



Peoria Lakes

Specific Area Plan Amendment

GPA 11-0012

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INTRODUCTION

The Peoria Lakes Specific Area Plan Amendment (“Peoria Lakes SAP”) will detail a 160 acre privately held property located in the City of Peoria. The property is surrounded by publically held lands on all sides. Part of the surrounding properties is leased by the City of Peoria for future parks usage. The Peoria Lakes SAP will create the necessary entitlements to convert a sand and gravel mining business currently operating on a majority of the property to Residential Medium/High and Open Space. The plan and text will detail what general parameters will be set on the various parcels, land uses and circulation routes within the property. Peoria Lakes will be a benchmark for the area. The applicant’s intention and goals are to create and demonstrate an assurance of quality.

Peoria Lakes’ site configuration is a quarter mile east-west by one mile north-south. The property is approximately mile west of Lake Pleasant Parkway at Dixileta Drive, and approximately one mile north of the developments of Pleasant Valley, Tierra del Rio and west of West Wing Mountain Ranch. The property overlaps part of the Agua Fria floodplain and an area that the City of Peoria holds as significant to the city. As stated above there is a mining operation on the property which is accessed via a heavy duty non-paved road along the Dixileta Drive Alignment. The mining operation has a site set-up to mass produce materials. The working pad area is still functional and there is a lake that is a product of past mining extraction. The water level in the lake was created when a water recharge facility downstream raised the water level in the underground aquifer. There had been a hole created by past aggregate extraction, the new level of the aquifer created the lake. The lake is over 51 acres in size and is an anomaly in a dry desert area.

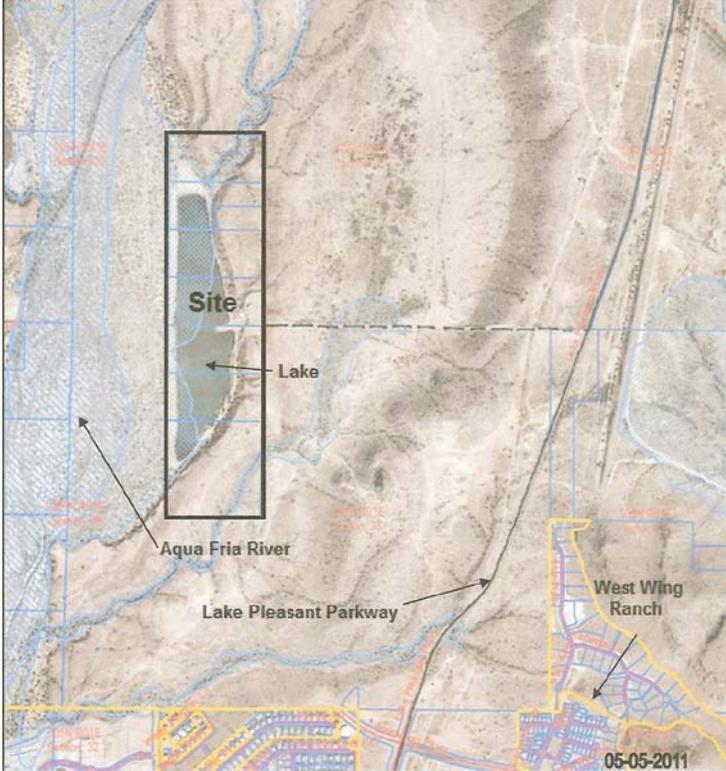
It has been made clear that if for any reason the water recharge waters and any CAP discharges are suspended that the lake will probably recede to the original condition of being a dry river bed. If and when that were to happen it is the applicant’s intention that the river bed be an attractive open space amenity. This area will have a defined edge and landscaped in an approved manner at the time Peoria Lakes begins development and sand and gravel activities are retired. It may be the intention of a future user to obtain water rights to keep water in the lake. If that were to happen a plan would be submitted to the City of Peoria as part of a formal landscape submittal.

Peoria Lakes is in an area enhanced by a City of Peoria General Plan. The General Plan (GP) depicts the region in the future with an employment and residential set in an intense environment. The GP shows open space in and on both sides of the Aqua Fria River. To the west side of the river the General Plan depicts a buffer strip of Residential Medium/High; the General Plan depicts the Peoria Lakes as Park/Open Space. The applicant requests a similar land use pattern having Residential Medium/High just east of the regional open space. Open space will still prevail similarly with more than enough space for the river to flow when needed. There will also be the space for the regional trails. See an enlarged potion of the Peoria General Plan on Page 14.

Peoria Lakes’ proposed neighboring land uses will be the largest concentration of employment in the City of Peoria and there is a freeway that just opened (Loop 303) to support the proposed

density. Peoria Lakes will be a convenient residential community within walking distance to this future Business Park core, see plan on Page 13.

Land Use Element



LAND USE ELEMENT

The Land Use Element describes the location of existing characteristics of the site and vicinity. It also presents the existing and proposed land uses within the Peoria Lakes. A plan was crafted taking in account existing features of the site, surrounding vicinity factors, and regional goals. This particular area of the City of Peoria is very active in infrastructure planning, General Planning and construction projects. The area although appearing quiet and desert-like will be a major portion of the virtual heart of Peoria in the future. The planned intensity of the General Plan was the reason the applicant is proposing high-quality multi-faceted development using the Residential Medium/High density and Open Space land use.

The terrain, the existing non-natural lake, the longitudinal sloping ridges, washes, mountain views and the city's significant property were all used in the design of the proposed plan, see aerial on Page 5. The 160-acres property was parceled into many divisions that will be described in detail within this submittal. The Land Use Element and Target Density sections will illustrate the suggested density ranges, height requirements, shapes, adjacent roadways and sizes of parcels.

Currently the Subject Property is partially vacant, and partially disturbed with different land uses. A majority of the site is used as a mining operation that draws materials from what is now a lake. The lake is the product of uncovering the Agua Fria River aquifer. Property at the southern end of the Subject Site will be set aside for the City of Peoria for a future park site.

Topography within Peoria Lakes is just over 1300 foot elevation to approximately 1365 feet above sea level. The site as depicted on a provided graphic shows a ridge line that extends longitudinally through the property. The ridge will be useful in the design and function of Peoria Lakes; it will be used as a buffer and a method to separate the various parcels within the site. Although called a ridge it has a manageable slope for trails, buffer landscaping, and is high enough to allow for enhanced views of the valley, future riparian area, and Peoria Lakes' activities. The higher elevations are to be used to enhance view sheds, sound separation and value within the development.

The 97th Avenue alignment on the eastern boundary will be a buffer for Peoria Lakes and adjacent sites. Uses will be generally less intense along the roadway and more intense to the west below the ridge. The intense areas will be mostly concentrated near the open spaces and less intense near the most visible portion of the site on the east.

Several things that make Peoria Lakes unique,

Lake

The lake/open space and Agua Fria River makes this particular site unique. Water will be most likely in the lake until 2020; then depending on many factors the water that feeds the aquifer will be diverted. At that time if the water does become too tenuous or expensive to keep in the lake the land will be redesigned to be a large open space area. This open space

area will front the more intensive area of the property and will be contiguous to a regional open space corridor. The open space area will follow the historical Agua Fria River flow channel. In either case the land on the western side of the property will be open space of one kind or another.

Ridges

The site is unique not only for the lake, but also for the ridges and the longitudinal property configuration which allows the property to be more structured in the planning and development of a trail and open space system.

There are two sets of ridges in the region, one off the property to the east and another on the property; both have similar 50+ foot elevation differences between the top and bottom of each of the ridges. The ridges create good separations for land use purposes and are reasonable areas for trails through the region. Hillside standards are not to be a concern due to most slopes will be only being minimally developed.



Dedicated Open Space

The applicant will dedicate property to the City of Peoria that is located the lower portion of the Peoria Lakes' ownership. There will be studies done to define the actual boundary; currently the parcels labeled Parcel 26, 27 and 28 on an accompanying plan on Page 15 depict the approximate area.

Quality Area

The general region has been very high quality to this time. West Wing Mountain Ranch, Pleasant Valley, Tierra del Rio and many other developments have been a dramatic improvement over the older residential the past 12 years. The commercial, the services and other infrastructure is in place and will be available to support the Peoria Lakes development.

The area has been set-up with a high volume circulation element. Lake Pleasant Parkway has always been a road of regional significance. There were times in the past when Loop 303 was to be located on the Lake Pleasant Parkway alignment; instead the Lake Pleasant Parkway was retained to handle large volumes of local traffic. Loop 303 has just recently opened providing a link to the metropolitan and interstate freeway system. Peoria Lakes is now within 15 minutes on the highly evolving northern Metropolitan Phoenix.

Washes and Vegetation

Washes further create buffers and barriers that assist in making decisions where to create parcel separations. In two places on the site the washes may qualify for a Waters of the United States and therefore be best to be left minimally disturbed. The submittal plan reflects use of washes and ridges as buffers on site.

The washes and vegetation will be untouched until development is eminent. Vegetation on site will either be retained or moved to create added ambience. City of Peoria's vegetation and grading standards and stipulations will be followed in the development of the property. Washes will be left natural as much as possible during and after development.

The final portion that makes Peoria Lakes a reasonable choice to develop before other sites is that the subject property has the support from Peoria from future planning efforts,

General Planning

The City of Peoria General Plan has delineated a vast commerce area adjacent to Peoria Lakes. This area is now tied to the metropolitan area and has the size amenities to be able to attract many thousands new employees to the area. The large area of Business Park as depicted on the plan will make the area more feasible for out-of-state investors looking at the region as a place to locate their corporate businesses. Peoria Lakes is planned for two eventual user types, the first that want the area for the beauty, the water, the hiking and the general quality of the area; and secondly as growth expands for the same reason as the first, but the new user will be within walking distance of a high-end employment.

Parks

Parks development just south of and on Peoria Lakes are being planned in conjunction with the Agua Fria River corridor. There will be large areas for preservation, recreation and

natural beauty enjoyment. There will be several types of parks from very active to preservation areas; each will follow the City of Peoria's recommendations.

Infrastructure

Water, sewer and other infrastructure will be put in place. Currently the City of Peoria is expanding the water and sewer infrastructure very close to Peoria Lakes. There will be regionally sized utility lines that will offer reasonable access to water and sewer within 2 years.

Land Use Classifications

Peoria Lakes is requesting essentially two types of uses to be shared between residential and open space areas.

Residential Medium-High Density

The residential is to be Residential Medium/High density residential offering a variety of choices for quality development. Buildings will be allowed to be generally between one to four floors. Taller structures will be clustered nearer to the western open space areas. This residential will be consistent with other residential within Peoria Lakes, but as density increases more detail to amenities and services will be provided to off-set the added intensity .

This land-use category is considered to have the density range of 8 to 15 units per acre with a target density of 12 units per acre. The applicant is proposing the category to be overlaid over the property with carve outs for recreation, parks, and trails. The target density and maximum proposed number of units is based on the 12 units per acre calculated over the 160 acres of property.

Certain areas within Peoria Lakes will have densities commonly found in two to four story multi-family residential thus easily accommodating areas for parks, trails, expansive buffers on the ridges. The associated architecture and the ambience created by the density will allow a "community" to evolve within the subject property. The variation, the design standards and the watchful eye of the design review committee will assure a safe, well designed development as Peoria Lakes adds buildings and residents.

Open Space

The open space will be in several forms, some for a City of Peoria Parks system, some for buffering and some for on-site ambience. In each case Peoria Lakes will create open area off-sets for more intense development.

- A dedicated park to the City of Peoria that will be used for lands considered significant.
- Lake or common open space in the lake area after water may retreat.
- Ridge/Wash buffer areas

Land Use Intensity

As stated above the overall intensity of Peoria Lakes is targeted at 12 units per acre. The development is divided into several parcels that will have different densities and maximum unit counts assigned to them. The parcels are depicted on a provided graphic that reserves different parcels with either higher or lower numbers of units, floors and size. The central area will be reserved with the highest densities with density dropping near the eastern edges. The thought is the lake/open space is an open space that buffers future residents far on the other side of the regional Agua Fria River corridor. Peoria Lakes will self buffer to the east by limiting higher densities to the west side of the residential areas, having lower densities to the eastern side. The dedication of 97th Avenue right-of-way will also create a separation from lands to the east.

The applicant is asking for a similar situation that currently exists on the City of Peoria General Plan. The same condition exists on the west side of the Agua Fria River. The same or even more intense commerce related uses, buffered or supported by Residential Medium/High Density, then open space and then the river corridor. In both cases the residences inside the multi-family residential will have the shopping and employment with a walking distance and the same is true that will be adjacent to a regional trail and open space corridor, see illustration on Page 14 and 20.



Proposed Phasing of Development

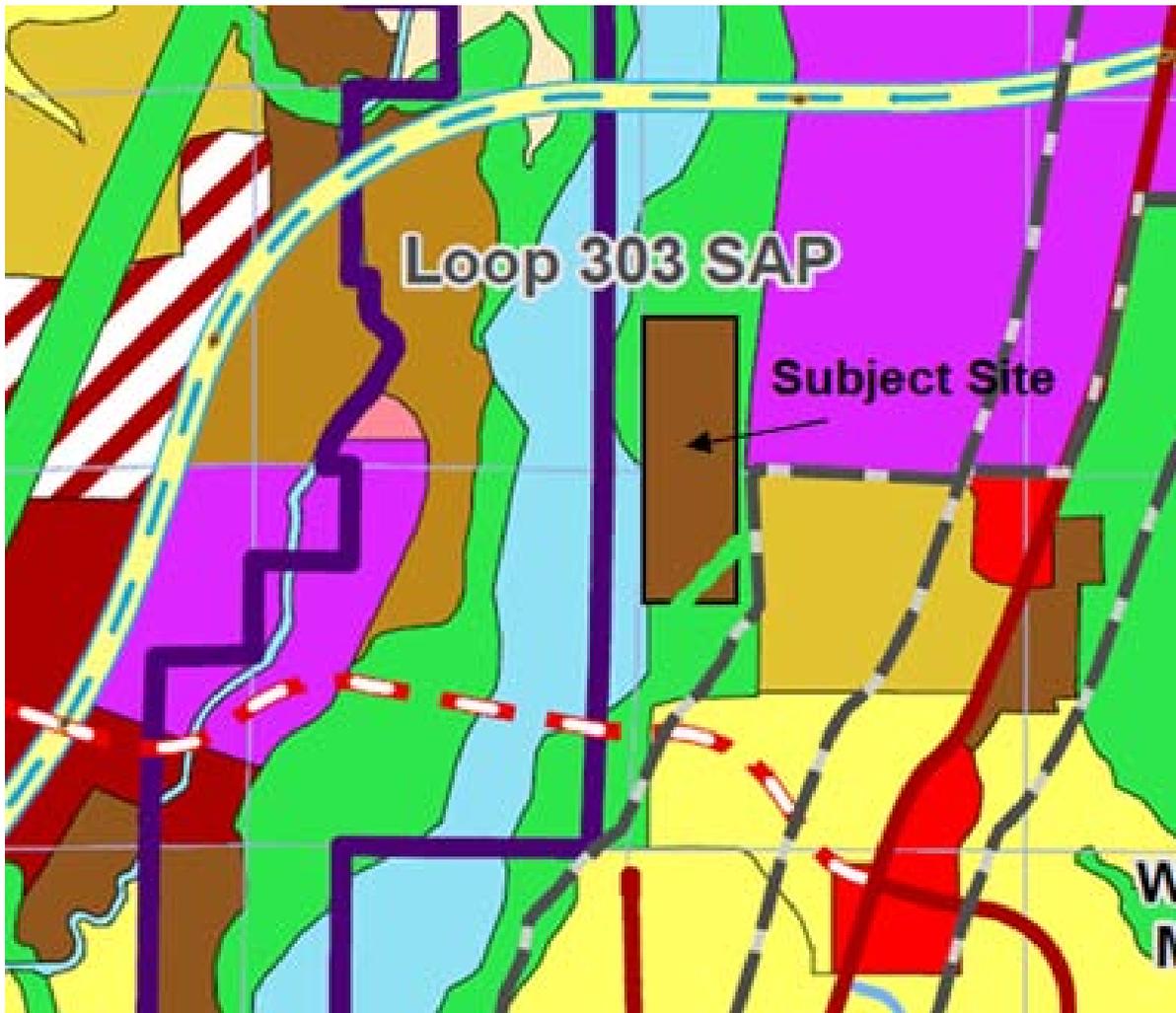
Peoria Lakes will first reserve the western mid-center area for the most premium users, but the areas adjacent to the central area will develop first. This area currently has a road to it, it has been disturbed by the on-going mining activities and this area will be the most natural to begin activities. As time progresses and depending on what users are attracted to the next phases will help dictate where the next phases will be. It would be the intention that all development would be fairly contiguous and not scattered on the property. In the event development occurs the owners of the remaining properties would notify future residents that vacant areas are to remain untouched.

The probable direction of phasing would be south along what will be an easier sewer solution, but if the appropriate user can be attracted to be located to the north then that is what will be proposed for entitlement. In every case the City of Peoria and the general public will be in review of the proposals and the provisions for the development.

Target Densities

TARGET DENSITY CONFORMANCE ANALYSIS

Parcel	Land Use	Approximate Acreage	Density Range		Projected Units		
			Low	High	Low	High	Maximum Units and Stories
1	Residential Medium-High	4.5	18	26	80	117	117 / 3
2	Residential Medium-High	3.6	18	26	64	94	94 / 3
3	Residential Medium-High	6.3	24	36	150	227	227 / 4
4	Residential Medium-High	8.0	24	36	192	288	288 / 4
5	Residential Medium-High	6.6	18	26	120	172	172 / 3
6	Residential Medium-High	5.7	18	26	102	148	148 / 3
7	Open Space (Wash)	2.6					0
8	Residential Medium-High	3.4	18	26	60	88	88 / 3
9	Residential Medium-High	2.7					0
10	Open Space (Ridge)	2.8					0
11	Residential Medium-High	2.0	12	20	24	40	40 / 2
12	Residential Medium-High	4.5	12	20	54	90	90 / 2
13	Open Space (Ridge)	2.0					0
14	Open Space (Ridge)	4.5					0
15	Residential Medium-High	6.6	12	20	80	132	132 / 2
16	Residential Medium-High	3.0	12	20	36	60	60 / 2
17	Open Space (Ridge)	5.2					0
18	Residential Medium-High	2.6	18	26	46	68	68 / 3
19	Residential Medium-High	5.0	18	30	90	150	150 / 3
20	Residential Medium-High	2.1	18	30	36	63	63 / 3
21	Residential Medium-High	2.4	18	26	42	26	26 / 3
22	Open Space (Ridge)	4.2					0
23	Residential Medium-High	1.9	18	26	34	49	49 / 3
24	Residential Medium-High	3.1	12	20	36	62	62 / 2
25	Open Space (Ridge)	9.8					0
26	Residential Medium-High	13.9					0
27	Open Space (Dedicated Park)	6.8	1	1	6	6	6 / 1
28	Open Space (Wash)	3.4					0
29	Residential Medium-High	4.3	1	1	4	4	4 / 1
30	Open Space (Lake)	25.2					0
Total		160.0			1256	1920	1920 / NA



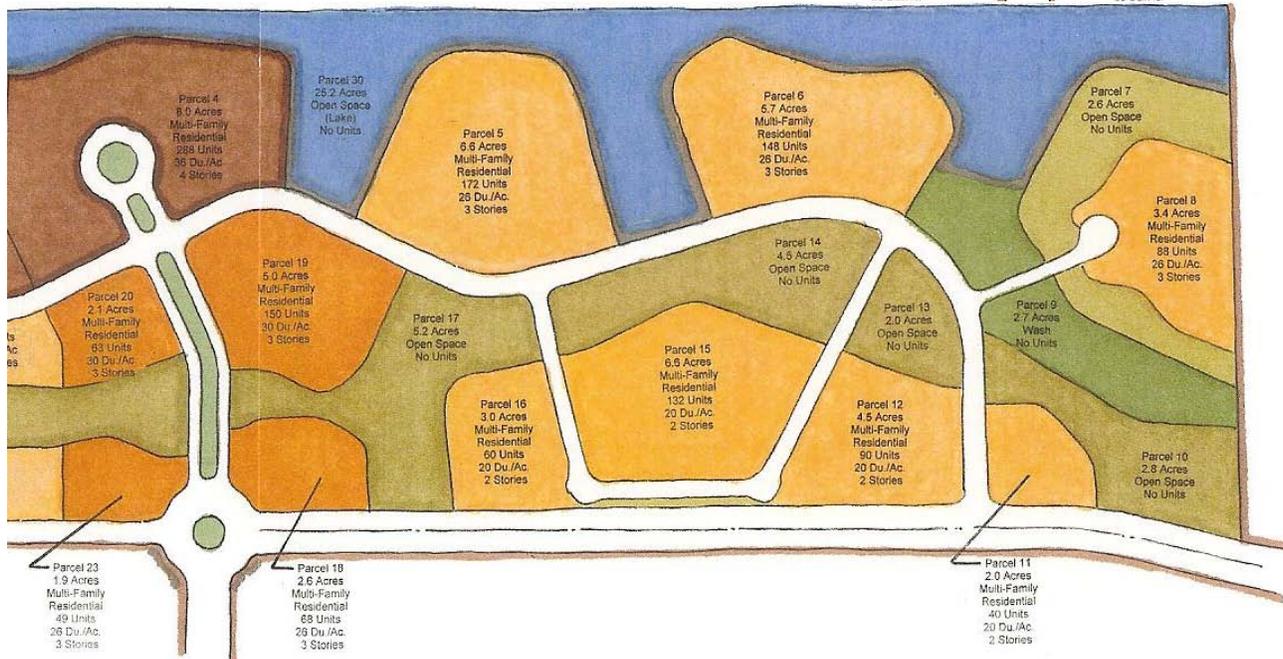
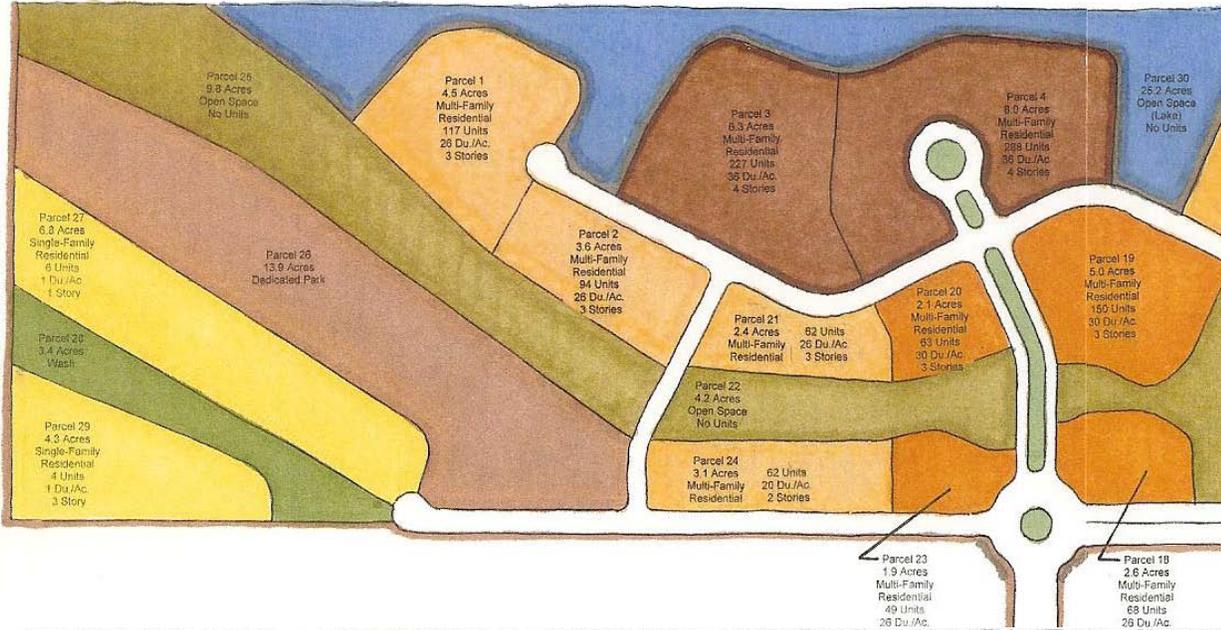
Vicinity Map with Peoria Lakes MGPA Depicted (Subject Site)

Note the Subject Site has Residential Medium-High (darker brown) for the majority of the site. Note the area of the approximate future dedicated park (green) will be located.

Note the future roadways wrapping within a short distance of the Subject Site (Loop 303 is the yellow framed in blue line, and West Wing Mountain Blvd is the red and white dashed line), and Lake Pleasant Parkway is the north-south dark red line)

Note the similar use west of the Agua Fria River (medium brown and green). The river (blue) is dry most or all of the year. There are other methods to re-direct storm water flows. The river does have an active aquifer.

Note the short distance to the Business Park (purple color)



Enlarged Conceptual Site Plan

North is to the right

The Top Plan is the Combined Plan

The South Half is the Middle Plan

The North Half is the Lower Plan

Circulation Element

CIRCULATION ELEMENT

The Circulation Element describes the type and locations of streets, trails and bike/pedestrian ways intended to serve Peoria Lakes. Design of various components of the Circulation element will include specifications consistent with the City of Peoria's design guidelines. Prior to commencement of construction of any facilities, a Master Street and Traffic Study shall be prepared and submitted to and approved by the City as required.

VEHICULAR CIRCULATION

Street System

Peoria Lakes as well as any development needs to be connected to a street system that allows safe and convenient access to all development. There is a viable network developed at this time around the property. The applicant has reviewed the infrastructure and has suggested alternatives or amendments to the existing Circulation Element that is proposed herein.

Loop 303 Freeway was just recently opened and is very convenient to the property at two or more points. The most advantageous is the future off-ramp at 96th Avenue. There is a provision for the off-ramp, it is not completed and there are no connecting roadways at this time. Typically on the west side of Metropolitan Phoenix major roads are on odd numbered streets, 99th Avenue is the section line, but that alignment is in the Aqua Fria River. Most commonly ownership will fall on sectional or fractional section lines, Peoria Lakes, one of the few private ownerships in the area falls between 97th and 99th Avenue. The applicant proposes to work with the 96th Avenue off-ramp and to request that the street curve along an existing wash and then to be aligned on 97th Avenue. The applicant will then dedicate half the next mile of 130-foot Right-of-Way to the south. This arrangement would be a benefit to the city and to the applicant. The current Circulation Element proposing 660 feet of separation between the property and the alignment. This would not be as much of advantage for either the city or the applicant. See the plans showing the proposed centerline of the 96th/97th Avenue Alignment on Page 20.

The city has suggested the 96th Avenue extend south to a point that it would make a sweeping curve to the east and then placed on the Dixileta Drive alignment. The applicant owns an easement on the Dixileta Drive alignment and has agreed to be of assistance in dedicating or assisting in enlarging and making the Dixileta alignment part of the City's transportation system. If for any reason the City does not want to consider extending 97th Avenue further south from Dixileta Drive the applicant will still dedicate property for a lesser roadway as depicted on the submitted plan. Both alternatives for 97th Avenue are acceptable to the applicant.

The following describes the different classifications streets within Peoria Lakes,

Major Arterial

In conversations with the Peoria street engineers it has been stated that 97th Avenue alignment is reasonable and should be classed as a Major Arterial requiring a 130 foot Right-of-Way. The applicant will dedicate at an appropriate time the land necessary for half of the Right-of-Way in the

future. The applicant would work with the city to “calm” the traffic at Dixileta Drive. Dixileta and 97th Avenue is proposed to be the primary entrance for Peoria Lakes.

The major arterial has been depicted as the entire eastern boundary or partially. The design will be resolved through the later entitlement phases and the applicant has agreed to be flexible in negotiation of necessary dedicated properties. The advantage of continuing the major arterial to the south is that it will work as a link between the future West Wing Mountain Road and Loop 303 on the east side of the Agua Fria River. This will provide more exposure for Peoria Lakes and more public access to the future parks in the area.

Minor Collector

A collector street allows neighborhood traffic to travel from local to arterial streets. Direct access from individual units will not be allowed to collector streets, but minimally visible linked connections are allowed. The collector street loops through the development, it is curvilinear to create different visual focal points and to slow traffic. The collector will be built to City of Peoria standards, the applicant will work with engineering to create the best section for this development.

Local

Peoria Lakes will have very few local streets in comparison to most developments, this is characteristic of multi-family developments. Local streets will be used in less intense traffic situations and when individual driveway access is needed.

Rights-of-Way

The proposed rights-of-way for the arterials and other streets within Peoria Lakes shall be provided as required, based upon the City’s General Plan, as it may be amended.



Entry may be proposed and at the appropriate time the applicants will work with City Planners, police and fire personnel to create safe passage details.

BICYCLE AND PEDESTRIAN CIRCULATION

An integrated system of pedestrian and bicycle ways should be designed and located in a manner that provided a variety of opportunities to enjoy the natural beauty of Peoria Lakes. Provisions should be made to accommodate those individuals who prefer leisurely recreational activities. In addition, utilization of the topographical relief afforded by the existing terrain should also lead to

the creation of pedestrian and bicycle ways that provide more challenging experiences thereby meeting the expectations of those who prefer more vigorous physical activity.

The pedestrian and bicycle ways should be developed in a manner consistent with City's design criteria.

Primary pedestrian and bicycle ways may be included along ridges, major washes or the lake/open space. In areas along the Agua Fria River the area may be more rural in appearance and sidewalks may not be an appropriate part of the pedestrian ways. Trails will be available, but in a rural character material and appearance.

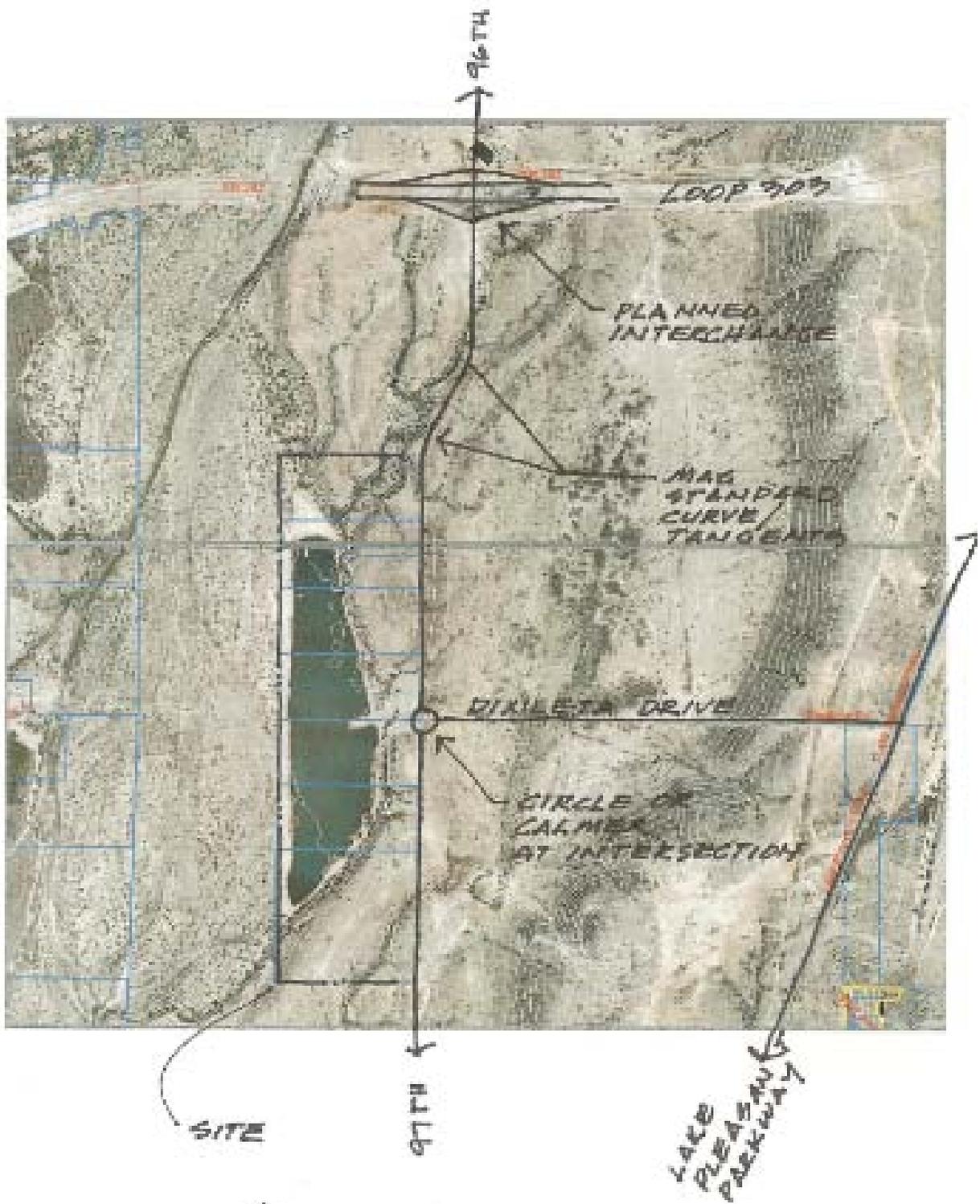


Note the rural surface that is color-keyed to the adjacent ground cover, but is safe for biking and pedestrians.

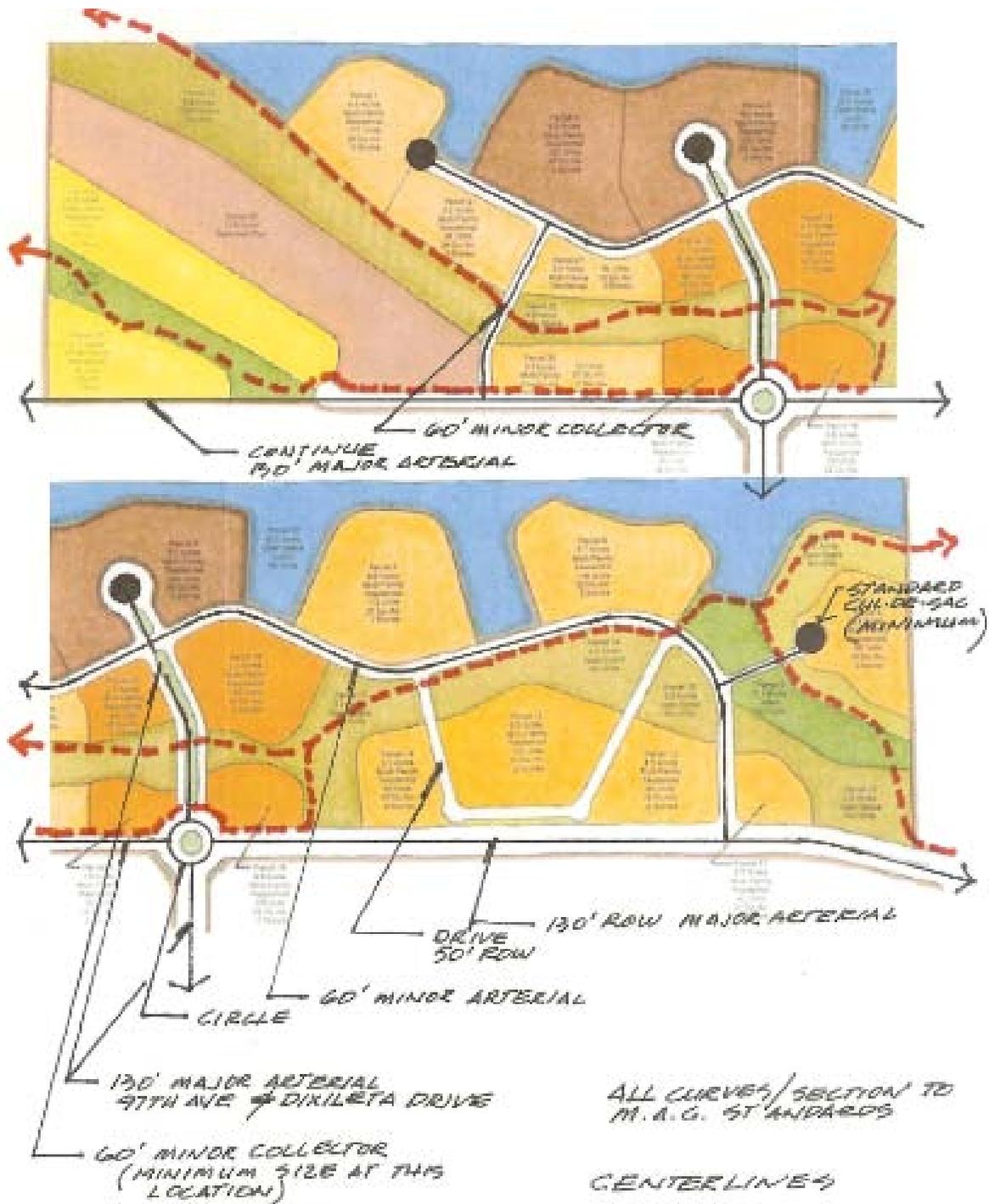
Public and Private Trails

There will be public trails as depicted on the following plan, but there will also be private trails maintained by the Peoria Lakes HOA that will provide neighborhood connections. These will be provided to link building entry areas and common open space more personally provided to Peoria Lakes' residents. These private trails may be "card" secured for privacy.

Trails will be used to be community builders, alternative access, and will be an amenity for the residents and community trail users. The trails will accommodate two people side-by-side for the public trails, but will be possibly narrower in some private trail areas. Trails will be of alternative materials and will be blocked from vehicular use by natural materials and will be posted as to who can, what can't and the appropriate times to be used. A photo of a very natural trail is on Page 27.



**The Proposed
96th Avenue Interchange / 97th Avenue Centerline Alignment**



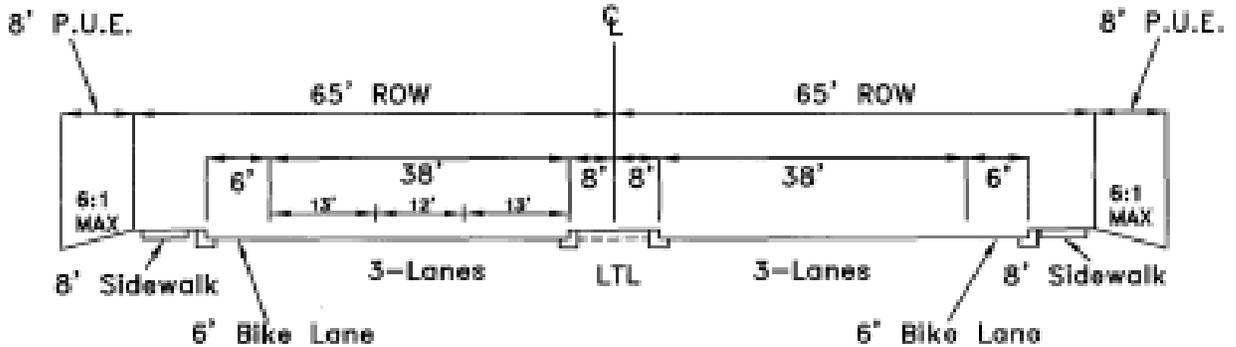
Proposed On-Site Roadways for Peoria Lakes (Shown in Black, Trails in Red)

The trails depicted are for public trails, there will be numerous private trails maintained by the HOA that will serve inter-neighborhood travel. The private trails may be decomposed granite, concrete or other approved surfaces and will be designed to foster a “neighborhood” ambience.

**Peoria Lakes
City of Peoria Standard Street Sections**

Major Arterial

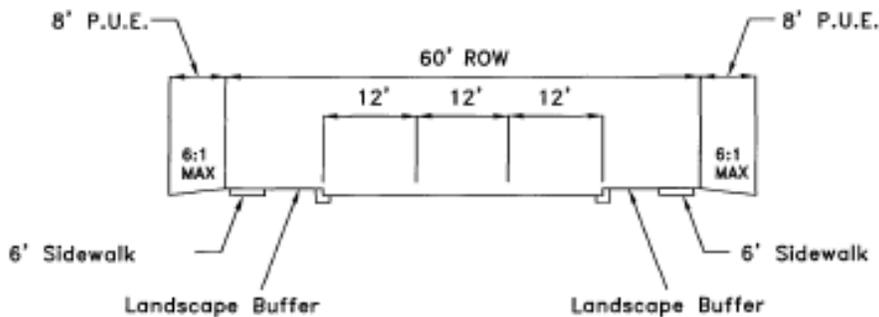
MULTI-LANE ROADWAY 130' ROW
Divided - 6 Travel Lanes
(6-Plus Right and Left Turn Lanes)



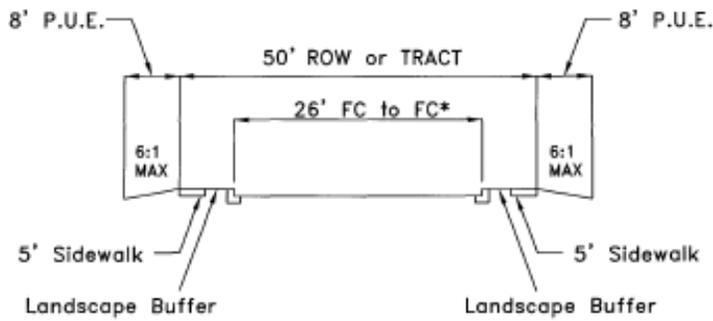
Notes:

- At intersections, ROW increases to 150' for the first 500', measured from the centerline of the intersection.
- Additional R.O.W. may be required where additional turn lanes are required.
- Sidewalks shall be meandering.

Minor Collector



Private or Public Roadway



*parking on one side only
32' pavement provides parking on both sides

Note: Private Streets for Subdivisions with:
10 Lots or less, Sidewalk not required, Tract 40' + 8' P.U.E. on each side
10-20 Lots, Sidewalk required one side, Tract 45' + 8' P.U.E. on each side
More than 20 Lots, Sidewalk required both sides, Tract 50' + 8' P.U.E. on each side

GENERAL PLAN CIRCULATION ELEMENT

Policy B-3e:

The City shall discourage private streets unless the Peoria City Council determines that the streets meet the adopted standards and that the benefit to the City exceeds the liability.

Public Transit

Provision of public transportation is not anticipated in the near term.

Urban Design Element

URBAN DESIGN ELEMENT

The Urban Design Element explains the design expectations and guidelines for the proposed land uses. Site design, site amenities, and architectural styles combine to create the environment. The definition and maintenance of a unique design environment requires complementary applications of landscape, building design, colors and signage.

The Urban Design Element is intended to set a “tone” for the quality of development in Peoria Lakes. Guidelines will provide a basis for creating consistency in quality and compatibility in design for the development. Prior to starting any development within Peoria Lakes the architectural and landscaping designs, wall designs, site fixtures, signage color pallets, and texture samples will need to be approved by the Peoria Lakes Design Review Committee and the City of Peoria.

Design Review Committee

The committee will be composed of the owners of all the parcels in the beginning. After time when more parties have interest in Peoria Lakes there will be annual selection of either a professional company to review and offer advice or a person from each of the eventual several Home Owners Associations will be appointed to critique designs. The committee will hold monthly meetings and will be responsible to create a report/letter stating the current activity. When there is a formal application with the City of Peoria in progress the applicant will be asked to notify the committee and the Committee Chairman will respond in every case to the Project Planner at the city giving their recommendations.

Landscape

Landscaping design should be consistent with the desert environment. Much of the native and natural vegetation will be conserved and used to create a desert, not tropical environment. Water conservation and judging the maximum impact of landscape will be a goal. It is not the intent to “over landscape” in areas not visually needed to enhance the general appearance of an area.

Theme designs will be used to accent focal areas using specimen plants and clusters to enhance views and architectural or engineering features. Various plants that bloom at various times of the year will be a priority to keep landscape an annual event rather than a few weeks each year. Boulders and near-natural surfaces designs will be used to accent open spaces disturbed and areas that need some attention. This does not mean to necessarily require water to be used to justify attention to be given to various expanses. It is critical to not mass grade or disturb natural areas if at all possible. This will make maintenance easier whether in or out of dedicated areas.



It is preferred to use very natural ground cover in areas where it can exist and there is limited pedestrian traffic (more linear than cross traffic in this case), such as depicted in the photo above left. The photo to the right is in high traffic areas used a combination of many surfaces to accent, “cool”, and minimize water use. This would be a considered lush example.

Streetscape

The streetscapes within Peoria Lakes will blend with adjacent development. It will be part of the Design Review team to regulate the blending of landscape and walls between streets and buildings. All will strive to create a coordinated appearance, not a series of walled enclaves and allies, but rather variations of architecture, landscape, different height walls, dark sky lighting and signage coordinated into a cohesive design.

Washes, retention basins and channels will be enhanced to be accents, not just engineering solutions. Vegetation will be used to screen; walls will be used to guide rather than restrict, and channels will take on natural appearances. All these design alternatives need to be analyzed to blend with the architecture that will be strictly reviewed for consistency to a quality theme approved early on during the course of the development.



Use of natural non-watered surfaces and minimizing use of concrete will be recommended where possible; with the use of watered vegetation to accent points where there may be a need to

highlight traffic impact points or a “gateway” occurs. All will be designed to City Standards without restricting views.

Park/Open Space

Parks and Open Space is the overall framework of Peoria Lakes. A portion of the property is considered significant and will be dedicated to the City of Peoria as a park. The City will use the area as a park, with their rules, regulations and access requirements. The developer will take other natural features of the remaining site to create connectivity for trails and to allow pedestrian or cycling through the subject site. The ridges will primarily be used for these trails and buffering for parcels within the development.



This example is very natural in appearance; note the natural barriers for large vehicles; the natural surface materials; signage stating rules.

The key element of Peoria Lakes is the area on the western boundary of the site. Peoria Lakes’ namesake was created by the Aqua Fria aquifer. The water is essentially fed by flows just below the surface that were exposed via sand and gravel mining on the site. The area on the western side of the property is located in a FEMA floodplain. It has been stated water after 2020 will be diverted causing the lake to dry up. In creating the final design alternative designs will portray the areas to the west of the property in both wet and dry conditions. In both cases the areas will be used as open space and buffering.

A CLMR will be processed in the future for the final development of the site whether water will be

Neighborhood Schools

The applicant will work with the school district when the potential generation of students is anticipated. The various types of potential residential will generate different student numbers. As the types of residential users are defined the applicant will support the school districts needs.

Design Guidelines

The purpose of these guidelines is to provide and maintain quality in the various development parcels that comprise Peoria Lakes. The parcels should maintain high quality standards as to the use of material, the relationships of the buildings to the environment, and meeting the needs of the users. The availability of space, natural aesthetics and variety of land uses provide opportunity for creative and original design approaches within the context of the project's overall development.

GENERAL GUIDELINES

Site Design

Parcels will be developed so that buildings, parking, open space, retention, and entrances are compatible with the adjacent development. Proper distances will be maintained between structures to reduce the mass and impact of parking. Circulation will facilitate pedestrian access to open space features and will also promote safe vehicular movements.

Building envelopes will be utilized to limit the amount disturbance of natural terrain to be during for construction where appropriate. Proper building setbacks may be delineated within the proposed building envelope.

On each site, both parking and building shall be contained by continuous landscaped open space except where broken by access drives. The landscape perimeter should provide the appropriate edge to adjacent thoroughfares to reinforce the landscape design intent of that street.

Screening will be required at all ancillary structures and equipment such as dumpsters, mechanical equipment from public view, especially from existing residences. These screens should be of appropriate materials so as to conform to or enhance the building and landscape.



Parking lot screening and streetscapes will be defined areas, but will also coordinate with each other. Signage can be subtle and reduced water consumption and maintenance will always be a consideration.

Building Design

The design of buildings will be appropriate to the southwestern climate. Orient buildings to recognize cooling requirements and relationship to landscape materials. Colors and materials should reflect or appropriately contrast with the desert palette.

Detail designs to be adapted to an appropriate regional treatment. These efforts should avoid thematic imagery and instead should draw upon the natural colors in the landscape, and the construction materials found historically in the region.



Front entries should be recognizable, architecture and quality should be consistent between phases even if done years apart. Design roof lines, relative building heights, entrance orientation and other architectural elements should be within the context of the overall project. Emphasis will be placed on conformity and enhancement of the surrounding area rather than contrasting or standing apart from the rest of the development.

Service entries are to be screened from view, both from surrounding streets and adjacent properties.

Building materials should reflect or appropriately contrast with the desert palette. The building materials and colors should be consistent with the regional building vernacular. Colors should be used to create visual harmony within the land use classifications in Peoria Lakes. Appropriate colors should include, but not limited to;

- Desert hues and other earth tones including light brown, cream, and tan

- Off-white

- Colors appearing in natural stone utilized in buildings

- Reds and oranges appearing in brick utilized in buildings or in roof tiles



Signage

Strengthen the identity of the plan with appropriate signage, sculpture, repetitive graphic symbols and distinctive landscaping with hardscape features at entrances. A master signage package should be provided during the development review process reflecting name recognition and logo identity features. All signage will adhere to the City of Peoria Sign Ordinance.



Parking

Parking areas should be contained within a parcel with controlled access from adjoining thoroughfares. Parking areas should be broken up in a scale by landscaping treatments such as screening, shade aesthetics, and to define access points.

Parking aisles should be oriented to facilitate pedestrian movement to the building served as well as the adjacent pedestrian paths of movement.



Lighting

Lighting is an opportunity to unify design characteristics and to create ambience through the consistent use of similar types of light quality and fixture types. Lighting should be designed and located so as to limit light dispersion onto adjacent properties and to the sky. Lighting should be used to accent walls, paths, vegetation groupings for both ambience and safety reasons. Light, not the fixtures should be seen, if fixtures are seen then they should be colored to be the least obtrusive.

Lighting fixtures should also be of the latest design and technology to reduce energy costs and to be of such quality the reliability to ensure fewer outages over time.

RESIDENTIAL MEDIUM-HIGH DENSITY GUIDELINES

Site Design

There is an overall designation of Residential Medium High Density overlaying most of the property. Two areas are separated by natural buffers/barriers, but still will have all the same parameters. The Specific Area Plan will dictate the general use and quality of the Peoria Lakes development; a guide to the applicant's proposed density per parcel is included within a table on Page 13. The parcels will generally be more intense near the central part of the property and tapering to lower densities at the north and south ends of the property. There is a provided graphic that delineates the proposed density, stories and maximum units per potential future parcels.

Generally the circulation routes, washes and ridges will create the shapes of the parcels in the future. Future detailed studies will detail the limits of the elements that dictate the parcel shapes.

The overall gross density of the 160-acre property will not exceed 12 units per acre. Individual parcels will exceed the overall density based on added density as a factor of exchanging density from future dedicated areas to the residential areas. The maximum unit count for Peoria Lakes will not exceed 1920 units. Individual parcels will exceed 12 units per acre, but they also will be given a maximum unit count per parcel. In addition each parcel will be given height standards, never exceeding 2, 3 or 4 stories depending on what parcel is being delineated. The 4 story standards will be similar to the buildings found at the Cibola Vista Resort or better.

Architectural motifs may vary but principles of basic organization, parking location and screening, landscape standards and setbacks, exterior lighting, unit access and parcel access should be consistent within this land use. Each medium density parcel should be bound by a continuous border of landscaped open space, broken only by access drives. These points of access should be kept to a minimum to avoid conflicts with pedestrian and bicycle movements.

It is appropriate to locate project amenities, such as tennis courts, in view of thoroughfares to create larger areas of open space along these edges of public exposure. Each multi-family project should have its own entry and identity, accomplished by offsetting and staggering buildings and by combining different height buildings to separate massing.

The developer will orient internal drives so that building's service areas and unit entries are screened from view as much as possible...

Pedestrian circulation within the parcels should be accommodated with a network of sidewalks which should occur in defined, landscaped open spaces. The pedestrian network should be developed internally, allowing for movement throughout the site, while providing linkage to the plan area's overall pedestrian network.

Parking should be oriented away from street edges. Where parking is fronting on streets, parking should be screened with either landscape or masonry screen walls. Parking lots should be broken down in scale and located conveniently to the units served.

All site-mounted equipment, trash containers, and other service facilities should be treated architecturally as part of the building or screened with either landscape material or a decorative masonry wall. Assume dumpsters screening doors will be left open. A design should orient trash to be screened without doors if possible.

Building Design

Buildings should be designed to meet the general guidelines described earlier. They should also be designed with an emphasis on private and public open space. The units should maximize privacy within the individual buildings.

There should be a mix of unit types and sizes to promote diversity within the alternatives provided by these developments while at the same time displaying a consistency with the quality and scale of other residential components within Peoria Lakes.

Roof-mounted equipment, including antennas, should not be visible from the public streets and surrounding parcels.



Signage

Signage should be limited to regulatory, directional and monument or wall-mounted project identification signs. If temporary signs or banners are used they need to comply to the City of Peoria regulations. No temporary signs will be allowed for over a week unless a shorter duration is dictated by the City of Peoria.



Lighting

Lighting should be consistent with lighting principles outlined in the “General Guidelines”. Lighting should be used to enhance architectural features, accent wall surfaces and to be vital to creating more security for users at night.

Lighting fixture colors and type of fixtures, plus the color of the light itself needs to be consistent throughout Peoria Lakes.



Utilities Element

UTILITIES ELEMENT

The Utilities Element explains the proposed provision for major elements of the water, wastewater, and storm sewer system for Peoria Lakes.

Peoria Lakes is not currently served by city and utility company services, but services are planned for the immediate region. Water, sewer systems or storm sewers as well as utility company services such as cable, higher capacity electrical, and telephone will be extended when development occurs. The developer will work with the various departments and utility providers as needed to provide the required capacities for the eventual users. All services will be constructed to city and utility company standards. The developer will submit master plans for water, wastewater, and storm sewer as part of the platting and construction document phase of the development process. Upon completion of the construction of the utilities those customary to be dedicated to the city will be turned over to the responsible departments.

Water System

Peoria Lakes is approximately a half-mile north of the intersection of 99th Avenue and West Wing Mountain Road (Dynamite Road) where there is an extension of the water system. A 12-inch water line has been extended north to that point. There is also a 36-inch water line extended north on Lake Pleasant Parkway to West Wing Mountain Road (Dynamite Road). Within the next two years there will be the extension of the larger line to Loop 303. The new water line will be 21-inches between Dynamite (West Wing Mountain Parkway) and Dixileta Drive and 18-inches between Dixileta Drive and Loop 303. Water pressure is all within the same pressure zone. Water for emergency services will be adequate into the future.

At the appropriate time the developer will coordinate with the necessary potable water infrastructure necessary to service Peoria Lakes. The developer will construct all facilities to City of Peoria standards and will dedicate the facilities to the city.

It is the intention that Peoria Lakes be a model for creating the most efficient use of water. Water fixtures within buildings will be state-of-the-art with dual flush toilets, low flow fixtures and minimal uses as internal water features. Outside areas the water usage will be even more constrained with very little use of turf, minimal or no water features, and a required conservation water plan submitted with every building and site plan submittal. The applicant understands the importance of water conservation and that good desert designs can have the quality needed with the less use of water demands.

Sewer System

The 21-inch sewer extends north from Dynamite and Lake Pleasant Parkway, to Dixileta Drive. There is a sewer line extension planned to be extended up 99th Avenue. This street will be aligned to eventually meet to 97th Avenue. There are many sewer alternatives and option currently, there are lift stations being planned, and a definite plan has not been decided at this time.

At the appropriate time the developer will coordinate the city for the necessary waste-water infrastructure to service Peoria Lakes. There may be interim facilities provided until there are enough flows to be able to operate a functioning system. The developer will construct all facilities to City of Peoria standards and will dedicate facilities to the city.

Storm Sewer

The developer will prepare a Drainage Master Plan for Peoria Lakes to manage storm water at the appropriate time. Existing major washes will be utilized as collectors of storm water to maintain current drainage to the extent that is reasonable and feasible.

All drainage plans shall be prepared so that the specifications outlined therein take into account historical flows to adjoining properties. The drainage design shall not create new conditions that would adversely affect water flows onto adjoining properties. Final design specifications shall meet all appropriate City and County flood control criteria with respect to drainage prior to commencement of development for the respective phases of Peoria Lakes.

Electrical/Telecommunication

All electrical and telecommunication services will be provided by public utility companies and all electrical lines smaller than 69kv lines shall be placed underground.

Sanitation Service

The City may elect to provide sanitation service itself or contract with one or more private companies to provide sanitation service (pursuant to City Code Section 22-20 (C))

Fire/Emergency medical Services/Police

The developer and the City will work together at the time of zoning to develop a cohesive plan for the provision of fire/emergency/police services that results in the desired response times for Peoria Lakes. The plan may include the combined use of the public and private providers.