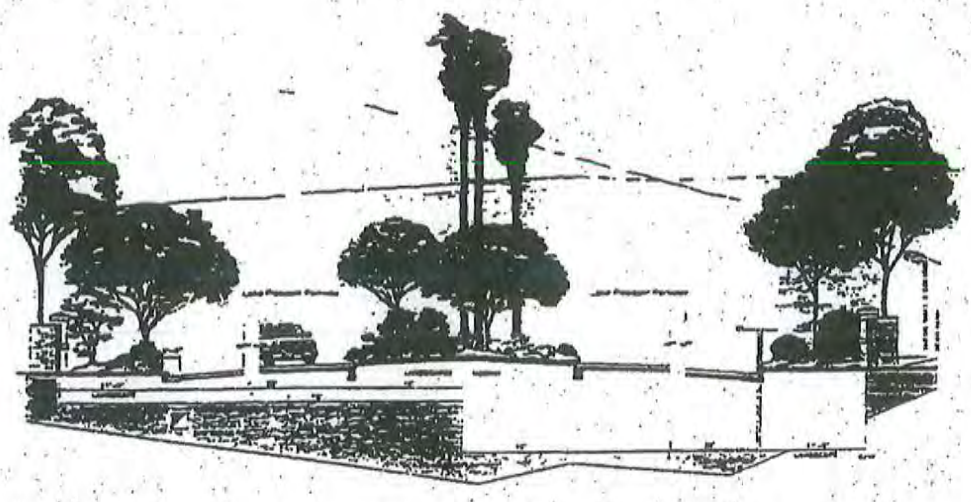

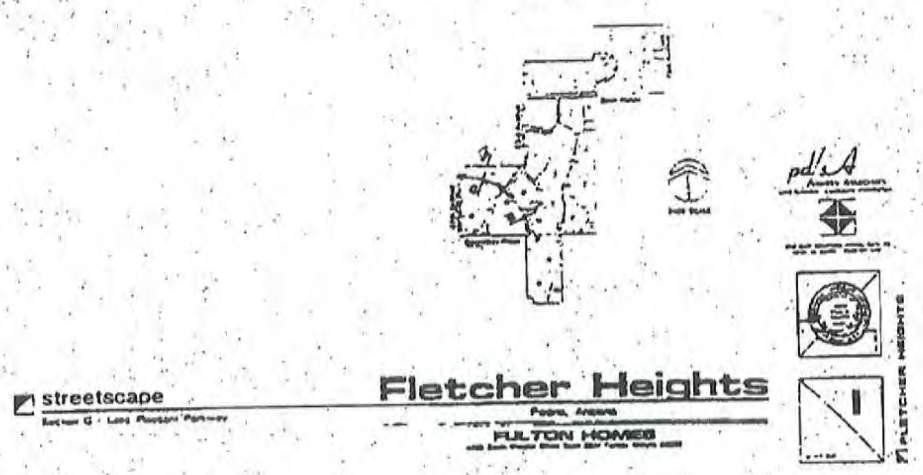

EXHIBIT 10 – STREETSCAPE

** Please note this exhibit comes from the original P.A.D.*

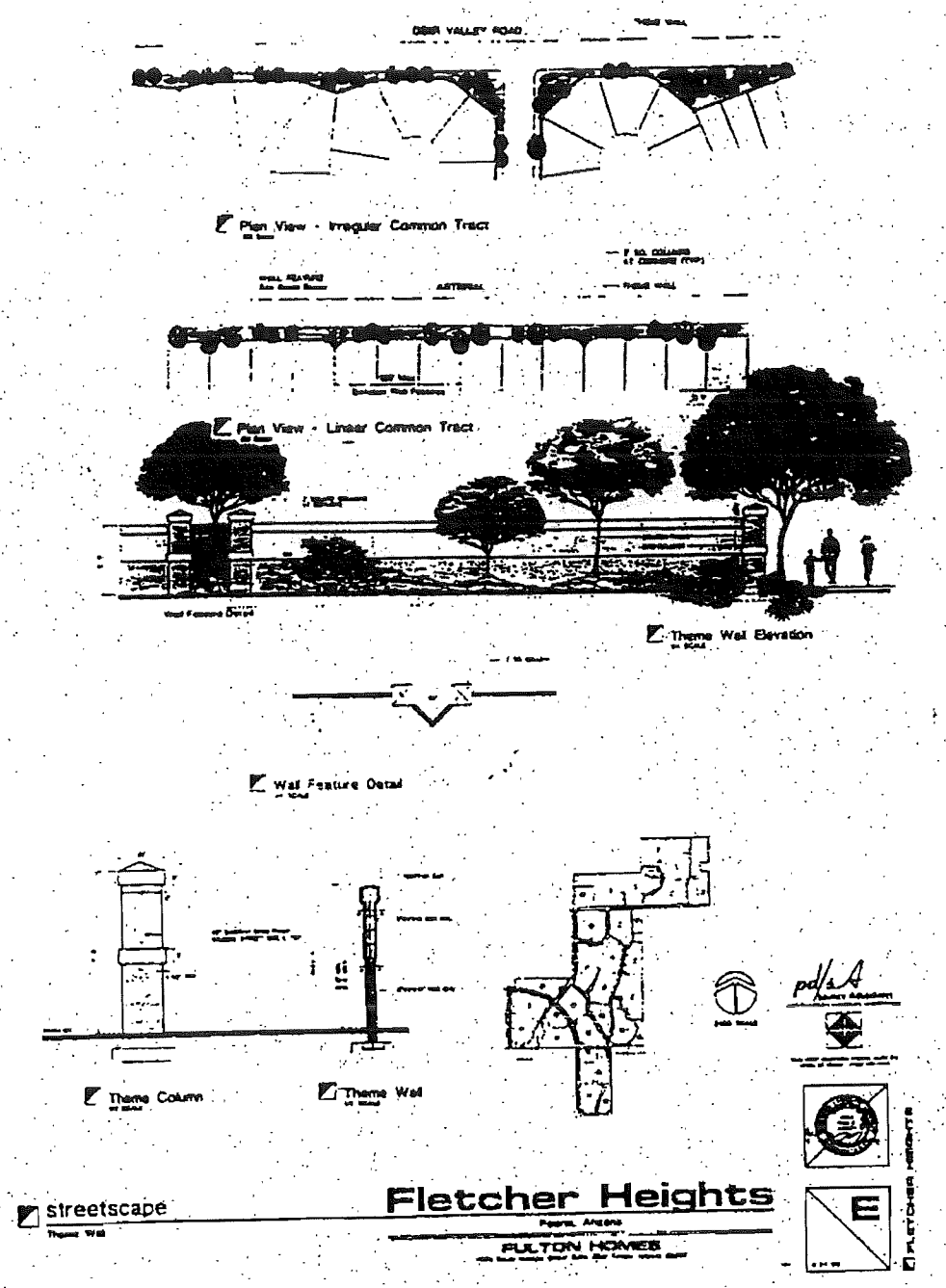

EXHIBIT 11 – STREETSCAPE

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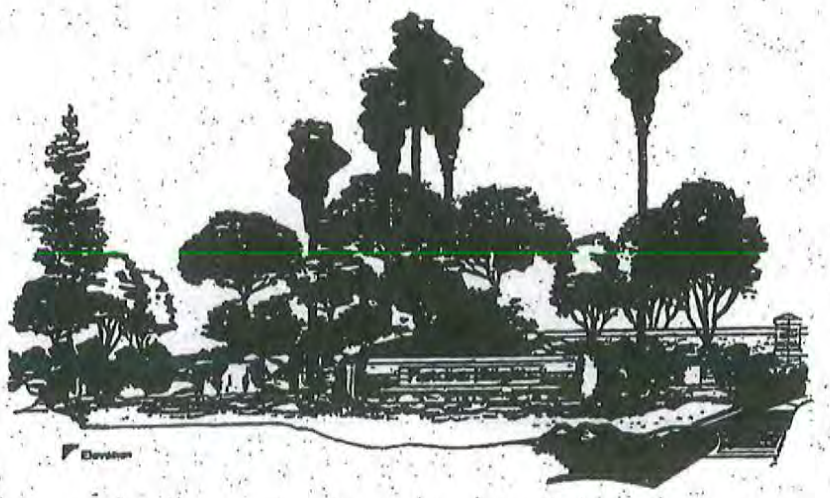


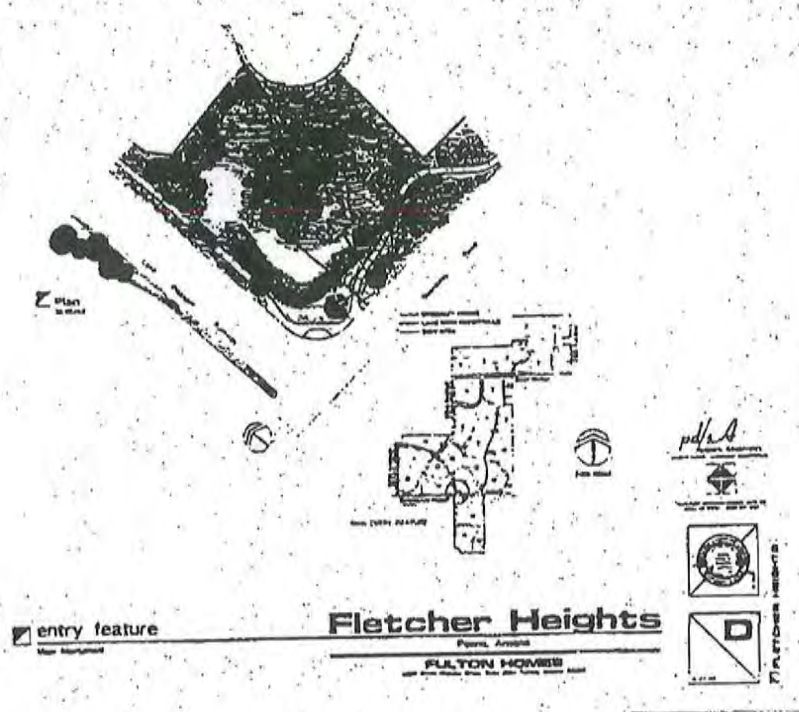


EXHIBIT 12 – ENTRY FEATURE

** Please note this exhibit comes from the original P.A.D.*

GOAL NO. 3: PROMOTE INTERACTION AMONG RESIDENTS:

In order to create a strong sense of community, interaction among residents is critical. Single family parcels of varying lot sizes have been dispersed throughout the project, rather than segregated by lot size. Greenbelts have been provided adjacent to and within many of the neighborhoods. View walls will provided at the rear of the greenbelts, which help foster interaction among residents. The provision of three centrally located parks within FLETCHER HEIGHTS, together with the proposed elementary school, will provide meeting places for neighborhood activities.

GOAL NO. 4: CREATE NEIGHBORHOOD STABILITY:

Neighborhood stability is created to a great degree by providing amenities, providing easy access to services, having quality elementary and high schools close by, and creating pride of ownership in the neighborhood. The addition of the proposed fourth retail area provides necessary services for the residents in FLETCHER HEIGHTS in an area that previously lacked such amenities. It is also imperative that the community provide a large choice of homes, with varying price ranges for the homeowner as they go through various stages in life. Initially, the typical homeowner does not need a large home as they are either single or married without children. Generally, as the homeowner matures, the size of the family increases and their buying power increases, resulting in both the need and ability to purchase a larger home. In later years the family size typically reduces and many homeowners will be move-down buyers looking for a higher quality yet smaller home with lower maintenance requirements. Providing a large mix of housing types allows the homeowner to stay within the community as they grow and go through these various stages.

FLETCHER HEIGHTS will encourage this type of stability by providing a wide range of housing types and price ranges. Included within FLETCHER HEIGHTS are two multi-family parcels and parcels with six distinctly different lot sizes, the 48 and 53 foot wide lots will offer two independent product lines, one designated by a local architect and the other designed by a nationally renowned out-of-state architect.

LANDSCAPING:

LANSDCAPE, THEME WALL AND ENTRY CONCEPTS

Design Specifications

FLETCHER HEIGHTS will be developed under the design criteria discussed within this document. To some extent, this design criteria is included in the Covenants, Conditions, and Restrictions (CC&R's). The CC&R's will be utilized to control the size, type, and quantity of development, to require proper maintenance, to eliminate activities that may be objectionable to neighbors, to protect values, and enhance community appeal. A Homeowner's Association will be established for the residential components to provide further maintenance and quality control throughout the development.

General/Overall Character

The streetscape and landscape image for FLETCHER HEIGHTS and its neighborhoods will be such to compliment the architectural elements of the project (see Exhibit 6 – Project Amenity Package, Page 18). The flavor of the development characteristics of the streetscape and landscape translate into the following design criteria as key ingredients:

1. Recognition of detail in entry and perimeter walks to tie materials utilized in both major and secondary features. (See Exhibit 11 - Streetscape, Theme Wall, Page 23).
2. Use of water features at main entries to the project. The main entry monument feature is shown in Exhibit 12 – Entry Feature, Main Monument, Page 24.
3. Use of canopy trees in multi-use turf areas.
4. Pathway connections and access are provided within drainage corridors and within some of the additional landscape tracts. This will help to foster community interaction and access (other than by automobile) to schools, parks, and shopping.
5. Use of color in the landscape to create pedestrian-scale interest and detail.
6. Changes in street paving to denote main vehicular entrances into FLETCHER HEIGHTS.
7. Individual entry features of planter walls, specimen plant material and specialty

paving, but without signage will be provided for each sub-neighborhood.

8. Continuity in use of materials throughout the project to reinforce a distinctive and unique image for FLETCHER HEIGHTS from the standpoint of walls, entry monumentation, main signage and plant materials.

9. The edge of New River will be treated for bank stabilization with river rock enclosed within wire mesh baskets, subject to approval by the engineering department. As outlined in the City's trail system Master Plan, an 8-foot, paved bike path will be constructed above the flood plain. The path will be located within a 20 foot wide, fully landscaped tract.

THEME ELEMENTS

Theme elements, including project perimeter theme walls, demising line, or rear yard walls facing collector and arterial streets, and entry monuments, will be developed from a vocabulary of common materials and forms to reinforce theme and project image. It is proposed that the FLETCHER HEIGHTS project theme wall establish an identifying characteristic to set it apart from surrounding development and emphasize FLETCHER HEIGHTS as a premiere planned area development.

At the intersection of Beardsley Road and Lake Pleasant Parkway, a significant entry feature will be created utilizing waterfalls and water pools, with lush landscaping and appropriate hardscape. Three secondary entry monuments utilizing waterfalls and pools of water will also be constructed throughout the project. These will be located at the intersections of Lake Pleasant Parkway and 83rd Avenue, 83rd Avenue and the main collector street, Deer Valley Road and the easterly collector street. These monuments will set the tone and the theme for FLETCHER HEIGHTS. Together with the specialty paving and wall and landscape details, the entry monuments will also create a sense of arrival and a sense of arrival and a sense of belonging to a very special community.

LANDSCAPE PHILOSOPHY

The overall landscape concept for the FLETCHER HEIGHTS P.A.D. advocates the use of a landscape carefully blended with turf and "xeriscape" (drought resistant landscaping). However, even though turf areas will be a predominant design element in many large landscape tracts or

park areas of the project, lush xeriscape areas will be integrated into the overall landscape system of these districts. The xeriscape plant palette has proven to be extremely dependable under all conditions and very colorful throughout the year. Generous amounts of turf will be utilized around the water features at the entry monuments.

The basic treatment of streetscape will involve a xeriscape palette of flowering shrubs, ground covers (see Table 5, Landscape Palette, page 29), and trees with a decomposed granite ground plane. All planting proposed, with the exception of turf, are taken from the approved Department of Water Resources plant list. This applies to all streetscape, paths, and entry treatments to FLETCHER HEIGHTS. For immediate visual impact, many large trees (48" box and larger) are proposed at all major project entry monuments and subdivisions entries. Where adjacent to arterial and collector streets, a minimum of fifty percent (50%) of all trees will be 24" box size or larger, and all shrubs will be five-gallon size.

In preserving the spirit of the landscape philosophy, this amendment proposes additions to the landscape palette to include a wider, more appealing variety of plants. The addition of these plants to the landscape palette will enhance the existing plant life and provide for a more attractive development that also compliments the natural surroundings (see Table 5, Landscape Palette, page 29).

TABLE 5 - LANDSCAPE PALETTE

Botanical Name	Common Name
TREES	
ACACIA aneura	Mulga Tree
ACACIA smallii	Sweet acacia
ACACIA salicina	Weeping acacia
CARNEGIEA gigantea	Saguaro Cactus
CERCIDIUM floridium	Blue Palo Verde
DALBERGIA Sissoo	Sissoo Tree
PROSOPIS chilensis	Chillean Mesquite
PINUS eldarica	Mondel Pine
ULMUS parvifolia "Sempervirens"	Date Palm
WASHINGTONIA robusta	Mexican Fan Palm
SHRUBS / GROUND COVER	
ALOE "Blue Elf"	Blue Elf Aloe
BOUGANVILLEA sp. "Barbara Kurst"	Bougainvillea Vine
CONVOLVOVULUS cneorum	Bush Morning Glory
CAESAPLINIA pulcherrima	Red Bird of Paradise
DASYLIRON wheelari	Desert Spoon
HESPERALOE parviflora	Red Yucca
LANTANA camara "Dwarf Yellow"	Dwarf Yellow Lantana
LANTANA "Montevidensis"	Purple Trailing Lanatana
LANTANA "New Gold"	New Gold Lanatana
LEUCOPHYLLUM frutescens "G.C."	Green Cloud Texas Sage
MUHLENBERGIA rigens	Deer Grass
NERIUM oleander "Petite Pink"	Dwarf Pink Oleander
NERIUM oleander "Petite Salmon"	Dwarf Salmon Oleander
RUELLA"katie"	Katie Ruella
YUCCA pendula	Pendulous Yucca
CYNONDON dactylon "Midirion"	Midiron Bermuda grass
DECOMPSED GRANITE	Corral or Desert Gold

Denotes addition from previously approved palette.

MAINTENANCE

A Homeowner's Association will be formed within the Planned Area Development to govern locations where residential construction occurs. Prior to the formation of the Association and the land being deeded to the Association, the Master Development will be responsible for the maintenance of common areas. These maintenance areas include the greenbelts, drainage channels, landscaping adjacent to special features (i.e. signage, pavement and walls), other common areas, and landscape portions of collector and arterial street rights-of-way (except the Lake Pleasant Parkway Median). Upon sufficient population, the master developer will deed the land and the maintenance responsibility to the Homeowner's Association.

The City of Peoria will be responsible for the maintenance of dedicated neighborhood parks, the landscape within the Lake Pleasant Parkway Median and the dedicated New River open space and adjacent 20 foot landscape and bike path right-of-way.

MAINTENANCE AND COMMERCIAL DEVELOPMENT

ALLOCATION SUMMARY

Although the FLETCHER HEIGHTS P.A.D. is primarily a residential community, approximately 7% of the total area was originally designated for commercial use. This amendment proposes that an additional 2.0 acres be added to commercial uses which in effect, does not substantially alter the percentage designated for commercial use. Commercial activity will be concentrated in four locations within the community. The original P.A.D. consisted of a 14.9 acre parcel located at the northeast corner of Deer Valley Road and 83rd Avenue based on the fact Deer Valley Road is the major roadway through the project. This parcel has been fully developed and is anchored by an Albertson's/Osco grocery and drug store. The second commercial location was designated at the intersection of the new Parkway alignment with the realignment of 83rd Avenue in the original P.A.D. A 14.4 acre parcel is located west of the parkway and, thirdly, a 24.4 acre parcel east of the Parkway. Although 24.4 acres may seem large for a Neighborhood Center, this amount of area was allotted to accommodate additional shopping, entertainment and recreational facilities. A portion of the area will be utilized for greenbelts and any required community facilities, i.e., fire or police stations, could also be located on this parcel. The fourth location proposed by this amendment is located at the immediate northwest corner of 75th Avenue & Deer Valley Road and totals 2.0 acres. This addition will provide neighborhood commercial services and convenience for the community.

The existing citrus farm has its headquarters and maintenance yard located on a 7.2 acre parcel adjacent to the east boundary of the property south of Deer Valley Road. This facility will remain in place during the development of the project, since the citrus operation will continue on undeveloped phases of the project for a number of years. The parcel will also be used a as construction office and for storage of equipment and materials during the installation of infrastructure and landscape. Residential development adjacent to this parcel will be buffered by existing citrus. In addition to the above uses, this parcel would potentially be used as a headquarters and maintenance yard for New River Utility Company.

A. Commercial Parcel #14

1. Free-standing monument signage shall be permitted as follows:

   a. Two multi-tenant freestanding monument signs and one single-tenant freestanding monument sign shall be permitted along the Lake Pleasant Parkway frontage of commercial parcel #14 as shown in Appendix B – SIGNAGE.

DEVELOPMENT STANDARDS – COMMERCIAL

Permitted principal uses shall be as follows:

Any principal use permitted in the PC-2 district with the addition of the following:

A) Gas service stations, including automatic car washes, such as lubrication facilities; tire repair and/or replacement and wheel balancing and alignment; muffler repair or replacement; brake service, repair or replacement provided:

1) No outdoor displays other than of merchandise normally sold from the premises during normal business hours. No outdoor storage shall be permitted.

2) All yard requirements for principal building and exterior design shall be compatible with that of other buildings in any complex within which said building is located.

B) Storage of personal vehicles may be allowed as a Conditional Use within Parcel 18 subject to the following requirements:

1) Personal vehicles shall include but not limited to: automobiles, motorcycles, recreational vehicles, boats.

2) All vehicles shall be stored indoors, and all roll up doors shall remain down except when vehicles are entering or exiting the building except as follows:

a) Temporary outdoor vehicle storage shall be limited to one (1) vehicle at a time for a maximum of four (4) days at a time.

b) Temporary outdoor vehicle storage shall only occur in the enclosed area previously designated for outdoor storage as shown in exhibit 16.

3) Storage of automobile parts may occur in the area previously designated for outdoor storage and shall be minimized to the extent possible and shall not exceed the height of the screen wall.

C) Health and Exercise Center

1) 14-9-5 of the City of Peoria Zoning Ordinance regarding special limitations for such establishments shall be modified as follows:

a) A maximum building floor area of 25,000 square feet.

b) 24 hour operations are permitted.

c) Such establishments shall not cause doors to stay open for an indefinite period of time. Doors shall remain closed unless being used for the immediate access of patrons, employees or vendors to the establishment.

d) Operational activities shall occur entirely within an enclosed building.

Permitted Conditional, Accessory Uses and General Regulation will be in accordance with the existing City of Peoria Zoning Ordinance for the PC-2 Planned Neighborhood Commercial District, with the exception of Parcel 1B. Veterinarian Clinics will be allowed as a Conditional use only to correspond with the requirements of the C-2 Zoning District.

Buildings located on Parcel 1B shall not exceed a maximum height of 25' per the City of Peoria General Plan.

Minimum Setback and other property development standards required within this district will correspond with the C-2 district.

The P.A.D. district requires that building setbacks from all property lines which form the perimeter of the P.A.D. shall be no less than 20'.

SIGNAGE STANDARDS

All signage shall follow the current City of Peoria Zoning Ordinance, except for modifications as follows:

A. Commercial Parcel #14
    1. Free-standing monument signage shall be permitted as follows:
        a. Two multi-tenant freestanding monument signs and one single-tenant freestanding monument sign shall be permitted along the Lake Pleasant Parkway frontage of commercial parcel #14 as shown in Appendix B – SIGNAGE.

DEVELOPMENT STANDARDS – MAINTENANCE YARD

Permitted principal uses shall be as follows:

A. Any existing agricultural use including the boarding of horses. Currently, the primary use is for farm offices and storage of equipment and materials associated with the maintenance and harvesting of the existing citrus groves.

B. Project construction office and storage of equipment and materials associated with the infrastructure construction and landscape installation for the proposed development.

C. Operations office and storage of equipment and materials associated with the operation and maintenance of New River Company.

Property development standards provided by the City of Peoria Zoning Ordinance for the I-1 District will be used to regulate any new construction within the parcel. In addition, the P.A.D. District required that building setbacks from all property lines, which form the perimeter of the P.A.D. shall be no less than 20 feet.

COMMERCIAL ARCHITECTURAL CHARACTER

Since the major land use of this community is residential, the commercial development should be of a scale that is compatible with residential uses. Buildings that resemble large boxes are clearly not appropriate.

Ideally, the forms and material of the commercial buildings should suggest a similarity to the tradition town center. Site plans for commercial centers that respond to the overall land use plan are important, especially the relationship of the commercial parcels and the greenbelt trails system.

The proposed architectural character for the commercial development shown as Exhibit 13 (see Commercial Site architecture, page 34). More detailed information, including elevations and floor plans, will be provided at the time of site plan review for each commercial parcel.

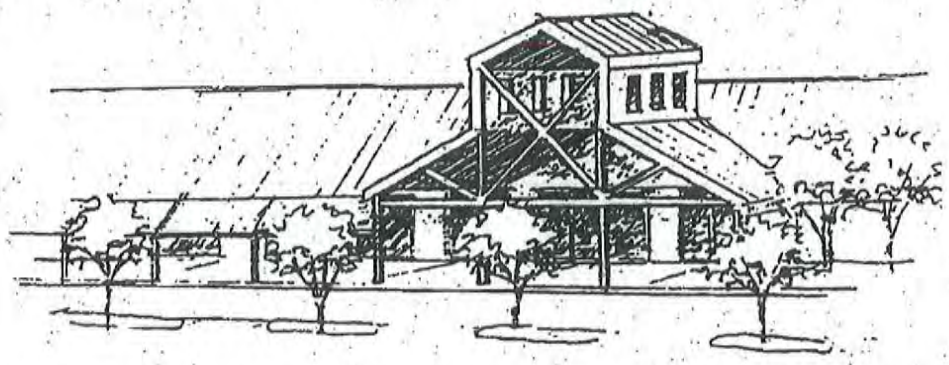


EXHIBIT 13 – COMMERCIAL SITE ARCHITECTURE

** Please note this exhibit comes from the original P.A.D.*

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

DEVELOPMENT STANDARDS

With the exception of the proposed modifications to allowable density, all multi-family development will be in accordance with the City of Peoria Zoning Ordinance for RM-1 Multi-Family Residential District, which is in place at the time of development. In addition, a 20 foot building setback from all property lines which form the boundary of the P.A.D. is required by the P.A.D. District.

Unit Type	Minimum Net Site Area Required per Unit S.F.
Efficiency	1700
1 Bedroom	2000
2 Bedroom	2500
3 Bedroom	3200

The maximum number of units allocated to each of the multi-family parcels of the plan is based on a maximum density of 18 units/acre.

ARCHITECTURAL CHARACTER

A general pictorial description of the type of multi-family units intended within FLETCHER HEIGHTS is shown in Exhibit 14 (see Multi-Family, Residential Architecture, page 36). Design elements that are encouraged to be part of the multi-family units include:

- Gabled Roofs
- Decks and Patios to create private outdoor spaces
- References to traditional architecture
- Material compatible with Single-Family developments

Elevations, floor plans and details will be provided at the time of site plan review for each multi-family parcel.

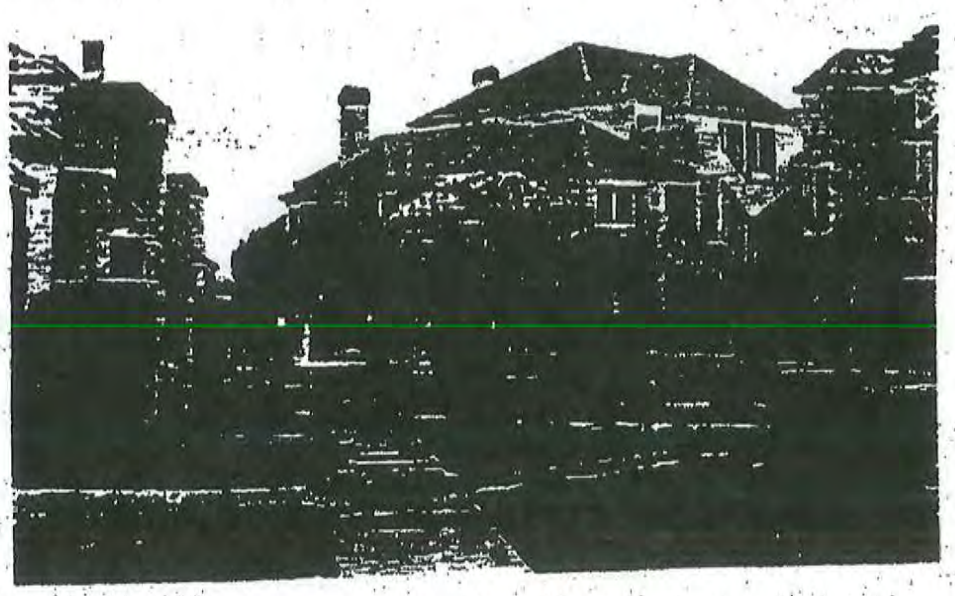


EXHIBIT 14 – MULTI-FAMILY ARCHITECTURE

** Please note this exhibit comes from the original P.A.D.*

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

DEVELOPMENT STANDARDS

Table 6 below represents the minimum development standards for single family residential lots based on the following categories:

- Single Family - Low Density
- Single Family - Medium Density
- Single Family - High Density

For comparison purposes, these categories have been maintained from the previously approved P.A.D., with the exception of the amendments as previously discussed in the OVERVIEW. Minimum standards for all single family parcels will conform to Table 6, page 38. In addition, development standards are further refined in Table 7, page 39. Table 7 provides additional minimum standards for lot widths, lot depths and lot areas. This assures a greater selection of homes and price ranges.

TABLE 6 - SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Development Standards	SF Low	SF Medium	SF High	TOTAL
Minimum Lot Size	9,240 sf	5,830 sf	5,280 sf	
Minimum Lot Width	77'	53'	48'	
Minimum Lot Depth (1)	120' (1)	110' (1)	110'	
Average Lot Size	12,000	7,000	6,000	
Setbacks				
Front	20'	18' (2)	18 (2)	
Side (Min.)	7'	5'	5'	
Side (Total)	17'	13'	13'	
Side (street)	10'	10'	10'	
Rear	20'	15'	15'	
From Pad Boundary	20'	20'	20'	
Max Lot Coverage	40%	48%	45%	
Max Building Height	25'	25'	25'	
Number of Lots	189	1,265	818	2,272

(1) May be increased by 10" at Cul de Sac & Knuckle locations.
(2) Varies from 18' to 20" with 50% of lots to be at 20"minimum

DENOTES Standard which has been amended from the previously approved P.A.D.

TABLE 7- DEVELOPMENT STANDARDS BY PARCEL

PARCEL	USE	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. LOT AREA	TOTAL UNITS	ACRES	DU/ACRE
1A	SF-MEDIUM	53	110	5,830	64	15.9	4.0
3A	SF- HIGH	48	110	5,280	156	31.7	4.9
3B	SF - MEDIUM	65	115	7,475	132	34.4	3.8
3C	SF - MEDIUM	58	110	6,380	115	31.5	3.7
4A	SF- LOW	82	125	10,250	75	29.7	2.5
4B	SF- LOW	77	120	9,240	114	44.4	2.6
7A	SF- HIGH	48	110	5,280	105	21.4	4.9
7B	SF- HIGH	48	110	5,280	142	32.2	4.4
8	SF - MEDIUM	53	110	5,830	141	38.3	3.7
9	SF - MEDIUM	58	110	6,380	145	39.8	3.6
11A	SF - MEDIUM	65	115	7,475	103	33.0	3.1
11B	SF - MEDIUM	58	110	6,380	153	35.7	4.3
12A	SF- LOW	48	110	5,280	72	19.5	3.7
12B	SF - MEDIUM	53	110	5,830	108	26.3	4.1
13	SF- HIGH	48	110	5,280	98	27.6	3.6
15	SF- HIGH	48	110	5,280	123	29.3	4.2
16	SF - MEDIUM	58	110	6,380	130	34.8	3.7
17	SF - MEDIUM	65	115	7,475	94	29.0	3.2
19A	SF - MEDIUM	53	110	5,830	80	19.6	4.1
21	SF- HIGH	48	110	5,280	122	25.8	4.7
TOTAL SINGLE FAMILY RESIDENTIAL UNITS					2272	599.9	3.79

ARCHITECTURAL CHARACTER

The design of homes in FLETCHER HEIGHTS has been approached with the idea of creating a custom like neighborhood. The services of Danielian Associates, a world-renowned architectural firm, were employed to review the existing product in the Phoenix metropolitan area and to develop distinctly different plans that will give the homebuyer a new choice that is not currently available. In addition, homes designed by local architect, Glen Saber, will also be offered to further create diversity and choices for homebuyers.

The plans were designed to appeal to young, growing families as well as established families and move down buyers. The plans will feature volume ceilings, niches, pot shelves, covered patios, media centers and strong entry impact in all plans. All homes will have ground mounted heating and cooling systems and tile roofs. Floor plans and representative elevations of the proposed models are attached as Appendix "A".

The product widths and anticipated range of square footages, which will be offered, are as follows:

Product Width	Minimum Lot Width	Range of Square Footages	Applicable Parcels
35'	48'	1250 - 2300	3A, 7A, 7B, 12A, 13, 15
40'	53'	1450 – 2300	8, 12B, 19, 1A
45'	58'	1650 – 2550	3C, 9, 11B, 16
50'	65'	1750 – 2850	3B, 11A, 17
60'	77'	2000 – 3200	4B
60' – 65'	82'	2400 – 3700	4A

The plans were developed as a group, to compliment and not compete with each other. Each plan has unique roof massing with some side-to-side, some hip and some front-to-back schemes. A mix of one-and-two story plans will be provided.

Many of the homes offer the opportunity of converting the third-car garage into a bedroom, office or study which will further customize the elevations, both adding to the richness and variety of the street scene.

The homes have been designated to downplay the impact of the garage. For example, in some plans, the home is positioned even with the front of he garage. On another plan an optional swing-in garage is used so that there is no garage door facing the street. Glass lights that blend into the architectural theme of each home will be placed in the garage door of some models, and at three-car garage configurations, the box-outs on garage doors have been offset to create interest.

The proposed home products were designated to create an exciting, colorful and custom feeling at FLETCHER HEIGHTS. The initial attention to massing and plan differentiation starts the process, but use of three distinct exterior themes takes it to the next step. FLETCHER HEIGHTS incorporates the Traditional, Contemporary Southwest and Country French themes. Each theme has been developed to have unique massing, fascia details, window break-ups, entry and garage door configurations, etc., as it is interpreted to match the theme being used. This adds on another level of customization to the plan configuration.

Some of the elements used in each theme include:

Traditional – The Traditional theme features front porch elements, shutters, dormer windows and flat tile gable roofs with traditional colors and brick accents.

Contemporary Southwest – The Contemporary Southwest theme includes barrel tile, hip roofs and accent tiles with rich stucco detailing.

Country French – The Country French theme features cultured stone accents, flat tile roof, bay windows and shutters.

In addition to the differing elements, a variety of colors will be used to further differentiate the themes and enliven the streetscape. Up to twelve (12) color schemes are being developed for this community that feature multiple accent colors to highlight each theme's unique characteristics.

Fulton Homes will take an additional step to ensure diversity by establishing guidelines for the location of two-story homes, as well as pre-planning elevation types to assure aesthetically and staggered across the street to provide a wide front yard area and diverse streetscape view.

The architecture of each home, combined with the pre-planning of elevations, will create uniqueness and diversity in the streetscape that is normally associated with a custom community. The first two color renderings in appendix "A" represent typical streetscapes for Fulton Homes project.

Each home in the community shall be designated and constructed to maximize energy efficiency. Standard features include R-19 side wall and R-30 ceiling insulation, dual pane windows and high efficiency ground mounted heating and cooling systems. Natural gas water heaters and furnaces will be standard with an option for a gas range, dryer, fireplace and barbecue.

SCHOOLS & OPEN SPACES

SCHOOLS

High School students within FLETCHER HEIGHTS will attend the New Sunrise Mountain High School located immediately adjacent to FLETCHER HEIGHTS on the west side of 83rd Avenue and north of Parcel 15. The high school opened in the fall of 1996. A fifteen-acre elementary school site is located centrally within FLETCHER HEIGHTS.

OPEN SPACES

A significant amount of open space will be provided within FLETCHER HEIGHTS. The open space can best be placed into three separate categories. The three categories are:

- New River Open Space
- Greenbelts and Pedestrian Ways
- Public Parks

The New river open space is the area within the dry wash of the New River as it meanders through portions of FLETCHER HEIGHTS. At this time there are no proposed improvements to the New River Open Space, other than bank stabilization along the edges. In the future, the city of Peoria intends to convert the open space into a linear park. The New River open space will be dedicated to the City of Peoria with the development of FLETCHER HEIGHTS. Until such time as the City converts the open space to a linear park, the open space will continue to be used by hikers, dirt bikes, and for equestrian purposes as well as drainage purposes. The approximate area of the New River open space to be dedicated to the City is 50.3 acres.

The open space categorized as greenbelts and pedestrian ways are generally linear open spaces throughout the project, which will be maintained by the homeowner's association. Several of these greenbelts also serve for drainage purposes. Included within the greenbelt open space area are landscape tracts adjacent to collector and arterial street right-of-ways, which will be created to increase the aesthetics of the street scenes, as well as increase the space available for meandering sidewalks.

Also included within the greenbelt open space is a twenty-foot wide tract, which will be dedicated to the City of Peoria and parallels the New River open space. This twenty feet will include an

eight-foot hard surface path, which will be used by pedestrians and bicyclists. The remaining twelve feet of the twenty-foot tract will be fully landscaped. Greenbelts will also be provided throughout the project, which will create links between individual neighborhoods, the public parks, the schools and the collector and arterial streets. Many of these greenbelts will include hard surface paths. The greenbelts and pedestrian ways combine for a total of 44.1 acres.

Three public parks will also be created within the FLETCHER HEIGHTS P.A.D. The land for the public parks will be dedicated to the City of Peoria at no cost to the City. The southern park is located north of Beardsley Road between 83rd Avenue and 87th Avenue. The park will be 10 acres in size, of which a maximum of 8 acres may be utilized for storm water retention purposes. The centrally located park will be immediately adjacent to and south of the proposed elementary school. This park will contain 7.5 acres and will not be used for storm water retention purposes. The northern park will be centrally located within that portion of FLETCHER HEIGHTS located north of Deer Valley Road. This park will contain 8.0 acres and will also not be utilized for retention purposes.

It is anticipated that all the parks will be improved with landscaping, walkways, parking lot, restroom facilities, playground, armadas, a multi-purpose field and a mix of either basketball courts and/or tennis courts. The amount of the improvements as well as the timing of the improvements to be provided by the developer, as well as those which are to be provided by the City of Peoria, are anticipated to be negotiated with the City of Peoria through a separate park development agreement. The three public parks combine for a total of 25.5 acres.

In addition to the above open space, the elementary school provides a significant amount of additional open space. This additional open space has not been included within the open space calculations. Considering this, in calculating the percentage of open space, the school site has been deducted from the overall FLETCHER HEIGHTS area.

A summary of the open space provided within FLETCHER HEIGHTS is as follows:

Description	Open Space (Ac)	Description	Total Area (Ac)
New River	50.3	Fletcher Heights	792.7
Greenbelts and Pedestrian Ways	44.1	Elementary School Site	15.0
Public Parks	25.8	Fletcher Heights less Elementary School Site	777.7
Total Open Space Provided	120.2		
Percentage of Fletcher Heights (less elementary school) as open space = 120.2 acre / 777.7 acres x 100% = 15.5%			
If the New River open space is not included in the calculation the percentage of open space is reduced to 9%.			

PHASING

This project is divided into five phases with Phases I to III being further subdivided into two sub-phases each. The phasing is shown on Exhibit 15 (see Phasing Plan, page 47). Depending on market trends, Phase IIA may be constructed prior to Phase IB, as it offers two different single family products.

Commercial parcels will develop independently of residential development, dependent on market demands. It is anticipated that commercial development will lag behind residential development. Collector streets will generally be improved to full width at the time that a Phase develops on either side of the collector. The 20-foot wide landscape and path right-of-way adjacent to the river will be improved initially with landscaping and some amenities at the time the surrounding and/or adjacent Phase develops.

Citrus farming may continue on the land designated for future phases. It is anticipated that it may be necessary to construct temporary drainage channels for the citrus on the downstream phases.

A phasing matrix for the arterial streets is attached as Table 8, page 48. Generally, arterial streets will be constructed at the time the adjacent Phase develops. However, conditions are in place whereby the Developer will complete certain roadways ahead of schedule if it would make that roadway continuous.

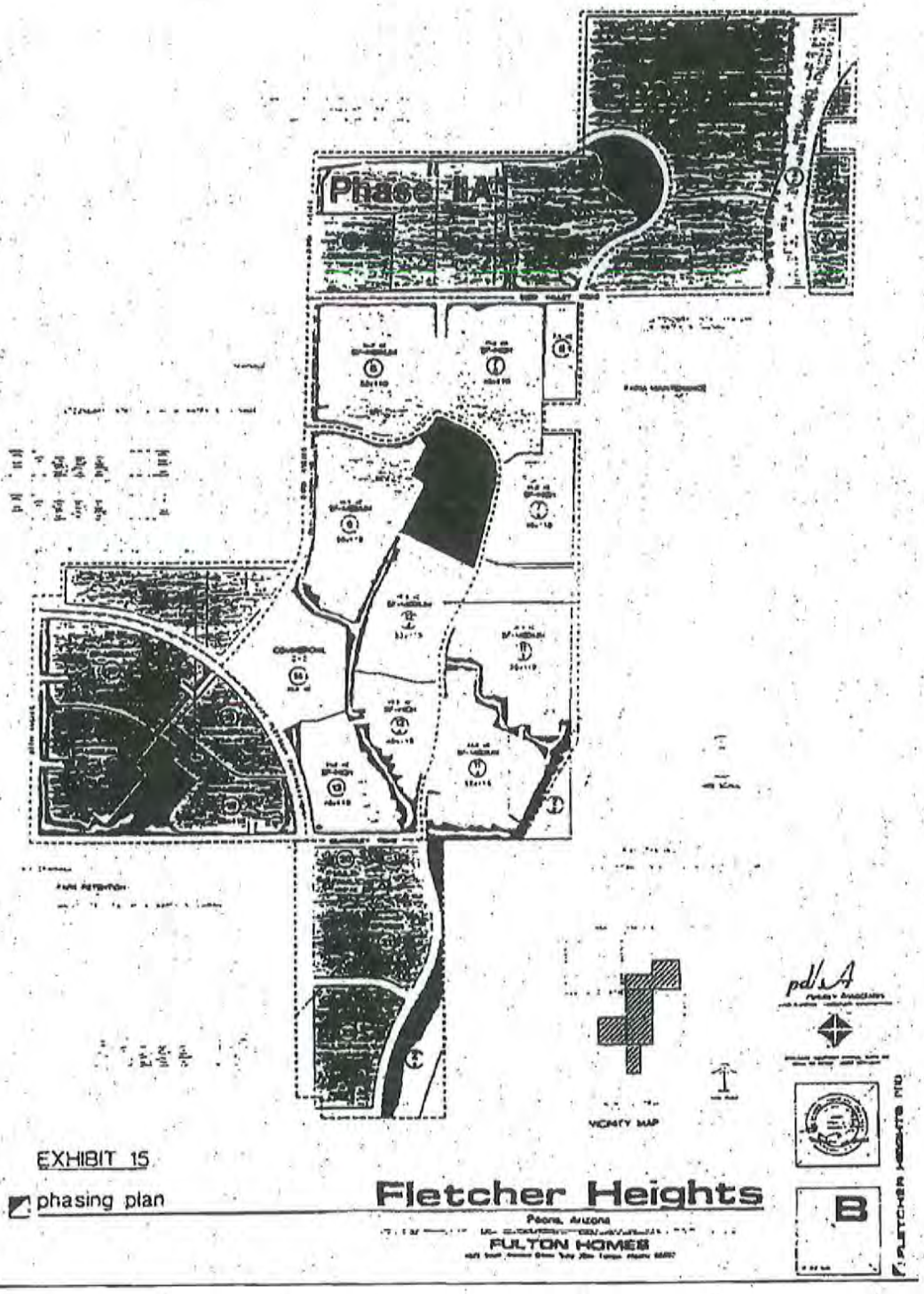


EXHIBIT 15 – PHASING PLAN

** Please note this exhibit comes from the original P.A.D.*

TABLE 8 – PROPOSED MAJOR AND MINOR ARTERIAL STREET PHASING

ARTERIAL STREET	83rd Avenue	Deer Valley Road	Beardlsey Road	Lake Pleasant Parkway	75th Avenue
PHASE IA	East half from Deer Valley Road to ¼ mile south	South half from 83rd Avenue to eastern boundary of Phase 1A	North half from 83rd Avenue to the North-South collector		
PHASE IB	East half from ¼ mile south of Deer Valley Road to Lake Pleasant Pkwy			East half from Beardlsey Road to 83rd Avenue	
PHASE IIA	East half from ¼ mile North	North half from 83rd Avenue to ½ mile east of 83rd Avenue			
PHASE IIB		North half from ½ mile east of 83rd Avenue to New River			
PHASE IIIA			North half from 83rd Ave. to 87th Avenue	West and South half from Beardsley Road to 87th Ave. (2)	
PHASE IIIB	West half from Lake Pleasant Pkwy to northerly Phase IIIB boundary (1)			North half from 87th Avenue to 83rd Ave. (2)	
PHASE IV	East half from Beardsley Road to ½ mile south		South half from North-South collector to 83rd Avenue		
PHASE V		North Half from New River to 75th Avenue			West half from Deer Valley Rd. to Williams Rd.

(1) Per 12-15-94 P&Z Stipulations: Initial improvements of pavement, curb and gutter shall be constructed prior to Phase IIIB if 83rd Avenue roadway improvements from the northerly boundary of Phase IIIB to Deer Valley Road are completed by others.

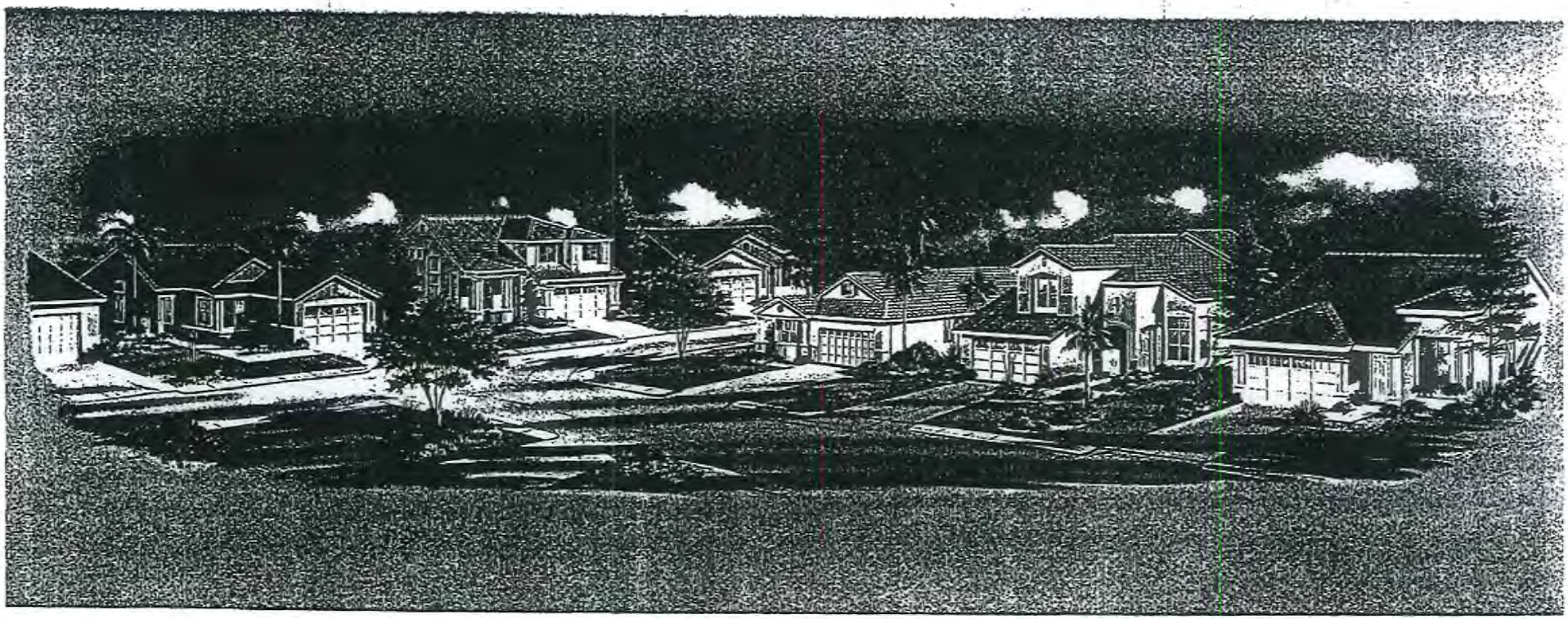
(2) The applicant will submit construction plans to the City for the portion of Lake Pleasant Parkway from 83rd Avenue to the westerly boundary of Phase IIIA within 90 days of construction contracts having been executed for Lake Pleasant Road. The construction plans shall be for the same number of lanes (to a maximum of four lanes) as is in the construction contracts noted above. The applicant shall commence construction within 60 days after the City has approved these plans. Lanes to be constructed during the early phases will not include landscaping of the roadway.

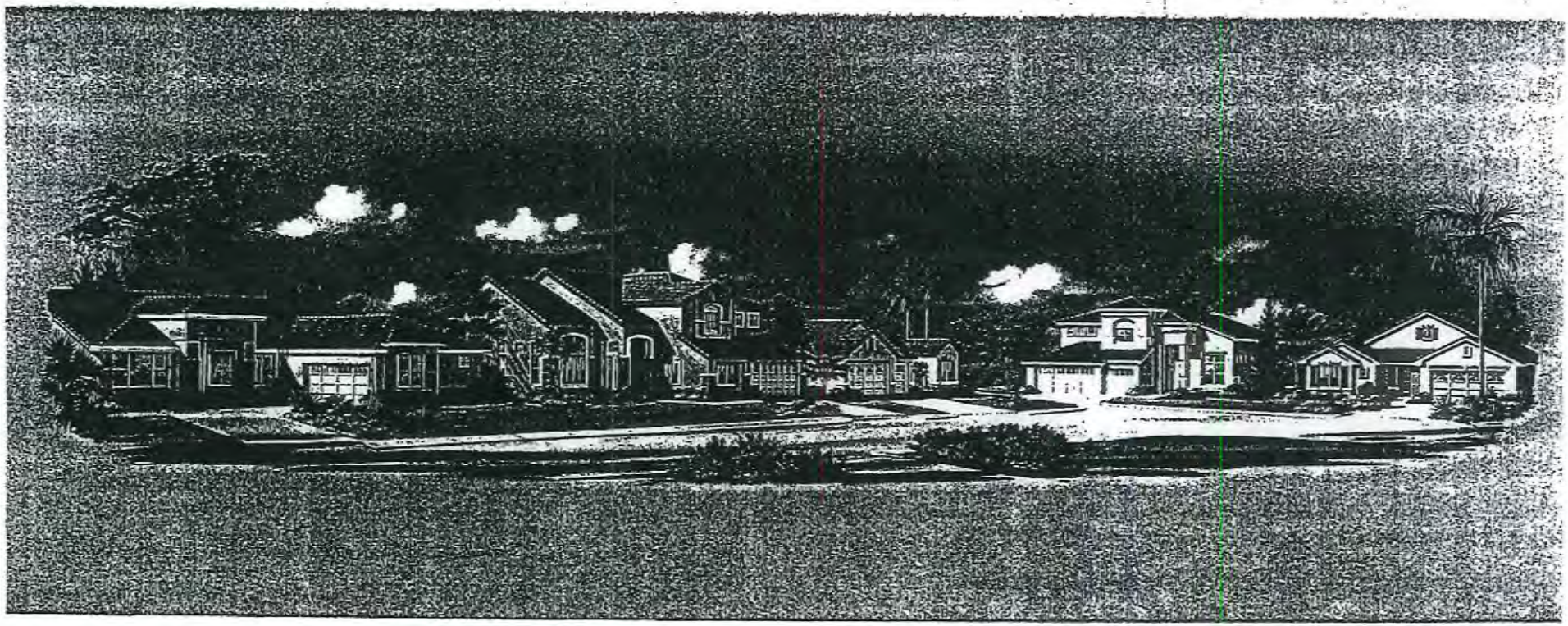
SUMMARY

The master planned community of the FLETCHER HEIGHTS P.A.D. has been planned with a concerted effort to develop a customized community that incorporates open spaces, recreational amenities and a visual cohesiveness of landscape and architectural elements. This combination of creativity, amenity and diversity will create an attractive and desirable community that will compliment the City of Peoria. The proposed amendment maintains these goals as it provides the residents within the community an easily accessible, convenient, neighborhood commercial use which makes FLETCHER HEIGHTS a more desirable place to reside in.

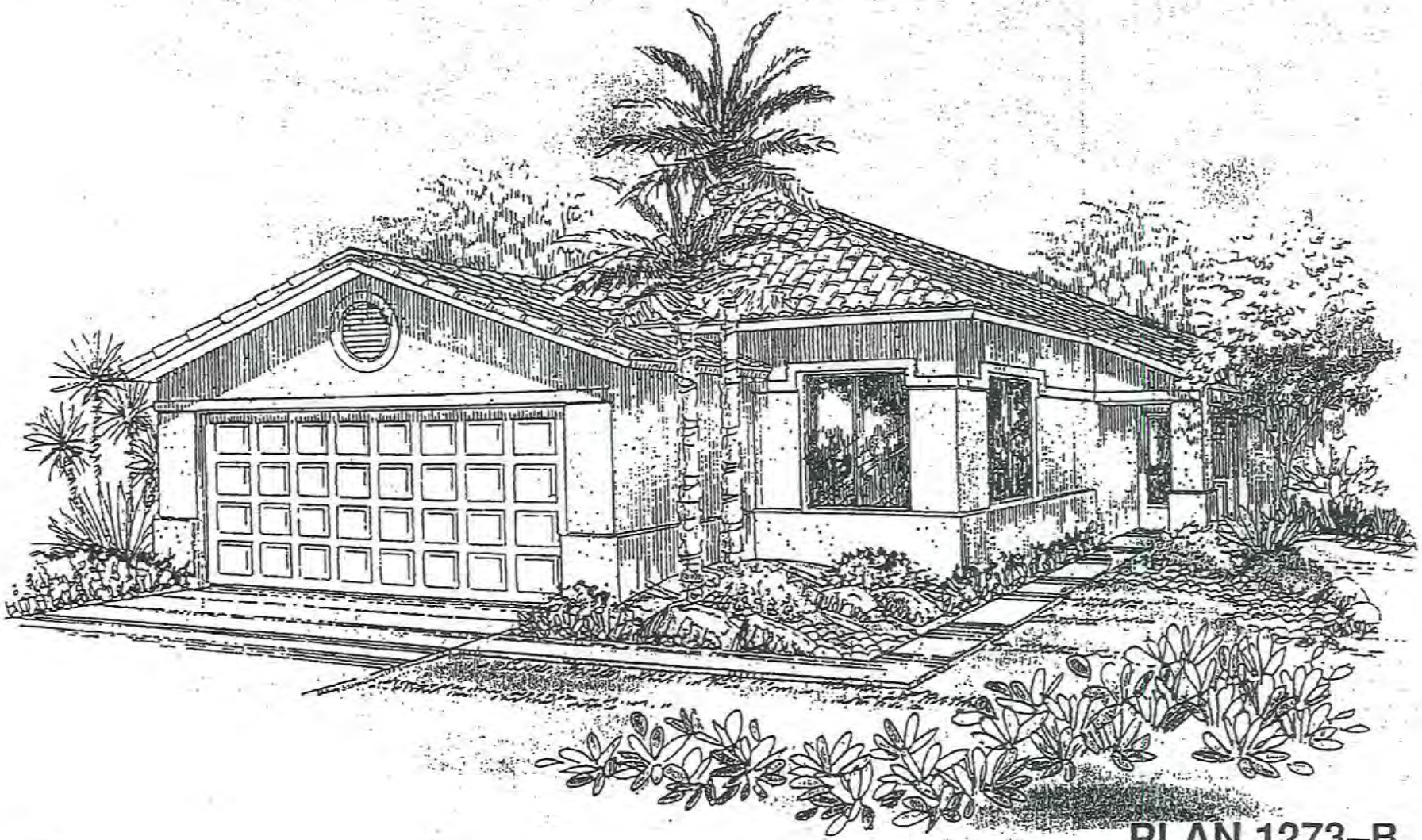
APPENDIX "A"
PROPOSED MODELS

NOTE: The proposed floor plans and elevations in Appendix "A" are intended to be representative of the quality of homes within Fletcher Heights. Actual Floor plans and elevations may vary.

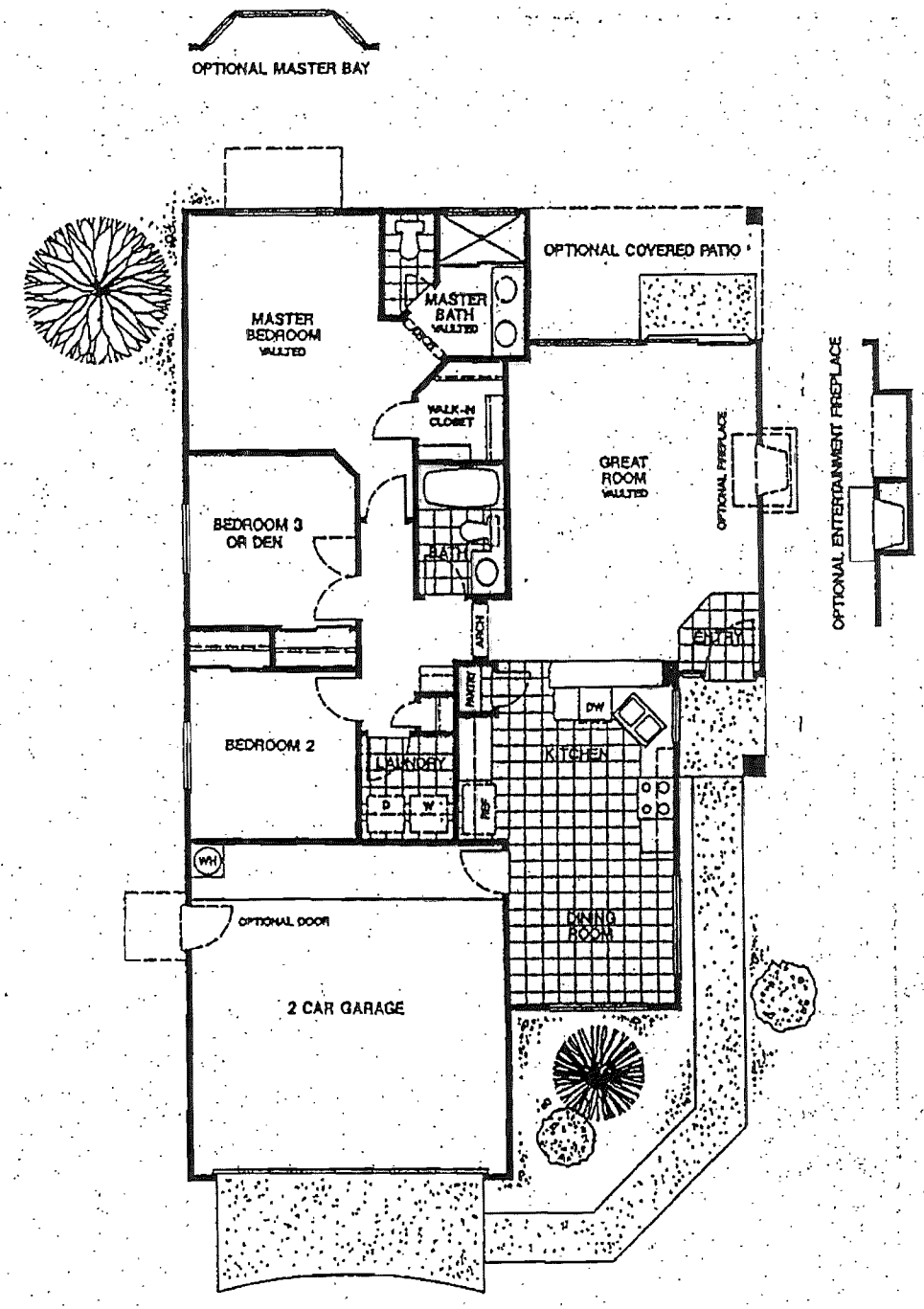




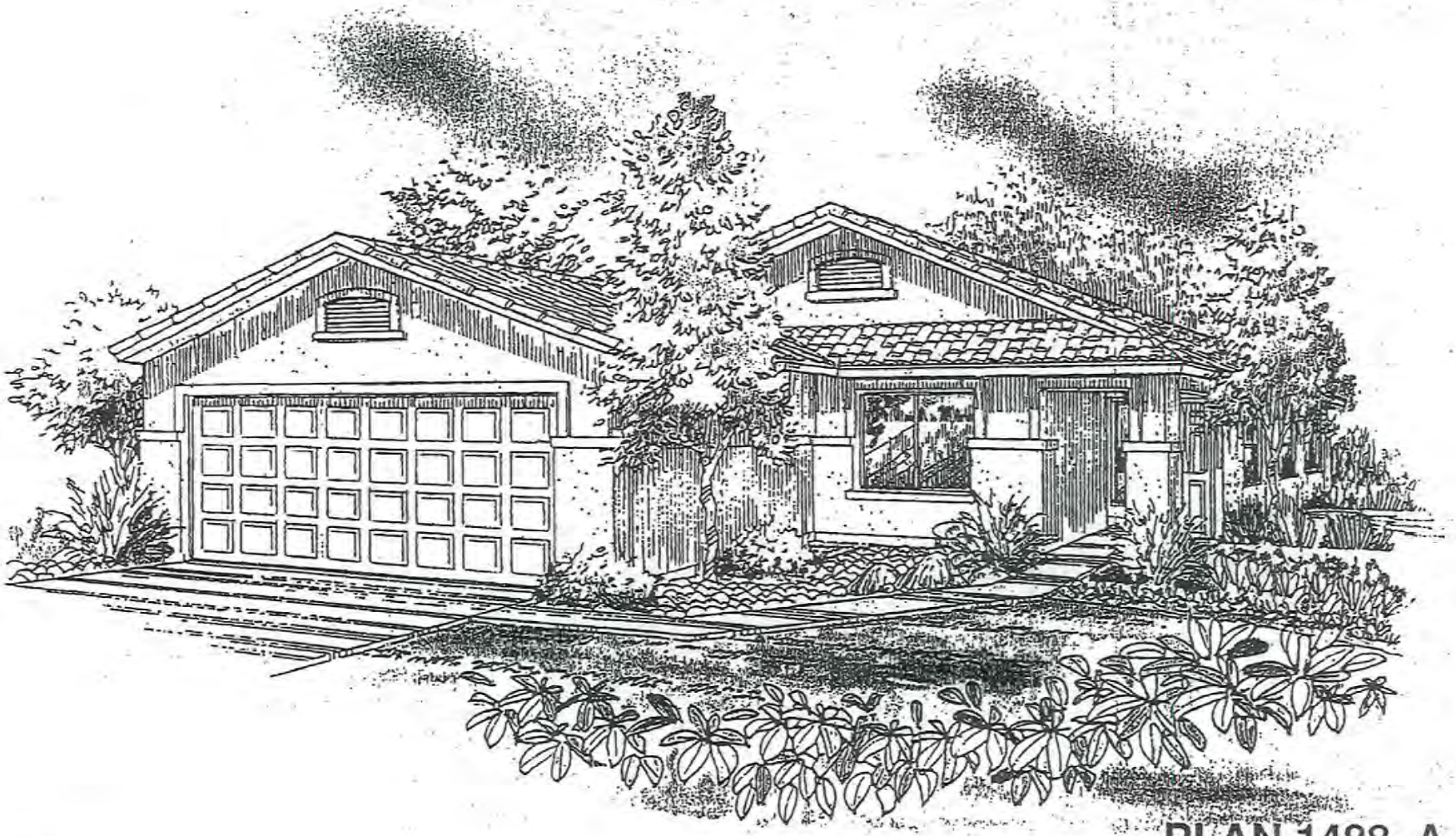
PLAN 1273–A



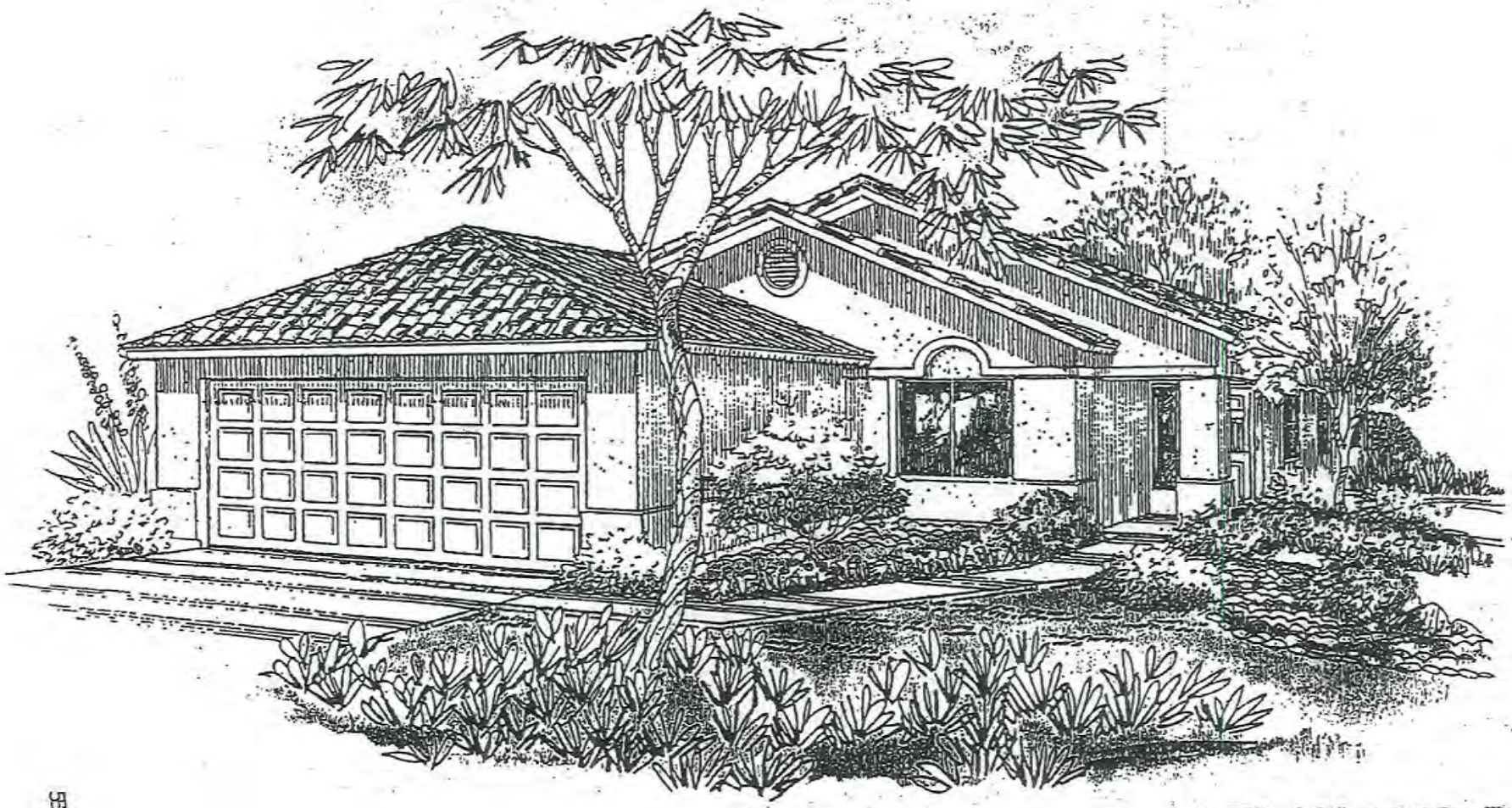
PLAN 1273–B


OPTIONAL MASTER BAY
OPTIONAL COVERED PATIO
MASTER BEDROOM
VAULTED
MASTER BATH
VAULTED
WALK-IN CLOSET
GREAT ROOM
VAULTED
OPTIONAL FIREPLACE
OPTIONAL ENTERTAINMENT FIREPLACE
BEDROOM 3 OR DEN
BATH
ARCH
ENTRY
PANTRY
DW
KITCHEN
BEDROOM 2
LAUNDRY
D
W
REF
WH
OPTIONAL DOOR
DINING ROOM
2 CAR GARAGE

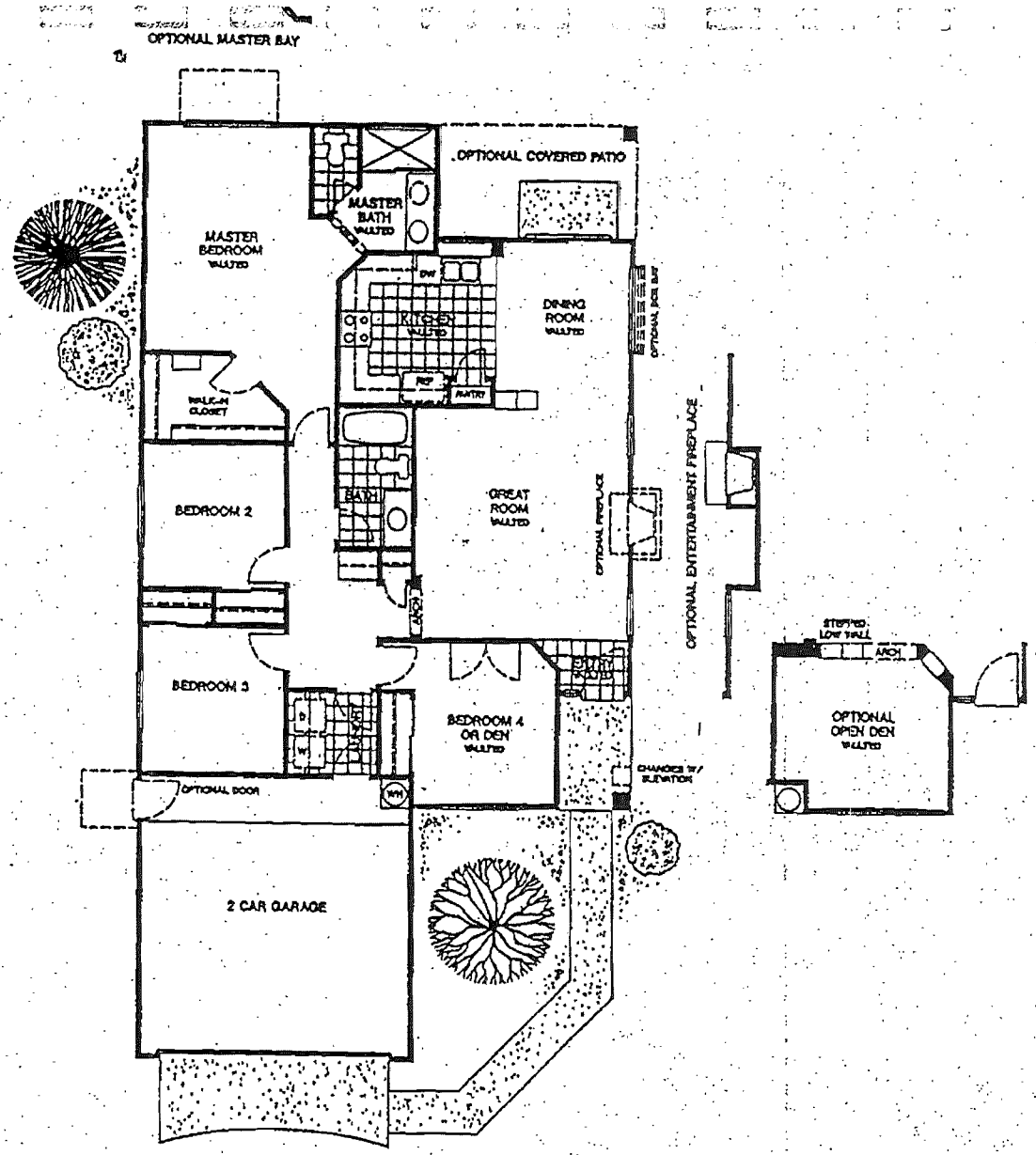
PLAN 1273



PLAN 1488–A

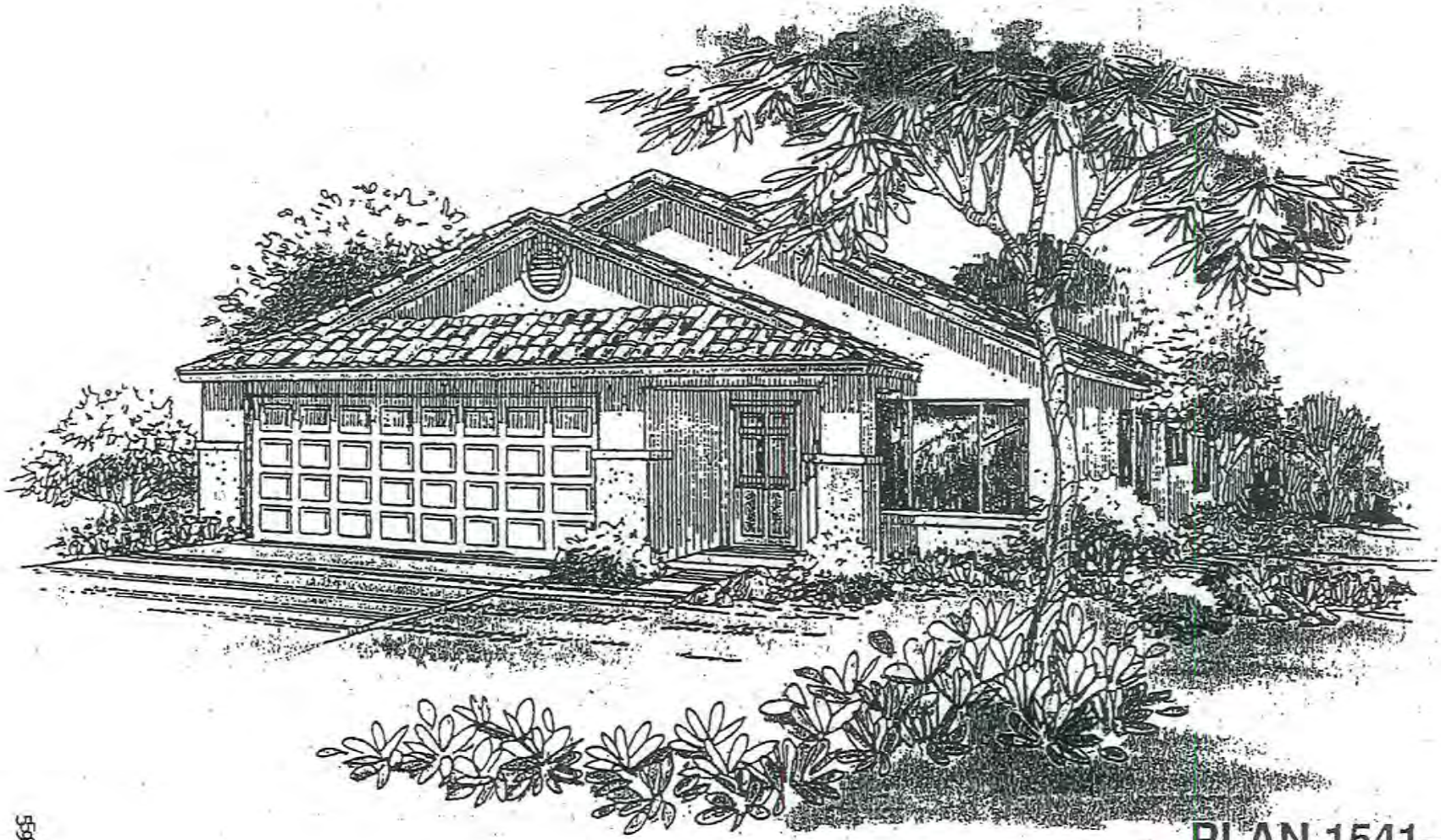


PLAN 1488–B



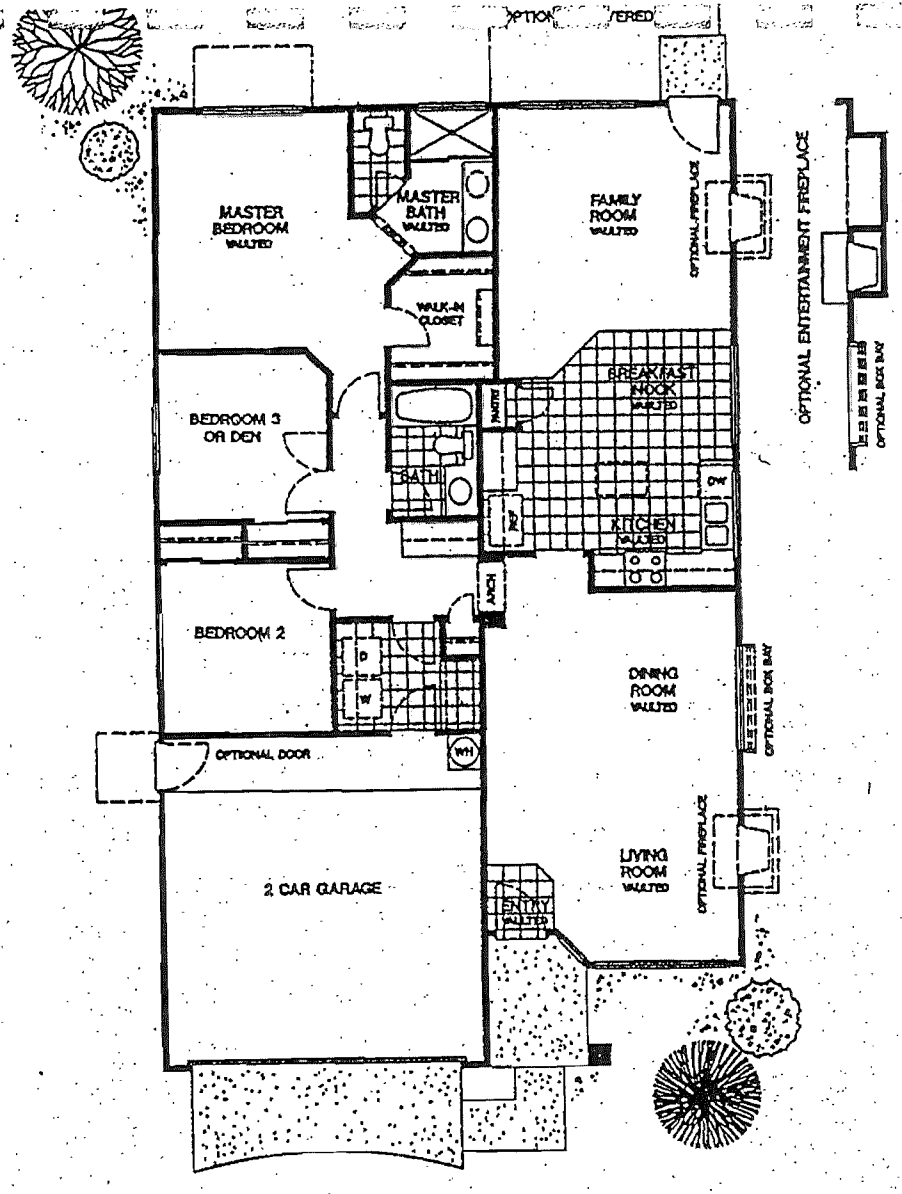
588

PLAN 1488



PLAN 1541–A

PLAN 1541–B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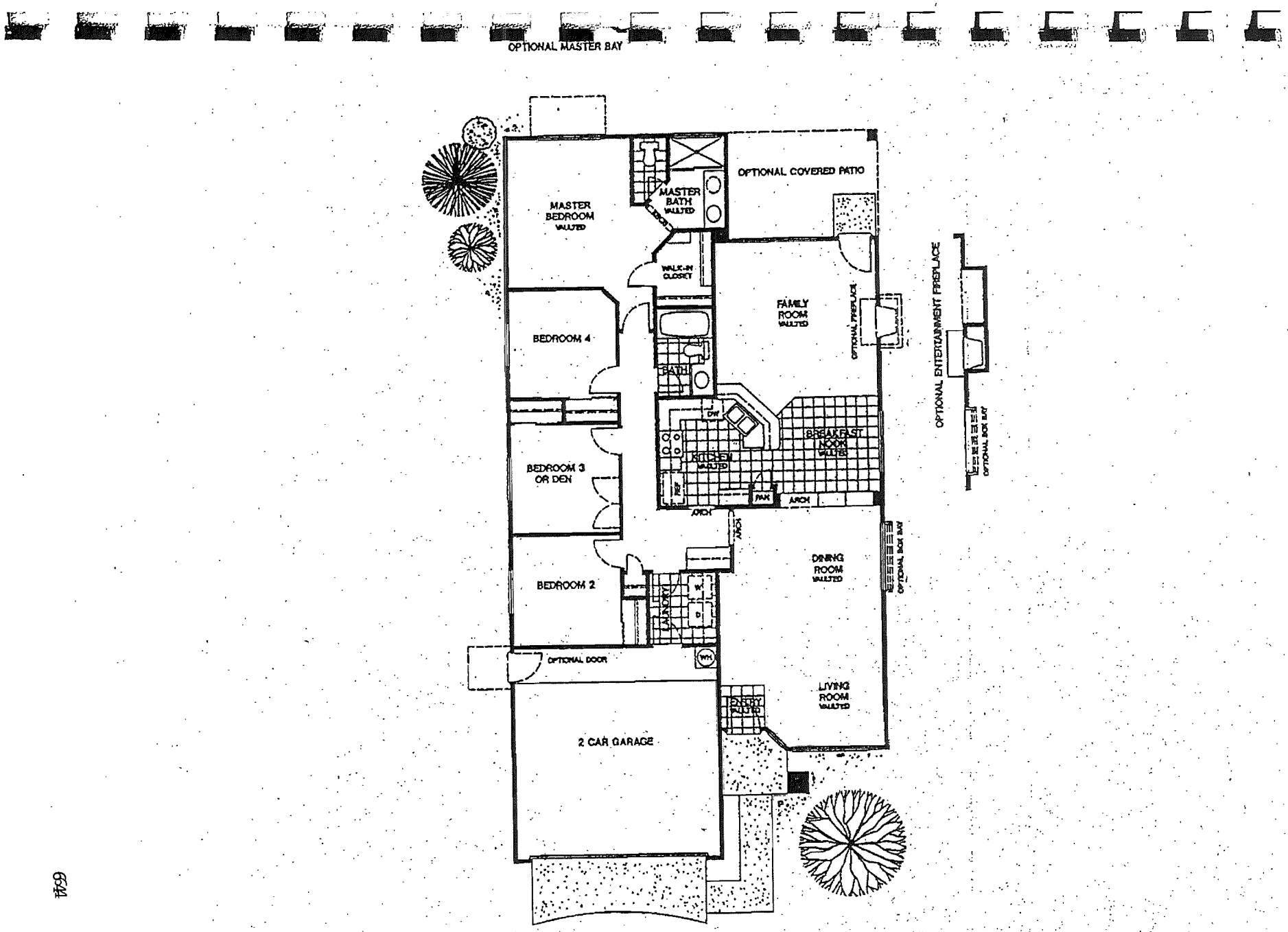
MASTER BATH VAULTED
WALK-IN CLOSET
FAMILY ROOM VAULTED
OPTIONAL FIREPLACE
OPTIONAL ENTERTAINMENT FIREPLACE
OPTIONAL BOX BAY
BREAKFAST NOOK VAULTED
BEDROOM 3 OR DEN
BATH
KITCHEN VAULTED
BEDROOM 2
DINING ROOM VAULTED
OPTIONAL DOOR
WH
2 CAR GARAGE
LIVING ROOM VAULTED
ENTRY VAULTED

PLAN 1541

PLAN 1688–A

PLAN 1688–B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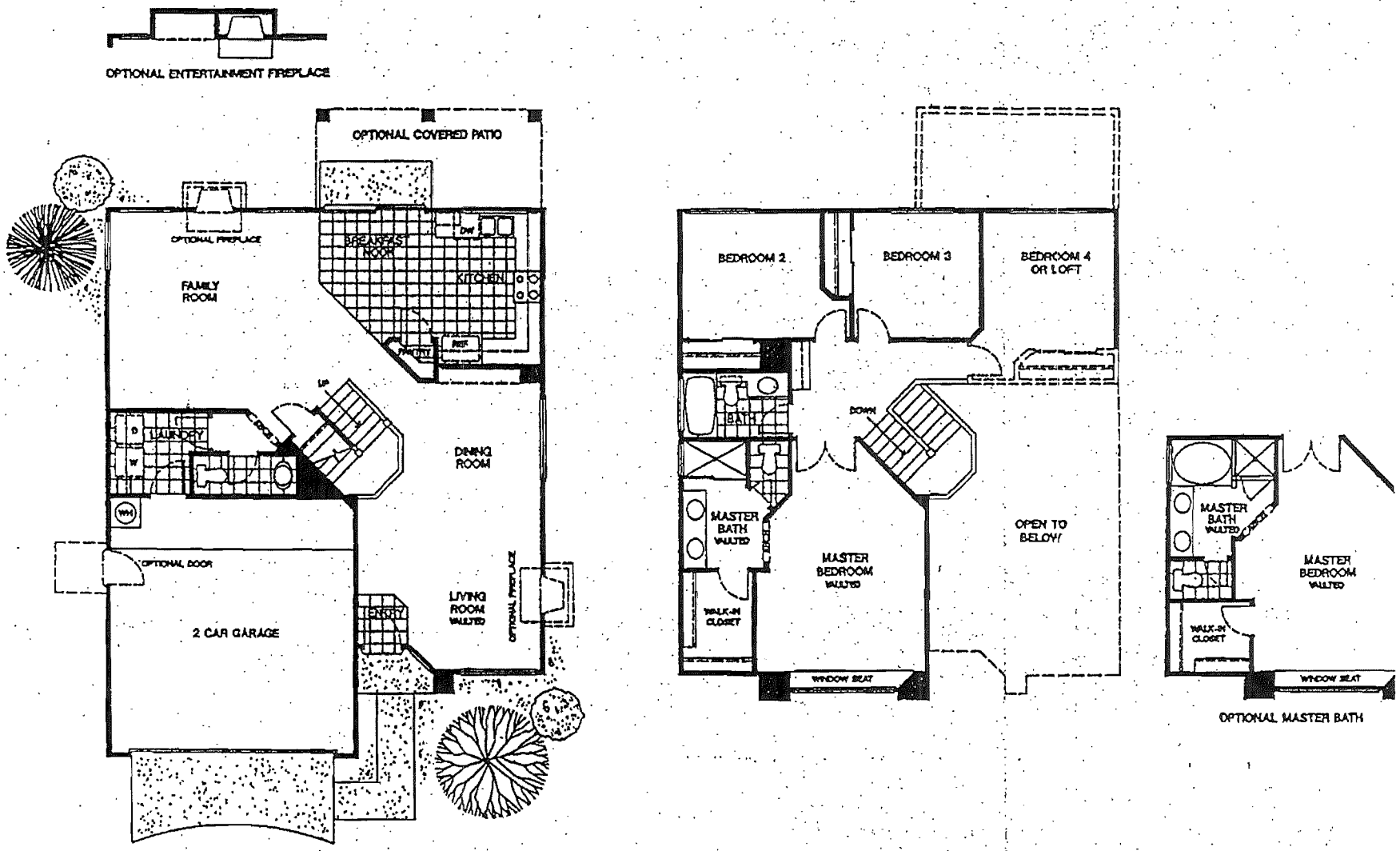
MASTER BEDROOM VAULTED
MASTER BATH VAULTED
WALK-IN CLOSET
OPTIONAL COVERED PATIO
FAMILY ROOM VAULTED
OPTIONAL FIREPLACE
OPTIONAL ENTERTAINMENT FIREPLACE
OPTIONAL BOX BAY
BEDROOM 4
BATH
BREAKFAST NOOK VAULTED
KITCHEN VAULTED
DW
REF
RANGE
ARCH
BEDROOM 3 OR DEN
BEDROOM 2
LAUNDRY
DINING ROOM VAULTED
OPTIONAL DOOR
WH
PANTRY VAULTED
LIVING ROOM VAULTED
2 CAR GARAGE

PLAN 1688

PLAN 1926–A

PLAN 1926–B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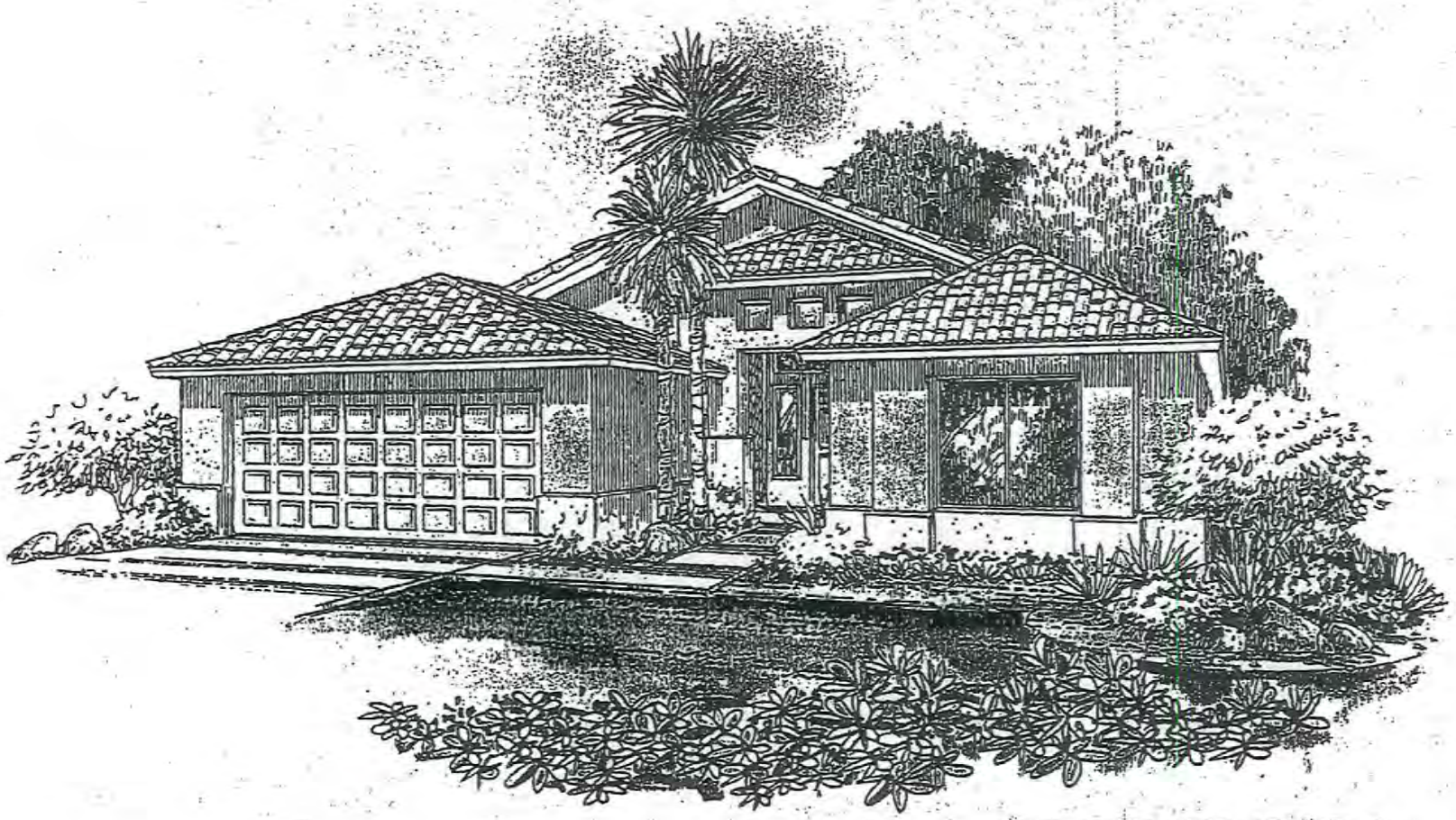
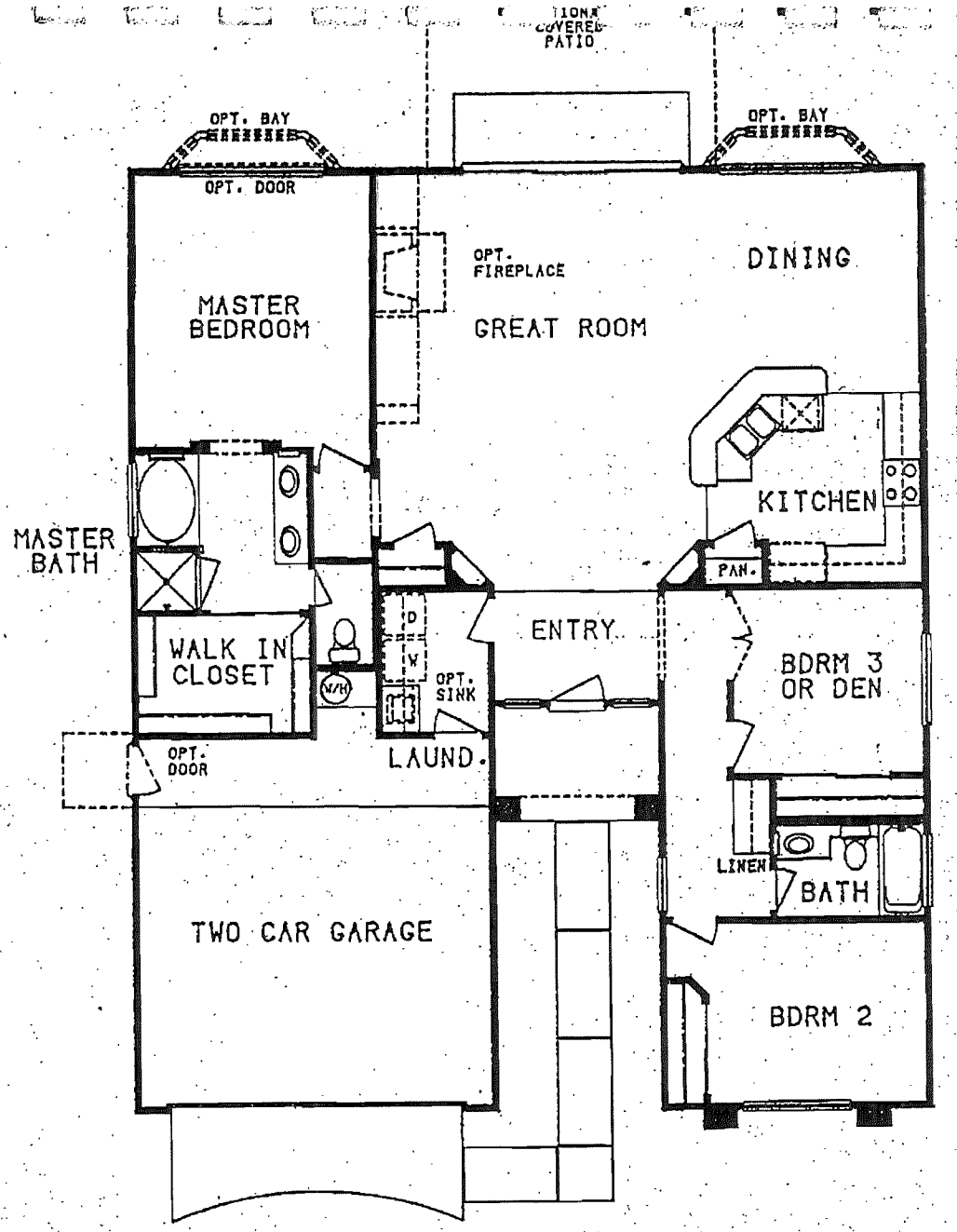
OPTIONAL COVERED PATIO
OPTIONAL FIREPLACE
FAMILY ROOM
BREAKFAST ROOM
KITCHEN
DW
PANTRY
REF
UP
LAUNDRY
D
W
WH
DINING ROOM
OPTIONAL DOOR
2 CAR GARAGE
ENTRY
LIVING ROOM VAULTED
OPTIONAL FIREPLACE
BEDROOM 2
BEDROOM 3
BEDROOM 4 OR LOFT
BATH
DOWN
MASTER BATH VAULTED
MASTER BEDROOM VAULTED
OPEN TO BELOW
WALK-IN CLOSET
WINDOW SEAT
MASTER BATH VAULTED
MASTER BEDROOM VAULTED
WALK-IN CLOSET
WINDOW SEAT
OPTIONAL MASTER BATH

PLAN 1926



PLAN 1668-A

PLAN 1668-B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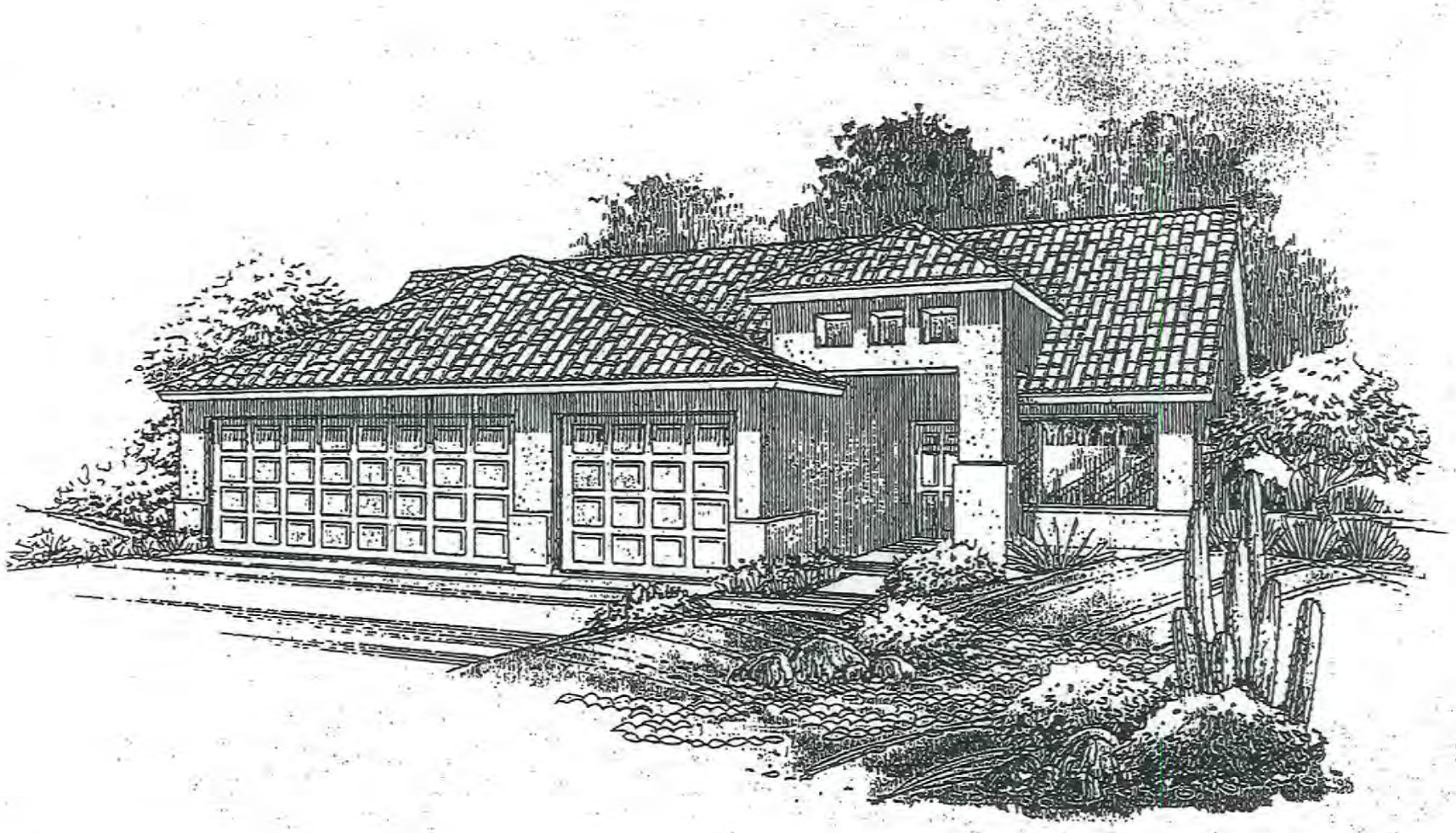
OPT. BAY
OPT. BAY
OPT. DOOR
MASTER BEDROOM
OPT. FIREPLACE
GREAT ROOM
DINING
KITCHEN
PAN.
MASTER BATH
WALK IN CLOSET
W/H
D
W
OPT. SINK
LAUND.
ENTRY
BDRM 3 OR DEN
OPT. DOOR
LINEN
BATH
TWO CAR GARAGE
BDRM 2

PLAN 1668



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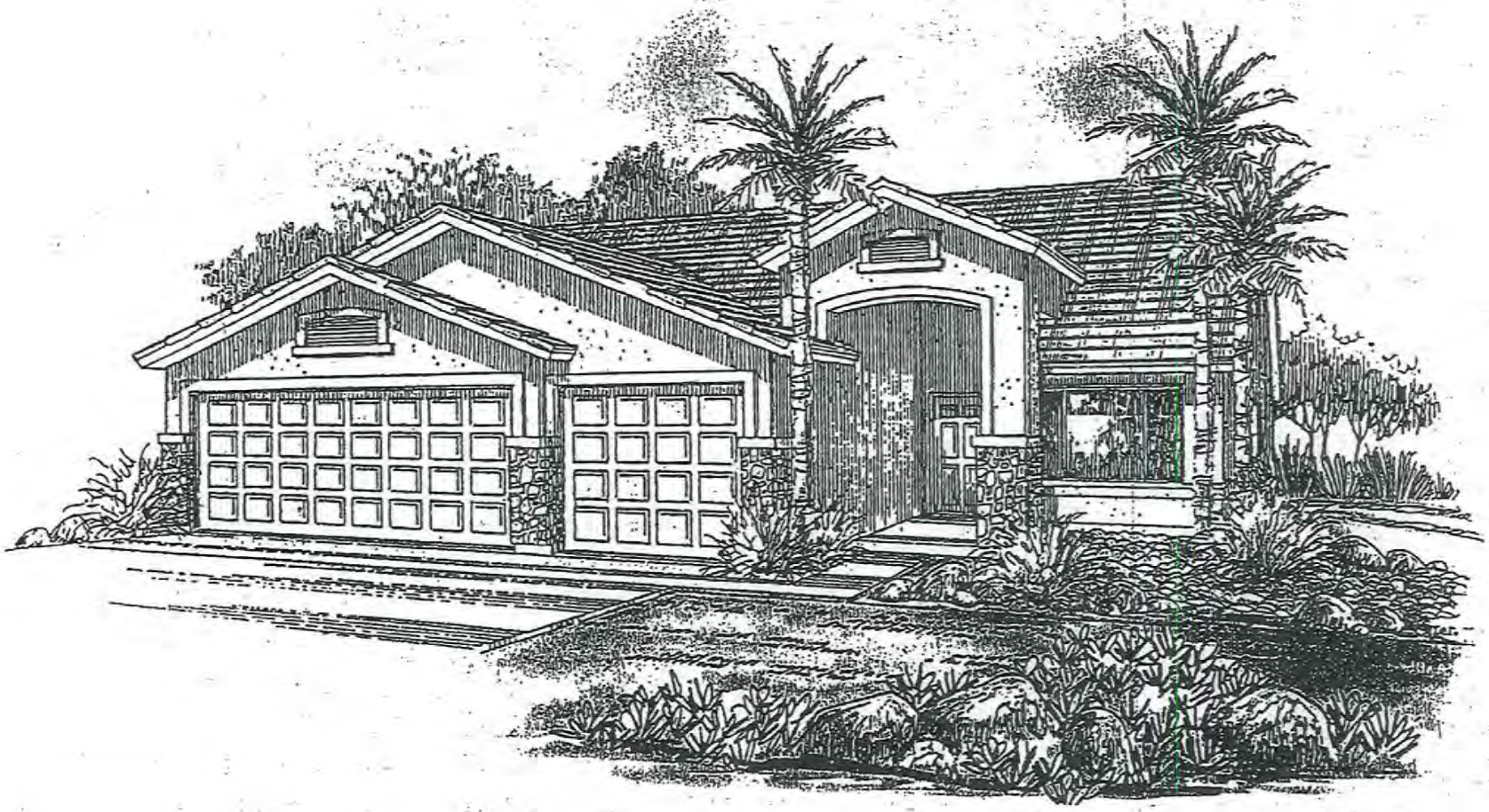

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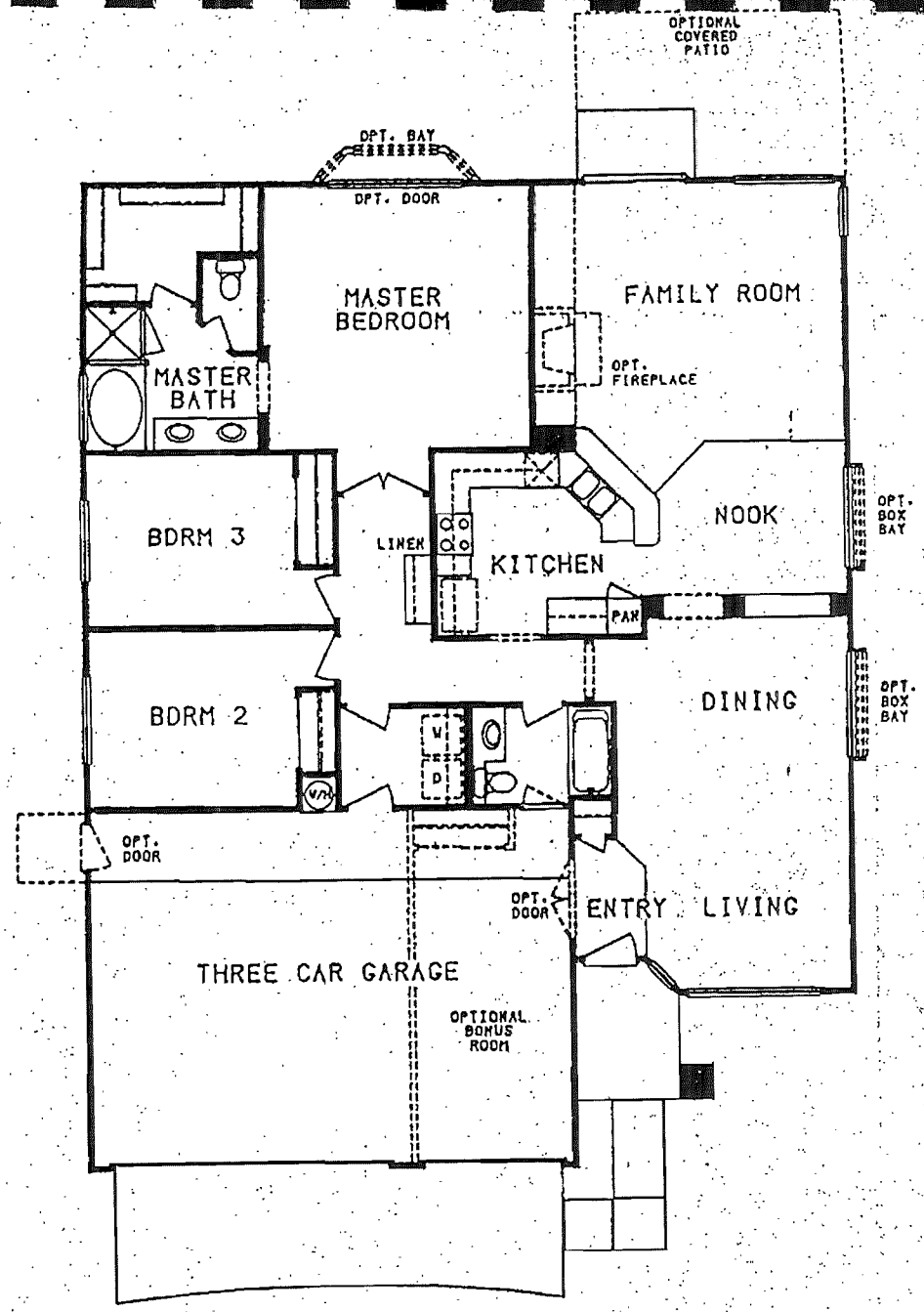
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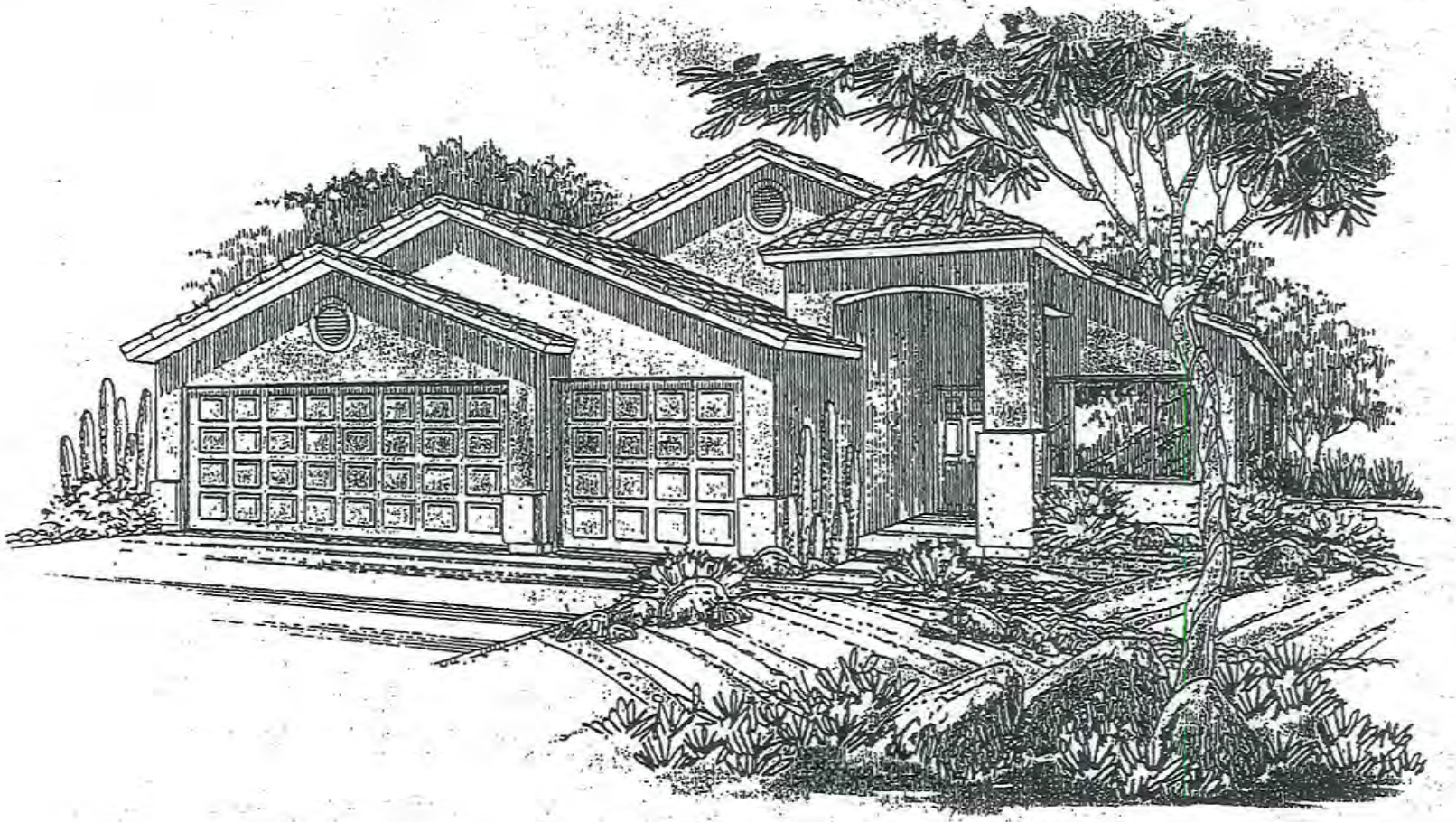
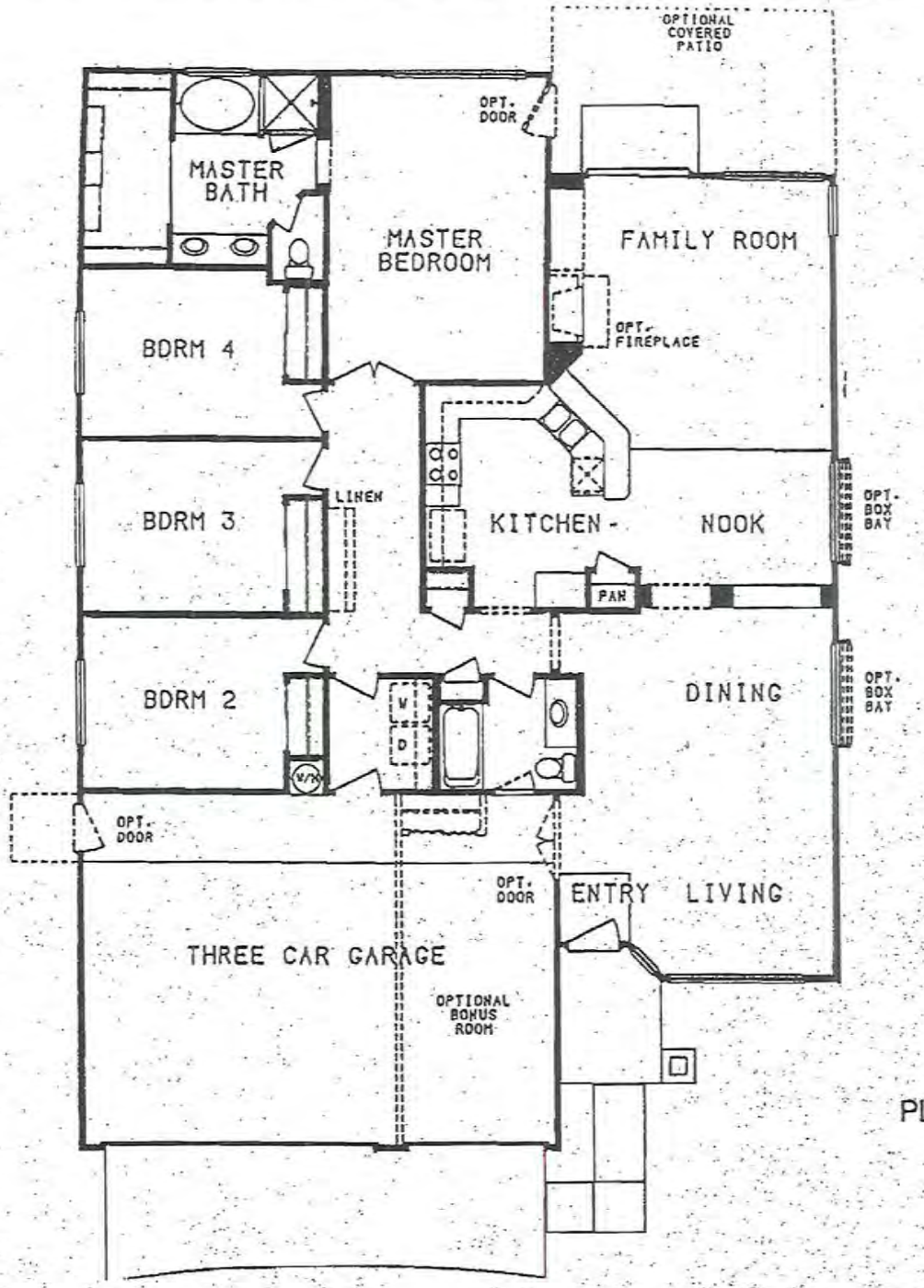
OPT. BAY
OPT. DOOR
MASTER BEDROOM
FAMILY ROOM
OPT. FIREPLACE
MASTER BATH
BDRM 3
LINEN
KITCHEN
NOOK
OPT. BOX BAY
PAN
BDRM 2
DINING
OPT. BOX BAY
V
D
W/M
OPT. DOOR
OPT. DOOR
ENTRY
LIVING
THREE CAR GARAGE
OPTIONAL BONUS ROOM

PLAN 1835

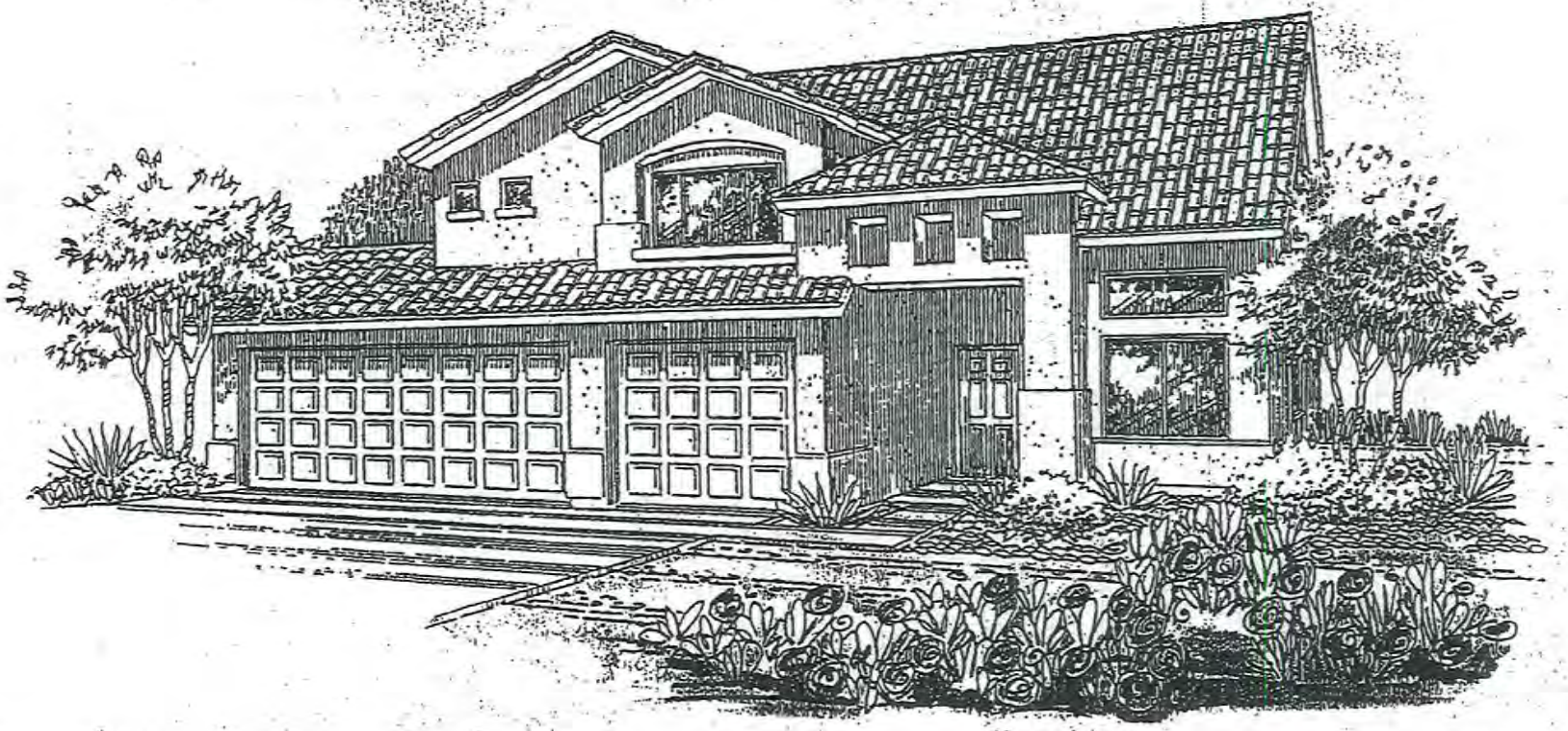


PLAN 2004-A

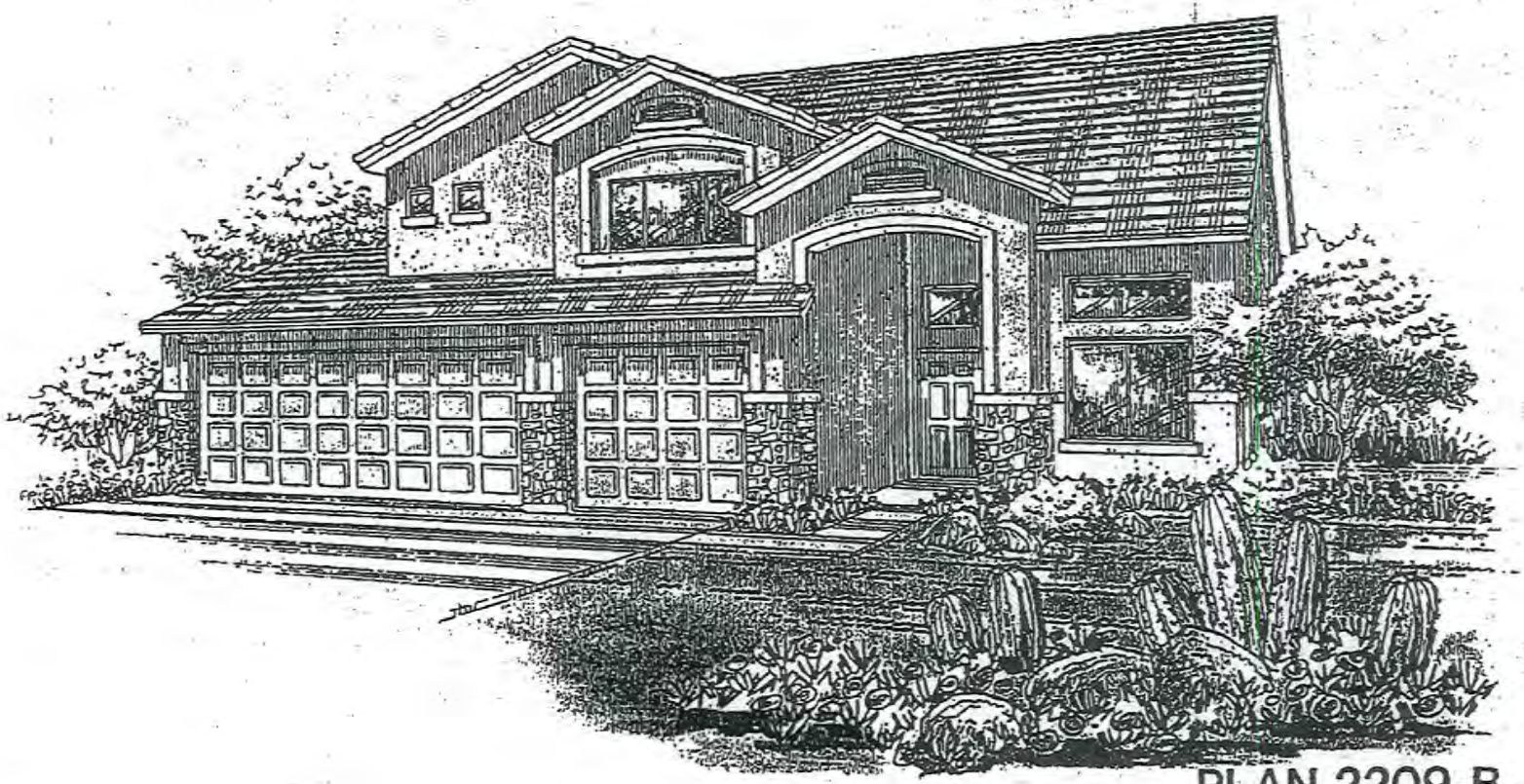
PLAN 2004-B


OPTIONAL COVERED PATIO
OPT. DOOR
MASTER BATH
MASTER BEDROOM
FAMILY ROOM
OPT. FIREPLACE
BDRM 4
BDRM 3
LINEN
KITCHEN
NOOK
OPT. BOX BAY
PAN
BDRM 2
W
D
W/H
DINING
OPT. BOX BAY
OPT. DOOR
OPT. DOOR
ENTRY
LIVING
THREE CAR GARAGE
OPTIONAL BONUS ROOM

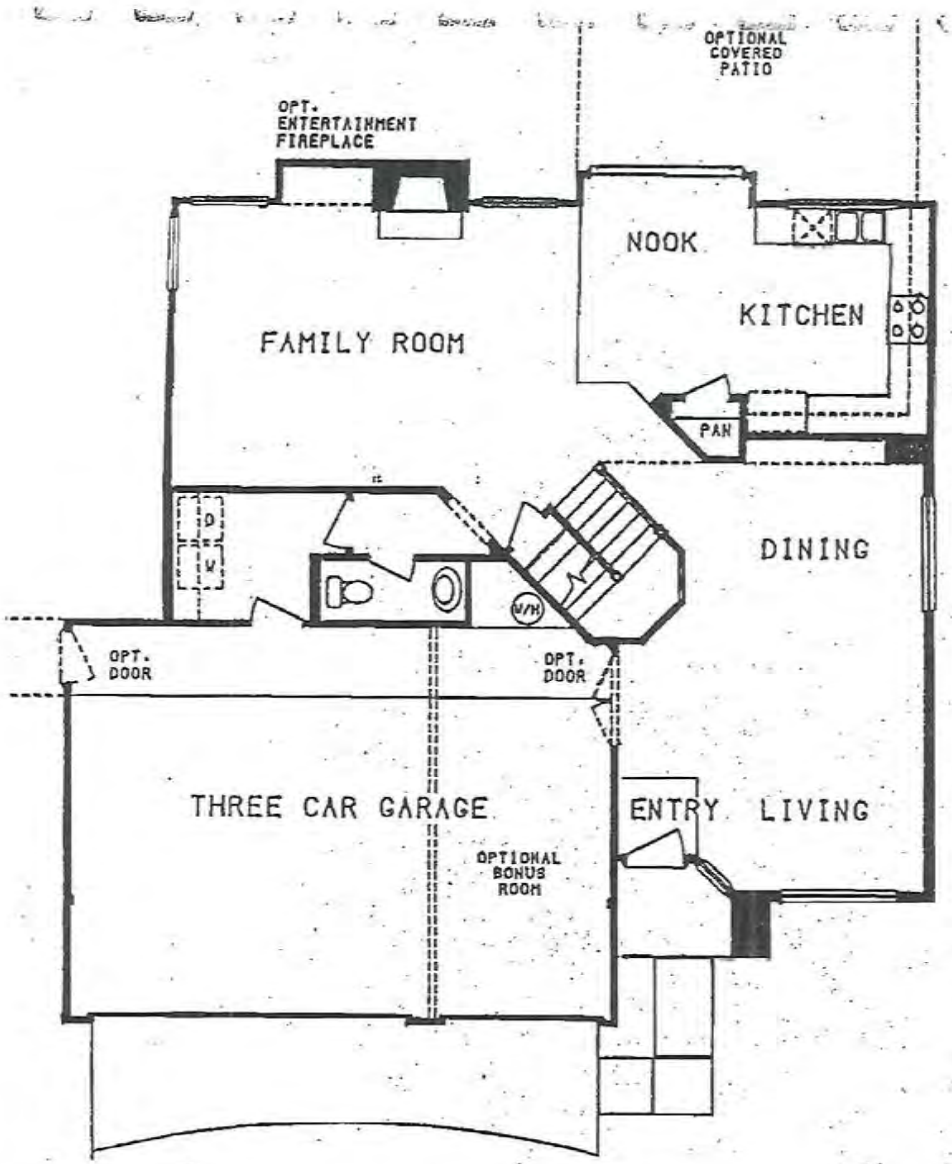
PLAN 2004

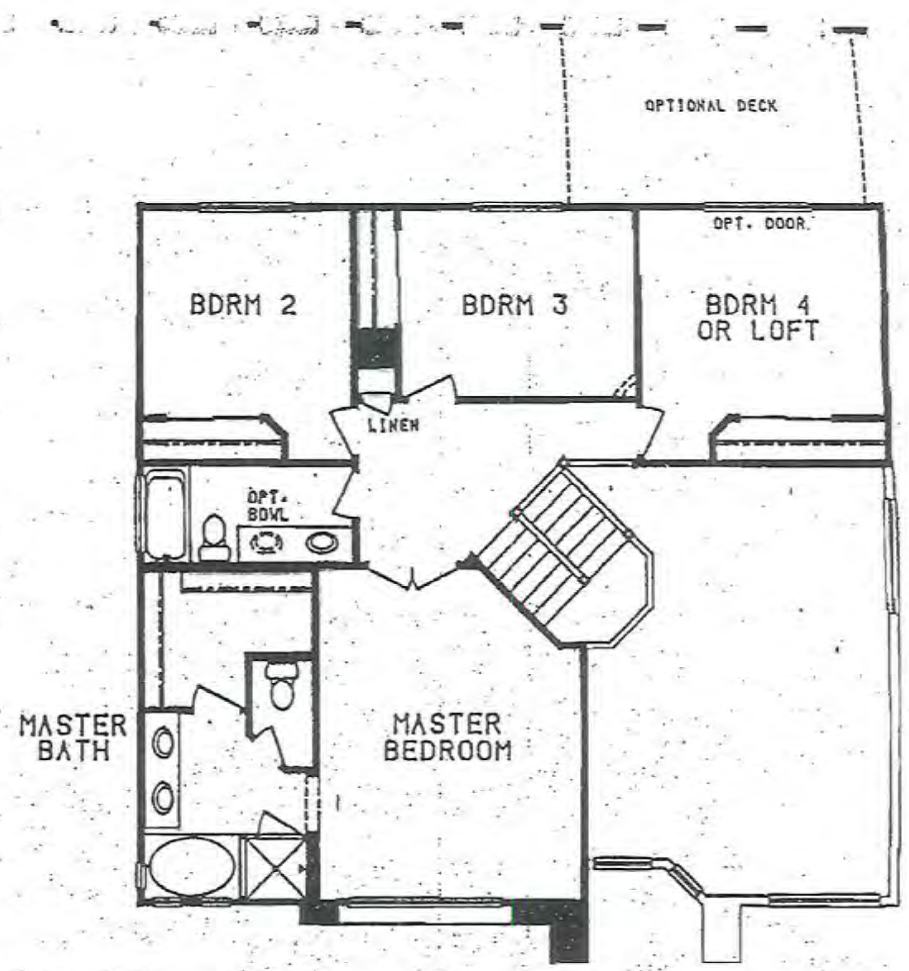


PLAN 2209-A



PLAN 2209-B

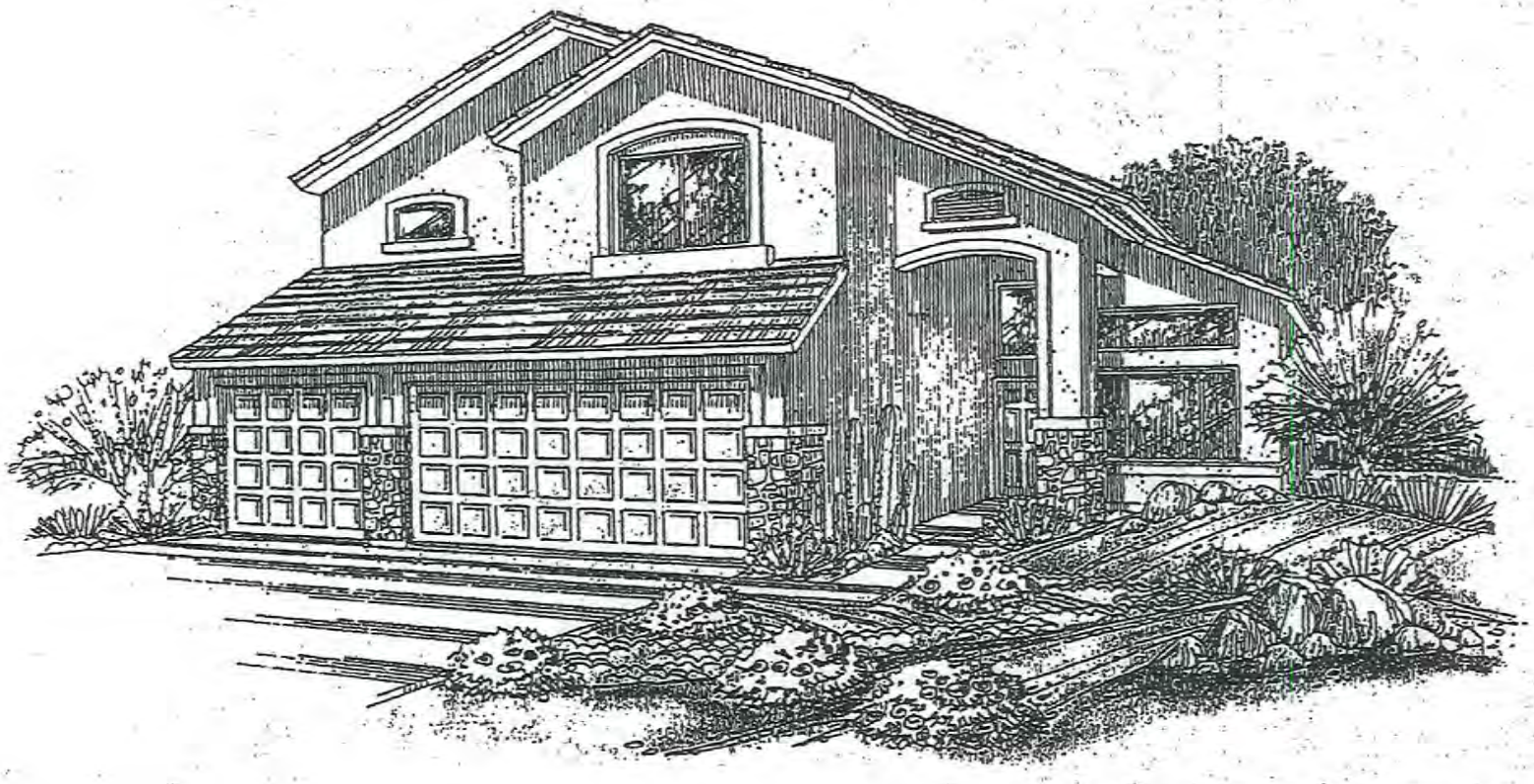




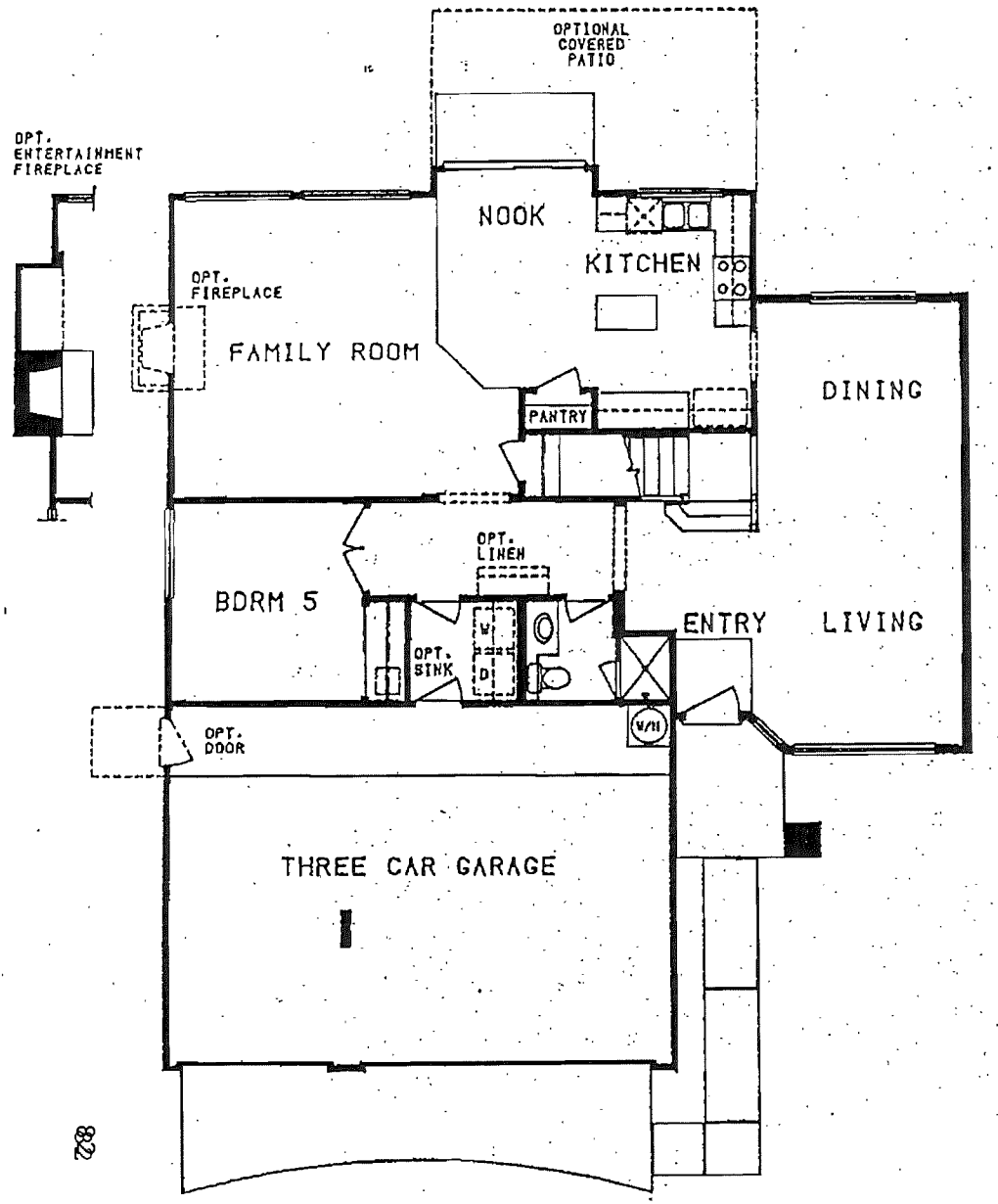
LOWER LEVEL
PLAN 2209

UPPER LEVEL
PLAN 2209

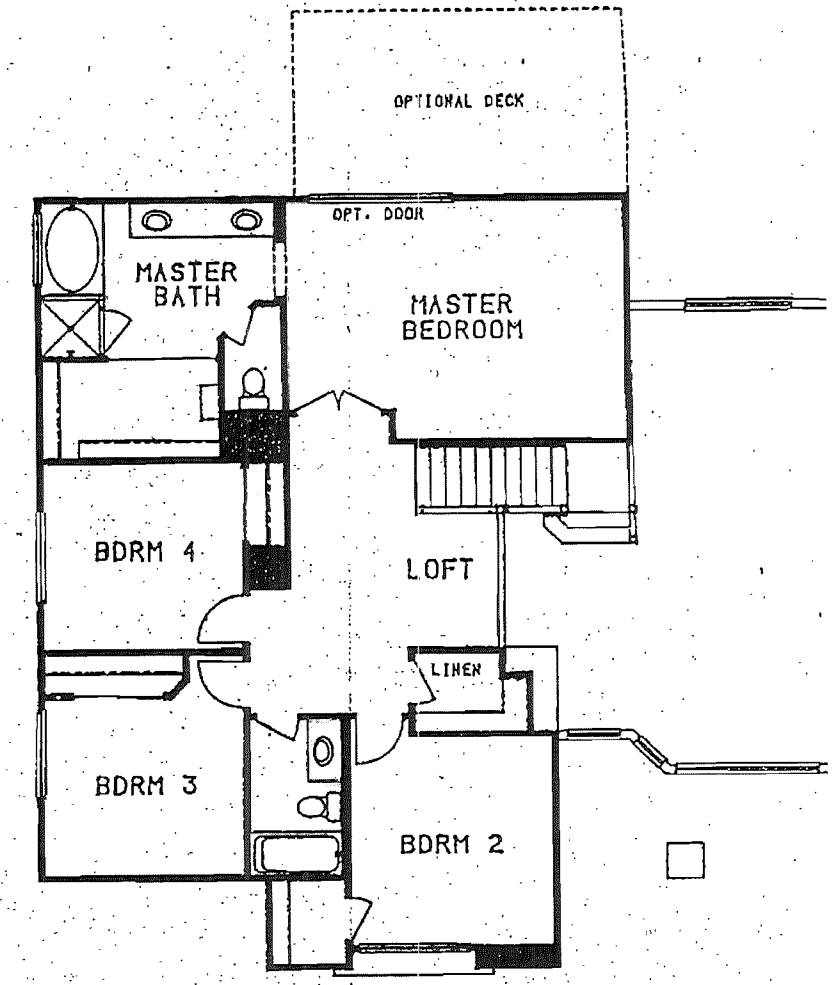
PLAN 2452-A



PLAN 2452-B

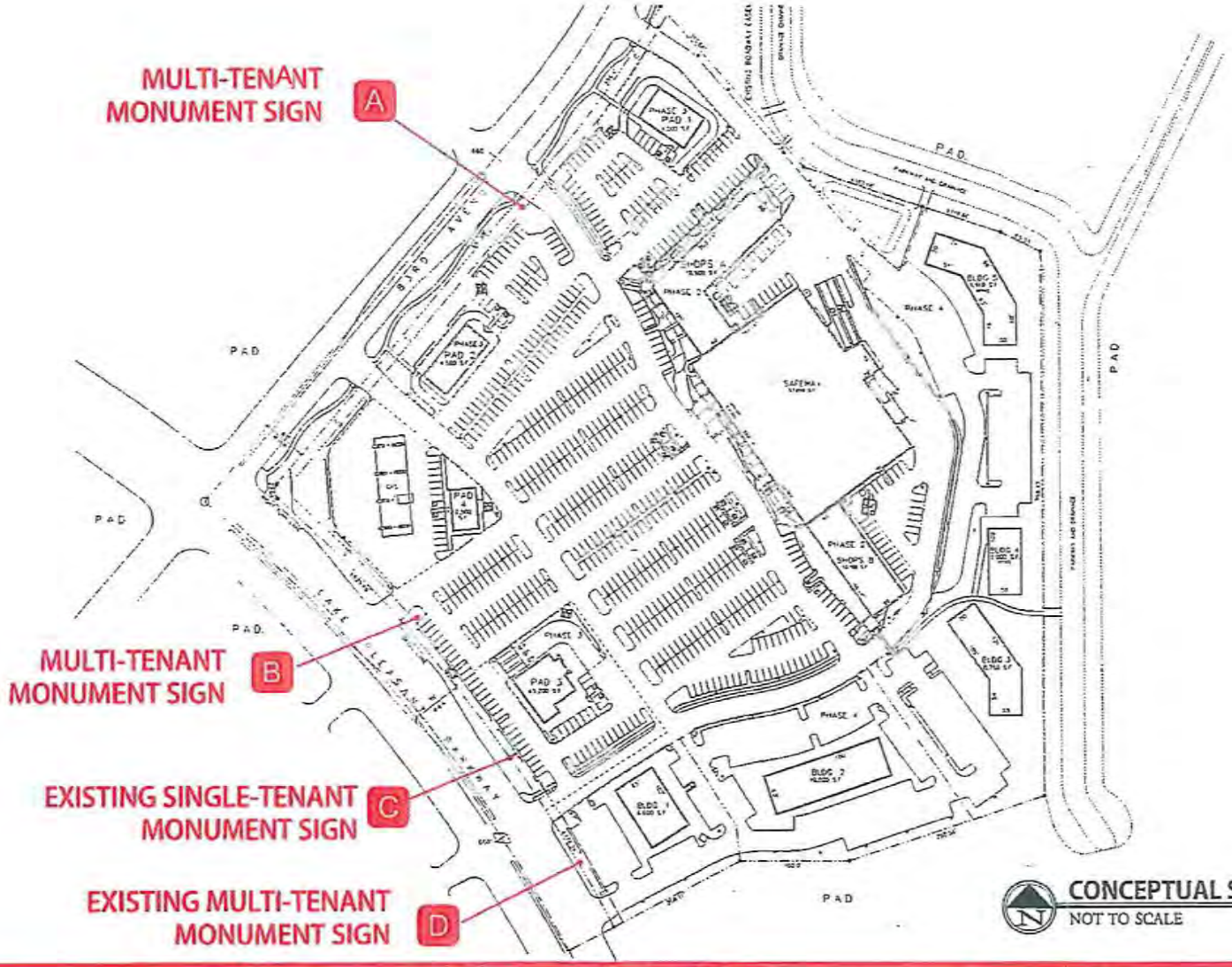


LOWER LEVEL
PLAN 2452



UPPER LEVEL
PLAN 2452

APPENDIX “B”
SIGNAGE



YESCO
Custom Electric Signs™
PHOENIX DIVISION
6725 W. Chicago Street
Chandler, AZ 85226-3335
(480) 449-3726
PRODUCTION READY

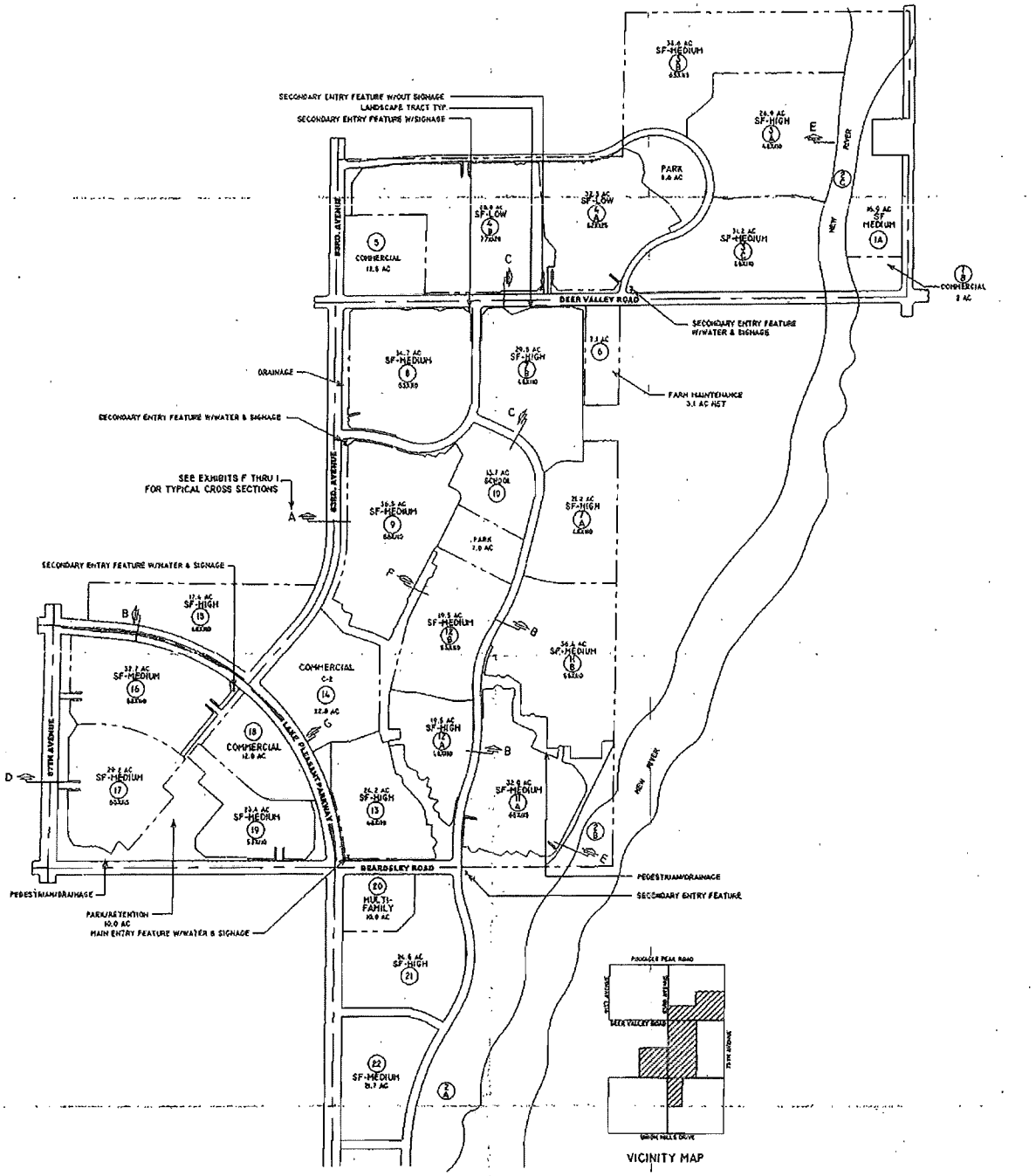
* Illuminated displays will be wired for 120 volt power unless otherwise noted.
* Cost for providing necessary electrical wiring to sign area is not included in sign proposal.

SALES APPROVAL:
DATE:

REV. #	DATE	BY	REV. #	DATE	BY
1	07/30/09	JWW	1	01/08/10	LSD
2	08/04/09	JWW	2	01/27/10	TALL
3	08/05/09	JWW	3	02/05/10	TALL
4	11/06/09	JLW	4	02/09/10	LSD
5	01/08/10	LSD	5	02/22/10	TALL

FIRST NAME / PROJECT ADDRESS
FLETCHERS HEIGHTS MARKETPLACE
20782 NORTH 83RD AVENUE
PEORIA, ARIZONA
SCALE: As Noted
DWG. DESIGNER: Weber
SALESPERSON: BILL GRINSTEAD
ORIGINAL DATE: 07/21/09

P30584 | 13
SHEET NUMBER: 4 OF 5
P30584



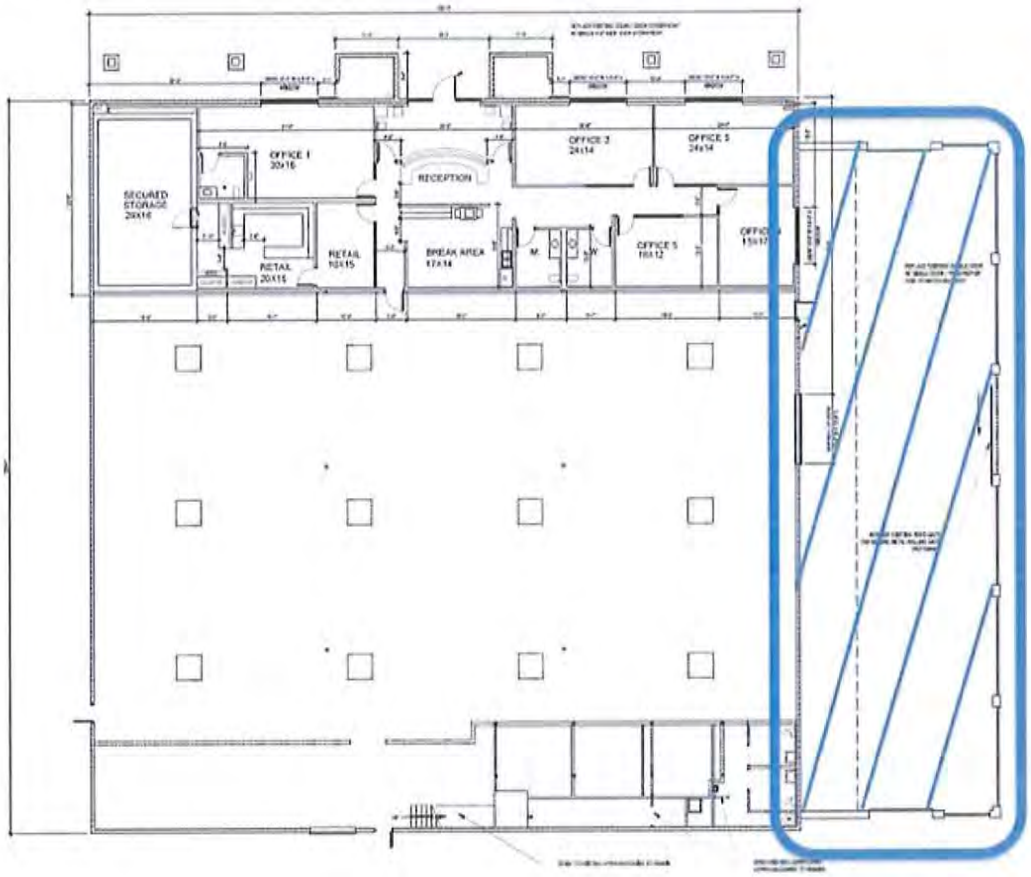
Z93-10A5

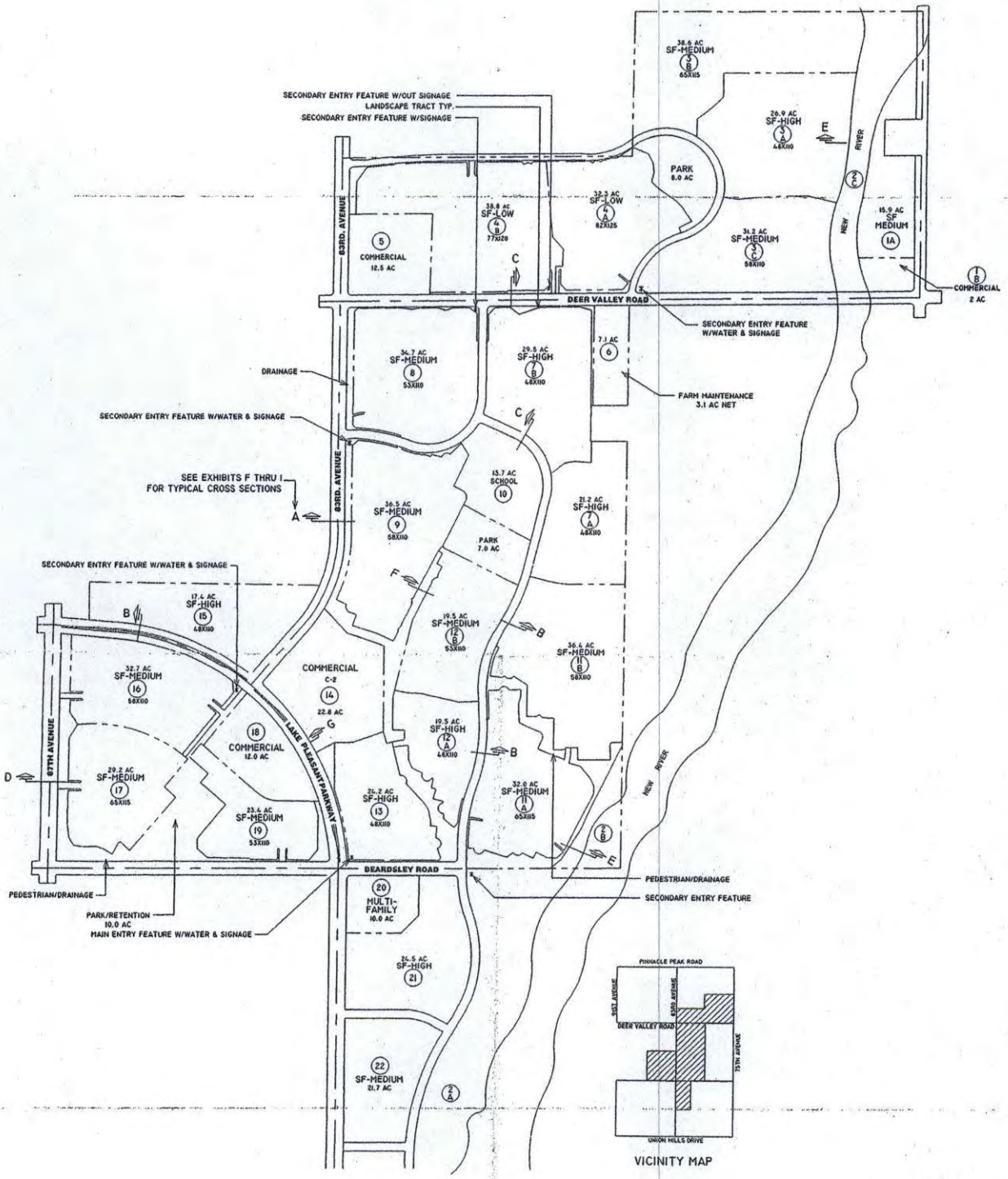
L·E·A·D·S
Land Entitlement And Development Services, Inc.
411 N. Central Avenue, Suite 570
Phoenix, Arizona 85004

Exhibit 16

Temporary Outdoor Vehicle Storage Area

Area shown below in cross hatched box shall designated for temporary outdoor vehicle storage as defined above in the Development Standards – Commercial paragraph B subsection 1 (a).





Z93-10A5

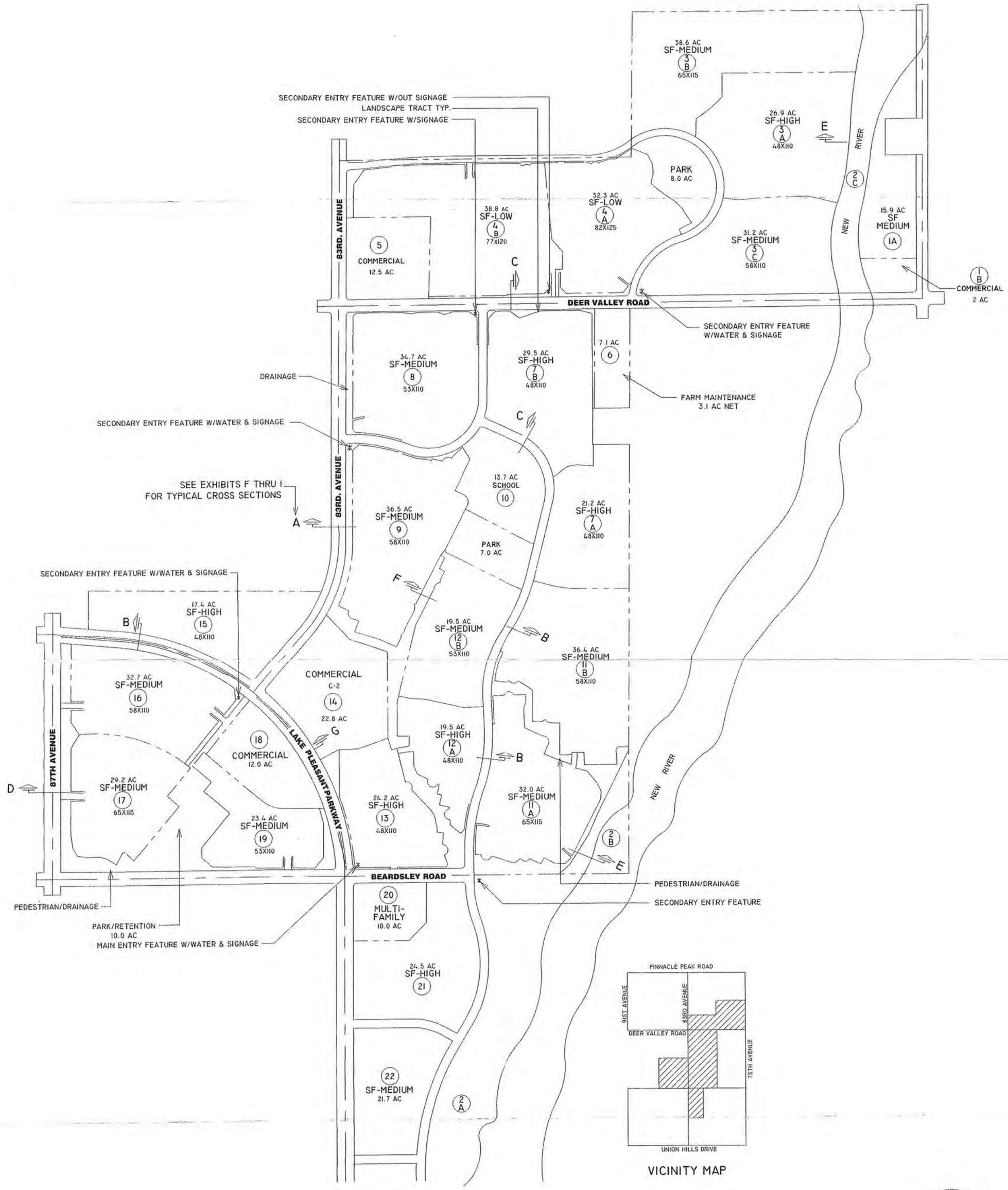
NO.:	REVISION:	BY:	DATE:

STORE/PROJECT:

L·E·A·D·S®
Land Entitlement And Development Services, Inc.
411 N. Central Avenue, Suite 570
Phoenix, Arizona 85004

L·E·A·D·S

ISSUE:
DATE:
DRAWN:
DRAWING FILE:
PROJECT NO.:
SHEET NUMBER:
OF 1



Z93-10A5

NO.:	REVISION:	BY:	DATE:

SCALE:
OF 1 SHEETS
SHEET NUMBER:
PROJECT NO.:
DRAWING FILE:
DRAWN:
DATE:
ISSUE: Preliminary

STORE/PROJECT:

DRAWING NAME:

L·E·A·D·S
Land Entitlement And Development Services, Inc.
411 N. Central Avenue, Suite 570
Phoenix, Arizona 85004
602.254.2600 Phone 602.254.1700 Fax
E-mail: Leads-az@LEADSinc.com