

Z99-09

Planned Area Development

Approximately 17.2 acre Parcel
Located North of the Northwest Corner of
83rd Avenue and Thunderbird Road
Z-99-09



Prepared by **Fairfield Residential, Inc.**
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December 17, 1999

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INTRODUCTION

This Planned Area Development (PAD) is for the approximately 17.2 gross acre, irregularly shaped parcel located on the west side of 83rd Avenue, approximately 1200 feet north of Thunderbird Road as shown on the location map attached as *Exhibit A*. The subject property is a "remnant" of the construction of the Agua Fria Loop 101 Freeway which is located immediately west of the site. The purpose of this PAD is to permit the development of a quality, multi-family residential development. This project will provide needed multi-family housing for the intense commercial and employment center development in this part of Peoria. In addition, this project will help the City meet housing policies in the City's Comprehensive Master Plan.

CONFORMANCE WITH GENERAL PLAN

The City's General Plan was recently revised to designate this property as Multi-Family Residential (15+ dwelling units per acre). The North Peoria Redevelopment Plan designates the property as "Community Commercial" which also allows higher-density multi-family residential development. The proposed multi-family residential community is, therefore, in full conformance with the Peoria General Plans.

SITE CONDITION

The subject property is a 17.2 acre, irregularly shaped parcel of vacant land. The property is bounded on the east by 83rd Avenue and the west by the Loop 101 Freeway. The property to the north is owned by ADOT and is currently zoned RM-1 (multi-family). The property to the south is vacant and is planned for a major commercial development.

PROJECT DESCRIPTION

A copy of the proposed site plan is attached as *Exhibit B*. Seven distinctive building types are provided. Other proposed facilities include: a permanent Leasing Office; open recreation areas featuring two pool areas and a spa, as well as outdoor cooking and eating areas; a Clubhouse/Recreational building which will include an exercise room, a community room with a kitchen, and office facilities for the use of the residents. The project will be developed in one phase.

ARCHITECTURAL STYLE AND APPEARANCE

The architectural design provides numerous variations between the seven distinctive building types as shown on the conceptual building elevations attached as *Exhibit C*. The southwestern architectural theme will be reflected in the tile roofs, exterior stucco walls, balconies, and trim colors of the Sonoran Desert. Building articulation will support the architectural theme by reducing building mass and emphasizing the open

character of the site. In addition, the leasing office and clubhouse with adjacent recreational areas will provide a dramatic and resort-like entry into the community.

The variations of rooflines, building orientation, building type and setback will provide architectural and aesthetic interest along the 83rd Avenue street frontage. The building setback from the future property line ranges from 75 to 100 feet. This provides a 225 foot setback from the nearest proposed single-family residence (which is located across 83rd Avenue) and a \pm 85 foot setback from the existing 69 kv power line which runs parallel to 83rd Avenue.

LANDSCAPING AND OPEN SPACE

Fairfield Residential has developed a reputation for unique, high quality multi-family communities that begin with their attractive appearance from the surrounding area. The overall landscape plan will create a distinctive "sense of place" throughout the development. The conceptual landscape plan is attached as *Exhibit D*. The plan will accentuate the architectural features of the buildings, define large and small spaces, highlight focal points, provide shade and privacy, and generally add to the character and quality of the project. The Clubhouse/Pool Landscaping will be lush and inviting. The landscaping around these amenities is a signature of Fairfield Residential. In addition, special attention has been given to enhance the "street view" of the community.

A 20 foot landscape setback has been provided along 83rd Avenue. This landscape setback is increased to 38 feet at the entrance to the community. Attached as *Exhibit E* is a cross section and plan view of 83rd Avenue which illustrates the anticipated future roadway improvements and landscape setbacks. The total landscaped area along 83rd Avenue (including the landscaping that will be provided in the right of way) will range between 23 to 57 feet. Plant materials proposed for the 83rd Avenue landscaped frontage include: live oak, palo brea, weeping acacia and mexican fan palm trees.

A copy of the "open space" plan is attached as *Exhibit F*. Approximately 8% of the site is "usable open space". Amenities in the "usable" area include: two swimming pools, spa, ramadas, trellis shade structures and barbecue grills. In addition, 48% of the overall site is landscaped. The proposed landscape areas exceed the City of Peoria's standard requirements.

Finally, all landscaping shall be designed in accordance with the City of Peoria Zoning Ordinance Article 14-35, with the following revisions:

- 50% of all trees along 83rd Avenue shall be 24" box size.
- All parking areas along 83rd Avenue shall be screened with a 3 foot decorative screen wall.
- Landscape setback along 83rd Avenue shall be a minimum of 20 feet.
- An 8 foot finished masonry wall provided along south property line adjacent to the proposed commercial use and along the west property line adjacent to the 101 Freeway.

DEVELOPMENT STANDARDS

The following table identifies the proposed development standards for this Planned Area Development.

Density:	Not to exceed 20 dwelling units per gross acre	
Building Setbacks:	Major Street Frontage.....	75'-0" (83 rd Avenue)
	Side yard.....	20'-0" (South)
	Side yard.....	30'-0" (North)
	Rear yard	0'-0" (for "accessory" buildings located adjacent to ADOT retention facility)
	Rear yard	60'-0" (for "occupied" buildings)
Landscape Setbacks:	Major Street Frontage.....	20'-0"
	Side yard.....	20'-0"
	Rear yard	0'-0"
		5'-0" where no accessory structures exist
Building Separation:	25'-0" Minimum	
Building Height:	42'-0" Maximum	
P.A.D. Boundary Setback:	20'-0" (to livable areas)	
Open Space:	Useable	7%
	Overall	40%

All ground mounted mechanical equipment shall be screened by a masonry block wall compatible and integrated with established architectural theme.

PARKING

Off-street parking stall size shall be in conformance with the City of Peoria's Zoning Ordinance Section 14-23-3. Parking spaces shall be provided based on the following calculation:

1 Bedroom.....	1 ps/unit
2/3 Bedroom	2 ps/unit
Guest	1 ps/3 units
Accessible Parking.....	3% to total required parking
Covered Parking	1 ps/unit

The above parking calculation provides 1.85 parking spaces per unit which meets or exceeds the parking requirements for a majority of the municipalities within the Metropolitan Phoenix area. This also complies with industry standards for multi-housing development.

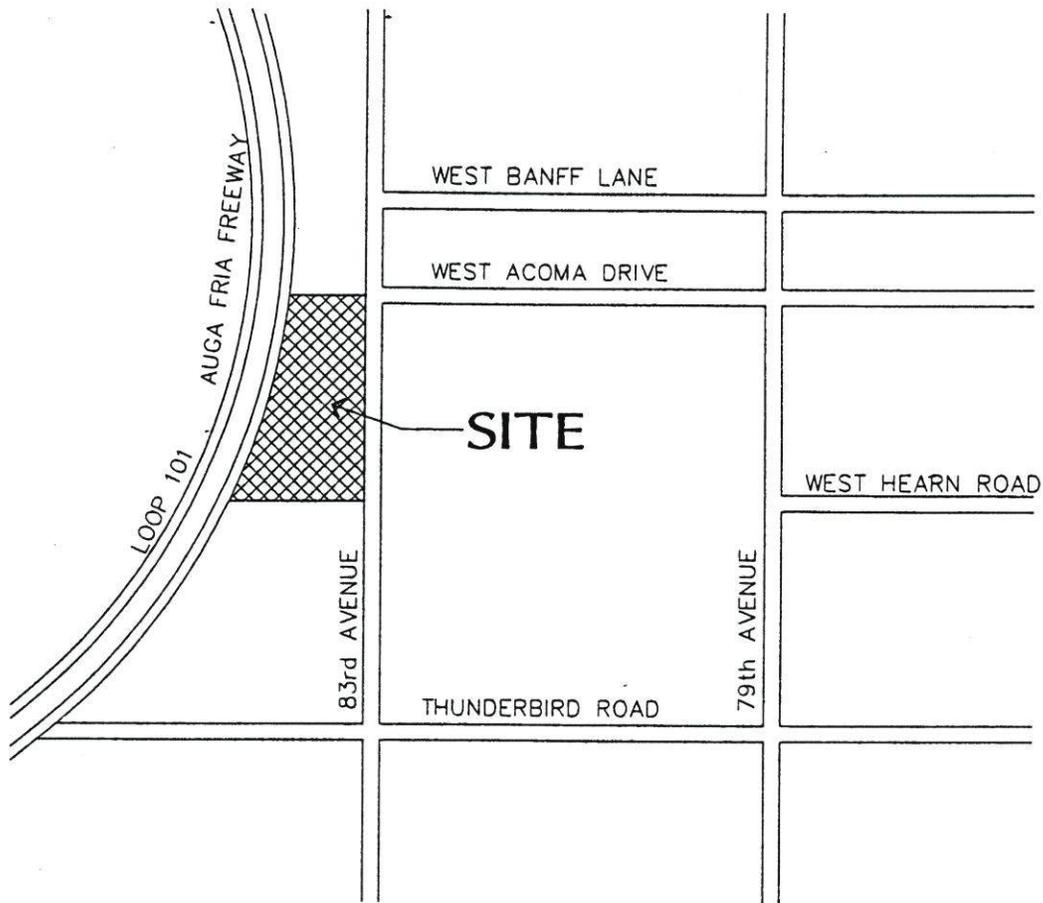
UTILITIES

There is an existing 21" City of Peoria sewer line within the 83rd Avenue right-of-way. A proposed gravity-feed sewer system will connect to the sewer main taps existing within 83rd Avenue.

There is an existing 12" water line within the 83rd Avenue right-of-way. A proposed domestic water system will loop the site and connect to City of Peoria water meters. Total number of meters to be determined by plumbing requirements.

There is an existing SRP 69 kv, 12 kv overhead power line and a fiber optic line located approximately 20' west of the east property line, running north and south along the entire frontage of the property.

A U.S. West Communications buried telephone line is located approximately 26' west of the 83rd Avenue centerline and parallels said centerline along the entire frontage of the property. No other existing communication lines are adjacent to the property.



VICINITY MAP

NO SCALE

APARTMENTS @ NWC
 83RD AVE. AND HEARN
 PEORIA, ARIZONA

FAIRFIELD RESIDENTIAL, INC.
 8260 E. RAINTREE, SUITE 108
 SCOTTSDALE, ARIZONA



Architecture/Planning/Landscape Architecture

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Job# 99-2056 Date: SEPT. 24.1999 Revision: 9/24/99 Preliminary Not For Construction or Recording

SITE DATA:

PROJECT: MULTI-FAMILY RESIDENTIAL
 PROPOSED: 112.28 ACRES
 SITE AREA: 112.28 ACRES
 ZONING: P.U.D. R1-B / P.A.S. R1-12
 EXISTING: P.A.S. MALE FAMILY
 SOUTH OF: 112.28 ACRES (FROM DUA)

PLANNING: 42'-0"
 BUILDING CODE: 1991 IBC
 OCCUPANCY GROUP: RESIDENTIAL
 TOTAL BUILDING AREA: 487,794 S.F.
 LOT COVERAGE: 48.7%

REQUIREMENTS: 1. 100% S.F.
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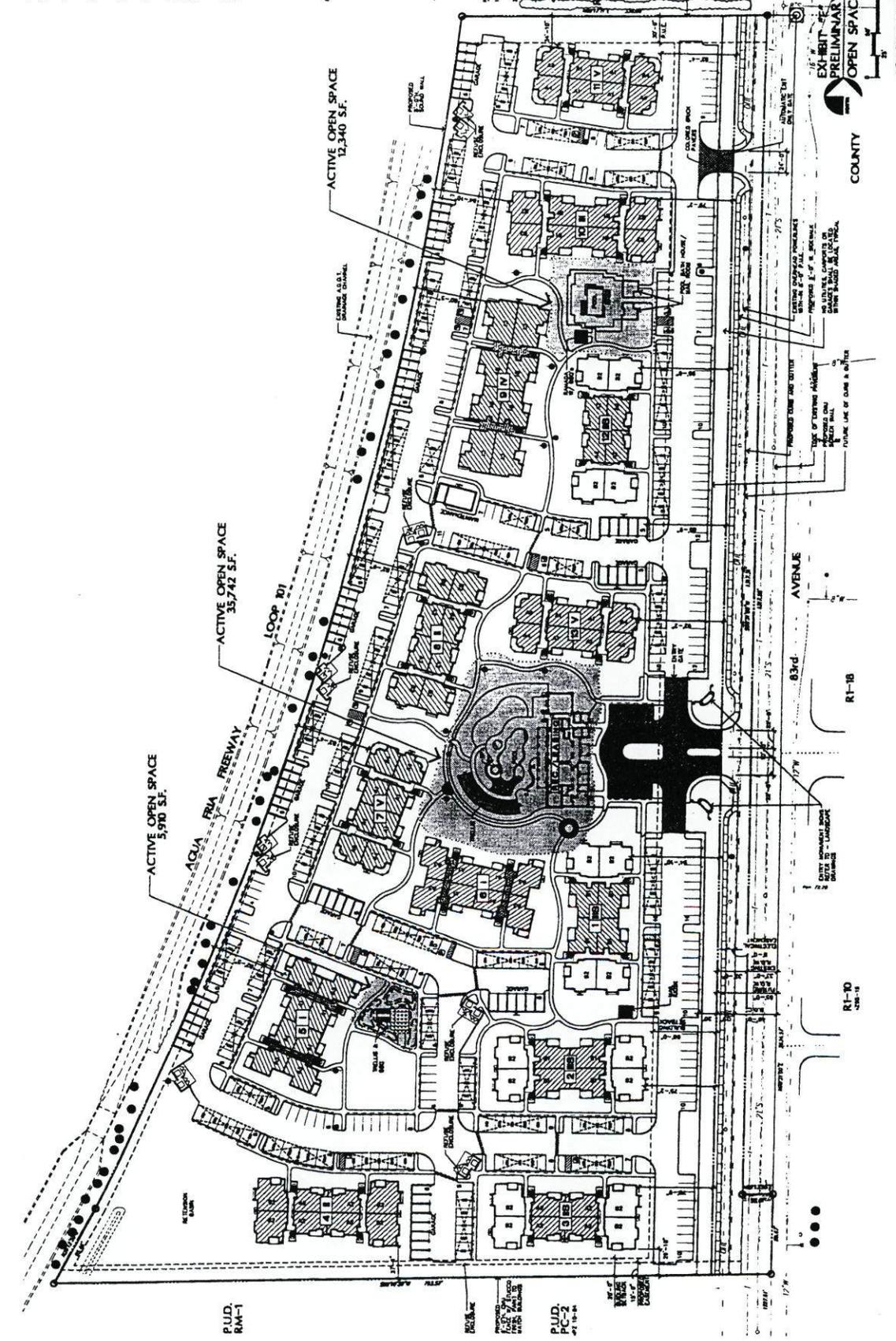


EXHIBIT 207
PRELIMINARY SITE PLAN
OPEN SPACE PLAN

APARTMENTS • NWC
83RD AVE. AND HEARN
 PEORIA, ARIZONA

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DEVELOPER:
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