PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, JUNE 5, 2008
6:30 P.M.
COUNCIL CHAMBERS
8401 W. MONROE ST.

MUNICIPAL OFFICE COMPLEX
8401 W. MONROE STREET
PEORIA, AZ 85345

PLANNING & ZONING COMMISSION:

Greg Loper, Chair
Veda McFarland, Vice Chair
Michael Worlton, Secretary
Kenneth Compton
William Louis
Marc Melbo
John Gerard
Anne Wojcik, Alternate

Department Liaison
Glen Van Nimwegen

Accommodations for Individuals with Disabilities. *Alternative format materials, sign language interpretation, and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Room 150, Peoria, Arizona 85345 (623)773-7340, TDD (623)773-7221, or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request.*

CONVENE:

ROLL CALL:

OPENING STATEMENT:

FINAL CALL TO SUBMIT SPEAKER REQUEST FORMS:

CONSENT AGENDA

CONSENT AGENDA: All items listed with "C" are considered to be routine or have been previously reviewed by the Planning and Zoning Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

CONSENT – New Business:

1C **DISPOSITION OF ABSENCE:** Discussion and possible action to approve the absences of Commissioners Kenneth Compton and Anne Wojcik from the May 15, 2008 meeting.

2C **MINUTES**: Discussion and possible action to approve the minutes of the Regular Meeting held May 15, 2008

3C **CU08-04:** Arrowhead Automotive located at the southeast corner of 99th Avenue and Peoria Avenue is requesting a Conditional Use Permit to allow an automotive diagnostic and service facility within an existing building.

REGULAR AGENDA

NEW BUSINESS:

4R **PUBLIC HEARING**: RE: Rezone land from R1-7 and C-2 to Planned Area Development.

PUBLIC HEARING – Z06-06: [redacted] represented by ESCA Environmental, Inc. [redacted] is requesting to rezone approximately 2.03 gross acres from R1-7 and C-2 to Planned Area Development (PAD) to permit a commercial office plaza and town home development. The property is generally located south and east of 90th Avenue and Peoria Avenue and is more particularly described as Maricopa County Assessor Parcel Numbers (APN) 142-39-020B, 021B, 022A, 023, 024 and 025.

Open Public Hearing
Staff Report
Public Comment
Close Public Hearing
Commission Action: Discussion and possible action to rezone approximately 2.03 acres of land from R1-7 and C-2 to Planned Area Development (PAD) to allow a commercial office plaza and town home development.

5R **PUBLIC HEARING**: RE: Rezone land from C-3 to Planned Area Development.

PUBLIC HEARING – Z07-14: Earl Curley & Lagarde P.C on behalf of Yale Casitas Inc. is requesting to rezone approximately 9.2 acres from Central Commercial (C-3) to a Planned Area Development (PAD) to allow an age restricted senior multi-family residential development. The property is located east of the southeast corner of Thunderbird Road and Plaza Del Rio Boulevard and is more particularly described as Maricopa County Assessor Parcel Number 200-79-013G.

Open Public Hearing
Staff Report
Public Comment
Close Public Hearing
Commission Action: Discussion and possible action to rezone approximately 9.2 acres from Central Commercial (C-3) to a Planned Area Development (PAD).

CALL TO THE PUBLIC: (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff:

Reports from the Planning and Zoning Commission:

ADJOURNMENT:

NOTE: Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

_____
Mary Jo Kief, City Clerk

Date Posted: _____

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
CITY HALL, COUNCIL CHAMBER
MAY 15, 2008

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A **Regular Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:32 p.m.

Members Present: Chair Greg Loper, Vice Chair Veda McFarland, Commissioners John Gerard, Michael Worlton, Marc Melbo and William Louis.

Members Absent: Commissioners Kenneth Compton and Anne Wojcik.

Others Present: Ellen Van Riper, Assistant City Attorney, Glen Van Nimwegen, Community Development Director, Maher Hazine, Assistant City Engineer, Chris Jacques, Acting Planning Manager, Rob Gubser, Senior Planner, Adam Pruett, Senior Planner, Monique Spivey, Associate Planner, Melissa Zechiel, Planning Technician, Cody Gleason, Planning Technician, and Cathy Griffin, Executive Assistant.

Opening Statement: read by Chris Jacques.

Final call for speaker request forms.

Audience: Approximately 30.

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a "**C**" are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C **DISPOSITION OF ABSENCE:** NONE

2C **MINUTES:** approve the minutes of the Regular Meeting held April 17, 2008.

3C **CU06-16:** 75th Ave. Mini-Storage located north of the northwest corner of 75th Ave. and Tierra Buena Lane is requesting a Conditional Use Permit to allow for an expansion of the existing mini-storage facility.

4C **CU07-25**: Grimaldi's Pizzeria located at the northeast corner of 99th Avenue and Northern Avenue within the Park West commercial center is requesting a Conditional Use Permit to allow for an outdoor dining patio.

6C **CU08-07:** Spectrum Retirement Community located south of the southeast corner of 87th Avenue and Union Hills Drive is requesting a Conditional Use Permit Nursing/Long Term Care on a property currently zoned C-2 to allow the construction of a 121,300 square foot facility containing 2 and 3 story portions totaling 140 living units.

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7C **CU08-11:** FuNuGyz Sports Tavern located north of the northwest corner of 83rd Avenue and Thunderbird Road in the Thunderbird Marketplace commercial center is requesting a Conditional Use Permit to allow liquor sales (series 6 license) and to allow the addition of an outdoor smoking/dining patio to the existing tavern/bar establishment.

8C **CU08-12:** Enoch's Sports Lounge located on the northwest corner of 67th Avenue and Peoria Avenue is requesting a Conditional Use Permit to allow the addition of an outdoor patio to the existing establishment.

Commission Action: Commissioner Gerard moved to approve the Consent Agenda items. The motion was seconded by Commissioner Louis and upon vote, carried unanimously.

REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

NOTE: Item 5C was removed from the Consent Agenda:

5C **CU08-03:** La Hacienda Reception Center, 7380 W. Olive Ave. is requesting a Conditional Use Permit to allow the operation of a reception facility that would accommodate weddings, special events, receptions, and/or meetings/luncheons. The request also includes an outdoor ceremonial garden.

Staff Report: Presented by Monique Spivey, Associate Planner.

Public Comment:

The applicant, [redacted] stated that he was in concurrence with the additional conditions from Maher Hazine, Assistant City Engineer.

Commission Action: Commissioner Gerard moved to approve Case **CU08-03** to allow the operation of a reception facility that would accommodate weddings, special events, receptions, and/or meetings/luncheons. The request also includes an outdoor ceremonial garden. The motion was seconded by Commissioner Louis and upon vote, the motion carried unanimously, with the following conditions:

1. The use shall substantially conform to the Narrative attached as (Exhibit A) and the accompanying floor plan (Exhibit C) and site plan location (Exhibit D).
2. The conditional use permit shall terminate upon any interruption or cessation of the use authorized by the Conditional Use Permit for a period of one-hundred and eight (180) days.
3. The hours of operation shall be limited to Sunday through Thursday from 10:00 a.m. to 11:00 p.m. All event activity shall end by 10:00 p.m. with doors closing by 11:00 p.m.
4. The hours of operation for Friday through Saturday from 10:00 a.m. to 1:00 a.m. All event activity to end by 12:00 p.m. with doors closing by 1:00 a.m.
5. All outdoor activity shall end by 10:00 p.m. Seven (7) days a week. This includes the take down, setup, or event.

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6. Outdoor music is prohibited after 9:00 p.m. Sunday through Thursday.
7. Noise must be in compliance with Section 13-92 of the Peoria City Code (Noise; general prohibitions).
8. An acoustic noise study and music plan shall be submitted at the time of Phase II site plan review. The noise study should include but is not limited to the review of pop or rock music, whether live or recorded, drum sets amplified or non-amplified, electrical musical instruments, single music instruments such as a cello or flute, string quartets, or saxophone.
9. All doors must be kept close while music is in progress.
10. The applicant shall obtain formal site plan/design review approval for Phase II development.
11. The applicant shall not conduct any weddings or receptions until all of the conditions herein have been satisfied and a certificate of occupancy for a wedding center has been issued.
12. Phase I shall be limited to 268 persons at any given time.
13. Phase II, for purposes of calculating maximum guest occupancy for the site as a whole, the final number of parking spaces yielded in Phase II shall be multiplied by four (4) to attain the number of allowable persons on the property at any given time. For example, 85 parking spaces would equate to 340 persons.
14. The interior reception building maximum occupancy shall be determined by the Fire Department. In no event shall the indoor occupancy exceed the amount permitted by the Fire Department.
15. The 20' foot landscape buffer is required on all lot perimeters adjacent to residential zones.
16. In lieu of the proposed 17 Swan Olive trees, an alternative landscape buffer tree shall be selected from the Phoenix AMA Low Water Use/Drought Tolerant Plant List. Pollen producing vegetation such as the Mulberry tree (Morus Alba) or Olive tree (Olea Europea) is prohibited in accordance with Ordinance 00-20.
17. The applicant shall revise the Phase I landscape plan to meet the zoning requirements of Section 14-35 of the Peoria Zoning Ordinance.
18. All landscaping as proposed for Phase I site plan (Exhibit C) shall be installed prior to issuance of final occupancy.
19. The applicant shall clean the undeveloped future garden area to the rear of all trash, debris, weeds and provide a dust proof surface, and shall not be utilized as outdoor storage prior to the issuance of final occupancy.
20. An exterior lighting plan shall be submitted to as part of the Phase II site plan review. The approved lighting shall be installed prior to final occupancy.
21. The applicant shall comply with all applicable building codes and the requirements of the City, County, State, and other responsible agencies.

Conditions added by Maher Hazine, Assistant City Engineer, memo dated May 15, 2008:

22. The developer shall provide an ALTA Survey to reflect existing boundary and recorded easements on the site as part of the final improvement plans.
23. The developer is responsible to submit water and sewer analysis, for the entire site, and necessary documentation required for issuance of the Agreement to Serve letter to Maricopa County.
24. All flood plains must be shown on the final plans.

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25. No new structure shall be constructed within the limits of the FEMA designed flood plain.
26. Any modification to existing flood plain shall be pre-approved by FEMA through the City of Peoria Engineering Department.
27. The developer is responsible to provide an Agreement to Install Improvement for the public improvements required by the development with an accompanying financial assurance for subdivision improvements in accordance with City's requirements.
28. The developer will be responsible to verify visibility and sight distance triangles for intersections, driveways, and grade separations.
29. A new 6' concrete sidewalk shall be constructed along the project frontage.
30. The developer shall dedicate an 8' PUE outside of the required ROW or private roadway Tract. No walls or retention shall be allowed within the PUE.
31. All driveways shall be in accordance with the requirements of Peoria Detail PE-251. Any deviations from this detail shall be addressed in a Traffic Impact Analysis for review and possible approval by the City Engineering Department.

9R **PUBLIC HEARING – PR06-09**: An appeal has been filed in regards to the approval of a site plan for Phase 4 of the Olive Commerce Park which would allow the construction of a two-story, 44,545 square foot building with a maximum height of 35 feet.

Staff Report: presented by Rob Gubser, Senior Planner.

Public Comment:

[redacted] stated that she lives next to the proposed site plan and she is opposed to this because of the increase noise that would be directed from the freeway to her property. She mentioned other concerns from construction issues pertaining to the original building of Olive Commerce Park.

Discussion ensued regarding access to this site, possible traffic signals, future frontage road access, right of way, and the noise from the 101 freeway overpass.

Commission Action: Commissioner Gerard moved to uphold staff's administrative approval of PR06-09 to approve a site plan for Phase 4 of the Olive Commerce Park which would allow the construction of a two-story, 44,545 square foot building with a maximum height of 35 feet. The motion was seconded by Commissioner Worlton and upon vote, the motion carried unanimously, with the following stipulation: Uphold Staff approval under case PR 06-09, subject to the following conditions:

1. The site shall be developed in accordance with the Site, Elevation and Landscape Plans date stamped approved **March 10, 2008**, except as amended herein.
2. A Final Drainage Report must be submitted with the improvement plans.
3. The Developer is responsible to submit water and sewer analysis, for the entire site, and necessary documentation required for issuance of the Agreement to Serve letter to Maricopa County.
4. A Phase 1 Environmental Clearance will be required for all right-of-way to be dedicated to the City.
5. The Developer is responsible to provide an Agreement to Install Improvement for the public improvements required by the development with an accompanying

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financial assurance for subdivision improvements in accordance with City's requirements.

6. The Development will be responsible to comply with the phase 2 AZPDES Storm Water Pollution Prevention criteria. This should include runoff control, erosion control, and sediment control. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted with the improvement plans in accordance with the SWPPP checklist.
7. The Developer shall dedicate Peoria Roadway Easement along the frontage of the project on Olive Avenue (total half-street ROW/Peoria Roadway Easement required is 75-feet).
8. The monument sign may remain within the ROW/Peoria Roadway Easement. If the sign must be relocated in the future, the City will pay half the cost of relocation.
9. The Developer shall dedicate a 30-foot by 30-foot ROW chamfer at the intersection of Olive and Loop 101.
10. The Traffic Impact Analysis has been approved with the following condition, this development will be required to connect into the frontage road and pay all proportionate costs.
11. Where the available fire flow from the fire hydrants does not met the required fire flow for a structure, additional requirements and/or restrictions may be imposed on both residential and commercial type properties. This item will be verified during the Civil Plan review process.
12. The FDC will need to be relocated to the front (north) side of the building, maintaining the maximum spacing of one hundred (100) feet to a fire hydrant. This item will be verified during the Civil Plan review process.

10R **PUBLIC HEARING – CU08-08** T-Mobile located on the northwest corner of Lake Pleasant Parkway and Jomax Road is requesting a Conditional Use Permit to allow an approximately 50 foot monopalm wireless facility to be constructed within a future retail center.

Staff Report: Presented by Monique Spivey, Associate Planner.

Public Comment:

Applicant: [redacted] T-Mobile, stated the gap in mobile service in this area and the importance to improve service. He also stated that there are not many design alternatives for wireless facilities.

Discussion ensued pertaining to:

- the wireless facility and possible alternatives to a "palm-tree" type design for a wireless facility at this site, which is in the Desert Lands Conservation area
- The live tress being maintained
- Validity of Signatures within the staff report that support the mono-palm
- Limited stealth design alternatives

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- Cost versus effectiveness of a mono-palm
- Mono-palm inconsistent with the area and the Desert Lands Ordinance

Commission Action: Commissioner Louis moved to approve of CU08-08 Conditional Use Permit to allow a wireless facility to be constructed within a future retail center. The motion was seconded by Commissioner Worlton and upon vote, the motion carried unanimously, with the following revised stipulations:

1. The applicant shall construct the wireless facility with a flag pole design or other alternative design deemed acceptable by the Community Development Director to be painted with a commensurate texture and color.
2. The mechanical equipment enclosure shall substantially conform to the elevations presented in (Exhibit C).
3. The site layout and location shall conform to the accompanying site plan (Exhibit E).

NOTE: 11R (GPA07-05) and 12R (Z07-09) were heard together:

11R **PUBLIC HEARING – GPA07-05:** Nagaki Design-Build Associates, Inc. is requesting a minor amendment to alter the current Peoria General Plan Land Use designation for approximately 10.12 gross acres from Residential Estate (0-2 du/ac, target of 1du/ac) to Office. The property is generally located on the southwest corner of Pinnacle Peak Road and 83rd Avenue and is more particularly described as Maricopa County Assessor Parcel Numbers (APN) 200-08-098A, -099, -098B, -129 and -130.

Staff Report: presented by Adam Pruett, Senior Planner.

Public Comment:

[redacted] applicant, discussed the parcels, the frontage, the design of the project and stated that they are in agreement with the stipulations.

[redacted] stated she has been in Peoria a long time, owns two properties in this area, concerned about left-hand turns, increased traffic, dust, residential area, one mile south at 83rd & Deer Valley are many retail facilities and a medical building not yet at capacity, therefore does not agree that is area is "under served" by medical facilities. [redacted] also stated she is concerned with the lighting, doesn't want lights to interfere with viewing stars, and the placements of the two garbage containers at the south and west where houses are located. [redacted] is also concerned that this would affect her property value. [redacted] letter was provided to staff.

[redacted] stated that this area is low density and this request is not consistent with or appropriate for the area, and people are there for the open space and to get away from commercial projects. [redacted] discussed the problems with the traffic in the area.

[redacted] stated that there are services closer than what is stated in the staff report and this area is a low density area and should remain that. [redacted] also

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stated is concern on the size of the potential 3,000 square feet deli/restaurant. [redacted] is also concerned the stated water pressure for this site is incorrect.

[redacted] stated that the buildings will block the view of the mountains, also concerned with the location of the trash containers. If this applicant wants to serve West Wing, that's where they should locate this facility.

[redacted] applicant and property owner in this area, stated he was in favor of development on this property. [redacted] stated that this corner attracts "junk" as an empty lot. [redacted] also stated that this project would enhance the area.

Discussion ensued regarding residential development verses commercial on this property.

Applicant, [redacted] stated he would like to address some of the concerns of the neighbors. For instance mosquitoes, that shouldn't be an issue with the design of the retention areas, which is also required by the City of Peoria standards to percolate the water within 72 hours. As far as the trash enclosures, [redacted] stated that they would be open to re-locate. In regard to the water issue, [redacted] stated that is was himself and [redacted] another owner of the property, meet with [redacted] stated that they had their Civil Engineer perform the test and he determined the water flow data.

[redacted] discussed the size of the deli/coffee shop was to provide enough facility for the end user. The site only allows for one deli and/or one coffee shop. [redacted] stated that it is their intention to provide a food facility for the occupants.

Discussion ensued regarding the type of occupants, which will be leased property; lease agreements; lighting restrictions (20 feet is the height limit – current zoning ordinance allows up to 25 feet), thus, reducing the allowable height by 5 feet and shielded the light from the residential areas; movement of the garbage containers; trash pick-up; allowable square feet for a food service facility, no drive-through facilities and; traffic for commercial site versus residential.

Mr. Hazine, Assistant City Engineer, discussed the traffic and street restrictions, which will be addressed during the site plan review of the project.

Commissioner McFarland stated her concern with the vacant office buildings already in this area and additional medical offices that will be built nearby.

Chair Loper discussed past zoning request for this vacant property and traffic in the area. Chair Loper also questioned the set-backs for this property, trash container location, trash pick-up options, addressing the concerns of the neighbors. Mr. Pruett, Senior Planner, stated that the concerns have been or will be addressed.

Lighting issues and location of the lights and type of businesses allowed in this office complex were also discussed further.

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Commissioner McFarland questioned the neighborhood meeting for this case. Mr. Pruett stated that this site plan was introduced July 18, 2007. To meet citizen participation, there are sign-in sheets and exhibits used during the neighborhood meeting, in the case file. Commissioner McFarland also stated her concern on not seeing the letters received in favor or against this case.

Additional discussion regarding lighting and covered parking ensued.

Commission Action: Commissioner Worlton moved to recommend approval of case **GPA07-05** to the City Council for the minor amendment to alter the current Peoria General Plan Land Use designation for approximately 10.12 gross acres from Residential Estate (0-2 du/ac, target of 1 du/ac) to Office. The motion was seconded by Commissioner Melbo and upon vote, the motion carried by a 5 to 1 vote.

12R **PUBLIC HEARING – Z07-09:** Nagaki Design-Build Associates, Inc. is requesting to rezone approximately 10.12 gross acres from AG (General Agricultural) to Planned Area Development (PAD) to allow for a professional office development. The property is generally located on the southwest corner of Pinnacle Peak Road and 83rd Avenue and is more particularly described as Maricopa County Assessor Parcel Numbers (APN) 200-08-098A, -099, -098B, -129 and -130.

Staff Report: presented by Adam Pruett, Senior Planner, during agenda item 11R.

Public Comment: See agenda item 11R.

Commission Action: Commissioner Worlton moved to recommend approval of case **Z07-09** to the City Council to rezone approximately 10.12 gross acres from AG (General Agricultural) to Planned Area Development (PAD) to allow for a professional office development. The motion was seconded by Commissioner Louis and upon vote, the motion carried by a 5 to 1 vote, subject to the conditions listed below, as well as that there will be no trash enclosures against the western and southern areas of the outside drive aisles and only one food service establishment throughout the entire development, not to exceed 3,000 square feet and the lighting adjacent to the south and west drive aisles, be limited to 16 feet in height and outside of the residential buffer.

1. The development shall substantially conform to the approved Planned Area Development Standards and Guidelines Report stamp dated April 25, 2008. The addition of uses to the PAD use listing shall be considered a Major Planned Area Development Amendment.
2. Future Site Plan, Landscape Plan and Elevations or modifications thereto shall remain in substantial conformance with Exhibits D, E and F of the May 15, 2008 Planning and Zoning Commission staff report for this application.
3. The developer shall submit a preliminary drainage report with the site plan.
4. The developer shall submit the updated Traffic Impact Analysis to the City with the site plan. The City will require preliminary approval of the Traffic Impact Analysis from MCDOT and the City prior to site plan approval.
5. The Developer shall dedicate 65-foot half-street ROW along the frontage of the project on Pinnacle Peak Road and 83rd Avenue. The Developer shall dedicate a minimum 25-foot half-street ROW along the frontage of the project on Planada.

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6. The Developer shall dedicate an additional 10-foot ROW within 500-feet of the intersection of 83rd and Pinnacle Peak.
7. The Developer shall dedicate an 8' PUE outside of the required ROW on 83rd, Pinnacle Peak, and Planada. No walls or retention shall be allowed within the PUE.
8. The Developer shall construct the half-street for Pinnacle Peak, 83rd, and Planada along the frontage of the project. This will include curb, gutter, paving, improvements required by the TIA, street lights, and sidewalk.
9. The Developer shall dedicate a 30-foot by 30-foot ROW chamfer at the intersection of 83rd and Pinnacle Peak. The Developer shall dedicate a 20-foot by 20-foot ROW chamfer at the intersection of 83rd and Planada.
10. The Developer shall install traffic signal interconnect conduit along the frontage of the parcel on 83rd Avenue.

13R **PUBLIC HEARING – Z06-06:** [redacted] represented by ESCA Environmental, Inc. [redacted] is requesting to rezone approximately 2.03 gross acres from R1-7 and C-2 to Planned Area Development (PAD) to permit a commercial office plaza and town home development. The property is generally located south and east of 90th Avenue and Peoria Avenue and is more particularly described as Maricopa County Assessor Parcel Numbers (APN) 142-39-020B, 021B, 022A, 023, 024 and 025.

Applicant requested a continuance to the Planning and Zoning Commission meeting on June 5, 2008.

Staff Report: none

Public Comment: none

Commission Action: Commissioner Gerard moved to continue Case Z06-06 to the June 5, 2008, Planning and Zoning Commission meeting. The motion was seconded by Commissioner Louis and upon vote, the motion carried unanimously.

14R **PUBLIC HEARING – Z08-05:** The City of Peoria is requesting to rezone approximately one acre of privately owned land from Maricopa County Rural-43 to Peoria SR-43.

Staff Report: Presented by Adam Pruett, Senior Planner

Public Comment: None

Commission Action: Commissioner Louis moved to recommend approval of Z08-05 to City Council to rezone approximately one acre of privately owned land from Maricopa County Rural-43 to Peoria SR-43. The motion was seconded by Commissioner Worlton and upon vote, the motion carried unanimously.

15R **PUBLIC HEARING – Z08-06:** The City of Peoria is requesting to rezone approximately 4.5 acres of privately owned land from Maricopa County Rural-43 to Peoria SR-43.

Staff Report: Presented by Adam Pruett, Senior Planner

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Public Comment: None

Commission Action: Commissioner Louis moved to recommend approval of Z08-06 to City Council to rezone approximately 4.5 acres of privately owned land from Maricopa County Rural-43 to Peoria SR-43. The motion was seconded by Commissioner Melbo and upon vote, the motion carried unanimously.

CALL TO THE PUBLIC FOR NON-AGENDA ITEMS: NONE

REPORT FROM STAFF: A brief overview of the draft Design Review Manual was presented by Chris Jacques, Interim Planning Manager.

Chair Loper stated that pertaining to single family requirements, he would like to see a limitation to single story lots on either side of entrances into a subdivision. He would like to see a recommendation that the end cap of blocks be limited to single story homes. Also, the same building type, the same plan design, should not be allowed next to each other or across the street.

Commissioner Worlton, asked about staggered set-backs. Mr. Jacques explained that this is one of the changes suggested, a staggered street profile would be required.

Chair Loper discussed streetscape, and that uniformity in materials used in front yards add to a better looking neighborhood.

REPORT FROM THE PLANNING AND ZONING COMMISSION: None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 9:10 p.m.

_____ _____

Greg Loper, Chair Date Signed

REPORT TO THE PLANNING AND ZONING COMMISSION - CONDITIONAL USE PERMIT

CASE NO.: CU 08-04

DATE: June 5, 2008

AGENDA ITEM NO.: 3C

Applicant: [redacted] for Arrowhead Automotive

Request: Approval of a Conditional Use Permit for an automobile diagnostic and service facility to occupy an existing building located in a C-2 Intermediate Commercial District.

Proposed Development: The occupation of a former gas station with an automobile service, window tinting and car rental facility.

Location: Southeast corner of 99th Avenue and Peoria Avenue

Site Acreage: Approximately 0.5 acre

Support/ Opposition: No letters of support or opposition have been received.

Recommendation: **Approve** Conditional Use Permit, subject to conditions.

Existing / Surrounding Land Use and Zoning (Exhibit A):

CU 08-04	LAND USE	ZONING
Subject Property	**Existing building w/ canopies**	**C-2**
North	Peoria Ave / Commercial Center	C-2
West	99th Ave / Single Family Residential	Maricopa County (Sun City)
South	Commercial Building / Vacant	C-2
East	Commercial Building	C-2

Background / Project Description:

1. The subject site is a former gas station with three automobile service bays and a small

office. The property is zoned C-2 Intermediate Commercial, which according to Section 14-9-3 of the Zoning Ordinance allows the proposed automobile related uses with a Conditional Use Permit.

2. This request was submitted to the Planning Division as a result of a Code Enforcement matter that was initiated when the unauthorized rental of moving trucks and trailers was noticed by the Code Officer. Upon researching the property, it was discovered that the former gas station and service facility had been out of business for more than 180 days prior to the current owner occupying the building. Section 14-26-3.B.3 requires that uses such as these being proposed must be reconsidered under the current zoning standards if the previous identical uses were discontinued for 180 days or more.

3. Staff met with the applicant on a number of occasions regarding the scope of the project. The uses provided in Exhibit B describe the extent of uses on this property and uses permitted under this Conditional Use Permit. All uses are required to occur inside the building, with the exception of the car rental component, which is restricted by the Zoning Ordinance to limit the operation to not more than six cars stored on site in parking spaces deemed to be in excess of the minimum required parking spaces. The moving truck and trailer rental component that triggered this application is prohibited in the C-2 zoning district and has been removed from the site and from this request.

4. This request is to allow uses that were previously allowed on this site, but had expired due to an extended vacancy period. The car rental use is new to this site, but is permitted in the C-2 zoning district without requiring modifications to the site. No exterior modifications to the building are being proposed or required at this time. Preliminary discussions with the applicant about future changes to the site and building were held with the knowledge that any material change in uses or improvements to the site would require compliance with the Zoning Ordinance and the Design Review Manual.

Adjacent Road Status:

5. Access to the site is provided from 99th Avenue and from Peoria Avenue. The right-of-way (ROW) is fully constructed, but as found in the Conditions of Approval (Exhibit E), the applicant will be required to close one driveway on Peoria Avenue and one on 99th Avenue to ensure safe access to and from the site.

Findings/Analysis:

6. The purpose of a Conditional Use Permit is to minimize potential impacts on the adjacent properties through appropriate mitigation. The provisions outlined in Sections

14-9-5.A.1 and 14-9-5.A.4 regulate the operation of automobile diagnostic and car rental facilities. As stated above, all uses except for the car rental, must occur entirely indoors and no outdoor storage of vehicles or materials may occur on site. This Conditional Use Permit is for use only. No improvements to the site are being proposed or required at this time. Should future improvements or use changes be proposed, the site will be subject to compliance with all applicable zoning and design review criteria.

7. The application notice was forwarded to all property owners within 300 feet of the proposal and the subject site was properly posted per Section 14-39-10 of the Peoria Zoning Ordinance. No support or opposition for this case has been received.

Proposition 207

8. The voters of Arizona recently approved Proposition 207 which, among all, requires municipalities to compensate property owners for actions that have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. The applicant has furnished a signed Proposition 207 waiver for recordation pending the outcome of the Conditional Use Permit application.

9. Staff has evaluated the impact to the surrounding land uses and is recommending approval of the requested conditional use permit. The preceding analysis has demonstrated that the proposal conforms to the City of Peoria Zoning Ordinance and will not be a detriment to the existing land uses within the surrounding area. The applicant will be integrating construction and operational methods to reduce any negative impacts regarding sound transmission from the site.

Recommendation:

10. Based on the following findings:

- There is no evidence present that demonstrates that this commercial establishment will pose any adverse and detrimental impacts to the surrounding area; and
- The request conforms to all applicable requirements of the City of Peoria Zoning Ordinance and the Design Review Manual for non-residential development and is consistent with the intent of the Intermediate Commercial Zoning District.

It is recommended that the Commission take the following action:

Approve the applicant's request for a Conditional Use Permit, Case CU 08-04, subject to the following conditions:

1. Development shall conform to the Site and Elevation Plans stamp received dated April 25, 2008.
2. In accordance with Section 14-39-9.F.2 of the Peoria Zoning Ordinance, a building permit must be obtained within eighteen (18) months of Site Plan approval.
3. Provide an ALTA Survey to reflect existing boundary and recorded easements on the site.
4. The driveway on 99th Ave closest to Peoria Ave must be closed, and vertical curb and gutter installed.
5. The driveway on Peoria Ave closest to 99th Ave must be closed, and vertical curb and gutter installed.
6. The Developer is responsible to provide an Agreement to Install Improvement for the public improvements required by the development with an accompanying financial assurance for subdivision improvements in accordance with City's requirements.
7. The Developer will be responsible to verify visibility and sight distance triangles for intersections, driveways, and grade separations.
8. The Developer shall dedicate an 8' PUE outside of the required ROW on 99th Ave and Peoria Ave. No walls or retention shall be allowed within the PUE.
9. Additional conditional comments may be added upon review of the requested material.

Attachments:

Exhibit A – Location / Zoning Map
Exhibit B – Proposed Use Listing / Narrative
Exhibit C – Site Plan

Prepared by:
Adam Pruett
Senior Planner

Z 08-04 Location / Zoning Map

N
W CITY OF PEORIA E
S
Not toScale

CU08-04 Arrowhead Automotive

Applicant: [redacted]

Request: Conditional Use Permit to operate an auto repair and diagnostic facility in an existing building

Exhibit A

The following automotive services are provided at the business located at 9845 W. Peoria Ave, in City of Peoria, zip code 85345.

- All necessary vehicle preventive maintenances such as oil change and the following inspections:
  - Tires and tread depth.
  - Wiper Blades.
  - Break Fluid reservoir.
  - Transmission Fluid.
  - Coolant recovery reservoir.
  - Power steering.
  - Windshield washer.
  - Battery Condition and terminals.
  - Front and rear brakes.
  - Inspect for possible leaks.

- AC system service.
- Window glass tinting.
- Engine services.
- Transmission services.
- Vehicle Emission repairs.
- Engine tune up.
- Tire repair.
- Vehicle electrical work.
- Rental car services.

JAN 2008
Received
Planning Division
C008-04

Exhibit B

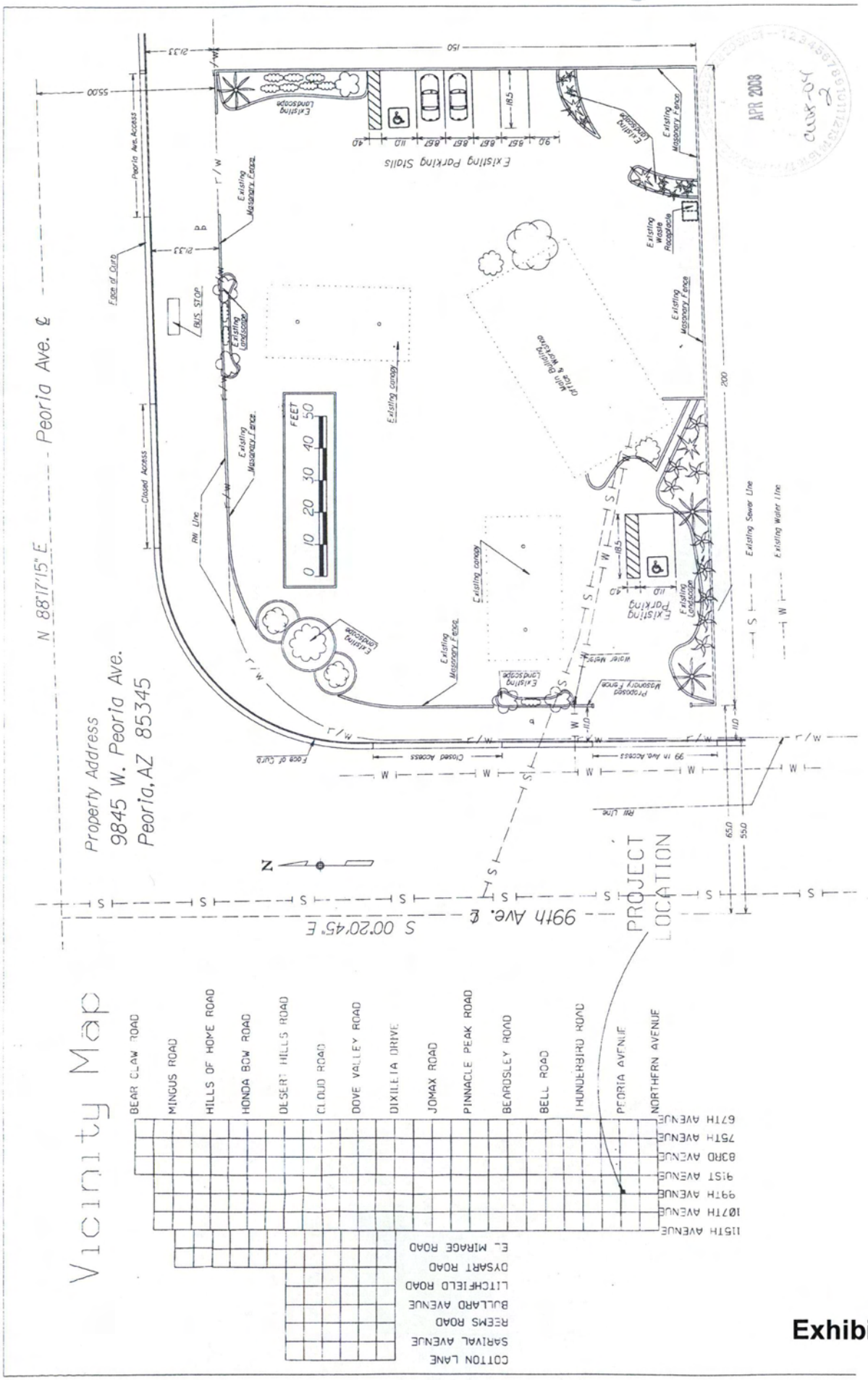

Property Address
9845 W. Peoria Ave.
Peoria, AZ 85345
Peoria Ave. ℄
N 88°17'15" E
99th Ave. ℄
S 00°20'45" E
PROJECT LOCATION
Existing Parking Stalls
Existing Landscape
Existing Masonry Fence
Existing Waste Receptacle
Main Building Office & Workshop
Existing canopy
Existing Sewer Line
Existing Water Line
Proposed Masonry Fence
Water Meter
Face of Curb
Closed Access
99 th Ave. Access
Peoria Ave. Access
BUS STOP
RW Line
FEET
0 10 20 30 40 50
Vicinity Map
BEAR CLAW ROAD
MINGUS ROAD
HILLS OF HOME ROAD
HONDA BOW ROAD
DESERT HILLS ROAD
CLOUD ROAD
DOVE VALLEY ROAD
DIXILETA DRIVE
JOMAX ROAD
PINNACLE PEAK ROAD
BEARDSLEY ROAD
BELL ROAD
THUNDERBIRD ROAD
PEORIA AVENUE
NORTHERN AVENUE
67TH AVENUE
75TH AVENUE
83RD AVENUE
91ST AVENUE
99TH AVENUE
107TH AVENUE
115TH AVENUE
EL MIRAGE ROAD
DYSART ROAD
LITCHFIELD ROAD
BULLARD AVENUE
REEMS ROAD
SARIVAL AVENUE
COTTON LANE
APR 2008

Exhibit C

REPORT TO THE PLANNING AND ZONING COMMISSION-REZONING

CASE NO.: Z 06-06

DATE: June 5, 2008

AGENDA ITEM NO.: 4R

Applicant: ESCA Environmental, Inc. represented by [redacted]

Owner: [redacted]

Request: To rezone approximately 2.03 acres of land from its current Zoning District of C-2 (Intermediate Commercial) and R1-7 (Single-Family Residential) to a PAD (Planned Area Development) Zoning District.

Proposed Development: "F&R Peoria Plaza" PAD is a mixed use proposal consisting of 16 town homes on 1.37 acres and professional offices on approximately .66 acres.

Location: The SWC of Peoria and 87th Avenues.

Site Acreage: Approximately 2.03 gross acres

Support /Opposition: No support or opposition has been received as of the writing of this report.

Recommendation: Approve, with stipulations

Existing and Surrounding Land Use and Zoning: (Exhibit A)

1.

Z 06-06	LAND USE	ZONING
On-Site	**Vacant**	**R1-7 & C-2**
North	Developing Commercial	C-2
East	Single-Family Residential	RMH-2
West	Church & Residential	C-2 & R1-7
South	Single-Family Residential	R1-7

Project Description

2. This application intends to rezone approximately 2.03 acres of vacant C-2 & R1-7 land to Planned Area Development (PAD) to allow for a mixed use development to be located south and east of Peoria and 90th Avenues. The applicant is proposing 16 two-story town homes on the southern portion of the site, which abuts existing single-family residential to the south and an existing mobile home park to the east. A professional office component will be located between the same mobile home park and an existing church located on the southeast corner of 90th Avenue & Peoria.

3. The proposed development standards have been written to blend this development with the surrounding land uses. Building height has been restricted to 30 feet and two stories. Setbacks are similar to the current C-2 and R1-7 zoning districts, however due to the small size of the site, landscape buffers have been reduced to 15 feet between differing land uses, which staff believes to be sufficient considering the scale of development in the area, the limited use options on the commercial portion of this site and architectural character of the residential component. This landscape buffer dimension was the standard at the time this application was filed in 2006.

4. The residential component is designed with pitched roofs, substantial window (both in quantity and size) and attached garages in order to maintain the residential character of the area. Colors have not been defined, however during Design Review, staff will require the project to blend with the community without losing its own identity. Rich desert tones with appropriate accent colors and materials will be required.

5. The commercial office building will be located closer to the church than the mobile home park to maximize privacy for the existing residents. The office is planned to be two stories in height with screened exterior stairwells, substantial windows and natural stone accent materials. Colors will be compatible with the residential component, but will not be identical.

PAD Development standards

6. The development standards proposed in the PAD have been compared to the RM-1 and C-2 Zoning Districts. The R1-7 development standards have been provided to complete the comparison between existing and proposed zoning standards (see Table 1 below).

7. Staff is supportive of the proposed development standards. Infill developments

such as this are often difficult under typical development standards. The PAD zoning option is an appropriate tool to customize these standards in a manner that promotes infill development without upsetting the character and scale of the area.

Table 1

Development Standards	R1-7	C-2	RM-1	PAD
Maximum Lot Coverage	45%	n/r	50%	**50%**
Maximum Building Height (ft)	30	48	30	**30 (2-story buildings)**
Front Setback (ft)	20	15	20	**20**
Rear Setback (ft)	15	20	15	**15**
Side Setback (ft)	5/15	n/r	20	**5 (between separated residential buildings)**
Corner Side Setback (ft)	10	15	15	**n/a**
Useable Open Space	9%	5%	10%	**16%**
Density	n/r	n/r	12 du/ac	**11.7 du/ac**
Parking / unit (sq ft)	2 / du	1/200 sq. ft. office	studio – 1 / unit; 1 bdrm – 1.5 / unit; 2+ bdrm – 2 / unit	**2.2/du; 27 for commercial (1/200 sq. ft. office)**

Discussion/Analysis

Conformance with the Peoria General Plan

8. The General Plan Land Use Designation for this property is *Mixed Use*. In addition, the site lies within area governed by the *Central Peoria Revitalization Plan* (CPRP). The CPRP further designates the site as *Neighborhood Commercial Mixed Use*, which encourages office / business uses with medium to high density residential uses serving as a buffer between existing residential areas and new commercial development. This application is consistent with both the General Plan and the CPRP.

9. Numerous policies in the General Plan reflect the City's goals of establishing a community that is efficient, orderly and promotes diversity in housing types. This development, like most in this part of the City, will not result in the construction of new infrastructure or the need to expand existing water or sewer facilities. It also provides higher density residential in an area where the City is focusing its energy

toward revitalization. Without a diversity of housing types, densities, income levels and employment opportunities, this goal becomes increasingly difficult to attain.

10. Another key component to measuring a project's compatibility with the General Plan is its ability to serve its occupants with reasonable access to transportation. In this case, the project is located near existing public transportation, including the City's downtown Park and Ride facility, which serves those needing access to downtown Phoenix. It is also in close proximity to the Loop 101, which has regional significance; 91st Avenue, which provides access to local shopping, entertainment and employment opportunities not fully satisfied by the office component of this project; and Grand Avenue, which serves the far west valley and downtown Phoenix.

11. Legal Notice/Public Participation Plan: Public notice was provided in the manner as prescribed by Article 14-39 Section 14-39-10. The applicant conducted a public meeting on November 16, 2006 at the Apostolic Church located at 8525 NW Grand Avenue. The required Citizen Participation Report has also been reviewed for compliance with the ordinance. The report indicated five attendees at the meeting. The report indicates there is no opposition to the proposed rezoning, but rather inquiries about project details.

12. Development phasing: The site will be developed in two phases, starting with the office component as Phase 1. As will all phased development, perimeter landscaping and right-of-way improvements will be required during the first phase.

Peoria Unified School District:

13. Due to the small size of this project, the school district has elected to not pursue a developer's assistance agreement.

Findings/Recommendation

14. Based on the following findings:

- The proposed development conforms to and advances the goals and objectives the Central Peoria Revitalization Plan, the Peoria General Plan, and Land Use Map through its provision of a mixed use development within the Old Town area of Peoria; and
- The proposed rezoning to a PAD District encourages a more creative approach in the utilization of land and promotes innovations in the type of residences to be developed on the site. Supporting commercial uses benefit the both proposed residential units and existing residential and commercial uses in the area. Said

PAD furthers General Plan Objectives through reduction of vehicle trip generation, while enhancing an existing neighborhood. Such development is consistent with the intent of the Planned Area Development District set forth in the Peoria Zoning Ordinance; and

- The development character and density is compatible with adjacent development.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend to the City Council to approval of the requested zoning for a PAD District under Case Z 06-06 subject to the conditions contained below.

1. The proposed conceptual and elevation plans are conceptual in nature and shall be modified as necessary to conform to the Design Review and other City's requirements, including any requirements arising from the reports and plans required below.
2. The development shall conform to the "F&R Peoria Plaza" Planned Area Development Standards and Guidelines Report dated received April 28, 2008.
3. A Preliminary Drainage Report shall be submitted with the Site Plan Review and/or the Preliminary Plat case.
4. A Traffic Impact Analysis (TIA) shall be submitted with the Site Plan for the commercial portion of the project.
5. The commercial portion of the project on Peoria will be allowed one right in/right out only driveway on Peoria.
6. The Developer shall dedicate a 65-foot half-street ROW along the frontage of the project on Peoria Avenue
7. The Developer shall dedicate an 8' PUE outside of the existing ROW on 90th and the proposed ROW on Peoria along the frontage of this parcel. No walls or retention shall be allowed within the PUE.

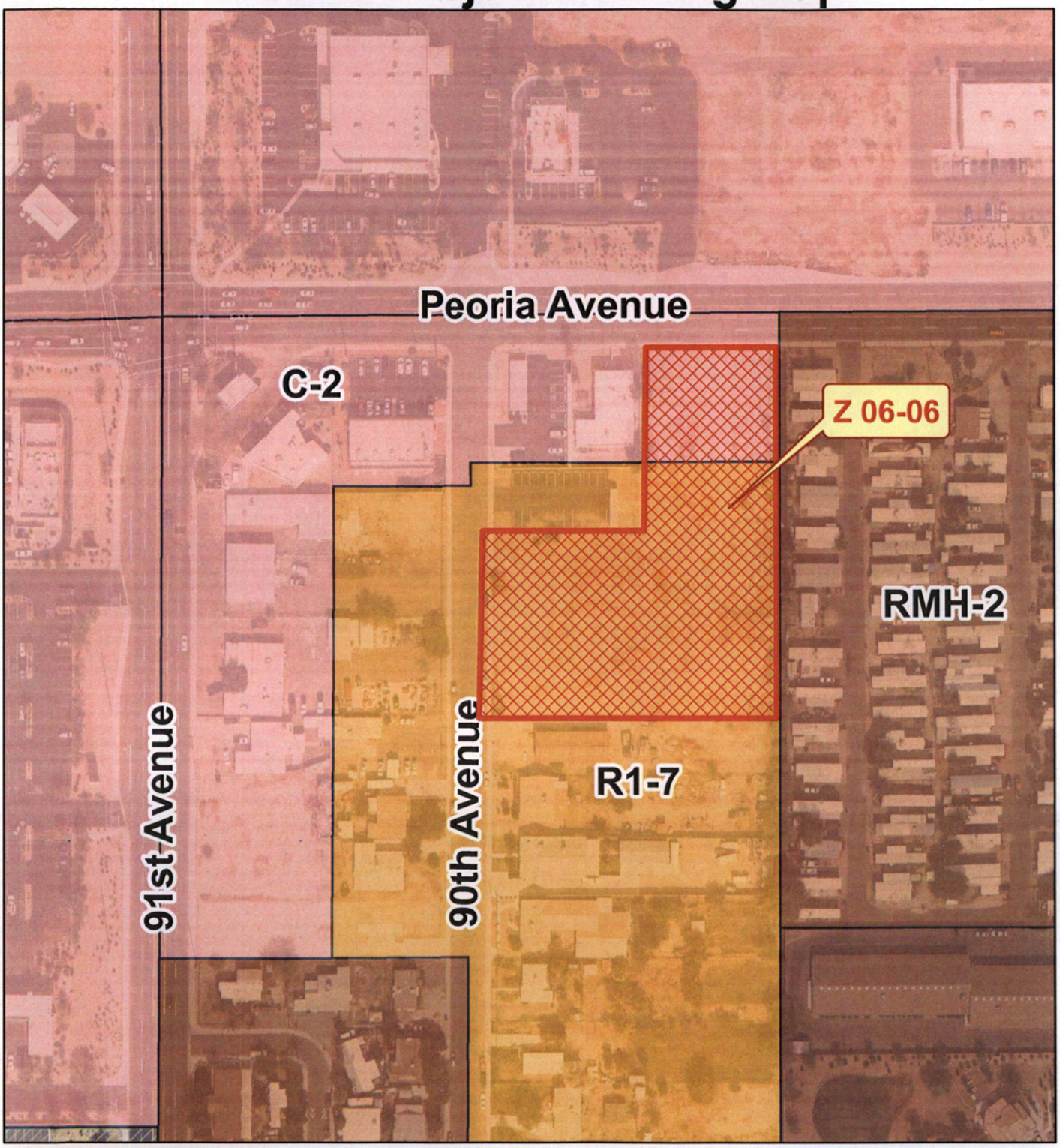
Exhibits:

Exhibit A	Project / Zoning Map
Exhibit B	Applicant Narrative Statement
Exhibit C	Conditions of Approval
Exhibit D	Conceptual Site Plan
Exhibit E	Conceptual Landscape Plan
Exhibit F	Conceptual Elevations
Exhibit G	Citizen Participation Report
Exhibit H	PAD Standards & Guidelines Report

Prepared by:

Adam D. Pruett
Senior Planner

Z 06-06 Project / Zoning Map



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Z 06-06 F&R Peoria Plaza
Applicant: ESCA Environmental, Inc.
Request: Rezone to PAD to allow for a Mixed-Use Development (offices & town homes)

Exhibit A

90TH AVENUE & PEORIA AVENUE
PEORIA, ARIZONA

PROJECT NARRATIVE

The project is located on the southeast corner of 90th Avenue and Peoria Avenue (excepting the corner parcel) in Peoria, Arizona. The parcel is comprised of Lots 20 thru 25 of the platted Altaloma subdivision, totaling approximately 2.03 acres. Following is a table of each parcel:

Parcel No.	Lot No.	APN	Zoning Current	Zoning Proposed
1	20	142-39-020B	C-2	C-2
2	21	142-39-021B	C-2	C-2
3	22	142-39-022A	R1-7	C-2
4	23	142-39-023	R1-7	R1-7
5	24	142-39-024	R1-7	R1-7
6	25	142-39-025	R1-7	R1-7

It is proposed to be a P.A.D. overlay on the entire site. The surrounding properties are zoned as follows:

North	C-2
South	R1-7
West	C-2
East	RMH-2

MAR 2006
Z06-06
ST

The P.A.D. overlay is intended to allow simultaneous review of the re-zoning and Preliminary Plat process.

The site will consist of sixteen (16) two-story townhomes, ranging from 1,500, 1,600 and 1,750 sq. ft. The attached Zoning Exhibit/Preliminary Plat will indicate the appropriate configuration. Amenities will include a spa and ramada, BBQ facilities and landscaped common areas. Consistent with the Comprehensive Master Plan (CMP) a "mixed use" is proposed. A 7,000 sq. ft. two-story commercial/office building is proposed on Lots 20, 21 and 22.

Exhibit B_1

Access is provided off of 90th Avenue, for the townhouse development and off of Peoria Avenue for the office/commercial building with a right turn out only on Peoria Avenue. The right-of-way on 90th Avenue remains at 30 feet, with a 20 foot landscape buffer. The right-of-way on Peoria Avenue is proposed to be increased from the current 40 feet to 65 feet.

At the proposed 16-unit configuration, the density is 11.2 d.u./acre (based upon 1.43 acres of R1-7 zoning) and 7.9 d.u./acre (based on total site of 2.03 acres).

The building type will be custom townhouses, with no units facing 90th Avenue. A 6-foot masonry wall will encompass the perimeter of the development. The commercial area will provide 25 parking spaces (24 are required). A "porkchop" island at the Peoria entrance will provide for the right turn out only onto Peoria Avenue.

Off-site drainage will be contained in the landscape buffer area. On-site drainage will be contained in retention areas on-site. All residential units, as well as the commercial/office building, will be fire sprinkled. The cul-de-sac will have a 45 foot radius. Street lighting will be provided on the internal street, meeting City requirements. The HOA will maintain the open space common areas of the townhouse development.

The project is intended to be developed via sales of townhouses. Therefore, the development schedule depends on market conditions. The utilities will be connected via 90th Avenue and Peoria Avenue. An 8 inch sanitary sewer and a 6 inch water main will be provided. The 8 inch sanitary sewer will connect to an existing sewer in 90th Avenue. The 6 inch water line will loop from the existing water mains in 90th Avenue and Peoria Avenue.

The City of Peoria will provide:

- Sanitary Sewer
- Domestic Water
- Police Protection
- Fire Protection
- Solid Waste Hauling

Exhibit B_2

Private utility companies will provide:

- Electric: APS
- Schools: Peoria Unified School District
- Telephone: Qwest
- Cable TV: Cox Communications

The project will be of benefit to the City of Peoria and the general community by providing a high-end townhouse development in an "incentive economic development district" of the city. It also provides the added benefit of infill, with development consistent with the CMP. The additional tax base will also benefit the City of Peoria.

Conditions of Approval
Z06-06 F&R Peoria Plaza

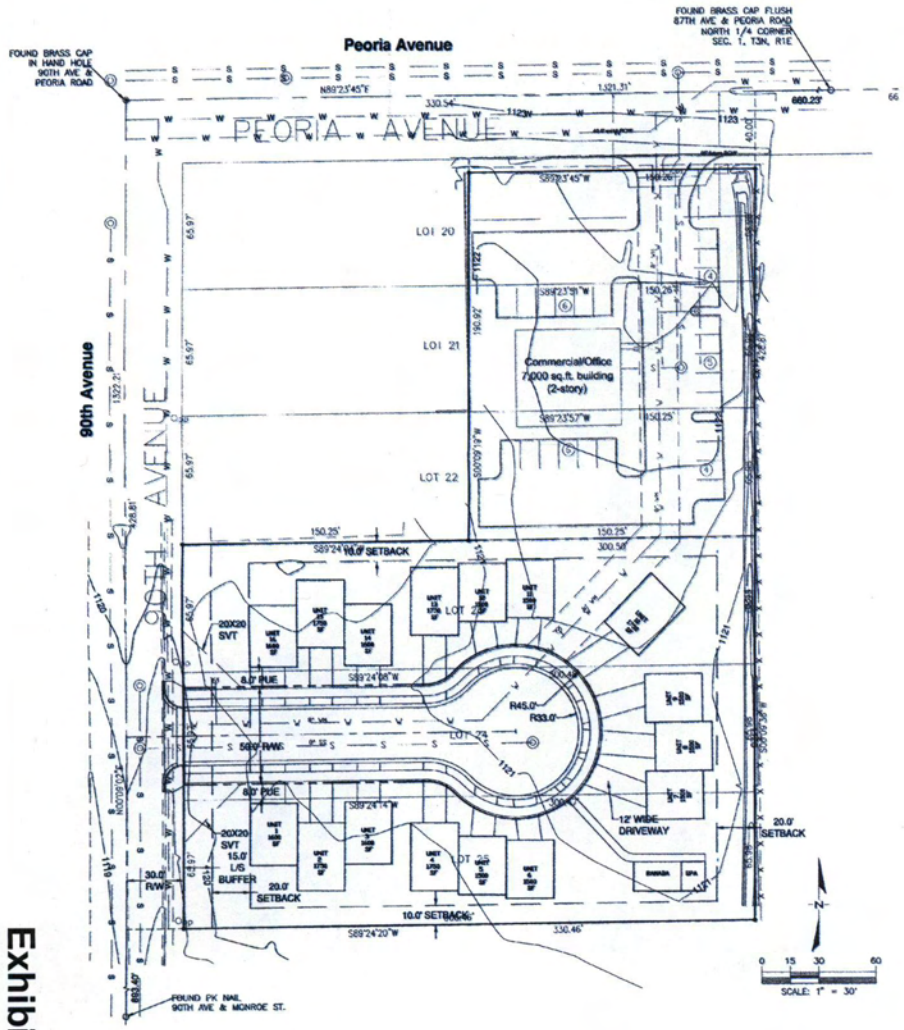
1. The proposed conceptual and elevation plans are conceptual in nature and shall be modified as necessary to conform to the Design Review and other City's requirements, including any requirements arising from the reports and plans required below.
2. The development shall conform to the "F&R Peoria Plaza" Planned Area Development Standards and Guidelines Report dated received April 28, 2008.
3. A Preliminary Drainage Report shall be submitted with the Site Plan Review and/or the Preliminary Plat case.
4. A Traffic Impact Analysis (TIA) shall be submitted with the Site Plan for the commercial portion of the project.
5. The commercial portion of the project on Peoria will be allowed one right in/right out only driveway on Peoria.
6. The Developer shall dedicate a 65-foot half-street ROW along the frontage of the project on Peoria Avenue
7. The Developer shall dedicate an 8' PUE outside of the existing ROW on 90th and the proposed ROW on Peoria along the frontage of this parcel. No walls or retention shall be allowed within the PUE.

Exhibit C

SITE PLAN

F&R LUXURY TOWNHOMES
90TH AVENUE AND PEORIA AVENUE

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER AND SUBDIVIDER:

JOHN F. RASTEGAR/YOUSEF FARAHNIK
10573 LEONITE AVENUE
LOS ANGELES, CA 90024
(310) 474-0301

ENGINEER:

EUGENE S. CETWINSKI
ESCA ENVIRONMENTAL, INC.
7401 W. ARROWHEAD CLUBHOUSE DR.
#2088
GLENDALE, ARIZONA 85308
(623) 566-6663

LEGAL DESCRIPTION:

PARCEL NO. 4

Lot 23 in ALTA LOMA, according to plat recorded in Book 5 of Maps, Page 19, records of Maricopa County, Arizona.

PARCEL NO. 5

Lot 24 in ALTA LOMA, according to plat recorded in Book 5 of Maps, Page 19, records of Maricopa County, Arizona.

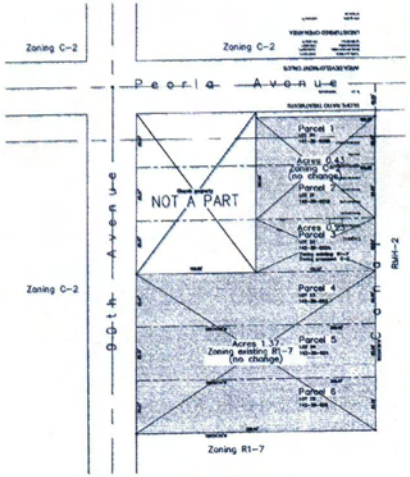
PARCEL NO. 6

Lot 25 in ALTA LOMA, according to plat recorded in Book 5 of Maps, Page 19, records of Maricopa County, Arizona.

Said six parcels contain approximately 2.03 acres, more or less.

UTILITY TABLE:

WATER	CITY OF PEORIA
SANITARY SEWER	CITY OF PEORIA
SOLID WASTE	CITY OF PEORIA
ELECTRIC	APS
NATURAL GAS	EL PASO NATURAL GAS
TELEPHONE	QWEST
CABLE TV	COX COMMUNICATIONS
FIRE	CITY OF PEORIA
POLICE	CITY OF PEORIA
SCHOOLS	PEORIA UNIFIED SCHOOL DISTRICT

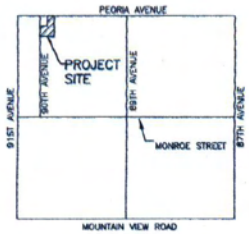


ZONING DIAGRAM

TOWNHOUSE UNITS:

1500 S.F.	–	7 EA.
1600 S.F.	–	4 EA.
1750 S.F.	–	5 EA.
TOTAL	–	16

DENSITY: 11.8 DU/ACRE (RESIDENTIAL)
OPEN SPACE: 28%



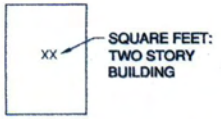
NW 1/4 SECTION 27, T3N, R1E

VICINTY MAP (NTS)

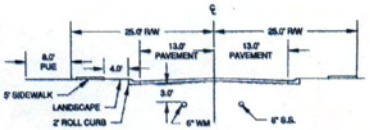
PARKING COMMERCIAL BUILDING:

REQUIRED: 7000 S.F./300 S.F.
= 24 SPACES

PROVIDED: 25 SPACES



TOWNHOUSE UNITS (TYPICAL)



STREET CROSS SECTION (TYPICAL)

BASIS OF BEARING:

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

BEARING IS N89°23'45"E

SITE PLAN
F&R LUXURY TOWNHOMES
90TH AVENUE AND PEORIA AVENUE
PEORIA, ARIZONA

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 EAST, G&SRB&M, MARICOPA COUNTY, ARIZONA

ESCA ENVIRONMENTAL, INC.
7401 W. ARROWHEAD CLUBHOUSE DRIVE, UNIT 2088
GLENDALE, AZ 85308 PH (623) 566-6663

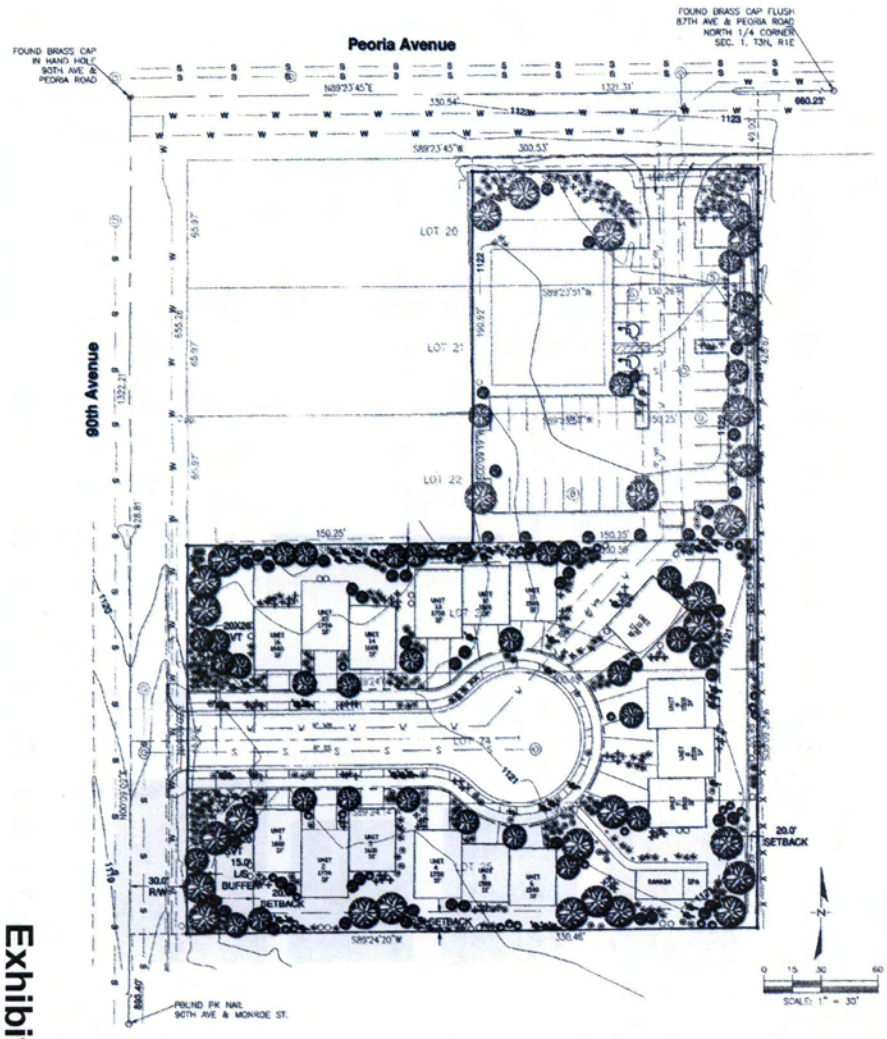
DESIGN	DRAWN	CHECK	DATE	JOB	SHEET
ESC	SRL	ESC	3/9/06	05023	1 OF 1

Exhibit D

PRELIMINARY LANDSCAPE PLAN

F&R LUXURY TOWNHOMES
90TH AVENUE AND PEORIA AVENUE

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER AND SUBDIVIDER:

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ENGINEER:

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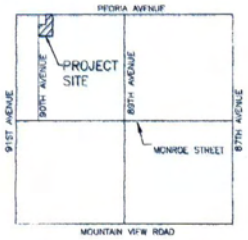

NW 1/4 SECTION 27, T3N, R1E

VICINTY MAP (NTS)

SYMBOL KEY

- NIGHTSCAPING SOFTLIGHTER GU 0405
- NIGHTSCAPING ROSE STEM GD 3815
- NIGHTSCAPING CLAYLIGHTER DB 0902
- NIGHTSCAPING MAGNALIGHTER GU 1265
- CERCIDIUM MICROPHYLLUM PALO VERDE (QUAN. 10, 24" BOX)
- PITHECELLOBIUM FLEXICAULE TEXAS EBONY (QUAN. 22, 24" BOX)
- PROSOPIS VELUTINA VELVET MESQUITE (QUAN. 38, 24" BOX)
- 4'-6" TALL LIGHT BOLLARD
- CALLISTEMON CITRINUS BOTTLEBRUSH (QUAN. 6)
- CORTADERIA SELLOANA PAMPAS GRASS (QUAN. 162)
- FOUQUIERIA SPLENDENS OCOTILLO (QUAN. 47, 5 GAL)
- EXISTING VEGETATION SEE NATIVE PLANT SURVEY
- GELSEMIUM SEMPERVIRENS CAROLINA JASMINE (QUAN. 10, 5@1 GAL.)
- HESPERALOE PARVIFLORA RED YUCCA (QUAN. 102, 1 GAL.)
- BOUGAINVILLEA NYCTAGINACEAE BOUGAINVILLEA (QUAN. 34, 5 GAL.)
- LIRIOPE MUSCARI LILYTURF (QUAN. 92, 1 GAL.)

PRELIMINARY LANDSCAPE PLAN
F&R LUXURY TOWNHOMES
90TH AVENUE AND PEORIA AVENUE
PEORIA, ARIZONA

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 EAST, G&SRB&M, MARICOPA COUNTY, ARIZONA

ESCA ENVIRONMENTAL, INC.
7401 W. ARROWHEAD CLUBHOUSE DRIVE, UNIT 2088
GLENDALE, AZ 85308 PH (623) 566-6663

DESIGN	DRAWN	CHECK	DATE	JOB	SHEET
ESC	SRL	ESC	3/27/06	05023	1 OF 1

Exhibit E

Project Description:

The project is located at the southeast corner of Peoria Avenue and 90th Avenue in Peoria, Arizona. The professional office plaza consists of approximately 5,000 sq. ft. of office building on 0.66 acres. The townhouse portion consists of sixteen (16) two-story units on approximately 1.37 acres. The project involves re-zoning 0.23 acres from R1-7 to C-2, and 1.37 acres from R1-7 to RM-1. The commercial portion fronts on Peoria Avenue and the townhouse portion on 90th Avenue.

Citizen Review Process Notification:

A citizen participation public meeting was held, as follows:

Date:	November 16, 2006
Time:	6:00 p.m.
Location:	Apostolic Church 8525 N.W. Grand Avenue Peoria, AZ 85345

The purpose of the meeting was to allow interested citizens to express their questions and concerns on the project. Notices of the meeting were mailed (1st class U.S. postage) to all landowners within a 300-ft. radius of the project location. Refer to attached "Notification of Public Participation Meeting" and "Citizen Participation Plan" previously submitted to the City of Peoria.

Citizen Participation Public Meeting:

The public meeting was held as described above. The participants were:

Developer: [redacted]

Engineer:

Architect:

Public: [redacted]

Exhibit G_2

Citizen Questions and Concerns:

The concerns expressed, along with the responses, are as follows:

Q. Will a wall be provided on the perimeter of the project?

A. Yes, a 6 ft. masonry wall will be provided around both the commercial and residential portions.

Q. Traffic concerns?

A. A complete "Traffic Impact Statement" (TIS) will be provided to the City for approval. Traffic analyses includes townhouse access on 90th Avenue and commercial access on Peoria Avenue.

Q. Lighting on the project?

A. Lighting will be provided on both projects for security reasons with shielding to reduce the potential of light pollution.

Q. Will owners rent or sell?

A. The CC&R's will dictate ownership. However, they will require at a minimum of 1 year of owner occupancy.

Q. Street buffer areas?

A. The City has mandated landscape buffer areas on both 90th Avenue and Peoria Avenue, as depicted in the plans.

Q. What colors will prevail?

A. A colored graphic was displayed showing the color palette approved by the City of Peoria. The audience was pleased with the selections.

Q. Size of the units?

A. The office plaza will be an approximate 5,000 sq. ft. professional building. The townhouse portion will consist of two-story units of 1500 sq. ft., 1600 sq. ft., and 1750 sq. ft. units, with one-car garages for each unit. Parking has been provided which is consistent with City parking requirements.

Q. Recreational areas?

A. The residential portion will provide for a spa-ramada area and a playground-picnic area. Total open space exceeds 20% of the total area.

Q. Will it be a "gated" community?

A. No, it has been accepted and approved by the City as a non-gated community.

Q. Access to the project?

A. Access to the commercial area will be from Peoria Avenue and to the residential area from 90th Avenue.

Q. What will become of the irrigation canal existing along the east boundary of the property?

A. There is an irrigation canal along the east boundary of the property. In conjunction with SRP, this irrigation canal will be extended underground (via a pipeline), assuming this is consistent with SRP procedure and agreement.

Q. Is plan consistent with City of Peoria "Master Plan" for the area?

A. Yes, the plan is consistent with the approved City of Peoria "Master Plan".

Q. What is schedule for project?

A. Upon approval by the City of Peoria, the project will move forward immediately; estimated to begin construction within six (6) months to one (1) year.

Q. Dust control during construction?

A. All construction activities will provide dust control consistent with the City of Peoria and Maricopa County Dust Control Regulations.

Summary:

Attached is a copy of the notification letter and participation plan provided to the City of Peoria (previously referenced). All public input was very positive on the project, for both the commercial along Peoria Avenue and the residential along 90th Avenue. The consensus was that the project will effect the local community in a positive fashion and will serve to improve the area and increase property values.

PLANNED AREA DEVELOPMENT STANDARDS AN GUIDELINES REPORT FOR F & R LUXURY TOWNHOMES PLANNED AREA DEVELOPMENT (PAD) CASE NO. Z-06-06

Peoria Avenue & 90th Avenue
Peoria, Arizona

Prepared for:

[redacted]
10573 Le Conte Drive
Los Angeles, California 90024
[redacted]

APR 2008
Received
Planning Division
Z06-06
4th

Prepared by:
ESCA ENVIRONMENTAL, INC.
7401 W. Arrowhead Clubhouse Drive/Unit 2088
Glendale, Arizona 85308
(623) 566-6663

Revised April 25, 2008

Exhibit H_1

TABLE OF CONTENTS

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Preliminary Development Plan	4
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Appendix A: Vicinity Map
B: Legal Description
C: Site Plan - Aerial Overlay

Previously Submitted: Preliminary Site Plan
Preliminary Plat
Architectural Renderings
Preliminary Landscape Plan
Water and Wastewater Analysis Reports
Traffic Impact Statements
A.L.T.A. Survey

Exhibit H_2

Introduction

The purpose of this report is to establish and request approval of a Planned Area Development (PAD) plan for F&R Luxury Townhome & Commercial PAD. This report outlines the land use standards and characteristics for a for-sale residential townhome community and commercial plaza to be developed on approximately 2± gross acres south and east of the intersection of Peoria Avenue and 90th Avenue. The plan calls for sixteen (16) two-story townhomes and a 6,000 sq. ft. commercial office plaza. It consists of open space common area, community spa and recreational area, and a commercial plaza. The PAD is comprised of privately owned land. This PAD Standards and Guidelines Report is being submitted to the City of Peoria as a supplement to the zoning application and is intended to demonstrate the high quality mixed-use community proposed for the site. The purpose of the application is to request a zoning change for the F&R PAD site. The existing zoning for the property is R1-7 and C-2. It is requested that the zoning be changed to a PAD community. See Appendix A for Vicinity Map. The Commerical use is intended to be Professional and/or Medical Offices.

Legal Description

See Appendix B for legal description for:

- Parcel 1 - Commercial
- Parcel 2 - Residential

Consistency with General Plan

The property is designated in the City's General Plan as "Neighborhood Commercial Mixed-Use" (refer to Case GPA 06-02). This allows residential density of up to 18 d.u./acre. At 16 d.u. proposed, the residential density is 11.7 d.u./acre. We are also requesting a waiver from the 10-acre minimum pad size. This request would be consistent with the City's General Plan Goals, Objectives and Policies including:

Land Use Element

Goal A: Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development, encourage redevelopment at appropriate locations and protect environmentally sensitive areas.

Objective A-1: Manage and control development to facilitate orderly growth and an efficient urban form.

Objective A-2: Provide a diversity of housing types to meet the needs of persons of all income levels and ages.

Exhibit H_3

Objective A-3: Create high-quality residential environments that provide for safe and convenient vehicular circulation, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.

Policy A-3a: The City shall require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.

Policy A-3b: The City shall ensure that high-density residential developments have direct access to arterial streets without traversing existing or property lower density residential areas.

Policy A-3c: The City shall locate housing development in areas that can be adequately served by police, fire, and ambulance services.

Policy A-3g: The City shall encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools and shopping areas.

Objective A-5: Locate multi-family residential development in suitable areas in which they will not adversely impact lower density developments.

Policy A-5a: The City shall support the development of alternate forms of housing, such as attached and detached townhouses and condominiums in appropriate locations.

Policy A-5b: The City shall prohibit target densities for residential designations of eight units/acre or greater from being exceeded unless at least four of the following conditions are met:

(1) The site is located adjacent to an arterial roadway and/or transit corridor.

(2) The site is within one (1) mile of community-level commercial, service, or employment centers.

(3) The site creates a transition between existing or approved lower residential densities and non-residential uses.

(4) Development of the site will not disrupt or negatively impact adjacent lower density land uses.

(5) The development proposed for the site provides on-site amenities in addition to those required by the City that will improve the livability and function of the development.

(6) The site and proposed development comply with or promote other goals, objectives and policies of the General Plan.

Exhibit H_4

Policy A-5e: The City shall promote the development of high-quality multi-family housing projects adjacent to transit routes and facilities.

Circulation Element

Policy B-1b: The City will encourage land development patterns that promote the operational efficiency of the existing and future transportation system.

Growth Areas Element

Goal F: Promote efficient development areas which support a variety of land use types, conserve natural resources, reduce automobile dependency, and exhibit a logical extension of infrastructure and service capacities.

Objective F-1: Direct attractive development into identified growth areas, creating dynamic urban pockets with diverse economic, housing, cultural and entertainment opportunities.

Policy F-1c: The City shall encourage a mix of land uses within each growth area, including varied housing types and densities, employment opportunities and businesses.

Revitalization and Development Element

Goal G: Create an attractive, vibrant and sustainable downtown community within mature areas of the city.

Objective G-2: Encourage development of vacant land in adopted revitalization or redevelopment areas.

Housing Element

Goal H: Provide for sufficient availability and variety of opportunities for safe, decent and affordable housing, cohesive neighborhoods to meet the needs of present and future residents of Peoria.

Objective H-1: Promote quality residential development through diversity in housing types.

Objective H-2: Encourage owner occupied housing units.

Site Existing Conditions

The subject property is undeveloped land. It is an infill parcel, with Peoria Avenue frontage along the north property line and 90th Avenue frontage along the west property line (Appendix A: Vicinity Map).

Exhibit H_5

Surrounding Property and Land Use

The relationship between the project and the surrounding properties is illustrated in Appendix C – Site Plan. It provides an overlay on an aerial map of the area. Along the north and west boundaries of the site is zoned C-2, along the east boundary is zoned RMH-2 and along the south boundary is zoned R1-7. The southeast corner of Peoria and 90th Avenue, adjacent to the site is a community church (zoned C-2 and parking lot zoned R1-7).

Preliminary Development Plan

The PAD will be developed in two phases, as currently contemplated. The commercial plaza along Peoria Avenue will consist of Phase I. The 16-unit townhomes will be developed as Phase 2.

The commercial plaza will be developed as a professional office plaza and will provide 27 parking spaces, per City requirements. The townhome development will provide 2.2 parking spaces per unit, per City requirements. The townhome parcel will include a spa, ramada picnic area, and required open space.

Project Development Standards

A summary of development standards follows:

Development Standards	R1-7	C-2	RM-1	PAD
Maximum Lot Coverage	45%	n/r	50%	**50%**
Maximum Building Height (ft)	30	48	30	**30 (2-story buildings)**
Front Setback (ft)	20	15	20	**20**
Rear Setback (ft)	15	20	15	**15**
Side Setback (ft)	5/15	n/r	20	**5 (between separated residential buildings)**
Corner Side Setback (ft)	10	15	15	**n/a**
Useable Open Space	9%	5%	10%	**16%**
Density	n/r	n/r	12 du/ac	**11.7 du/ac**
Parking / unit (sq ft)	2 / du	1/200 sq. ft. office	studio – 1 space / unit; 1 bdrm – 1.5 spaces / unit; 2+ bdrm – 2 spaces / unit	**2.2/du; 27 for commercial (1/200 sq. ft. office)**

The proposed reduction in setbacks illustrated in the above table are consistent with the Planned Area Development District's (PAD) intent to "provide an alternative zoning district to the conventional zoning and development approaches and processes in the City of Peoria in order that…the following goals may be achieved". Two of these goals in particular, are supported by the proposed reductions. These are:

Exhibit H6

"To encourage innovations in residential, commercial, and industrial development so that greater opportunities for better housing, recreation, shopping and employment, may extend to all citizens and residents of Peoria."

and

"To encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property."

Permitted Uses: Multi-family residential and professional commercial plaza.

Density: Townhome density is 11.7 d.u./acre.

Street Width: 50 ft. right-of-way proposed.

Parking: Townhomes are at 2.2 per d.u.
Commercial at 1 space/200 S.F.

Lighting: All lighting shall comply with the requirements of the City of Peoria Dark Sky Ordinance and the City of Peoria Zoning Ordinance and will be underground.

Signage: Project monument(s) for both the commercial and townhome parcels will be illustrated in the final landscape plans.

Screenwalls: The project will consist of a 3 ft. high screenwall along Peoria Avenue and a 6 ft. decorative masonry wall along 90th Avenue.

Fire Safety Design: The project will include fire sprinklers in all townhomes and the commercial office building, consistent with the City of Peoria Fire Department requirements. Fire hydrants will be installed at 300 ft. spacing.

Landscaping: The F&R PAD project will be consistent with the Peoria Zoning Ordinance (Art. 14-35) for landscape design.

Slope Analysis: Not applicable.

Traffic Impact: Traffic impact statements have been submitted for both the commercial and residential parcels of the project.

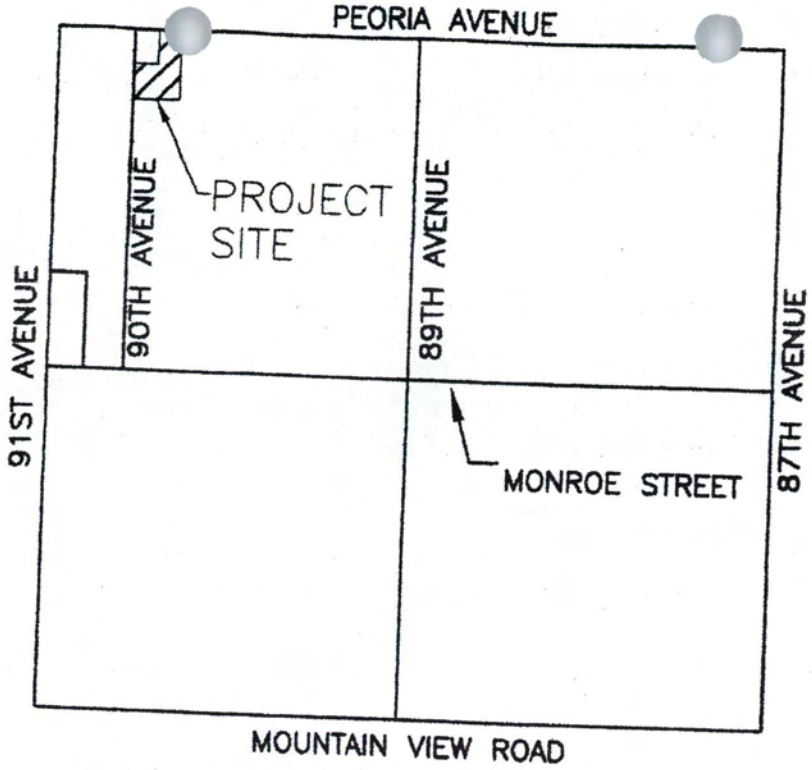
Water and Sewer Analysis: Preliminary water and sewer analyses have been submitted to the City.

Exhibit H_7

Utilities: All utility responsibilities have been outlined on the Preliminary Plat and Site Plan submitted to the City.

Drainage: Preliminary Drainage Plans have been submitted to the City for both parcels, residential and commercial.

Exhibit H_8



NW 1/4 SECTION 1, T3N, R1E

VICINTY MAP (NTS)

Exhibit H_9

LEGAL DESCRIPTION
COMMERCIAL SITE

LEGAL DESCRIPTION:

PARCEL NO. 1

The East half of Lot 20 in ALTA LOMA, according to plat recorded in Book 5 of Maps, Page 19, records of Maricopa County, Arizona.

PARCEL NO. 2

The East half of Lot 21 in ALTA LOMA, according to plat recorded in Book 5 of Maps, Page 19, records of Maricopa County, Arizona.

PARCEL NO. 3

The East half of Lot 22 in ALTA LOMA, according to plat recorded in Book 5 of Maps, Page 19, records of Maricopa County, Arizona.

Registered Land Surveyor
CERTIFICATE NO.
18798
EUGENE S. CETWINSKI
Date Signed 6-27-07
ARIZONA, U.S.A.

LEGAL DESCRIPTION
90TH AVENUE AND PEORIA AVENUE

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 EAST, G&SRB&M, MARICOPA COUNTY, ARIZONA

ESCA ENVIRONMENTAL, INC.

7401 W. ARROWHEAD CLUBHOUSE DRIVE, UNIT 2088
GLENDALE, AZ 85308 PH (623) 566-6663

DESIGN	DRAWN	CHECK	DATE	JOB	SHEET
SRL	SRL	ESC	6-27-07		1 OF 1

Exhibit H_{10}

LEGAL DESCRIPTION
TOWNHOUSE SITE

LEGAL DESCRIPTION:

PARCEL NO. 4

Lot 23 in ALTA LOMA, according to plat recorded in Book 5 of Maps, Page 19, records of Maricopa County, Arizona.

PARCEL NO. 5

Lot 24 in ALTA LOMA, according to plat recorded in Book 5 of Maps, Page 19, records of Maricopa County, Arizona.

PARCEL NO. 6

Lot 25 in ALTA LOMA, according to plat recorded in Book 5 of Maps, Page 19, records of Maricopa County, Arizona.

Said six parcels contain approximately 2.03 acres, more or less.

Registered Land Surveyor
CERTIFICATE NO.
18798
EUGENE S.
CETWINSKI
Date Signed 6-27-07
ARIZONA, U.S.A.

LEGAL DESCRIPTION
90TH AVENUE AND PEORIA AVENUE

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 EAST, G&SRB&M, MARICOPA COUNTY, ARIZONA

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7401 W. ARROWHEAD CLUBHOUSE DRIVE, UNIT 2088
GLENDALE, AZ 85308 PH (623) 566-6663

DESIGN	DRAWN	CHECK	DATE	JOB	SHEET
SRL	SRL	ESC	6-27-07		1 OF 1

Exhibit H_{11}

County Parcels

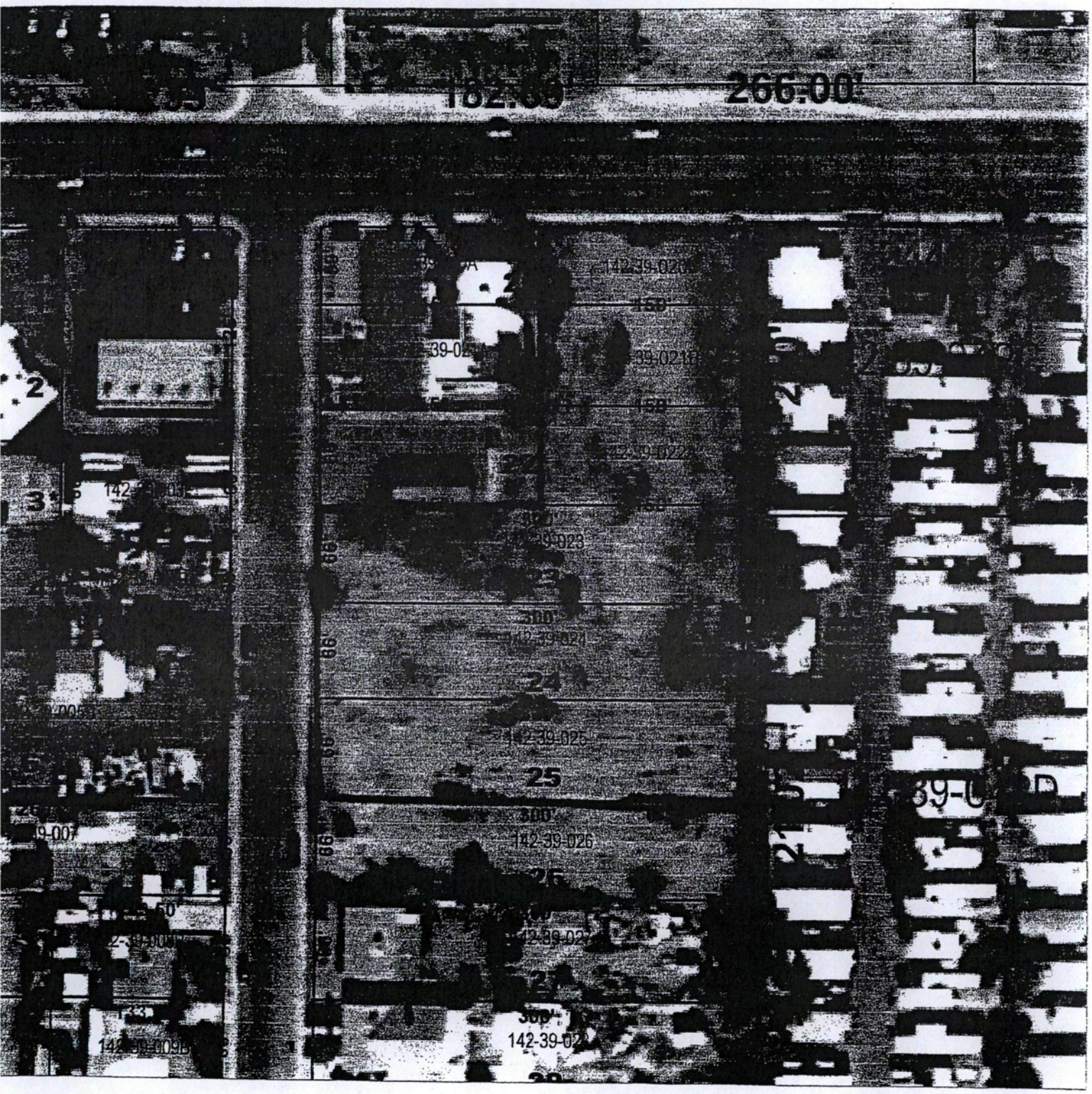

Exhibit H_{12}

Community Development Department

MEMORANDUM
Planning Division

DATE: June 4, 2008

TO: Chairman Loper and Planning & Zoning Commission

FROM: Adam Pruett

SUBJECT: **Z06-06, Clarification of Development Standards**

After further review of the development standards contained within the proposed Planned Area Development (PAD) under case Z06-06, it is evident that clarification of these standards would aid the implementation of the standards at the time of development. The table below effectively removes the Zoning Ordinance Development Standards for the R1-7, C-2 and RM-1 Zoning Districts and splits the proposed standards into Office and Residential categories without changing the conceptual site plan or PAD. This new table will replace the current table on Page 4 of the PAD.

Please add a stipulation that requires this table to replace the existing table in the Final PAD within 30 days of final approval by City Council.

Development Standards	Office	Residential
Maximum Lot Coverage	n/a	50%
Maximum Building Height (ft)	30' (2 stories)	30' (2 stories)
Setbacks (ft)		
Peoria Av	20'	n/a
90th Av	n/a	15'
East Property Line	20'	20'
Commercial South	20'	n/a
Commercial West	0'	n/a
Residential Front	n/a	20'
Residential Rear	n/a	15' *
Residential Side	n/a	n/r; 5' min. separation between buildings
Useable Open Space	n/a	16%
Density	n/a	11.7 du/ac
Parking	1 space / 200 square feet	2.2 spaces / unit

* All buildings along the east and south project parcel lines shall be setback 20' from the property line.

REPORT TO THE PLANNING AND ZONING COMMISSION-REZONING

CASE NO.: Z 07-14

DATE: June 3, 2008

AGENDA ITEM NO.: 5R

Applicant(s): Earl, Curley, & Lagarde, P.C.[redacted]

Request: Proposal to rezone 9.2 acres from Central Commercial (C-3) to a Planned Area Development (PAD) to allow a senior multi-family residential development. (Exhibit A)

Development: The development plan proposes up to 212 age-restricted multi-family residential units (3-4 stories) with a clubhouse, pool, and outdoor recreational open space areas. (Exhibit C)

Location: The property is located at the southeast corner of 91st Avenue and Thunderbird Road.

Acreage: 9.2 gross Acres

Support/Opposition: Staff has received one letter of conditional support from the Peoria Unified School District and one letter in support from the Arizona Department of Transportation. No other correspondence has been received at the time of writing this report.

Recommendation: **Approve**, with stipulations

Existing and Surrounding Land Use and Zoning (Exhibit B)

Z07-14	LAND USE	ZONING
ON-SITE	Vacant	C-3 Central Commercial
North:	Desert Harbor Professional Plaza	C-3 Central Commercial
East:	New River Corridor , APS substation and Riverwalk Apartments	C-3 Central Commercial (Wash) RM-1 Multi-Family Residential
West:	Plaza Town Center Offices & Freedom Plaza Nursing Care	C-2 Intermediate Commercial C-5 Regional Commercial
South:	New River Corridor	C-3 Central Commercial

Background / Project Description:

1. The applicant is requesting a zone change for a 9.2 acre property currently zoned C-3 (Central Commercial) to a Planned Area Development (PAD) which conceptualizes a 212 unit resort style senior apartment complex. The proposed development conceptualizes approximately 128 one (1) bedroom units and 84 two (2) bedroom units ranging from 600 to 1,200 square feet in area. The design of the development will consist of 3 and 4 stories with a maximum building height of 48' feet.

2. The subject property encompasses approximately 9.2 gross acres in area. The site is an undeveloped triangular shaped parcel located on the southeast corner of 91st Avenue and Thunderbird Road. Surrounding land uses include Desert Harbor Professional Plaza to the north, the New River wash, APS substation, and Riverwalk apartments are located to the east, Plaza Town Center Office and Freedom Plaza Nursing Care to the west. And furthermore, Triana Park Master Planned Community located to the south, southeast, and east of the subject site, approved for 731 multi-family units, 128 single-family residential dwellings or 860 senior living apartment units with a retail commercial, office, and hotel component.

3. Access to the site will be provided from Thunderbird Road, an arterial corridor. Vehicles traversing east and westbound on Thunderbird Road will negotiate a southbound turn into 91st Avenue, which serves as the primary access point into the site. The conceptual plan identifies a loop design, which will be further defined through the Site Plan phase of this development. An emergency access point will be located on the northwest boundary of the parcel.

4. The project proposes approximately 21% open space with a minimum of 3 distinct active open space areas. Proposed open space amenities include passive and active courtyards, a grand courtyard, a community garden, jogging and dog walk pathways, New River wash pedestrian trail connection, and 2 resort style pools. Other indoor amenities proposed include a fitness center, salon/day spa, private lounges, a library, sports bar, card room, craft room, and theatre. The development also proposes to provide shuttle van service for residents. The prevailing design theme of this development will be inspired by resort style characteristics. These design characteristics include a grande porte cochere entrance.

Discussion/Analysis:

Conformance with the Peoria General Plan

5. Uses in a P.A.D- As prescribed in Article 14-33-2-C of the zoning ordinance, any use or combination of uses may be allowed in a P.A.D. provided it is consistent with the Peoria General Plan, provided such uses are identified as permitted uses upon approval of the P.A.D. (Ord. No-05-64). The subject property contains

a Mixed Use General Plan land use designation. The mixed use designation is intended to minimize the impacts traditionally associated with growth; such as increased vehicle trips, by providing housing, shopping, and employment opportunities together in the same area. Mixed-use projects shall be designed to provide maximum compatibility with surrounding land uses.

6. In this case, staff determined that the proposed use of age restricted multi-family development is compatible with the surrounding mix of present land uses. Those uses include multi-family development to the east (River Walk), a nursing care multi-family development to the southwest (Freedom Plaza), a multi-family development (Plaza Del Rio) to the west, and established professional and medical offices to the north.

7. Staff believes the close proximity of such existing professional and medical offices would appropriately serve the needs of the proposed age restricted development. The proposed use provides housing opportunities in close proximity to existing medical, retail, hotel, and office uses in the area.

Planned Area Development & Zoning

8. Section 14-33 of the zoning identifies the intent of the Planned Area Development District (P.A.D) is which provides an alternative zoning district to the conventional zoning and development approaches and process.

9. The RM-1 zoning district maintains specific standards to support higher density residential land uses. This proposal closely corresponds to the spirit of the RM-1 development standards. However, the Planned Area District is being recommended to allow for development standards and density that are more appropriate to the area and the senior housing project that is proposed. The following table identifies where this project may digress from the traditional standards:

Table 1.0

DEVELOPMENT SUMMARY	RM-1 DEVELOPMENT STANDARDS	THUNDERBIRD VILLAGE PAD
Dwelling Units Per Acre	18 Units Per Acre*	23.04 Units Per Acre
Permitted Principal Uses Section 14-6-2	Multi-Family, Single-Family, Group Homes, Public & Private Schools, Religious Institutions, Public Facilities	Active Senior 55+ Community Multi-Family Dwellings
Usable Open Space (Net Site Area)	10%	21.5%
Active Open Space Areas	3	3
Height	48' feet	48' feet
Parking	382 Spaces	229 Parking Spaces + 56 Garages (Total 285 Parking Spaces)
Lot Coverage (%)	50%	60%
Setbacks (Front, Side and Rear)	20 feet	15 feet (Garages)

*Maximum density may be increased up to seven (7) additional units per acre based on finding that the project incorporates additional amount of open space, recreation amenities, enhanced landscaping, enhanced project amenities, and/or pedestrian corridors.

10. Section 14-6-6-A indicates that the maximum density to be increased up to seven (7) additional units per acre based on a finding that the project incorporates additional amounts of open space, recreational amenities, enhanced landscaping, enhanced project amenities, and/or pedestrian corridors. The project complies with this criteria due to the fact the proposed active open space exceeds the minimum standard by 11%. In addition, the number of recreational facilities and amenities for this exceed the traditional criteria for a multi-family development, which provides support for this request.

Parking Analysis

11. The applicant is proposing a total 285 parking spaces for the project. Based on traditional multi-family residential use, the zoning code requires 382 parking spaces for a 212 unit development. However, the parking and loading requirements do not specifically address this type of use. Subsequently, the applicant provided a parking study (Exhibit E) which evaluated the parking demand for age restricted multi-family development. The study indicated that senior adult housing trip generation rates are roughly half of that for non age restricted housing[1]. In addition, the parking study report suggested that the parking demand for Low/Mid Rise Apartments as defined by the Institute of Transportation Engineers would result in 1.32 spaces per unit, which equates to a parking demand of 280 spaces. The parking study also took into account shuttle transportation services which will be provided for residents. In the event that the age-restricted disposition of the project was to change to a traditional multi-family project, parking would be an issue. Therefore, staff has included the requirement that if tenant occupancy changes from age-restricted to traditional multi-family development, a major PAD amendment would be required. Such an amendment would require a public process and include the evaluation of parking adequacy.

Peoria Unified School District

12. The application was routed to external agencies including the Peoria Unified School District (Exhibit G). The school district expressed their opposition to the proposed P.A.D. The letter of opposition indicates the district has no objection to the "Senior Apartment" living. However, the School District is concerned that the proposed use would default to traditional multi-family development without consideration to school district impacts. In response, the applicant has amended the original P.A.D. request to incorporate a provision that states if the site is not developed as a senior apartment, any other future development proposal will require the property owner of record to seek the City's approval of a major PAD Amendment. (Exhibit D Page 8). A stipulation also recommends that the Peoria Unified School District be notified of the major PAD Amendment.

---

1 *Institute of Transportation Engineers, Trip Generation, 7th Edition*

Development Engineering

13. An updated traffic study shall be submitted with the site plan review. Additional conditions have been included that will be addressed during the Site Plan review and construction document phase of development.

Fire Department

14. The Fire Department had no specific conditions of approval relative to this rezone request. However, with the subsequent Site Plan Review, the Fire Department will be evaluating compliance with the technical requirements including turnaround provisions, hydrant placement and other fire safety related issues.

Neighborhood Meeting

15. In accordance with Section 14-39-6.E, the City was required to hold at least one (1) neighborhood meeting with a notification distance of 300 feet. Accordingly, on Tuesday January 22, 2008, the applicant held a Neighborhood Meeting at Skyview Elementary School-Art Room. The meeting was attended by one (1) person and five (5) members of the project development team. Items of discussion included whether or not the units would be for lease or rent, what type of amenities would be provided, what market the developer is seeking to serve, location of on-site leasing office before and after construction, sizes of the units, type of staff on-site, demographics, building orientation, and how to obtain a detached garage. No concerns were raised.

Public Notice

16. Public notice was provided in the manner prescribed under Section 14-39-6. Additionally, the site was posted with a sign meeting the content and size requirements prescribed by the Planning Division on May 16, 2008. The posting was completed within the prescribed 15-days prior to the Public Hearing.

Proposition 207 Waiver

17. The applicant has submitted a signed and notarized Proposition 207 waiver, which will be recorded with the conditions outlined below.

Findings / Recommendation:

18. Based on the following findings:

    a. The proposed development conforms to and advances the goals and objectives outlined in the Peoria General Plan; and
    b. The proposal is consistent with the intent of the Mixed Use designation by providing segmented housing opportunities in close proximity to retail, professional, and medical services.
    c. The PAD encourages a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic, and desirable

development which may be characterized by special features of the geography, topography, size or shape of a particular property; and

d. The PAD provides a compatible and stable developed environment, in harmony with that of the surrounding area.

It is recommended that the Planning and Zoning Commission take the following action:
Recommend to the City Council approval of the requested zoning for a PAD District under Case Z 07-14 subject to the following conditions:

1. All development shall conform to the Thunderbird Village Planned Area Development (PAD) Standards and Guidelines Report dated April 18, 2008.
2. If a tenant occupancy change from age-restricted to traditional multi-family development should occur in the future, a major PAD amendment is required. In addition, the Peoria Unified School District shall be notified of the major PAD amendment.
3. A Preliminary Drainage Report must be submitted with the Site Plan. Retention shall be provided for the 100-year, 2-hour storm event. Easements shall be dedicated over all retention facilities. Based on the existing conditions of the site including the adjacent wash and the existing drainage easement for off-site flows, this site will not be required to provide retention for the adjacent half-street ROW.
4. An updated traffic study shall be submitted with the Site Plan.
5. A detailed water and sewer plan shall be submitted with the Site Plan. This project shall provide a looped water system. This project shall connect into the existing sewer along the western boundary.
6. The Development is responsible for payment of the New River Bank Stabilization that was constructed adjacent to the site, per the letter from the City of Peoria dated April 17, 2008 addressed to Brock Danielson.
7. The Developer shall dedicate an 8' PUE outside of the 65-foot half-street ROW on Thunderbird Road. No walls or retention shall be allowed within the PUE.

Attachments:

Exhibit A:	Project Narrative
Exhibit B1:	Location Map/Aerial
Exhibit B2:	General Plan Map
Exhibit B3:	Zoning Map
Exhibit C:	Conceptual Site Plan
Exhibit D:	Thunderbird Village Standards and Guidelines Report
Exhibit E:	Parking Study Prepared by Task Engineering dated February 12, 2008
Exhibit F:	Citizen Participation Report dated April 24, 2008
Exhibit G:	Peoria School District Letter dated May 29, 2008
Exhibit H:	Arizona Department of Transportation letter dated November 26, 2007

Prepared by: Monique Spivey
Associate Planner

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NARRATIVE STATEMENT/PROJECT JUSTIFICATION

Attach a narrative statement which addresses the following questions. Additional information pertaining to the request may also be included, as appropriate. This information is requested to provide the staff, Commission and Council with the information necessary to fully evaluate the rezoning and development proposal.

1. What type of development and uses are proposed by the rezoning request?

This rezoning request is to allow a senior multifamily residential development. This is a request to rezone 9.2 gross acres from C-3 (Central Commercial) to Planned Area Development (PAD) for a 212 unit senior multifamily residential development. The undeveloped property is located at the southeast corner of 91st Avenue and Thunderbird Road. This unique shaped property has several design constraints ranging from access and visibility due to the APS substation and an irregular developable area due to the wash. For these reasons, we believe a PAD zoning district is a favorable zoning option.

The proposed zoning would allow for a Senior Apartment development consisting of a mix of 3 and 4 story buildings with a maximum height of 48 feet. Other developments in the area are of similar or greater height and this project is not in close proximity to single family residential homes, making the proposed height compatible with the area. The total unit count is expected to be approximately 212 units, resulting in an overall density of 23.04 du/ac. This falls within the acceptable density range for multifamily development in Peoria (18 to 25 with amenities) and is justified by the additional amenities that will be provided on-site and along the wash. The project proposes approximately 21% open space with a minimum of 3-distinct active open space areas. These areas will consist of gardens, fountains, appropriate recreation facilities and enhanced rest areas along the wash. With the City's permission, we anticipate constructing three shaded seating rest areas along the wash. The design of these shade areas along the wash is still being developed, but is expected to be a blend of the existing facilities and the design of this project. For further insight as to the appearance of this project, we invite you to visit our client's website at www.woodlandvillageapts.org . The proposed project will meet or exceed the quality of the product shown on this website.

The preliminary plan identifies approximately 81,856 square feet on the site as common open space. The current Multifamily Design Review standards require only 10% open space or 38,009 square feet. Active open space amenities will include landscaped retention areas, a pool, ramadas, barbecue facilities, spiritual garden, rose garden, and a clubhouse, which will provide a fitness center, business center, dancing, and a resort-style pool/spa facility. The open space will provide pedestrian walkway connections between buildings and active areas within the site. The proposed project includes additional amenities that will be provided on-site and along the wash. The project proposes approximately 21% open space with a minimum of 3-distinct active open space areas. The open space shall consist of:

- *Passive Courtyard: reading area, meditation area, seating area, cut flowers.*

APR 2008

- *Active Courtyard: spa, bocci court, lap pool, turf exercise area, stretching pavilion.*
- *Grand Courtyard: resort size pool, ramadas, BBQ area, spa, water feature, fire pit.*
- *Community Garden.*
- *Joggers and Dog Walker Ramada at Skunk Creek Pathways.*
- *Fitness Center.*
- *Salon / Day Spa.*
- *Community Kitchen & Dining Area.*
- *Private Lounges.*
- *Library.*
- *Sports Bar / Pool Room.*
- *Card Room.*
- *Craft Room.*
- *Theater.*

2. State how your proposal is consistent with the Land Use Plan and other goals, policies and objectives (list each goal, policy and objective and how they are met) of the Peoria General Plan.

The area is designated Mixed Use on the Peoria General Plan Land Use Map. This designation does not specify allowed densities, but rather a mix (in percentages) of office, retail and residential uses within a given area. This proposal complies with the Mixed Use land use designation and thereby complies with the General Plan.

The proposed PAD will allow approximately 23.04 units per acre, which is slightly above the Residential/High Density designation which suggests a target density of 18 units per acre, but satisfies the intent of the Mixed Use designation. As described in the General Plan, the Mixed Use designation "denotes areas where developments combining a mix of land use types (residential, commercial, employment and business park) integrated with both active and passive open spaces may take place. Its purpose is to increase the types of spaces available for living and working and to encourage a mix of compatible uses in certain areas and to encourage the upgrading of certain areas with buildings designed to provide a high-quality pedestrian-oriented street environment. Use of the mixed-use designation is intended to minimize the impacts traditionally associated with growth by providing housing, shopping and employment opportunities together in the same area." Since this property is within a much larger Mixed Use area (Plaza Del Rio), it is understood that this site alone is not required to include each of the elements listed above. It does, however, provide another housing option within a much larger community that provides retail, single-family residential, assisted living and medical/employment uses. Although this proposal will contain its own open space amenities, it is also within short walking distance to the New River Corridor, which is currently undergoing major improvements that include a pedestrian/bicycle path and safe access to Rio Vista Park Community Park. Below is a list of Policies and Objectives from the General Plan that support this proposal.

Policy 2.1.A.3 *The City shall encourage development to occur as master planned communities with an appropriate mix of land use types in areas where infrastructure is or will be adequate.*

This proposal will utilize existing infrastructure within the Plaza Del Rio mixed-use master-planned development. The proposed use will complete the list of desired uses within this mixed-use development by providing a high-quality rental housing option that is age-restricted.

Objective 2.1.B *Provide a diversity of housing types to meet the needs of persons of all income levels and ages.*

This project will provide an alternative housing option for seniors in an area currently associated with assisted living. Age-restrictions will be placed on this project. It will be a high-quality project with amenities geared towards senior age groups.

Policy 2.1.B.1 *The City shall zone an adequate supply and mix of developable residential land to accommodate future housing needs.*

Objective 2.1.C *Create high-quality residential environments that provide for safe and convenient vehicular circulation, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.*

Residents of Thunderbird Village have a signalized access to Thunderbird Road via 91st Avenue. Private on-site open space amenities and the public recreational amenities stated above will be safe and convenient for residents within this community. Desert Harbor Elementary School and Centennial High School are both within approximately a mile of this site. However, this project does not produce students since it is age restricted.

Policy 2.1.C.4 *The City shall require adequate provision of open space or direct access to open space in all large-scale housing developments and, in particular, medium-and high density multiple-family housing development.*

As mentioned above, this proposal will provide adequate private open space amenities on site as well as easy, safe access to Rio Vista Community Park and the New River Corridor trail system.

Policy 2.1.C.7 *The City shall encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas.*

Thunderbird Village is an infill project within the existing Plaza Del Rio development. No new infrastructure is required.

Policy 2.1.E *Locate multi-family residential development in suitable areas*

in which they will not adversely impact lower density developments.

There will be no adverse impacts on lower density developments because Thunderbird Village is adjacent to existing commercially zoned and developed property to the north and west, and the Skunk Creek Wash along the east and south.

<u>Policy 2.1.E.2</u> The City shall prohibit target densities for residential designations of eight units/acre or greater from being exceeded unless four of the following conditions are met:

a. *The site is located adjacent to an arterial roadway and/or transit corridor.*
   This property is within an existing mixed-use development and has access to Thunderbird Road.

b. *The site is within one mile of community-level commercial, service, or employment centers.*
   Thunderbird Village is within walking distance to a number of medical and other professional offices as well as some new retail uses currently under construction. Boswell Hospital is just over a mile to the west on Thunderbird Road and a large community commercial center is less than a mile east of the site at 83rd Avenue & Thunderbird.

c. *The site plan proposed for the development exhibits a well-designed arrangement of on-site structures and includes three or more of the following amenities: embellished architectural/landscape architectural treatments; recreational amenities that substantially exceed City requirements; separation and screening between buildings so that residents will enjoy privacy in their living units; preservation of natural landforms; and more than 10 percent on-site useable open space.*
   The project proposes approximately 21% open space with a minimum of 3-distinct active open space areas. Active open space amenities will include landscaped retention areas, a pool, ramadas, barbecue facilities, spiritual garden, rose garden, and a clubhouse, which will provide a fitness center, business center, dancing, and a resort-style pool/spa facility. The open space will provide pedestrian walkway connections between buildings and active areas within the site. The proposed project includes additional amenities that will be provided on-site and along the wash.

d. *The site creates a transition between existing or approved lower residential densities and non-residential uses.*
   This proposal is surrounded by compatible uses. To the north and west are existing commercial uses (offices) and to the southwest is a higher-density multi-level assisted living project.

e. *Development of the site will not disrupt or negatively impact adjacent lower density land uses.*
   This project is adjacent to Thunderbird Road, an arterial road, which separates this project from the nearest single-family residential neighborhood (Desert Harbor). Thunderbird Road, offices, a multi-

story assisted living project and the Sunk Creek wash bound this property. A similar high-density residential development (Riverwalk Apartments) is across the wash from this project. This proposal is compatible with the area and therefore no disruption or negative impacts are anticipated.

f. *The development proposed for the site provides on-site amenities in addition to those required by the City that will improve the livability and function of the development.*
The project proposes approximately 21% open space with a minimum of 3-distinct active open space areas. Active open space amenities will include landscaped retention areas, a pool, ramadas, barbecue facilities, spiritual garden, rose garden, and a clubhouse, which will provide a fitness center, business center, dancing, and a resort-style pool/spa facility. The open space will provide pedestrian walkway connections between buildings and active areas within the site. The proposed project includes additional amenities that will be provided on-site and along the wash.

g. *The site and proposed development comply with or promote other goals, objectives and policies of the General Plan.*
A comprehensive list of goals, objectives and policies from the General Plan is provided in this report.

3. Discuss your proposal's compatibility with the surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.

This proposal is compatible with the surrounding land uses and existing zoning patterns in the area. This area, known as Plaza Del Rio, is comprised of a mix of uses including but not limited to assisted living facilities, medical and professional offices, future retail (currently under construction), religious facilities and recently approved residential uses. By supporting this request, the City would maintain the original mixed use development envisioned by the property owner when originally zoned PUD in the early 1980's. The PUD zoning district was created to allow flexibility in land use and land use area within a given project. The immediate surrounding properties offer the following mix of uses:

North: C-3 beyond Thunderbird Road (Office)
East: C-3 beyond Skunk Creek Wash, RM-1 (Multi-family Residential)
South: PUD (Skunk Creek Wash)/ Retirement Community)
West: PUD / C-5 zoning (Office and Multi-story Assisted Living Community)

4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.

This property is zoned C-3, which allows for commercial land uses. This site has limited Thunderbird Street frontage and access, which is generally

required to support most commercial uses. This site would be very difficult to develop any portion of this site as commercial, if for no other reason than its limited visibility. Besides, the recent wash improvements and trail construction have created a unique pedestrian area that should be augmented with residential development that encourage additional users during all ours of the day, whereas a commercial user is likely to place the rear of their facility toward the wash and then close for business leaving this area unpopulated, potentially creating a less-desirable (and potentially hazardous) environment.

Currently, there are two office projects under construction in this area – one in Plaza Del Rio west of this site and one nearby at the northeast corner of 91st Avenue and Thunderbird Road. There is a considerable amount of existing office uses within the Plaza Del Rio area, which is likely responsible for the sustained vacancy of the commercial portion of this site.

This rezoning request is consistent with the multifamily portion of this site. Furthermore, a senior residential multi-family project is a low traffic generator and requires limited parking (See Attached Letter from Ken Howell, Traffic Engineer, dated February 12, 2008). Therefore, this type of use has significantly less traffic impact on surrounding areas than most other commercial and multi-family residential uses. Another office use or commercial use at this location could exacerbate the Thunderbird Road congestion at AM and PM peak times.

The odd shaped parcel with limited street frontage and access makes it difficult for a commercial development. By rezoning both portions to PAD, the site becomes uniform in allowable land uses and is therefore more developable.

5. Describe any proposed unique design considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.

The shape of this site creates a need for creative design solutions for elements such as parking and open space. Nearly every city that incorporates mixed use land uses into their general plan recognizes the difficulty of balancing the demand of these elements with typical development patterns and codes. Building design and site layout will be addressed during the site plan process.

Since the surrounding developments are compatible with the use being proposed, no increased setbacks or buffers are required.

6. Provide general site information and describe unusual physical features or characteristics of the site which present opportunities or constraints for development.

The site is 9.2 gross acres and 8.73 net acres. The site is relatively flat, but it is oddly shaped due to the surrounding development pattern and the adjacent Skunk Creek Wash. An existing 55-feet wide drainage easement does exist along approximately two-thirds of the western portion of the site which will be piped underground. An existing APS substation exists near the northeast corner of the site which limits the Thunderbird Road Street frontage. The property is contiguous to several existing medical office buildings and a multi-level assisted living facility along the west and the Skunk Creek Wash along the east. Access to this site will be from 91st Avenue via Thunderbird Road. The property only has one street frontage.

7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e., variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?

Once the rezoning application has been approved by the City, future processes will include site plan review and permit review for grading and drainage and building permits.

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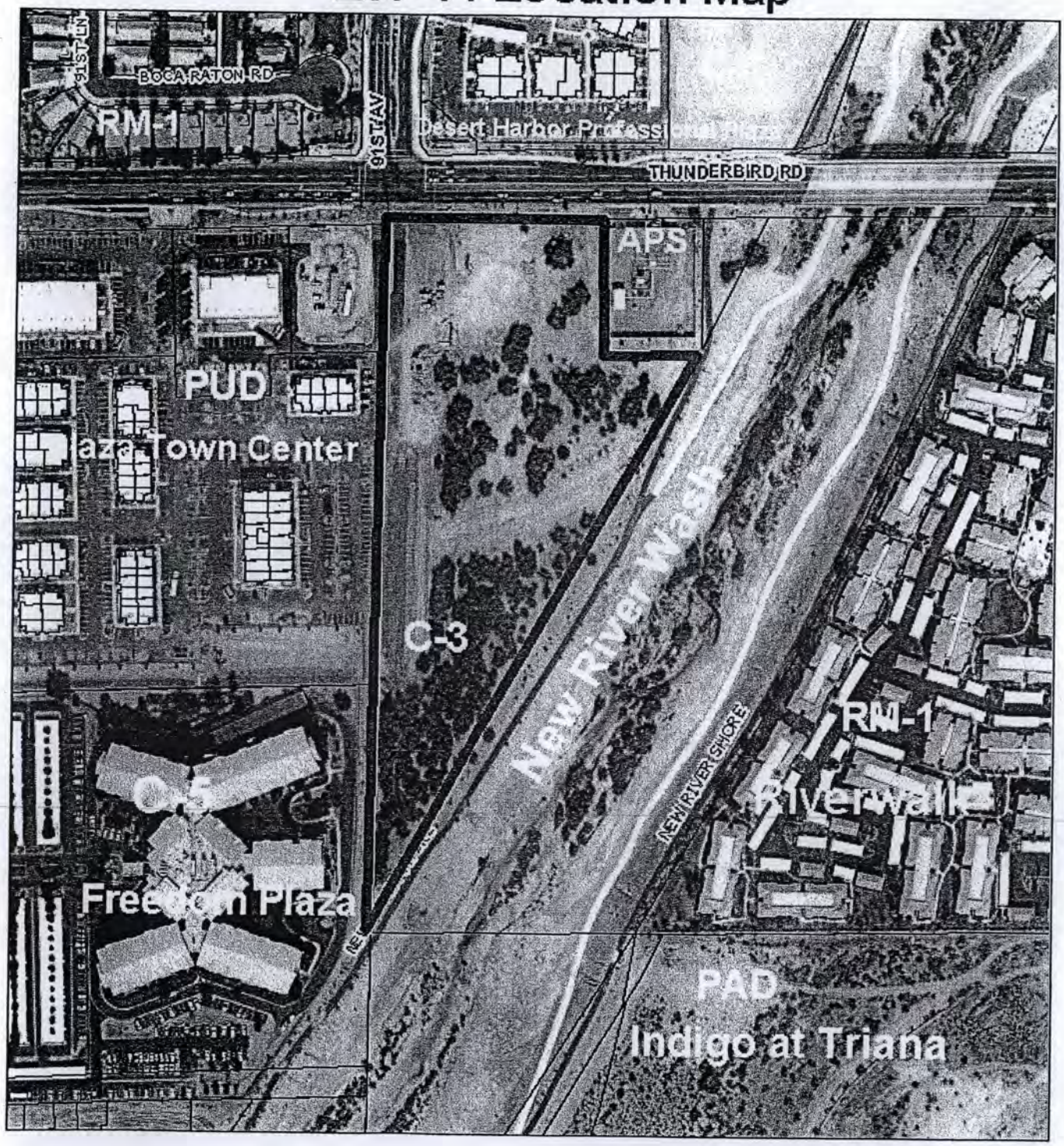
Z07-14 Location Map



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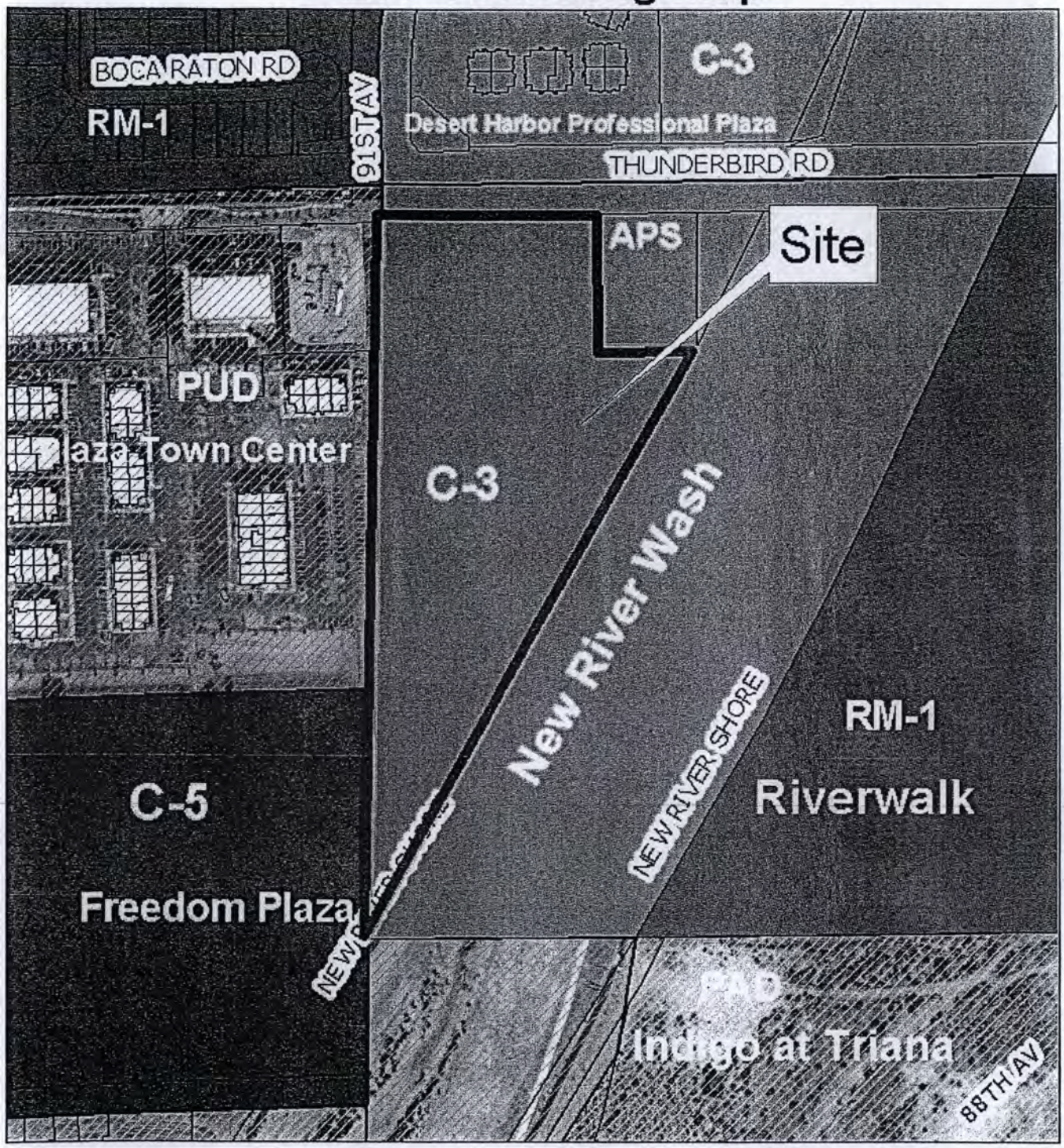
Not toScale

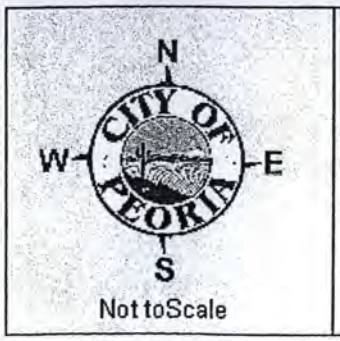
Z07-14 Thunderbird Village PAD

Applicant: Earl, Curley & Lagarde [redacted]
Request: Rezone to allow a senior multi-family residential development

Exhibit B1

Z07-14 Zoning Map





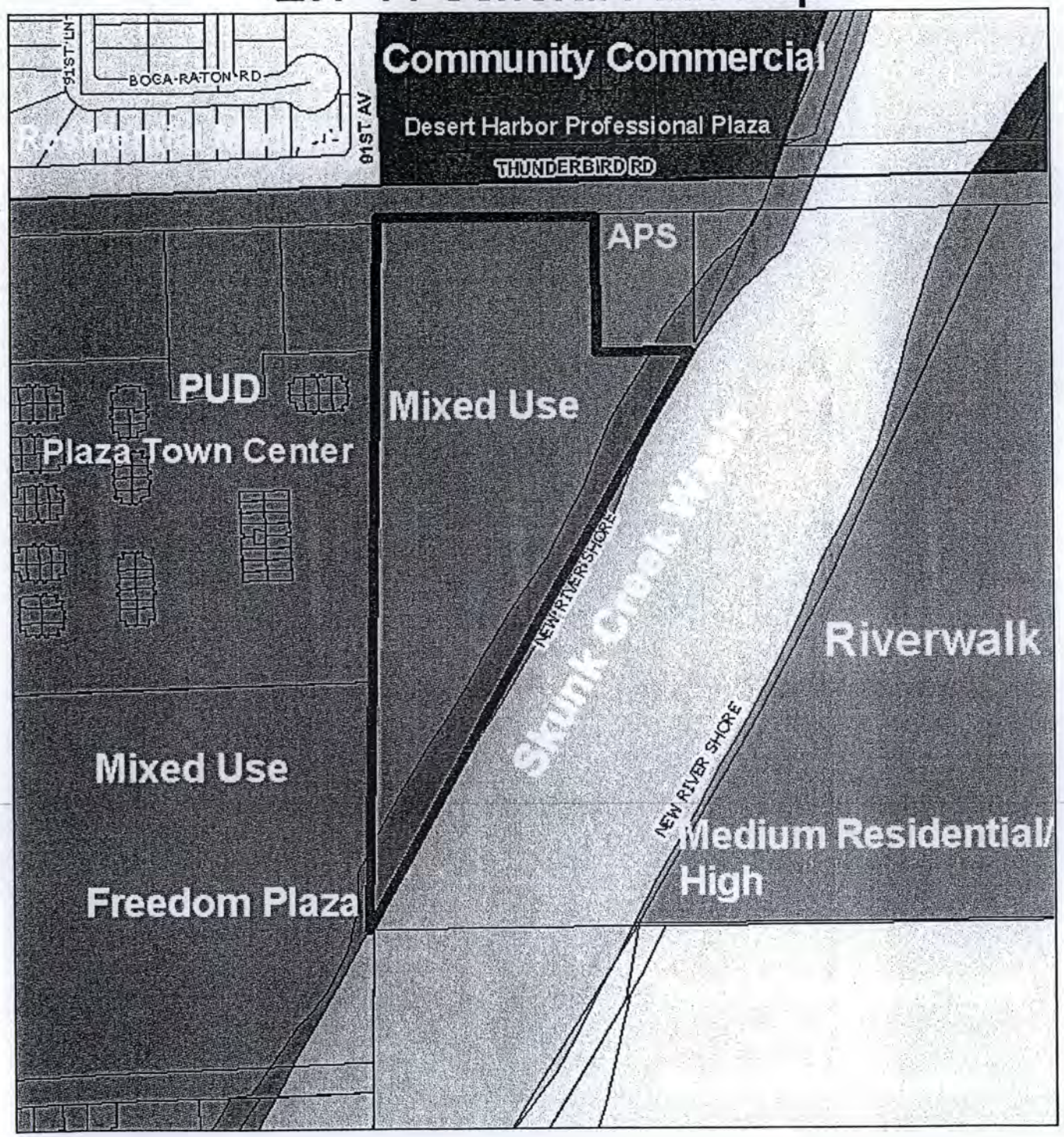
Z07-14 Thunderbird Village PAD

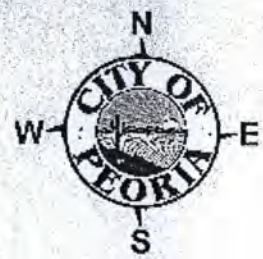
Applicant: Earl, Curley & Lagarde [redacted]

Request: Rezone to P.A.D to allow for a senior multi-family residential development.

Exhibit B2

Z07-14 General Plan Map





Not toScale

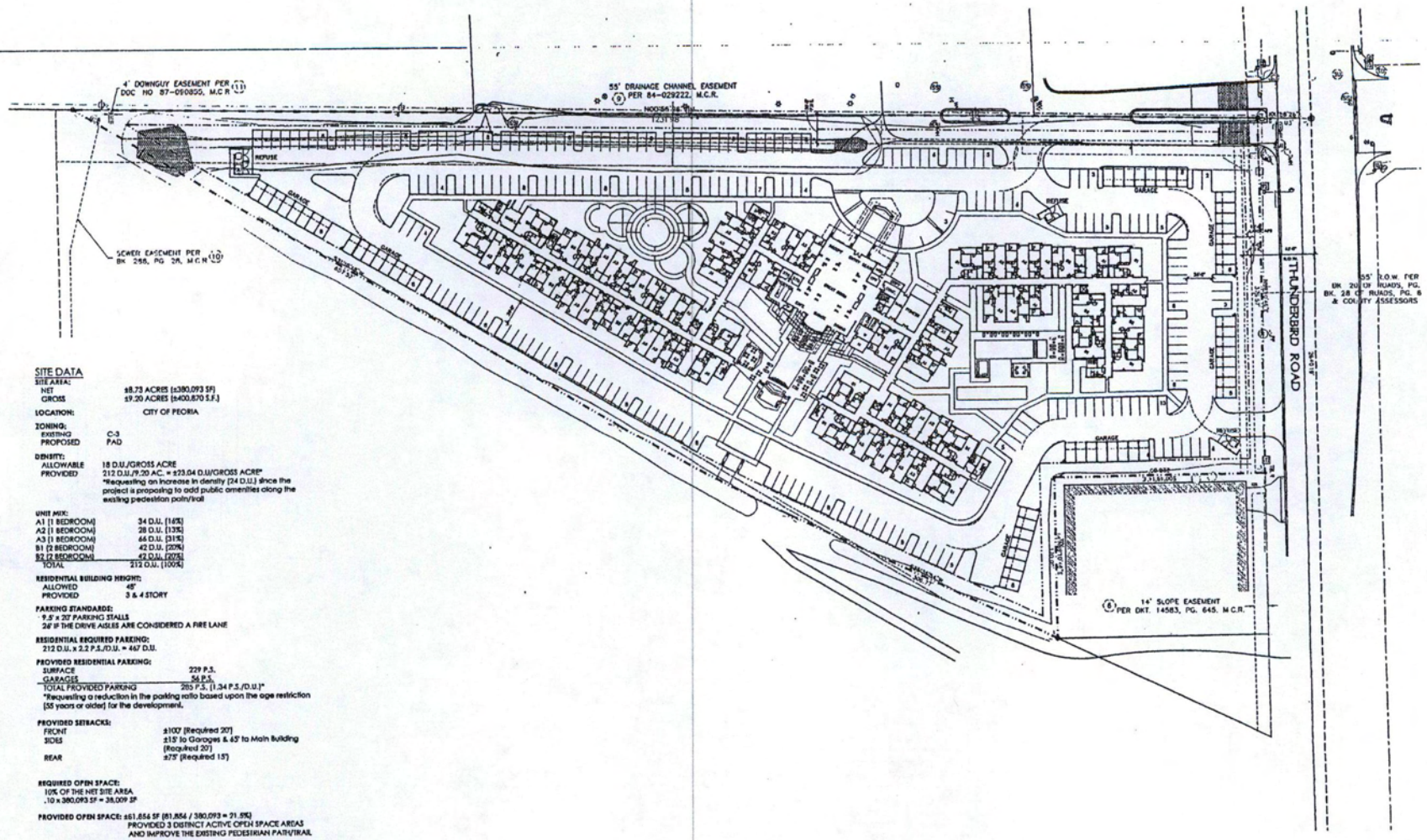
Z07-14 Thunderbird Village PAD

Applicant: Earl, Curley & Lagarde [redacted]

Request: Rezone to allow a senior multi-family residential development

Exhibit B3

Exhibit C



SITE DATA

SITE AREA:
NET ±8.73 ACRES (±380,093 SF)
GROSS ±9.20 ACRES (±400,870 S.F.)

LOCATION: CITY OF PEORIA

ZONING:
EXISTING C-3
PROPOSED PAD

DENSITY:
ALLOWABLE 18 D.U./GROSS ACRE
PROVIDED 212 D.U./9.20 AC. = ±23.04 D.U./GROSS ACRE*
*Requesting an increase in density (24 D.U.) since the project is proposing to add public amenities along the existing pedestrian path/trail

UNIT MIX:

A1 (1 BEDROOM)	34 D.U. (16%)
A2 (1 BEDROOM)	28 D.U. (13%)
A3 (1 BEDROOM)	66 D.U. (31%)
B1 (2 BEDROOM)	42 D.U. (20%)
B2 (2 BEDROOM)	42 D.U. (20%)
TOTAL	212 D.U. (100%)

RESIDENTIAL BUILDING HEIGHT:
ALLOWED 48'
PROVIDED 3 & 4 STORY

PARKING STANDARDS:
9.5' x 20' PARKING STALLS
26' IF THE DRIVE AISLES ARE CONSIDERED A FIRE LANE

RESIDENTIAL REQUIRED PARKING:
212 D.U. x 2.2 P.S./D.U. = 467 D.U.

PROVIDED RESIDENTIAL PARKING:

SURFACE	229 P.S.
GARAGES	56 P.S.
TOTAL PROVIDED PARKING	285 P.S. (1.34 P.S./D.U.)*

*Requesting a reduction in the parking ratio based upon the age restriction (55 years or older) for the development.

PROVIDED SETBACKS:

FRONT	±100' (Required 20')
SIDES	±15' to Garages & 65' to Main Building (Required 20')
REAR	±75' (Required 15')

REQUIRED OPEN SPACE:
10% OF THE NET SITE AREA
.10 x 380,093 SF = 38,009 SF

PROVIDED OPEN SPACE: ±61,856 SF (81,856 / 380,093 = 21.5%)
PROVIDED 3 DISTINCT ACTIVE OPEN SPACE AREAS AND IMPROVE THE EXISTING PEDESTRIAN PATH/TRAIL

"FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. THE MINIMUM STANDARDS SHALL COMPLY WITH SECTIONS 503.1 AND 503.2 OF THE INTERNATIONAL FIRE CODE - 2003 EDITION WITH CITY OF PEORIA AMENDMENTS."

APPLICABLE CODES:
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL FUEL GAS CODE
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL RESIDENTIAL CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL PROPERTY MAINTENANCE CODE
2006 INTERNATIONAL FIRE CODE
2006 NATIONAL ELECTRIC CODE

ON-SITE VEHICLE DRIVE ISLE AND PARKING AREA COVERAGE:
114,010 S.F. (DRIVE AND PARKING COVERAGE) / 380,093 S.F. (NET SITE AREA)= 29.9% COVERAGE

SITE PLAN
SCALE: 1" = 50'-0"

APR 2008

EMERGENCY VEHICLE TURNING RADIUS
PEORIA STANDARD DETAIL PE-110

NORTH

SCALE: 1" = 50'-0"

0' 25' 50' 100'
SCALE: 1" = 50'

PROJECT
NO. 07-2028-01
SENIOR APTS. @ 91st Ave & THUNDERBIRD
PEORIA, ARIZONA

CLIENT
SunBelt 55
P.O.BOX 19849
SAN DIEGO, CA 92159

SEAL
REGISTERED PROFESSIONAL ARCHITECT
13497
GARY D. TODD
Expires 6/30/2010

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Architecture Planning
Landscape Architecture
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602-952-8280p 602-952-8995f
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DATA
04.23.08
SCHEMATIC DESIGN SET

SITE PLAN

A1.3

Thunderbird Village

A Sunbelt 55 Community

Senior Apartments

Planned Area Development
Senior Multi-Family Residential
Rezoning Application Number Z07-14
9.20-Acre Parcel
Standards and Guidelines Report

MAY 2008
Received
Planning Division
Z07-14
3

Southeast Corner of
91st Avenue and Thunderbird Road

Prepared
Revised: April 18, 2008
January 31, 2008
October 15, 2007

Development Team

Property Owner:

HPC Properties, INC.

California Corporation
2839 Firebrand Drive
Alpine, California 91901

Developer:

Sunbelt 55

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Phone: (619) 258-8490
Fax: (619) 258-2689

Engineer:

DEI Professional Services LLC

[redacted]
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Phone: (602) 954-0038
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Architect / Planner:

Todd & Associates, Inc.

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Fax: (602) 952-8995

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Earl, Curley & Lagarde

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Thunderbird Village
a Sunbelt 55 Community
Senior Apartments
PAD Narrative

Introduction

This is a request to rezone 9.2 gross acres from C-3 (Central Commercial) to Planned Area Development (PAD) for a 212 unit senior multifamily residential development. The undeveloped property is located at the southeast corner of 91st Avenue and Thunderbird Road (see Vicinity Map, Exhibit A). The property is situated between an existing driveway into 91st Avenue alignment and the Skunk Creek Wash. There is an existing APS substation located near the northeast corner of the property adjacent to Thunderbird Road frontage. This unique shaped property has several design constraints ranging from access and visibility due to the APS substation and an irregular developable area due to the wash. For these reasons, a PAD zoning district is a favorable zoning option.

The proposed zoning would allow for a Senior Apartment development consisting of a mix of 3 and 4 story buildings with a maximum height of 48 feet. Other developments in the area are of similar or greater height and this project is not in close proximity to single family residential homes, making the proposed height compatible with the area. The total unit count is expected to be approximately 212 units, resulting in an overall density of 23.04 du/ac. This falls within the acceptable density range for multifamily development in Peoria (18 to 25 with amenities) and is justified by the additional amenities that will be provided on-site and along the wash. The project proposes approximately 21% open space with a minimum of 3-distinct active open space areas. These areas will consist of gardens, fountains, appropriate recreation facilities and enhanced rest areas along the wash. With the City's permission, we anticipate constructing three shaded seating rest areas along the wash. The design of these shade areas along the wash is still being developed, but is expected to be a blend of the existing facilities and the design of this project. For further insight as to the appearance of this project, we invite you to visit our client's website at www.woodlandvillageapts.org. The proposed project will meet or exceed the quality of the product shown on this website.

Legal Description

The property is generally bounded by Thunderbird Road on the north, the Skunk Creek Wash on the south and east, and the 91st Avenue Alignment on the west and consists of approximately 9.2 gross acres.

Legal Description: *Section 15, Township 3 North, Range 1 East.* (see Legal Description, Exhibit F).

Consistency with General Plan

The PAD application is consistent with the General Plan designation for Mixed Use Development (see General Plan Map, Exhibit C), which aims to promote a mix of residential, commercial and employment uses within a specific area. In previous proposals within the Plaza Del Rio development, the City took into consideration the nature of Plaza Del Rio as a whole and made the determination that since all of Plaza Del Rio is designated Mixed Use, then the entire area would be evaluated as a whole for Mixed Use elements instead of a per-project evaluation.

The proposed PAD will allow approximately 23.04 units per acre, which is slightly above the Residential/High Density designation which suggests a target density of 18 units per acre, but satisfies the intent of the Mixed Use designation. As described in the General Plan, the Mixed Use designation "denotes areas where developments combining a mix of land use types (residential, commercial, employment and business park) integrated with both active and passive open spaces may take place. Its purpose is to increase the types of spaces available for living and working and to encourage a mix of compatible uses in certain areas and to encourage the upgrading of certain areas with buildings designed to provide a high-quality pedestrian-oriented street environment. Use of the mixed-use designation is intended to minimize the impacts traditionally associated with growth by providing housing, shopping and employment opportunities together in the same area." Since this property is within a much larger Mixed Use area (Plaza Del Rio), it is understood that this site alone is not required to include each of the elements listed above. It does, however, provide another housing option within a much larger community that provides retail, single-family residential, assisted living and medical/employment uses. Although this proposal will contain its own open space amenities, it is also within short walking distance to the New River Corridor, which is currently undergoing major improvements that include a pedestrian/bicycle path and safe access to Rio Vista Park Community Park.

The Land Use Element of the General Plan includes Goals, Objectives and Policies that encourage the type of development requested in this PAD application, such as:

Policy 2.1.A.3 The City shall encourage development to occur as master planned communities with an appropriate mix of land use types in areas where infrastructure is or will be adequate.

This proposal will utilize existing infrastructure within the Plaza Del Rio mixed-use master-planned development. The proposed use will complete the list of desired uses within this mixed-use development by providing a high-quality rental housing option that is age-restricted.

Objective 2.1.B Provide a diversity of housing types to meet the needs of persons of all income levels and ages.

This project will provide an alternative housing option for seniors in an area currently associated with assisted living. Age-restrictions

will be placed on this project. It will be a high-quality project with amenities geared towards senior age groups.

Objective 2.1.C Create high-quality residential environments that provide for safe and convenient vehicular circulation, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.

Residents of Thunderbird Village have a signalized access to Thunderbird Road via 91st Avenue. Private on-site open space amenities and the public recreational amenities stated above will be safe and convenient for residents within this community. Desert Harbor Elementary School and Centennial High School are both within approximately a mile of this site. However, this project does not produce students since it is age restricted.

Policy 2.1.C.4 The City shall require adequate provision of open space or direct access to open space in all large-scale housing developments and, in particular, medium-and high density multiple-family housing development.

As mentioned above, this proposal will provide adequate private open space amenities on site as well as easy, safe access to Rio Vista Community Park and the New River Corridor trail system.

Policy 2.1.C.7 The City shall encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas.

Thunderbird Village is an infill project within the existing Plaza Del Rio development. No new infrastructure is required.

Policy 2.1.E Locate multi-family residential development in suitable areas in which they will not adversely impact lower density developments.

There will be no adverse impacts on lower density developments because Thunderbird Village is adjacent to existing commercially zoned and developed property to the north and west, and the Skunk Creek Wash along the east and south.

Policy 2.1.E.2 The City shall prohibit target densities for residential designations of eight units/acre or greater from being exceeded unless four of the following conditions are met:

a. The site is located adjacent to an arterial roadway and/or transit corridor.

   This property is within an existing mixed-use development and has access to Thunderbird Road.

b. The site is within one mile of community-level commercial, service, or employment centers.

Thunderbird Village is within walking distance to a number of medical and other professional offices as well as some new retail uses currently under construction. Boswell Hospital is just over a mile to the west on Thunderbird Road and a large community commercial center is less than a mile east of the site at 83rd Avenue & Thunderbird.

c. The site plan proposed for the development exhibits a well-designed arrangement of on-site structures and includes three or more of the following amenities: embellished architectural/landscape architectural treatments; recreational amenities that substantially exceed City requirements; separation and screening between buildings so that residents will enjoy privacy in their living units; preservation of natural landforms; and more than 10 percent on-site useable open space.

The project proposes approximately 21% open space with a minimum of 3-distinct active open space areas. Active open space amenities will include landscaped retention areas, a pool, ramadas, barbecue facilities, spiritual garden, rose garden, and a clubhouse, which will provide a fitness center, business center, dancing, and a resort-style pool/spa facility. The open space will provide pedestrian walkway connections between buildings and active areas within the site. The proposed project includes additional amenities that will be provided on-site and along the wash.

d. The site creates a transition between existing or approved lower residential densities and non-residential uses.

This proposal is surrounded by compatible uses. To the north and west are existing commercial uses (offices) and to the southwest is a higher-density multi-level assisted living project.

e. Development of the site will not disrupt or negatively impact adjacent lower density land uses.

This project is adjacent to Thunderbird Road, an arterial road, which separates this project from the nearest single-family residential neighborhood (Desert Harbor). Thunderbird Road, offices, a multi-story assisted living project and the Sunk Creek wash bound this property. A similar high-density residential development (Riverwalk Apartments) is across the wash from this project. This proposal is compatible with the area and therefore no disruption or negative impacts are anticipated.

f. The development proposed for the site provides on-site amenities in addition to those required by the City that will improve the livability and function of the development.

This project proposes approximately 21% open space with a minimum of 3-distinct active open space areas. Active open space amenities will include landscaped retention areas, a pool, ramadas, barbecue facilities, spiritual garden, rose garden, and a clubhouse, which will provide a fitness center, business center, dancing, and a resort-style pool/spa facility. The open space will provide pedestrian walkway connections between buildings and active areas within the site. The proposed project includes additional amenities that will be provided on-site and along the wash.

g. The site and proposed development comply with or promote other goals, objectives and policies of the General Plan.

A comprehensive list of goals, objectives and policies from the General Plan is provided in this report.

Objective 2.1.K: Encourage mixed-use developments that promote residential, commercial, office, and clean industrial uses that minimize infrastructure needs and transportation demands.

Thunderbird Village is an infill project within the existing Plaza Del Rio development where a variety of housing options and commercial and retail opportunities currently exist. No new infrastructure is required.

The proposed residential development will have access to various existing medical and professional offices as well as proposed retail businesses at the intersection of 91st Avenue and Thunderbird Road. It will also have excellent access to Grand Avenue and Loop 101, which allows regional access to downtown Phoenix, commercial development on Bell Road, and major employment areas along the I-10 and I-17 freeway corridors.

General Site Information

The site is 9.2 gross acres and 8.73 net acres. The site is relatively flat, but it is oddly shaped due to the surrounding development pattern and the adjacent Skunk Creek Wash. An existing 55-feet wide drainage easement does exist along approximately two-thirds of the western portion of the site which will be piped underground. An existing APS substation exists near the northeast corner of the site which limits the Thunderbird Road Street frontage. The property is contiguous to several existing medical office buildings and a multi-level assisted living facility along the west and the Skunk Creek Wash along the east. Access to this site will be from 91st Avenue via Thunderbird Road.

Surrounding Land Uses

The surrounding properties are developed or under construction with the surrounding land uses and zoning:

North:	C-3 (Office), beyond Thunderbird Road
East:	C-3 (Skunk Creek Wash), beyond the wash, RM-1 (Apartments)
South:	PUD (PI-1) (Skunk Creek Wash)
West:	PUD (C-2) and C-5 zoning (Office & Retirement Community)

Preliminary Development Plan

The PAD preliminary plan illustrates 212 dwelling units in conjunction with interior open spaces within a looped circulation system. This plan includes a main entrance off of 91st Avenue which is fed only by Thunderbird Road. A secondary emergency only access is also planned near the northeast corner of the site and leads to Thunderbird Road (see Preliminary Development Plan, Exhibit E).

The preliminary plan identifies approximately 81,856 square feet on the site as common open space. The current Multifamily Design Review standards require only 10% open space or 38,009 square feet. The open spaces are comprised of landscape tracts and active open space areas throughout the site and consist of approximately 21% of the site. Active open space amenities will include landscaped retention areas, a pool, ramadas, barbecue facilities, spiritual garden, rose garden, and a clubhouse, which will provide a fitness center, business center, dancing, and a resort-style pool/spa facility. The open space will provide pedestrian walkway connections between buildings and active areas within the site.

The building types consist of 3 and 4 story buildings with detached parking canopies and freestanding garages. A mix of 1 and 2 bedroom units are proposed. Units will range in size from approximately 600 to approximately 1200 square feet.

The side setback of the proposed detached garage units have been reduced by 5 feet for garages and to account for the shape of the parcel.

Permitted Uses

The site shall be developed as a senior apartment and shall be restricted to age 55 and older. Such restrictions shall be administered through C.C&R's or other private covenants.

Additionally, If the site is not developed as a senior apartment, any other future development proposals will require the property owner of record to seek the City's approval of a major PAD Amendment.

Phasing

The PAD will be developed in one phase. The necessary onsite and offsite improvements will be determined during the Preliminary and Final Plat process in accordance with City of Peoria Ordinances and Guidelines.

Development Standards

The proposed development standards are unique to this lot layout and product. The standards are as noted in the following Development Standards Table:

Development Standards

Development Standards	RM-1 Zoning District	Proposed PAD
Maximum Lot Coverage by all structures (%)	50	60
Minimum Lot Width (feet)	No minimum requirement	No minimum requirement
Maximum Density (du/ac)	18*	23.04
Maximum Principal Building Height (feet)	48'	48'
Minimum Building		
Front Setback	20'	15'
Minimum Principal Buildings Separation**	10'	10'
Side Setback	20'	20' ***
Rear	15'	15' ***
Corner	15'	15'

** Maximum density may be increased up to seven (7) additional units per acre based on finding that the project incorporates additional amount of open space, recreational amenities, enhanced landscaping, enhanced project amenities, and/or pedestrian corridors.*

*** No Minimum building separation required along common wall.*

**** Detached garages may encroach into the side and rear setback by 5' feet.*

Parking

There will be a minimum of 285 parking spaces provided on-site, of which a minimum of 34 will be garages. Additional garages may be constructed; however, the actual amount will be subject to market demands. Because of the age restriction on this project and considering the fact that this particular demographic generally has only one vehicle per household, the parking ratio of 1.34 spaces per unit is a being proposed. A

van/shuttle service will also be provided as an amenity to the to Thunderbird Village residents.

Design Guidelines

Development within the PAD shall comply with the City of Peoria Design Review Manual for Multifamily Residential uses, with one exception:

1. Section 20-70-22B.1.e which requires all parking to be a minimum of 15 feet from any building. Due to the unique shape of this parcel and the unique design and the range of building types being proposed, some buildings may need to be placed closer to parking areas.

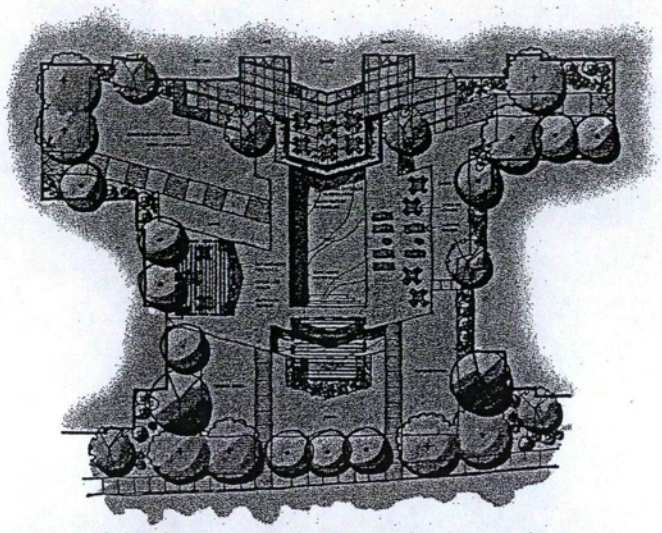
Signage

The project may include up to two freestanding wall signs near the street and main entrances to the development. Such signage shall be integrated into the landscaping and/or theme walls. Total Sign area for permanent signs requiring permits shall be 64 square feet, with no more than 32 square feet on any one street frontage. Exact locations shall be determined during the Site Plan process. All signage shall be in accordance with Article 14-34 of the Zoning Ordinance.

Open Space

Active open space amenities will include landscaped retention areas, a pool, ramadas, barbecue facilities, spiritual garden, rose garden, and a clubhouse, which will provide a fitness center, business center, dancing, and a resort-style pool/spa facility. The open space will provide pedestrian walkway connections between buildings and active areas within the site. The proposed project includes additional amenities that will be provided on-site and along the wash. The project proposes approximately 21% open space with a minimum of 3-distinct active open space areas. The open space shall consist of:

- Passive Courtyard: reading area, meditation area, seating area, cut flowers.
- Active Courtyard: spa, bocci court, lap pool, turf exercise area, stretching pavilion.
- Grand Courtyard: resort size pool, ramadas, BBQ area, spa, water feature, fire pit.
- Community Garden.
- Joggers and Dog Walker Ramada at Skunk Creek Pathways.
- Fitness Center.
- Salon / Day Spa.
- Community Kitchen & Dining Area.
- Private Lounges.
- Library.
- Sports Bar / Pool Room.
- Card Room.
- Craft Room.
- Theater.



Conceptual Primary Pool and Outdoor Living Area

SENIOR APARTMENTS @ 91st Ave. & THUNDERBIRD

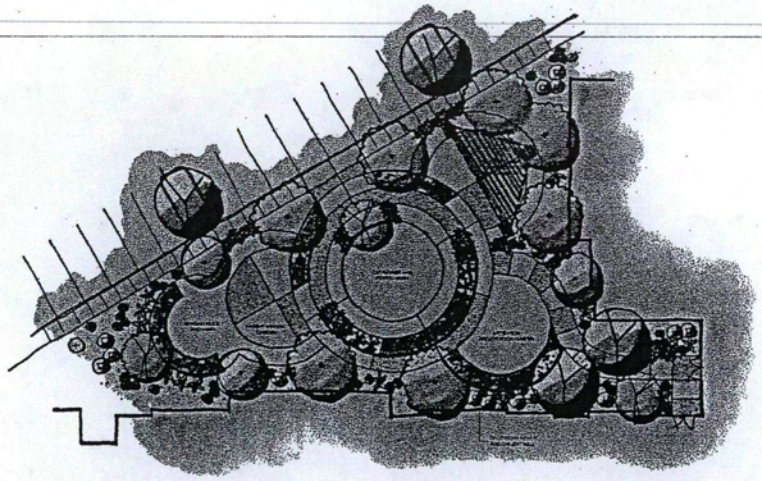
TODD & ASSOCIATES, INC.

Project No. 07-2028-01 Date 1.28.08

Sheet 1 of 5

SunBelt 55

Conceptual Primary Pool and Outdoor Living Area



Conceptual Relaxation and Meditation Garden

SENIOR APARTMENTS @ 91st Ave. & THUNDERBIRD

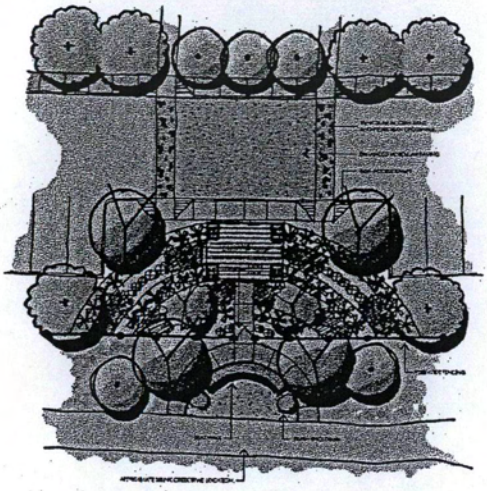
TODD & ASSOCIATES, INC.

Project No. 07-2028-01 Date 1.28.08

Sheet 3 of 5

SunBelt 55

Conceptual Relaxation and Meditation Garden



Conceptual Primary Skunk Creek Trail Connection
SENIOR APARTMENTS @ 91st Ave. & THUNDERBIRD

TODD & ASSOCIATES, INC.

Project No. 07-2025-01 Date 1.28.08
Sheet 5 of 5

SunBelt 55

Conceptual Primary Skunk Creek Trail Connection

Landscaping

The Thunderbird Village PAD shall be landscaped in accordance with Article 14-35 of the Zoning Ordinance and the Design Review Manual. A decorative perimeter theme wall shall be constructed along Thunderbird Road. Final designs will be addressed during site plan review.

Grading and Drainage

The PAD site has no slopes and generally drains from north to south. On-site retention and drainage will comply with the City of Peoria requirements. Additional drainage concerns not addressed during this rezoning process will be addressed during site plan review.

Public Utilities and Services

There is an existing water and sewer lines available to the site. The developer will provide street and utility improvements when the site is developed as required by the City.

Sewer ..... City of Peoria

Water ..... City of Peoria

Electricity ..... Arizona Public Service

Telephone	Qwest Communications
Cable TV	Cox Communications
Gas	Southwest Gas Company
Refuse	City of Peoria
Fire and Emergency	City of Peoria
Police	City of Peoria
Schools	Peoria Unified School District

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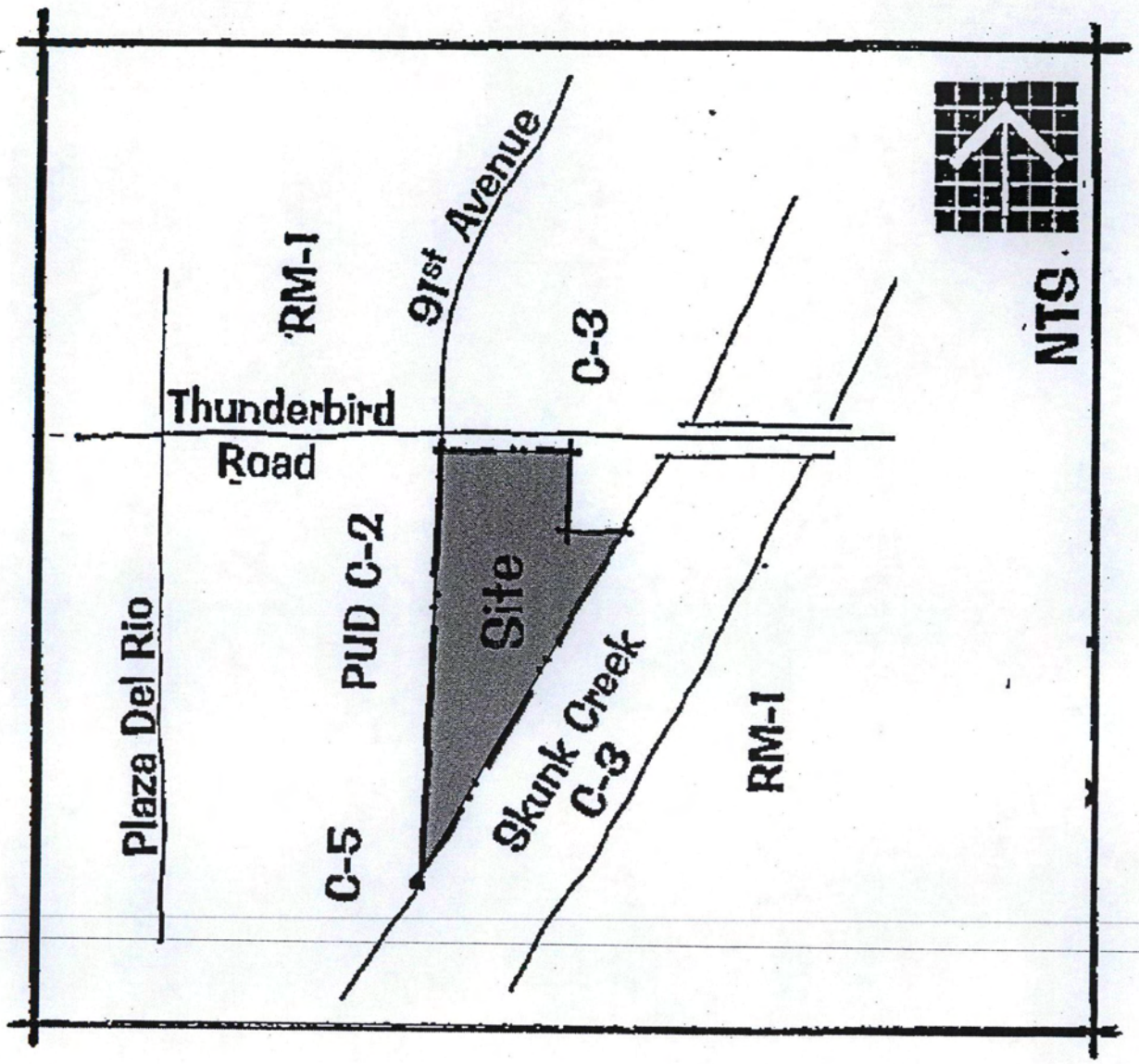
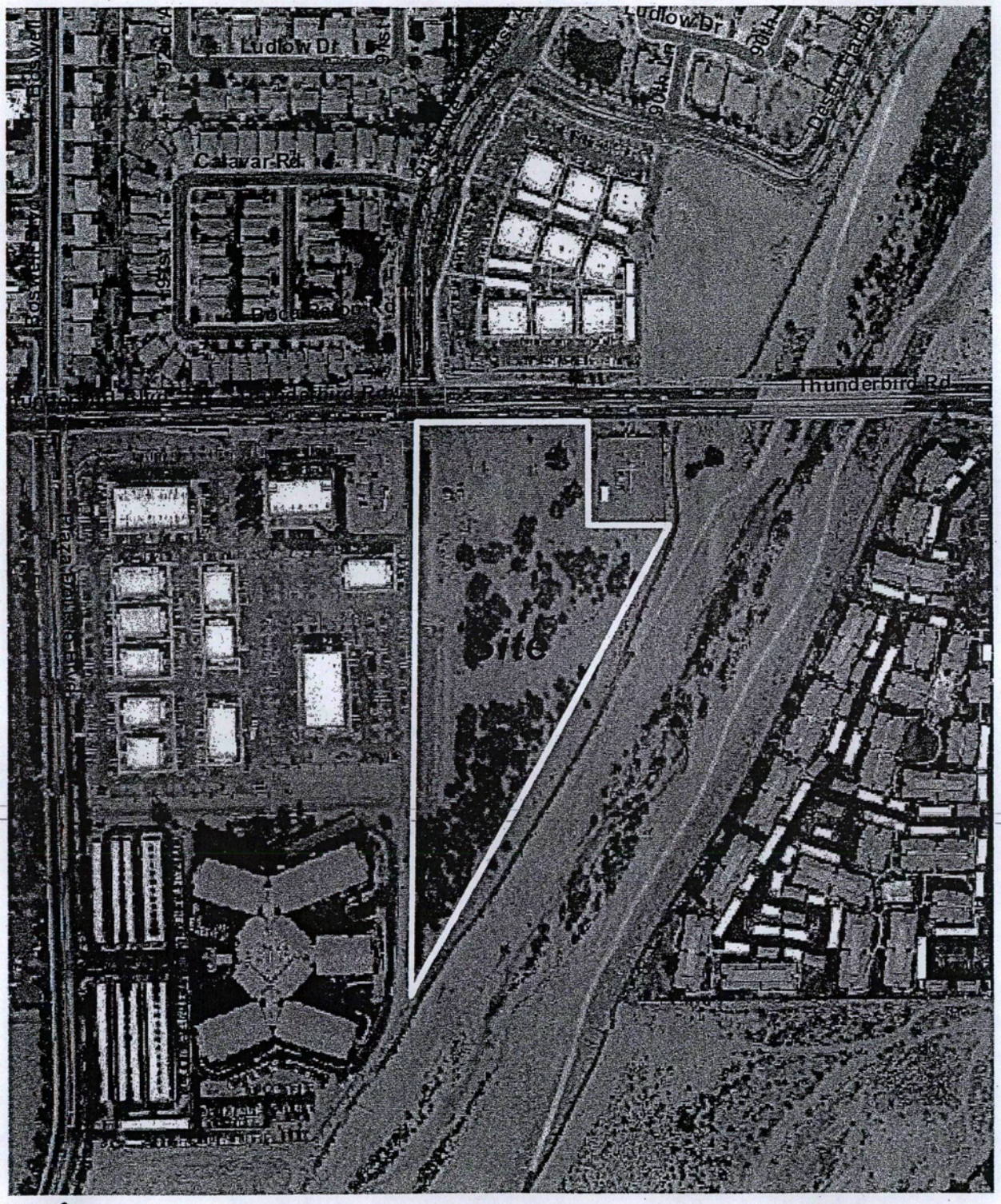
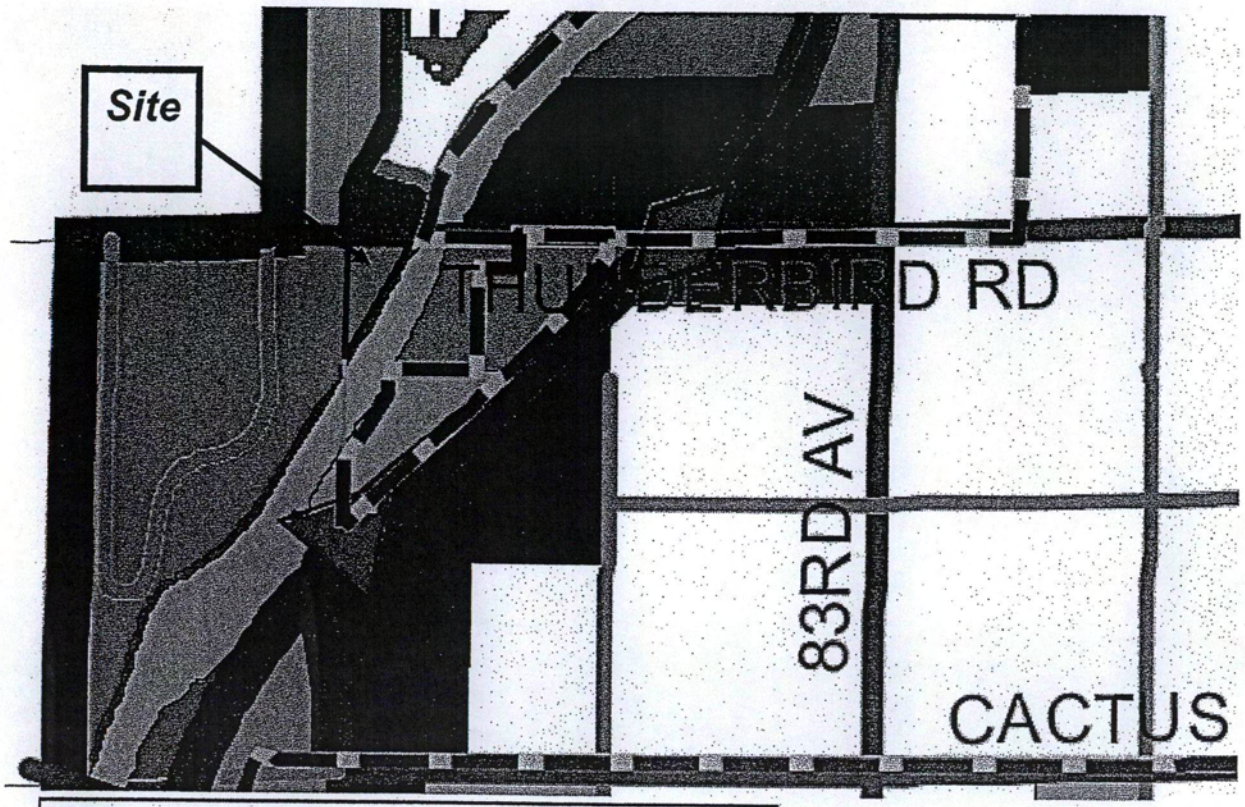


Vicinity Map
Exhibit A



N

Aerial
Exhibit B



Legend

Land Use

- Mixed Use
- Residential/Estate (0-2.0 du/ac), Target density - 1 du/ac
- Residential/Low (2.0-5.0 du/ac), Target density - 3 du/ac
- Residential/Medium (5.0-8.0 du/ac), Target density - 6 du/ac
- Residential/Medium High (8.0-15.0 du/ac), Target - 12 du/ac
- Residential/High (15.0+ du/ac), Target density - 18 du/ac
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Business Park/Industrial
- Industrial
- Park/Open Space
- Golf Course
- Public/Quasi-Public
- Water

Loop 303 Corridor Land Use

- Mixed Use - Residential Low
- Mixed Use - Residential Medium
- Mixed Use - Neighborhood Commercial
- Mixed Use - Community Commercial
- Mixed Use - Regional Commercial
- Mixed Use - Business Park

Boundaries

- City Limit
- County Island
- Planning Area Boundary
- SAP: Specific Area Plan
- Aviation Study Area
- Lake Pleasant Regional Park
- Maricopa-Yavapai County Line
- PLSS Section Lines

Circulation Plan

- Freeway
- Proposed Freeway or Connector
- Arterial
- Collector

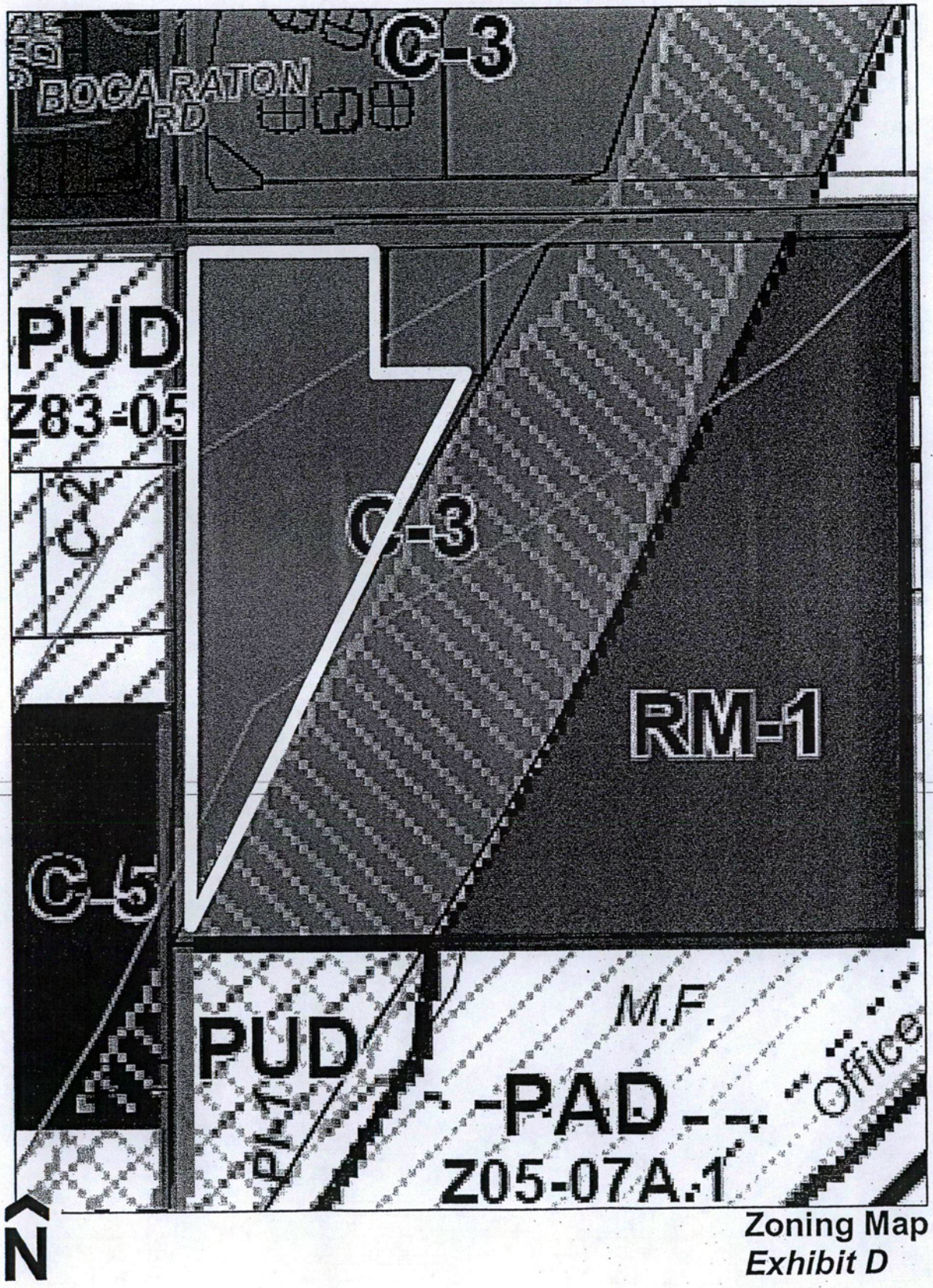
Interchanges

- Full Diamond
- Half Diamond

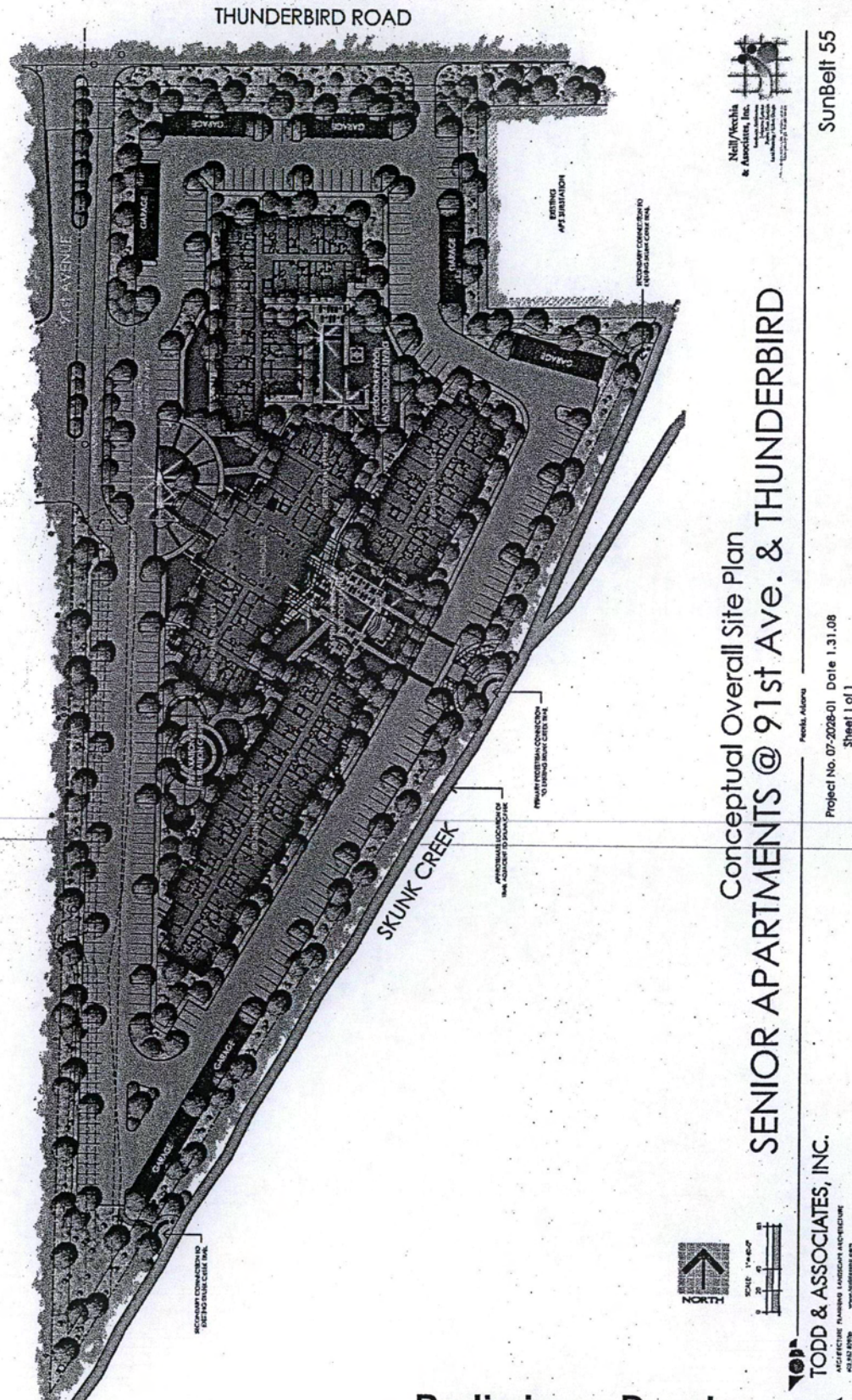
City of Peoria General Plan

Rev: December 15, 2006

General Plan Map
Exhibit C



Zoning Map
Exhibit D



Preliminary Development Plan
Exhibit E

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR A TIE AT THE NORTHWEST CORNER OF SECTION 15;

THENCE SOUTH 00 DEGREES 55 MINUTES 49 SECONDS WEST ALONG THE WEST LINE OF SECTION 15, A DISTANCE OF 55.03 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 80 DEGREES 10 MINUTES 09 SECONDS EAST, 378.57 FEET;

THENCE SOUTH 00 DEGREES 49 MINUTES 51 SECONDS EAST, 220.00 FEET;

THENCE NORTH 89 DEGREES 10 MINUTES 09 SECONDS EAST, 170,00 FEET;

THENCE SOUTH 25 DEGREES 35 MINUTES 17 SECONDS WEST, 306.77 FEET TO THE P.C. OF A CURVE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2080.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 40 MINUTES 24 SECONDS, AN ARC DISTANCE OF 205.96 FEET TO THE P.T. OF SAID CURVE;

THENCE SOUTH 31 DEGREES 15 MINUTES 41 SECONDS WEST, 657.52 FEET TO A POINT ON THE WEST LINE OF SAID SECTION:

THENCE NORTH 00 DEGREES 55 MINUTES 49 SECONDS EAST ALONG SAID WEST FINE, 1231.98 FEET TO THE POINT OF BEGINNING.

Legal Description
Exhibit F

COPY

TASK ENGINEERING
3707 North 7th Street • Suite 235 • Phoenix • AZ • 85014
Phone: 602 • 277 • 4224 Fax: 602 • 277 • 4228 [redacted]

February 12, 2008

FEB 2008
Received
Planning Division
207-14
2

[redacted]

Earl Curley & Legarde, P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, AZ 85012

[redacted]

RE: Parking Needs Analysis for Thunderbird & 91st Avenue Senior Apartment Complex in Peoria, Arizona

Dea[redacted]

This letter provides an analysis and evaluation as to adequacy of proposed parking for a Senior Apartment Complex Development, consisting of 212 attached dwelling unit apartment complex that is being developed at the south-east corner of Thunderbird Road and 91st Avenue in Peoria, Arizona.

A site plan for the proposed development is included as Attachment 1. It serves adults age 55 years or more. The complex will provide a van to supplement private transportation.

Senior Adult Housing has trip generation rates roughly half of that for non age restricted housing, according to Institute of Transportation Engineers, *Trip Generation, 7th Edition*. According to the American Housing Survey for the United States, 2005, a greater percentage of seniors do not have driver's licenses or cars, and so it is expected that parking rates will be less.

PARKING NEEDS AS NON SENIOR HOUSING

The City of Peoria does not have specific parking standards for senior adult housing. As an apartment complex, the parking requirements are calculated as shown in Table 1.

Table 1
Parking Requirement as Apartments

	Units	Rate	Spaces
1 Bedroom	128	1.5	192
2 Bedroom	84	2.0	168
Visitor	212	0.1	22
Total			382

PARKING NEEDS AS SENIOR HOUSING

The Institute of Transportation Engineers publishes a summary of parking studies conducted across the United States for various land uses. *Parking Generation, 3rd Edition*, 2004 is the most recent source for rates of observed maximum parking accumulation by land use. For Senior Adult Housing – Attached (Land Use Code 252) the highest observed parking accumulation rate is 0.50 parked vehicles per dwelling unit. However, there are only two studies included. If this calculation is used for the proposed senior project, this project would experience a maximum of 105 occupied parking spaces which is 180 parking spaces less than what is proposed with the attached senior site plan.

The Average Parking Rate for Low/Mid Rise Apartments in a suburban area (Land Use Code 221) is 1.20 vehicles per dwelling unit. ITE defines Low/Mid-Rise Apartments as 1 to 4 levels. This site has 3 and 4 levels, and so would qualify except for its designation as Senior Apartments. Based on the number of units, using the 1.20 vehicles per dwelling unit rate, this proposed senior project would experience a maximum of 252 spaces, which are 33 parking spaces less than the proposed site plan.

Although the data base for Senior Adult Housing is too small to use it as an estimate of parking accumulation for this site, it can be concluded that the parking rate for Senior Adult Housing is less than the average rate for Low/Mid Rise Apartments.

In order to obtain a conservative estimate of parking needs, the average peak period parking demand for Low/Mid Rise Apartments is used, and increased 10% to account for over the line parking and to make it easier for the last vehicle arriving to find an open space. This amounts to a suggested rate of 1.32 required spaces per unit, or a total of 280 spaces.

CONCLUSIONS

The following conclusions are offered based on the data provided in this statement:

- It can be concluded that the parking rate for Senior Adult Housing is less than the average rate for Low/ Mid Rise Apartments.
- The suggested parking rate for Senior Apartments is 1.32 spaces per dwelling unit.
- Considering that the project is restricted to persons 55 years of age or older, and that shuttle transportation services will be available to the residents, the 285 parking spaces provided will accommodate the peak parking demands of the proposed use of the property at full occupancy.
- For this site with 212 units, 285 parking spaces is adequate and sufficient.

I hope this addresses the remaining parking questions relating to the proposed Senior Housing located on the southeast corner of Thunderbird Road and 91st Avenue. If you have any questions or comments, or if I can be of further help, please contact me at (602) 277-4224, or khowell@taskeng.net. Thank you.

Sincerely,

[redacted]

[redacted]

Principal

Attachment:
Exhibit 1. Site Plan

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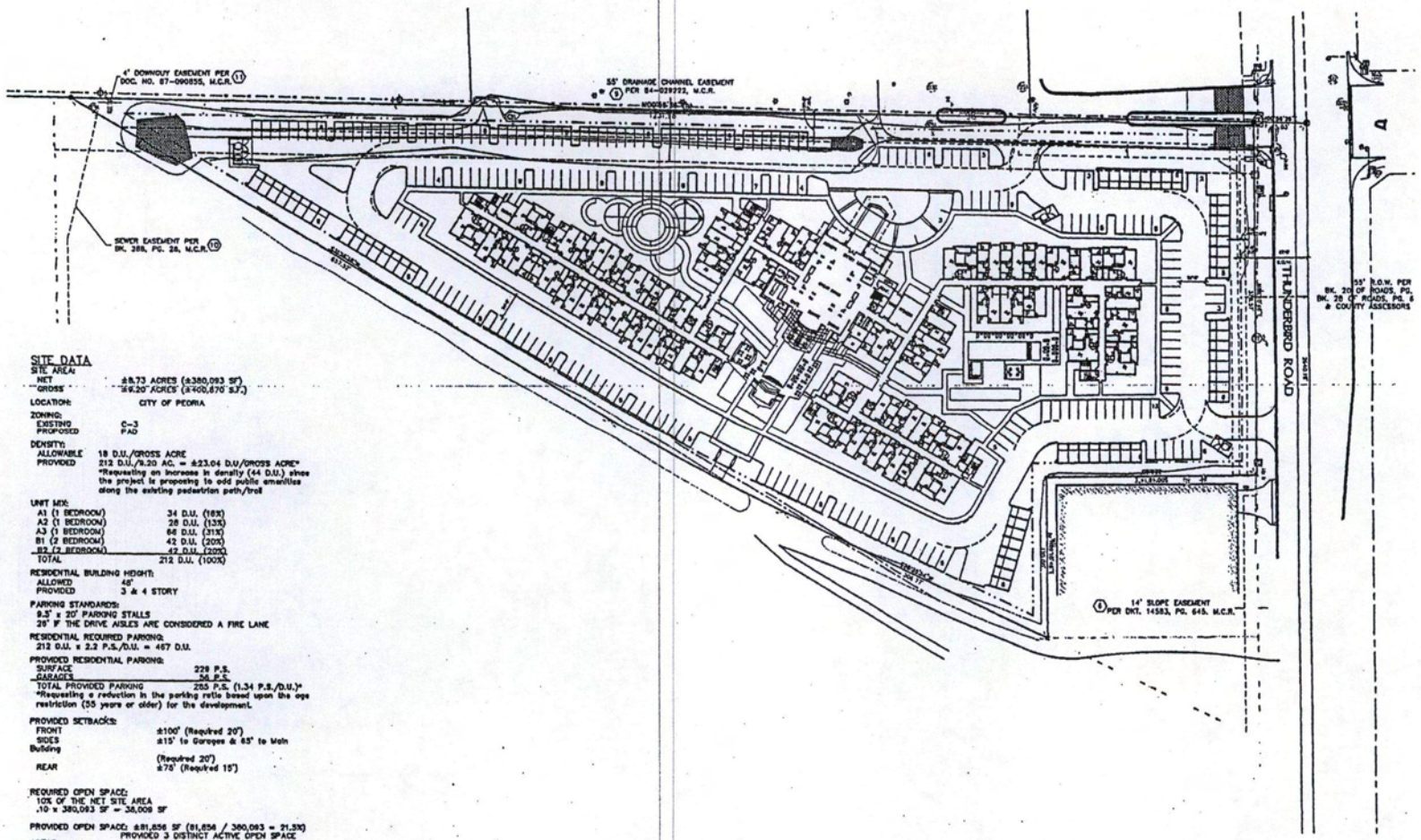

SITE DATA

SITE AREA:
NET ±8.73 ACRES (±380,093 SF)
GROSS ±9.20 ACRES (±400,670 SF)

LOCATION: CITY OF PEORIA

ZONING:
EXISTING C-3
PROPOSED PAD

DENSITY:
ALLOWABLE 18 D.U./GROSS ACRE
PROVIDED 212 D.U./9.20 AC. = ±23.04 D.U./GROSS ACRE*
*Requesting an increase in density (44 D.U.) since the project is proposing to add public amenities along the existing pedestrian path/trail

UNIT MIX:

A1 (1 BEDROOM)	34 D.U. (16%)
A2 (1 BEDROOM)	28 D.U. (13%)
A3 (1 BEDROOM)	66 D.U. (31%)
B1 (2 BEDROOM)	42 D.U. (20%)
B2 (2 BEDROOM)	42 D.U. (20%)
TOTAL	212 D.U. (100%)

RESIDENTIAL BUILDING HEIGHT:
ALLOWED 48'
PROVIDED 3 & 4 STORY

PARKING STANDARDS:
9.5' x 20' PARKING STALLS
26' F THE DRIVE AISLES ARE CONSIDERED A FIRE LANE

RESIDENTIAL REQUIRED PARKING:
212 D.U. x 2.2 P.S./D.U. = 467 D.U.

PROVIDED RESIDENTIAL PARKING:

SURFACE	229 P.S.
GARAGES	56 P.S.
TOTAL PROVIDED PARKING	285 P.S. (1.34 P.S./D.U.)*

*Requesting a reduction in the parking ratio based upon the age restriction (55 years or older) for the development.

PROVIDED SETBACKS:

FRONT	±100' (Required 20')
SIDES	±15' to Garages & 65' to Main Building (Required 20')
REAR	±75' (Required 15')

REQUIRED OPEN SPACE:
10% OF THE NET SITE AREA
.10 x 380,093 SF = 38,009 SF

PROVIDED OPEN SPACE: ±81,656 SF (81,656 / 380,093 = 21.5%)
PROVIDED 3 DISTINCT ACTIVE OPEN SPACE AREAS.
AND IMPROVE THE EXISTING PEDESTRIAN PATH/TRAIL

"FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. THE MINIMUM STANDARDS SHALL COMPLY WITH SECTIONS 503.1 AND 503.2 OF THE INTERNATIONAL FIRE CODE - 2003 EDITION WITH CITY OF PEORIA AMENDMENTS."

APPLICABLE CODES:
2003 INTERNATIONAL PLUMBING CODE
2003 INTERNATIONAL FUEL GAS CODE
2003 INTERNATIONAL BUILDING CODE
2003 INTERNATIONAL RESIDENTIAL CODE
2003 INTERNATIONAL MECHANICAL CODE
2003 INTERNATIONAL PROPERTY MAINTENANCE CODE
2003 INTERNATIONAL FIRE CODE
2003 NATIONAL ELECTRIC CODE

SITE PLAN
SCALE: 1" = 50'-0"

EMERGENCY VEHICLE TURNING RADIUS
PEORIA STANDARD DETAIL PI-50

NORTH

scale: 1" = 50'-0"
0' 25' 50' 100'
SCALE: 1" = 50'

PROJECT
NO. 07-2028-01
SENIOR APTS. @ 91st Ave & THUNDERBIRD
PEORIA, ARIZONA

CLIENT
SunBelt 55
P.O.BOX 19849
SAN DIEGO, CA 92159

SEAL

CONTACT
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Architecture Planning
Landscape Architecture
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Phoenix, AZ 85018
602-952-8280p 602-952-8995f
www.toddassoc.com

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DATA
01.30.08
SCHEMATIC DESIGN SET

SITE PLAN

A1.3

Land Use: 221
Low/Mid-Rise Apartment

Land Use Description

Low/mid-rise apartments are rental dwelling units located within the same building with at least three other dwelling units, for example quadraplexes and all types of apartment buildings. The study sites in this land use have one, two, three, or four levels. High-rise apartment (Land Use 222) is a related use.

Database Description

The database consisted of a mix of suburban and urban sites. Parking demand rates at the suburban sites differed from those at urban sites and therefore the data were analyzed separately.

- Average parking supply ratio: 1.4 parking spaces per dwelling unit (44 study sites). This ratio was the same at both the suburban and urban sites.
- Suburban site data: average size of the dwelling units at suburban study sites was 1.7 bedrooms and the average parking supply ratio was 0.9 parking spaces per bedroom (three study sites).
- Urban site data: average size of the dwelling units was 2.2 bedrooms with an average parking supply ratio of 0.8 spaces per bedroom (eight study sites).

Saturday parking demand data were only provided at two suburban sites. The average Saturday parking demand at these two sites was 1.13 vehicles per dwelling unit.

One urban site with 15 dwelling units was counted on a Sunday during consecutive hours between 1:00 p.m. and 5:00 a.m. Peak parking demand occurred between 12:00 and 5:00 a.m. and was measured at 1.00 vehicle per dwelling unit.

About half of the urban sites were identified as affordable housing.

Several of the suburban study sites provided data regarding the number of bedrooms in the apartment complex. Although these data represented only a subset of the complete database for this land use, they demonstrated a correlation between number of bedrooms and peak parking demand. Study sites with an average of less than 1.5 bedrooms per dwelling unit in the apartment complex reported peak parking demand at 92 percent of the average peak parking demand for all study sites with bedroom data. Study sites with less than 2.0 but greater than or equal to 1.5 bedrooms per dwelling unit reported peak parking demand at 98 percent of the average. Study sites with an average of 2.0 or greater bedrooms per dwelling unit reported peak parking demand at 13 percent greater than the average.

From: "Parking Generation" (3rd Ed.) Institute of Transportation Engineers. 2004.

[redacted]

Land Use: 221
Low/Mid-Rise Apartment

For the urban study sites, the parking demand data consisted of single or discontinuous hourly counts and therefore a time-of-day distribution was not produced. The following table presents a time-of-day distribution of parking demand at the suburban study sites.

Based on Vehicles per Dwelling Unit (Suburban)	*Weekday Data*	
Hour Beginning	Percent of Peak Period	Number of Data Points*
12:00–4:00 a.m.	100	19
5:00 a.m.	96	15
6:00 a.m.	92	22
7:00 a.m.	74	15
8:00 a.m.	64	2
9:00 a.m.	–	0
10:00 a.m.	–	0
11:00 a.m.	–	0
12:00 p.m.	–	0
1:00 p.m.	–	0
2:00 p.m.	–	0
3:00 p.m.	–	0
4:00 p.m.	44	1
5:00 p.m.	59	1
6:00 p.m.	69	1
7:00 p.m.	66	10
8:00 p.m.	75	9
9:00 p.m.	77	11
10:00 p.m.	92	26
11:00 p.m.	94	11

* Subset of database

Parking studies of apartments should attempt to obtain information on occupancy rate and on the mix of apartment sizes (in other words, number of bedrooms per apartment and number of units in the complex). Future parking studies should also indicate the number of levels contained in the apartment building.

Additional Data

- Apartment occupancy can affect parking demand ratio. In the United States, successful apartment complexes commonly have a vacancy rate between 5 and 8 percent.[2]
- While auto ownership has increased over time, based on the limited data sample, the parking demand ratios for the provided data set did not vary significantly with age. There is a wide range of data from the 1960s to 2000s (primarily from the 1980s to 2000s) in the database. In fact, a series of surveys conducted in 1961 and 1963 found a peak parking demand ratio very similar to the data collected in *Parking Generation.* The study conducted in Hayward, CA[3] surveyed 53 apartment complexes with a total of 1,759 dwelling units between the hours of 3:00 and 5:00 a.m. on seven consecutive days in both years. The study found an average of 1.26 parked vehicles per dwelling unit.

[2] Rental and Homeowner Vacancy Rates for the United States: 1960 to 2001, U.S. Census Bureau. www.census.gov/hhes/www/housing/hvs/q401tab1.html

[3] Crommelin, Robert. *Planning for Parking: Residential Requirements,* Proceedings of the 16th California Street and Highway Conference. UC Berkeley: Institute of Transportation Studies, January 30, 1964.

Land Use: 221
Low/Mid-Rise Apartment

- Additional research was conducted in the Portland, OR region using 2000 U.S. Census data[4] to relate rental households to the availability of vehicles. These data provided trends in the ratio of vehicles owned per rental household. While it was recognized that area type was not the only factor affecting vehicle ownership (household income was a very significant factor), this general assessment provided a means of comparison to the survey data submitted to ITE. The following table summarizes the number of vehicles owned per household, based on year 2000 Census data. Note that these data do not include visitor parking demand.

Area Type	Vehicles Owned per Household
Suburban (within urban growth boundary)	1.4
Central City, Not Downtown	1.2
Central Business District (CBD)	0.7
Areas within 1/3 mile of a light rail station and more than 10 miles from CBD	1.0–1.3
Areas within 1/3 mile of a light rail station and less than 10 miles from CBD	0.8–1.2

SOURCE: DKS Associates. Portland, OR, 2002 (based upon 2000 Census block data).

Study Sites/Years

Suburban:
Skokie, IL (1964); Glendale, CA (1978); Irvine, CA (1981); Newport Beach, CA (1981); Dallas, TX (1982); Farmers Branch, TX (1982); Euless, TX (1983, 1984); Baytown, TX (1984); Syracuse, NY (1987); Devon, PA (2001); Marina del Rey, CA (2001); Milburn, NJ (2001); Parsippany, NJ (2001); Springfield, NJ (2001); Westfield, NJ (2001); Beaverton, OR (2002); Hillsboro, OR (2002); Portland, OR (2002); Vancouver, WA (2002)

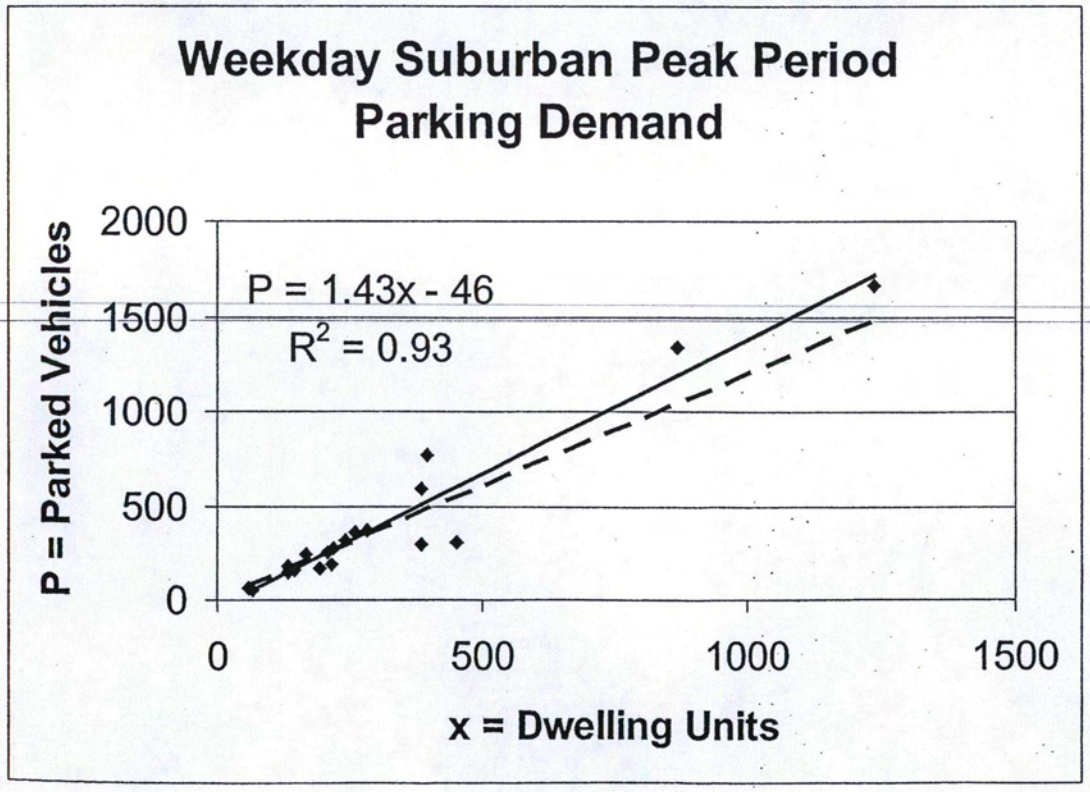
Urban:
Dallas, TX (1982, 1983); San Francisco, CA (1982); Syracuse, NY (1984, 1987); Santa Barbara, CA (1994); Long Beach, CA (2000); Santa Monica, CA (2001); San Diego, CA (2001)

[4] Census 2000, U.S. Census Bureau, 2002, Table H44.

Land Use: 221
Low/Mid-Rise Apartment

Average Peak Period Parking Demand vs: Dwelling Units
On a: Weekday
Location: Suburban

Statistic	Peak Period Demand
Peak Period	12:00–5:00 a.m.
Number of Study Sites	19
Average Size of Study Sites	320 dwelling units
Average Peak Period Parking Demand	1.20 vehicles per dwelling unit
Standard Deviation	0.32
Coefficient of Variation	26%
Range	0.68–1.94 vehicles per dwelling unit
85th Percentile	1.46 vehicles per dwelling unit
33rd Percentile	1.09 vehicles per dwelling unit

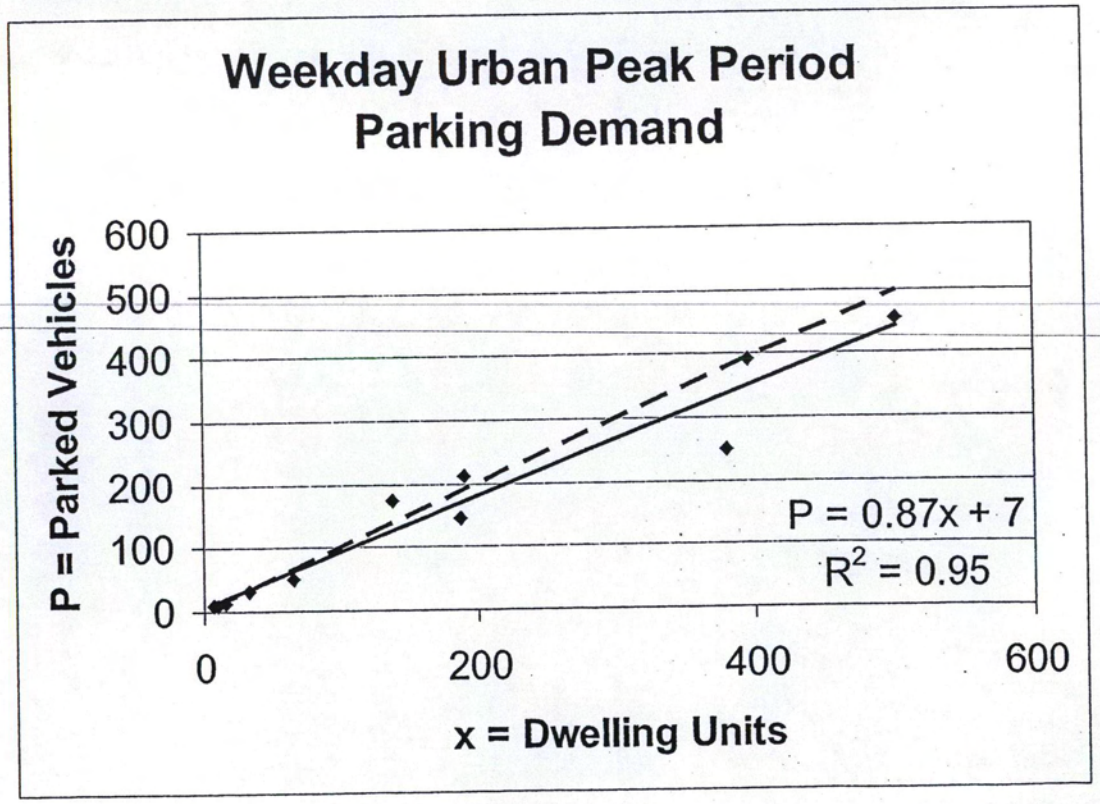


◆ Actual Data Points —— Fitted Curve - - - - Average Rate

Land Use: 221
Low/Mid-Rise Apartment

Average Peak Period Parking Demand vs: Dwelling Units
On a: Weekday
Location: Urban

Statistic	Peak Period Demand
Peak Period	9:00 p.m.–5:00 a.m.
Number of Study Sites	12
Average Size of Study Sites	165 dwelling units
Average Peak Period Parking Demand	1.00 vehicles per dwelling unit
Standard Deviation	0.22
Coefficient of Variation	22%
Range	0.66–1.43 vehicles per dwelling unit
85th Percentile	1.17 vehicles per dwelling unit
33rd Percentile	0.92 vehicles per dwelling unit

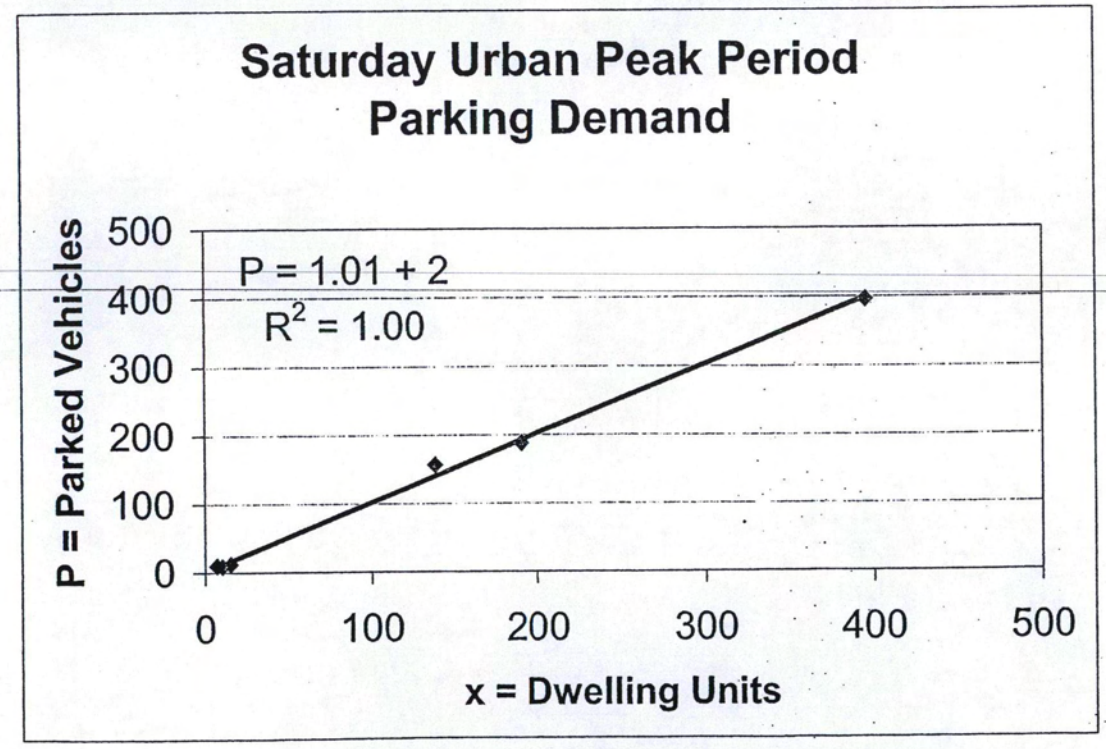


◆ Actual Data Points ——— Fitted Curve - - - - Average Rate

Land Use: 221
Low/Mid-Rise Apartment

Average Peak Period Parking Demand vs: Dwelling Units
On a: Saturday
Location: Urban

Statistic	Peak Period Demand
Peak Period	9:00 p.m.–7:00 a.m.
Number of Study Sites	7
Average Size of Study Sites	110 dwelling units
Average Peak Period Parking Demand	1.02 vehicles per dwelling unit
Standard Deviation	0.21
Coefficient of Variation	20%
Range	0.80–1.43 vehicles per dwelling unit
85th Percentile	1.17 vehicles per dwelling unit
33rd Percentile	0.90 vehicles per dwelling unit



◆ Actual Data Points ——— Fitted Curve/Average Rate

Land Use: 252
Senior Adult Housing—Attached

Land Use Description

Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing and active adult communities. These developments may include limited social or recreational services. However, they generally lack centralized dining and on-site medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired. Congregate care facility (Land Use 253) and continuing care retirement community (Land Use 255) are related uses.

Database Description

The database consisted of two study sites.

- The study sites had 46 and 91 dwelling units.
- Parking supply ratio: 1.2 and 1.4 spaces per dwelling unit, respectively.
- Weekday peak parking demand ratio: 0.50 and 0.33 parked vehicles per dwelling unit at the 46- and 91-unit sites, respectively.
- Saturday peak parking demand ratio: 0.50 and 0.34 parked vehicles per dwelling unit at the 46- and 91-unit sites, respectively.

Parking demand counts were submitted for the hours beginning at 9:00 a.m., 10:00 a.m., 2:00 p.m. and 5:00 p.m. From these limited data, no definitive peak hour or peak period was established.

Study Sites/Years

Huntington Beach, CA (1989)

A Citizen Participation Final Report for

Thunderbird Village

A Sunbelt 55 Community

Senior Apartments

Planned Area Development
Senior Multi-Family Residential
Application #Z07-14

9.20-Acre Parcel

Southeast Corner of
91st Avenue and Thunderbird Road

MAY 2008
Planning Division
Z07-14

Prepared
April 24, 2008

CITIZEN REVIEW FINAL REPORT

PROJECT OVERVIEW

This is a request to rezone 9.2 gross acres from C-3 (Central Commercial) to Planned Area Development (PAD) for a 212 unit senior multifamily residential development. The undeveloped property is located at the southeast corner of 91st Avenue and Thunderbird Road. The property is situated between an existing driveway into 91st Avenue alignment and the Skunk Creek Wash. There is an existing APS substation located near the northeast corner of the property adjacent to Thunderbird Road frontage. This unique shaped property has several design constraints ranging from access and visibility due to the APS substation and an irregular developable area due to the wash. For these reasons, a PAD zoning district is a favorable zoning option.

The proposed zoning would allow for a Senior Apartment development consisting of a mix of 3 and 4 story buildings with a maximum height of 48 feet. Other developments in the area are of similar or greater height and this project is not in close proximity to single family residential homes, making the proposed height compatible with the area. The total unit count is expected to be approximately 212 units, resulting in an overall density of 23.04 du/ac. This falls within the acceptable density range for multifamily development in Peoria (18 to 25 with amenities) and is justified by the additional amenities that will be provided on-site and along the wash. The project proposes approximately 21% open space with a minimum of 3-distinct active open space areas. These areas will consist of gardens, fountains, appropriate recreation facilities and enhanced rest areas along the wash. With the City's permission, we anticipate constructing three shaded seating rest areas along the wash. The design of these shade areas along the wash is still being developed, but is expected to be a blend of the existing facilities and the design of this project. For further insight as to the appearance of this project, we invite you to visit our client's website at www.woodlandvillageapts.org. The proposed project will meet or exceed the quality of the product shown on this website.

TECHNIQUES/OVERVIEW

The Citizen Participation Final Report was prepared in accordance with the City of Peoria's requirements and guidelines. As prepared, the Plan and Report meets the City's Citizen Participation Process requirements and the recommended notification area as identified by the Planning Department.

- Earl, Curley & Lagarde P.C. sent out first class letters (See Appendix - Exhibit A, Neighborhood Meeting Letter) on January 14, 2008, to 54 area property owners within 300-feet of the subject site (See Appendix - Exhibit B, County Parcel Map and Mailing List).

- The letter invited resident to attend a neighborhood meeting at Skyview Elementary School-Art Room on Tuesday, January 22, 2008 at 6:00 PM. The letter provided a brief explanation of the proposed applications and explained the purpose of the meeting and included an aerial photograph which outlined the boundaries of the subject properties.

- The neighborhood letter also included the applicant contact information so that if anyone wanted to express concerns, issues, or problems they could by calling, writing, emailing, or faxing the applicant.

- Attached is an outlined map of the specific areas where residents and property owners who were notified. (See Appendix - Exhibit B, County Parcel Map and Mailing List)

NEIGHBORHOOD MEETING OUTCOME

- A neighborhood meeting was held on Tuesday, January 22, 2008 at 6:00 p.m. The location of the neighborhood meeting was at Skyview Elementary in the art room. The address is 8624 W. Sweetwater Avenue in the City of Peoria.

- At the January 22, 2008 neighborhood meeting, one adjacent property owner representative, and 5 members of the Project Development Team attended the meeting.

- The adjacent property owner representative was supportive of the application.

- Items of discussion were as follows (Developer's Responses are in italics and below each question):

  - Will these be leasing and/or rentals? And to what demographics?

  Response: This is a proposed Senior Apartment Living community project with a target to senior. The units will be for rent.

  - What type of amenities are going to be provided with this particular project, i.e., will there be any pools, will there be any events held by the rental office and/or will there be any transportation provided?

  Response: The project proposes approximately 21% open space with a minimum of 3-distinct active open space areas. Active open space amenities will include landscaped retention areas, a pool, ramadas, barbecue facilities, spiritual garden, rose garden, and a clubhouse, which will provide a fitness center, business center, dancing, and a resort-style pool/spa facility. The open space will provide pedestrian walkway connections between buildings and active areas within the site. The project will provide an on-site activities director and transportation.

  - What is the primary market that the developer is trying to seek from? i.e. Sun City or other areas.

  Response: The market will be valley wide.

  - Will there be an on-site leasing office during the construction and/or prior to construction?

  Response: Undetermined at this time.

- What are the sizes of the units –

Response: One bedroom and one bath are approximately 690 square-feet. The one bedroom and one and one-half bath are about 750 square-feet. The one bedroom, one bath plus den are approximately 800 square-feet. The two bedroom, two bath are approximately 900 square-feet. The ratio is approximately 40-percent two bedroom, two bath; 30-percent one bedroom, one bath; 30-percent one bedroom, one bath and den.

- Will a washer and dryer be included in every unit?

Response: Yes.

- What kind of staff is projected to be on this location

Response: There will be an on-site manager, activities director on-site and the maintenance crew.

- What are the demographics for this project?

Response: Seniors

- Are the buildings all connected?

Response: The four building will provide some type of connection to each other.

- Will the garages be part of the rental or will there be an extra charge?

Response: The garage will be an additional charge.

- Between January 22, 2008 and today's date of May 12, 2008 no concerns, issues or problems have been expressed by any of the participating individuals. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals there was no need to hold another meeting to address any of the public concerns.

Should any adjacent property owners and/or other interested individuals raise any concern between now and the rezoning hearing dates, the Project Team will make every effort to address their concern in the appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Peoria, surrounding neighbors, and any interested parties to ensure the compatibility and success of the Thunderbird Village project.

This concludes the Citizen Participation Final Report for the rezoning application for Thunderbird Village located at the southeast corner of 91st Avenue and Thunderbird Road. If there are any questions concerning the content of this report, please contact Ricardo Toris with Earl, Curley & Lagarde at (602) 265-0094 or rtoris@ecllaw.com.

O:\INDEX\Comfort_Sunbelt55\docs\CITIZEN PARTICIPATION FINAL REPORT.doc

Appendix – Exhibit C
Neighborhood Meeting Sign In Sheet

Thunderbird Village
Rezoning Application Z07-14
Neighborhood Meeting
Tuesday, January 22, 2008 @ 6:00 PM
Skyview Elementary-Art Room
8624 W. Sweetwater Avenue

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
[redacted]			

PEORIA
UNIFIED SCHOOL DISTRICT NO. II

MAY 2008
Received
Planning Division
Z07-14

Monique Spivey, Associate Planner
City of Peoria
Community Development Department
9875 N. 85th Avenue
Peoria, AZ 85345

May 29, 2008

RE: Z07-14, Thunderbird Village

Dear Ms. Spivey,

This letter is to communicate Peoria Unified School District's conditional support of zoning application Z07-14, Thunderbird Village, located on the SEC 91st Ave & Thunderbird Road. The developer is currently working in good faith with the District to execute a Developer Assistance Agreement, and we offer our support contingent upon finalizing this agreement prior to the scheduled City Council hearing.

The District is aware that the developer proposes to develop this project as 55+ "Senior Housing" which would have no impact on school facilities. However, if the project were to be developed and/or managed with regular RM-1 standards in the future, the potential student generation would have an impact on the Desert Harbor Elementary service area.

Under these circumstances, the District respectfully requests that a zoning stipulation be added to require that we be notified of any future PAD amendments that would lift the age restriction provision.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

[redacted]

Office of Research, Planning and Assessment

Cc: [redacted] Director of Support Services
Glen van Nimwegen, Community Development Director
Chris Jacques, Acting Planning Manager

6330 W. Thunderbird Road · Glendale, AZ. 85306
P.O. Box 39 · Peoria, Arizona 85380-0039
623.486.6000 · www.peoriaud.k12.az.us

Arizona Department of Transportation

Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Victor M. Mendez
Director

Sam Elters
State Engineer

November 26, 2007

[redacted]
City of Peoria Planning Department
8401 West Monroe Street
Peoria, Arizona 85345

RE: **Thunderbird Village Rezone** / # Z07-14 / SEC 91st Avenue & Thunderbird Rd.

Dear [redacted]

Thank you for your notification regarding the Rezoning Notice on the subject referenced above. ADOT reserves comment until review of a preliminary site plan. However, after reviewing this plan we have concurred that at this time the proposed project will not have an impact on our highway facilities in this area.

ADOT reserves the right to review and comment on all plans, changes, and /or revisions to this development of this site as to any impact they may have on the State Highway System.

Should you have any questions, please feel free to contact me at 602-712-8876, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, MD 612E, Phoenix, Arizona 85007. Thanking you in advance for your cooperation.

Sincerely,

[redacted]

Administrative Assistant III
Right of Way Project Management
[redacted]

Arizona Governor's Award for Quality
2001 Award Recipient

Exhibit H