

Z97-10A.2

# Thunderbird Estates West

## Standards and Guidelines Report

### PREPARED FOR:

PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	<u>N/A</u>
City Council Approval Date	<u>N/A</u>
<i>[Signature]</i>	<u>3/25/08</u>
Planner	

NEW RIVER INC.  
13620 North 72nd Lane  
Peoria, AZ 85381

*Z97-10A.1  
See cities of approval  
for explanation.*

### PREPARED BY:

COMMERCE REALTY ADVISORS  
5070 North 40th Street  
Suite 240  
Phoenix, Arizona 85018  
(602) 955-5429



PLANNED AREA DEVELOPMENT APPROVAL	
<i>Administrative Approval</i>	
P/Z Commission Date	<u>N/A</u>
City Council Approval Date	<u>N/A</u>
<i>8/16/07</i>	<i>[Signature]</i>
Planner	<u>8/22/07</u>
Z97-10A.1	

Final Copy  
1 of 2

10/17/97

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## LEGAL DESCRIPTION

The northeast quarter of the northeast quarter of Section 14, Township 3 north, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

## OWNERSHIP

This ± 37 acres is owned by Triple B Farms and was purchased in 1917. The tax parcel number is 200-78-020. The parcel was annexed into the City of Peoria on November 13, 1973. The property is currently zone C-2, RM-1 and R1-8.

## OVERVIEW

### Purpose

The purpose of this document is to establish the uses and development standards for the ± 37 acres to be known as "Thunderbird Estates West". The property is currently being farmed in cotton by the land owners. The layout will allow for larger lots to buffer the subdivision directly south of the subject property.

### Project Location

The project is located at the southwest corner of 75th Avenue and Thunderbird Road in the City of Peoria. (See Vicinity Map - Page 14.)

### Zoning History

The existing zoning is C-2, RM-1 and R1-8. The proposed P.A.D. consists of single family residential lots and commercial uses on the corner and the Thunderbird Road frontage.

### Comprehensive Master Plan Conformance

The proposed PAD is in conformance with the City of Peoria's Comprehensive Land Use Master Plan. The proposed residential density will be 3.09 units per acre. The Low Density land use designation permits neighborhood commercial uses at arterial street intersections.

## SITE CONDITIONS

### Surrounding Land Uses

The ± 23 acres of residential conforms with the Comprehensive Master Plan for the low density designation of 1.5 to 4.0 units per acre. The Finisterra West Two subdivision is adjacent along the south boundary with lots sizes of 70'x115' minimum. The property adjacent to the west is the Peoria Church of the Nazarene and adjacent to this is Ryland's "Homestead" subdivision with average lot sizes of 70'x120'. The vacant property to the north of the subject property is zoned commercial, and directly west of that property is a subdivision built by Continental Homes called "Shavano", which consists of 45'x110' lots. The property to the east directly across 75th Avenue contains 48'x110' lots located in Sweetwater Place. Three points of access have been designed for the residential parcel. See Adjacent Land Use Exhibit on Page 8 for the location of surrounding developments.

Existing and Proposed Area Circulation

Primary transportation corridors in the area include 75th Avenue running north and south and Thunderbird Road, which runs east and west. The 101 Agua Fria Freeway which runs north and south is essentially on the 85th Avenue alignment and is approximately 1.5 miles to the west of this parcel. The developer shall prepare a traffic impact analysis and revised neighborhood street plan during the preliminary platting process. The developer shall dedicate additional rights-of-way to accommodate a 65 ft. half-street for Thunderbird and for 75th Avenue.

Community Services

Fire and police protection will be provided by the City of Peoria.

Schools in the area are administered and operated by the Peoria School District. Paseo Verde Elementary School (K-8) is located at 7880 West Greenway Road. Centennial High School (9-12) is located at 75th Avenue and Greenway Road. Contact was made with the Peoria School District regarding this proposal. Comments are included with this application.

Drainage

The subject property is relatively flat, sloping southwesterly. There are no washes on this site that need to be preserved. This property is not in the flood plain.

## UTILITIES

(See Utility Plan Exhibit - Page 11.)

### Sewer

There is a 12" sanitary sewer line on 75th Avenue that runs the length of the property, and there is a 15" line to the west of the property on the north side of Thunderbird Road.

### Water

There is a 12" water line in 75th Avenue that runs the length of the property and a 12" water line on Thunderbird that runs to the property.

### Natural Gas

Natural gas is supplied by Southwest Gas Company.

### Telephone

U.S. West Communication will be supplying the telephone service to the area.

### Electric Power

Electric power will be supplied by Salt River Project.

## Land Use Plan

The development plan for the Thunderbird Estates West P.A.D. is intended to provide for residential densities and commercial users that are compatible with the requirements and demands of today's market place, while complying with the long range goals of the City of Peoria's Comprehensive Master Plan.

Thunderbird Estates West is a P.A.D. having a total net area of 37 acres. The Project Master plan can be found on Page 6. A full size version of the Master Plan is attached in Pocket #1 at the back of this report. The project is proposed as a single-family residential and commercial use development with an open space amenity. Table 1 below, is a Land Use Summary by parcel. The table reflects the use, the acreage, and the total number of residential units for the parcel. Additional development standards are discussed in later sections of this report.

**Table 1**  
**Land Use Summary**

PARCEL	USE	ACRES	UNITS	DU/ACRE	PERCENT
1	SF-LOW	22.64	67	2.96	61.2
2	Intermed. Com.	11.32	NA	NA	30.6
3	Limited Com.	3.04	NA	NA	8.2

### Architectural Character

At this time, no home builders have been selected. However, floor plans and elevations from Morrison Homes have been included in this report (enclosed in Packet #1). Morrison Homes is interest in purchasing the residential portion (Parcel 1). Thunderbird Estates West is envisioned as a grouping of carefully designed homes which blend with the character of the area. The product will be a mix of one and two story homes with tile roofs and stucco exteriors. Roof mounted equipment will be prohibited.

### Phasing

The residential portion of the project will be developed in one phase.

## SINGLE FAMILY RESIDENTIAL DEVELOPMENT

### Development Standards

Unless otherwise specified herein, all properties within Thunderbird Estates West shall conform with all City of Peoria codes, ordinances and regulations for single family residential districts and C-2 for the commercial uses. The lots adjoining the existing residential acres on the south and west boundaries of the PAD area shall be a minimum of 8,000 s.f. The front setback for side entry garages shall be a minimum of 15 ft.; the front setback for front entry garages, front/side entry garages on corner lots and living areas of the home shall be a minimum of 20 ft. Further, all lots adjacent to the non-entry side of a side entry garage, the driveway shall be located on the opposite side from the side entry lot. Recreational vehicles shall not be stored within the front 10 ft. of any lot unless stored in an enclosed garage. Further, any recreational vehicle stored in a side or rear yard shall be screened from view.

Table 2 below represents the minimum development standards for single family residential lots based on the following categories:

Parcel 1 - Uses: As provided in the R-1 Single Family residential district of the Peoria Zoning Ordinance

Minimum standards for all single family parcels will conform to Table 2.

**TABLE 2  
SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARDS	SF LOW	TOTAL
Parcel(s)	1	
Total Area (acres)	22.64	22.64
Percent to Total Site	59%	59%
Min. Lot Size	7,702 sf*	
Max. Lot Size	17,108	
Avg. Lot Size	9,027	
Min. Lot Width	65'	
Min. Lot Depth (1)	115'	
Front Setback (2)	20'	
Side Setback (Min)	5'	
Side Setback (Total)	15'	
Rear Setback	15'	
From P.A.D. Boundary	20'	
Max. Lot Coverage	45%	
Max. Bldg. Height	25'	
Number of Lots	74	74

(1) May be decreased by 10' at knuckle lots.

~~(2) May be decreased to 10' for side entry garages.~~

\* Lot adjoining southern & western boundary shall be 8,000 s.f. minimum

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Parcel 1- (continued) The homeowners association shall be responsible for maintenance of all tracts and adjacent rights-of-way landscaping for the project. A Maintenance Improvement District (M.I.D.) shall be formed in conjunction with the Final Plat to maintain the landscaping in the event the H.O.A. fails.

Parcel 2- Principal, conditional and accessory uses shall be as provided in the Intermediate or Neighborhood Commercial Zoning District Standard of the Peoria Zoning Ordinance at the time of development. The development on Parcel 2 shall conform with the development standards of the Intermediate or Neighborhood Commercial Zoning District Standards. The building design will be residential in nature.

Parcel 3 – The development on Parcel 3 shall conform to the development standards of the Intermediate Commercial (C-2) Zoning District, except that buildings will be limited to one story in height and the building setback along the west boundary of the subject parcel shall be 15 feet. A 15 foot landscape buffer shall be permitted along the southern boundary of the parcel. Uses shall be limited to those allowed within the O-1 Office District.

### Design Specifications

Thunderbird Estates West will be developed under the design criteria contained in this document, and that which will be included in Covenants, Conditions and Restrictions (CC&R's). The CC&R's will be utilized to control the type and quality of development, to require property maintenance, to eliminate activities that may be objectionable to neighbors, to protect values and enhance community appeal. The master homeowner's association (Thunderbird Estates West Homeowner's Association) will be established to administer the CC&R's and provide further maintenance and quality control through the development. All landscaping shall conform with Article 14-35 (Landscaping Requirements) of the Peoria City Code., with the exception that a landscape buffer with a minimum width of 15 feet shall be permitted along the west boundary of Parcel 3.

### General / Overall Character

The streetscape and landscape image for Thunderbird Estates West will play a major role in the aesthetics of the community. Landscape will be used to soften architectural elements, enhance open spaces, provide continuity and a distinct image for Thunderbird Estates West, and to create interest and detail at a pedestrian scale as well as vehicular (see Open Space Exhibit on Page 16. Note - Exhibit has been revised for the interim to show the expanded open space area required by the Planning Staff. Upon submission of preliminary plats, the Open Space Exhibit shall be modified and expanded to encompass the entire 3.14 acre open space area).

The flavor of the development characteristics of the streetscape and landscape will be determined and drafted by the landscaping engineer, including location of trees, flowers, shrubs, perimeter walls, entry monumentation, signage, and use of color in the landscape to create pedestrian-scale interest and detail.

### Theme Elements

Theme elements will include project perimeter walls, and an entry monument, will be developed with common materials and forms to reinforce them and project image. All theme elements within Thunderbird Estates West P.A.D. shall conform with the Wall and Fence Ordinance provisions of the Peoria City Code.

Signage

Project signage will reflect the overall project theme and will occur as entry monuments and directional signage monuments. All signage will include materials complementary to the theme elements such as perimeter walls, and architecture and shall conform with the provisions of the Peoria City Code.

Landscape Philosophy

All planting proposed, with the exception of turf, are taken from the Arizona Department of Water Resources approved plant list. This applies to all streetscape, paths, and entry treatments to Thunderbird Estates West.

### Table 3 LANDSCAPE PALETTE

PLANT NAME SIZE

TREES

Willow Acacia	15 Gallon
Chilean Mesquite	24" Box
Blue Palo Verde	24" Box

SHRUBS and GROUNDCOVER

Red Yucca	1 Gallon
Trailing Purple Lantana	1 Gallon
Trailing Yellow Lantana	1 Gallon
"Green Cloud" Texas Sage	5 Gallon
Bougainvillea 'B. Karst	5 Gallon
R. Bird of Paradise	5 Gallon
"Petite Pink" Oleander	5 Gallon
Feathery Cassia	5 Gallon
Desert Ruellia	5 Gallon
Octopus Agave	5 Gallon
Yellow Oleander	15 Gallon

### Maintenance

A Homeowner's Association will be formed with the P.A.D. when there are a sufficient number of residents. Prior to the formation of the association and the land being deeded to the association, the builder will be responsible for the maintenance of the common areas. These maintenance areas include the landscaping adjacent to special entry features (i.e. signage and walls), and other common areas. Upon sufficient population, the master developer will deed the land and the maintenance responsibility to the Homeowner's Association.

## **OPEN SPACE**

A significant amount of open space will be provided within Thunderbird Estates West. All open space described below will be maintained by the Homeowner's Association.

A private neighborhood park will serve as a gathering place for active play, and community recreational activities within Thunderbird Estates West. The park is located to the southwest of the project, just west of the main entrance of the community. The park will be landscaped, and will include a tot lot, ramada and barbecue grills. The total area of this private park/retention is 3.1467 acres. The project amenity package is shown on the Open Space Exhibit on Page 16.

As a P.A.D., the developer is required and will provide the following useable open space areas:

Parcel 1	14%
----------	-----

A summary of the open space provided within Thunderbird Estates West is as follows in Table 4.

**Table 4**  
**OPEN SPACE SUMMARY**

DESCRIPTION	OPEN SPACE (AC)
Neighborhood Park & Retention	3.1467
Total Open Space Provided	3.1467
Percentage of Thunderbird Estates West as open space	14%

**SUMMARY**

The masterplanned community Thunderbird Estates West has been planned with a concerted effort to develop a community around the existing lot sizes of the neighboring sites. The P.A.D. has incorporated open space, recreational amenities and a visual cohesiveness of landscaping. This combination of creativity, amenity and diversity will create an attractive and desirable community that will compliment and enhance the City of Peoria.

SHAYANO  
SEC. 347, PG. 24

UNSUBDIVIDED

THUNDERBIRD ROAD

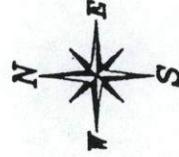
PARCEL 3

PARCEL 2

PARCEL 1

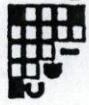
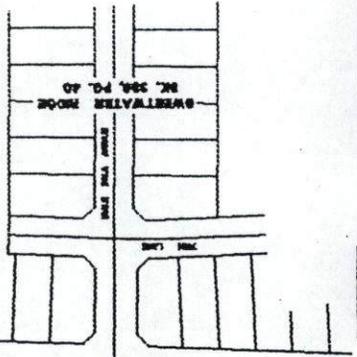
75TH AVENUE

UNSUBDIVIDED



# THUNDERBIRD ESTATES WEST

## PRELIMINARY DEVELOPMENT PLAN



**Clouse Engineering, Inc.**  
ENGINEERS & SURVEYORS  
1000 E. Commercial Ave., Phoenix, Arizona 85006 • TEL. 262-8800 • FAX 262-8800

SEC. 372, PG. 47

PARKING WEST TYP

STRUBLE HILL  
SEC. 360, PG. 18

SHAYANO  
BLK. 247, PG. 25

UNSUBDIVIDED

16' W

16' W

16' W

THUNDERBIRD ROAD

PARCEL 3

PARCEL 2

PARCEL 1

UNSUBDIVIDED

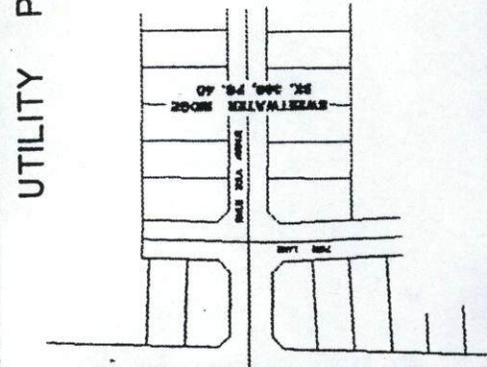
AVENUE

75TH



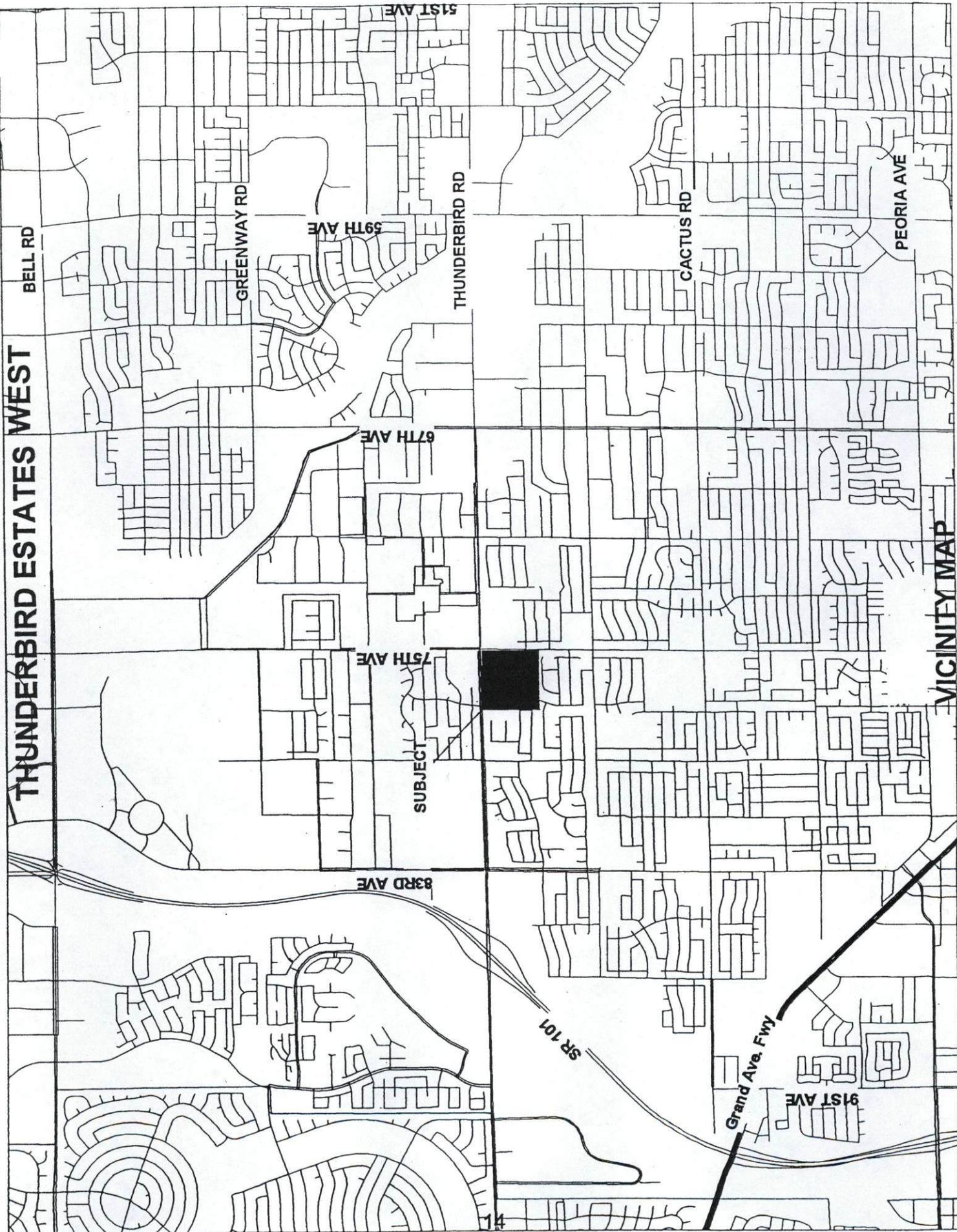
# THUNDERBIRD ESTATES WEST

## UTILITY PLAN



**Clouse Engineering, Inc.**  
**ENGINEERS - SURVEYORS**

1418 E. Commercial Ave. - Phoenix, Arizona 85006 • TEL. 262-2222 • FAX 262-2222



**THUNDERBIRD ESTATES WEST**

BELL RD

GREENWAY RD

59TH AVE

67TH AVE

75TH AVE

SUBJECT

THUNDERBIRD RD

83RD AVE

CACTUS RD

PEORIA AVE

Grand Ave. Fwy

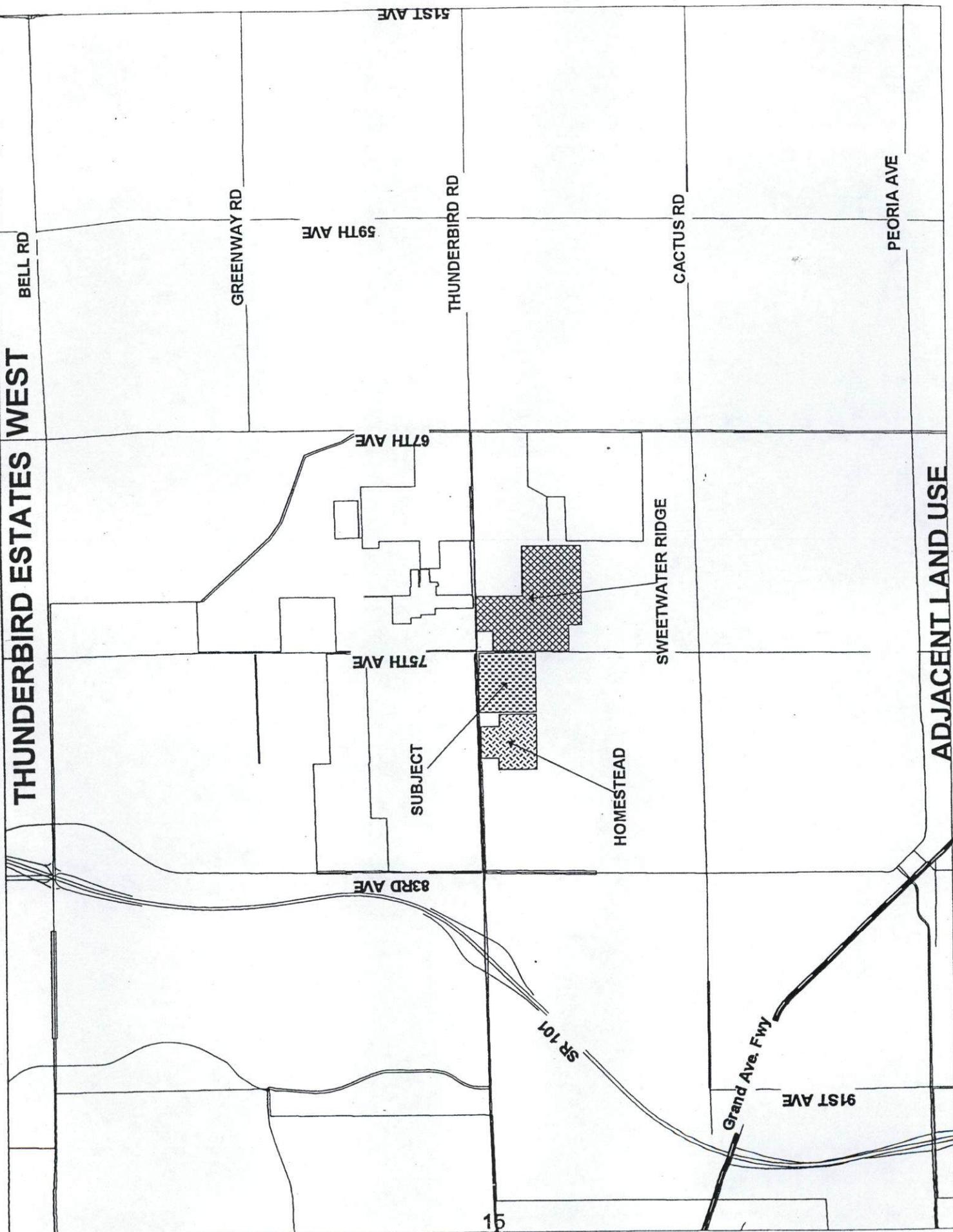
91ST AVE

SR 101

VICINITY MAP

**THUNDERBIRD ESTATES WEST**

**ADJACENT LAND USE**



Parcel 1 - (continued) The homeowners association shall be responsible for maintenance of all tracts and adjacent rights-of-way landscaping for the project. A Maintenance Improvement District (M.I.D.) shall be formed in conjunction with the Final Plat to maintain the landscaping in the event the H.O.A. fails.

Parcel 2 - Principal, conditional and accessory uses shall be as provided in the Intermediate or Neighborhood Commercial Zoning District Standard of the Peoria Zoning Ordinance at the time of development. The development on Parcel 2 shall conform with the development standards of the Intermediate or Neighborhood Commercial Zoning District Standards. The building design will be residential in nature.

Parcel ,3 - The development on Parcel 3 shall conform with the development standards of the Intermediate or Neighborhood Commercial Zoning District Standards, but shall be limited to the following uses shown within the 0-1 Office District, but will be limited to one story in height. (~~The land owner is currently in negotiations with a Day Care Center on this parcel.~~)

## **Landscaping**

### Design Specifications

Thunderbird Estates West will be developed under the design criteria contained in this document, and that which will be included in Covenants, Conditions and Restrictions (CC&R's). The CC&R's will be utilized to control the type and quality of development, to require property maintenance, to eliminate activities that may be objectionable to neighbors, to protect values and enhance community appeal. The master homeowner's association (Thunderbird Estates West Homeowner's Association) will be established to administer the CC&R's and provide further maintenance and quality control through the development. All landscaping shall conform with Article 14-35 (Landscaping Requirements) of the Peoria City Code, with exception that a 15-foot landscape buffer shall be permitted along the west boundary of Parcel 3.

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### Theme Elements

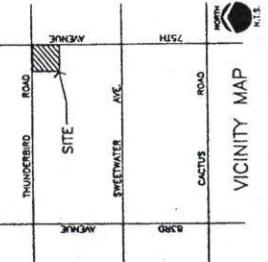
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# PRELIMINARY CONCEPTUAL OPEN SPACE PLAN THUNDERBIRD ESTATES WEST

DESIGNED BY: WEST  
LOCATED IN: PEORIA, ARIZONA



DATE: JULY 11, 1987

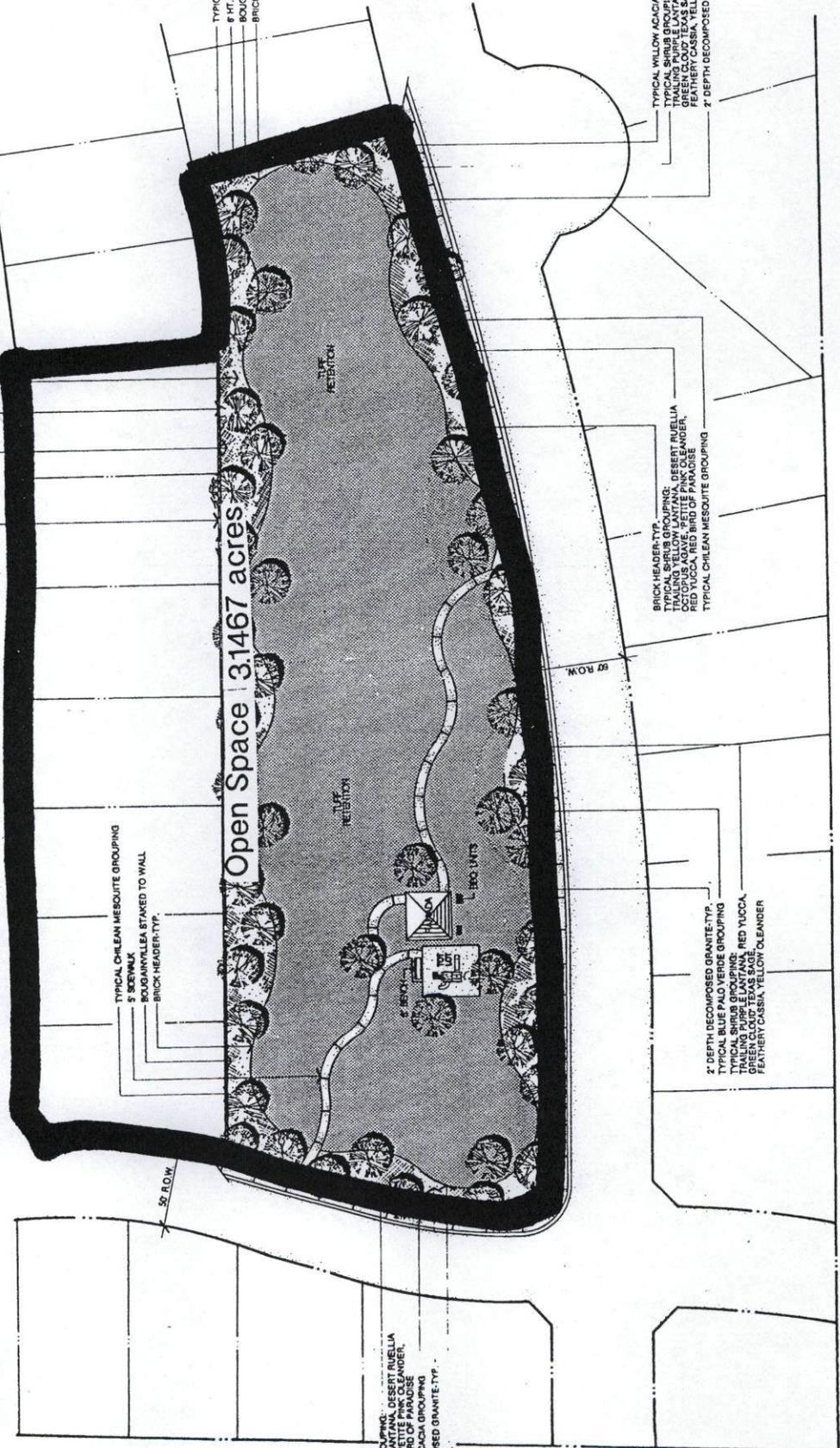


PLANT LIST	SYMBOL	PLANT NAME	SIZE
1	(Symbol)	15 GALLON BLUE PALM VERDE	24" BOX
2	(Symbol)	15 GALLON CHILEAN MESQUITE	24" BOX
3	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
4	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
5	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
6	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
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88	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
89	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
90	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
91	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
92	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
93	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
94	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
95	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
96	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
97	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
98	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
99	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX
100	(Symbol)	15 GALLON TRAILING YUCCA	24" BOX

AMOUNT OF LANDSCAPE ON PROJECT  
10,000 S.F.  
10,000 S.F.  
10,000 S.F.

NOTE:  
IRRIGATION SYSTEM TO CONSIST OF LAWN SPRAY HEADS AND DRIP EMITTERS CONNECTED TO AUTOMATIC VALVES AND TIED INTO A CENTRAL AUTOMATIC CONTROLLER.

NOTE:  
LANDSCAPE AREAS PROPOSED FOR GRANITE ARE TO BE PLANTED IN VEGETATIVE GROUND COVER. DETAILS TO BE APPROVED BY STAFF IN FINAL LANDSCAPE PLANS.





# City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

March 25, 2008

Looker & Cappello Architects  
Attn: Al Cappello  
2070b E. Southern Avenue  
Tempe, AZ 85282

**COPY**

Re: Z 97-10.A.1 Minor Amendment to approved PAD  
Thunderbird Estates West  
SWC Thunderbird Road & 75<sup>th</sup> Avenue

Dear Mr. Cappello:

This letter is a response to your request to include an omitted piece of language as part of the original requested (Z97-10.A.1) approved on August 22, 2007. The Minor Amendment to the Thunderbird Estates West Planned Area Development (PAD) Standards specifically allowed a 15' foot building setback along the west boundary of parcel 3. However, the intended 15' foot landscape buffer along the southern boundary of Parcel 3 was omitted at that time. Notice of the Amendment was provided as prescribed under Section 14-33-4.E. No protests or correspondence was received by the City of Peoria during the subsequent comment period. Accordingly, the cessation of the comment period authorizes the Planning Manager to take action on the requested amendment.

Specifically, the scope of the requested amendment is as follows:

- a. Permit a minimum 15-foot landscape buffer along the south boundary of parcel 3.

In accordance with the above, the Minor Amendment to the approved Thunderbird Estates West PAD, under case number Z97-10A.1, has been approved by the City. The approval herein is subject to the condition stated below:

1. Development shall adhere to provisions of the revised Standards and Guidelines Report, stamp approved March 25, 2008.
2. The approval entered herein shall not negate any of the prior conditions contained or referenced within the original Case Z 97-10 (*Thunderbird Estates West PAD*) and the subsequent amendment Case Z 97-10A.1. Those conditions shall remain in force for the PAD.

Should you have any questions in this regard, please contact the undersigned at 623-773-7203.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Jacques".

Chris Jacques, AICP  
Acting Planning Manager