

Z95-10

Ordinance No. 95-
Page 5 of 11 Pages

**SWEETWATER RIDGE
UNIT III**

Planned Area Development
Located at the southeast corner of
75th Avenue and Thunderbird Road
Peoria, Arizona

Owner:

SHIRMER BALL CO.
1300 North McClintock Drive
Chandler, AZ 85226

Prepared by:

CMX GROUP INC.
1515 East Missouri
Suite 245
Phoenix, AZ 85014

RECEIVED AUG 1 1 1995

P.A.D NARRATIVE

Introduction:

The Sweetwater Ridge Unit III Planned Area Development (P.A.D) consists of 16.08 acres and is located at the southeast corner of 75th Avenue and Thunderbird Road. To the east of the project is the existing Tierra Norte single family subdivision. South of the project, and under construction, are the single family developments of Sweetwater Ridge and Sweetwater Ridge Unit 2.

This P.A.D is the result of negotiations between property owners within Tierra Norte and other area residents, the City of Peoria Staff, the City Council, and the developer. As a result of those negotiations, the owner agreed to create larger lots adjacent to Tierra Norte within the Sweetwater Ridge and Sweetwater Ridge Unit 2 subdivisions. In addition, the owner also agreed to eliminate the office component of a previously approved P.A.D.

This P.A.D removes that office component and replaces it with single-family detached homes. This P.A.D also replaces the previously approved PC-2 Parcel located at the corner of 75th Avenue and Thunderbird Road with a parcel conforming to C-2 standards. Exhibit 'A' is a copy of the underlying P.A.D. Exhibit 'B' depicts the proposed P.A.D.

Site Condition

The site is an irregularly shaped parcel bounded on the west by 75th Avenue, the north by Thunderbird Road, the south by Sweetwater Ridge Unit 2, and the east by Tierra Norte. The subject property is currently irrigated and farmed. The site has a gentle slope from northeast to southwest.

Architectural Style & Appearance

The single family homes in this P.A.D will have stucco exteriors and tile roofs. All mechanical equipment will be ground mounted. Architectural styles for the commercial parcel cannot be determined at this time. Separate site plans will be submitted for review and approval as the commercial property develops.

Utilities

The subject property is within the water and sewer service area of the City of Peoria. Existing sewer and water lines are adjacent to the property. The City of Peoria also provides fire and police protection. Electrical utility services are provided by Arizona Public Service. Telephone service is provided by US West.

Open Space

No open space tracts are planned within the residential parcel (Parcel B). The seven percent open space requirement for the entire P.A.D will be provided within the commercial parcel (Parcel A). A minimum of 15 foot landscape setbacks will be provided along the 75th Avenue and Thunderbird Road frontages of Parcel A.

**SWEETWATER RIDGE
 UNIT THREE**
 Peoria, Arizona

Development Standards

As previously mentioned, this P.A.D will consist of two parcels, with Parcel A consisting of commercial development and Parcel B being single family detached housing. Parcel A shall consist of approximately 11.2 acres and shall conform to all C-2 zoning district standards. Parcel B shall consist of approximately 4.9 acres and shall conform to the standards in the following table.

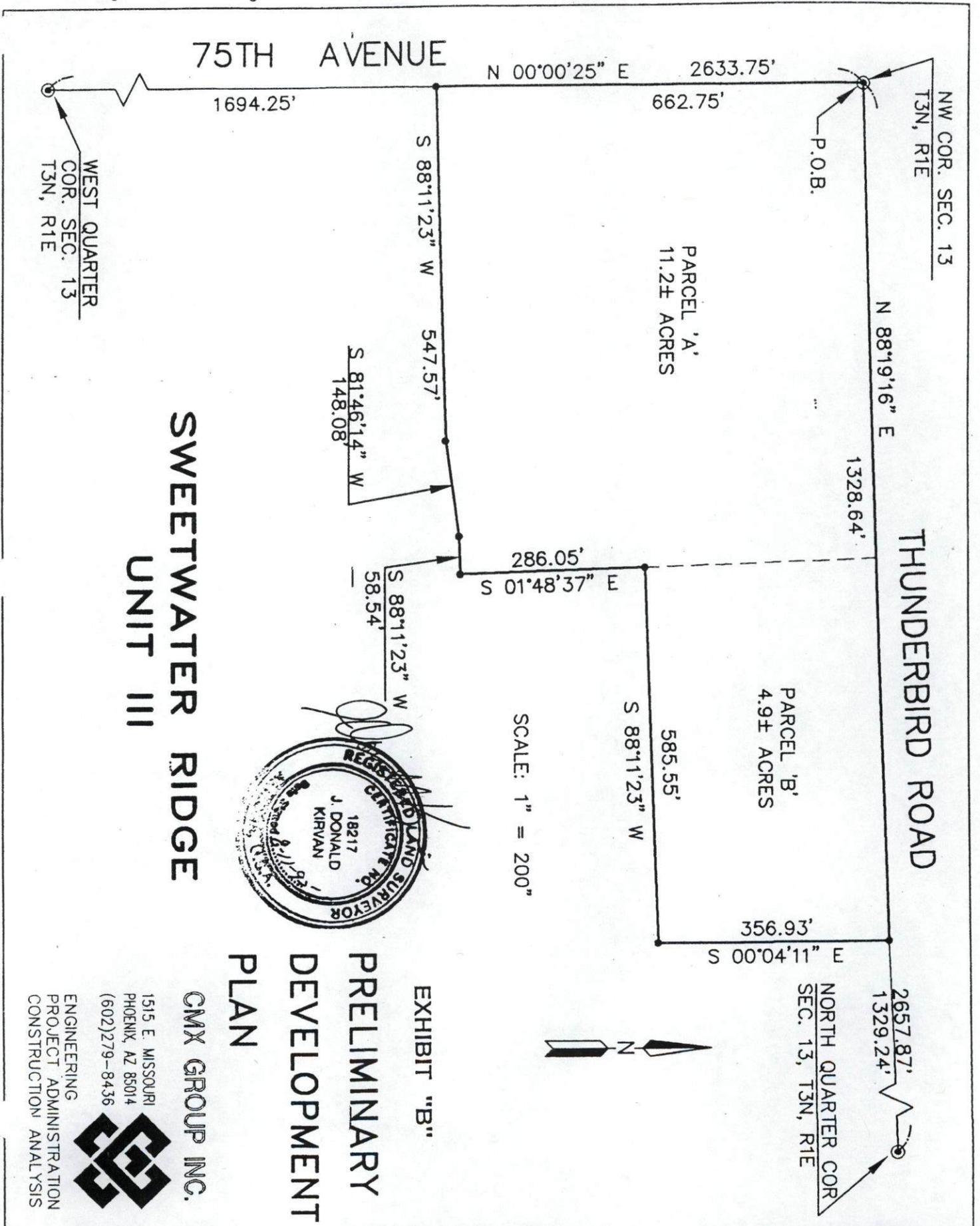
In addition, the following standards shall apply to Parcel B:

- 1) Recreational vehicles and boats may be stored on lots in accordance with the provisions of section 14-5-4.E of the Peoria City Code.
- 2) The placement of detached accessory buildings on lots within this parcel shall be regulated according to the provisions of section 14-5-7 of the Peoria City Code.

PARCEL B LAND USE AND DEVELOPMENT STANDARDS											
Parcel	Minimum Building Setbacks							Min Lot Area	Min Lot Width	Max % Lot Coverage	Max Bldg. Height
	Front	Rear	Min Side	Min Side	Total Side	Corner Side	P.A.D. Boundary				
B	20'	15'	5'	8'	13'	10'	20'	5200 sf	48'	45%	25'

Phasing

Parcel A will be constructed in phases as the market demands. Parcel B will be developed as one phase. It is anticipated that development will not commence until Sweetwater Ridge and Sweetwater Unit 2 are substantially sold out.



**SWEETWATER RIDGE
UNIT III**

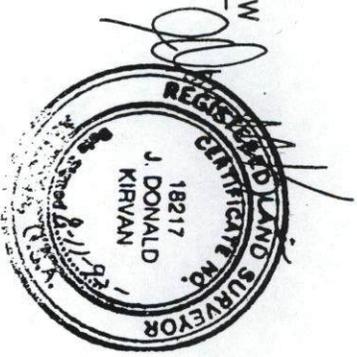


EXHIBIT "B"
**PRELIMINARY
DEVELOPMENT
PLAN**

CMX GROUP INC.

1515 E. MISSOURI
PHOENIX, AZ 85014
(602)279-8436



ENGINEERING
PROJECT ADMINISTRATION
CONSTRUCTION ANALYSIS

ORDINANCE NO. 95-

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA CONDITIONALLY REZONING PROPERTY FROM PLANNED UNIT DEVELOPMENT (P.U.D.) ZONING DISTRICT TO PLANNED AREA DEVELOPMENT (P.A.D.) ZONING DISTRICT; AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a public hearing in zoning case Z 95-10 on July 20, 1995 in the manner prescribed by law for the purpose of considering an amendment to the district boundaries of property within the City of Peoria, Arizona to provide for conditional rezoning of a parcel of property as described below from Planned Unit Development (P.U.D.) zoning district to Planned Area Development (P.A.D.) zoning district as provided in Article 14-33 of Chapter 14 of the Peoria City Code;

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Daily News Sun on August 14, 1995; and

WHEREAS, the Mayor and Council of the City of Peoria, Arizona held a public hearing in zoning case Z 95-10 on August 29, 1995 in the manner prescribed by law, and the Mayor and Council of the City of Peoria, Arizona desire to accept the recommendation of the Planning and Zoning Commission and conditionally rezone the property depicted on Exhibit A and as described below, as aforesaid.

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

SECTION 1. Parcel of land in Peoria, Maricopa County, Arizona is more accurately described below:

A part of the Northwest Quarter of Section 13, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Northwest corner of said section 13;

Thence North 88°19'16" East, a distance of 1328.64 feet;

Thence South 00°04'11" East along the West line of Tierra Norte as recorded in Book 331, Page 23, County Recorders Office, Maricopa County, Arizona, a distance of 356.93 feet;

Thence South 88°11'23" West, a distance of 585.55 feet;

Thence South 01°48'37" East, a distance of 286.05 feet;

Thence South 88°11'23" West, a distance of 58.54 feet;

Thence South 81°46'14" West, a distance of 148.08 feet;

Thence South 88°11'23" West, a distance of 547.57 feet;

Thence North 00°00'25" seconds East a distance of 662.75 feet to the POINT OF BEGINNING.

Said parcel contains 16.08 acres.

is hereby conditionally rezoned from Planned Unit Development (P.U.D.) zoning district to Planned Area Development (P.A.D.) zoning district.

SECTION 2. That the rezoning herein provided for be conditioned and subject to the following:

1. Development of the property shall conform with the Sweetwater Ridge Unit III P.A.D. report dated August 11, 1995 as shown on Attachment A of this Ordinance.
2. The applicant shall dedicate sufficient right-of-way for a 65 foot south half-street for Thunderbird Road.
3. The applicant shall dedicate sufficient right-of-way for a 65 foot east half-street for 75th Avenue

SECTION 3. Amendment of Zoning Map. The City of Peoria zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

SECTION 4. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

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Page 3 of 11 Pages

PASSED AND ADOPTED by the Mayor and Council for the City
of Peoria, Arizona this _____ day of _____, 1995.

Mayor

Date Signed

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

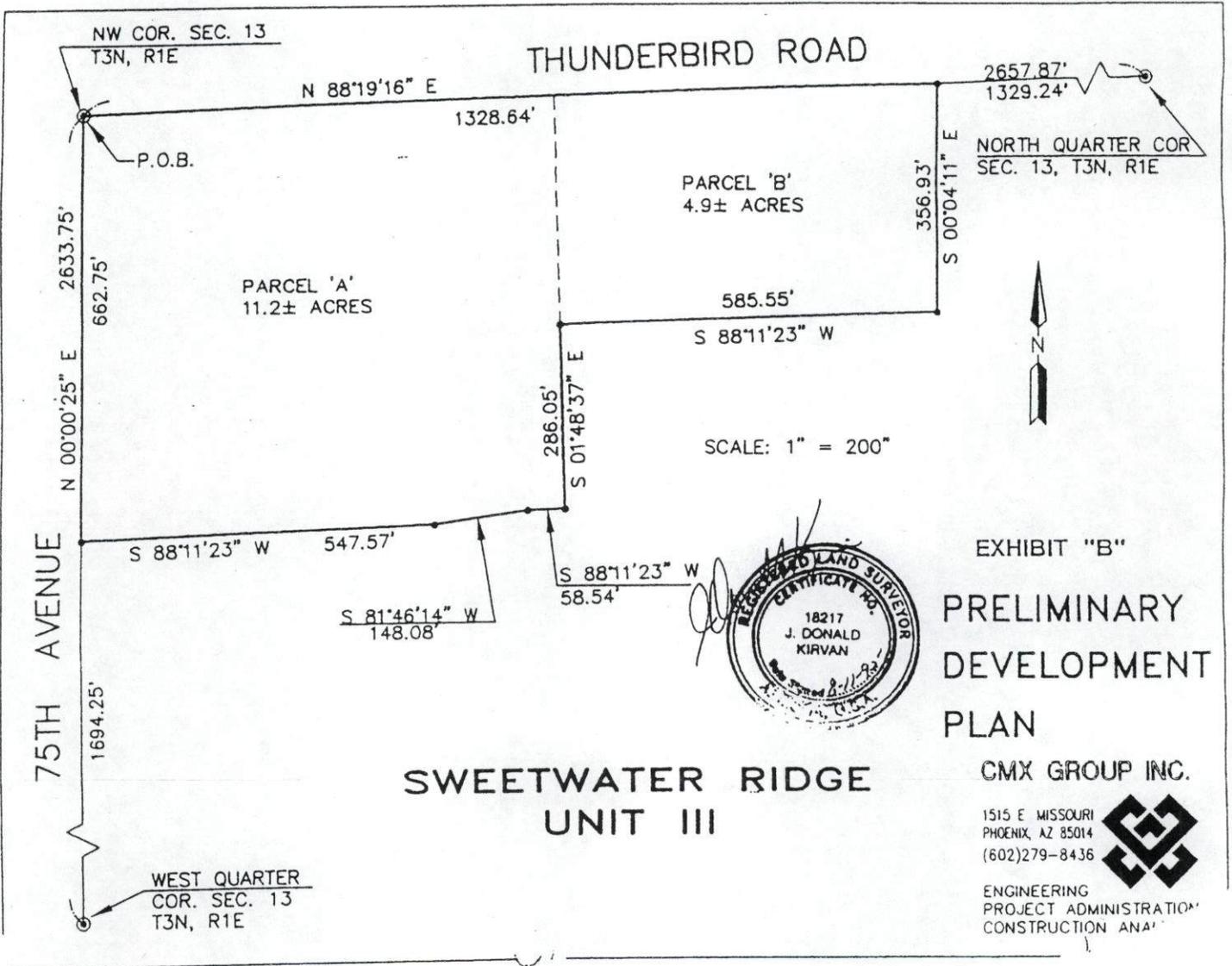


EXHIBIT "B"

PRELIMINARY DEVELOPMENT PLAN

CMX GROUP INC.

1515 E MISSOURI
PHOENIX, AZ 85014
(602)279-8436



ENGINEERING
PROJECT ADMINISTRATION
CONSTRUCTION ANALYSIS

P2-36-83

County

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COUNTY RURAL

34-18
N

LONG HORN

1320

495

THUNDER BIRD

SUBJECT SITE

660

PC-2

12.5 AC

PCL #4

PCL #5

23±

RMI

0-1
495 AC

4 ROWS

R-1-18

PCL #1

4 ROWS

R-1-12

PCL #2

R-1-18
CITY

PCL #6

PARK SAC

HORSE TACK
COUNTY
RURAL

R-1-8

R-1-8

THUNDER
BIRD
AC

SWEET WATER

75th AVE

71st AVE

R-1-8

School

FOXWOOD
R-1-8

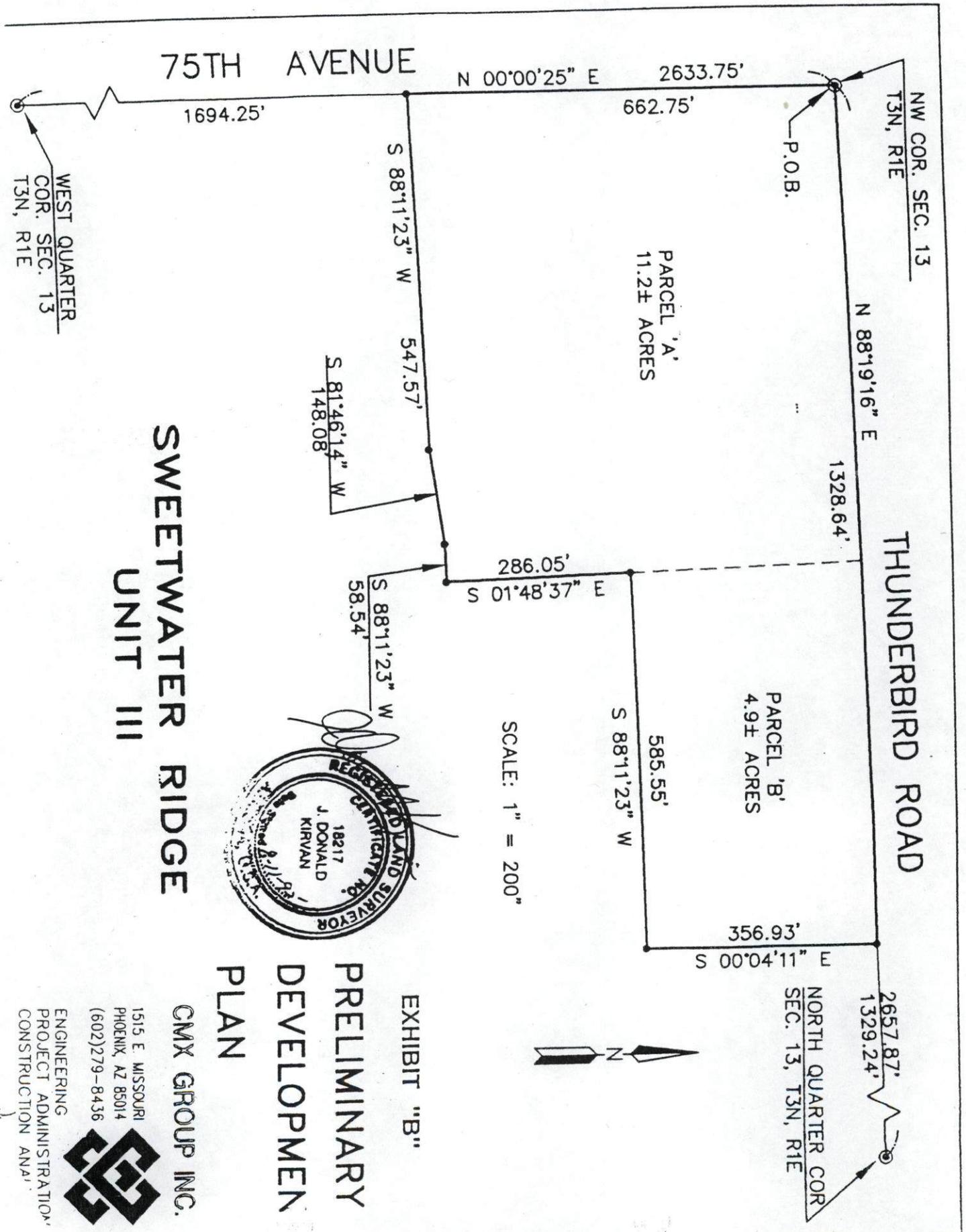
R-1-8

AS
CITY

PCL #7

CACTUS

3-9-84
EB



**SWEETWATER RIDGE
UNIT III**

EXHIBIT "B"
**PRELIMINARY
 DEVELOPMENT
 PLAN**

CMX GROUP INC.

1515 E. MISSOURI
 PHOENIX, AZ 85014
 (602)279-8436



ENGINEERING
 PROJECT ADMINISTRATION
 CONSTRUCTION ANA

SWEETWATER RIDGE, UNIT III

LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 13, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Northwest corner of said section 13;

Thence North 88 degrees 19 minutes 16 seconds East, a distance of 1328.64 feet;

Thence South 00 degrees 04 minutes 11 seconds East along the West line of Tierra Norte as recorded in Book 331, Page 23, County Records Office, Maricopa County, Arizona, a distance of 356.93 feet;

Thence South 88 degrees 11 minutes 23 seconds West, a distance of 585.55 feet;

Thence South 01 degrees 48 minutes 37 seconds East, a distance of 286.05 feet;

Thence South 88 degrees 11 minutes 23 seconds West, a distance of 58.54 feet;

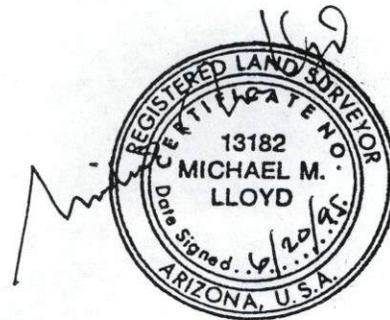
Thence South 81 degrees 46 minutes 14 seconds West, a distance of 148.08 feet;

Thence South 88 degrees 11 minutes 23 seconds West, a distance of 547.57 feet;

Thence North 00 degrees 00 minutes 25 seconds East a distance of 662.75 feet to the POINT OF BEGINNING.

Said parcel contains 16.08 acres.

PREPARED BY: CMX GROUP INC.
PROJECT NO. 5155.01
JUNE 20, 1995



ot name: TOTAL

North: -0.0003 Or East: -0.0098
Line Course: N 88-19-16 E Length: 1328.64
 North: 38.9261 East: 1328.0599
Line Course: S 00-04-11 E Length: 356.93

 North: -318.0036 East: 1328.4942
Line Course: S 88-11-23 W Length: 585.55
 North: -336.5012 East: 743.2364
Line Course: S 01-48-37 E Length: 286.05
 North: -622.4084 East: 752.2728
Line Course: S 88-11-23 W Length: 58.54
 North: -624.2577 East: 693.7620
Line Course: S 81-46-14 W Length: 148.08
 North: -645.4535 East: 547.2068
Line Course: S 88-11-23 W Length: 547.57
 North: -662.7512 East: -0.0899
Line Course: N 00-00-25 E Length: 662.75
 North: -0.0013 East: -0.0096

Perimeter: 3974.11 Area: 700,457 sq.ft. 16.08 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0010 Course: S 11-55-55 E
 Error North: -0.00096 East: 0.00020
Precision 1: 4,034,467.84

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC NO: 95-287.1 AMEND. NO: _____

Date Prepared: September 8, 1995
Meeting Date: September 19, 1995

TO: Peter C. Harvey, City Manager
FROM: Philip V. Bloom, Development Services Director
PREPARED BY: Chad Daines, Planner
SUBJECT: An Ordinance rezoning 16± acres located at the S.E.C. 75th Avenue and Thunderbird Road from Planned Unit Development (P.U.D.) to Planned Area Development (P.A.D.) (Z 95-10).

RECOMMENDATION:

The Mayor and Council adopt the attached Ordinance rezoning the subject property from Planned Unit Development (P.U.D.) to Planned Area Development (P.A.D.), subject to the following conditions:

1. Development of the property shall conform with the Sweetwater Ridge Unit III P.A.D. report dated August 11, 1995.
2. The applicant shall dedicate sufficient right-of-way for a 65 foot south half-street for Thunderbird Road.
3. The applicant shall dedicate sufficient right-of-way for a 65 foot east half-street for 75th Avenue.

SUMMARY:

On August 29, 1995, the Mayor and Council held a Public Hearing on a request to rezone 16± acres located at the S.E.C. 75th Avenue and Thunderbird Road from Planned Unit Development (P.U.D.) to Planned Area Development (P.A.D.). The proposed P.A.D. will provide for 5± acres of single-family residential development and 11± acres of commercial development (Exhibit A).

At the conclusion of the Public Hearing, the Council voted unanimously to approve the requested rezoning from P.U.D. to P.A.D.

Motion: A 7-0
Second: _____
Approved: _____ Failed: _____
Nays: _____

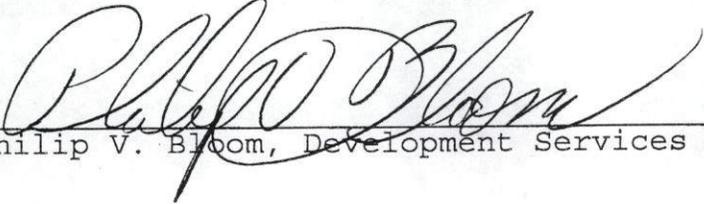
Ord. # 95-71 Res. # _____
Action Date: 9-19-95

Council Communication
September 8, 1995
Page 2

ATTACHMENTS:

1. Exhibit A - Vicinity Map
2. Exhibit B - Ordinance

Meredith R. Flinn, Deputy City Manager



Philip V. Bloom, Development Services Director